

PERKASIE BOROUGH COUNCIL

Agenda for Council Committee Meeting of October 6, 2025

1. Meeting Convenes at 7:00 PM – Council Meeting Room
2. Invocation and Pledge of Allegiance – Mayor Hollenbach
3. Attendance
4. Public Forum
5. President’s Remarks
6. Public Works Committee Meeting, Councilors: Steve Rose (Chair), Chuck Brooks, Robin Schilling, Dave Worthington
 - A. Consider NPDES Stormwater Discharges from MS4 Pollutant Reduction Plan
 - B. Consider Expenditure for Rock Salt Purchase for 2025-2026 Winter Season
 - C. Consider Resolution #2025-47 – Handicap Parking Spot for 509 Vine Street
7. Public Utility Committee Meeting, Councilors: Dave Weaver (Chair), Scott Bomboy, Kelly Laustsen, Jim Ryder
 - A. Perkasio Wholesale Power Cost Monthly Report
 - B. Consider Donation Request – Nockamixon State Park
 - C. Installed Capacity Update
8. Planning and Zoning Committee Meeting, Councilors: Robin Schilling (Chair), Randy Faulkner, Dave Weaver, Dave Worthington
 - A. Consider Resolution #2025-44 – Stormwater Agreement for Casadonti Homes – Grandview Avenue
 - B. Discuss Draft Ordinance – Parking Restrictions on West Market Street & South Ninth Street
 - C. Discuss Position on 505 Constitution Avenue
 - D. Update on Construction Progress – Constitution Square
9. Parks and Recreation Committee Meeting, Councilors: Dave Worthington (Chair), Scott Bomboy, Randy Faulkner, Robin Schilling
 - A. Consider Park Event Application – Upper Bucks United
10. Personnel and Policy Committee Meeting, Councilors: Chuck Brooks (Chair), Kelly Laustsen, Steve Rose, Jim Ryder
 - A. Consider Hiring of As-Needed Events Assistant
11. Finance Committee Meeting, Councilors: Scott Bomboy (Chair), Chuck Brooks, Randy Faulkner, Jim Ryder, Robin Schilling
 - A. Consider Resolution #2025-45 – 650 Shadywood Drive – Grading Escrow Release
 - B. Consider Resolution #2025-46 – 805 North Ridge Road – Grading Escrow Release
 - C. Consider Resolution #2025-48 – Perkasio Regional Authority Reservoir Replacement Project – Final Escrow Release
12. Economic Development Committee Meeting, Councilors: Kelly Laustsen (Chair), Randy Faulkner, Steve Rose, Dave Weaver
 - A. Consider Special Event Permit Application & Fee Waiver Request – Pennridge Homecoming Parade
 - B. Consider Special Event Permit Application – The Craftery Market
13. Public Safety Committee Meeting, Councilors: Randy Faulkner (Chair), Chuck Brooks, Mayor Jeff Hollenbach, Kelly Laustsen, Jim Ryder

14. Historical Committee Meeting, Councilors: Scott Bomboy (Chair), Steve Rose, Dave Worthington
 - A. Consider Award of RFP# 2025-01: Perkasio National Historic Preservation District Nomination
 - B. South Perkasio Covered Bridge Project Update
15. Youth Councilor Report
16. Other Business
17. Executive Session
18. Public Forum
19. Press Forum
20. Adjournment

Next Meeting: Monday, October 20, 2025 – 7:00 PM

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**NPDES Stormwater Discharges from MS4
Pollutant Reduction Plan
for
Borough of Perkasio
Bucks County, Pennsylvania**

September 2017
Revised August 2025

Prepared For:

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**MS4 Pollutant Reduction Plan
for
Borough of Perkasie
Bucks County, Pennsylvania**

Table of Contents

A.	Public Participation	2
B.	Map	3
C.	Pollutants of Concern	4
D.	Determine Existing Loading for Pollutants of Concern	5
E.	Select BMPs to Achieve the Minimum Required Reductions in Pollutant Loading	6
F.	Identify Funding Mechanism(s).....	8
G.	Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs.....	8
H.	General Information	9

List of Tables

Table D-1: Summary of Areas.....	5
Table E-1: Summary of BMPs.....	6
Table E-2: MS4 PRP Strategy Summary.....	7
Table G-1: Operation and Maintenance of BMPs	8

Appendices

Appendix A	<i>MS4 Requirements Table</i> Applicable portion of the MS4 Requirements Table (Municipal) Anticipated Obligations for Subsequent NPDES Permit Term
Appendix B	<i>Public Participation</i> Appendix B-1 Public Notice & Proof of Advertisement Appendix B-2 Public Comments Received (None Received) Appendix B-3 Public Meeting Agenda and Meeting Minutes
Appendix C	<i>Maps</i> Appendix C-1 Perkasio Borough Storm Sewer Collection System Map
Appendix D	<i>Existing Loading for Pollutants of Concern</i> Appendix D-1: EMC Table Appendix D-2: ROW Calculations Appendix D-3: Non-Parsed Area Calculations Appendix D-4: Total Existing Sediment Load & Required Reduction Calculation
Appendix E	<i>Loading Reduction Calculations and O&M</i> Appendix E-1: Spruce Street Storm Sewer System Solids Removal BMP Appendix E-2: Arch Street Storm Sewer System Solids Removal BMP
Appendix F	<i>Streambank Restoration</i> Appendix F-1: Pleasant Spring Creek Streambank Stabilization Plans

The Borough of Perkasio, Bucks County (Municipality) is submitting this Pollution Reduction Plan (PRP) in accordance with the requirements of *General Permit PAG-13 for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems* (MS4); specifically, in accordance with the *MS4 Requirements Table (Municipal) Anticipated Obligations for Subsequent NPDES Permit Term*. The Municipality must create a PRP due to discharges from their MS4 to Unnamed Tributaries to East Branch Perkiomen Creek and Pleasant Spring Creek, both of which have been listed as impaired for sediment (see Appendix A). All unnamed tributaries as well as Pleasant Spring Creek are tributaries to the East Branch Perkiomen Creek and as such this PRP was created treating each of these streams as being part of the same watershed. Due to parsing, the Municipality's MS4 does not discharge to Threemile Run or Lake Nockamixon and therefore, this PRP does not address these watersheds.

The intent of this MS4 PRP is to establish the existing loading of pollutants discharged from the MS4 to Unnamed Tributaries to East Branch Perkiomen Creek and Pleasant Spring Creek, and to present a plan to reduce these pollutants. This MS4 PRP is organized to follow the "Required PRP Elements" presented in the PRP Instructions included as part of the *PAG-13 MS4 General Permit* instruction package. This PRP will be evaluated and updated by the Municipality on an as-needed basis, based on its effectiveness in reducing pollutant loads in discharges from the regulated small MS4. If this occurs, the Municipality will work with the Pennsylvania Department of Environmental Protection (PADEP) for review and approval of any revisions or updates.

Each MS4 PRP must include the following Required PRP Elements:

Section A: Public Participation

Section B: Map

Section C: Pollutants of Concern

Section D: Determine Existing Loading for Pollutants of Concern

Section E: Select BMPs to Achieve the Minimum Required Reductions in Pollutant Loading

Section F: Identify Funding Mechanisms

Section G: Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs

A. Public Participation

As part of the preparation of this MS4 PRP, public participation is required. The MS4 shall complete the public participation measures listed below, and report in the PRP that each was completed:

- A complete copy of the PRP shall be available for public review.
- The applicant shall publish, in a newspaper of general circulation in the area, a public notice containing a statement describing the plan, where it may be reviewed by the public, and the length of time the permittee will provide for the receipt of comments. The public notice must be published at least 45 days prior to the deadline for submission of the PRP to DEP. **(See Appendix B-1)**
- The applicant shall accept written comments for a minimum of 30 days from the date of public notice. **(No public comments were received)**
- The applicant shall accept comments from any interested member of the public at a public meeting or hearing, which may include a regularly scheduled meeting of the governing body of the municipality or municipal authority that is the permittee. **(No public comments were received at the originally posted public meeting held on August 7, 2017)**
- *The updated report is currently under public review until October 2, 2025*
- The applicant shall consider and make a record of the consideration of each timely comment received from the public during the public comment period concerning the plan, identifying any changes made to the plan in response to the comment. **(No comments were received and therefore no changes were made as a result of public comment)**

All required documentation of public participation, as outlined above, is included as Appendix B.

- Date PRP public notice was published in newspaper: July 24, 2017, *revised September 2, 2025*
- Date PRP was made available for public review/comment: July 24, 2017, *revised September 2, 2025*
- End date for receipt of written comments (30 days from the date of public notice): August 23, 2017, *revised October 2, 2025*
- Date PRP listed on the public meeting agenda: July 17, 2017, *revised September 2025*
- Date PRP comments were accepted at a public meeting: August 7, 2017, *Revised September 15, 2025*

B. Map

Mapping is an integral part of developing the PRP and requires a level of detail suitable to determine the existing land uses, impervious/pervious surface coverages, topography and loading for the sediment. The MS4 PRP map shall show land uses and / or impervious / pervious surfaces and the storm sewershed boundary. The MS4 PRP map(s) shall also show the proposed locations of structural BMPs that will be implemented to achieve the required pollutant load reductions. The storm sewershed boundary shown on the Municipality MS4 PRP Map constitutes the storm sewershed to each of the MS4 outfalls within the MS4's jurisdiction that discharge to Unnamed Tributaries to East Branch Perkiomen Creek and Pleasant Spring Creek.

The Municipality MS4 PRP Map identifies the storm sewershed boundary, the existing land uses and impervious/pervious surface coverages, as well as the proposed locations of structural best management practices (BMPs) to be implemented to achieve required pollutant load reductions. The Municipality MS4 PRP Map is included in Appendix C.

The Municipality MS4 PRP Map also shows parsed areas, which are areas within the storm sewershed that are not included in the calculation of land area and existing pollutant loading. All BMPs located within these parsed areas have not been counted toward achieving pollutant reduction objectives. 68% of the Municipality has been parsed (1,110 of the 1,636 acres). Examples of land area that have been parsed include:

- The land area associated with non-municipal stormwater NPDES permit coverage that exists within the urbanized area of a municipality;
- Land area associated with PennDOT roadways and the Pennsylvania Turnpike (roads and right of ways);
- Land areas in which stormwater runoff does not enter the MS4. If an accurate storm sewershed map is developed, these lands may be parsed or excluded as part of that process. Potential examples include homeowner's associations and schools which do not contain municipal roads or other municipal infrastructure.

C. Pollutants of Concern

The Municipality shall calculate the existing loading of sediment in lbs/year; calculate the minimum reduction in loading in lbs/year; select BMP(s) to reduce loading; and demonstrate that the selected BMPs will achieve the minimum reductions.

For PRPs developed for impaired water [“Appendix E” noted in the Requirements Table column in the *MS4 Requirements Table (Municipal) Anticipated Obligations for Subsequent NPDES Permit Term*], the pollutants are based on the impairment listing as provided in the *MS4 Requirements Table (Municipal) Anticipated Obligations for Subsequent NPDES Permit Term*. If the impairment is based on siltation only, a minimum of 10% sediment reduction is required. If the impairment is based on nutrients only or other surrogates for nutrients (e.g., “Excessive Algal Growth” and “Organic Enrichment/Low D.O.”), a minimum 5% TP reduction is required. If the impairment is due to both siltation and nutrients, both sediment (10% reduction) and TP (5% reduction) must be addressed.

The impaired downstream waters are Unnamed Tributaries to East Branch Perkiomen Creek and Pleasant Spring Creek, both of which have impairments for sediment. A minimum 10% reduction is required for sediment. The MS4 PRP presents the minimum reduction in loading for sediment as pounds per year (lbs/yr).

D. Determine Existing Loading for Pollutants of Concern

TABLE D-1 below summarizes the division of the total area of the Municipality.

TABLE D-1: SUMMARY OF AREAS

Area Description	Acres
Parsed	1110
Borough ROW	76
Residential	362
Commercial	66
Open Space	22
Total Area	1636

The loading and reduction for sediment was calculated as follows:

The Municipality's permit obligation applies to the land area that drains to the municipal separate storm sewer (See TABLE D-1) from within the jurisdiction of the MS4 permittee (the "storm sewershed") less that of the pre-developed condition (as if the whole Municipality were wooded). The storm sewershed land area that drains to the municipal separate storm sewer from within the jurisdiction of the MS4 to Unnamed Tributaries to East Branch Perkiomen Creek and Pleasant Spring Creek were delineated using PAMAP data known as Light Detection and Ranging (LiDAR) contours. Lands owned by the State or County as well as land areas that drained directly to non-Borough roads, streams, or permitted BMPs were parsed. GIS software was then used to define each zoning area in the Municipality and utilize the total area tool to calculate the total sediment loading to Unnamed Tributaries to East Branch Perkiomen Creek and Pleasant Spring Creek created by the Municipality for the non-parsed areas. Based upon an analysis of the impervious and pervious coverages within the different zoning areas in the Municipality that included event mean concentrations (EMCs) (per Chapter 8 of the BMP Manual) and weighted rainfall volumes for the non-parsed areas the existing sediment load was calculated.

The existing loading condition was calculated for the Municipality on July 10, 2017. The Municipality has a total non-parsed sediment loading of 85,588 lbs/year in the East Branch Perkiomen Creek storm sewershed after factoring in 450 linear feet of streambank stabilization that was performed in 2011. This impairment requires a minimum 10% reduction (8,559 lbs/year). This minimum sediment reduction will result in the Municipality's MS4 having a new sediment load of 77,029.

E. Select BMPs to Achieve the Minimum Required Reductions in Pollutant Loading

Drainage areas to proposed BMP locations were delineated (BMP DA) using the aforementioned LiDAR contours and load reductions for several BMPs were calculated.

The Municipality has a requirement to reduce sediment by 10% in the East Branch Perkiomen Creek storm sewershed. Implementation of BMPs or land use changes must be proposed that will result in meeting the minimum required reduction in pollutant loading with the storm sewershed(s) identified by the MS4. These BMP(s) must be implemented within five (5) years of DEP's approval of coverage under the PAS-13 General Permit, and must be located within the storm sewersheds of the applicable impaired waters, on either public or private property.

The Municipality plans to achieve the sediment reduction by designing, constructing, operating and maintaining BMPs. The Municipality is required to implement this plan over the next five (5) years. Table E-1 is a summary of the proposed BMPs under consideration, including location, type, area treated, and sediment removed:

TABLE E-1: SUMMARY OF BMPs

BMP LOCATION	BMP TYPE	AREA TREATED BY BMP (Acres)	SEDIMENT REMOVED BY BMP (lbs/year)
Spruce St.	Storm Sewer System Solids Removal*	11	Up to 2,895
Arch St.	Storm Sewer System Solids Removal*	15	Up to 3,764
Pleasant Spring Creek	Streambank Restoration	407	Up to 18,266

**The Storm Sewer System Solids Removal units have been installed by Developers and will be owned and maintained by the Borough once dedicated.*

As denoted in Section D, the load after proposed BMPs are implemented for the East Branch Perkiomen Creek Storm Sewershed should be 77,029 lbs/year. As demonstrated above in Table E-1 the proposed total load reduction will be at least 8,559 lbs/year and as much as 24,925 lbs/year, which meets and/or exceeds the minimum required reduction in pollutant loading.

The following table summarizes the sediment load and required sediment reduction for the East Branch Perkiomen Creek Storm Sewershed. Also included is a summary of the proposed BMPs contemplated to achieve the required sediment load reduction.

TABLE E-2: MS4 PRP STRATEGY SUMMARY

Description	Value	Unit
East Branch Perkiomen Creek Small Watershed	1636	acres
Parsed Area - Total	1110	acres
East Branch Perkiomen Creek Storm Sewershed	526	acres
Existing Sediment Load	85,588	lbs/year
Required Sediment Pollutant Load Reduction Percentage	10	%
Minimum Required Pollutant Load Reduction	8,559	lbs/year
Proposed Sediment Load Reduction from BMPs	8,559 to 24,925	lbs/year
Proposed Sediment Total Load with Proposed BMPs Installed	60,663 to 77,029	lbs/year

F. Identify Funding Mechanism(s)

The Municipality intends to apply for all related grants, such as growing greener, to implement these BMPs. The Municipality intends to utilize general fund money to cover the construction costs for the proposed BMPs should grant money not be awarded. The BMPs are not expected to be constructed until the last two years of the new permit cycle.

The two Storm Sewer System Solids Removal units have been provided and installed by developers as part of the land development process. Once dedicated, these units will be owned and maintained by the Borough. The streambank restoration of the Pleasant Spring Creek is being funded by the Borough general funds.

G. Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs

Once implemented, the BMPs must be maintained in order to continue producing the expected pollutant reductions. Applicants must identify the following for each selected BMP:

- The parties responsible for ongoing O&M;
- The activities involved with O&M for each BMP; and
- The frequency at which O&M activities will occur.

Actual O&M activities will be identified by the MS4 in their Annual MS4 Status Reports, submitted under the General Permit. Once the PRP has been approved by PADEP and the Municipality begins design of the BMPs, an O&M manual will be created and submitted to PADEP for review and comment.

Table G-1 OPERATION AND MAINTENANCE OF BMPs

NAME OF BMP	LOCATION OF BMP	OWNER/RESPONSIBLE PARTY	O&M ACTIVITY & FREQUENCY
Storm Sewer System Solids Removal	Spruce St.	Department of Public Works	Inspection and Pollutant Removal - Quarterly
Storm Sewer System Solids Removal	Arch St.	Department of Public Works	Inspection and Pollutant Removal - Quarterly
Streambank Restoration	Pleasant Spring Creek	N/A	N/A

H. GENERAL INFORMATION

Terms: The term “nutrients” refers to “Total Nitrogen” (TN) and “Total Phosphorus” (TP) unless specifically stated otherwise in PADEP’s latest Integrated Report. The terms “sediment,” “siltation,” and “suspended solids” all refer to inorganic solids and are hereinafter referred to as “sediment.”

Pollutants of Concern and Required Reductions: For all PRPs, MS4s shall calculate existing loading of the pollutant(s) of concern, in lbs/year; calculate the minimum reduction in loading, in lbs/year; select BMP(s) to reduce loading; and demonstrate that the selected BMP(s) will achieve the minimum reductions.

For PRPs developed for impaired waters (Appendix E), the pollutant(s) are based on the impairment listing, as provided in the MS4 Requirements Table. If the impairment is based on siltation only, a minimum 10% sediment reduction is required. If the impairment is based on nutrients only or other surrogates for nutrients (e.g., “Excessive Algal Growth” and “Organic Enrichment/Low D.O.”), a minimum 5% TP reduction is required. If the impaired is due to both siltation and nutrients, both sediment (10% reduction) and TP (5% reduction) must be addressed.

Existing Pollutant Loading: Existing loading must be calculated and reported as of the date of the development of the PRP. MS4s may not claim credit for street sweeping and other non-structural BMPs implemented in the past. If structural BMPs were implemented prior to development of the PRP and continue to be operated and maintained, the MS4 may claim pollutant reduction credit in the form of reduced existing loading.

NOTE – An MS4 may not reduce its obligations for achieving pollutant load reductions through previously installed BMPs. An MS4 may only use such BMPs to reduce its estimate of existing pollutant loading. For example, if a rain garden was installed ten years ago and is expected to remove 100 lbs of sediment annually, and the overall annual loading of sediment in the storm sewershed is estimated to be 1,000 lbs without specifically addressing the rain garden, an MS4 may not claim that the rain garden satisfies its obligations to reduce sediment loading by 10%. The MS4 may, however, use the rain garden to demonstrate that existing loading is 900 lbs instead of 1,000 lbs, and 90 lbs rather than 100 lbs needs to be reduced during the term of permit coverage.

BMP Effectiveness: All MS4s must use the BMP effectiveness values contained within PADEP’s BMP Effectiveness Values document (3800-PM-BCW0100m) or Chesapeake Bay Program expert panel reports for BMPs listed in those resources when determining pollutant load reductions in PRPs. For BMPs not listed in 3800-PM-BCW0100m or expert panel reports, MS4s may use effectiveness values from other technical resources; such resources must be documented in the PRP.

Combining PRPs: If the MS4 discharges into multiple local surface waters impaired for nutrients and/or sediment, one PRP may be submitted to satisfy Appendix E but

calculations and BMP selections must be completed independently for the storm sewershed of each impaired water. If, for example, an MS4 permittee must complete three PRPs according to the MS4 Requirements Table for three separate surface waters, storm sewershed maps must be developed, existing loads must be calculated, and BMPs must be implemented for pollutant reductions independently within those storm sewersheds. In other words, BMPs cannot be implemented in one storm sewershed to count toward pollutant reductions in an entirely separate storm sewershed for a different impaired water.

Where local surface waters are impaired for nutrients and/or sediment, and those waters are tributary to a larger body of water that is also impaired, MS4s can propose BMPs within the upstream impaired waters to meet the pollutant reduction requirements of both the upstream and downstream waters. For example, if Stream A flows through a municipality that is tributary to Stream B, both are impaired and the MS4 has discharges to both streams, the MS4 can implement BMPs in the storm sewershed of Stream A to satisfy pollutant reduction requirements for both Streams A and B. In general, the MS4 permittee would not be able to satisfy pollutant reduction requirements for both streams if BMPs were only implemented in the storm sewershed of Stream B; however, on a case by case basis DEP will consider such proposals where it can be demonstrated that implementing BMPs in the upstream storm sewershed is infeasible.

If, however, Stream A does not flow into Stream B, both are impaired and the MS4 has discharges to both streams, in general DEP would expect that BMPs be implemented in the storm sewershed of both streams to meet pollutant reduction requirements.

MS4s participating in collaborative efforts are encouraged to contact DEP's Bureau of Clean Water during the PRP development phase for feedback on proposed approaches.

Joint PRPs: MS4s may develop and submit a joint PRP, regardless of whether the MS4s will be submitting a "joint NOI" or are already co-permittees. In general, the MS4s participating in a joint PRP should have contiguous land areas. The "study area" to be mapped is the combined storm sewershed for all MS4 jurisdictions.

BMP Selection: MS4s may propose and take credit for only those BMPs that are not required to meet regulatory requirements or otherwise go above and beyond regulatory requirements. For example, a BMP that was installed to meet Chapter 102 NPDES permit requirements for stormwater associated with construction activities may not be used to meet minimum pollutant reductions unless the MS4 can demonstrate that the BMP exceeded regulatory requirements; if this is done, the MS4 may take credit for only those reductions that will occur as a result of exceeding regulatory requirements.

NOTE – Street sweeping may be proposed as a BMP for pollutant loading reductions if 1) street sweeping is not the only method identified for reducing pollutant loading, and 2) the BMP

effectiveness values contained in 3800-PM-BCW0100m or Chesapeake Bay Program expert panel reports are utilized.

Submission of PRP: Attach one copy of the PRP with the NOI or individual permit application that is submitted to the regional office of DEP responsible for reviewing the NOI or application. In addition, one copy of the PRP (not the NOI or application) must be submitted to DEP's Bureau of Clean Water (BCW). BCW prefers electronic copies of PRPs, if possible. Email the electronic version of the PRP, including map(s) (if feasible), to RA-EPPAMS4@pa.gov. If the MS4 determines that submission of an electronic copy is not possible, submit a hard copy to: PA Department of Environmental Protection, Bureau of Clean Water, 400 Market Street, PO Box 8774, Harrisburg, PA 17105-8774.

PRP Implementation and Final Report: Under the PAG-13 General Permit, the permittee must achieve the required pollutant load reductions within 5 years following DEP's approval of coverage under the General Permit, and must submit a report demonstrating compliance with the minimum pollutant load reductions as an attachment to the first Annual MS4 Status Report that is due following completion of the 5th year of General Permit coverage. For example, if DEP issues written approval of coverage to a permittee on June 1, 2018, the required pollutant load reductions must be implemented by June 1, 2023 and the final report documenting the BMPs that were implemented (with appropriate calculations) must be attached to the annual report that is due September 30, 2023. In general, the same methodology used to calculate the existing pollutant loads should be used in the final report to demonstrate the reductions. If BMP effectiveness values are updated in DEP's BMP Effectiveness Values document or Chesapeake Bay Program expert panel reports between the time the PRP is approved and the time the final report is developed, those updated effectiveness values may be used.

Appendix A

MS4 Requirements Table

Appendix A-1: Applicable portion of the MS4 Requirements Table (Municipal)
Anticipated Obligations for Subsequent NPDES Permit Term

WIS4 Name	NPDES ID	Individual Permit Required?	Reason	Impaired Downstream Waters or Applicable TMDL Name	Requirement(s)	Other Cause(s) of Impairment
Bucks County						
PENNDDEL BORO	PAG130051	Yes	TMDL Plan	Mill Creek	Appendix C-PCB (4a), Appendix E-Siltation (5)	Other Habitat Alterations, Water/Flow Variability (4c)
				Silver Lake	Appendix E-Excessive Algal Growth, Nutrients, Suspended Solids (5)	Other Habitat Alterations (5)
				Neshaminy Creek	Appendix B-Pathogens (5), Appendix C-PCB (5), Appendix E-Nutrients, Organic Enrichment/Low D.O. (5)	
				Magnolia Lake	Appendix E-Excessive Algal Growth, Nutrients, Organic Enrichment/Low D.O., Suspended Solids (5)	
				Delaware River	Appendix C-PCB (4a)	
PERKASIE BORO	PAG130139	No		Neshaminy Creek TMDL	TMDL Plan-Siltation, Suspended Solids (4a)	
				Unnamed Tributaries to East Branch Perkiomen Creek	Appendix E-Siltation (5)	Flow Alterations, Water/Flow Variability (4c)
				Threemile Run	Appendix E-Nutrients (5)	Flow Alterations (4c)
				Pleasant Spring Creek	Appendix E-Siltation (5)	Water/Flow Variability (4c)
				Lake Nockamixon	Appendix E-Nutrients, Suspended Solids (4a)	
PLUMSTEAD TWP	PAG130106	Yes	TMDL Plan	Lake Galena (Peace Valley PA617)	Appendix E-Suspended Solids (4a), Appendix E-Nutrients (5)	
				Delaware River		Mercury (5)
				Neshaminy Creek	Appendix B-Pathogens (5), Appendix E-Nutrients, Organic Enrichment/Low D.O. (5)	
				Neshaminy Creek TMDL	TMDL Plan-Siltation, Suspended Solids (4a)	
				North Branch Neshaminy Creek		Water/Flow Variability (4c)
QUAKERTOWN BORO	PAG130096	No		Pine Run	Appendix E-Excessive Algal Growth (5)	
				Deep Run	Appendix E-Nutrients, Siltation (5)	
				Beaver Run	Appendix E-Siltation (5)	Water/Flow Variability (4c)
				Unnamed Tributaries to Beaver Run		Other Habitat Alterations (4c)
				Lake Nockamixon	Appendix E-Nutrients, Suspended Solids (4a)	
RICHLAND TWP	PA1130007	Yes	SP, IP	Tohickon Creek	Appendix E-Nutrients, Siltation (5)	
				Lake Nockamixon	Appendix E-Nutrients, Suspended Solids (4a)	
				Delmont Lake		Exotic Species (5)
				Unnamed Tributaries to Beaver Run		Other Habitat Alterations (4c)
				Unnamed Tributaries to Unami Creek	Appendix E-Siltation (5)	Water/Flow Variability (4c)
RICHLANDTOWN BORO		No		Beaver Run	Appendix E-Siltation (5)	Water/Flow Variability (4c)
				Morgan Creek	Appendix E-Nutrients, Siltation (5)	
				Tohickon Creek	Appendix E-Nutrients, Siltation (5)	
				Lake Nockamixon	Appendix E-Nutrients, Suspended Solids (4a)	

Appendix B

Public Participation

Appendix B-1: Public Notice & Proof of Advertisement

Appendix B-2: Public Comments Received (None Received)

Appendix B-3: Public Meeting Agenda and Meeting Minutes

Bucks County, SS.

Ad Content Proof

**NOTICE
OF PUBLIC COMMENT PERIOD
AND PUBLIC MEETING
BOROUGH OF PERKASIE**

For the NPDES Stormwater Discharges from MS4 Pollutant Reduction Plan (PRP) for Borough of Perkasie. The PRP outlines the measures the Borough intends to implement to reduce certain pollutants discharged from the Borough's Municipal Separate Storm Sewer System (MS4). The PRP includes a calculation of the existing loading of the pollutants of concern, a calculation of the minimum reduction required, and a selection of potential Best Management Practices (BMPs) intended to achieve the minimum required reduction. The Borough is soliciting written comments on the PRP. Interested persons may submit written comments during the 30-day period of July 24 through August 23, 2017. The document may be reviewed during the comment period at Perkasie Borough Hall, 620 W. Chestnut St., Perkasie, PA 18944 weekdays from 9AM - 4PM or on the Borough website homepage <http://perkasieborough.org/>. Written and verbal comments will be accepted at a public meeting on August 7, 2017 (7PM) at Perkasie Borough Hall. Comments must be submitted in writing to the address above (Attn: Borough Manager) or by email to manager@perkasieborough.org and must include originator's name and address. Comments submitted by facsimile will not be accepted.

11 Jy 24

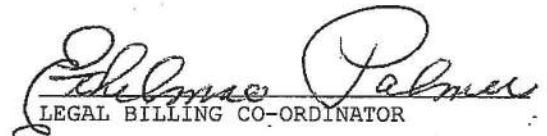
PERKASIE BOROUGH
620 W CHESTNUT STREET
PERKASIE, PA 189440096

3-2152576065
0007144835-01

Ethelmae Palmer being duly affirmed according to law, deposes and says that he/she is the Legal Billing Co-ordinator of the CALKINS NEWSPAPER INCORPORATED, Publisher of The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, Pa. and Horsham, Montgomery County, Pa.; that said newspaper was established in 1886; that securely attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper on

July 24, 2017

and is a true copy thereof; and that this affiant is not interested in said subject matter of advertising; and all of the allegations in this statement as to the time, place and character of publication are true.


LEGAL BILLING CO-ORDINATOR

Affirmed and subscribed to me before me
this 8th day of September 2017 A.D.



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ann Clark, Notary Public
Tullytown Boro. Bucks County
My Commission Expires April 30, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**MINUTES OF PERKASIE BOROUGH
COUNCIL COMMITTEES MEETING
AUGUST 7, 2017**

620 West Chestnut Street
Perkasie, Pennsylvania

ATTENDANCE:

Council Member:

Matt Aigeldinger

Scott Bomboy

Chuck Brooks

Aaron Clark

Suzanne Kravitz

Steve Pizzollo

Jim Purcell

Jim Ryder

Steve Rose

John Hollenbach

Andrea L. Coaxum

Steve Hillias

Joe Berardi

Dan Gilbert (absent)

Harold Stone (absent)

Jeff Garton

Doug Rossino

Mayor:

Borough Manager:

Police Chief:

Finance Director:

Public Works Director:

Electric Superintendent:

Borough Solicitor:

Borough Engineer:

Borough Council President Jim Ryder convened the meeting at 7:00 PM. Mayor Hollenbach gave the Invocation followed by the Pledge of Allegiance.

PUBLIC HEARING

Jeff Garton introduced the subject indicating the purpose of the hearing was to take public comment on the application of the Perkasie Borough Industrial Development Authority (PIDA). He explained that Perkasie Borough would need to approve the issuance by the PIDA of its tax-exempt note for a personal care facility, G.D.L Farms, located on Street Road in Warrington Township. The floor was opened for comments from the public for which there was none.

Upon motion by Ryder, seconded by Pizzollo, Council unanimously closed the hearing.

Upon motion by Pizzollo, seconded by Rose, Council unanimously approved Resolution #2017-32 approving the issuance by the Perkasie Borough Industrial Authority of its tax exempt note or bond for a facility located in Warrington Township, Bucks County, Pennsylvania, and authorizing the taking of all such act not inconsistent with the resolution.

PUBLIC HEARING

A public hearing was held to receive comments on the NPDES Stormwater Discharges from Pollutant Reduction Plan (PRP) for the Borough of Perkasie. The PRP outlines the measure the Borough intends to implement to reduce certain pollutants discharged from the Borough's Municipal Separate Storm Sewer System. No comments were received. Upon motion by Rose, seconded by Purcell, Council unanimously closed the hearing.

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC MEETING
BOROUGH OF PERKASIE

For revisions to the **NPDES Stormwater Discharges from MS4 Pollutant Reduction Plan (PRP) for Borough of Perkasia**. The PRP outlines the measures the Borough intends to implement to reduce certain pollutants discharged from the Borough's Municipal Separate Storm Sewer System (MS4). The PRP includes a calculation of the existing loading of the pollutants of concern, a calculation of the minimum reduction required, and a selection of potential Best Management Practices (BMPs) intended to achieve the minimum required reduction. The PRP has been revised to update the location of streambank stabilization along Pleasant Spring Creek and to add a second underground sediment removal device location. Borough is soliciting written comments on the revised PRP. Interested persons may submit written comments during the 30-day period of September 2 through October 2, 2025. The document may be reviewed during the comment period at Perkasia Borough Hall, 620 W. Chestnut St., Perkasia, PA 18944 weekdays from 9AM - 4PM or on the Borough website homepage <http://perkasiaborough.org/>. Written and verbal comments will be accepted at a public meeting on September 15, 2025 (7PM) at Perkasia Borough Hall. Comments must be submitted in writing to the address above (Attn: Borough Manager) or by email to manager@perkasiaborough.org and must include originator's name and address. Comments submitted by facsimile will not be accepted.

Appendix C

Maps

Appendix C-1: Perkasio Borough Storm Sewer Collection Map (See attached)



REVISION NO.	DATE	REVISION
5	9/26/25	PRIVATE BMP LOCATIONS ADDED
4	6/2/25	MINOR REVISIONS FROM FIELD COLLECTION
3	12/14/24	MINOR REVISIONS FROM FIELD COLLECTION
2	11/04/24	ROAD PROGRAM AND SUBDIVISION UPDATES
1	12/23/24	MINOR REVISIONS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 E. Butler Avenue, Suite 100, New Britain, PA 18901
215-345-4330
CREATED : SEPTEMBER 26, 2025

Perkasie Borough
Bucks County, Pennsylvania
STORM SEWER COLLECTION SYSTEM MAP

0 395 790 1,580
1 inch = 400 feet

Appendix D

Existing Loading for Pollutants of Concern

Appendix D-1:	EMC Table
Appendix D-2:	ROW Calculations
Appendix D-3:	Non-Parsed Area Calculations
Appendix D-4:	Total Existing Load & Required Reduction Calculation

Appendix D-1: EMC Table

	Land Cover Classification	TSS (mg/l)	Average Annual Runoff (in/year)
Pervious Surfaces	Forest	39	4.63
	Meadow	47	4.10
	Fertilized Planting Area	55	5.53
	Native Planting Area	55	3.62
	Lawn, Low-Input	180	6.59
	Lawn, High-Input	180	5.53
	Golf Course Fairway/Green	305	6.59
	Grassed Athletic Field	200	7.39
Impervious Surfaces	Rooftop	21	43.51
	High Traffic Street/Highway	261	39.80
	Medium Traffic Street	113	23.96
	Low Traffic/Residential Street	86	22.47
	Residential Driveway, Play Courts, etc.	60	43.51
	High Traffic Parking Lot	120	43.51
	Low Traffic Parking Lot	58	43.51

Pollutant Load (lbs/year) = 2.7 (Conversion factor) x Nutrient Concentration (EMC, mg/l) x Volume (Acre-FT)

Pollutant Load From Public Streets & ROW

Street Name	Section of Roadway	ROW Width (Feet)	Length of Road (feet)	Width of Road (feet)	Width of Lawn (feet)	Area of Lawn (SF)	Area of Road (SF)	Lawn (mg/l)	Road (mg/l)	Load (lbs/year)
8th Street	Market St to Race St	34	1,120	26	8	8,960	29,120	180	86	346
Arch Street	8th St to 9th St	32	380	26	6	2,280	9,880	180	86	113
E. Spruce Street	S. Main St to cul-de-sac	50	690	32	18	12,420	22,080	180	86	296
Market Street Alley	entire road	32	455	32	0	0	14,560	180	86	145
Race Street	8th St to 9th St	32	220	32	0	0	7,040	180	86	70
Callowhill Street	Ridge Rd to beyond 6th St	34	2,585	30	4	10,340	77,550	180	86	837
Jefferson Drive	entire road	50	1,555	28	22	34,210	43,540	180	86	644
Park Avenue	Country Ridge to the railroad	40	1,400	32	8	11,200	44,800	180	86	516
Race Street	5th St to 6th St	32	515	32	0	0	16,480	180	86	165
Revere Way	entire road	50	375	30	20	7,500	11,250	180	86	158
S. 6th Street	Spruce St to Elm Ave	42	1,250	28	14	17,500	35,000	180	86	457
Vine Street	3rd St to 6th St	32	1,250	32	0	0	40,000	180	86	399
7th Street	1025 7th St to 1108 7th St	32	720	32	0	0	23,040	180	86	230
8th Street	Buttonwood St to Callowhill St	32	325	27	5	1,625	8,775	180	86	98
10th Street	Race St to Vine St	32	290	18	14	4,060	5,220	180	86	77
Buttonwood Street	7th St to 8th St	34	250	18	16	4,000	4,500	180	86	69
Dill Avenue	E. Walnut to E. Chestnut	32	650	30	2	1,300	19,500	180	86	101
Grandview Avenue	entire road	42	1,370	32	10	13,700	43,840	180	86	522
Highland Drive	entire road	50	1,188	34	16	19,000	40,375	180	86	519
Lexington Way	entire road	50	440	30	20	8,800	13,200	180	86	186
Old Post Road	entire road	50	494	32	18	8,892	15,808	180	86	212
Park Avenue	Ridge Road to Country Ridge	42	1,470	24	18	26,460	35,280	180	86	514
Pleasant Run Place	entire road	50	420	28	22	9,240	11,760	180	86	174
7th Street	Callowhill St. to 901 7th St	32	1,930	32	0	0	61,760	180	86	616
8th Street/Vine Street	Callowhill St./7th St	32	675	31	1	675	20,925	180	86	213
Clover Lane	entire road	50	1,370	24	26	35,620	32,880	180	86	546
Fern Drive	entire road	50	520	26	24	12,480	13,520	180	86	211
Lombard Street	entire road	50	644	26	24	15,450	16,738	180	86	262
Pine Street	entire road	34	405	26	8	3,240	10,530	180	86	125
Rustic Drive	entire road	48	1,120	30	18	20,160	33,600	180	86	459
Spring Court	entire road	50	440	26	24	10,560	11,440	180	86	179
Spring Lane	entire road	50	1,515	26	24	36,360	39,390	180	86	616

Street Name	Section of Roadway	ROW Width (Feet)	Length of Road (feet)	Width of Road (feet)	Width of Lawn (feet)	Area of Lawn (SF)	Area of Road (SF)	Lawn (mg/l)	Road (mg/l)	Load (lbs/year)
7th Street	Market St to Callowhill St.	32	3,475	32	0	0	111,200	180	86	1,110
8th Street	Chestnut St to Market St	32	495	32	0	0	15,840	180	86	158
Buttonwood Street	7th St to 5th St	40	1,225	32	8	9,800	39,200	180	86	451
Elm Avenue	5th St to 6th St	46	345	26	20	6,900	8,970	180	86	132
Marshall Street	Buttonwood St to Callowhill St	26	310	22	4	1,240	6,820	180	86	76
Penn Alley	entire road	20	460	18	2	920	8,280	180	86	88
Race Street	3rd St to 5th St(Incl. "tail" at 3rd)	32	875	32	0	0	28,000	180	86	279
S. 6th Street	Chestnut St to Walnut St	32	350	32	0	0	11,200	180	86	112
S. 8th Street	Pine St to Park Ave	30	400	25	5	2,000	10,000	180	86	112
Summit Avenue	entire road	40	1,145	18	22	25,190	20,610	180	86	360
W. Walnut Street	Constitution Ave to 5th St	32	1,800	32	0	0	57,600	180	86	575
3rd Street	Park Ave to Walnut St	34	860	32	2	1,720	27,520	180	86	285
5th Street	Entire Road Except Parced Portions	32	2,723	32	0	0	87,136	180	86	870
7th Street	Park Ave to Market St	34	2,165	32	2	4,330	69,280	180	86	718
7th Street	1108 7th St to Blooming Glen Dr	32	700	32	0	0	22,400	180	86	224
9th Street	Railroad to Borough Line	44	5,590	38	6	33,540	212,420	180	86	2,326
10th Street	10th St cul-de-sac	20	220	18	2	440	3,960	180	86	42
Arch Street	3rd St to 7th St	34	1,620	32	2	3,240	51,840	180	86	537
Arch Street	9th St to end (past 10th)	34	565	30	4	2,260	16,950	180	86	183
Arthur Avenue	Entire Road Except Parced Portions	40	505	38	2	1,010	19,186	180	86	198
Cedar Avenue	4th St to 5th St	18	355	18	0	0	6,390	180	86	64
E. Spruce Street	S. Main St to Constitution Ave	34	2,660	34	0	0	90,440	180	86	903
Hillcrest Road	entire road within Borough	20	630	18	2	1,260	11,340	180	86	121
N. 6th Street	Market St to Buttonwood St	32	2,200	26	6	13,200	57,200	180	86	652
Park Avenue	Railroad to 3rd St	32	1,390	32	0	0	44,480	180	86	444
S. Main Street	Spruce St to Borough Line	40	4,275	33	7	29,925	141,075	180	86	1,591
S. Main Street	Walnut St to Spruce St	40	650	32	8	5,200	20,800	180	86	239
W. Chestnut Street	8th St to 9th St	32	385	32	0	0	12,320	180	86	123
2nd Street	Market St to Arch St	42	380	16	26	9,880	6,080	180	86	121
3rd Street	Market St to Race St	34	690	32	3	1,725	21,735	180	86	228
3rd Street	Race St to Callowhill St	34	1,130	31	3	3,390	35,030	180	86	370
4th Street	Park Ave to Walnut St	32	1,000	32	0	0	32,000	180	86	319
4th Street	Market St to Vine St	32	750	32	1	375	23,625	180	86	238
7th Street	901 7th St to 1025 7th St	34	1,200	32	2	2,400	38,400	180	86	398
12th Street	Stub from Park Ave	30	325	14	16	5,200	4,550	180	86	77
12th Street	Borough Line to Cul-de-Sac	50	1,110	32	18	19,980	35,520	180	86	477

Street Name	Section of Roadway	ROW Width (Feet)	Length of Road (feet)	Width of Road (feet)	Width of Lawn (feet)	Area of Lawn (SF)	Area of Road (SF)	Lawn (mg/l)	Road (mg/l)	Load (lbs/year)
Callowhill Street	5th St to 6th St, portion	40	250	32	8	2,000	8,000	180	86	92
E. Market Street	entire road	34	1,370	32	2	2,740	43,840	180	86	454
Fairview Avenue	entire road	40	1,455	22	18	26,190	32,010	180	86	480
Highwood Court	entire road	50	330	28	22	7,260	9,240	180	86	137
Hunters Run Road	entire road	50	1,610	26	24	38,640	41,860	180	86	655
Marshall Street	Race St to Callowhill St	26	580	23	3	1,740	13,340	180	86	144
Oak Avenue	entire road	40	335	22	18	6,030	7,370	180	86	110
Race Street	6th St to 7th St	38	485	32	6	2,910	15,520	180	86	173
Race Street	Ridge Ave to 9th St	38	700	30	8	5,600	21,000	180	86	244
Ridge Avenue	entire road	34	1,770	28	6	10,620	49,560	180	86	560
Shadywood Drive	5th St to Shadywood Pl	50	1,800	30	20	36,000	54,000	180	86	760
Tunnel Road	entire road excl. PennDOT portion	34	100	25	9	900	2,500	180	86	30
Vine Street	9th St to Ridge Ave	32	740	24	8	5,920	17,760	180	86	214
Virginia Avenue	Entire Road Except Parced Portions	40	668	32	8	5,340	21,360	180	86	246
W. Market Street	6th St to the railroad	34	775	32	2	1,550	24,800	180	86	257
W. Spruce Street	3rd St to 4th St	32	350	32	0	0	11,200	180	86	112
W. Spruce Street	4th St to 5th St	32	340	32	0	0	10,880	180	86	109
W. Spruce Street	5th St to 7th St	32	600	32	0	0	19,200	180	86	192
W. Walnut Street	7th St to 5th St	40	750	32	8	6,000	24,000	180	86	276
Total						680,597	2,650,218			30,521

Appendix D-3: Non-Parsed Area Calculations

Residential Analysis									
Zone	Building Coverage (%)	Approx. Lot Coverage (%)	Total Area (SF)	Total Area (Acres)	Rooftop (Acres)	Driveway (Acres)	Planting Areas (Acres)	Lawns (Acres)	Total Load (lbs/year)
R-1A	25	30	6505422.64	149	37.25	7.45	37.25	67.05	32,473
R-1B	25	30	5255142.68	121	30.25	6.05	30.25	54.45	26,375
R-2	25	30	3234119.92	74	18.5	3.7	18.5	33.3	16,128
R-3	25	30	764889.6	18	4.5	0.9	4.5	8.1	3,923

Commercial Analysis									
Zone	Building Coverage (%)	Approx. Lot Coverage (%)	Total Area (SF)	Total Area (Acres)	Rooftop (Acres)	Low Traffic Parking (Acres)	Planting Areas (Acres)	Lawns (Acres)	Total Load (lbs/year)
C-2	25	30	1008644.23	23	5.75	1.15	6.9	9.2	4,609
I-2	25	30	1853040.69	43	10.75	2.15	12.9	17.2	8,617

Open Space Analysis				
Total Area (SF)	Total Area (Acres)	Wooded (Acres)	Meadow (Acres)	Total Load (lbs/year)
951401.34	22	5	1	4,515

Appendix D-4: Total Existing Sediment Load & Required Reduction Calculation

Area Calculations											
Total Borough Area (SF)	Total Borough Area (Acres)	Parsed Areas (SF)	Parsed Areas (Acres)	Borough ROW (SF)	Borough ROW (Acres)	Residential (SF)	Residential (Acres)	Commercial (SF)	Commercial (Acres)	Open Space (SF)	Open Space (Acres)
71,256,090	1,636	48,352,614	1,110	3,330,815	76	15,759,575	362	2,861,685	66	951,401	22
			68%								

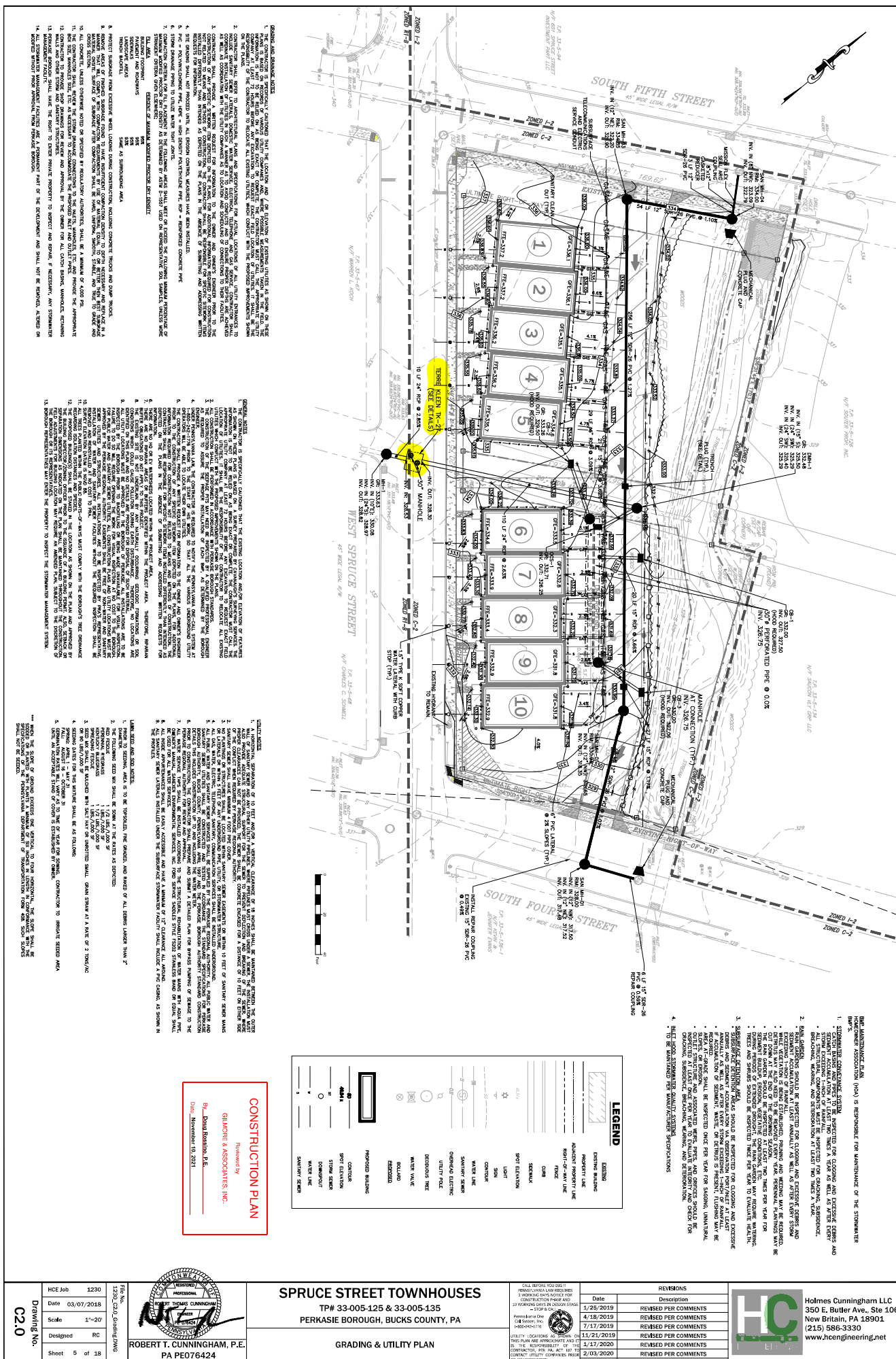
Sediment						
	Borough Load (lbs/year)		ROW Load (lbs/year)	Residential Load (lbs/year)	Commercial Load (lbs/year)	Open Space Load (lbs/year)
	127,161		30,521	78,899	13,226	4,515
Municipality Not Able to Reduce Coverage Beyond Original Landscape						
Recently Performed Work Within the Watershed						
2011 - 450 LF Lenape Park Streambank Restoration (lbs/year)						
	20,196					
Modified Borough Load (lbs/year)						
	85,588					
10% Reduction Required (lbs/year)						
	8,559					
5-year Permit Reduction Required						

Appendix E

Loading Reduction Calculations and O&M

Appendix E-1: Spruce Street Storm Sewer System Solids Removal BMP

Appendix E-2: Arch Street Storm Sewer System Solids Removal BMP





SECTION _

**SPECIFICATION FOR TERRE KLEEN™
HYDRODYNAMIC SEPARATOR
US Patent No. US 6,676,832 B2**

BY

TERRE HILL STORMWATER SYSTEMS, Division of Terre Hill Concrete products
485 WEAVERLAND VALLEY ROAD
TERRE HILL, PA 17581
TEL.: (717) 445-3100 FAX: (717) 445-0242.
www.terrestorm.com

Verify latest version of specifications

PART 1-GENERAL

1.1 DESCRIPTION

- A.** This work shall consist of manufacturing, delivering to the job site and installing a **Terre Kleen™ (US Patent No. US 6,676,832 B2)**; an inclined plate cell hydrodynamic separator (containing the specified number of inclined plates for each unit) at each location as shown on the contract plans. The unit shall treat all stormwater without loss of floatable matter, such as trash, debris, litter and oil and grease captured in the oil booms; there shall be no scour of settled sediment from the baffled sediment hopper located under the inclined plates in the grit chamber. External by-pass structures are not allowed. Each unit has a primary chamber and grit chamber. The primary chamber separates oil, grease and floatable debris contained in a fully baffled area to prevent loss or re-suspension of captured oil, grease, and floatable trash and debris including captured sediment. This chamber is followed by an inclined plate sedimentation unit placed above a protected sediment collection hopper in a grit chamber into which the stormwater flows after passing through a nutrient screen in the divider wall between the two chambers. The grit chamber hopper shall contain a sediment sludge stainless steel spray assembly located in the grit chamber to facilitate clean out and maintenance of the unit that shall be pressurized with water causing dislodging

- of the settled sludge below the inclined plate settler for drainage towards the vacuum suction points.
- B.** The unit shall contain an internal flow through duct located between the primary chamber and the grit chamber. Flows in excess of the design flow shall pass through the unit through the internal flow through duct.
 - C.** This product is produced by Terre Hill Concrete Products under the name “**Terre Kleen™**”. All rights are reserved.**(US Patent No. 6,676,832 B2)**
 - D.** The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate separator shall operate based on the hydrostatic pressure differential between the inlet and outlet pipe. The flow is split in proportion to the number of inclined plate cells. The cells treat the water in parallel and combine the flow at the overflow weir. The inclined plate cell surfaces facilitate sliding of the sediment to the hopper below where it is protected from scour from subsequent flows. The design of the device shall prevent loss of captured pollutants including oil, grease, trash, debris, and sediment through scouring or other causes during all flows and conditions. The nutrient screen shall be positioned to allow passage of all flows without allowing loss of captured pollutants.
 - E.** The internal flow through duct provides additional flow area in addition to the inclined plate cells. All flows pass through the primary chamber so as to capture oil grease and floatable trash and debris and to allow by-pass of the excess flows only in the internal flow through duct while requiring design flows to continue to be treated in both the primary and the sedimentation grit chamber. The internal by-pass shall not allow loss of any captured pollutants during excess flows.
 - F.** Both the primary and the grit chambers shall be accessible through removable covers at grade for the removal of floatable material, water and the settled solids and floating particulates using a standard vacuum truck. No confined space entry shall be required for removal of captured pollutants.
 - G.** The grit chamber hopper shall contain a sediment sludge stainless steel spray assembly located in the grit chamber to facilitate clean out and maintenance of the unit that shall be pressurized with water causing dislodging of the settled sludge below the inclined plate settler for drainage towards the vacuum suction points.
 - H.** Captured sediment storage shall be not less than $0.7 \text{ Ft}^3/\text{Ft}^2$ of settling area in the Terre Kleen.

- I. Oil Storage shall be not less than 1.5 gallons/Ft² in the in the **Terre Kleen™ (US Patent No. US 6,676,832 B2)**

1.2 SUBMITTALS

- A. Shop drawings shall be submitted as described in Division 1 – General Requirements.
- B. Certifications by a Professional Engineer licensed in the state of installation shall be submitted that the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator structure conforms to the standards listed in this Specification.

1.3 REFERENCES

- A. ASTM International (ASTM):
- A-48 Specification for Gray Iron Castings
 - C-32 Specification for Sewer and Manhole Brick
 - C-270 Specification for Mortar for Unit Masonry
 - C-478 Specification for Precast Reinforced Concrete Manhole Sections
 - C-913 Standard Specification for Precast Concrete Water and Wastewater Structures
 - US Patent No. US 6676832 B2; Surface water purifying catch basin.
- B. Federal Specifications (FS):
- FS-SS-S-210 Sealing Compound, Preformed Plastic for Expansion Joints and Pipe Joints

1.4 MANUFACTURERS

- A. The products furnished by named manufacturers are specified as a standard of quality and performance.
- B. The manufacture of the concrete structure shall be performed at a precast production facility certified by the National Precast Concrete Association (NPCA).

- C.** The manufacturer of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** shall be licensed to produce and or sell the entire device or any components thereof by Terre Hill Concrete Products of Terre Hill Pennsylvania 717-445-3100.

PART 2- PRODUCTS

2.1 MATERIALS AND DESIGN

- A.** The reinforced concrete vault structure shall be designed for HS-25 traffic loading, and existing soil pressure, ground water pressure and buoyancy. The materials and structural design shall be per ASTM C-478 and ASTM C-913. The concrete shall have a minimum compressive strength of 5000 psi.
- B.** The access cover shall be designed for HS-25 traffic loading and shall provide a minimum of 27 1/2 inches clear opening. Manhole frame and cover shall be East Jordan or Quirin manufactured from gray iron conforming to ASTM A-48 Class 35B. The cover shall contain the words "Stormwater Treatment System" and the Terre Kleen™ logo as approved by Terre Hill Concrete Products.
- C.** Butyl mastic sealant for joints shall conform to ASTM C-990 and Federal Specifications (FSFS-SS-S-210 Sealing Compound, Preformed Plastic for Expansion Joints and Pipe Joints
- D.** Pipe openings shall be sized to accept pipes of the specified sizes and shall be sealed with hydraulic cement conforming to ASTM C-595M.
- E.** The metal components of the inclined cell separator, baffle wall Aluminum Alloy 5052 (UNS # A95052) or equal.
- F.** The hinge pins of the inclined cell separator shall be manufactured from stainless steel AISI Type 304L (UNS # S30403).
- G.** All fasteners used in combination or connecting the inclined cell separator to the concrete structure shall be made from stainless steel AISI 316 (UNS # 31600) and the threads shall be properly lubricated with Permatex anti-seize Item 80078 lubricant or equal. All surfaces of aluminum components that are to be embedded or in contact with fresh, unhydrated concrete shall be coated with

Koppers Bitumastic 300M.

- H. Per 57 Ft² of sedimentation area, four (4) Ø 2 ¼" x 12" long sorbent booms with an absorption capacity of ¼ gallon per lineal foot shall be placed in the primary chamber for the absorption of gasoline; diesel fuel, lube oil, jet fuel, transformer oils, chlorinated solvents, aromatic solvents, hydraulic oils, light crude. The sorbent boom or Rubberizer® boom shall be manufactured by Haz-Mat Response Technologies Inc. or approved equal.

2.2 PERFORMANCE

- A. The inlet pipe shall discharge the storm water into the primary chamber. In the primary chamber, the separator shall facilitate the floatation of liquids and particles lighter than the density of water. Floatable solids, greater than 19mm [3/4"], and liquids shall be retained in the primary chamber, and shall not be subject to loss through re-suspension or any other cause. Emulsified oils are not captured and are not part of the floatable mass.
- B. The heavy fraction of the solids shall settle in the bottom of the primary chamber.
- C. Particles in the range of 50 to 500 micro meters (µM) kept in suspension due to turbulence in the primary chamber shall pass through a nutrient screen with a maximum screen opening of 16mm x 16mm [5/8"x 5/8"] and enter the grit chamber (sediment grit chamber) through a parallelogram port at the bottom of the inclined cell walls. This opening shall be approximately mid-elevation between the inlet pipe invert and the vault invert.
- D. The solids and water between the inclined cell plate walls shall travel in an inclined direction toward the overflow weir at the top of the inclined plate cell. During this process, the solids shall settle and slide down towards the bottom of each plate cell and drop into the receiving hopper of the sedimentation grit chamber. The water shall discharge at the top of the cell, pass across a V-notch weir and cascade onto a baffle plate and drain to the effluent outlet pipe.
- E. The particles that shall be removed in the grit chamber shall be silt, fine sand, and sand. The typical density of these particles is

2400 kg/M³ [150lbs/ft³], and their size between 2 microns and 1000 microns with a d₅₀= 70 Micron. The projected sedimentation surface area of the grit chamber shall be the cumulative horizontal projection of the sedimentation cell-floors that make up the sedimentation grit chamber. The total projected sedimentation surface area of the sedimentation cells, contained within the total structure footprint shall not be less than as follows:

<u>Model</u>	<u>Structure Size</u>	<u>Sedimentation Surface Area</u>
1. Terre Kleen 09	4'6" x 7'0" (31.50 ft ²)	57 ft ²
2. Terre Kleen 18	6'6" x 7'0" (45.50 ft ²)	115 ft ²
3. Terre Kleen 27	8'6" x 7'0" (59.50 ft ²)	172 ft ²
4. Terre Kleen 36	10'6" x 7'0" (73.50 ft ²)	230 ft ²
5. Terre Kleen 45	12'6" x 7'0" (87.50 ft ²)	288 ft ²
6. Terre Kleen 54	14'6" x 7'0" (101.50 ft ²)	345 ft ²
7. Terre Kleen 63	16'6" x 7'0" (115.50 ft ²)	403 ft ²

F. The design flow in M³/sec [GPM or CFS] for each **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator water quality treatment device shall be as noted on the drawings.

PART 3-INSTALLATION

3.1 INCLINED PLATE SEPARATOR FABRICATION

- A. Fabrication of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator water quality device shall be in strict accordance with the design.
- B. The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator water quality device shall be provided with mounting brackets for installation into the precast concrete structure with stainless steel mounting anchors.
- C. The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator shall be provided with a flow channel on the effluent side of the settler and a clean-out opening next to the channel.

- D. The nutrient screen shall be placed as an extension of the baffle wall at the entrance to the parallelogram port in the divider wall.
- E. Certified welders experienced in the welding of specified thin metals shall place all welds.
- F. The fabricator shall remove shop soils, discoloration, and welding slag.

3.2 PRECAST CONCRETE STRUCTURE

- A. The utility contractor installing the precast concrete structure shall be responsible installing the structure so as to stop the infiltration or loss of water into or out of the precast concrete structure.
- B. The precast concrete structure shall be installed level and plumb at the specified elevation shown on the signed, approved plans, on a compacted stone sub base 150mm [6"] thick.
- C. Excavation and backfill shall be as specified in the signed, approved plans.

3.3 MANUFACTURER INSTALLATION TECHNICAL ASSISTANCE

- A. At the time and place of installation of any **Terre Kleen™ (US Patent No. US 6,676,832 B2)** the manufacturer, Terre Hill Concrete Products will provide a Product Liaison on site to offer technical assistance to the installation contractor to assure proper installation of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** in accordance with the signed, approved plans.

3.4 OPERATION AND MAINTENANCE

- A. The maintenance of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** is the responsibility of the Owner. Each site has unique site conditions. It is the responsibility of the Owner to establish a schedule according to the conditions of the specific **Terre Kleen™ (US Patent No. US 6,676,832 B2)** location. Failure to clean the sediment from the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** and to replace oil absorption booms will cause the

Terre Kleen™ (US Patent No. US 6,676,832 B2) to not maintain its design performance capabilities. It is strongly recommended that the Owner follow the prescribe maintenance specifications and procedures published by Terre Hill Concrete Products and copy thereof given to the installation contractor for delivery to the Owner.(A copy of the Maintenance Procedures are attached hereto and made a part hereof.)

PART 4 Maintenance Procedures for Terre Kleen™

4.1 General

A Inspection and maintenance must be performed on a regular basis, All captured pollutants must be removed from the **Terre Kleen™ (US Patent No. US 6,676,832 B2)**. During the first year after installation inspections should be performed every three (3) months to determine the type and amount of pollutants in the **Terre Kleen™ (US Patent No. US 6,676,832 B2)**. Site conditions and weather will influence the rate of pollutant capture. A schedule of regular maintenance can then be established based upon the quarterly inspections.

4.2 Pollutant Removal

A Access to both the primary and grit chambers is provided by manhole openings. The gross pollutants such as litter and the oil absorption booms should be removed first. A vacuum truck or similar equipment is then utilized to remove the water and the sediment. Disposal of all of the removed pollutants should be properly documented in accordance with all applicable regulations. Removal may be done anytime after a rain event.

At all times keep sparks and flames away from the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** as it may contain flammable material.

The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** is designed for inspection and cleaning from grade. If “confined entry” is desired, trained and certified personnel using OSHA regulation equipment is required.

Manhole covers and inlet grates must be put back securely to the frames after inspection or maintenance.

4.3 Documentation

A Proper documentation should include:

- a) dates and results of each inspection;
- b) proposed and installed repairs, renovations, improvements;
- c) type and amount of captured pollutants;
- d) disposal of pollutants;
- e) preparation and submittal of reports;
- f) document nutrient and sediment trading credits.

4.4 Measurement

A A carefully lowered stadia rod or similar instrument may be used to determine amount of captured sediment. The sludge dispersion manifold can assist in the removal of sediment. Manifold pipes mounted to the floor of the grit chamber connect to a hose that leads to the grade level manhole. The hose is pressurized by the vacuum truck's spray nozzle. The pressurized manifold sprays water through small horizontal holes in the manifold pipes, which liquefies and disperses the sludge blanket for removal by the suction nozzle.

5.0 Additional Requirements

A. Unit fabrication and field installation shall be in accordance with manufacturer's requirements unless directed otherwise by the county Engineer.

B. The units that are located in the street or highway right of way shall be able to support a HS-25 loading without structural failure. Load carrying ability of the unit shall be verified by signed and sealed calculations prepared by an engineer licensed in New Jersey. Calculations shall be submitted for review and approved with the appropriate shop drawings for each unit.

C. Each unit must meet the dimensional limitations and requirements shown on the plans including but not limited to limit of disturbance, cover to finished grade, invert-in and invert-out.

D. Units must be able to accept inlet castings as well as manhole rim and cover without any loss of performance of the unit.

E. It is anticipated that the units will be installed in areas of high ground water. In addition to the dewatering operations described elsewhere, the Contractor shall provide buoyancy calculations indicating a safety factor of two (2) against flotation. Buoyancy calculations shall be performed for the situation that the dewatering operation has failed and the unit has not been backfilled as of yet. Calculations shall be prepared and signed and sealed by an Engineer licensed in New Jersey.

F. In areas of high ground water, compacted one inch (1") diameter

crushed stone shall be used as backfill to the top of the ground water table.

G. The Contractor shall submit for approval, shop drawings for the units and any pipe coupling device that may be used.

6.0 LIMITED WARRANTY

Terre Hill Stormwater Systems provides the following Express Written Limited Warranty in lieu of any other warranty, whether oral, written, express, or implied. (the Warranty). All other warranties, representations, remedies, guarantees claims, or legal or equitable causes of action, in contract, tort or otherwise; including the Implied Warranties of Merchantability and Fitness for a Particular Purpose are excluded.

1. This Warranty applies solely to the Terre Kleen™ (US Patent No. US 6,676,832 B2) products manufactured by Terre Hill Stormwater Systems and sold to the original purchaser (the Purchaser)
2. The structural integrity of the Terre Kleen™ (US Patent No. US 6,676,832 B2); when installed in accordance with Terre Hill Stormwater System's written installation specifications, and in accordance with site conditions, requirements of all laws and regulations, are warranted to the Purchaser against defective materials and workmanship for four (4) years from the date of installation.
3. Terre Hill Stormwater Systems agrees to provide the labor and material to remove the installed Terre Kleen™ (US Patent No. US 6,676,832 B2) and reinstall the Terre Kleen™ (US Patent No. US 6,676,832 B2), upon satisfactory proof of a breach of this Warranty.
4. Excluded from Warranty are claims resulting from or caused by damage; alteration; accident; misuse; abuse involving the Terre Kleen™ (US Patent No. US 6,676,832 B2), or negligence of the Purchaser or any third party. to the Terre Kleen™ (US Patent No. US 6,676,832 B2)
5. Terre Hill Stormwater Systems sole liability to the Purchaser shall be as expressly set forth in this Warranty, whether the claim is based upon contract, tort, equity or any other legal or equitable theory.
6. Under no circumstances shall Terre Hill Stormwater Systems be

liable to Purchaser or any third party for product liability claims ; or the cost of goods or services related to the purchase or installation of the Terre Kleen™ (US Patent No. US 6,676,832 B2).

The Warranty is contingent upon verification of installation in strict accordance with the Terre Hill Stormwater Systems specifications, and use of the product strictly for the application specified. The construction plans for installation of the product shall be approved in writing by Terre Hill Stormwater Systems, and the construction installation plans shall be sealed by a professional engineer, licensed to perform civil engineering in the jurisdiction wherein the product will be installed.

All conditions for product usage as specified by Terre Hill Stormwater Systems must be satisfied in order for any of the terms of the Warranty to be valid, in full or in part.

The Warranty guarantees that any product of the Terre Hill Stormwater System will equal or exceed the Terre Hill Stormwater System written performance claim for stormwater treatment.

This Warranty of Terre Hill Stormwater Systems does not extend to incidental, consequential, special, or indirect claims , expenses or damages. Terre Hill Stormwater Systems shall not be liable for penalties or liquidated damages, including loss of profits or production and overhead costs; or other loss or expense incurred by the Purchaser or any third party.

The Warranty is limited to those claims filed in writing with Terre Hill Stormwater Systems, a Division of Terre Hill Concrete Products on or before four (4) years from the date of substantial completion of installation. The written claim shall specify and describe the alleged defect upon which the breach of Warranty is claimed in reasonable detail.

The Warranty with all of its obligations, rights and limitations and protections shall apply to Terre Hill Concrete Products.

END OF SECTION

TK Specs dated 09.26.12

Appendix E-1: Spruce Street Storm Sewer System Solids Removal BMP

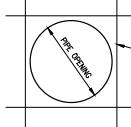
Spruce Street System Drainage Area

Street Name	Section of Roadway	ROW Width (Feet)	Length of Road (feet)	Width of Road (feet)	Width of Lawn (feet)	Area of Lawn (SF)	Area of Road (SF)	Lawn (mg/l)	Road (mg/l)	Load (lbs/year)
S. 6th Street	Park Ave to Elm Ave	42	640	28	14	8,960	17,920	180	86	234
5th Street	Arthur Ave to Elm St	32	490	32	0	0	15,680	180	86	157
Arthur Avenue	entire road	40	670	38	2	1,340	25,460	180	86	262
Park Avenue	Railroad to 3rd St	32	880	32	0	0	28,160	180	86	281
			2,680	130		10,300	87,220			934

Residential Analysis

Zone	Building Coverage (%)	Approx. Lot Coverage (%)	Total Area (SF)	Total Area (Acres)	Rooftop (Acres)	Driveway (Acres)	Traffic Parking (Acres)	Planting Areas (Acres)	Lawns (Acres)	Ball Fields (Acres)	Total Load (lbs/year)
R-1A, R-1B, R-2, R-3	25	30	393782	9	2.25	0.45	0	2.25	4.05	0	1961

*Toatl Load values from NPDES Stormwater Discharges From MS4 Pollutant Reduction Plan for Borough of Perkasio, as prepared by Gilmore & Associates, Inc. Dated September 2017

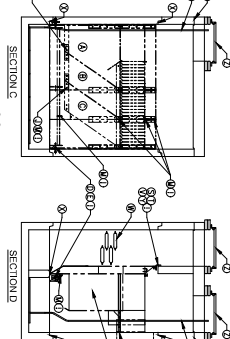
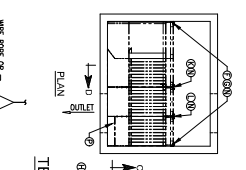
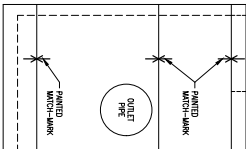
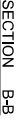
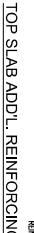
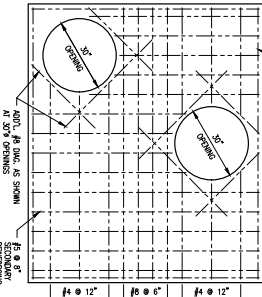
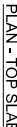


APPROX. WEIGHTS	
1.	8,600 LBS.
2. (H BATTLE WALL)	6,150 LBS.
3. (H TURRE KLEEN INSTALLED)	19,300 LBS.
Σ	13,100 LBS.

NOTE: THESE ARE APPROXIMATE WEIGHTS AND SHOULD BE USED AS A GUIDE ONLY.

APPROX. WEIGHTS

GENERAL NOTES

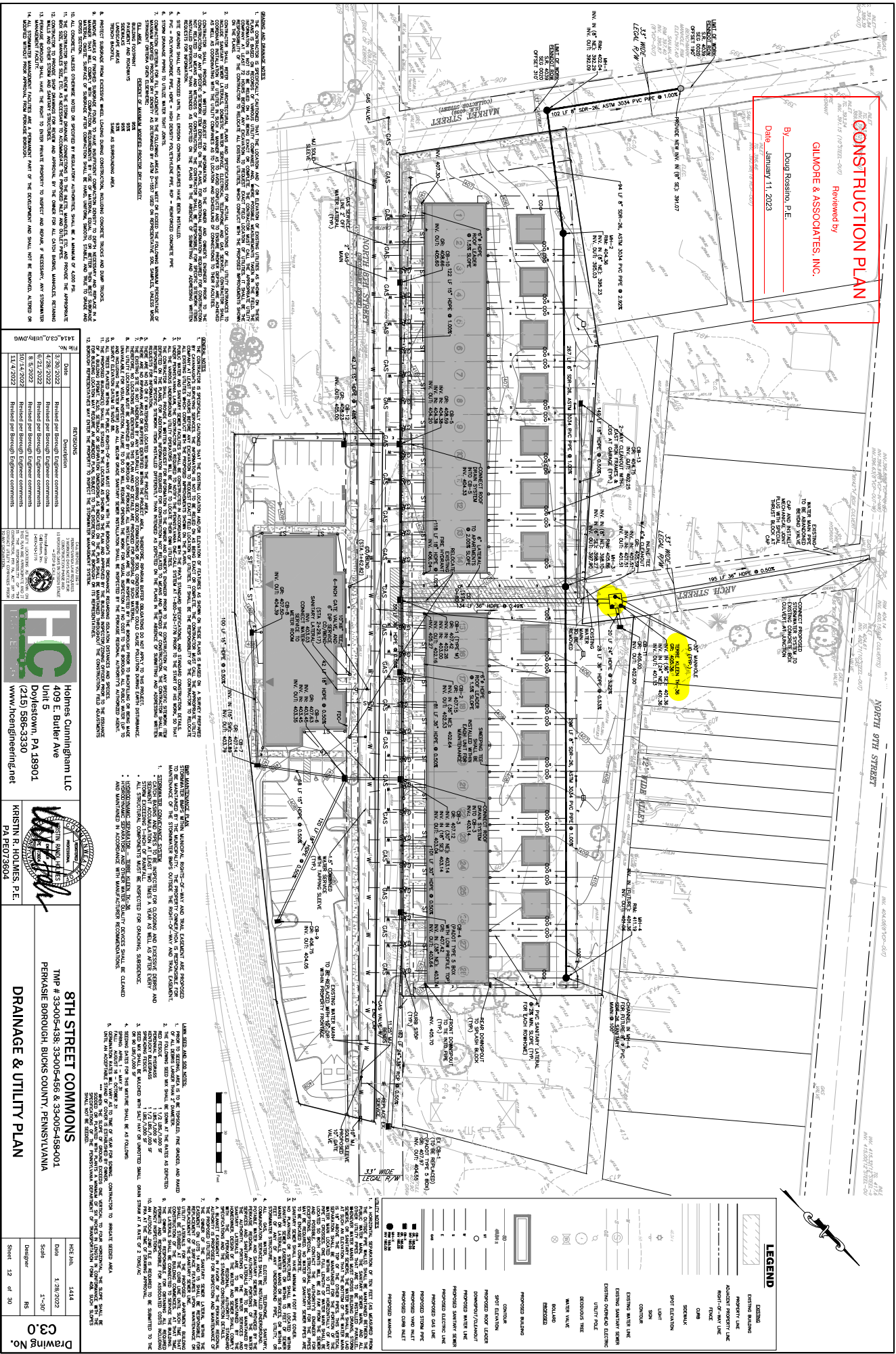
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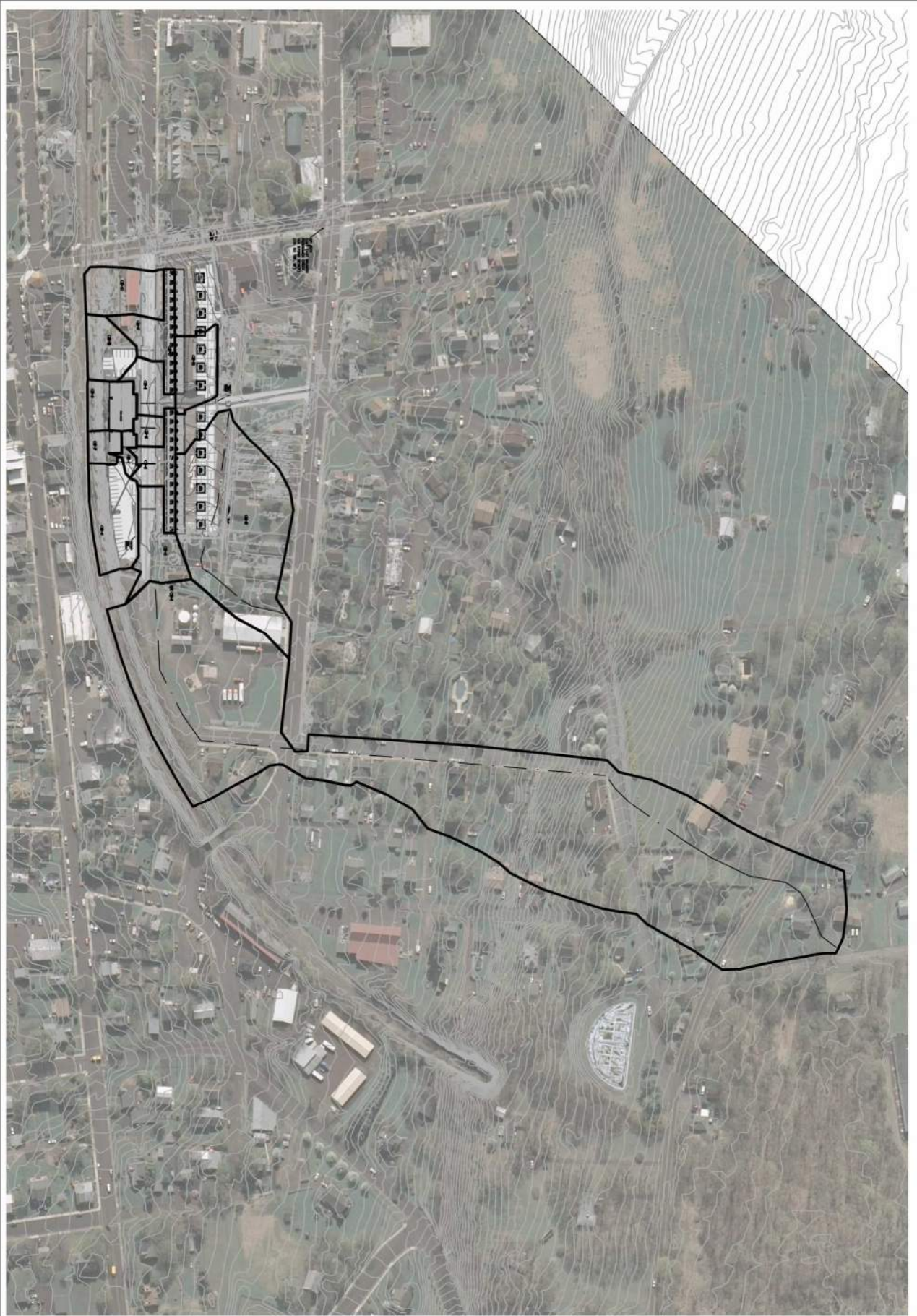
MISC. ITEMS SHIPPED BY THCP	
NO	ITEM REQUIRED
(X)	RUBBERIZED SORBENT BOOTS 12
(X)	BUTANE CANSOL CS-1029 115 L.F.
(7)	SILICONE CHALK 2 TUBES
(2)	THERE ALLEN FRAME AND COVER 2 SETS

NOTE TO REVIEWER: PLEASE INDICATE REVIEW/APPROVAL STATUS, ALONG WITH SIGNATURE AND DATE, DIRECTLY ON THIS DRAWING.

TH TERRE HILL
STORMWATER SYSTEMS
Improving Your world.
TERRE HILL, PA. (717)445-3100

8'-6" x 7'-0" PRECAST WATER QUALITY CHAMBER	
JOB: SPRUCE STREET TOWNHOUSES	
BUCKS COUNTY, PA	
CON'T'R: BLOOMING GLEN CONTRACTORS (H&K)	
ENGR:	
B.Y./R.K	DATE: 11-29-21 SHT. 1 OF 1





REVISIONS	
Date	Description



Holmes Cunningham LLC
409 E. Butler Ave.
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

8TH STREET COMMONS
TMP # 33-005-438; 33-005-456 & 33-005-458-001
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

UPSTREAM INLET DRAINAGE AREA MAP

Date	1/28/2022
Scale	1"=200'
Designed	BEB
HCE Job	1414
Sheet 1 of 1	

Drawing No.
Figure 4

File No.
1414_Figure2-3+4.dwg

Appendix E-2: Arch Street Storm Sewer System Solids Removal BMP

Arch Street System Drainage Area

Street Name	Section of Roadway	ROW Width (Feet)	Length of Road (feet)	Width of Road (feet)	Width of Lawn (feet)	Area of Lawn (SF)	Area of Road (SF)	Lawn (mg/l)	Road (mg/l)	Load (lbs/year)
8th Street	Market St to Race St	34	1,120	26	8	8,960	29,120	180	86	346
Arch Street	8th St to 9th St	32	380	26	6	2,280	9,880	180	86	113
Race Street	8th St to 9th St	32	220	32	0	0	7,040	180	86	70
Race Street	Ridge Ave to 9th St	38	700	30	8	5,600	21,000	180	86	244
Ridge Avenue	entire road	34	500	28	6	3,000	14,000	180	86	158
Total			2,920	142		19,840	81,040			931

Residential Analysis

Zone	Building Coverage (%)	Approx. Lot Coverage (%)	Total Area (SF)	Total Area (Acres)	Rooftop (Acres)	Driveway (Acres)	Traffic Parking (Acres)	Planting Areas (Acres)	Lawns (Acres)	Ball Fields (Acres)	Total Load (lbs/year)
R-1A, R-1B, R-2, R-3	25	30	570636	13	3.25	0.65	0	3.25	5.85	0	2833

*Toatl Load values from NPDES Stormwater Discharges From MS4 Pollutant Reduction Plan for Borough of Perkasio, as prepared by Gilmore & Associates, Inc. Dated September 2017

January 30, 2023

Hydro International
94 Hutchins Dr.
Portland, ME 04102

RE: Stormwater Treatment Device Submittal
8th Street Commons
TMP # 33-005-438; 33-005-456 & 33-005-458-001
North Eighth Street and Market Street
Perkasie Borough, Bucks Count PA
PROJECT # 1414

Holmes Cunningham LLC
409 E. Butler Ave, Unit 5
Doylestown, PA 18901

Kristin R. Holmes, P.E.

This letter is from the team at Hydro International and Ferguson Waterworks regarding the shop drawing submittal on the referenced project. Hydro International's First Defense is being submitted as an equal to the specified Terre Kleen as shown on DRAINAGE & UTILITY PLAN site plan page 12 of 30 and detailed on page 24 of 30. Both units are approved for 50% TSS removal through the regional third-party agency NJCAT with reciprocity in Pennsylvania.

The table below displays the product Maximum Treatment Flow Rate from the regional third party testing agency NJCAT, and the maximum treatment flow rates.

Product	*MTFR from 3rd Party NJCAT	Peak Treatment
Terre Kleen TK 36	4.37 cfs	37.9 cfs
8' First Defense Optimum	7.23 cfs	50 cfs

*Per Sizing Tables listed on following page

If we have assumed anything in error, we are available at the contact information below. Thank you for the time and the ability to serve mutual clients.

Regards.


Nick Burns, EIT
Mid Atlantic Regional Sales Manager
703.424.3340
nburns@hydro-int.com

<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> FURNISHED AS CORRECTED
<input type="checkbox"/> REJECTED	<input type="checkbox"/> REVISE AND RESUBMIT
<input type="checkbox"/> SUBMIT SPECIFIED ITEM	

This review was performed only for general conformance with the design concept of the design concept of the project and general conformance with the information given in the Contract Documents. Modifications or comments made on the shop drawings during this review do not relieve contractor from compliance with the requirements of the plans and specifications. Approval of a specific item does not include approval of the assembly of which the item is a component. Contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences, and procedures of construction; coordination of the work of all trades; and for performing all work in a safe and satisfying manner.

GILMORE & ASSOCIATES, INC.

Date 2/09/23 By Douglas C. Rossino, PE

Table 1. FD Optimum Model and MTFRs

FD Optimum Model	Manhole Diameter (ft)	MTFR (cfs)
3-ft	3	1.02
4-ft	4	1.81
5-ft	5	2.83
6-ft	6	4.07
7-ft	7	5.53
8-ft	8	7.23
10-ft	10	11.33

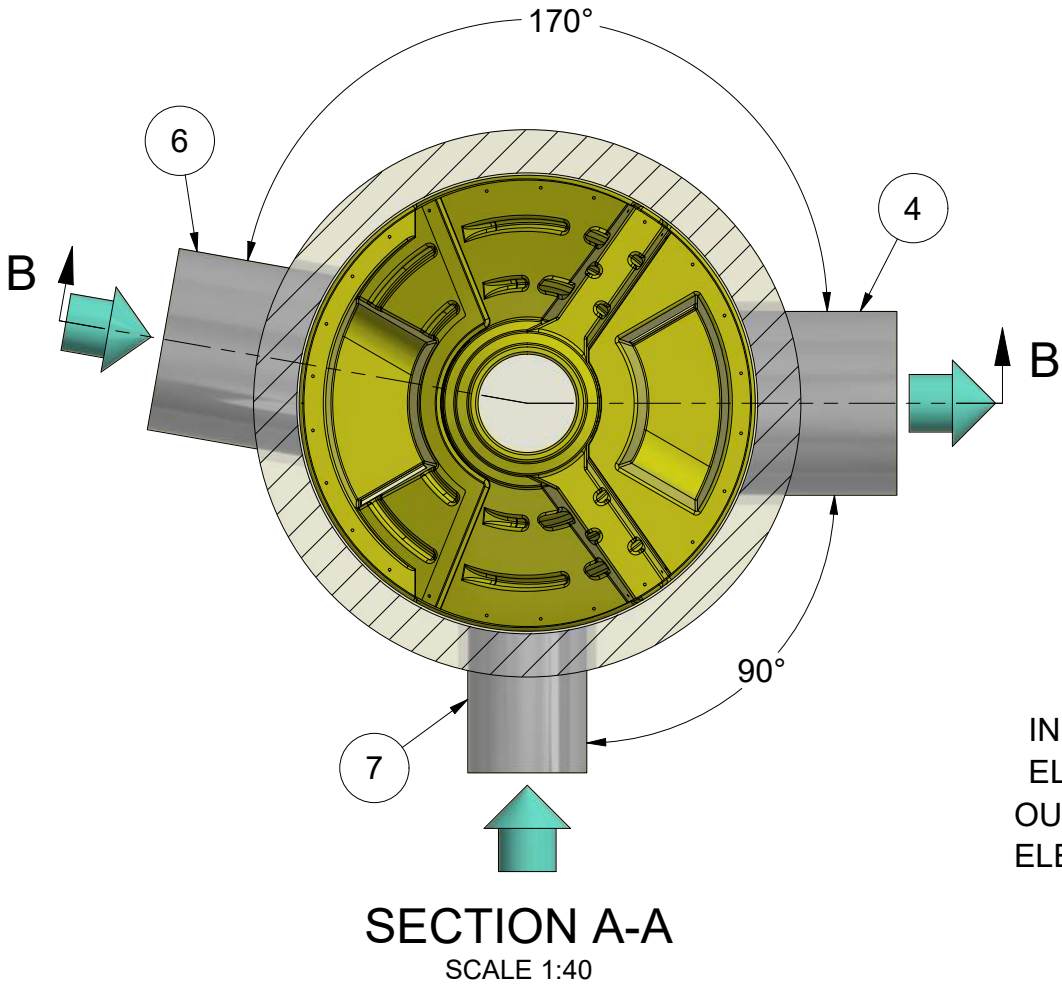
https://nj.gov/dep/stormwater/pdf/First_Defense_Optimum_Vortex_Certification_20210719.pdf

Table 2. MTFR Terre Kleen

Model	Inclined Plates	MTFR ¹ (cfs)
TK09	9	1.27
TK18	18	2.31
TK27	27	3.34
TK36	36	4.37
TK45	45	5.40
TK54	54	6.43
TK63	63	7.46

https://nj.gov/dep/stormwater/pdf/Terre_Kleen-NJDEP%20Certification%202-17-2017.pdf

Appendix E-2: Arch Street Storm Sewer System Solids Removal BMP



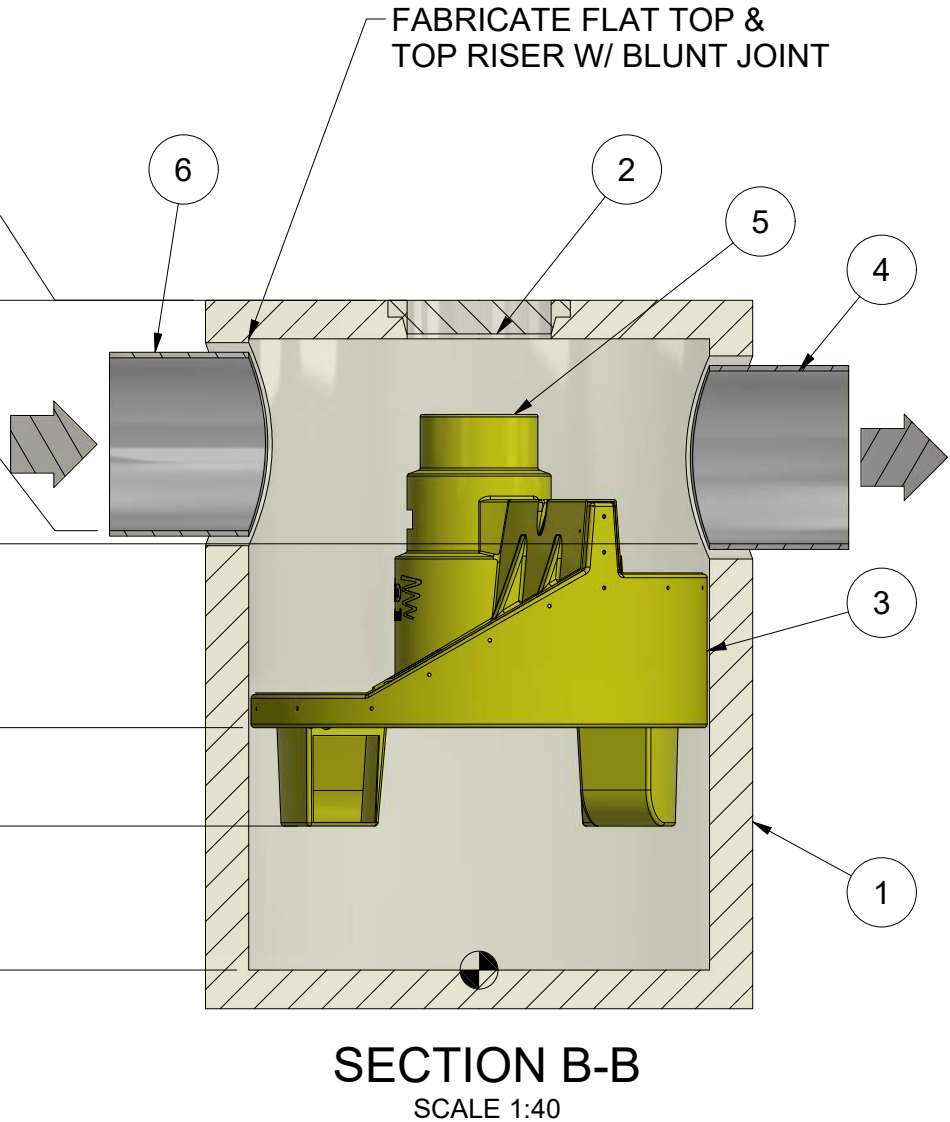
RIM: 139 1/2 in [11.63 ft]
ELEV: 405.36ft
T.O.S.: 139 1/2 in [11.63 ft]
ELEV: 405.36ft

INLET INVERTS: 91 1/2 in [7.63 ft]
ELEV: 401.36ft
OUTLET INVERT: 88 3/4 in [7.40 ft]
ELEV: 401.13ft

PREASSEMBLY REFERENCE: 50 1/2 in [4.21 ft]

BOTTOM OF INTERNALS: 30 in [2.50 ft]

SUMP: 0 in [.00 ft]
ELEV: 393.73ft



1. MANHOLE WALL AND SLAB THICKNESS ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.
4. CONTRACTOR IS RESPONSIBLE FOR MATERIALS AND LABOR TO BRING CASTINGS TO FINISHED GRADE
5. ACTUAL DEPTH OF STRUCTURE MAY VARY DEPENDING ON AVAILABLE PRECAST FORMS. CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
6. UNIT MUST BE INSTALLED ON A LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM OF 6" LEVEL ROCK BASE UNLESS SPECIFIED. CONTRACTOR IS RESPONSIBLE TO VERIFY BASE SPECIFICATIONS.
7. ALL PIPES SHALL BE SEALED WATERTIGHT WITH A NON-SHRINK GROUT OR BOOTS AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.

REVISION HISTORY			
REV	BY	DESCRIPTION	DATE
-	WCS	FIRST RELEASE	1/26/2023



IF IN DOUBT ASK

DATE: 1/26/2023		SCALE: 1:40	
DRAWN BY: WCS		CHECKED BY: EKM	APPROVED BY

Title
8-ft DIAMETER
FIRST DEFENSE OPTIMUM

FD-1
8TH STREET COMMONS - PERKASIE
BOROUGH
PERKASIE BOROUGH, PA

Patent: www.hydro-int.com/patents

Hydro
International

hydro-int.com

©2023 HYDRO INTERNATIONAL

WEIGHT: MATERIAL:

STOCK NUMBER:
1

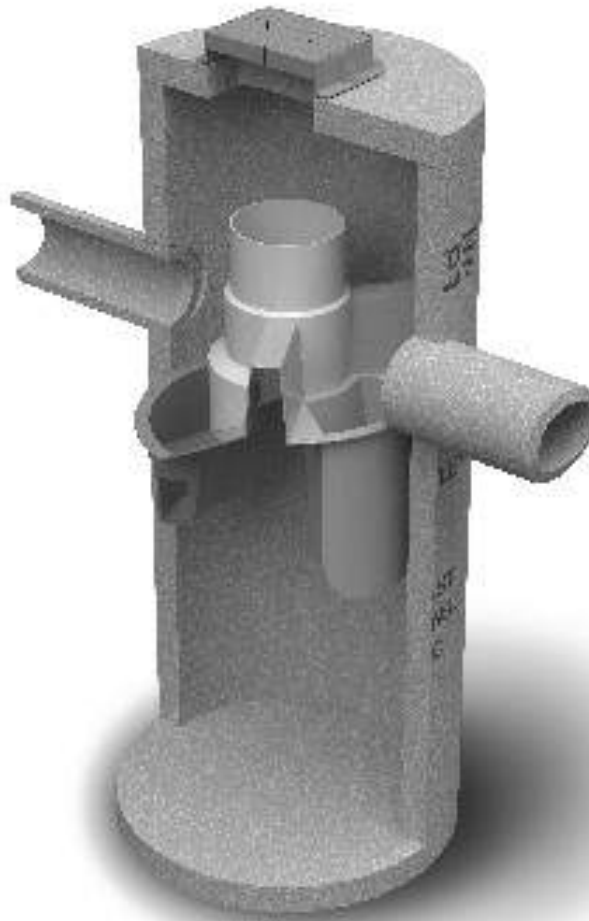
DRAWING NO.:
22_12_3003-8ftFDO-1

SHEET SIZE: B SHEET: 1 OF 1 Rev: -

CAPACITIES:
1. PEAK HYDRAULIC FLOW: 50.0 cfs (1415 l/s)

PRODUCT SPECIFICATIONS:
A. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
B. The treatment system shall fit within the limits of excavation (area and depth) as shown in the project plans and will not exceed the dimensions for the design flow rates specified herein.
C. The treatment system shall convey the Peak On-line Flow Rates of up to 50 cfs without causing upstream surcharge conditions.
D. The treatment system shall be capable of capturing and retaining fine silt and sand size particles.
E. Unit shall conform to HS20-44 load ratings.

PARTS LIST				
ITEM	QTY	SIZE (in)	DESCRIPTION	TYPE
1	1	96	I.D. PRECAST MANHOLE	
2	1	30	FRAME AND COVER (ROUND)	
3	1		LEDGER SUPPORT	
4	1	36	OUTLET PIPE (BY OTHERS)	HDPE
5	1		SEPARATION MODULE	
6	1	36	INLET PIPE (BY OTHERS)	HDPE
7	1	24	INLET PIPE (BY OTHERS)	HDPE



Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

Vortex Separator for Stormwater Treatment

Table of Contents

3	FIRST DEFENSE® BY HYDRO INTERNATIONAL <ul style="list-style-type: none">- INTRODUCTION- OPERATION- POLLUTANT CAPTURE AND RETENTION
4	MODEL SIZES & CONFIGURATIONS <ul style="list-style-type: none">- FIRST DEFENSE® COMPONENTS
5	MAINTENANCE <ul style="list-style-type: none">- OVERVIEW- MAINTENANCE EQUIPMENT CONSIDERATIONS- DETERMINING YOUR MAINTENANCE SCHEDULE
6	MAINTENANCE PROCEDURES <ul style="list-style-type: none">- INSPECTION- FLOATABLES AND SEDIMENT CLEAN OUT
8	FIRST DEFENSE® INSTALLATION LOG
9	FIRST DEFENSE® INSPECTION AND MAINTENANCE LOG

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I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- Pretreatment for filters, infiltration and storage

Advantages

- Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- Delivered to site pre-assembled and ready for installation

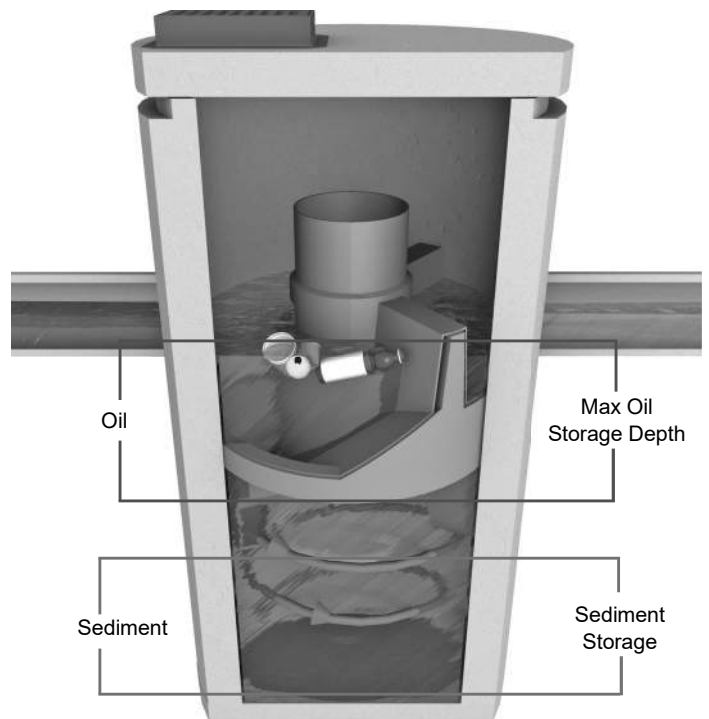


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

1. Built-In Bypass

2. Inlet Pipe

3. Inlet Chute
4. Floatables Draw-off Port

5. Outlet Pipe

6. Floatables Storage
7. Sediment Storage

8. Inlet Grate or Cover

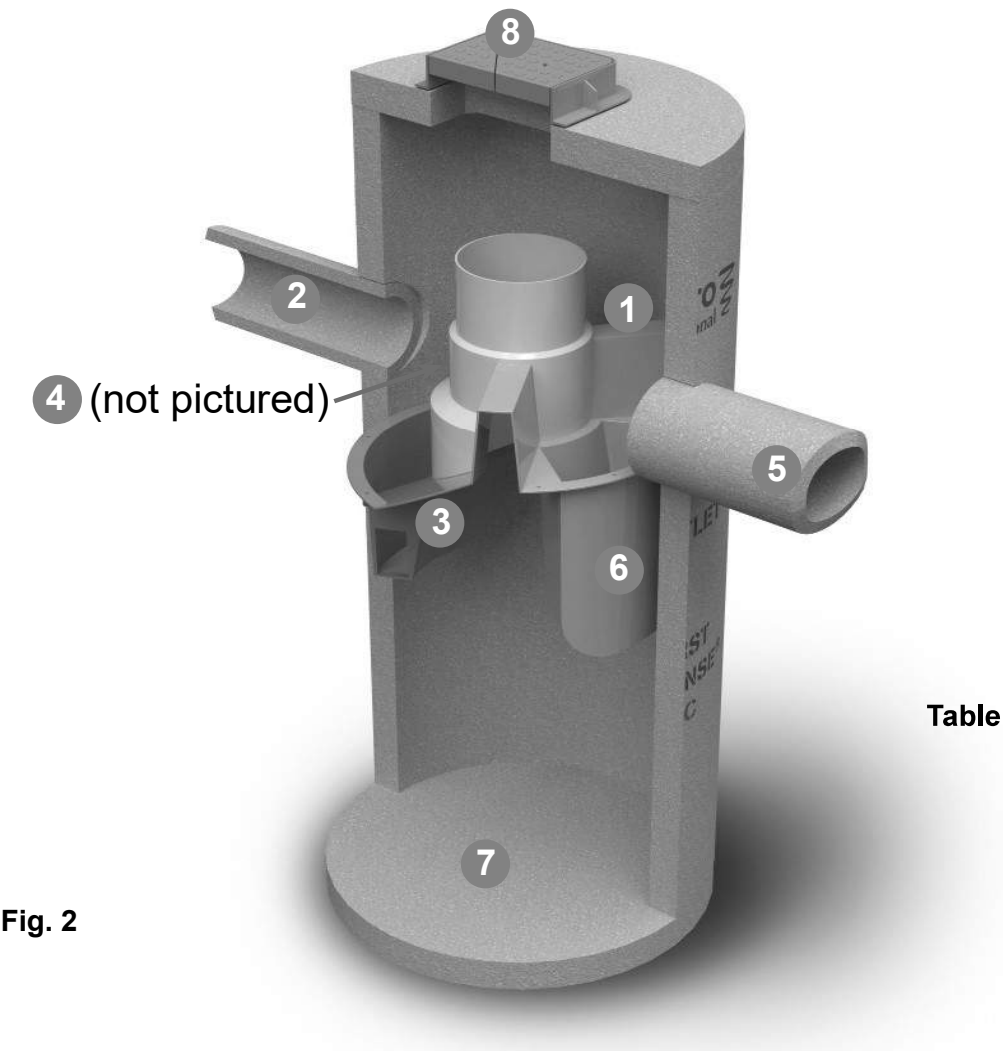


Fig. 2

Table 1

First Defense® Model Sizes
(ft / m) diameter
3 / 0.9
4 / 1.2
5 / 1.5
6 / 1.8
7 / 2.1
8 / 2.4
10 / 3.0

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

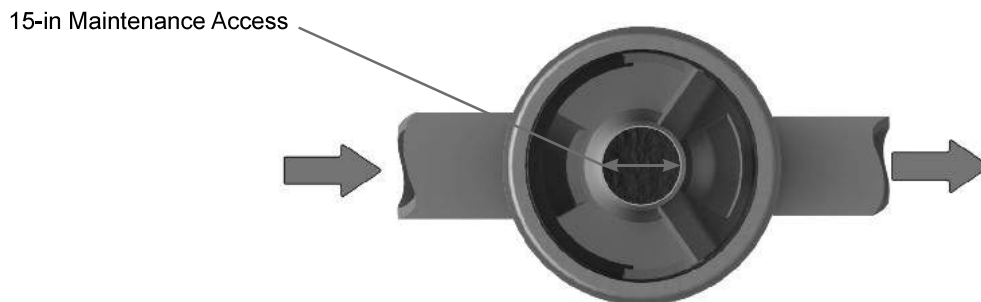


Fig.3 The central opening to the sump of the First Defense® is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / floatables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel.
6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
7. Securely replace the grate or lid.
8. Take down safety equipment.
9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vector hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

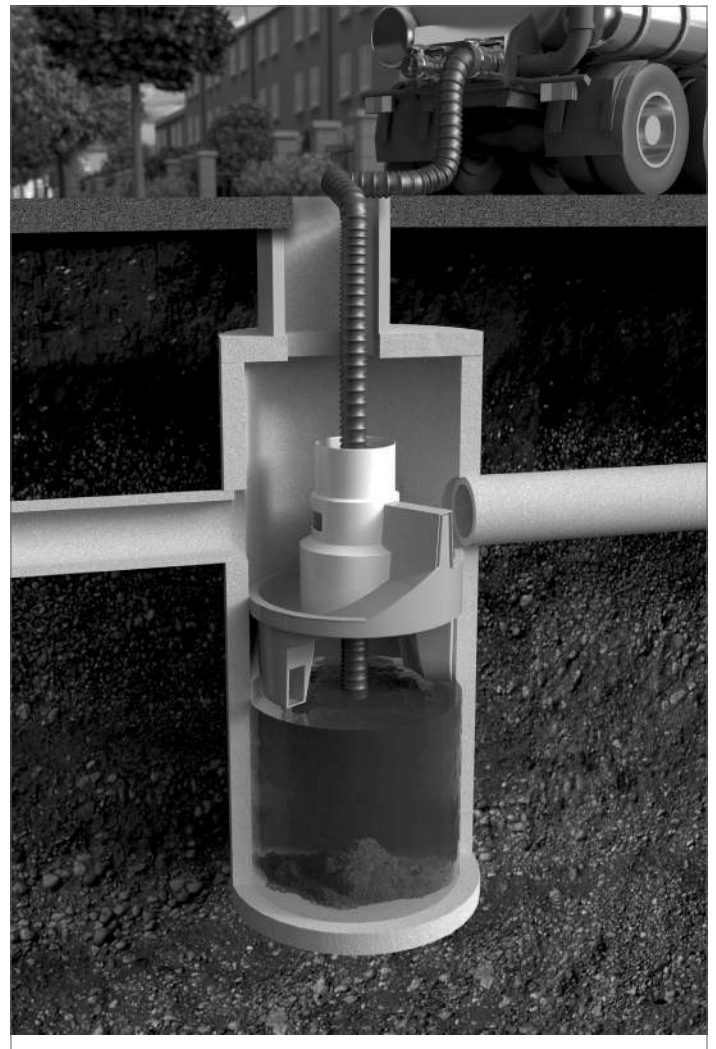


Fig.4 Floatables are removed with a vector hose

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vector truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	<ul style="list-style-type: none"> - Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	<ul style="list-style-type: none"> - Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	<ul style="list-style-type: none"> - Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)

Stormwater Solutions

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Portland, ME 04102

Tel: (207) 756-6200

Fax: (207) 756-6212

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www.hydro-int.com

Turning Water Around...[®]

FD_O+M_K_2105



PADEP WORKSHEETS 11, 12, 13

Worksheet 11: BMPs for Pollution Prevention

See: pg. 7, Section D, #4 for BMP descriptions

RC + VC + WQ

Terre Box: Retention

Detention

Underground Detention

Terre Arch: Subsurface Infiltration Bed

Infiltration Basin

WQ

Terre Kleen: Oil/Grit Separator

Terre Bio Retention Garden

Terre Urban Protector

Worksheet 12: WQ Analysis: Pollutant Loading

Worksheet 13: BMP Pollutant Reduction

Terre Box: RC-VC

Terre Arch: RC-VC-WQ: (TSS-TP-Metals)

Terre Kleen: WQ: Oil, Grease, Trash, Vegetation: (95%)

Nitrogen (50%): via captured vegetation

Phosphorus (50%): attached to TSS + captured vegetation

Metals (50%): attached to TSS

TSS: (80%) net weighted annual removal

Terre Bio Retention Garden (Tree Filter): WQ:

Phosphorus: 73.74%

Nitrogen: 68.43%

Metals: 81.83%

TSS: 85.43%



SECTION _

SPECIFICATION FOR TERRE KLEEN™ HYDRODYNAMIC SEPARATOR US Patent No. US 6,676,832 B2

BY

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Verify latest version of specifications

PART 1-GENERAL

1.1 DESCRIPTION

- A.** This work shall consist of manufacturing, delivering to the job site and installing a **Terre Kleen™ (US Patent No. US 6,676,832 B2)**; an inclined plate cell hydrodynamic separator (containing the specified number of inclined plates for each unit) at each location as shown on the contract plans. The unit shall treat all stormwater without loss of floatable matter, such as trash, debris, litter and oil and grease captured in the oil booms; there shall be no scour of settled sediment from the baffled sediment hopper located under the inclined plates in the grit chamber. External by-pass structures are not allowed. Each unit has a primary chamber and grit chamber. The primary chamber separates oil, grease and floatable debris contained in a fully baffled area to prevent loss or re-suspension of captured oil, grease, and floatable trash and debris including captured sediment. This chamber is followed by an inclined plate sedimentation unit placed above a protected sediment collection hopper in a grit chamber into which the stormwater flows after passing through a nutrient screen in the divider wall between the two chambers. The grit chamber hopper shall contain a sediment sludge stainless steel spray assembly located in the grit chamber to facilitate clean out and maintenance of the unit that shall be pressurized with water causing dislodging

- of the settled sludge below the inclined plate settler for drainage towards the vacuum suction points.
- B.** The unit shall contain an internal flow through duct located between the primary chamber and the grit chamber. Flows in excess of the design flow shall pass through the unit through the internal flow through duct.
 - C.** This product is produced by Terre Hill Concrete Products under the name “**Terre Kleen™**”. All rights are reserved.**(US Patent No. 6,676,832 B2)**
 - D.** The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate separator shall operate based on the hydrostatic pressure differential between the inlet and outlet pipe. The flow is split in proportion to the number of inclined plate cells. The cells treat the water in parallel and combine the flow at the overflow weir. The inclined plate cell surfaces facilitate sliding of the sediment to the hopper below where it is protected from scour from subsequent flows. The design of the device shall prevent loss of captured pollutants including oil, grease, trash, debris, and sediment through scouring or other causes during all flows and conditions. The nutrient screen shall be positioned to allow passage of all flows without allowing loss of captured pollutants.
 - E.** The internal flow through duct provides additional flow area in addition to the inclined plate cells. All flows pass through the primary chamber so as to capture oil grease and floatable trash and debris and to allow by-pass of the excess flows only in the internal flow through duct while requiring design flows to continue to be treated in both the primary and the sedimentation grit chamber. The internal by-pass shall not allow loss of any captured pollutants during excess flows.
 - F.** Both the primary and the grit chambers shall be accessible through removable covers at grade for the removal of floatable material, water and the settled solids and floating particulates using a standard vacuum truck. No confined space entry shall be required for removal of captured pollutants.
 - G.** The grit chamber hopper shall contain a sediment sludge stainless steel spray assembly located in the grit chamber to facilitate clean out and maintenance of the unit that shall be pressurized with water causing dislodging of the settled sludge below the inclined plate settler for drainage towards the vacuum suction points.
 - H.** Captured sediment storage shall be not less than $0.7 \text{ Ft}^3/\text{Ft}^2$ of settling area in the Terre Kleen.

- I. Oil Storage shall be not less than 1.5 gallons/Ft² in the in the **Terre Kleen™ (US Patent No. US 6,676,832 B2)**

1.2 SUBMITTALS

- A. Shop drawings shall be submitted as described in Division 1 – General Requirements.
- B. Certifications by a Professional Engineer licensed in the state of installation shall be submitted that the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator structure conforms to the standards listed in this Specification.

1.3 REFERENCES

- A. ASTM International (ASTM):
- A-48 Specification for Gray Iron Castings
 - C-32 Specification for Sewer and Manhole Brick
 - C-270 Specification for Mortar for Unit Masonry
 - C-478 Specification for Precast Reinforced Concrete Manhole Sections
 - C-913 Standard Specification for Precast Concrete Water and Wastewater Structures
 - US Patent No. US 6676832 B2; Surface water purifying catch basin.
- B. Federal Specifications (FS):
- FS-SS-S-210 Sealing Compound, Preformed Plastic for Expansion Joints and Pipe Joints

1.4 MANUFACTURERS

- A. The products furnished by named manufacturers are specified as a standard of quality and performance.
- B. The manufacture of the concrete structure shall be performed at a precast production facility certified by the National Precast Concrete Association (NPCA).

- C.** The manufacturer of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** shall be licensed to produce and or sell the entire device or any components thereof by Terre Hill Concrete Products of Terre Hill Pennsylvania 717-445-3100.

PART 2- PRODUCTS

2.1 MATERIALS AND DESIGN

- A.** The reinforced concrete vault structure shall be designed for HS-25 traffic loading, and existing soil pressure, ground water pressure and buoyancy. The materials and structural design shall be per ASTM C-478 and ASTM C-913. The concrete shall have a minimum compressive strength of 5000 psi.
- B.** The access cover shall be designed for HS-25 traffic loading and shall provide a minimum of 27 1/2 inches clear opening. Manhole frame and cover shall be East Jordan or Quirin manufactured from gray iron conforming to ASTM A-48 Class 35B. The cover shall contain the words "Stormwater Treatment System" and the Terre Kleen™ logo as approved by Terre Hill Concrete Products.
- C.** Butyl mastic sealant for joints shall conform to ASTM C-990 and Federal Specifications (FSFS-SS-S-210 Sealing Compound, Preformed Plastic for Expansion Joints and Pipe Joints
- D.** Pipe openings shall be sized to accept pipes of the specified sizes and shall be sealed with hydraulic cement conforming to ASTM C-595M.
- E.** The metal components of the inclined cell separator, baffle wall Aluminum Alloy 5052 (UNS # A95052) or equal.
- F.** The hinge pins of the inclined cell separator shall be manufactured from stainless steel AISI Type 304L (UNS # S30403).
- G.** All fasteners used in combination or connecting the inclined cell separator to the concrete structure shall be made from stainless steel AISI 316 (UNS # 31600) and the threads shall be properly lubricated with Permatex anti-seize Item 80078 lubricant or equal. All surfaces of aluminum components that are to be embedded or in contact with fresh, unhydrated concrete shall be coated with

Koppers Bitumastic 300M.

- H. Per 57 Ft² of sedimentation area, four (4) Ø 2 ¼" x 12" long sorbent booms with an absorption capacity of ¼ gallon per lineal foot shall be placed in the primary chamber for the absorption of gasoline; diesel fuel, lube oil, jet fuel, transformer oils, chlorinated solvents, aromatic solvents, hydraulic oils, light crude. The sorbent boom or Rubberizer® boom shall be manufactured by Haz-Mat Response Technologies Inc. or approved equal.

2.2 PERFORMANCE

- A. The inlet pipe shall discharge the storm water into the primary chamber. In the primary chamber, the separator shall facilitate the floatation of liquids and particles lighter than the density of water. Floatable solids, greater than 19mm [3/4"], and liquids shall be retained in the primary chamber, and shall not be subject to loss through re-suspension or any other cause. Emulsified oils are not captured and are not part of the floatable mass.
- B. The heavy fraction of the solids shall settle in the bottom of the primary chamber.
- C. Particles in the range of 50 to 500 micro meters (µM) kept in suspension due to turbulence in the primary chamber shall pass through a nutrient screen with a maximum screen opening of 16mm x 16mm [5/8"x 5/8"] and enter the grit chamber (sediment grit chamber) through a parallelogram port at the bottom of the inclined cell walls. This opening shall be approximately mid-elevation between the inlet pipe invert and the vault invert.
- D. The solids and water between the inclined cell plate walls shall travel in an inclined direction toward the overflow weir at the top of the inclined plate cell. During this process, the solids shall settle and slide down towards the bottom of each plate cell and drop into the receiving hopper of the sedimentation grit chamber. The water shall discharge at the top of the cell, pass across a V-notch weir and cascade onto a baffle plate and drain to the effluent outlet pipe.
- E. The particles that shall be removed in the grit chamber shall be silt, fine sand, and sand. The typical density of these particles is

2400 kg/M³ [150lbs/ft³], and their size between 2 microns and 1000 microns with a d₅₀= 70 Micron. The projected sedimentation surface area of the grit chamber shall be the cumulative horizontal projection of the sedimentation cell-floors that make up the sedimentation grit chamber. The total projected sedimentation surface area of the sedimentation cells, contained within the total structure footprint shall not be less than as follows:

<u>Model</u>	<u>Structure Size</u>	<u>Sedimentation Surface Area</u>
1. Terre Kleen 09	4'6" x 7'0" (31.50 ft ²)	57 ft ²
2. Terre Kleen 18	6'6" x 7'0" (45.50 ft ²)	115 ft ²
3. Terre Kleen 27	8'6" x 7'0" (59.50 ft ²)	172 ft ²
4. Terre Kleen 36	10'6" x 7'0" (73.50 ft ²)	230 ft ²
5. Terre Kleen 45	12'6" x 7'0" (87.50 ft ²)	288 ft ²
6. Terre Kleen 54	14'6" x 7'0" (101.50 ft ²)	345 ft ²
7. Terre Kleen 63	16'6" x 7'0" (115.50 ft ²)	403 ft ²

F. The design flow in M³/sec [GPM or CFS] for each **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator water quality treatment device shall be as noted on the drawings.

PART 3-INSTALLATION

3.1 INCLINED PLATE SEPARATOR FABRICATION

- A. Fabrication of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator water quality device shall be in strict accordance with the design.
- B. The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator water quality device shall be provided with mounting brackets for installation into the precast concrete structure with stainless steel mounting anchors.
- C. The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** inclined plate hydrodynamic separator shall be provided with a flow channel on the effluent side of the settler and a clean-out opening next to the channel.

- D. The nutrient screen shall be placed as an extension of the baffle wall at the entrance to the parallelogram port in the divider wall.
- E. Certified welders experienced in the welding of specified thin metals shall place all welds.
- F. The fabricator shall remove shop soils, discoloration, and welding slag.

3.2 PRECAST CONCRETE STRUCTURE

- A. The utility contractor installing the precast concrete structure shall be responsible installing the structure so as to stop the infiltration or loss of water into or out of the precast concrete structure.
- B. The precast concrete structure shall be installed level and plumb at the specified elevation shown on the signed, approved plans, on a compacted stone sub base 150mm [6"] thick.
- C. Excavation and backfill shall be as specified in the signed, approved plans.

3.3 MANUFACTURER INSTALLATION TECHNICAL ASSISTANCE

- A. At the time and place of installation of any **Terre Kleen™ (US Patent No. US 6,676,832 B2)** the manufacturer, Terre Hill Concrete Products will provide a Product Liaison on site to offer technical assistance to the installation contractor to assure proper installation of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** in accordance with the signed, approved plans.

3.4 OPERATION AND MAINTENANCE

- A. The maintenance of the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** is the responsibility of the Owner. Each site has unique site conditions. It is the responsibility of the Owner to establish a schedule according to the conditions of the specific **Terre Kleen™ (US Patent No. US 6,676,832 B2)** location. Failure to clean the sediment from the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** and to replace oil absorption booms will cause the

Terre Kleen™ (US Patent No. US 6,676,832 B2) to not maintain its design performance capabilities. It is strongly recommended that the Owner follow the prescribe maintenance specifications and procedures published by Terre Hill Concrete Products and copy thereof given to the installation contractor for delivery to the Owner.(A copy of the Maintenance Procedures are attached hereto and made a part hereof.)

PART 4 Maintenance Procedures for Terre Kleen™

4.1 General

A Inspection and maintenance must be performed on a regular basis, All captured pollutants must be removed from the **Terre Kleen™ (US Patent No. US 6,676,832 B2)**. During the first year after installation inspections should be performed every three (3) months to determine the type and amount of pollutants in the **Terre Kleen™ (US Patent No. US 6,676,832 B2)**. Site conditions and weather will influence the rate of pollutant capture. A schedule of regular maintenance can then be established based upon the quarterly inspections.

4.2 Pollutant Removal

A Access to both the primary and grit chambers is provided by manhole openings. The gross pollutants such as litter and the oil absorption booms should be removed first. A vacuum truck or similar equipment is then utilized to remove the water and the sediment. Disposal of all of the removed pollutants should be properly documented in accordance with all applicable regulations. Removal may be done anytime after a rain event.

At all times keep sparks and flames away from the **Terre Kleen™ (US Patent No. US 6,676,832 B2)** as it may contain flammable material.

The **Terre Kleen™ (US Patent No. US 6,676,832 B2)** is designed for inspection and cleaning from grade. If “confined entry” is desired, trained and certified personnel using OSHA regulation equipment is required.

Manhole covers and inlet grates must be put back securely to the frames after inspection or maintenance.

4.3 Documentation

A Proper documentation should include:

- a) dates and results of each inspection;
- b) proposed and installed repairs, renovations, improvements;
- c) type and amount of captured pollutants;
- d) disposal of pollutants;
- e) preparation and submittal of reports;
- f) document nutrient and sediment trading credits.

4.4 Measurement

A A carefully lowered stadia rod or similar instrument may be used to determine amount of captured sediment. The sludge dispersion manifold can assist in the removal of sediment. Manifold pipes mounted to the floor of the grit chamber connect to a hose that leads to the grade level manhole. The hose is pressurized by the vacuum truck's spray nozzle. The pressurized manifold sprays water through small horizontal holes in the manifold pipes, which liquefies and disperses the sludge blanket for removal by the suction nozzle.

5.0 Additional Requirements

A. Unit fabrication and field installation shall be in accordance with manufacturer's requirements unless directed otherwise by the county Engineer.

B. The units that are located in the street or highway right of way shall be able to support a HS-25 loading without structural failure. Load carrying ability of the unit shall be verified by signed and sealed calculations prepared by an engineer licensed in New Jersey. Calculations shall be submitted for review and approved with the appropriate shop drawings for each unit.

C. Each unit must meet the dimensional limitations and requirements shown on the plans including but not limited to limit of disturbance, cover to finished grade, invert-in and invert-out.

D. Units must be able to accept inlet castings as well as manhole rim and cover without any loss of performance of the unit.

E. It is anticipated that the units will be installed in areas of high ground water. In addition to the dewatering operations described elsewhere, the Contractor shall provide buoyancy calculations indicating a safety factor of two (2) against flotation. Buoyancy calculations shall be performed for the situation that the dewatering operation has failed and the unit has not been backfilled as of yet. Calculations shall be prepared and signed and sealed by an Engineer licensed in New Jersey.

F. In areas of high ground water, compacted one inch (1") diameter

crushed stone shall be used as backfill to the top of the ground water table.

G. The Contractor shall submit for approval, shop drawings for the units and any pipe coupling device that may be used.

6.0 LIMITED WARRANTY

Terre Hill Stormwater Systems provides the following Express Written Limited Warranty in lieu of any other warranty, whether oral, written, express, or implied. (the Warranty). All other warranties, representations, remedies, guarantees claims, or legal or equitable causes of action, in contract, tort or otherwise; including the Implied Warranties of Merchantability and Fitness for a Particular Purpose are excluded.

1. This Warranty applies solely to the Terre Kleen™ (US Patent No. US 6,676,832 B2) products manufactured by Terre Hill Stormwater Systems and sold to the original purchaser (the Purchaser)
2. The structural integrity of the Terre Kleen™ (US Patent No. US 6,676,832 B2); when installed in accordance with Terre Hill Stormwater System's written installation specifications, and in accordance with site conditions, requirements of all laws and regulations, are warranted to the Purchaser against defective materials and workmanship for four (4) years from the date of installation.
3. Terre Hill Stormwater Systems agrees to provide the labor and material to remove the installed Terre Kleen™ (US Patent No. US 6,676,832 B2) and reinstall the Terre Kleen™ (US Patent No. US 6,676,832 B2), upon satisfactory proof of a breach of this Warranty.
4. Excluded from Warranty are claims resulting from or caused by damage; alteration; accident; misuse; abuse involving the Terre Kleen™ (US Patent No. US 6,676,832 B2), or negligence of the Purchaser or any third party. to the Terre Kleen™ (US Patent No. US 6,676,832 B2)
5. Terre Hill Stormwater Systems sole liability to the Purchaser shall be as expressly set forth in this Warranty, whether the claim is based upon contract, tort, equity or any other legal or equitable theory.
6. Under no circumstances shall Terre Hill Stormwater Systems be

liable to Purchaser or any third party for product liability claims ; or the cost of goods or services related to the purchase or installation of the Terre Kleen™ (US Patent No. US 6,676,832 B2).

The Warranty is contingent upon verification of installation in strict accordance with the Terre Hill Stormwater Systems specifications, and use of the product strictly for the application specified. The construction plans for installation of the product shall be approved in writing by Terre Hill Stormwater Systems, and the construction installation plans shall be sealed by a professional engineer, licensed to perform civil engineering in the jurisdiction wherein the product will be installed.

All conditions for product usage as specified by Terre Hill Stormwater Systems must be satisfied in order for any of the terms of the Warranty to be valid, in full or in part.

The Warranty guarantees that any product of the Terre Hill Stormwater System will equal or exceed the Terre Hill Stormwater System written performance claim for stormwater treatment.

This Warranty of Terre Hill Stormwater Systems does not extend to incidental, consequential, special, or indirect claims , expenses or damages. Terre Hill Stormwater Systems shall not be liable for penalties or liquidated damages, including loss of profits or production and overhead costs; or other loss or expense incurred by the Purchaser or any third party.

The Warranty is limited to those claims filed in writing with Terre Hill Stormwater Systems, a Division of Terre Hill Concrete Products on or before four (4) years from the date of substantial completion of installation. The written claim shall specify and describe the alleged defect upon which the breach of Warranty is claimed in reasonable detail.

The Warranty with all of its obligations, rights and limitations and protections shall apply to Terre Hill Concrete Products.

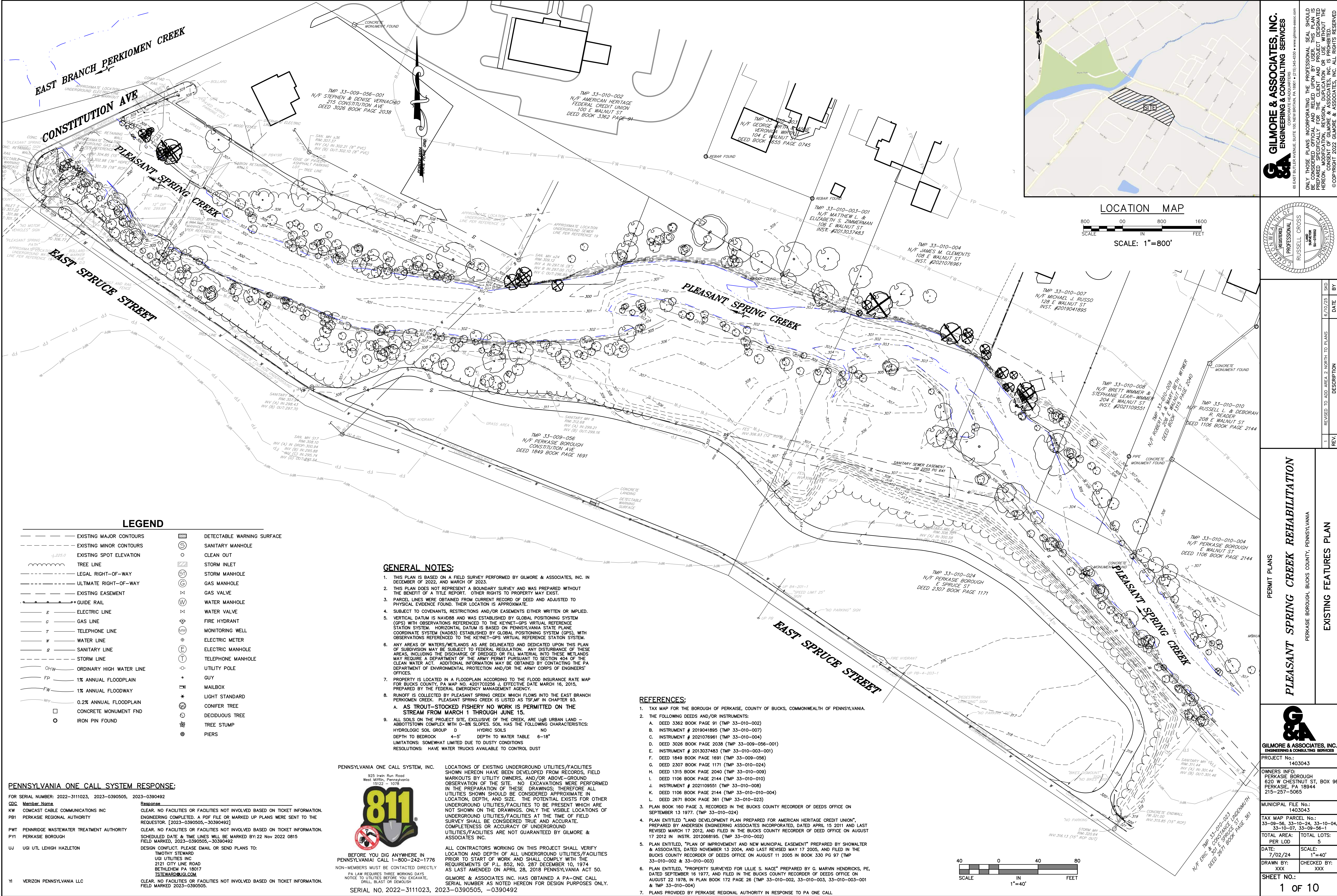
END OF SECTION

TK Specs dated 09.26.12

Appendix F

Streambank Restoration

Appendix F-1: Pleasant Spring Creek Streambank Stabilization Plans



PENNSYLVANIA ONE CALL SYSTEM RESPONSE:

FOR SERIAL NUMBER: 2022-3111023, 2023-0390505, 2023-0390492

CDG Member Name
KW COMCAST CABLE COMMUNICATIONS INC
PWT PERKASIE REGIONAL AUTHORITY

PBT PENNIRIDGE WASTEWATER TREATMENT AUTHORITY
PY1 PERKASIE BOROUGH

UJ UGI UTL LEHIGH HAZLETON

Y1 VERIZON PENNSYLVANIA LLC

Reasons
CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.
ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR. [2023-0390505, -30390492]
PWT PENNIRIDGE WASTEWATER TREATMENT AUTHORITY
PY1 PERKASIE BOROUGH
UJ UGI UTL LEHIGH HAZLETON
Y1 VERIZON PENNSYLVANIA LLC
TIMOTHY STEWARD
UGI UTILITIES INC
2121 CITY LINE ROAD
BETHLEHEM PA 18017
TSTEWARD@UGI.COM
CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.
FIELD MARKED 2023-0390505.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078



PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE.
DRILL, BLAST OR DEMOLITION
NON-MEMBERS MUST BE CONTACTED DIRECTLY
AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES, INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.
SERIAL NO. 2022-3111023, 2023-0390505, -0390492

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

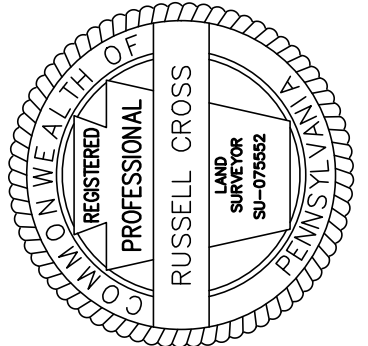
ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.



LOCATION MAP

800 00 800 1600
SCALE 1"=800'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



REV	DATE	DESCRIPTION
1	6/10/25	REVISED TO ADD AREA 2 NORTH TO PLANS

PERMIT PLANS
PLEASANT SPRING CREEK REHABILITATION
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 1403043

OWNERS INFO:
PERKASIE BOROUGH
620 W CHESTNUT ST, BOX 96
PERKASIE, PA 18944
215-257-5065

MUNICIPAL FILE NO.: 1403043

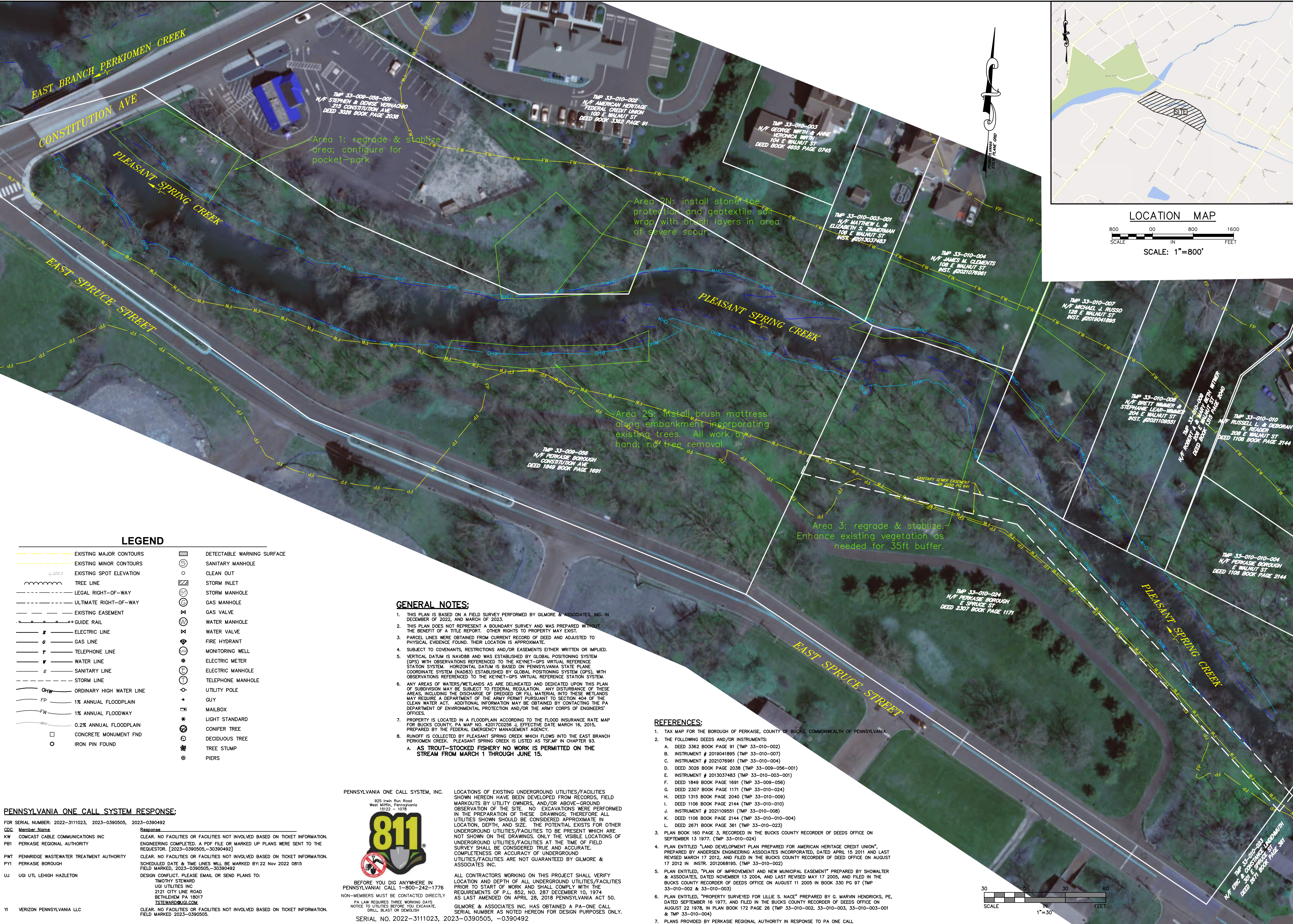
TAX MAP PARCEL NO.: 33-09-56, 33-10-24, 33-10-04, 33-10-07, 33-09-56-1

TOTAL AREA: 5
PER LOD

DATE: 7/02/24
DRAWN BY: XXX

SHEET NO.: 1 OF 10

\\nbi.gilmore.local\server\1\2014-03043-03043_perkasie_m4\pleasant_spring_creek_streambank_stabilization\DESIGN\CAD\Production Drawings\A-EXF.dwg Layout: Aerial Plotted By: SDOTTS, on Tue Jun 10, 2025 at 9:46am



LEGEND

---	EXISTING MAJOR CONTOURS	---	DETECTABLE WARNING SURFACE
---	EXISTING MINOR CONTOURS	---	SANITARY MANHOLE
---	EXISTING SPOT ELEVATION	---	CLEAN OUT
---	TREE LINE	---	STORM INLET
---	LEGAL RIGHT-OF-WAY	---	STORM MANHOLE
---	ULTIMATE RIGHT-OF-WAY	---	GAS MANHOLE
---	EXISTING EASEMENT	---	GAS VALVE
---	GUIDE RAIL	---	WATER MANHOLE
---	ELECTRIC LINE	---	WATER VALVE
---	GAS LINE	---	FIRE HYDRANT
---	TELEPHONE LINE	---	MONITORING WELL
---	WATER LINE	---	ELECTRIC METER
---	SANITARY LINE	---	ELECTRIC MANHOLE
---	STORM LINE	---	TELEPHONE MANHOLE
---	ORDINARY HIGH WATER LINE	---	UTILITY POLE
---	1% ANNUAL FLOODPLAIN	---	GUY
---	1% ANNUAL FLOODWAY	---	MAILBOX
---	0.2% ANNUAL FLOODPLAIN	---	LIGHT STANDARD
---	CONCRETE MONUMENT FND	---	CONIFER TREE
---	IRON PIN FOUND	---	DECIDUOUS TREE
---		---	TREE STUMP
---		---	PIERS

GENERAL NOTES:

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN DECEMBER OF 2022, AND MARCH OF 2023.
2. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
3. PARCEL LINES WERE OBTAINED FROM CURRENT RECORD OF DEED AND ADJUSTED TO PHYSICAL EVIDENCE FOUND. THEIR LOCATION IS APPROXIMATE.
4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
6. ANY AREAS OF WATERS/WETLANDS AS ARE DELINEATED AND DEDICATED UPON THIS PLAN OF SUBDIVISION MAY BE SUBJECT TO FEDERAL REGULATION. ANY DISTURBANCE OF THESE AREAS, INCLUDING THE DISCHARGE OF DREDGED OR FILL MATERIAL INTO THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE U.S. ARMY CORPS OF ENGINEERS' OFFICES.
7. PROPERTY IS LOCATED IN A FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA MAP NO. 42017C0256 J, EFFECTIVE DATE MARCH 16, 2015, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. RUNOFF IS COLLECTED BY PLEASANT SPRING CREEK WHICH FLOWS INTO THE EAST BRANCH PERKIOMEN CREEK. PLEASANT SPRING CREEK IS LISTED AS TSPWF IN CHAPTER 93.

A. AS TROUT-STOCKED FISHERY NO WORK IS PERMITTED ON THE STREAM FROM MARCH 1 THROUGH JUNE 15.

REFERENCES:

1. TAX MAP FOR THE BOROUGH OF PERKASIE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. THE FOLLOWING DEEDS AND/OR INSTRUMENTS:
 - A. DEED 3362 BOOK PAGE 91 (TMP 33-010-002)
 - B. INSTRUMENT # 2019041895 (TMP 33-010-007)
 - C. INSTRUMENT # 2021076961 (TMP 33-010-004)
 - D. DEED 3026 BOOK PAGE 2038 (TMP 33-009-056-001)
 - E. INSTRUMENT # 2013037483 (TMP 33-010-003-001)
 - F. DEED 1849 BOOK PAGE 1691 (TMP 33-009-056)
 - G. DEED 2307 BOOK PAGE 1171 (TMP 33-010-024)
 - H. DEED 1315 BOOK PAGE 2040 (TMP 33-010-009)
 - I. DEED 1106 BOOK PAGE 2144 (TMP 33-010-010)
 - J. INSTRUMENT # 2021109551 (TMP 33-010-008)
 - K. DEED 1106 BOOK PAGE 2144 (TMP 33-010-010-004)
 - L. DEED 2671 BOOK PAGE 361 (TMP 33-010-023)
3. PLAN BOOK 160 PAGE 3, RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 13 1977. (TMP 33-010-024)
4. PLAN ENTITLED "LAND DEVELOPMENT PLAN PREPARED FOR AMERICAN HERITAGE CREDIT UNION", PREPARED BY ANDERSEN ENGINEERING ASSOCIATES INCORPORATED, DATED APRIL 15 2011 AND LAST REVISED MARCH 17 2012, AND FILED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE ON AUGUST 17 2012 IN INSTR. 2012068195. (TMP 33-010-002)
5. PLAN ENTITLED, "PLAN OF IMPROVEMENT AND NEW MUNICIPAL EASEMENT" PREPARED BY SHOWALTER & ASSOCIATES, DATED NOVEMBER 13 2004, AND LAST REVISED MAY 17 2005, AND FILED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE ON AUGUST 11 2005 IN BOOK 330 PG 97 (TMP 33-010-002 & 33-010-003)
6. PLAN ENTITLED, "PROPERTY SURVEYED FOR LILLIE S. HACE" PREPARED BY G. MARVIN HENDRICKS, PE, DATED SEPTEMBER 16 1977, AND FILED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE ON AUGUST 22 1978, IN PLAN BOOK 172 PAGE 26 (TMP 33-010-002, 33-010-003, 33-010-003-001 & TMP 33-010-004)
7. PLANS PROVIDED BY PERKASIE REGIONAL AUTHORITY IN RESPONSE TO PA ONE CALL.

PENNSYLVANIA ONE CALL SYSTEM RESPONSE:

FOR SERIAL NUMBER: 2022-3111023, 2023-0390505, 2023-0390492	
CDG Member Name:	Response:
KW COMCAST CABLE COMMUNICATIONS INC	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.
PBT PERKASIE REGIONAL AUTHORITY	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR. [2023-0390505, -30390492]
PWT PENNIRIDGE WASTEWATER TREATMENT AUTHORITY	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.
PY1 PERKASIE BOROUGH	SCHEDULED DATE & TIME LINES WILL BE MARKED BY: 22 Nov 2022 0815
UJ UGI UTIL LEHIGH HAZLETON	FIELD MARKED. 2023-0390505, -30390492
	DESIGN CONFLICT. PLEASE EMAIL OR SEND PLANS TO:
	TIMOTHY STEWARD
	UGI UTILITIES INC
	2121 CITY LINE ROAD
	BETHLEHEM PA 18017
	ISTEWARD@UGI.COM
Y1 VERIZON PENNSYLVANIA LLC	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.
	FIELD MARKED 2023-0390505.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE. DRILL, BLAST OR DEMOLISH

SERIAL NO. 2022-3111023, 2023-0390505, -0390492

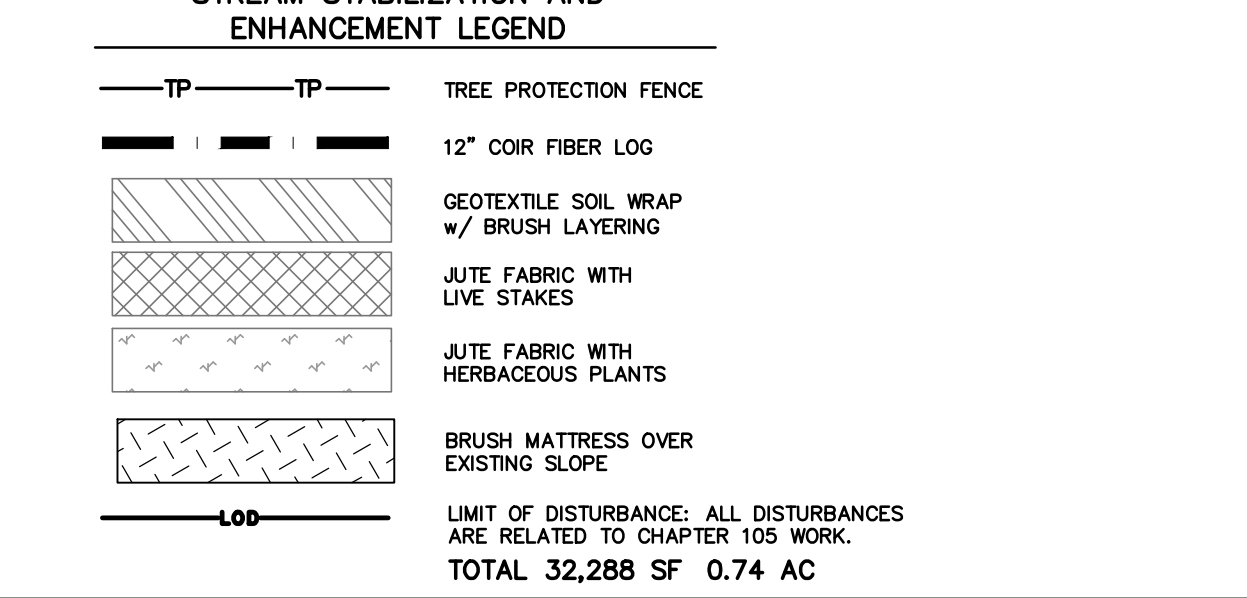
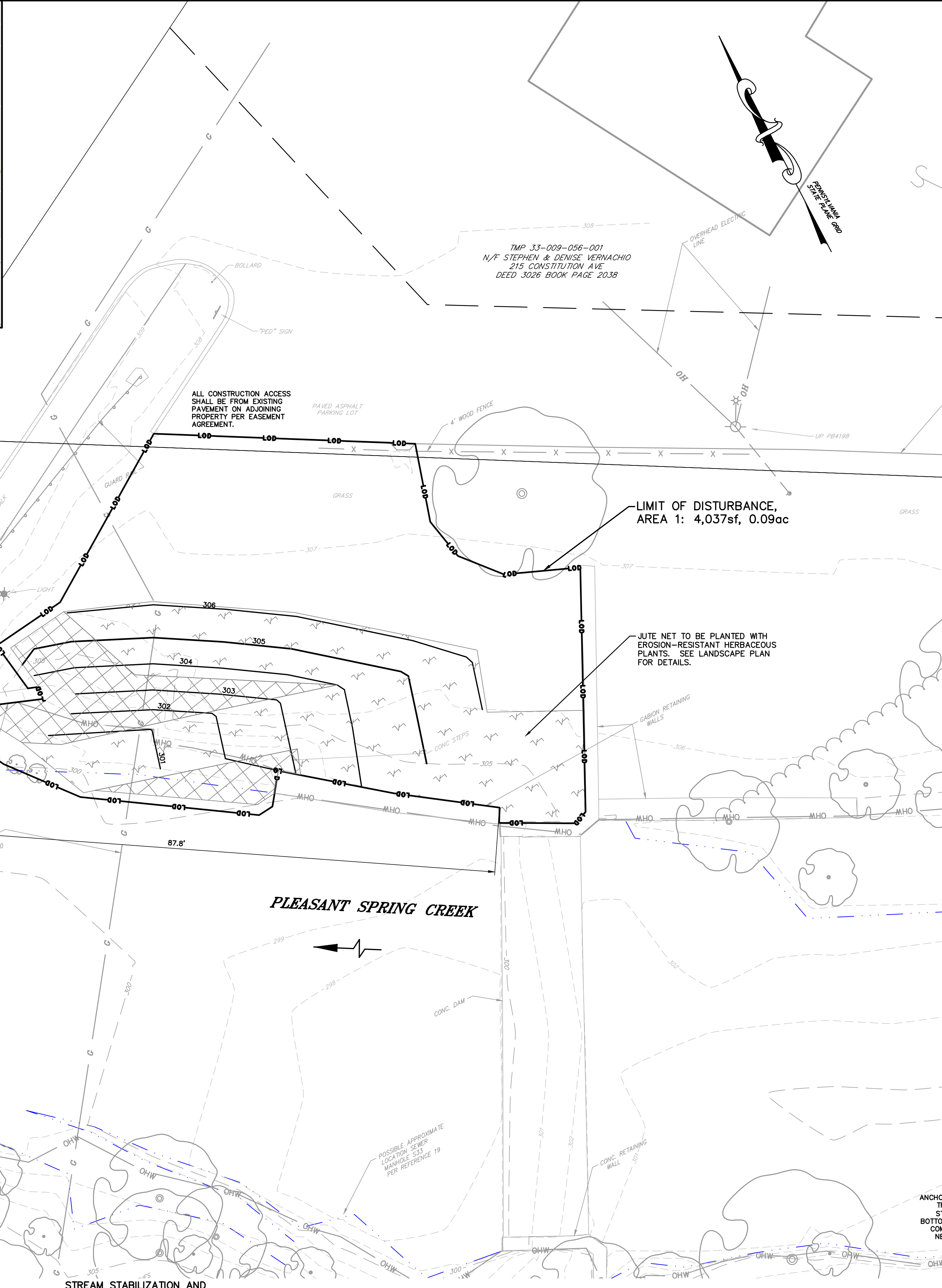
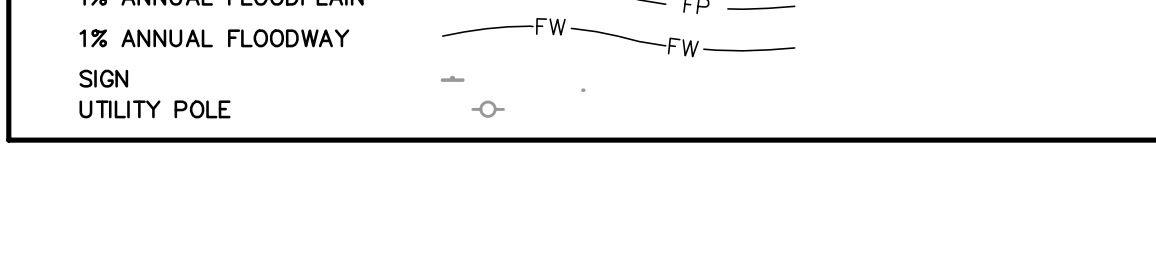
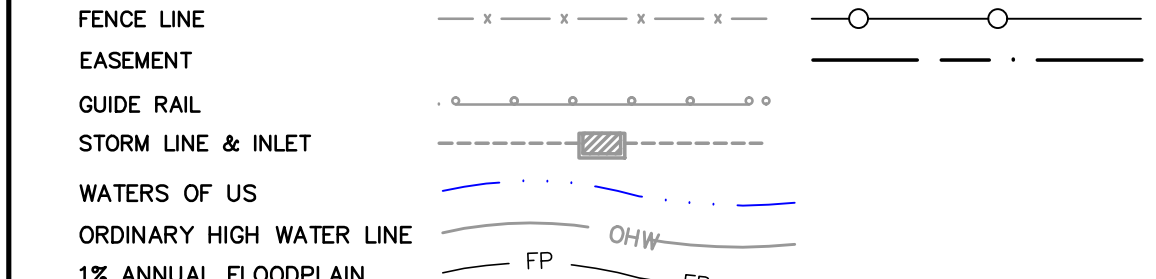
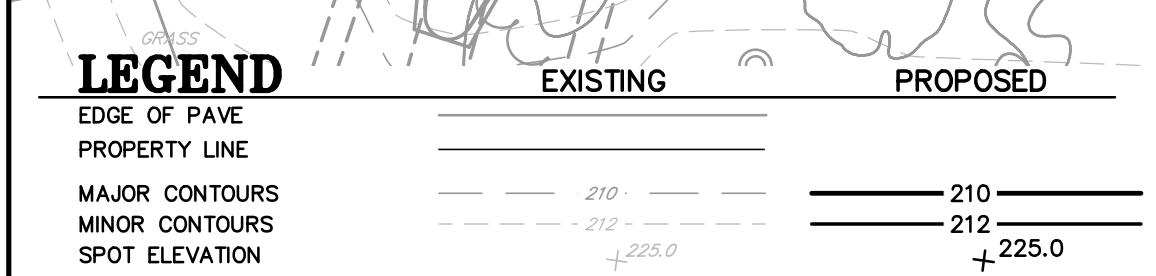
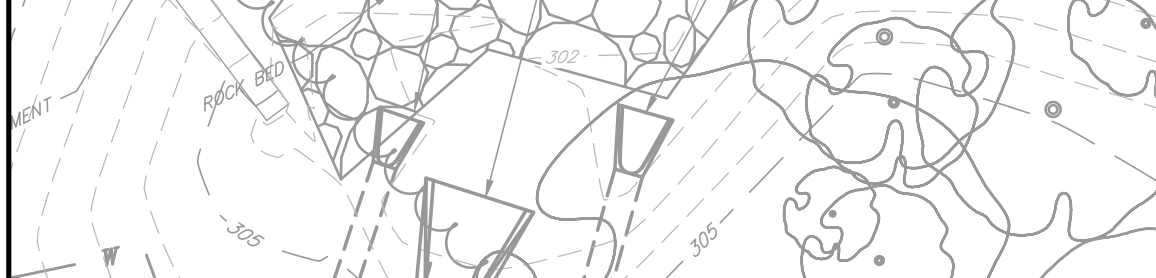
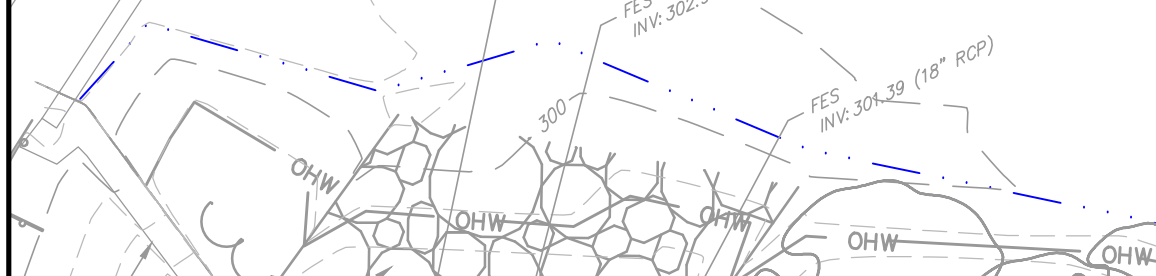
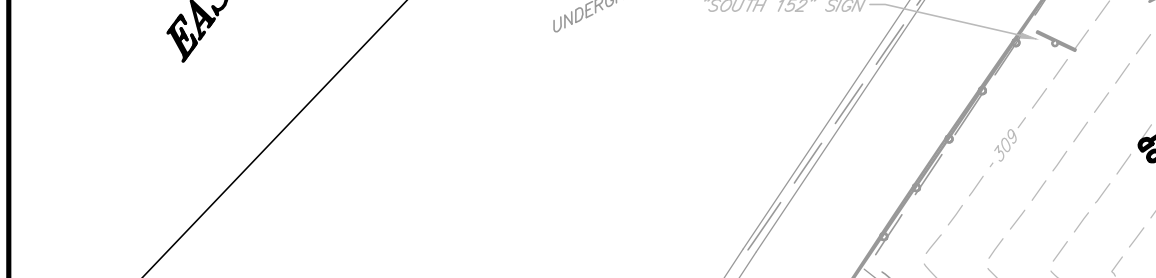
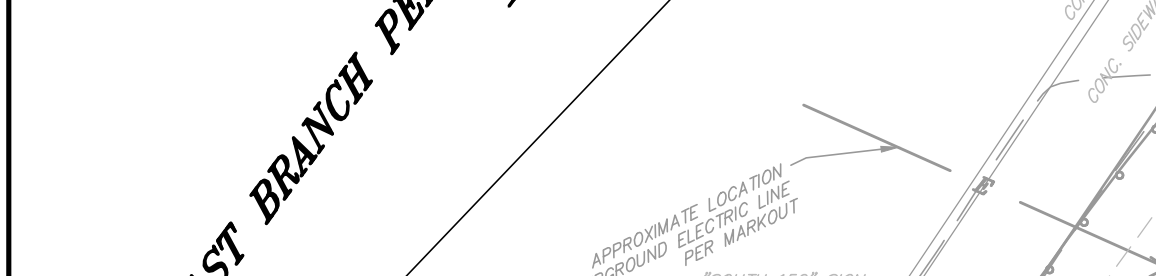
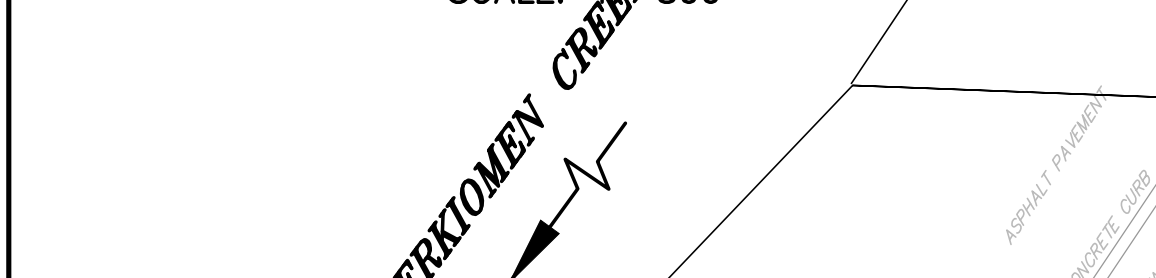
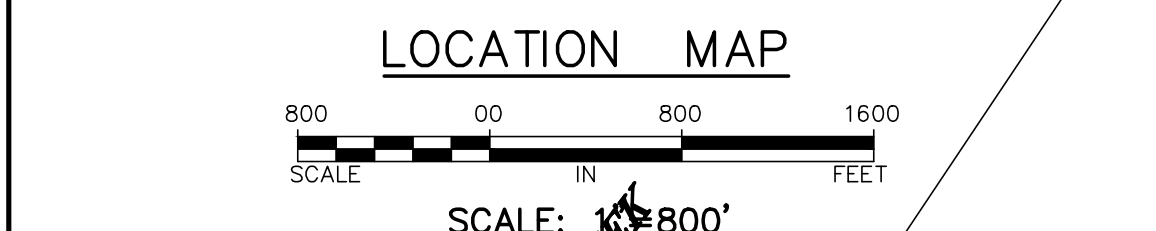
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE FIELD LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

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\\NBI-gilmore.local\SERVER\MANUAL\2014\2014-03\043_Perkasie M&A Pleasant Spring Creek Streambank Stabilization\DESIGN\CAD\Production Drawings\B-DGN.dwg Layout: Area-1 Plotted By: SDOTTS, on Tue Jun 10, 2025 at 9:48am



LIVE STAKES SHALL CONSIST OF THE FOLLOWING SPECIES, CLUSTERED BY SPECIES IN GROUPS OF 15-25:			
KEY	BOTANICAL NAME	COMMON NAME	
CA	CORNUS AMOMUM	SILKY DOGWOOD	
CS	CORNUS SERICEA	RED TWIG DOGWOOD	
PO	PHYSOCARPUS OPULIFOLIUS	NINEBARK	
SC	SAMBUCUS CANADESIS	ELDERBERRY	
SD	SALIX DISCOLOR	PUSSY WILLOW	
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	

NOTES:

- SPECIES AND QUANTITIES OF EACH SHALL BE SUBMITTED FOR APPROVAL AT TIME OF INSTALLATION BASED ON AVAILABILITY
- 0.5"-1.5" DIAMETER, 2-3 FT. LONG, DORMANT CUTTINGS
- SIDE BRANCHES CLEANLY REMOVED WITH BARK INTACT
- BASAL END SHALL BE CUT AT AN ANGLE FOR EASE OF INSTALLATION; TOP SHALL BE SQUARE CUT

CHAPTER 105 WATERWAY WORK GENERAL NOTES:

PLEASANT SPRING CREEK IS LISTED AS TROUT-STOCKED FISHERY. TSF STREAMS ARE PROTECTED AND NO WORK IS PERMITTED ON THE STREAM FROM MARCH 1 THRU JUNE 15.

NO WORK MAY COMMENCE FOR THE STREAM RESTORATION UNTIL CHAPTER 105 & USACOE AUTHORIZATION IS OBTAINED.

A. STAGING

- THE CONTRACTOR SHALL ESTABLISH A SCHEDULE FOR CONSTRUCTION ACCESS, LAYDOWN AND MATERIAL STORAGE, AND EQUIPMENT STORAGE AREAS THAT SHALL BE COMPLETED PRIOR TO THE START STREAM CHANNEL OR WETLANDS AREA WORK.
- THE CONTRACTOR SHALL ESTABLISH A SCHEDULE FOR WORK WITHIN THE STREAM CHANNEL THAT MINIMIZES DISTURBANCE AND MAXIMIZES THE STABILIZATION OF THE STREAM CHANNEL THAT WILL OCCUR EACH DAY POSSIBLE OR PRACTICAL. THE CONTRACTOR SHALL ESTABLISH A SCHEDULE THAT MINIMIZES THE TOTAL TIME TO COMPLETE THE CONSTRUCTION AND STABILIZE THE WORK AREA.
- THE CONTRACTOR SHALL HAVE ALL MATERIALS AND EQUIPMENT AT THE APPROPRIATE STAGING AREA FOR THE PROPOSED WORK PRIOR TO BEGINNING THE STREAM RESTORATION.
- THE ENGINEER SHALL APPROVE THE SCHEDULE FOR EACH WORK AREA AND ENSURE TO THE BEST OF HIS ABILITY THAT SUFFICIENT MATERIALS AND EQUIPMENT ARE AVAILABLE PRIOR TO THE CONTRACTOR BEGINNING THE PARTICULAR RESTORATION AREA.
- AT THE DISCRETION OF THE CONSERVATION DISTRICT AND/OR TOWNSHIP, A PRECONSTRUCTION MEETING SHALL BE HELD, A MINIMUM OF 7 DAYS PRIOR TO START OF WORK, INCLUDING THE SITE CONTRACTOR, TOWNSHIP ENGINEER, CONSERVATION DISTRICT, AND PLAN DESIGNER.

B. ESC MEASURES FOR CHANNEL WORK

- ALL WORK SHALL BE PERFORMED FROM THE TOP OF BANK. AT NO TIME SHALL EQUIPMENT ENTER THE STREAM FLOW. IF IT BECOMES NECESSARY TO CROSS THE STREAM, A "DRY CROSSING" SHALL BE INSTALLED PER THE DETAIL ON SHEET 3 OR TEMPORARY COFFERDAMS SHALL BE INSTALLED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE CONSTRUCTION AREA AT THE STREAM CROSSING AND THE NORMAL FLOW SHALL BE BYPASS PUMPED AROUND THE WORK AREA. WHENEVER POSSIBLE THE WORK SHOULD BE SCHEDULED FOR THE LOW FLOW SEASON.
- ALL PUMPED WATER FROM THE EXCAVATED AREAS MUST BE FILTERED PRIOR TO BEING DISCHARGED INTO THE WATERS OF THE UNITED STATES. A FILTER BAG DESLTING DEVICE OR OTHER APPROVED DESLTING DEVICE SHALL BE USED TO FILTER THE PUMPED WATER. THE FILTER BAG OR OTHER APPROVED DEVICE SHALL BE LOCATED IN A WELL-VEGETATED AREA WITH A SLOPE NOT EXCEEDING FIVE PERCENT (5%). SEE "PUMPED WATER FILTER BAG DETAIL" OF ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
- ALL IN-CHANNEL EXCAVATIONS SHALL BE ACCOMPLISHED FROM THE TOP OF THE BANKS WHERE POSSIBLE. WHERE WORK CAN NOT BE ACCOMPLISHED FROM THE TOP OF BANKS, TEMPORARY DAMS SHALL BE CONSTRUCTED UPSTREAM AND DOWNSTREAM OF WORK AREA BEFORE ANY EQUIPMENT WORKS IN THE CHANNEL. UPON COMPLETION OF THE STREAM CROSSING, ALL DISTURBED AREAS SHALL BE RESTORED TO THE PRECONSTRUCTION CONDITION AND STABILIZED.
- A BYPASS PUMP SHALL BE LOCATED ON-SITE DURING CONSTRUCTION TO BE INSTALLED AND UTILIZED IF AND/OR WHEN THE COFFERDAMS ARE DAMAGED OR OVERTAKEN BY THE CREEK DURING RAINFALL EVENTS. ALL PUMPED WATER SHALL DISCHARGE TO A SEDIMENT FILTER BAG LOCATED ON UNDISTURBED AREA. THE BYPASS PUMP SHALL BE USED UNTIL THE COFFERDAMS ARE REPLACED TO THEIR FULL FUNCTIONALITY.
- ALL EXCAVATED CHANNEL MATERIALS THAT WILL BE USED AS BACKFILL SHALL BE PLACED IN A TEMPORARY STOCKPILE OUTSIDE THE STREAM CHANNEL AND ANY WETLAND AREAS. A COMPOST SOCK FILTER DEVICE SHALL BE INSTALLED BETWEEN THE TEMPORARY STOCKPILE AND THE WETLANDS/WATERWAY. TOPSOIL, STREAM BED MATERIAL, AND SUBSOILS SHALL BE STOCKPILED SEPARATELY. ALL EXCAVATED MATERIAL NOT PLANNED TO BE USED FOR BACKFILL OR RESTORATION SHALL BE IMMEDIATELY REMOVED TO AN APPROVED DISPOSAL SITE.

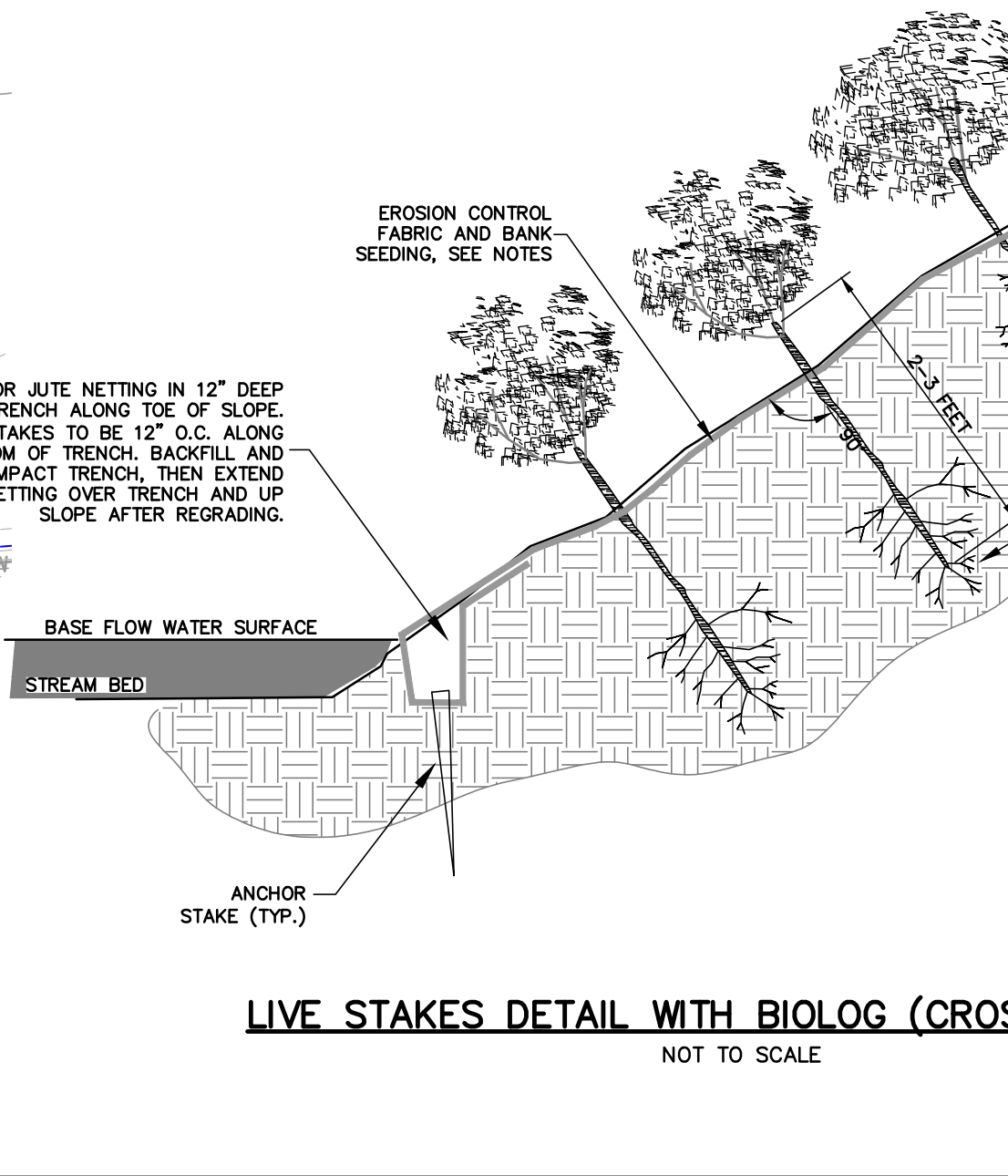
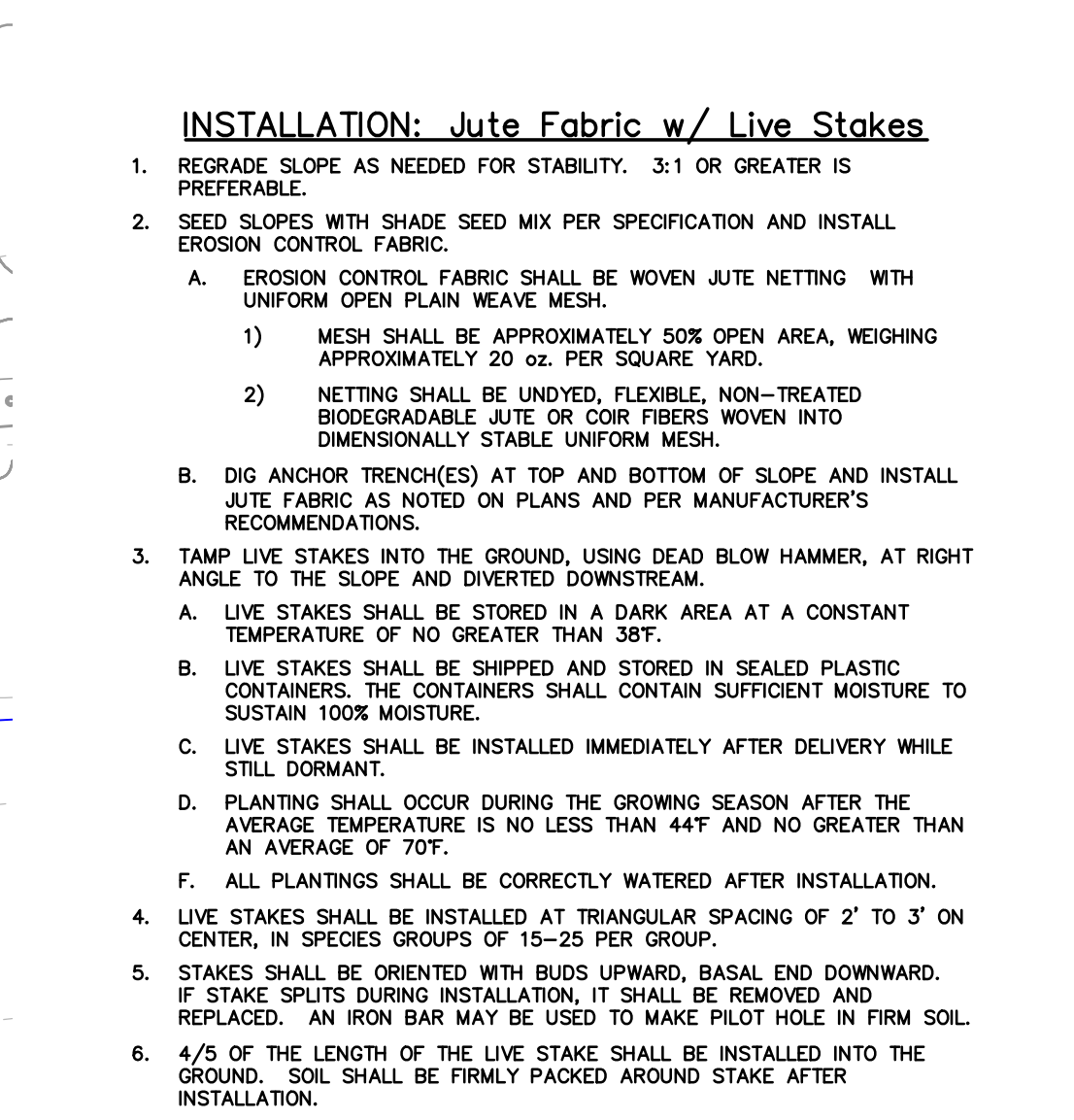
C. SEQUENCE OF CONSTRUCTION:

SEE THE SEQUENCE OF CONSTRUCTION ON SHEET 9 - EROSION & SEDIMENT CONTROL PLAN. SPECIFIC INSTALLATION NOTES FOR STABILIZATION MEASURES IS PROVIDED ON STREAM RESTORATION PLANS, SHEET 3 THRU 5.

UPON COMPLETION OF THE BANK STABILIZATION MEASURES, RIPARIAN BUFFERS SHALL BE RESTORED PER THE LANDSCAPE PLANS, SHEETS 6 THRU 8.

INSTALLATION: Jute Fabric w/ Live Stakes

- REGRADE SLOPE AS NEEDED FOR STABILITY. 3:1 OR GREATER IS PREFERABLE.
- SEED SLOPES WITH SHADE SEED MIX PER SPECIFICATION AND INSTALL EROSION CONTROL FABRIC.
- A. EROSION CONTROL FABRIC SHALL BE WOVEN JUTE NETTING WITH UNIFORM OPEN PLAIN WEAVE MESH.
 - MESH SHALL BE APPROXIMATELY 50% OPEN AREA, WEIGHING APPROXIMATELY 20 oz. PER SQUARE YARD.
 - NETTING SHALL BE UNDYED, FLEXIBLE, NON-TREATED BIODEGRADABLE JUTE OR COIR FIBERS WOVEN INTO DIMENSIONALLY STABLE UNIFORM MESH.
- B. DIG ANCHOR TRENCH(ES) AT TOP AND BOTTOM OF SLOPE AND INSTALL JUTE FABRIC AS NOTED ON PLANS AND PER MANUFACTURER'S RECOMMENDATIONS.
- C. TAMP LIVE STAKES INTO THE GROUND, USING DEAD BLOW HAMMER, AT RIGHT ANGLE TO THE SLOPE AND DIVERTED DOWNSTREAM.
 - LIVE STAKES SHALL BE STORED IN A DARK AREA AT A CONSTANT TEMPERATURE OF NO GREATER THAN 38F.
 - LIVE STAKES SHALL BE SHIPPED AND STORED IN SEALED PLASTIC CONTAINERS. THE CONTAINERS SHALL CONTAIN SUFFICIENT MOISTURE TO SUSTAIN 100% MOISTURE.
 - LIVE STAKES SHALL BE INSTALLED IMMEDIATELY AFTER DELIVERY WHILE STILL DORMANT.
 - PLANTING SHALL OCCUR DURING THE GROWING SEASON AFTER THE AVERAGE TEMPERATURE IS NO LESS THAN 44F AND NO GREATER THAN AN AVERAGE OF 70F.
 - ALL PLANTINGS SHALL BE CORRECTLY WATERED AFTER INSTALLATION.
- LIVE STAKES SHALL BE INSTALLED AT TRIANGULAR SPACING OF 2' TO 3' ON CENTER, IN SPECIES GROUPS OF 15-25 PER GROUP.
- STAKES SHALL BE ORIENTED WITH BUDS UPWARD, BASAL END DOWNWARD. IF STAKE SPLITS DURING INSTALLATION, IT SHALL BE REMOVED AND REPLACED. AN IRON BAR MAY BE USED TO MAKE PILOT HOLE IN FIRM SOIL.
- 4/5 OF THE LENGTH OF THE LIVE STAKE SHALL BE INSTALLED INTO THE GROUND. SOIL SHALL BE FIRMLY PACKED AROUND STAKE AFTER INSTALLATION.



GENERAL NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN DECEMBER OF 2022, AND MARCH OF 2023.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- PARCEL LINES WERE OBTAINED FROM CURRENT RECORD OF DEED AND ADJUSTED TO PHYSICAL EVIDENCE FOUND, THEIR LOCATION IS APPROXIMATE.
- SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
- VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- ANY AREAS OF WATERS/WETLANDS AS ARE DELINEATED AND DEDICATED UPON THIS PLAN OF SUBDIVISION MAY BE SUBJECT TO FEDERAL REGULATION. ANY DISTURBANCE OF THESE AREAS, INCLUDING THE DISCHARGE OF DREDGED OR FILL MATERIAL INTO THESE WETLANDS MAY REQUIRE A DEPARTMENT OF THE ARMY PERMIT PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE ARMY CORPS OF ENGINEERS' OFFICES.
- PROPERTY IS LOCATED IN A FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA MAP NO. 42017C0256 & EFFECTIVE DATE MARCH 16, 2015, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- RUNOFF IS COLLECTED BY PLEASANT SPRING CREEK WHICH FLOWS INTO THE EAST BRANCH PERKIOMEN CREEK. PLEASANT SPRING CREEK IS LISTED AS TSF, MF IN CHAPTER 93.
 - AS TROUT-STOCKED FISHERY NO WORK IS PERMITTED ON THE STREAM FROM MARCH 1 THROUGH JUNE 15.

CERTIFICATION

I, SHARON K. DOTTS, PE, CPESC, DO HEREBY CERTIFY, PURSUANT TO THE PENALTIES OF 18 PA. C.S.A. SEC. 4904, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH CHAPTER 105 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

REV.	DESCRIPTION	DATE	BY
1	REVISED TO ADD AREA 2 NORTH TO PLANS	6/10/25	SKD

FLOODPLAIN SEED MIX	
SEED MIX SHALL BE ERNMIX-15A, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES AT 20 LBS/ACRE:	
20.0% ELYMUS VIRGINICUS, PA ECOTYPE	VIRGINIA WILDRYE, PA ECOTYPE
14.5% PANICUM CLANDESTINUM, TOGA	DEERTONGUE, TOGA
14.0% ANDROPOGON GERARDII, 'NIAGARA'	BIG BLUESTEM, 'NIAGARA'
14.0% SORGHASTRUM NUTANS, PA ECOTYPE	INDIANGRASS, PA ECOTYPE
10.0% CAREX VULPINODEA, PA ECOTYPE	FOX SEDGE, PA ECOTYPE
6.3% CAREX LURIDA, PA ECOTYPE	LURD SEDGE, PA ECOTYPE
6.3% CAREX SCOPARIA, PA ECOTYPE	BLUNT BROOM SEDGE, PA ECOTYPE
3.0% VERBENA HASTATA, PA ECOTYPE	BLUE VERVAIN, PA ECOTYPE
2.0% ASOLEPIAS INCARNATA, PA ECOTYPE	SWAMP MILKWEED, PA ECOTYPE
2.0% JUNCUS EFFUSUS	SOFT RUSH
2.0% ZIZIA AUREA, PA ECOTYPE	GOLDEN ALEXANDERS, PA ECOTYPE
1.0% VERBENA URTIQIFOLIA, PA ECOTYPE	WHITE VERVAIN, PA ECOTYPE
0.6% SOLIDAGO RUROSA, PA ECOTYPE	WRINKLELEAF GOLDENROD, PA ECOTYPE
0.5% ASTER LANCEOLATUS	LANCE LEAVED ASTER
0.5% ASTER NOVAE-ANGIAE, PA ECOTYPE	NEW ENGLAND ASTER, PA ECOTYPE
0.5% ASTER PUNICEUS, PA ECOTYPE	PURPLESTEM ASTER, PA ECOTYPE
0.5% HELENIUM AUTUMNALE, PA ECOTYPE	COMMON SNEEZEWEED, PA ECOTYPE
0.4% EUPATORIUM PERFORIATUM, PA ECOTYPE	BONESET, PA ECOTYPE
0.4% EUTHAMIA GRAMINIFOLIA, PA ECOTYPE	GRASSLEAF GOLDENROD, PA ECOTYPE
0.4% MONARDA FISTULOSA, PA ECOTYPE	WILD BERGAMOT, PA ECOTYPE
0.3% LYCOPUS AMERICANUS, PA ECOTYPE	AMERICAN WATER HOREHOUND, PA ECOTYPE
0.3% MIMULUS RINGENS, PA ECOTYPE	SQUARE STEMMED MONKEYFLOWER, PA ECOTYPE
0.3% SCORPUS CYPERINUS, PA ECOTYPE	WOOLGRASS, PA ECOTYPE
0.2% LOBELIA SIPHILITICA, PA ECOTYPE	GREAT BLUE LOBELIA, PA ECOTYPE

COVER CROP SHALL CONSIST OF GRAIN RYE AT 30 LBS/ACRE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

46 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, CT 06053-1430 • www.gilmore-inc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS THE PROPERTY OF GILMORE & ASSOCIATES, INC. NO PART HEREIN, REPRODUCTION, MODIFICATION, REVISION, OR USE, WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. © COPYRIGHT 2022 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.

REGISTERED PROFESSIONAL ENGINEER
Sharon K. Dotts
No. PE-64508
PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	REVISED TO ADD AREA 2 NORTH TO PLANS	6/10/25	SKD

PERMIT PLANS

PLEASANT SPRING CREEK REHABILITATION

PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

STREAM RESTORATION PLAN - AREA 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 1403043

OWNERS INFO:
PERKASIE BOROUGH
620 W CHESTNUT ST, BOX 96
PERKASIE, PA 18944
215-257-5065

MUNICIPAL FILE No.: 1403043

TAX MAP PARCEL No.: 33-09-56, 33-10-24, 33-10-04, 33-10-07, 33-09-56-1

TOTAL AREA: 5 PER LOD
TOTAL LOTS: 5

DATE: 7/02/24
DRAWN BY: XXX
CHECKED BY: XXX

SHEET NO.: 3 OF 10

GENERAL NOTES:

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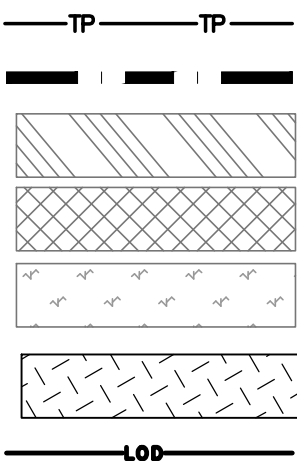
THE ARMY PERMIT PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE ARMY CORPS OF ENGINEERS' OFFICES.

PROPERTY IS LOCATED IN A FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA MAP NO. 4207C0256 J, EFFECTIVE DATE MARCH 16, 2015, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RUNOFF IS COLLECTED BY PLEASANT SPRING CREEK WHICH FLOWS INTO THE EAST BRANCH PERKIOMEN CREEK. PLEASANT SPRING CREEK IS LISTED AS TSP.MF IN CHAPTER 93.

AS TROUT-STOCKED FISHERY NO WORK IS PERMITTED ON THE STREAM FROM MARCH 1 THROUGH JUNE 15.

STREAM STABILIZATION AND ENHANCEMENT LEGEND

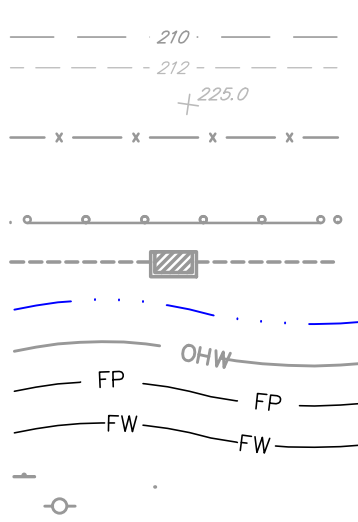


TREE PROTECTION FENCE
12" CORR FIBER LOG
GEOTEXTILE SOIL WRAP W/ BRUSH LAYERING
JUTE FABRIC WITH LIVE STAKES
JUTE FABRIC WITH HERBACEOUS PLANTS
BRUSH MATTRESS OVER EXISTING SLOPE
LIMIT OF DISTURBANCE: ALL DISTURBANCES ARE RELATED TO CHAPTER 105 WORK.
TOTAL 32,288 SF 0.74 AC

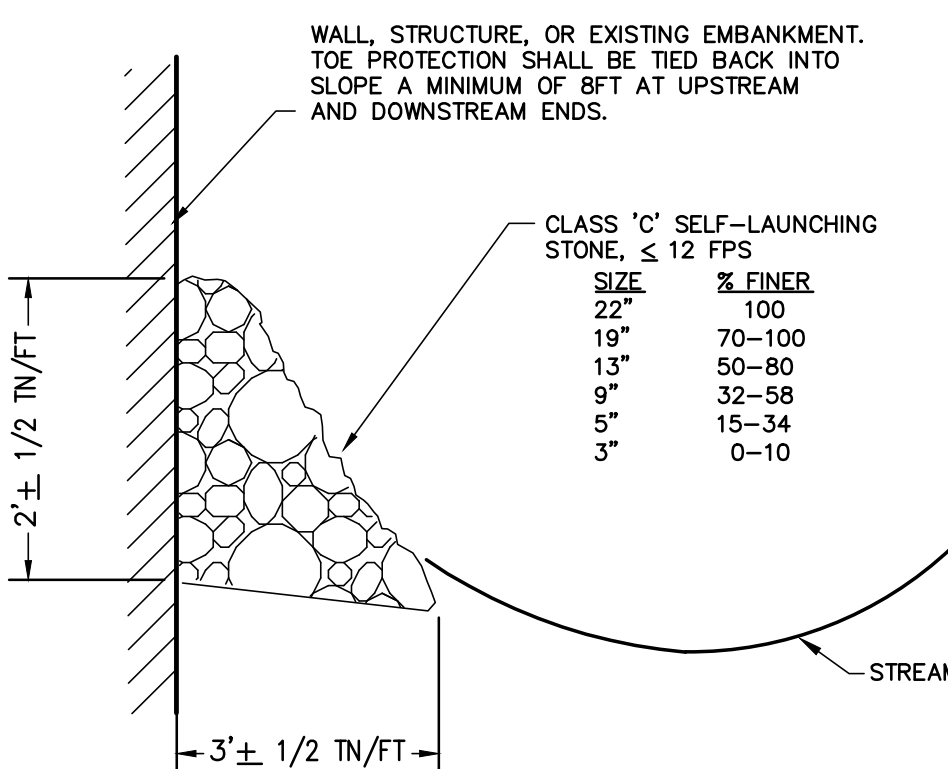
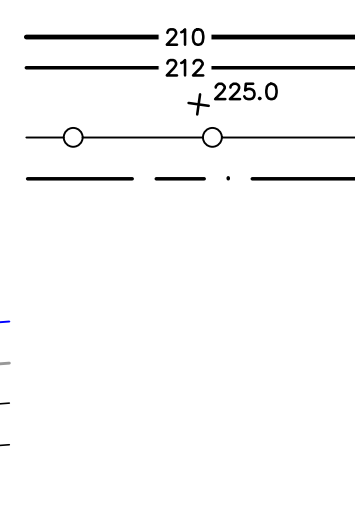
LEGEND

EDGE OF PAVE PROPERTY LINE
MAJOR CONTOURS
MINOR CONTOURS
SPOT ELEVATION
FENCE LINE
EASEMENT
GUIDE RAIL
STORM LINE & INLET
WATERS OF US
ORDINARY HIGH WATER LINE
1% ANNUAL FLOODPLAIN
1% ANNUAL FLOODWAY
SIGN
UTILITY POLE

EXISTING

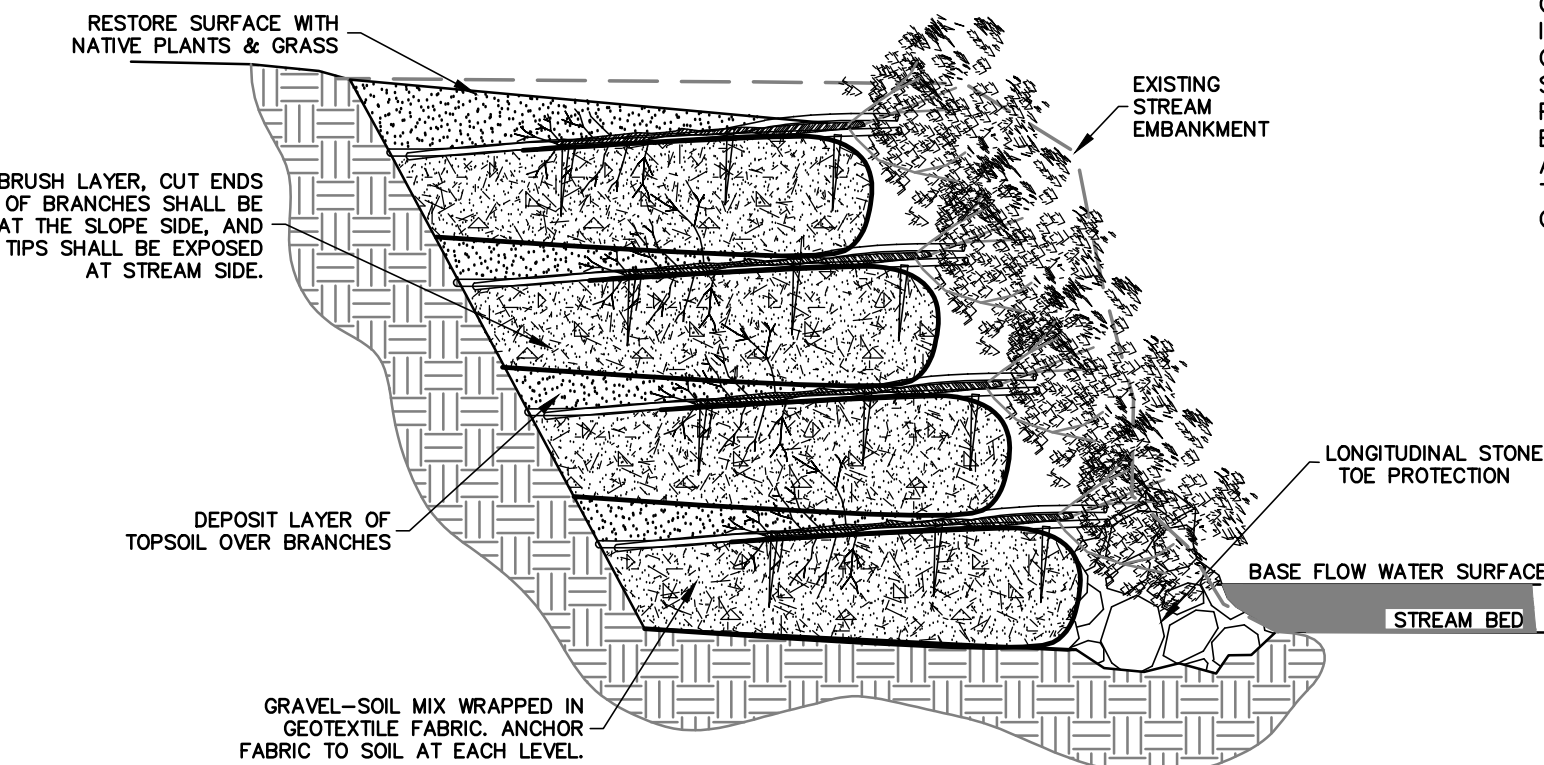


PROPOSED



LONGITUDINAL PEAKED STONE TOE PROTECTION (LPSTP) DETAIL

NOT TO SCALE



GEOTEXTILE SOIL WRAP w/ BRUSH LAYERING DETAIL (CROSS SECTION)

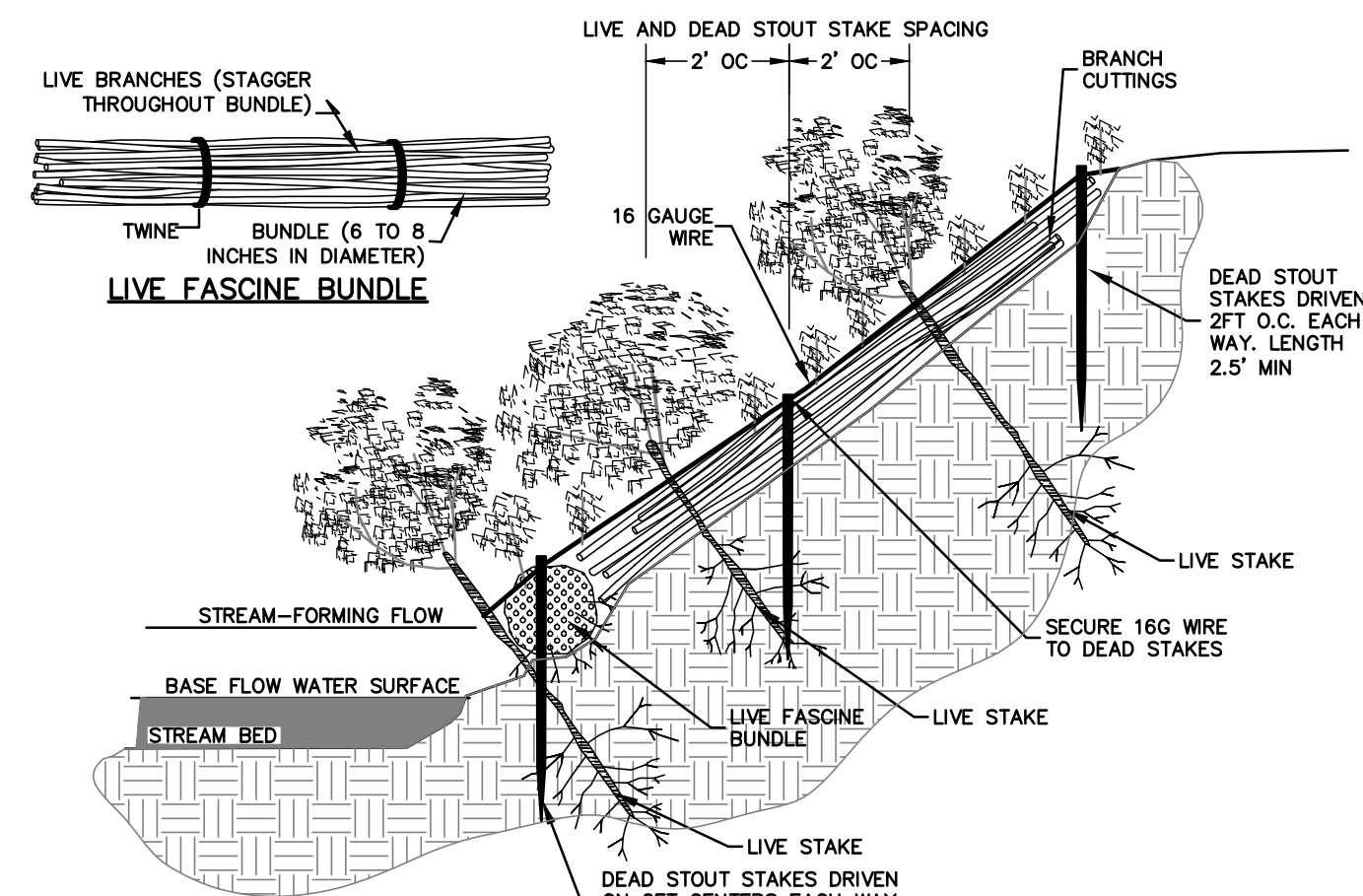
NOT TO SCALE

LIVE STAKES SHALL CONSIST OF THE FOLLOWING SPECIES, CLUSTERED BY SPECIES IN GROUPS OF 15-25:

KEY	BOTANICAL NAME	COMMON NAME
CA	CORNUS AMOMUM	SILKY DOGWOOD
CS	CORNUS SERICEA	RED TWIG DOGWOOD
PO	PHYSCOCARPUS OPULIFOLIUS	NINEBARK
SC	SAMBUCUS CANADESIS	ELDERBERRY
SD	SALIX DISCOLOR	PUSSY WILLOW
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM

NOTES:

- SPECIES AND QUANTITIES OF EACH SHALL BE SUBMITTED FOR APPROVAL AT TIME OF INSTALLATION BASED ON AVAILABILITY.
- 0.5"-1.5" DIAMETER, 2-3 FT. LONG, DORMANT CUTTINGS
- SIDE BRANCHES CLEANLY REMOVED WITH BARK INTACT
- BASAL END SHALL BE CUT AT AN ANGLE FOR EASE OF INSTALLATION; TOP SHALL BE SQUARE CUT



BRUSH MATTRESS DETAIL (CROSS SECTION)

NOT TO SCALE

FLOODPLAIN SEED MIX

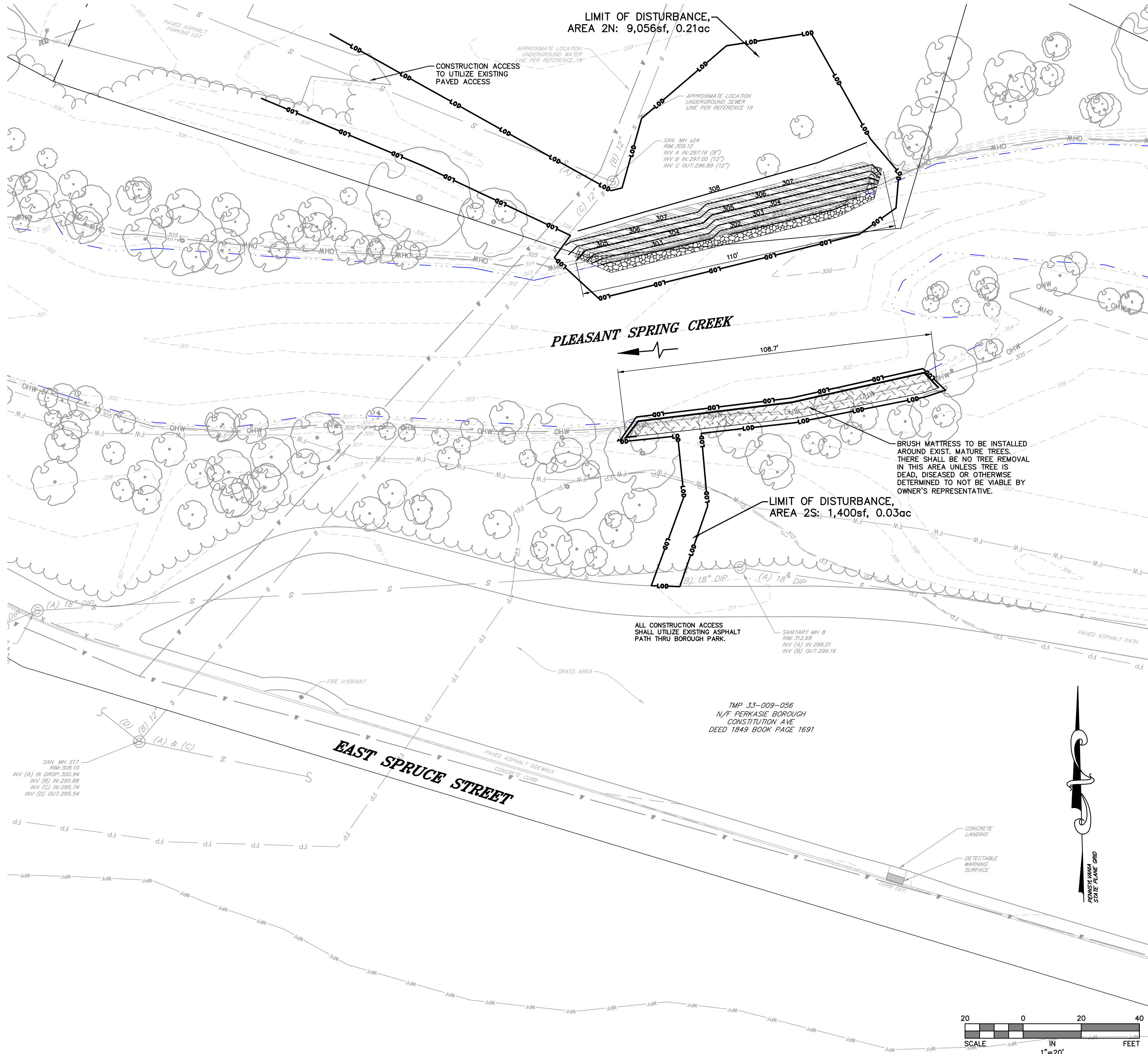
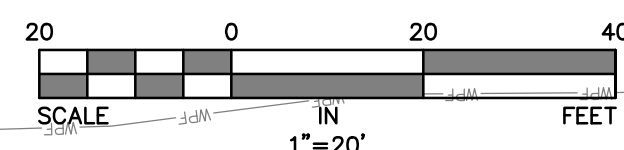
SEED MIX SHALL BE ERWXX-154, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES AT 20 LBS/ACRE:

20.0% ELYMUS VIRGINICUS, PA ECOTYPE	VIRGINIA WILDYRE, PA ECOTYPE
14.5% PANICUM CLANDESTINUM, TIOGA	DEERTONGUE, TIOGA
14.0% ANDROPOGON GERARDII, 'NIAGARA'	BIG BLUESTEM, 'NIAGARA'
14.0% SORGHASTRUM NUTANS, PA ECOTYPE	INDIANGRASS, PA ECOTYPE
10.0% CAREX VULPINOIDEA, PA ECOTYPE	FOX SEDGE, PA ECOTYPE
6.3% CAREX LURIDA, PA ECOTYPE	LURID SEDGE, PA ECOTYPE
6.3% CAREX SCOPARIA, PA ECOTYPE	BLUNT BROOM SEDGE, PA ECOTYPE
3.0% VERBENA HASTATA, PA ECOTYPE	BLUE VERVAIN, PA ECOTYPE
2.0% ASCLEPIAS INCARNATA, PA ECOTYPE	SWAMP MILKWEED, PA ECOTYPE
2.0% JUNCUS EFFUSUS	OLD BERGMOT, PA ECOTYPE
2.0% ZIZIA AUREA, PA ECOTYPE	GOLDEN ALEXANDERS, PA ECOTYPE
1.0% VERBENA URITICIFOLIA, PA ECOTYPE	WHITE VERVAIN, PA ECOTYPE
0.6% SOLIDAGO RUPESTRIS, PA ECOTYPE	WRINKLELEAF GOLDENROD, PA ECOTYPE
0.5% ASTER LANCEOLATUS	LANE LEAVED ASTER
0.5% ASTER NOVAE-ANGLIAE, PA ECOTYPE	NEW ENGLAND ASTER, PA ECOTYPE
0.5% ASTER PUNICEUS, PA ECOTYPE	PURPLESTEM ASTER, PA ECOTYPE
0.5% HELENIUM AUTUMNALE, PA ECOTYPE	COMMON SNEEZEWEED, PA ECOTYPE
0.4% EUPATORIUM PERFOOLIATUM, PA ECOTYPE	BONASET, PA ECOTYPE
0.4% EUTHAMIA GRAMINIFOLIA, PA ECOTYPE	GRASSLEAF GOLDENROD, PA ECOTYPE
0.4% MONARDA FISTULOSA, PA ECOTYPE	WILD BERGMOT, PA ECOTYPE
0.3% LYCOPUS AMERICANUS, PA ECOTYPE	AMERICAN WATER HOREHOUND, PA ECOTYPE
0.3% IMMILUS RINGENS, PA ECOTYPE	SQUARE STEMMED MONKEYFLOWER, PA ECOTYPE
0.3% SCORPUS CYPERNUS, PA ECOTYPE	WOOLGRASS, PA ECOTYPE
0.2% LOBELIA SIPHILITICA, PA ECOTYPE	GREAT BLUE LOBELIA, PA ECOTYPE

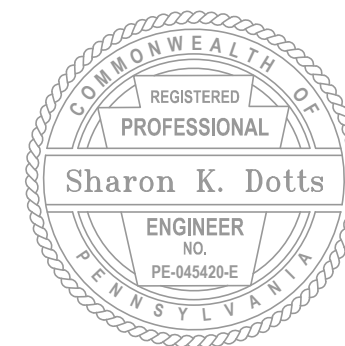
COVER CROP SHALL CONSIST OF GRAIN RYE AT 30 LBS/ACRE

INSTALLATION: Brush Mattress

- PREPARE LIVE STAKES AND LIVE FASCINE BUNDLES AS DESCRIBED IN RESPECTIVE DETAILS.
- EXCAVATE 12"x12" TRENCH AT TOE OF SLOPE.
- INSTALL AN EVEN MIX OF LIVE AND DEAD STOUT STAKES OVER FACE OF SLOPE SPACED 2FT ON CENTER. STAKES SHALL EXTEND 1FT ABOVE SURFACE.
- PLACE BRANCH CUTTINGS IN A LAYER 1-3 BRANCHES THICK, WITH BASAL ENDS LOCATED IN EXCAVATED TRENCH.
 - BRANCHES SHALL BE 6-9 FEET LONG; BRANCHES MAY BE SHORTER BUT SHALL EXTEND THE FULL LENGTH OF THE SLOPE TO BE STABILIZED.
 - BRANCHES SHALL BE APPROXIMATELY 1 INCH IN DIAMETER AND FLEXIBLE ENOUGH TO CONFORM TO VARIATIONS IN SLOPE FACE.
 - SPECIES SHALL BE AS PREVIOUSLY SPECIFIED FOR LIVE STAKES AND/OR FASCINES.
- STRETCH NO. 16 SMOOTH WIRE DIAGONALLY FROM ONE DEAD STOUT STAKE TO ANOTHER BY TIGHTLY WRAPPING WIRE AROUND EACH STAKE NO CLOSER THAN 6" FROM TOP.
- TAMP AND DRIVE ALL STAKES, LIVE AND DEAD, INTO THE GROUND UNTIL BRANCHES ARE TIGHTLY SECURED TO SLOPE BY THE WIRE MESH.
- INSTALL LIVE FASCINE IN THE TRENCH OVER THE BASAL ENDS OF THE BRANCHES. SECURE WITH DEAD STOUT STAKES THROUGH THE FASCINE SPACED AT 2' O.C.
- FILL VOIDS BETWEEN BRUSH MATTRESS AND LIVE FASCINE WITH TOPSOIL TO PROMOTE ROOTING. TOP SURFACE OF BRUSH MATTRESS AND FASCINE SHALL REMAIN SLIGHTLY EXPOSED.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



REV	DATE	DESCRIPTION
1	6/10/25	SKD
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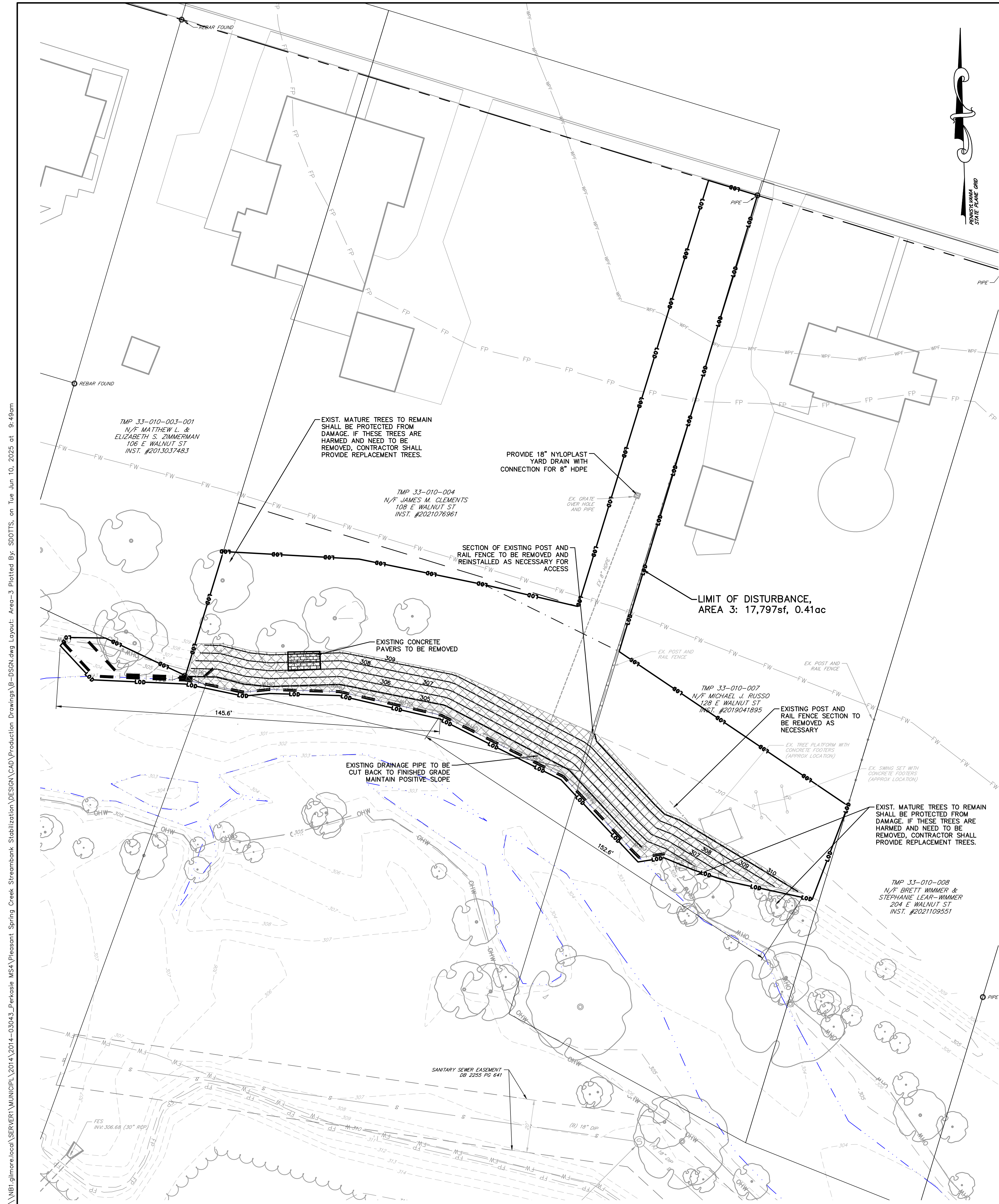
PERMIT PLANS
PLEASANT SPRING CREEK REHABILITATION
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA
STREAM RESTORATION PLAN - AREA 2



PROJECT NO.: 1403043
OWNERS INFO: PERKASIE BOROUGH, 620 W CHESTNUT ST, BOX 96, PERKASIE, PA 18944, 215-257-5065

MUNICIPAL FILE NO.: 1403043
TAX MAP PARCEL NO.: 33-09-56, 33-10-24, 33-10-04, 33-10-07, 33-09-56-1
TOTAL AREA: 5
DATE: 7/02/24
DRAWN BY: XXX
SHEET NO.: 4 OF 10

\\NBI.gilmore.local\SERVER\MUNICIPAL\2014\2014-03043_Parkasie M34 Pleasant Spring Creek Streambank Stabilization\DESIGN\CAD\Production Drawings\B-DSON.dwg Layout: Area-3 Plotted By: SDOTTS on Tue Jun 10, 2025 at 9:49am



INSTALLATION: Jute Fabric w/ Live Stakes

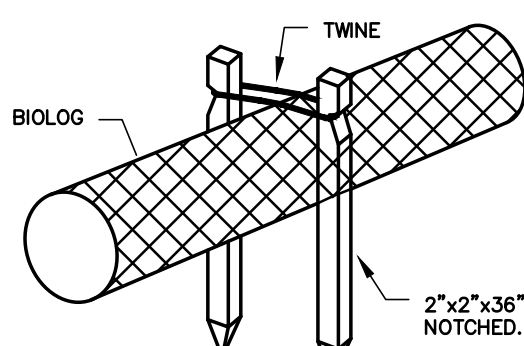
- REGRADE SLOPE AS NEEDED FOR STABILITY. 3:1 OR GREATER IS PREFERABLE.
- SEED SLOPES WITH SHADE SEED MIX PER SPECIFICATION AND INSTALL EROSION CONTROL FABRIC.
 - EROSION CONTROL FABRIC SHALL BE WOVEN JUTE NETTING WITH UNIFORM OPEN PLAIN WEAVE MESH.
 - MESH SHALL BE APPROXIMATELY 50% OPEN AREA, WEIGHING APPROXIMATELY 20 oz. PER SQUARE YARD.
 - NETTING SHALL BE UNDYED, FLEXIBLE, NON-TREATED BIODEGRADABLE JUTE OR COIR FIBERS WOVEN INTO DIMENSIONALLY STABLE UNIFORM MESH.
 - DIG ANCHOR TRENCH(ES) AT TOP AND BOTTOM OF SLOPE AND INSTALL JUTE FABRIC AS NOTED ON PLANS AND PER MANUFACTURER'S RECOMMENDATIONS.
- TAMP LIVE STAKES INTO THE GROUND, USING DEAD BLOW HAMMER, AT RIGHT ANGLE TO THE SLOPE AND DIVERTED DOWNSTREAM.
 - LIVE STAKES SHALL BE STORED IN A DARK AREA AT A CONSTANT TEMPERATURE OF NO GREATER THAN 38°F.
 - LIVE STAKES SHALL BE SHIPPED AND STORED IN SEALED PLASTIC CONTAINERS. THE CONTAINERS SHALL CONTAIN SUFFICIENT MOISTURE TO SUSTAIN 100% MOISTURE.
 - LIVE STAKES SHALL BE INSTALLED IMMEDIATELY AFTER DELIVERY WHILE STILL DORMANT.
 - PLANTING SHALL OCCUR DURING THE GROWING SEASON AFTER THE AVERAGE TEMPERATURE IS NO LESS THAN 44°F AND NO GREATER THAN AN AVERAGE OF 70°F.
 - ALL PLANTINGS SHALL BE CORRECTLY WATERED AFTER INSTALLATION.
- LIVE STAKES SHALL BE INSTALLED AT TRIANGULAR SPACING OF 2' TO 3' ON CENTER, IN SPECIES GROUPS OF 15-25 PER GROUP.
- STAKES SHALL BE ORIENTED WITH BUDS UPWARD, BASAL END DOWNWARD. IF STAKE SPLITS DURING INSTALLATION, IT SHALL BE REMOVED AND REPLACED. AN IRON BAR MAY BE USED TO MAKE PILOT HOLE IN FIRM SOIL.
- 4/5 OF THE LENGTH OF THE LIVE STAKE SHALL BE INSTALLED INTO THE GROUND. SOIL SHALL BE FIRMLY PACKED AROUND STAKE AFTER INSTALLATION.

LIVE STAKES SHALL CONSIST OF THE FOLLOWING SPECIES, CLUSTERED BY SPECIES IN GROUPS OF 15-25:

KEY	BOTANICAL NAME	COMMON NAME
CA	CORNUS AMOMUM	SILKY DOGWOOD
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SC	SAMBUCUS CANADENSIS	ELDERBERRY
SD	SALIX DISCOLOR	PUSKY WILLOW
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM

NOTES:

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- 0.5"-1.5" DIAMETER, 2-3 FT. LONG, DORMANT CUTTINGS
- SIDE BRANCHES CLEANLY REMOVED WITH BARK IN CONTACT
- BASAL END SHALL BE CUT AT AN ANGLE FOR EASE OF INSTALLATION; TOP SHALL BE SQUARE CUT

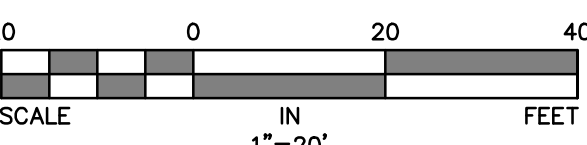


COIR-FIBER LOG (BIOLOG) TIE-DOWN DETAIL

NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
EDGE OF PAVE	---	---
PROPERTY LINE	---	---
MAJOR CONTOURS	---	---
MINOR CONTOURS	---	---
SPOT ELEVATION	---	---
FENCE LINE	---	---
EASEMENT	---	---
GUIDE RAIL	---	---
STORM LINE & INLET	---	---
WATERS OF US	---	---
ORDINARY HIGH WATER LINE	---	---
1% ANNUAL FLOODPLAIN	---	---
1% ANNUAL FLOODWAY	---	---
SIGN	---	---
UTILITY POLE	---	---



STREAM STABILIZATION AND ENHANCEMENT LEGEND

TP	TP	TREE PROTECTION FENCE
12" COIR FIBER LOG		
GEOTEXTILE SOIL WRAP w/ BRUSH LAYERING		
JUTE FABRIC WITH LIVE STAKES		
JUTE FABRIC WITH HERBACEOUS PLANTS		
BRUSH MATTRESS OVER EXISTING SLOPE		
LIMIT OF DISTURBANCE: ALL DISTURBANCES ARE RELATED TO CHAPTER 105 WORK.		
TOTAL 32,288 SF 0.74 AC		

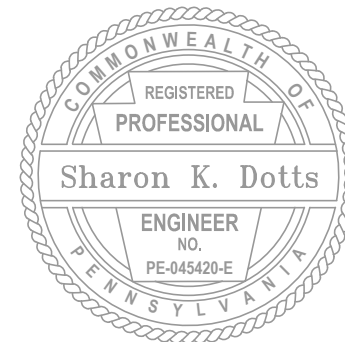
GENERAL NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN DECEMBER OF 2022, AND MARCH OF 2023.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- PARCEL LINES WERE OBTAINED FROM CURRENT RECORD OF DEED AND ADJUSTED TO PHYSICAL EVIDENCE FOUND. THEIR LOCATION IS APPROXIMATE.
- SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
- VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
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- PROPERTY IS LOCATED IN A FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA MAP NO. 42017C0256 J, EFFECTIVE DATE MARCH 16, 2015, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- RUNOFF IS COLLECTED BY PLEASANT SPRING CREEK WHICH FLOWS INTO THE EAST BRANCH PERKIOMEN CREEK. PLEASANT SPRING CREEK IS LISTED AS TSP.MF IN CHAPTER 93.
 - AS TROUT-STOCKED FISHERY NO WORK IS PERMITTED ON THE STREAM FROM MARCH 1 THROUGH JUNE 15.

CERTIFICATION

I, SHARON K. DOTTS, PE, CPESC, DO HEREBY CERTIFY, PURSUANT TO THE PENALTIES OF 18 PA. C.S.A. SEC. 4904, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH CHAPTER 105 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
46 EAST BUTLER AVENUE SUITE 100, NEW BRITAIN, PA 17857
(717) 946-5330 • www.gilmore-naac.com



FOR FIELD UPDATE

PERMIT PLANS
PLEASANT SPRING CREEK REHABILITATION
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 1403043

OWNERS INFO:
PERKASIE BOROUGH
620 W CHESTNUT ST, BOX 96
PERKASIE, PA 18944
215-257-5065

MUNICIPAL FILE No.: 1403043

TAX MAP PARCEL No.: 33-09-56, 33-10-24, 33-10-04, 33-10-07, 33-09-56-1

TOTAL AREA: TOTAL LOTS: 5

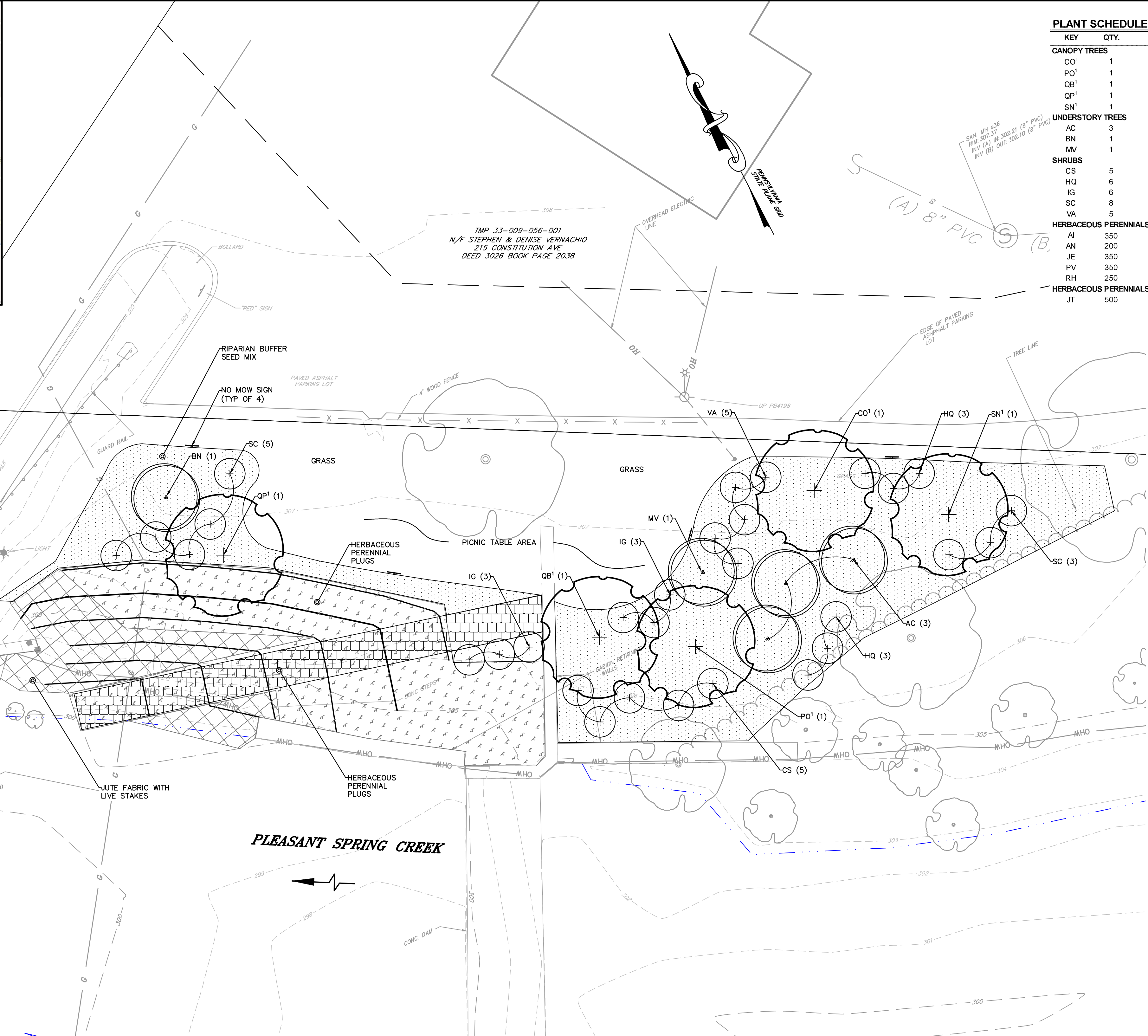
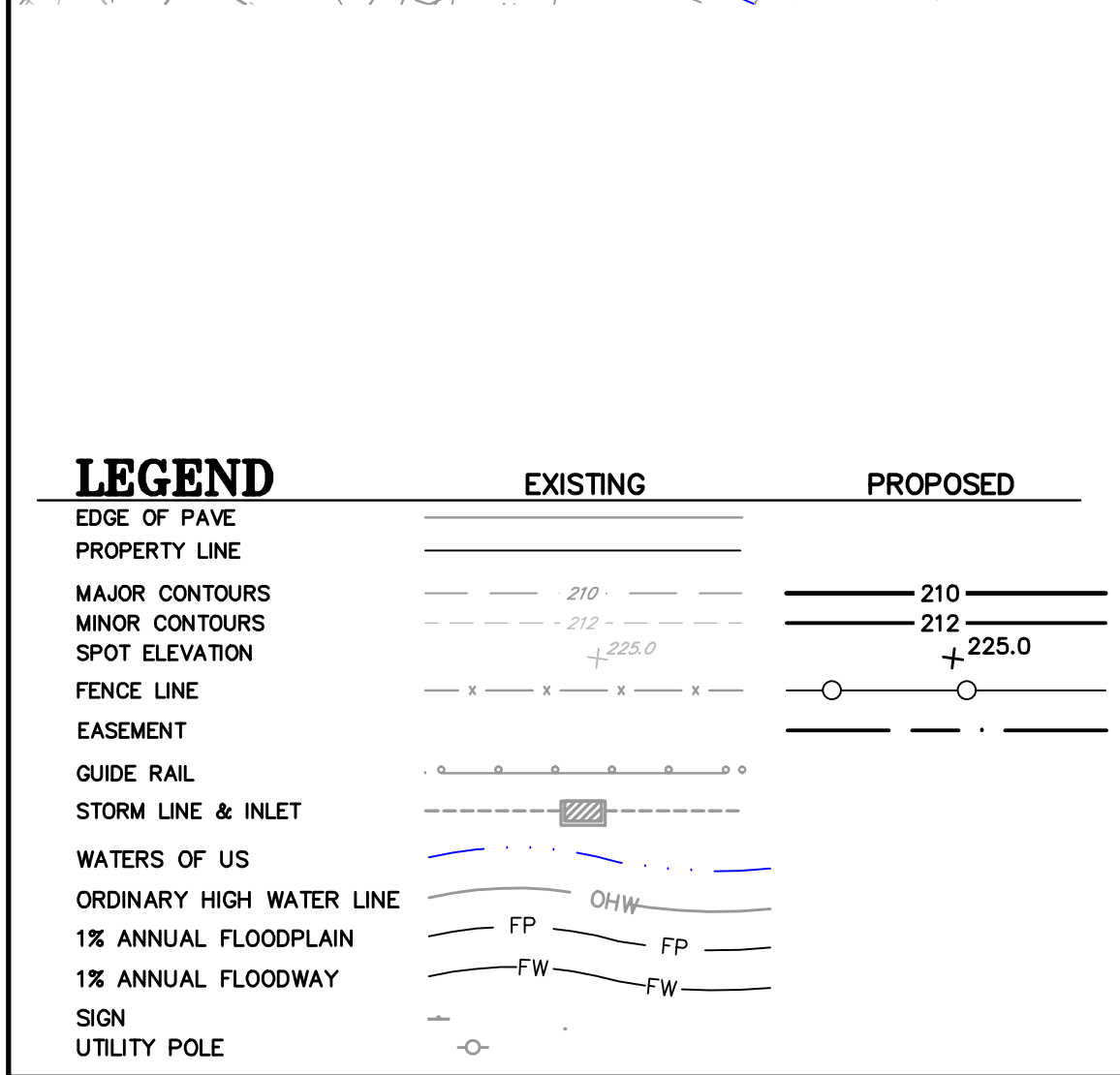
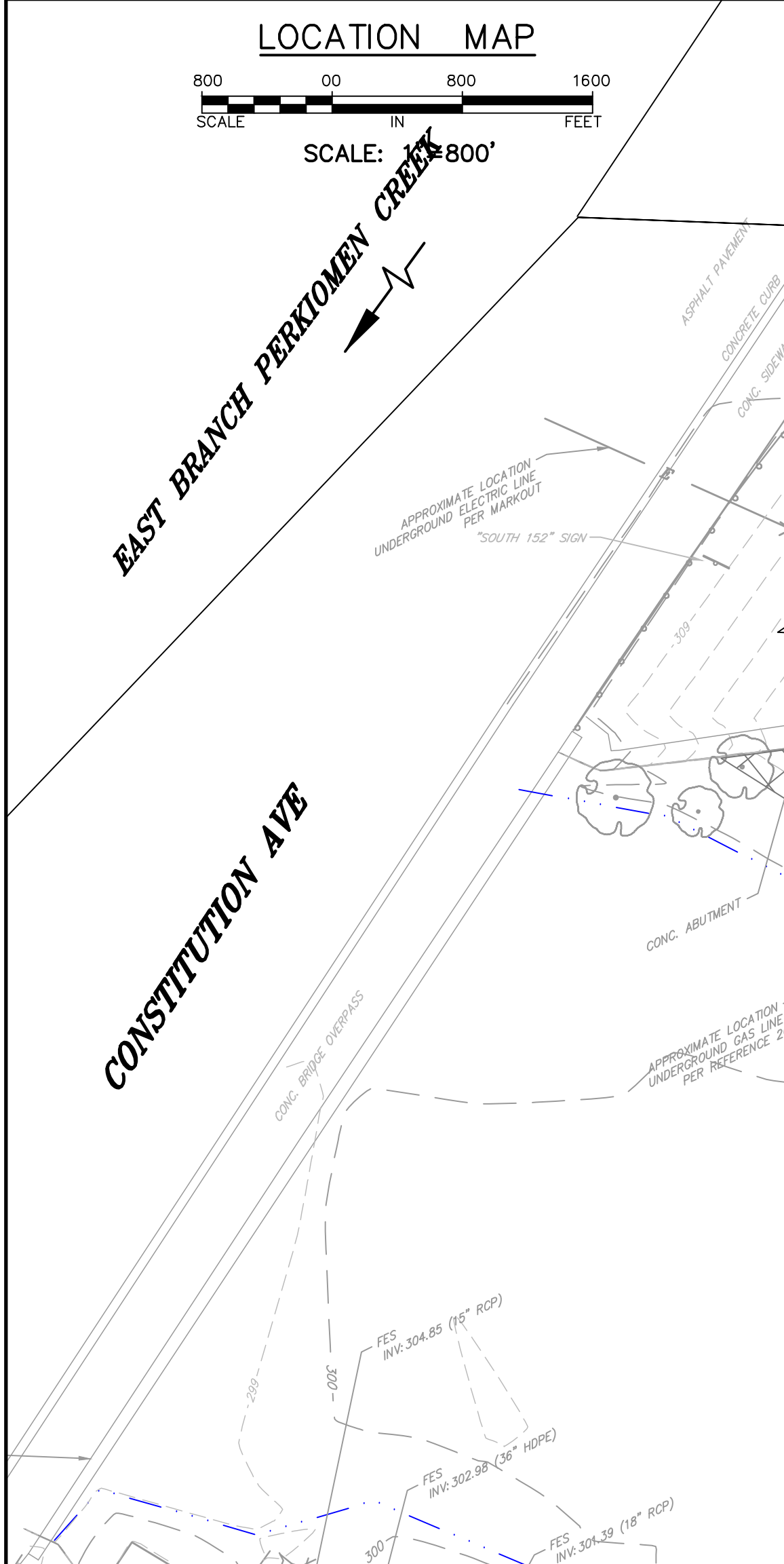
PER LOD 5

DATE: 7/02/24 SCALE: 1"=20'

DRAWN BY: XXX CHECKED BY: XXX

SHEET NO.: 5 OF 10

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GENERAL LANDSCAPE NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS EQUIPMENT, INCIDENTALS AND CLEAN UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, BE DENSELY FOLIATED, HAVE VIGOROUS ROOT SYSTEMS AND BE FREE OF DEFECTS AND INJURIES.
- ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE WELFARE OF THE PLANT MATERIAL, SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INsofar AS IT IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE 2014 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN INC., OR LATEST EDITION.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE, AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. **PLANTING OPERATIONS SHALL OCCUR BETWEEN APRIL 1, THROUGH JUNE 15 AND SEPTEMBER 1 THROUGH NOVEMBER 1 OF EACH CALENDAR YEAR. IF FAVORABLE PLANTING CONDITIONS EXTEND BEYOND DATES INDICATED HEREIN, AN EXTENSION MAY BE GRANTED BY THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THESE PLANS.**
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PLANTING PIT.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- LANDSCAPING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF LANDSCAPE MATERIAL. CONTRACTOR SHALL NOT PLACE LANDSCAPING MATERIAL ON TOP OF UTILITY PIPING.
- PLAN QUANTITIES SUPERSEDE PLANT LIST.
- THE LANDSCAPE PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.

PLANT SCHEDULE - AREA 1

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
CANOPY TREES						
CO ¹	1	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL	B&B	
PO ¹	1	PLATANUS OCCIDENTALIS	SYCAMORE	2" CAL	B&B	
OB ¹	1	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B&B	
QP ¹	1	QUERCUS PHELLOS	WILLOW OAK	2" CAL	B&B	
SN ¹	1	SALIX NIGRA	BLACK WILLOW	2" CAL	B&B	
UNDERSTORY TREES						
AC	3	AMELANCHIER CANADENSIS	SERVICEBERRY	6" HT MIN	B&B	MULTI-STEM
BN	1	BETULA NIGRA	RIVER BIRCH	6" HT MIN	B&B	MULTI-STEM
MV	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" HT MIN	B&B	MULTI-STEM
SHRUBS						
CS	5	CORNUS SERICEA	RED TWIG DOGWOOD	36" MIN	CONT	
HQ	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" MIN	CONT	
IG	6	ILEX GLABRA	INKBERRY HOLLY	36" MIN	CONT	
SC	8	SAMBUCUS CANADENSIS	ELDERBERRY	36" MIN	CONT	
VA	5	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	36" MIN	CONT	
HERBACEOUS PERENNIALS						
AI	350	ASCLEPIAS INCARNATA	SWAMP MILKWEED	50 LP	PLUG	12" O.C.
AN	200	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	50 LP	PLUG	12" O.C.
JE	350	JUNCUS EFFUSUS	SOFT RUSH	50 LP	PLUG	12" O.C.
PV	350	PANICUM VIRGATUM	SWITCHGRASS	50 LP	PLUG	12" O.C.
RH	250	RUDBECKIA HIRTA	BLACKEYED SUSAN	50 LP	PLUG	12" O.C.
HERBACEOUS PERENNIALS						
JT	500	JUNCUS TENUIS	PATH RUSH	50 LP	PLUG	12" O.C.

PLUG PLANTING NOTES

- MULCH AREA TO BE PLUGGED WITH 2" COMPOSTED LEAF MULCH.
- USE AN AUGER OR OTHER APPROPRIATE TOOL TO EXCAVATE HOLES ON 1 FOOT CENTERS IN A STAGGERED PATTERN.
- PLANT PLUGS THROUGH MATTING AND LEAF MULCH.
- PLANT PLUGS IN RANDOM PATTERNS AND ODD NUMBERED GROUPINGS OF 3, 5, OR 7 PER GROUP. EVENLY DISTRIBUTE WARM SEASON GRASSES THROUGHOUT PLANTING.
- ENSURE ROOT CONTACT WITH SOIL. DO NOT BACKFILL WITH LEAF MULCH.
- THOROUGHLY SOAK PLUGGED AREA WITH WATER UNTIL SOIL IS MOIST TO A DEPTH OF 4".

RIPARIAN BUFFER MIX

- SEED MIX SHALL BE ERNWK-178, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LB/ACRE WITH A COVER CROP AT 30 LB PER ACRE.
 - 20.00% ELYMUS VIRGINICUS, (VIRGINIA WILDRYE)
 - 20.00% CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
 - 18.00% ADROPOGON GERARDII, "NIAGARA" (BIG BLUESTEM "NIAGARA")
 - 18.00% SORGHASTRUM NUTANS (INDIANGRASS)
 - 10.00% PANICUM VIRGATUM, "SHELTER" (SWITCHGRASS, "SHELTER")
 - 3.00% RUDBECKIA HIRTA, (BLACKEYED SUSAN)
 - 3.00% VERBENA HASTATA, (BLUE Vervain)
 - 2.50% ASCLEPIAS INCARNATA, (SWAMP MILKWEED)
 - 2.00% ASTER NOVAE-ANGLIAE, (NEW ENGLAND ASTER)
 - 1.50% ZIZIA AUREA, (GOLDEN ALEXANDERS)
 - 0.80% SOLIDAGO RUGOSA, (WRINKLELEAF GOLDENROD)
 - 0.50% MONARDS FISTULOSA, (WILD BERGAMOT)
 - 0.30% EUPATORIUM PERFOLIATUM, (BONASET)
 - 0.30% HELENUM AUTUMNALE, (COMMON SNEEZEWEED)
 - 0.10% ASTER UMBELLATUS, (FLAT TOPPED WHITE ASTER)

TOTAL: 100%

SEED MIX ESTABLISHMENT SPECIFICATIONS

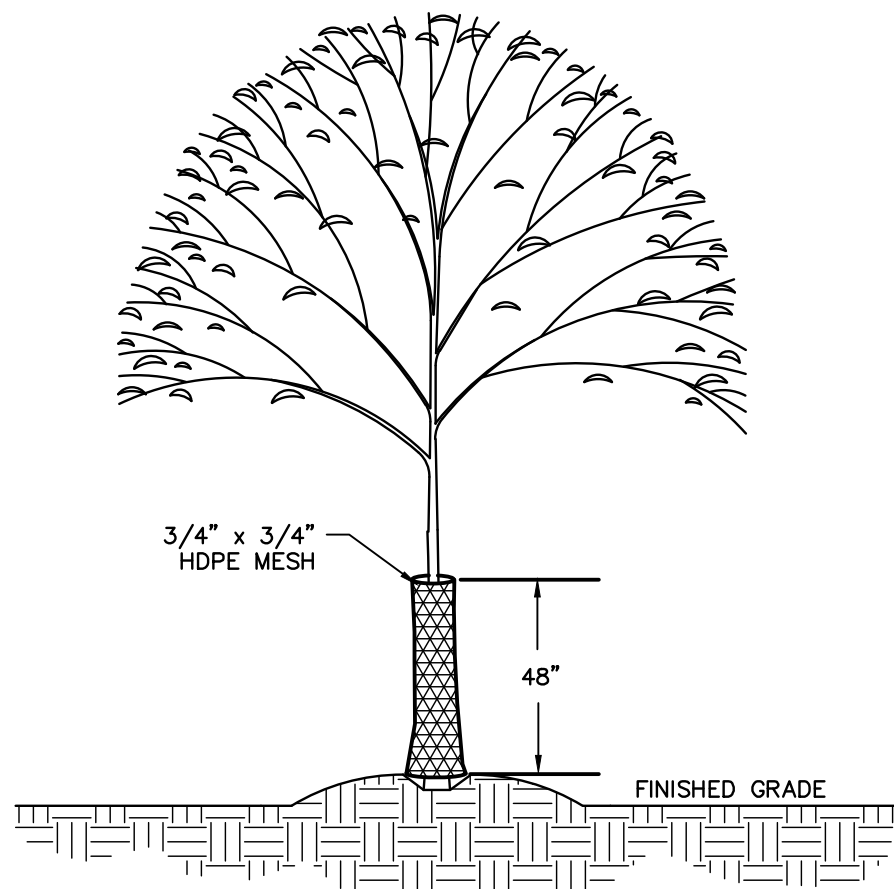
INSTALLATION: SPRAY AREAS TO BE SEEDED WITH A SYSTEMIC HERBICIDE ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION, AREAS TO BE SEEDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE-GERMINATE. ONLY AFTER ALL EXISTING VEGETATION TO BE REMOVED IS ERADICATED SHALL THE FOLLOWING SEED INSTALLATION STEPS TAKE PLACE:

- ALL AREAS TO BE SEEDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION.
- TILL ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF FOUR (4) INCHES, AND ADD ANY SPECIFIED SOIL AMENDMENTS TO THE TILLED AREAS.
- SPREAD SEED AT RECOMMENDED RATE EVENLY ACROSS THE ENTIRE SITE.
- FINE RAKE ALL AREAS PREVIOUSLY SEEDED TO ENSURE GOOD SOIL TO SEED CONTACT.
- SPREAD A THIN COAT OF STRAW TO REDUCE EROSION.
- WATER ENTIRE AREA THOROUGHLY, AVOID OVER WATERING.

FIRST YEAR MAINTENANCE: SEED MIXTURE SHALL BE INSPECTED FOR INVASIVE WEED SPECIES. IF WEED SPECIES APPEAR IN THE SEEDED AREA SPOT TREAT BY PULLING. ALLOW SEED MIXTURE TO REACH A HEIGHT OF 12-18 INCHES IN HEIGHT, MOW TO A HEIGHT OF APPROXIMATELY SIX (6) INCHES WITH A WEED EATER.

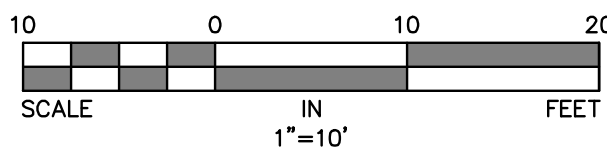
SECOND YEAR MAINTENANCE: MOW ONCE IN SPRING AS CLOSE TO GROUND AS POSSIBLE. ALLOW PLANTS TO GROW TO FULL HEIGHT.

CONSEQUENTIVE FOLLOWING YEARS: MOW EVERY OTHER YEAR AND SPOT TREAT INVASIVE PLANT SPECIES.



TREE BARK PROTECTION

NOT TO SCALE



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



REV	DATE	BY	DESCRIPTION
1	5/10/25	SKD	REVISED TO ADD AREA 2 NORTH TO PLANS

PERMIT PLANS

PLEASANT SPRING CREEK REHABILITATION

PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

RIPARIAN BUFFER LANDSCAPE PLAN - AREA 1



PROJECT NO.: 1403043

OWNERS INFO:
PERKASIE BOROUGH
620 W CHESTNUT ST, BOX 98
PERKASIE, PA 18944
215-257-5065

MUNICIPAL FILE NO.: 1403043

TAX MAP PARCEL No.: 33-09-56, 33-10-24, 33-10-04, 33-10-07, 33-09-56-1

TOTAL AREA: 5
PER LOD

TOTAL LOTS: 5

DATE: 7/02/24
DRAWN BY: XXX

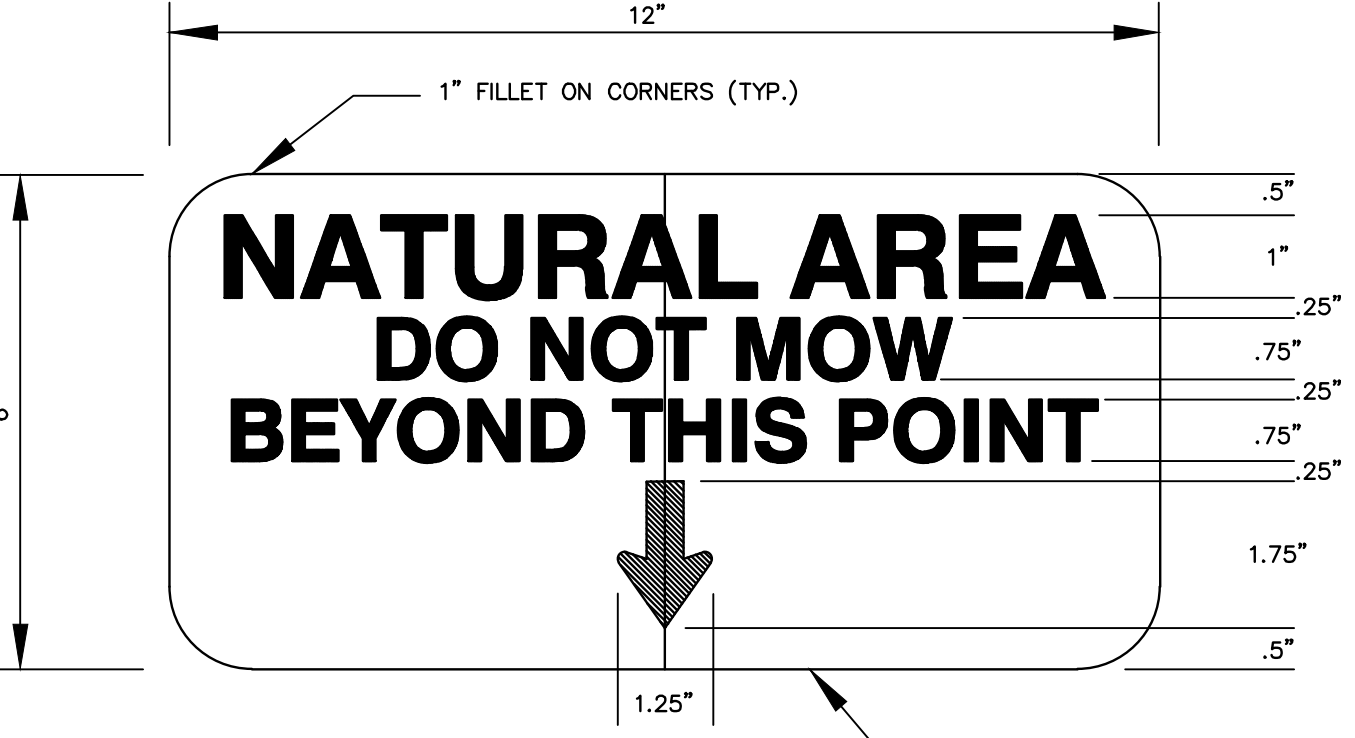
CHECKED BY: XXX

SHEET NO.: 6 OF 10

\\nbi.gilmore.local\server1\MUNICIPAL\2014-2014-03043_perkasie_m4\pleasant_spring_creek_strombank_stabilization\DESIGN\CAD\Production Drawings\G-LNS.dwg Layout: Area-2 Plotted By: SDOTTS, on Tue Jun 10, 2025 at 10:01am



LOCATION MAP
SCALE: 1"=800'



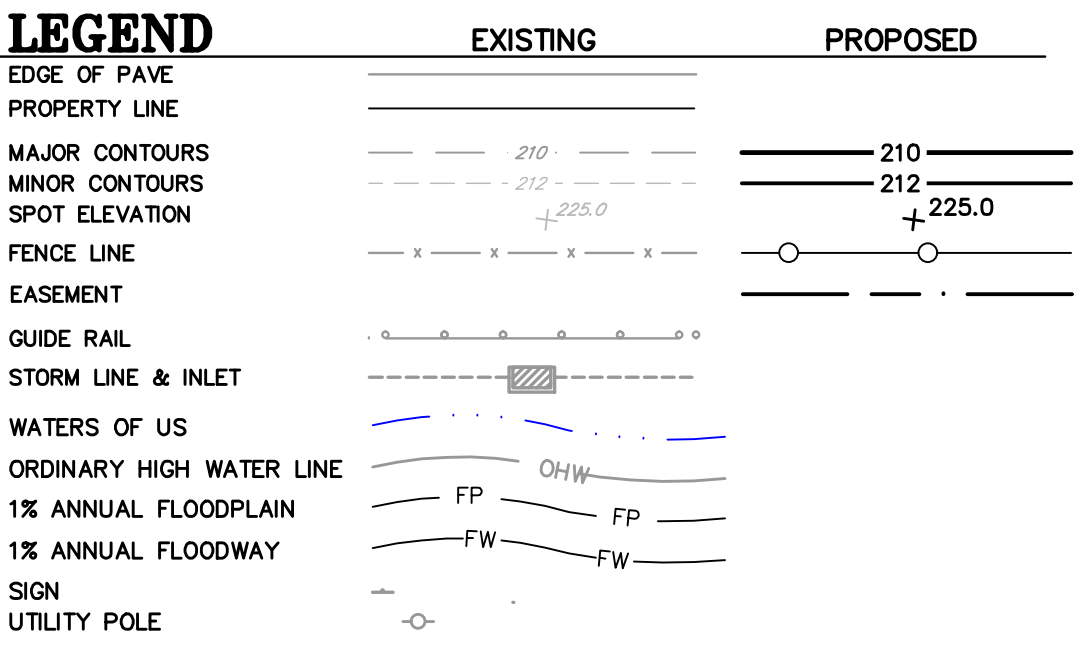
COLORS LEGEND:
BACKGROUND— LIGHT TAN (NON-REFLECTORIZED)
SYMBOL— RED (NON-REFLECTORIZED)
LETTERS— DARK GREEN (NON-REFLECTORIZED)

*SIGNS SHALL BE PLACED AT 50' INTERVALS ALONG THE PERIMETER OF THE AREA DESIGNATED "MOWING LIMIT" ON LANDSCAPE PLAN. SIGNS SHALL BE INSTALLED AT A HEIGHT OF APPROXIMATELY 18" ABOVE GRADE, TO 2" x2" RECYCLED PLASTIC STAKES.

MOW LIMIT SIGN
NOT TO SCALE

GENERAL LANDSCAPE NOTES

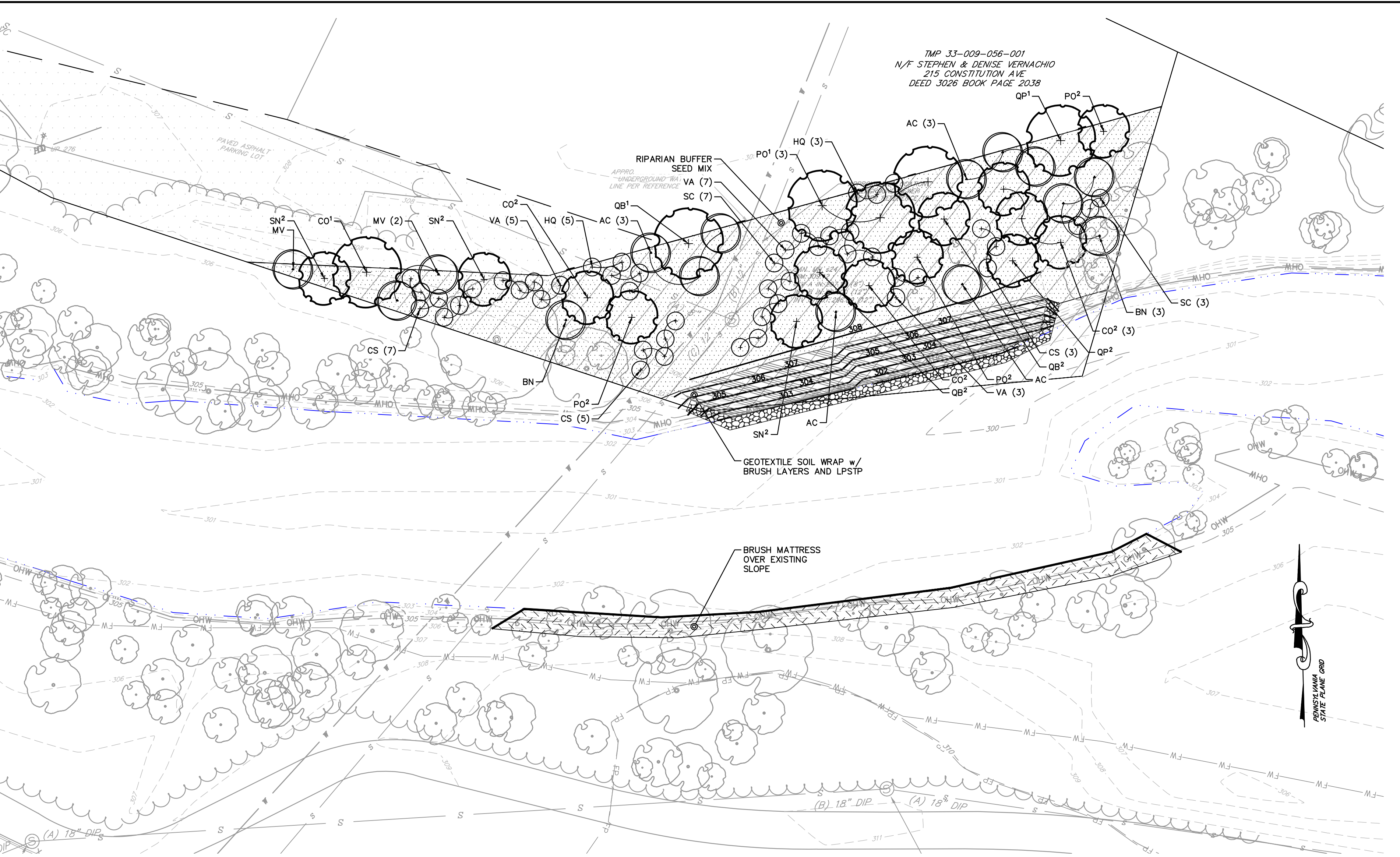
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS EQUIPMENT, INCIDENTALS AND CLEAN UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, BE DENSELY FOLIATED, HAVE VIGOROUS ROOT SYSTEMS AND BE FREE OF DEFECTS AND INJURIES.
- ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE WELFARE OF THE PLANT MATERIAL, SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
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- LANDSCAPING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF LANDSCAPE MATERIAL. CONTRACTOR SHALL NOT PLACE LANDSCAPING MATERIAL ON TOP OF UTILITY PIPING.
- PLAN QUANTITIES SUPERSEDE PLANT LIST.
- THE LANDSCAPE PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.



214 RIPARIAN BUFFER MIX

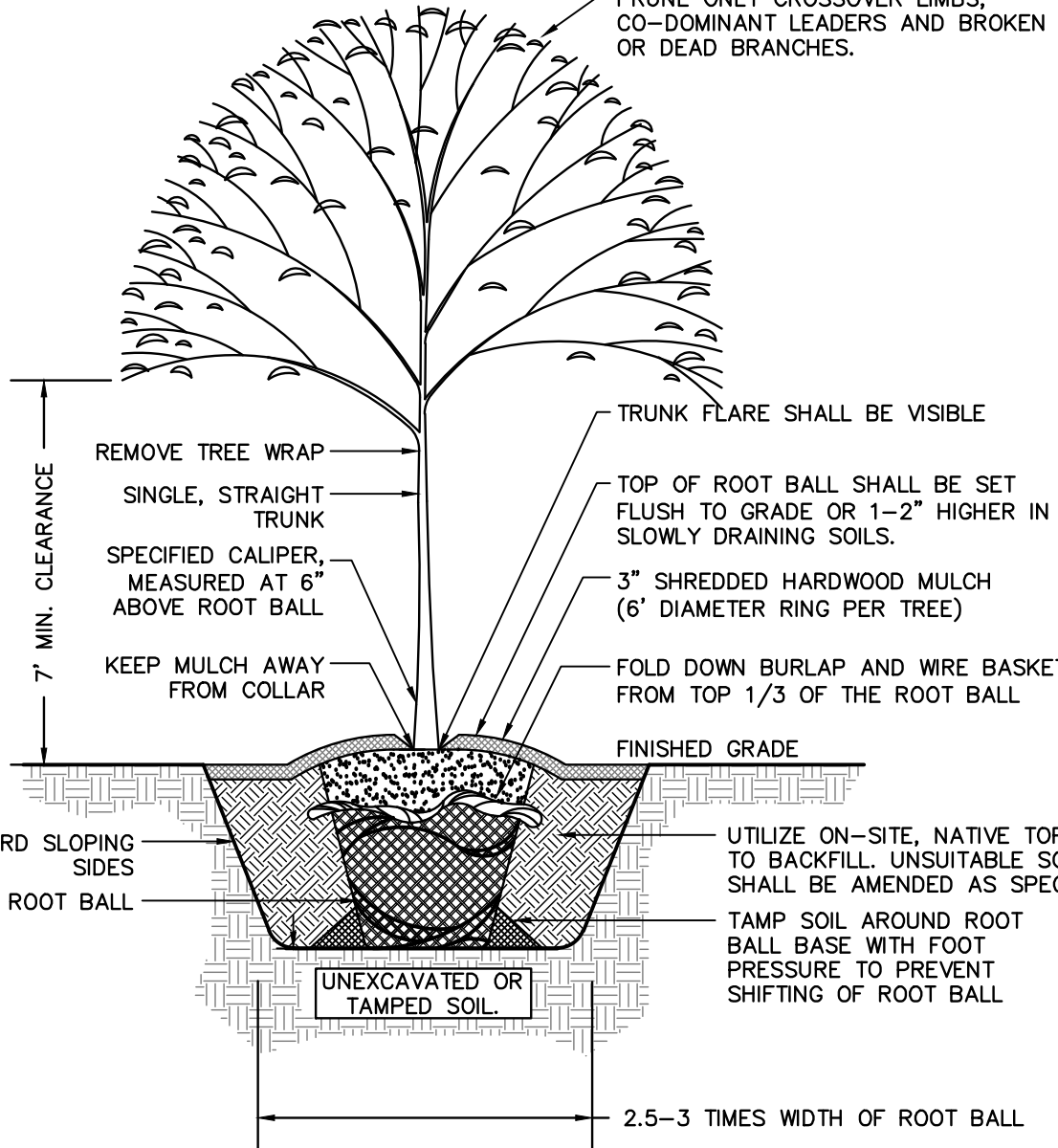
1. SEED MIX SHALL BE ERNMX-178, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LB/ACRE WITH A COVER CROP AT 30 LB PER ACRE.	
20.0% ELYMUS VIRGINICUS, (VIRGINIA WILDRYE)	
20.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)	
18.0% ADROPPOON GERARDII, "NIAGARA" (BIG BLUESTEM "NIAGARA")	
18.0% SORGHASTRUM NUTANS (INDIANGRASS)	
10.0% PANICUM VIRGATUM, "SHELTER" (SWITCHGRASS, "SHELTER")	
3.0% RUDBECKIA HIRTA, (BLACKEYED SUSAN)	
3.0% VERBENA HASTATA, (BLUE VERVAIN)	
2.5% ASCLEPIAS INCARNATA, (SWAMP MILKWEED)	
2.0% ASTER NOVAE-ANGLIAE, (NEW ENGLAND ASTER)	
1.5% ZIZIA AUREA, (GOLDEN ALEXANDERS)	
0.8% SOLIDAGO RUROSA, (WRINKLELEAF GOLDENROD)	
0.5% MONARDS FISTULOSA, (WILD BERGAMOT)	
0.3% EUPATORIUM PERFOLIATUM, (BONESET)	
0.3% HELENIUM AUTUMNALE, (COMMON SNEEZEWEED)	
0.1% ASTER UMBELLATUS, (FLAT TOPPED WHITE ASTER)	
TOTAL: 100%	

- SEED MIX ESTABLISHMENT SPECIFICATIONS
- INSTALLATION: SPRAY AREAS TO BE SEEDDED WITH A SYSTEMIC HERBICIDE ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION, AREAS TO BE SEEDDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE-GERMIMATE. ONLY AFTER ALL EXISTING VEGETATION TO BE REMOVED IS ERADICATED SHALL THE FOLLOWING SEED INSTALLATION STEPS TAKE PLACE:
- ALL AREAS TO BE SEEDDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION.
 - TILL ALL AREAS TO BE SEEDDED TO A MINIMUM DEPTH OF FOUR (4) INCHES, AND ADD ANY SPECIFIED SOIL AMENDMENTS TO THE TILLED AREAS.
 - SPREAD SEED AT RECOMMENDED RATE EVENLY ACROSS THE ENTIRE SITE.
 - FINE RAKE ALL AREAS PREVIOUSLY SEEDDED TO ENSURE GOOD SOIL TO SEED CONTACT.
 - SPREAD A THIN COAT OF STRAW TO REDUCE EROSION.
 - WATER ENTIRE AREA THOROUGHLY, AVOID OVER WATERING.
- FIRST YEAR MAINTENANCE: SEED MIXTURE SHALL BE INSPECTED FOR INVASIVE WEED SPECIES. IF WEED SPECIES APPEAR IN THE SEEDDED AREA SPOT TREAT BY PULLING. ALLOW SEED MIXTURE TO REACH A HEIGHT OF 12-18 INCHES IN HEIGHT, MOW TO A HEIGHT OF APPROXIMATELY SIX (6) INCHES WITH A WEED EATER.
- SECOND YEAR MAINTENANCE: MOW ONCE IN SPRING AS CLOSE TO GROUND AS POSSIBLE. ALLOW PLANTS TO GROW TO FULL HEIGHT.
- CONSECUTIVE FOLLOWING YEARS: MOW EVERY OTHER YEAR AND SPOT TREAT INVASIVE PLANT SPECIES.

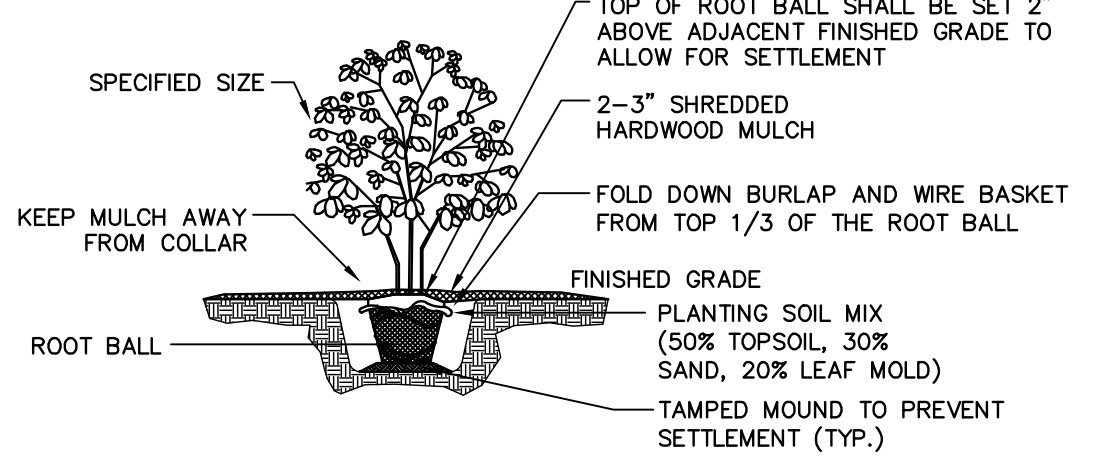


PLANT SCHEDULE - AREA 2

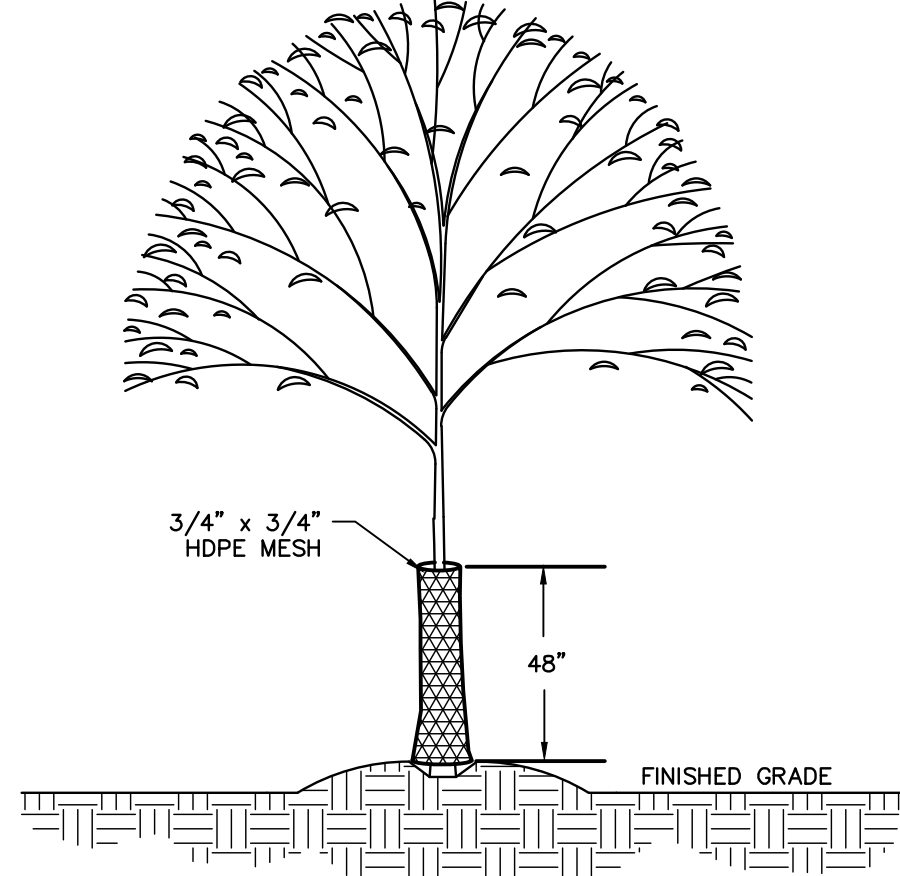
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
CANOPY TREES						
CO1	1	CELTIS OCCIDENTALIS	HACKBERRY	2-2 1/2" CAL	B&B	
CO2	5	CELTIS OCCIDENTALIS	HACKBERRY	10 GAL	CONT	
PO1	3	PLATANUS OCCIDENTALIS	SYCAMORE	2-2 1/2" CAL	B&B	
PO2	3	PLATANUS OCCIDENTALIS	SYCAMORE	10 GAL	CONT	
QB1	1	QUERCUS BICOLOR	SWAMP WHITE OAK	2-2 1/2" CAL	B&B	
QB2	2	QUERCUS BICOLOR	SWAMP WHITE OAK	10 GAL	CONT	
QP1	1	QUERCUS PHELLOS	WILLOW OAK	2-2 1/2" CAL	B&B	
QP2	1	QUERCUS PHELLOS	WILLOW OAK	10 GAL	CONT	
SN2	3	SALIX NIGRA	BLACK WILLOW	10 GAL	CONT	
UNDERSTORY TREES						
AC	8	AMELANCHIER CANADENSIS	SERVICEBERRY	6" HT MIN	B&B	MULTI-STEM
BN	4	BETULA NIGRA	RIVER BIRCH	6" HT MIN	B&B	MULTI-STEM
MV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" HT MIN	B&B	MULTI-STEM
SHRUBS						
CS	15	CORNUS SERICEA	REDTWIG DOGWOOD	36" MIN	CONT	
HQ	8	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" MIN	CONT	
SC	10	SAMBUCUS CANADENSIS	ELDERBERRY	36" MIN	CONT	
VA	15	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	36" MIN	CONT	



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE



TREE BARK PROTECTION
NOT TO SCALE

SCALE: 1"=10'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
66 EAST BUTLER AVENUE, SUITE 100, NEW BERTON, PA 15330 • www.gilmoreassoc.com
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REV.	DESCRIPTION	DATE	BY
1	REVISED TO ADD AREA 2 NORTH TO PLANS	6/10/25	SKD

PERMIT PLANS
PLEASANT SPRING CREEK REHABILITATION
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA
RIPARIAN BUFFER LANDSCAPE PLAN - AREA-2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
PROJECT NO.: 1403043
OWNERS INFO: PERKASIE BOROUGH, 620 W CHESTNUT ST, BOX 98, PERKASIE, PA 18944, 215-257-5065
MUNICIPAL FILE NO.: 1403043
TAX MAP PARCEL NO.: 33-09-56, 33-10-24, 33-10-04, 33-10-07, 33-09-56-1
TOTAL AREA: 5
PER LOD
DATE: 7/02/24
DRAWN BY: XXX
SHEET NO.: 7 OF 10

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
CANOPY TREES						
CO ¹	2	CELTIS OCCIDENTALIS	HACKBERRY	2-2 1/2" CAL	B&B	
CO ²	9	CELTIS OCCIDENTALIS	HACKBERRY	10 GAL	CONT	
PO ¹	5	PLATANUS OCCIDENTALIS	SYCAMORE	2-2 1/2" CAL	B&B	
PO ²	6	PLATANUS OCCIDENTALIS	SYCAMORE	10 GAL	CONT	
QB1	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2-2 1/2" CAL	B&B	
QB ²	1	QUERCUS BICOLOR	SWAMP WHITE OAK	10 GAL	CONT	
QP1	1	QUERCUS PHELLOS	WILLOW OAK	2-2 1/2" CAL	B&B	
QP ²	8	QUERCUS PHELLOS	WILLOW OAK	10 GAL	CONT	
SN ¹	1	SALIX NIGRA	BLACK WILLOW	2-2 1/2" CAL	B&B	
SN ²	6	SALIX NIGRA	BLACK WILLOW	10 GAL	CONT	
UNDERSTORY TREES						
AC	7	AMELANCHIER CANADENSIS	SERVICEBERRY	6" HT MIN	B&B	MULTI-STEM
B	6	BETULA NIGRA	RIVER BIRCH	6" HT MIN	B&B	MULTI-STEM
MV	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" HT MIN	B&B	MULTI-STEM
SHRUBS						
CS	25	CORNUS SERICEA	REDTWIG DOGWOOD	36" MIN	CONT	
HQ	10	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" MIN	CONT	
SC	15	SAMBUCUS CANADENSIS	ELDERBERRY	36" MIN	CONT	
VA	21	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	36" MIN	CONT	

1 SEED MIX SHALL BE ERNMX-178, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LB/ACRE WITH A COVER CROP AT 30 LB PER ACRE.

- 20.00% ELYMUS VIRGINICUS, (VIRGINIA MILDBREY)
- 20.00% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
- 18.00% ADROPPOGON GERARDII, (NAGITA) (BIG BLUESTEM 'NIAGARA')
- 15.00% SORGHASTRUM MUTANS (INDIANGLASS)
- 10.00% PANICUM VIRGATUM, "SHELTER" (SWITCHGRASS, "SHELTER")
- 3.00% RUDBECKIA HIRTA, (BLACKEYED SUSAN)
- 3.00% VERBENA HASTATA, (BLUE VERVAIN)
- 2.50% ASCLEPIAS INCARNATA, (SWAMP MILKWEED)
- 2.00% ASTER NOVAE-ANGLIAE, (NEW ENGLAND ASTER)
- 1.50% ZIZIA AUREA, (GOLDEN ALPHEA)
- 0.80% SOLIDAGO RUOGSA, (WRINKLELEAF GOLDENROD)
- 0.50% MONARDS FISTULOSA, (WILD BERGAMOT)
- 0.30% EUPATORIUM PERFOLIATUM, (BONASET)
- 0.30% HELENIUM AUTUMNALE, (COMMON SNEEZEWEED)
- 0.10% ASTER UMBELLATUS, (FLAT TOPPED WHITE ASTER)

TOTAL: 100%

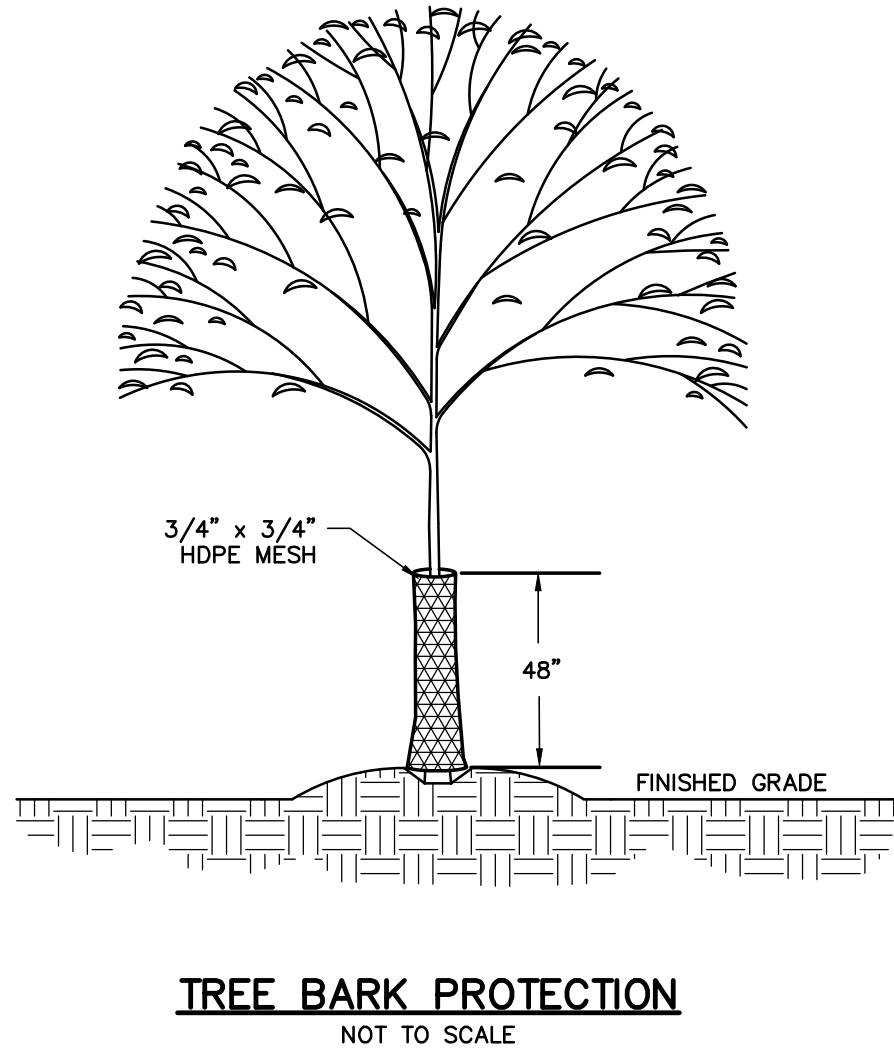
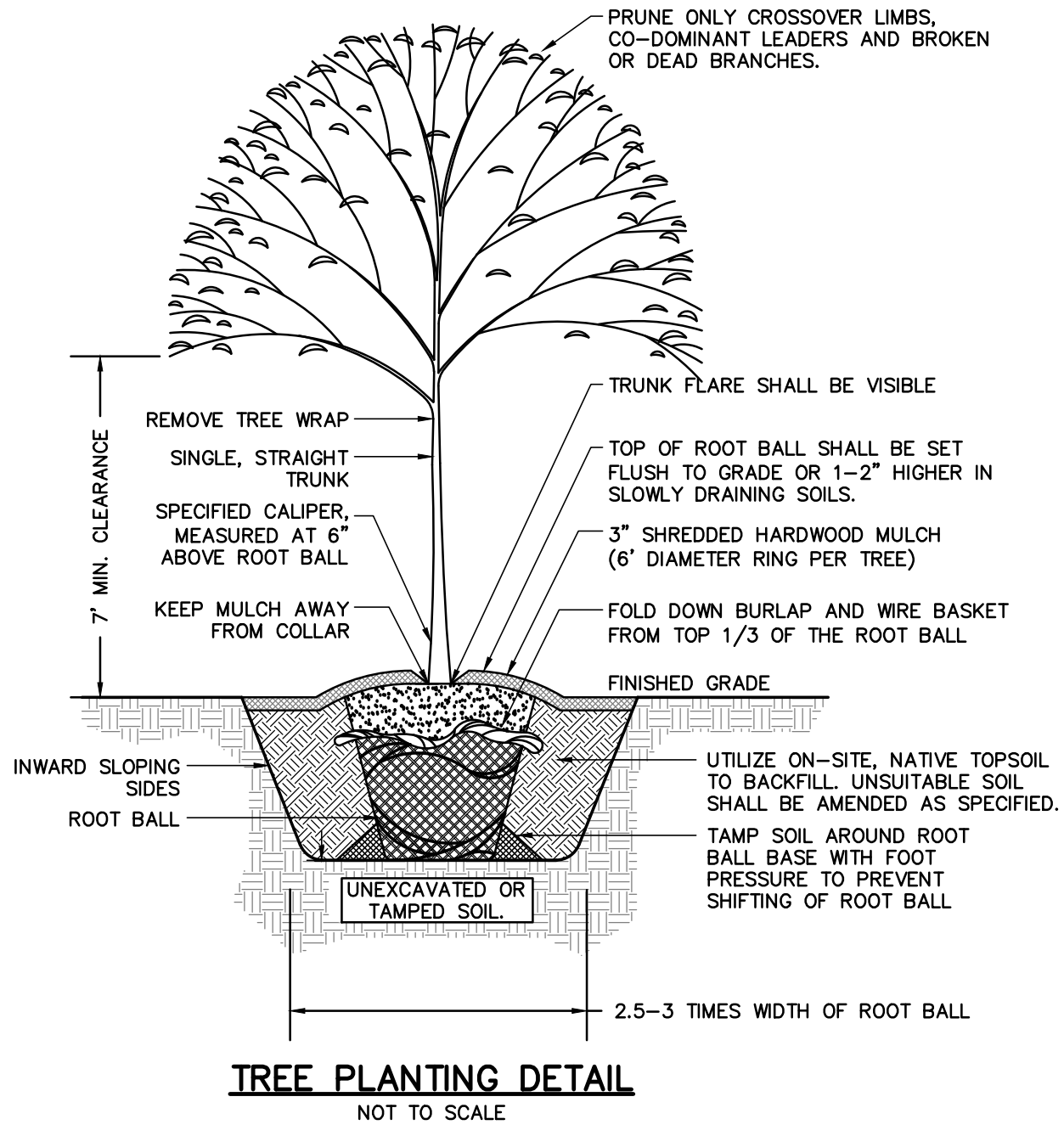
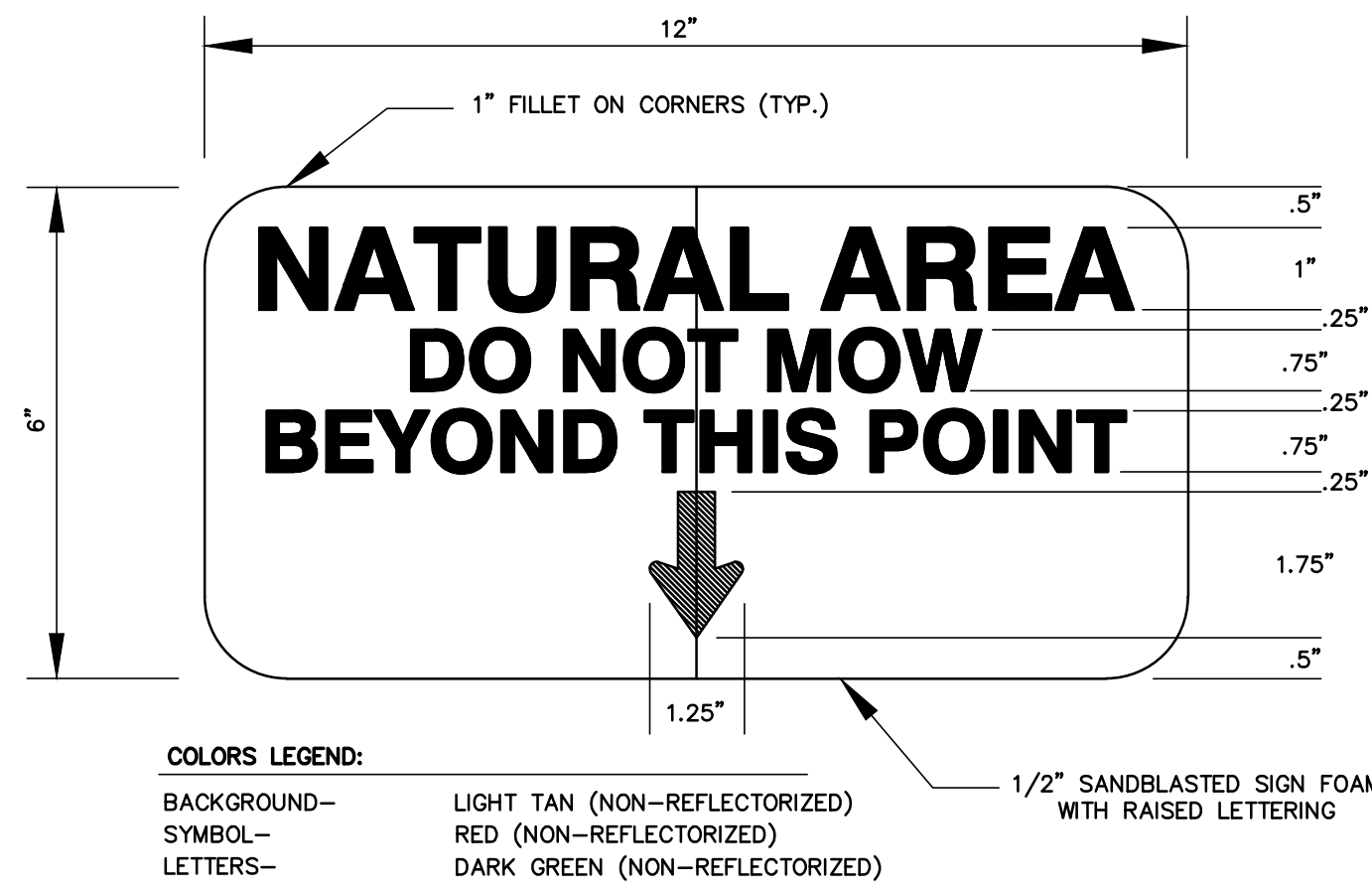
INSTALLATION: SPRAY AREAS TO BE SEEDDED WITH A SYSTEMIC HERBICIDE ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION AREAS TO BE SEEDDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE-GERMINATE. AFTER ALL EXISTING VEGETATION TO BE REMOVED IS ERADICATED SHALL THE FOLLOWING SEED INSTALLATION STEPS TAKE PLACE:

1. ALL AREAS TO BE SEEDDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION.
2. TILL ALL AREAS TO BE SEEDDED TO A MINIMUM DEPTH OF FOUR (4) INCHES, AND DISPERSE SPECIFIED SOIL AMENDMENTS TO THE TILLED AREAS.
3. SPREAD SEED AT RECOMMENDED RATE EVENLY ACROSS THE ENTIRE SITE.
4. FINE RAKE ALL AREAS PREVIOUSLY SEED TO ENSURE GOOD SOIL TO SEED CONTACT.
5. SPREAD A THIN COAT OF STRAW TO REDUCE EROSION.
6. WATER ENTIRE AREA THOROUGHLY, AVOID OVER WATERING.

FIRST YEAR MAINTENANCE: SEED MIXTURE SHALL BE INSPECTED FOR INVASIVE WEED SPECIES. IF WEED SPECIES APPEAR IN THE SEEDDED AREA SPOT TREAT BY PULLING. ALLOW SEED MIXTURE TO REACH A HEIGHT OF 12-18 INCHES IN HEIGHT, MOW TO A HEIGHT OF APPROXIMATELY SIX (6) INCHES WITH A WEED EATER.

SECOND YEAR MAINTENANCE: MOW ONCE IN SPRING AS CLOSE TO GROUND AS POSSIBLE. ALLOW PLANTS TO GROW TO FULL HEIGHT.

CONSECUTIVE FOLLOWING YEARS: MOW EVERY OTHER YEAR AND SPOT TREAT INVASIVE PLANT SPECIES.



1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN DECEMBER OF 2022, AND MARCH OF 2023.
2. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED FOR THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
3. PARCEL LINES WERE OBTAINED FROM CURRENT RECORD OF DEED AND ADJUSTED TO PHYSICAL EVIDENCE FOUND. THEIR LOCATION IS APPROXIMATE.
4. SUBJACENT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. VERBAL CURVE IS NAD83B AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-3 GPS VIRTUAL REFERENCE STATION SYSTEM.
6. VERBAL CURVE IS NAD83B AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-3 GPS VIRTUAL REFERENCE STATION SYSTEM.
7. ANY GAS WAS OBTAINED FROM THE FEDERAL GOVERNMENT AND DEDICATED UPON THIS PLAN OF SUBDIVISION MAY BE SUBJECT TO FEDERAL REGULATION ANY DISTURBANCE OF THESE AREAS, INCLUDING THE DISCHARGE OF DREDGED MATERIAL INTO THE ENVIRONMENT, MAY BE SUBJECT TO FEDERAL REGULATION OF THE ARMY PERMIT PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE ARMY CORPS OF ENGINEERS' OFFICES.
8. PROPERTY IS LOCATED IN A FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA MAP NO. 4201070258-4. EFFECTIVE DATE OF MARCH 16, 2015, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. FLOODING IS COLLECTED BY PLEASANT SPRING CREEK WHICH FLOWS INTO THE DELAWARE RIVER PERFORM CREEK. PLEASANT SPRING CREEK IS LISTED AS TSJFM IN CHAPTER 93.
10. AS TROUT-STOCKED FISHERY NO WORK IS PERMITTED ON THE STREAM FROM MARCH 1 THROUGH JUNE 15.

EDGE OF PAVE

PROPERTY LINE

MAJOR CONTOURS

MINOR CONTOURS

SPOT ELEVATION

FENCE LINE

EASEMENT

GUIDE RAIL

STORM LINE & INLET

WATERS OF US

ORDINARY HIGH WATER LINE

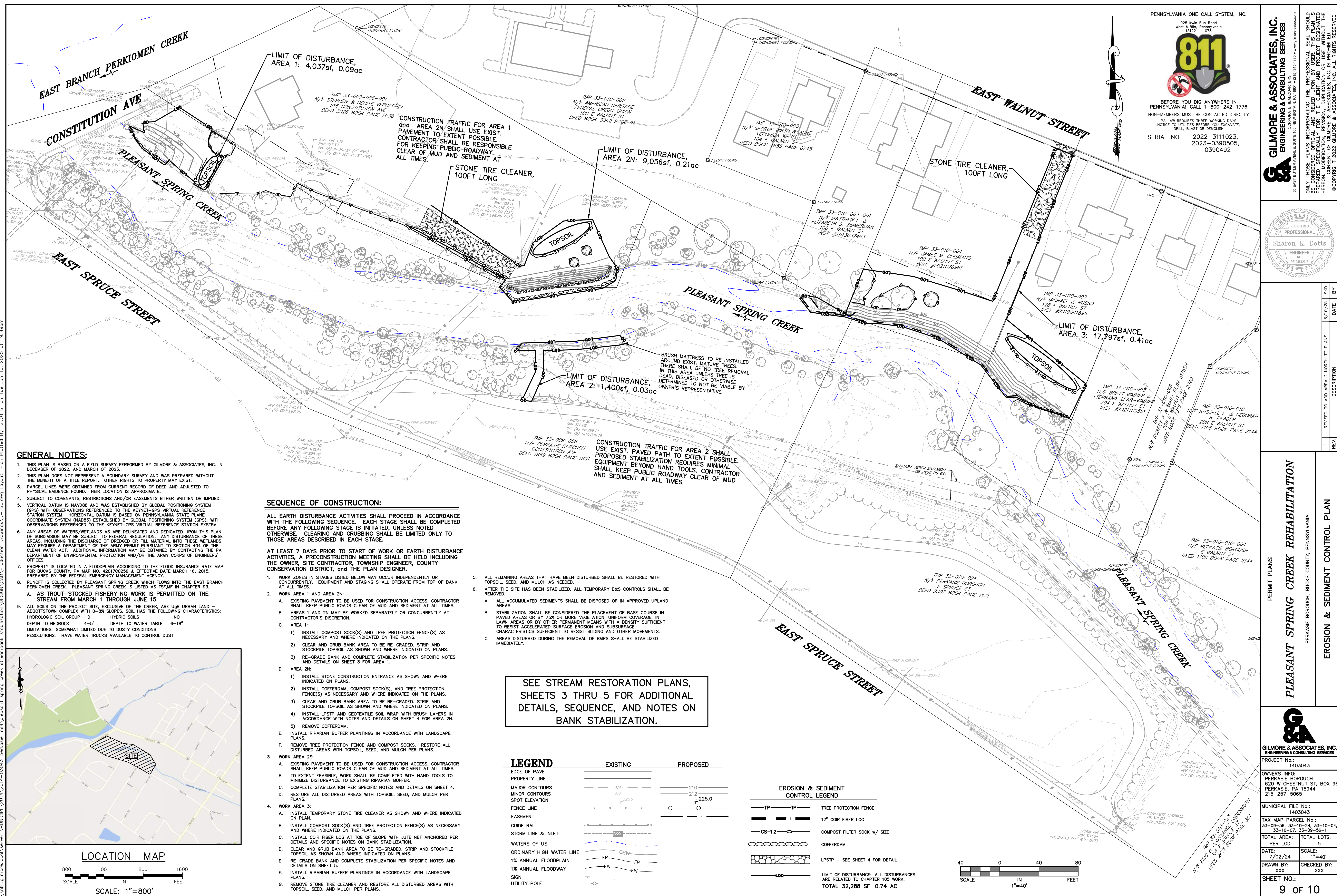
1% ANNUAL FLOODPLAIN

1% ANNUAL FLOODWAY

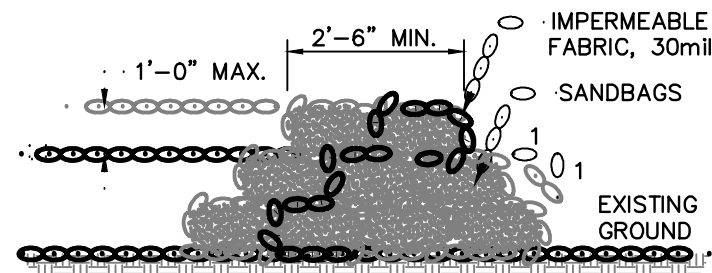
SIGN

UTILITY POLE

	<p>TREE PROTECTION FENCING</p> <p>12" COIR FIBER LOG</p> <p>GEOTEXTILE SOIL WRAP w/ BRUSH LAYERING</p> <p>JUTE FABRIC WITH LIVE STAKES</p> <p>JUTE FABRIC WITH HERBACEOUS PLANTS</p> <p>BRUSH MATTRESS OVER EXISTING SLOPE</p>
	<p>LIMIT OF DISTURBANCE ARE RELATED TO CHANGES IN SLOPE</p> <p>TOTAL 32,288 SF</p>



\\nbi.gilmore.local\server1\MUNICIPAL\2014-2014-03\043_perkasie.m4\pleasant.spring creek streambank stabilization\DESIGN\CAD\Production Drawings\0-ESC.dwg Layout Details Plotted By: SDOTTS, on Tue Jun 10, 2025 at 9:50am

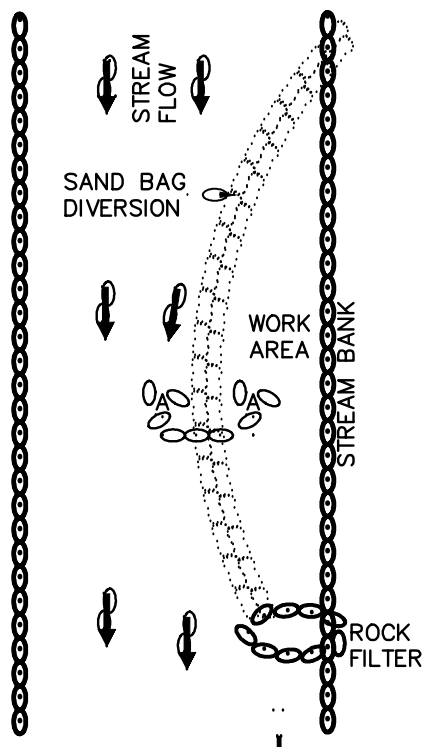


NOTE: SANDBAGS SHALL BE PLACED A MAXIMUM OF 1' ABOVE THE NORMAL WATER SURFACE ELEVATION.

TEMPORARY SANDBAG COFFERDAM DETAIL

NOT TO SCALE

COMMERCIALLY AVAILABLE COFFERDAM SYSTEMS, SUCH AS 'PORTA-DAM' OR EQUAL, SHALL BE ACCEPTABLE ALTERNATIVE TO SANDBAG DAM. SAID SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PRODUCT DATA SHEETS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

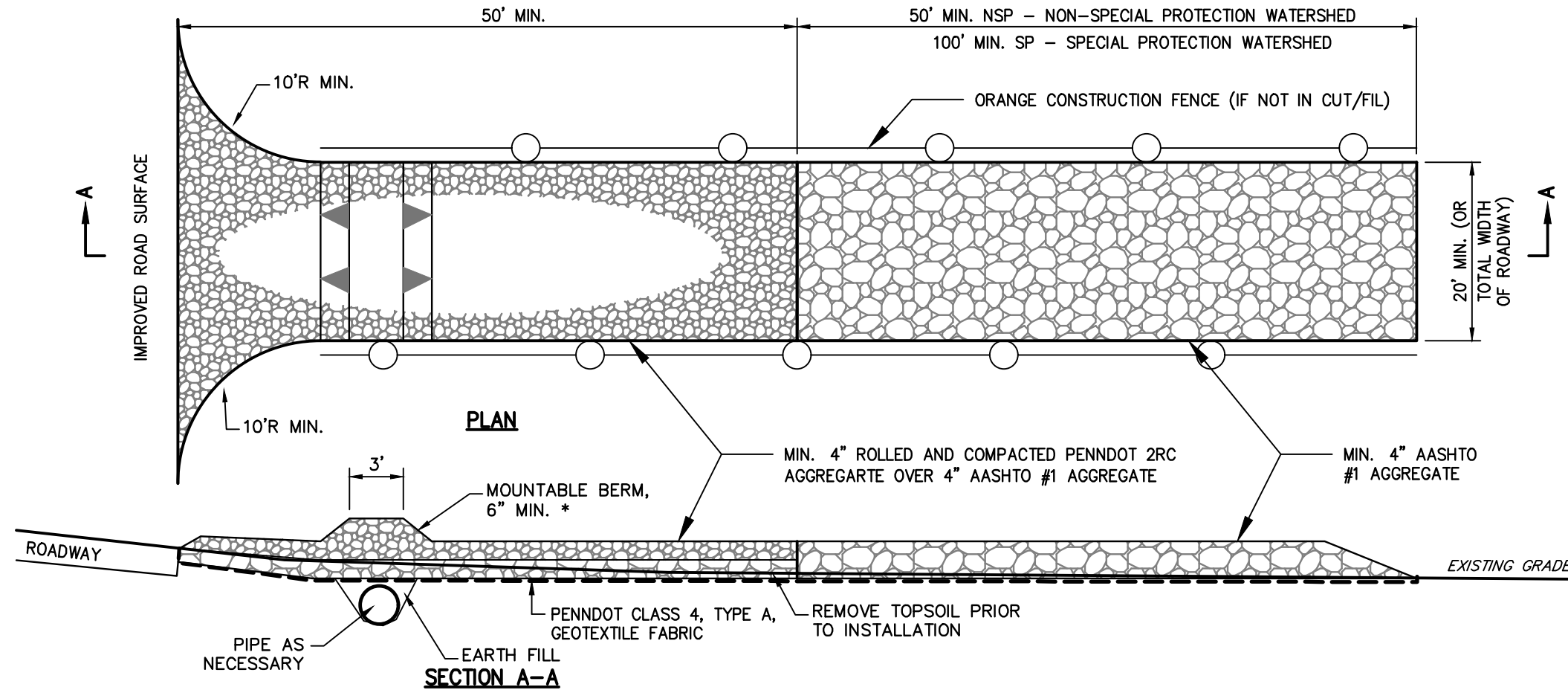


STREAM DIVERSION DETAIL

NOT TO SCALE

SECTION A-A: SEE COFFERDAM DETAIL NOTES:

- AT CONTRACTOR'S DISCRETION, PUMP AND FILTER BAG MAY BE INSTALLED TO DEWATER WORK AREA. PUMP CAPACITY TO BE DETERMINE BY CONTRACTOR PRIOR TO START OF WORK AND BE SUFFICIENT TO KEEP WORK AREA FREE OF STANDING WATER.
- ROCK FILTER SHALL BE INSTALLED AT DOWNSTREAM END OF DIVERSION.
- CONSTRUCTION SHALL TAKE PLACE FROM TOP OF BANKS WHENEVER POSSIBLE.
- ALL WORK SHALL BE PLANNED DURING PERIODS OF LOW STREAM FLOW.
- ALL WORK SHALL FOLLOW THE GUIDELINES ESTABLISHED IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 102 REGULATIONS.
- COFFERDAM SHALL REMAIN IN PLACE UNTIL LPSTP AND GEOTEXTILE SOIL WRAP ARE INSTALLED TO AN ELEVATION ABOVE ORDINARY HIGH WATER (OHW) LINE.



ROCK CONSTRUCTION ENTRANCE - ABACT

NOT TO SCALE

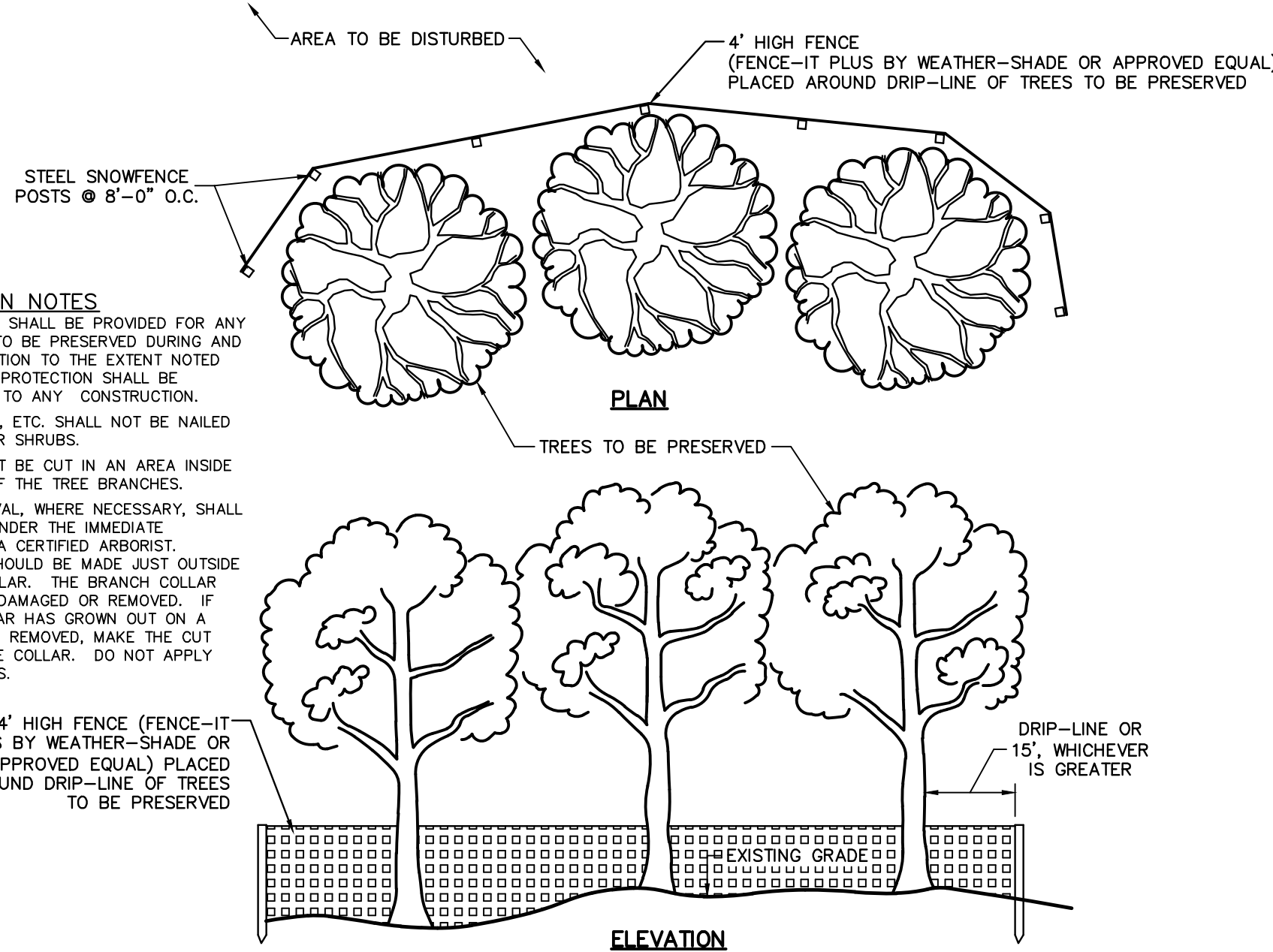
*MOUNTABLE BERM SHOULD BE USED WHEREVER OPTIONAL CULVERT PIPE IS USED TO PROVIDE PROPER COVER FOR PIPE PER MANUFACTURER'S SPECIFICATION. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50-FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

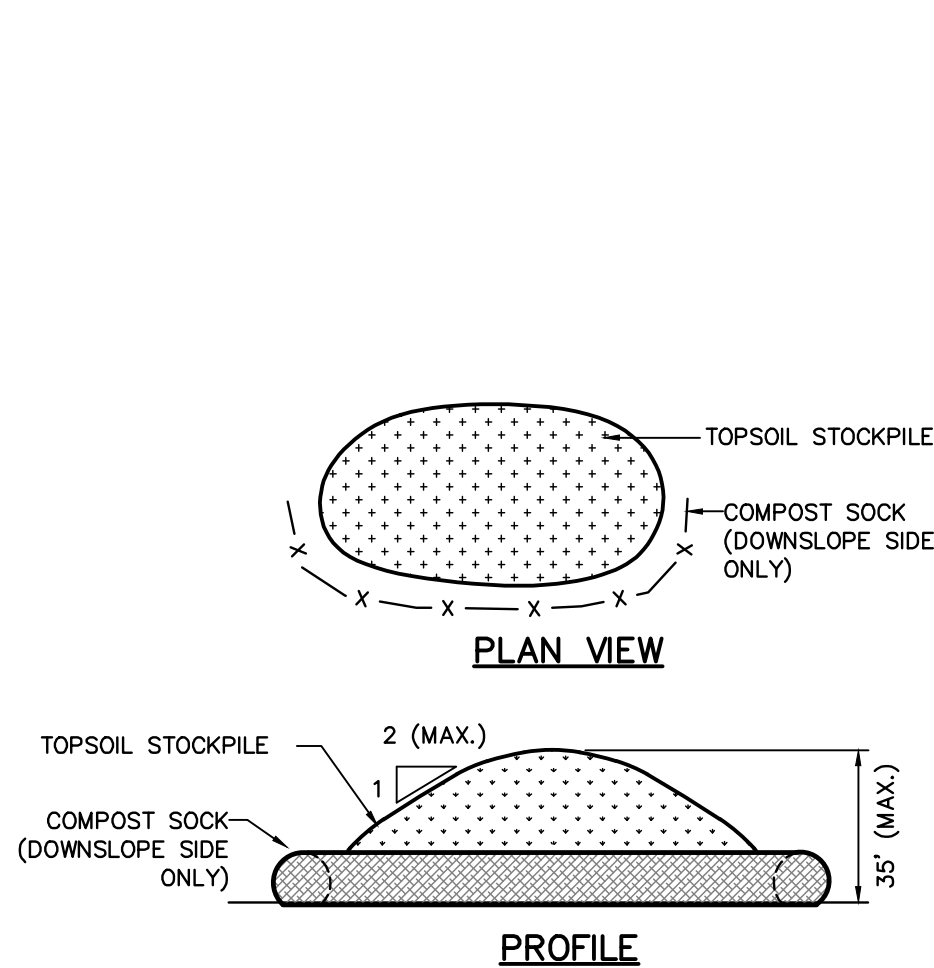
TREE PROTECTION NOTES

- TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION TO THE EXTENT NOTED ON THE PLANS. PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- BOARDS, FENCING, ETC. SHALL NOT BE NAILED TO ANY TREES OR SHRUBS.
- ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP-LINE OF THE TREE BRANCHES.
- TREE LIMB REMOVAL, WHERE NECESSARY, SHALL BE PERFORMED UNDER THE IMMEDIATE SUPERVISION OF A CERTIFIED ARBORIST. PRUNING CUTS SHOULD BE MADE JUST OUTSIDE THE BRANCH COLLAR. THE BRANCH COLLAR SHOULD NOT BE DAMAGED OR REMOVED. IF THE TRUNK COLLAR HAS GROWN OUT ON A DEAD LIMB TO BE REMOVED, MAKE THE CUT JUST BEYOND THE COLLAR. DO NOT APPLY WOUND DRESSINGS.



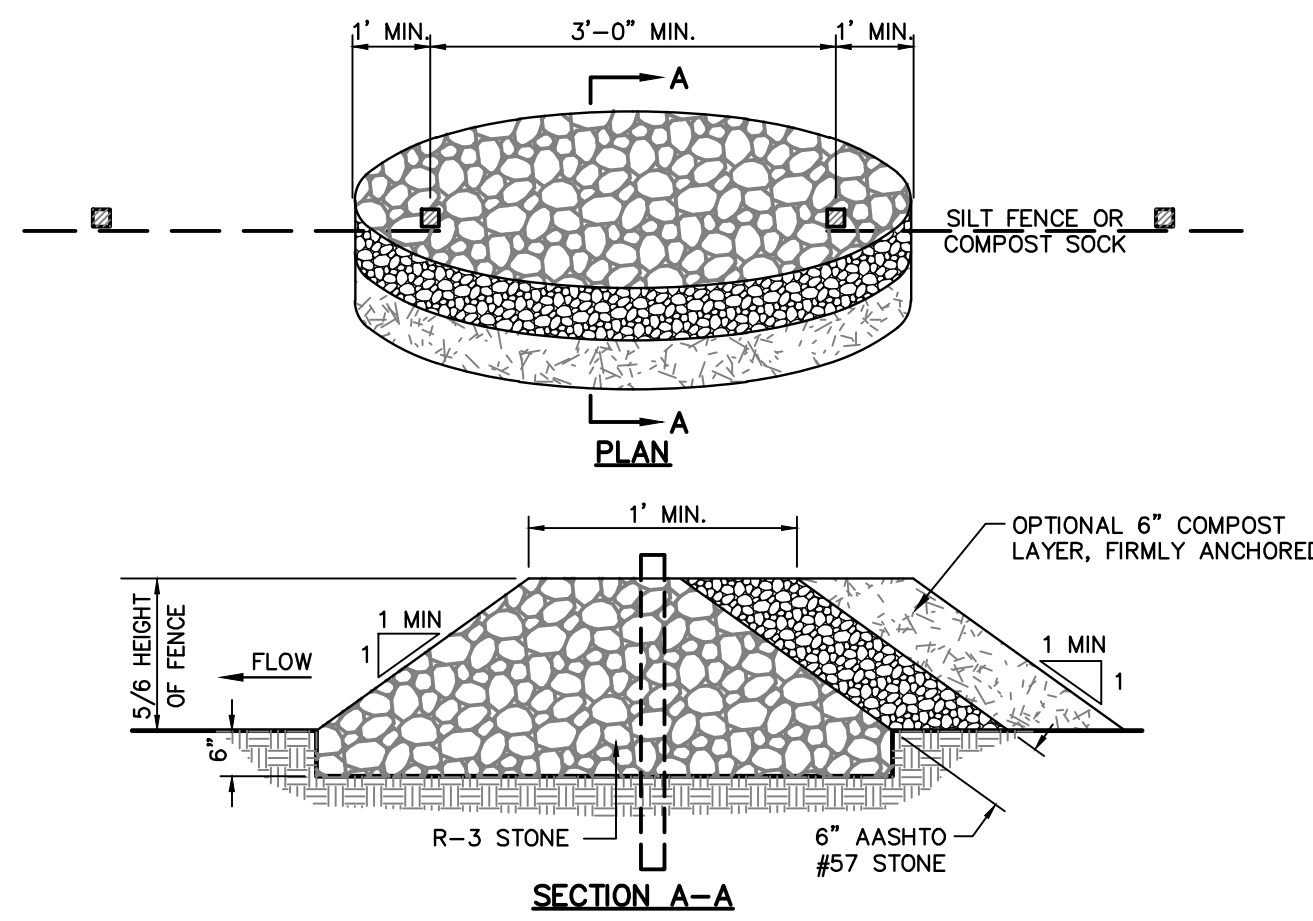
TREE PROTECTION DETAIL

NOT TO SCALE



TOPSOIL STOCKPILE AREA DETAIL

NOT TO SCALE



NOTES:

- ROCK FILTER OUTLETS TO BE PROVIDED AT ALL EXISTING OR PROPOSED LOW POINTS AND ALL AREAS OF CONCENTRATED FLOWS.
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLETS.
- COMPOST LAYER IS REQUIRED IN ALL HQ AND EV WATERSHEDS.

EROSION & SEDIMENT CONTROL NOTES

- BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE IS ADVISED TO BECOME FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPT. OF ENVIRONMENTAL PROTECTION, SUBPART C-PROTECTION OF NATURAL RESOURCES, ARTICLE III-WATER RESOURCES, CHAPTER 102-EROSION CONTROL AND WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" BY THE COMMONWEALTH OF PA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2000 OR LATEST EDITION.
- AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL NOTIFY BUCKS COUNTY CONSERVATION DISTRICT. AT LEAST 3 DAYS BEFORE EARTH DISTURBANCE BEGINS, THE CONTRACTOR SHALL CONTACT THE PA ONE-CALL SYSTEM TO OBTAIN INFORMATION ON BURIED UTILITY LOCATIONS.
- COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
- ANY REVISIONS TO THIS PLAN, OR TO ANY OTHER PLANS THAT MAY AFFECT IT, MUST HAVE PRIOR APPROVAL OF THE BUCKS COUNTY CONSERVATION DISTRICT.
- THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES.
 - ALL FILL MATERIALS TO BE USED ON THIS SITE SHALL BE CLEAN FILL UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM DUE DILIGENCE IN DETERMINING THAT FILL IS CLEAN.
 - INVESTIGATIVE TECHNIQUES SHALL INCLUDE, BUT ARE NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANDSON MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
- THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL ASSURE THAT THE APPROVED EROSION & SEDIMENT CONTROL PLAN IS PROPERLY IMPLEMENTED.
- UNTIL THE SITE IS STABILIZED, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL INSURE THAT ALL EROSION AND SEDIMENT CONTROL DEVICES ARE MAINTAINED PROPERLY. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.
- FOR PROJECTS THAT REQUIRE NPDES PERMIT, LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL MAINTAIN AND MAKE AVAILABLE TO THE BUCKS COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
- CONCRETE WASHOUT AREA SHALL BE PROVIDED FOR CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES. NO WASH WATER FROM THESE VEHICLES SHALL BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHALL NOT BE LOCATED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, INFILTRATION FACILITIES OR SURFACE WATERS.
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
- UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.
- ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE CLEANED OFF IMMEDIATELY BY BROOMING AND/OR SHOVELING TO THE SATISFACTION OF THE TOWNSHIP AT THE EXPENSE OF THE DEVELOPER AND/OR RESPONSIBLE CONTRACTOR. USE OF A BACKHOLE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE SAND AND/OR SEDIMENT IS CAUSING SLICK OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE PRESSURE WASHED TO REMOVE THE CONDITION. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE BUCKS COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
- NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF BUCKS COUNTY CONSERVATION DISTRICT. ANY PUMPED WATER MUST BE DIRECTED TO A FILTER BAG DEVICE DISCHARGING OVER NON-DISTURBED AREAS.
- THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE BUCKS COUNTY CONSERVATION DISTRICT. GILMORE AND ASSOCIATES DOES NOT TAKE ANY RESPONSIBILITY IN OBSERVING AND CERTIFYING THE CONSTRUCTION OF THESE FACILITIES UNLESS REQUESTED SPECIFICALLY BY THE OWNER AND/OR CONTRACTOR. THEREFORE, GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
- ACCUMULATED SEDIMENTS REMOVED FROM ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES. REPLACED SOILS SHALL BE SEEDED AND MULCHED IMMEDIATELY.
- PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
- CONTRACTOR SHALL FOLLOW THE PROCEDURES OUTLINED BY THE APPROVED EROSION & SEDIMENT CONTROL PLAN AND THE SEQUENCE OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER AND THE BUCKS COUNTY CONSERVATION DISTRICT.

MAINTENANCE OF FACILITIES

- COMPOST FILTER SOCKS SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAIN FALL EVENT OF 1/4" OR MORE AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EAS CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
- CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE BUCKS COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
- SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
- THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
- ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT; NORTH AMERICAN GREEN #SC150 (OR EQUAL). IF AREAS ARE TO BE SOODED, TURF REINFORCEMENT IS NOT REQUIRED.
- AFTER THE WORK IS COMPLETED, MONTHLY INSPECTIONS WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
- SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
- THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANUP WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.

SEEDING AND MULCHING SCHEDULE

- SITE PREPARATION, STABILIZATION, AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "THE AGROMONY GUIDE" AND PENNDOT FORM 408 SPECIFICATIONS. MOST RECENT ADDITION.

TEMPORARY SEEDING SPECIFICATION FORMULA T: OATS IN SPRING, CEREAL RYE IN FALL

PERMANENT SEEDING SPECIFICATION FORMULA B - RESIDENTIAL MIX

50% KENTUCKY BLUEGRASS MIXTURE

30% CREeping RED FESCUE OR CHEWING FESCUE

20% PERENNIAL RYEGRASS MIXTURE

STEEP SLOPE SEEDING SPECIFICATION FORMULA C - CONSERVATION MIX

50% NURSERY CROP: OATS IN SPRING, CEREAL RYE IN FALL

10% LITTLE BLUESTEM 7.5% SHOWY TICK-TREFOIL 13.3% PARTRIDGE PEA

10% BIG BLUESTEM 3% CANADA MLDRYE 3.67% BLACK-EYED SUSAN

2% PURPLE TOP 0.5% SMOOTH BLUE ASTER

SEEDING RATE FOR THE ABOVE MIXTURES:

6 LBS/1,000 SY FOR TEMPORARY SEEDING

42 LBS/1,000 SY FOR PERMANENT SEEDING

12 LBS/1,000 SY FOR STEEP SLOPE SEEDING (SEE NOTE 5)

OTHER SEED MIXES, AS MAY BE SPECIFIED ON LANDSCAPE PLANS, SHALL MEET THE REQUIREMENTS AND SEEDING RATES NOTED ON THAT PLAN. THE ABOVE SPECIFICATIONS ARE TO BE USED WHERE SPECIFIC SEED MIXES ARE NOT NOTED.
- HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATES OF AT LEAST 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. HAY OR STRAW MULCH SHALL BE ANCHORED WITH MULCH CONTROL NETTING OR OTHER METHODS TO PREVENT BEING WINDBLOWN.
- PULVERIZED AGRICULTURAL LIMESTONE AND COMMERICAL FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS WHICH ARE TO BE SEEDDED EXCEPT FOR TEMPORARY SEED AREAS ARE THE FOLLOWING RATES:

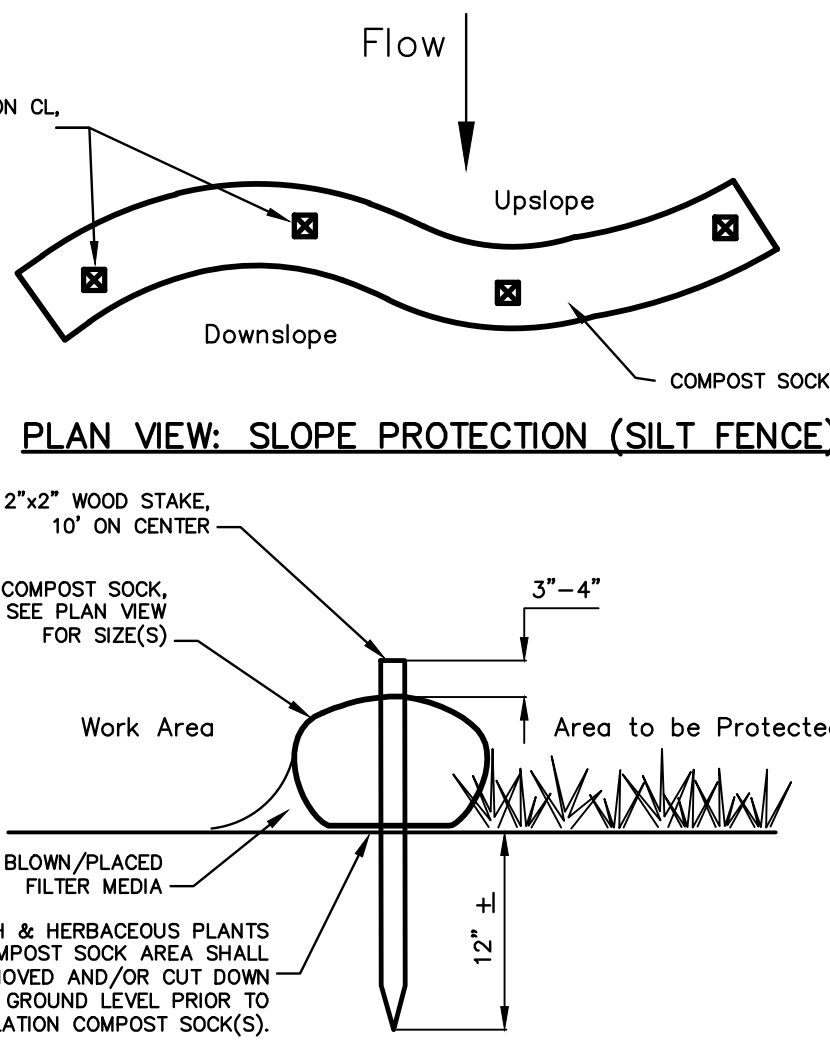
PULVERIZED AGRICULTURAL LIMESTONE - 90 LBS/1,000 SF

10-20-20 ANALYSIS COMMERCIAL FERTILIZER - 20 LBS/1,000 SF
- PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED AT IN OTHER SEASONS, AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH.
- STEEP SLOPE AREAS, CONSIDERED SLOPES GREATER THAN 3:1, SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED FOR PARTICULAR METHOD AND SPECIFIC SITE CONDITIONS.

FLEXIBLE GROWTH MEDIUM: SHALL BE HYDRAULICALLY APPLIED COMBINATION OF SEED, MULCH, AND EROSION PROTECTION MATERIAL SIMILAR TO "FLEXITERRA" BY ACI OR EQUAL

EROSION CONTROL MATTING: SHALL BE TEMPORARY MATTING SIMILAR TO SC350 BY NORTH AMERICAN GREEN OR EQUAL BY OTHER MANUFACTURER.

SEEDING & MULCHING SCHEDULE ABOVE IS FOR GENERAL LAWN AREAS. SEE STREAM RESTORATION AND LANDSCAPE PLANS FOR ADDITIONAL SEED MIXES.

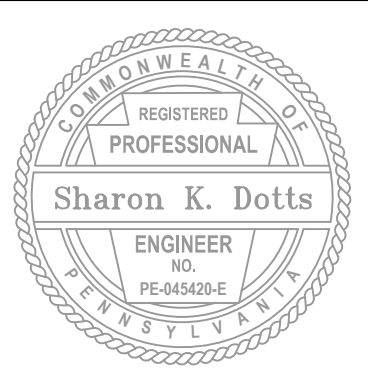


SECTION VIEW: COMPOST SOCK INSTALLATION

COMPOST SOCK "SILT FENCE" DETAIL

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
46 EAST BULLER AVENUE, SUITE 100, NEW BERTON, PA 17351-5310 • www.gilmoreassoc.com
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REV	DATE	DESCRIPTION
1	3/6/25	SD BY
2	3/6/25	SD BY
3	3/6/25	SD BY
4	3/6/25	SD BY
5	3/6/25	SD BY
6	3/6/25	SD BY
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9	3/6/25	SD BY
10	3/6/25	SD BY

PERMIT PLANS
PLEASANT SPRING CREEK REHABILITATION
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA
EROSION-SEDIMENT CONTROL NOTES & DETAILS



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
PROJECT NO.: 1403043
OWNERS INFO:
PERKASIE BOROUGH
620 W CHESTNUT ST, BOX 98
PERKASIE, PA 18944
215-257-5065
MUNICIPAL FILE NO.: 1403043
TAX MAP PARCEL NO.: 33-09-56, 33-10-24, 33-10-04, 33-10-07, 33-09-56-1
TOTAL AREA: 5
PER LOD
DATE: 7/02/24
DRAWN BY: XXX
SHEET NO.: 10 OF 10



BOROUGH OF PERKASIE

MEMORANDUM

DATE: September 25, 2025

TO: Andrea Coaxum, Borough Manager
Council Members
Mayor Hollenbach
Rebecca Deemer, Finance Director

FROM: Jeffrey Tulone, Public Works Director
Jeffrey Tulone

RE: 2025-2026 Rock Salt Bids

Attached to this memo is the final tabulation of salt bids received through the Bucks County Consortium for de-icing operations during the 2025-2026 season. The lowest bidder was Morton Salt, Inc., with a price of \$61.86 per ton delivered.

The Borough purchased rock salt from the Bucks County Consortium last year for \$60.95 per ton, so this year's price will include an increase of \$.91 per ton. Below is a list of salt prices over the last 5 years, to give Council an idea of the cost history:

2021	\$47.75 per ton
2022	\$57.88 per ton
2023	\$67.76 per ton
2024	\$66.00 per ton
2025	\$60.95 per ton

I also have attached the tabulation of salt bids received through the Co-Stars Program with the State. The lowest bidder was Cargill, Inc., with a price of \$81.46 per ton delivered, so the Co-Stars price is \$19.60 more than the price from the Bucks County Consortium's lowest bidder.

The Borough currently has a full bin of 800 tons of salt. The minimum amount of salt we purchase each season is approximately 400 tons, which could be more, weather depending.

At this time, I am requesting that Council authorize the Public Works Department to purchase rock salt for the 2025-2026 season through the Bucks County Consortium from Morton Salt, Inc. in the amount of \$61.86 per ton delivered.

BOROUGH OF DOYLESTOWN

Bucks County, Pennsylvania



NONI WEST, Mayor
JACK O'BRIEN, President
AMY POPKIN, Vice President
JOHN H. DAVIS, Manager

Salt Bid Results for 2025-2026 Season

Bids were opened and publicly read for the purchase of Rock Salt for the 2025-2026 season on **Wednesday, August 13, 2025**. Below is a tabulation of Bids received

	<u>Delivered Price Per Ton</u>	<u>Undelivered Price Per Ton</u>
1. Morton Salt, Inc	\$ 61.86	\$ 61.00
2. Eastern Salt Company	\$ 89.90	\$ 89.90
3. Riverside Construction	\$ 64.50	\$ 64.50
4. American Rock Salt	No Bid	
5. Cargill	No Bid	
6. Compass Minerals	No Bid	

4600016537 - American Rock Salt		
County	Cumulative Estimate	County Bid Price
Allegheny	99,740	\$91.44
Armstrong	9,834	\$92.00
Bedford	9,684	\$105.22
Berks	29,362	\$80.16
Blair	16,900	\$94.69
Bradford	13,482	\$77.95
Cambria	32,163	\$99.18
Centre	17,857	\$99.17
Chester	22,258	\$84.69
Clearfield	13,616	\$93.01
Clinton	7,423	\$97.93
Dauphin	16,246	\$94.57
Elk	5,590	\$98.40
Fayette	20,937	\$89.04
Forest	1,059	\$84.33
Fulton	4,994	\$104.35
Greene	8,114	\$96.14
Indiana	17,585	\$93.99
Jefferson	10,333	\$82.22
Juniata	2,241	\$102.65
Lackawanna	40,692	\$86.74
Lancaster	12,035	\$83.69
Lebanon	12,460	\$92.00
Lehigh	27,351	\$90.64
McKean	10,570	\$74.41
Mifflin	3,632	\$111.10
Monroe	23,809	\$84.67
Montour	3,504	\$88.24
Northampton	34,594	\$85.06
Northumberland	10,799	\$95.15
Perry	5,117	\$103.49
Schuylkill	24,693	\$90.87
Snyder	4,534	\$99.42
Somerset	24,440	\$97.61
Sullivan	3,419	\$80.37
Union	5,120	\$86.90
Washington	44,250	\$90.65

4600016538 - Cargill, Inc.		
County	Cumulative Estimate	County Bid Price
Beaver	21,455	\$89.59
Bucks	15,703	\$81.46
Cameron	1,522	\$94.02
Carbon	9,946	\$96.26
Columbia	9,561	\$84.95
Franklin	7,177	\$100.21
Huntingdon	7,018	\$102.49
Lawrence	19,165	\$80.34
Luzerne	57,710	\$90.70
Lycoming	16,249	\$78.49
Montgomery	27,398	\$80.91
Pike	12,323	\$95.02
Potter	2,539	\$78.70
Susquehanna	20,673	\$70.53
Tioga	11,399	\$69.40
Wayne	11,538	\$84.54
Wyoming	6,238	\$81.68

4600016539 - Morton Salt		
County	Cumulative Estimate	County Bid Price
Adams	4,226	\$90.88
Clarion	9,563	\$82.16
Cumberland	7,056	\$94.54
Philadelphia	14,200	\$84.27

4600016540 - Compass Minerals		
County	Cumulative Estimate	County Bid Price
Butler	44,099	\$94.57
Crawford	13,393	\$67.90
Erie	41,243	\$59.62
Mercer	20,123	\$69.43
Venango	10,604	\$74.15
Warren	5,681	\$75.27

4600016542 - Eastern Salt		
County	Cumulative Estimate	County Bid Price
Delaware	10,874	\$84.51
York	21,600	\$83.50

2025-26 Sodium Chloride, (Bulk Road Salt) Renewal Summary

American Rock Salt Co. (4600016537)

- Agreed to a 1-year renewal term (August 1, 2025 – July 31, 2026)
- Agreed to waive storage fees and to release COSTARS members from their outstanding tonnage required to meet 60% minimum for the 2024-25 season.

Cargill, Inc. (4600016538)

- Agreed to a 2-year renewal term (August 1, 2024 – July 31, 2026) following the 2023-24 season.
- As part of the 2-year renewal, agreed to waive storage fees and to release COSTARS members from their outstanding tonnage required to meet 60% minimum for the 2023-24 season as well as the 2024-25 season.

Morton Salt (4600016539)

- Agreed to a 1-year renewal term (August 1, 2025 – July 31, 2026)
- Agreed to waive storage fees and to release COSTARS members from their outstanding tonnage required to meet 60% minimum for the 2024-25 season.

Compass Minerals America (4600016540)

- Agreed to a 1-year renewal term (August 1, 2025 – July 31, 2026)
- Agreed to waive storage fees and to release COSTARS members from their outstanding tonnage required to meet 60% minimum for the 2024-25 season.

Eastern Salt (4600016542)

- Agreed to a 1-year renewal term (August 1, 2025 – July 31, 2026)
- Agreed to waive storage fees and to release COSTARS members from their outstanding tonnage required to meet 60% minimum for the 2024-25 season.

**PERKASIE BOROUGH
RESOLUTION #2025-47**

**A RESOLUTION OF THE BOROUGH OF PERKASIE
FOR THE CREATION OF A PARKING SPACE RESERVED
FOR A HANDICAPPED PERSON OR DISABLED VETERAN**

WHEREAS, Perkasio Borough Ordinance #691 provides that Perkasio Borough Council may, by Resolution, establish on the streets or borough parking lot, additional parking spaces reserved for handicapped persons or disabled veterans parking; and

WHEREAS, Borough Council desires to establish such parking spaces.

THEREFORE, BE IT RESOLVED that the following parking space is established and reserved for handicapped persons or disabled veterans at a space in front of 509 Vine Street, Perkasio.

RESOLVED this 6th day of October, 2025.

ATTEST:

BOROUGH OF PERKASIE

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President

Megan McShane

From: rschurr perkasielpd.org <rschurr@perkasielpd.org>
Sent: Tuesday, September 30, 2025 4:30 PM
To: Andrea Coaxum; Jeff Hollenbach; Jeffrey P. Garton; James Ryder
Cc: Megan McShane
Subject: HC Parking
Attachments: DETWEILER HC SPOT.pdf

Importance: High

Andrea,

Can we get this HC spot on the agenda for 10/6. It is time sensitive as the resident is having surgery on 10/6.

I just received the request this morning. Jeff already has the signs.

Thank you

Robert A. Schurr, M.S.
Chief of Police
Perkasie Borough Police Department
311 S 9th St, Perkasie PA 18944
215-257-6876



This e-mail transmission and any documents, files, or previous e-mail messages attached to it, are confidential. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution, or use of any of the information contained in, or attached to this e-mail transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify me by forwarding this e-mail to rschurr@perkasielpd.org, or by telephone at (215) 257-6876 and then delete the message and its attachments from your computer.

Borough of Perkasio

Calendar Year 2025



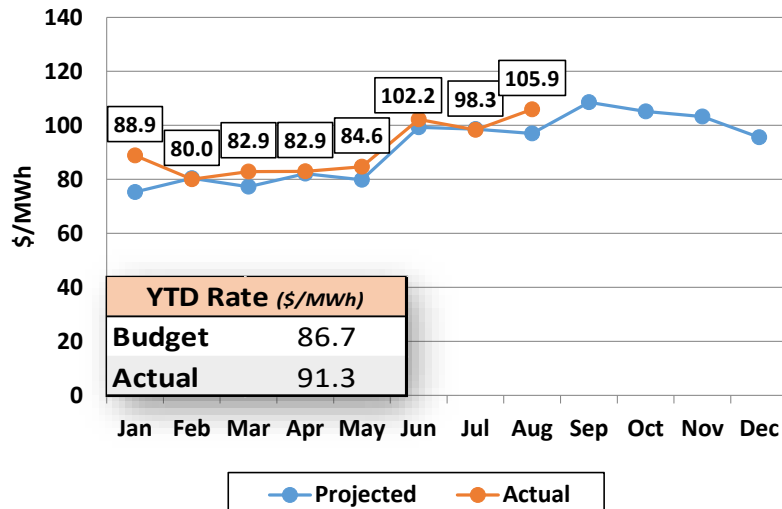
Wholesale Power Cost Summary August 2025



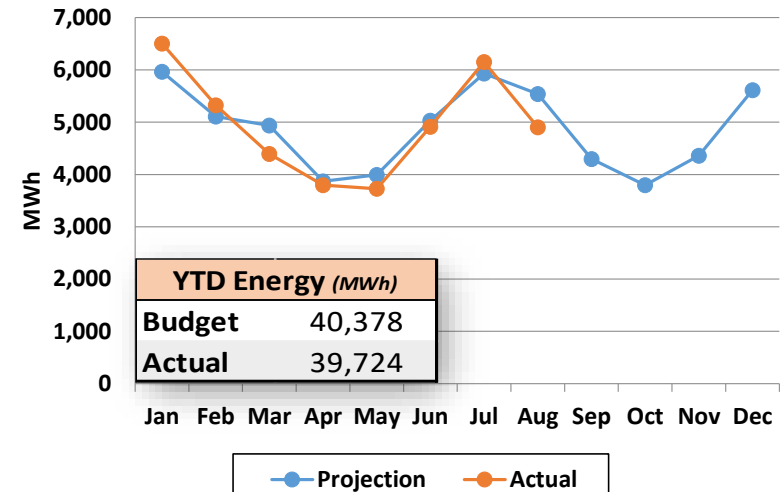


2025 Year to Date Wholesale Power Summary

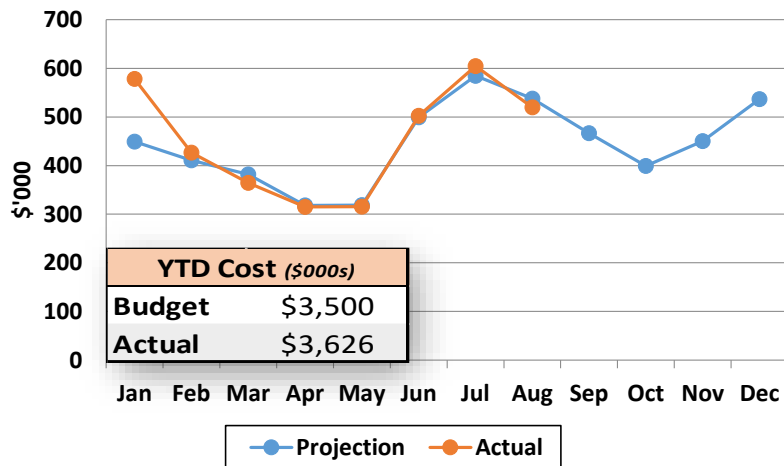
All-in Wholesale Power Rate



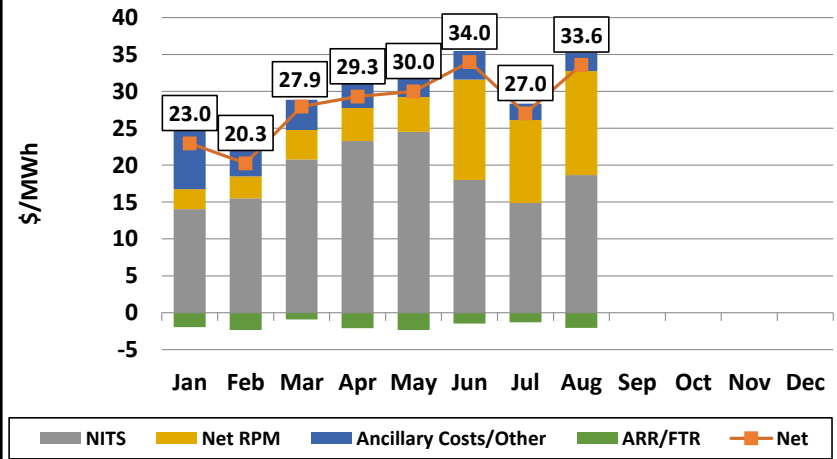
Total Energy Requirements



All-in Wholesale Power Cost



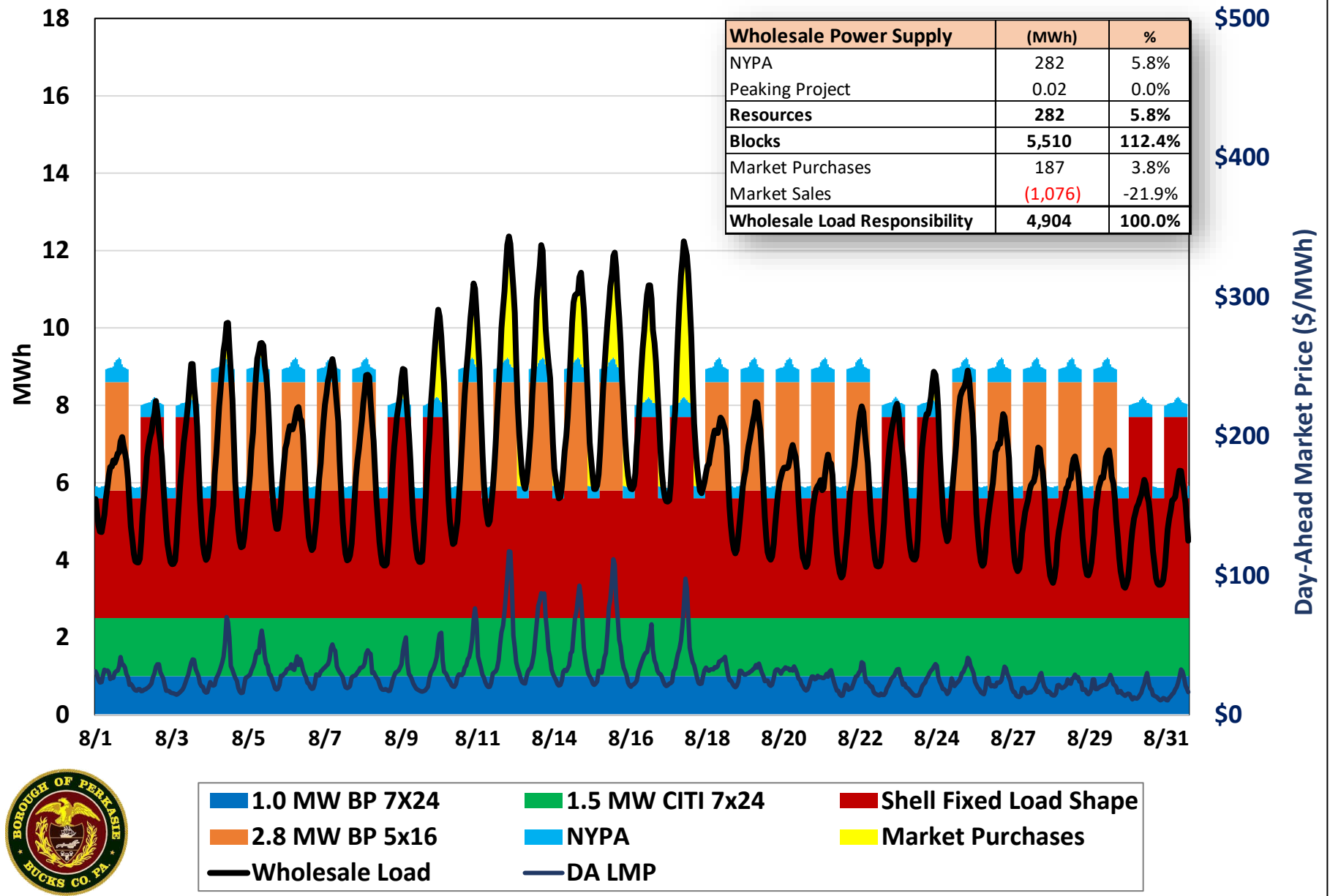
PJM Rates



1/ Excludes PJM Market Interaction Costs

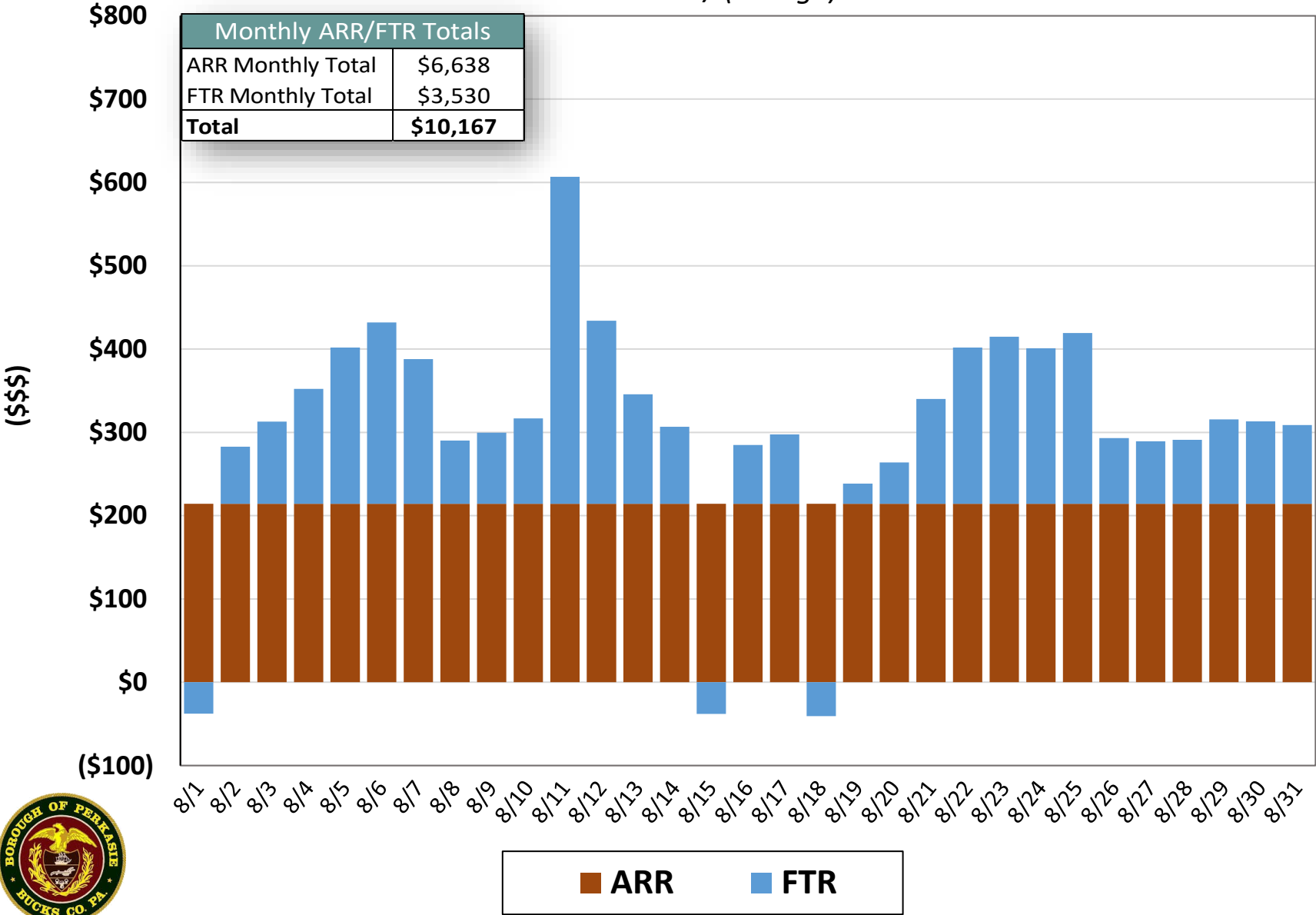
2/ Net RPM is capacity load costs less capacity generation credits

Hourly Perkasio Load Wholesale Power Supply



ARR/FTR Settlements

Credit / (Charge)



Borough of Perkasi



2025 Year to Date Summary

All-In Rate Summary

	Resource Cost ¹		Purchased Blocks ¹		Market Purchases ¹		Market Sales ¹		Total Energy Cost		PJM Cost ²		Miscellaneous Costs ³		All-In Rate ⁴		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)
Jan-25	\$170.61	\$162.54	\$47.74	\$51.66	\$67.22	\$112.54	\$41.30	\$26.13	\$54.65	\$64.44	\$19.14	\$22.96	\$1.53	\$1.46	\$75.33	\$88.86	13.53
Feb-25	\$193.15	\$156.21	\$47.52	\$50.35	\$64.65	\$63.15	\$31.79	\$26.77	\$56.78	\$58.36	\$22.07	\$20.26	\$1.56	\$1.43	\$80.40	\$80.05	(0.35)
Mar-25	\$178.21	\$129.58	\$44.70	\$44.72	\$50.09	\$51.60	\$29.86	\$31.17	\$52.99	\$53.32	\$22.75	\$27.94	\$1.56	\$1.62	\$77.30	\$82.88	5.59
Apr-25	\$184.00	\$181.78	\$41.47	\$40.70	\$43.37	\$50.30	\$26.72	\$27.25	\$51.99	\$51.97	\$28.54	\$29.29	\$1.61	\$1.69	\$82.14	\$82.95	0.81
May-25	\$181.38	\$166.93	\$39.83	\$40.59	\$48.02	\$43.97	\$24.55	\$25.38	\$50.55	\$52.54	\$27.73	\$30.01	\$1.60	\$2.10	\$79.88	\$84.65	4.76
Jun-25	\$286.74	\$309.02	\$44.57	\$46.67	\$54.90	\$36.08	\$27.32	\$20.54	\$62.56	\$66.70	\$35.13	\$34.00	\$1.57	\$1.52	\$99.25	\$102.23	2.97
Jul-25	\$282.61	\$285.18	\$49.16	\$50.26	\$98.36	\$96.76	\$32.25	\$33.61	\$66.99	\$69.94	\$30.08	\$27.03	\$1.54	\$1.35	\$98.61	\$98.32	(0.29)
Aug-25	\$276.98	\$285.65	\$47.09	\$50.70	\$65.93	\$66.43	\$38.76	\$23.26	\$63.39	\$70.84	\$32.07	\$33.59	\$1.55	\$1.51	\$97.01	\$105.95	8.94
Sep-25	\$353.16	-	\$46.41	-	\$56.72	-	\$32.17	-	\$66.13	-	\$40.82	-	\$1.59	-	\$108.55	-	
Oct-25	\$307.95	-	\$36.32	-	\$57.36	-	\$28.56	-	\$57.52	-	\$45.98	-	\$1.61	-	\$105.12	-	
Nov-25	\$318.90	-	\$42.78	-	\$56.50	-	\$29.73	-	\$61.41	-	\$40.27	-	\$1.58	-	\$103.26	-	
Dec-25	\$306.79	-	\$48.53	-	\$58.23	-	\$33.51	-	\$62.41	-	\$31.67	-	\$1.54	-	\$95.61	-	
YTD	\$249.51	\$228.71	\$45.75	\$47.63	\$63.20	\$72.55	\$33.56	\$26.22	\$58.05	\$62.01	\$27.08	\$27.72	\$0.02	\$1.55	\$86.69	\$91.28	\$4.60

1/ Resource, Purchased Blocks and Market Purchase/Sales include applicable Congestion and Losses costs. Each of these categories are weighted by their applicable energy amounts.

2/ Includes NITS Charge, Net RPM Cost, Ancillary Services Cost and ARR/FTRs Credits, Other Transmission Charges, Admin Fees and Load Reconciliation

3/ Includes AMP Service Fees

4/ All-In Rate is based on Total Sales

Borough of Perkasi



2025 Year to Date Summary

Energy Supply Summary (MWh)

	NYPA			Market Purchases		Market Sales	
	Projected	Actual	Capacity Factor ¹	Projected	Actual	Projected	Actual
	(MWh)	(MWh)	(%)	(MWh)	(MWh)	(MWh)	(MWh)
Jan-25	276	343	82%	294	639	(243)	(139)
Feb-25	250	297	79%	435	541	(218)	(157)
Mar-25	277	339	81%	288	115	(163)	(591)
Apr-25	267	267	66%	210	207	(149)	(228)
May-25	277	317	76%	255	107	(100)	(260)
Jun-25	246	286	71%	472	551	(187)	(492)
Jul-25	247	295	71%	374	448	(419)	(402)
Aug-25	254	282	68%	275	187	(529)	(1,076)
Sep-25	240	-	0%	551	-	(373)	-
Oct-25	277	-	0%	192	-	(165)	-
Nov-25	268	-	0%	263	-	(284)	-
Dec-25	276	-	0%	331	-	(225)	-
YTD	2,094	2,425	74%	2,602	2,795	(2,009)	(3,344)

1/ The Capacity Factor is based on the actual generation.

Borough of Perkasio



2025 Year to Date Summary

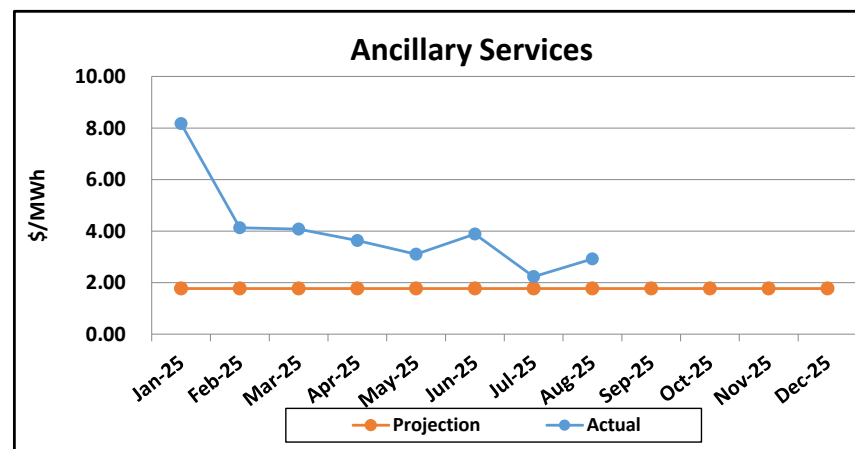
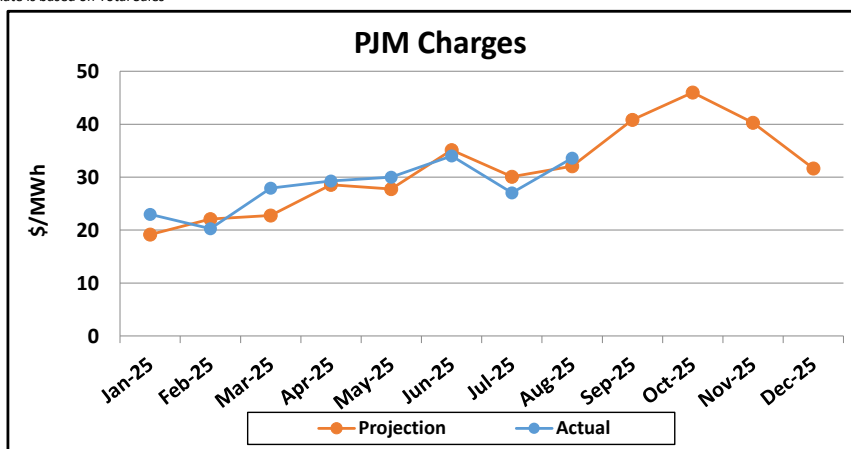
PJM Charge Summary (excl. PJM Market Interaction Costs)

	NITS		Net RPM ¹		ARR/FTR		Ancillary Services/Other ²		Total		Contribution to All-In Rate ³		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$/MWh)	(\$/MWh)
Jan-25	87	91	17	18	-	(13)	11	53	114	149	\$19.14	\$22.96	\$3.81
Feb-25	87	82	17	16	-	(12)	9	22	113	108	\$22.07	\$20.26	(\$1.81)
Mar-25	87	91	17	18	-	(4)	9	18	112	123	\$22.75	\$27.94	\$5.19
Apr-25	87	88	17	17	-	(8)	7	14	111	111	\$28.54	\$29.29	\$0.75
May-25	87	91	17	18	-	(9)	7	12	111	112	\$27.73	\$30.01	\$2.27
Jun-25	87	89	81	67	-	(7)	9	19	177	167	\$35.13	\$34.00	(\$1.12)
Jul-25	87	91	81	69	-	(8)	10	14	178	166	\$30.08	\$27.03	(\$3.05)
Aug-25	87	91	81	69	-	(10)	10	14	178	165	\$32.07	\$33.59	\$1.52
Sep-25	87	-	81	-	-	-	8	-	175	-	\$40.82	-	-
Oct-25	87	-	81	-	-	-	7	-	175	-	\$45.98	-	-
Nov-25	87	-	81	-	-	-	8	-	176	-	\$40.27	-	-
Dec-25	87	-	81	-	-	-	10	-	178	-	\$31.67	-	-
YTD	697	716	325	291	0	(71)	71	165	1,093	1,101	27.08	27.72	0.65

1/ Net RPM is the RPM Cost less the Generator's RPM Credits.

2/ Ancillary services/Other also includes: Admin fees, Load Reconciliation and Other Transmission Charges

3/ The Rate is based on Total Sales



Borough of Perkasio



August 2025

	Projected			Actual			Delta		
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)
Invoice Summary¹									
1. AMP	5,540	\$65.37	\$362,096	4,904	\$74.92	\$367,436	(635.32)	\$9.56	\$5,341
(a) NYPA	254	\$26.39	\$6,716	282	\$14.59	\$4,118	27.84	(\$11.81)	(\$2,598)
(b) PA Peaking Project	80	\$1,074.02	\$85,922	0.0	-	\$76,526	(79.99)	-	(\$9,396)
(c) Purchased Blocks	5,539	\$47.09	\$260,868	5,510	\$50.70	\$279,375	(28.80)	\$3.60	\$18,507
(d) Miscellaneous Costs ²	5,540	\$1.55	\$8,590	4,904	\$1.51	\$7,417	(635.32)	(\$0.04)	(\$1,173)
2. PJM	5,540	\$31.64	\$175,285	4,904	\$31.03	\$152,170	(635.32)	(\$0.61)	(\$23,116)
(a) Market Purchases	275	\$65.93	\$18,152	187	\$66.43	\$12,435	(88.14)	\$0.50	(\$5,717)
(b) Market Sales	(529)	\$38.76	(\$20,523)	(1,076)	\$23.26	(\$25,016)	(546.24)	(\$15.51)	(\$4,493)
(c) Charges/(Credits) ³	5,540	\$32.07	\$177,657	4,904	\$33.59	\$164,751	(635.32)	\$1.52	(\$12,906)
3. Total Wholesale Power Costs⁴:	5,540	\$97.01	\$537,381	4,904	\$105.95	\$519,606	(635)	\$8.94	(\$17,775)
1/ Resource, Purchased Blocks and Market Purchase/Sales includes Congestion and Losses costs. 2/ Miscellaneous Costs incl. AMP Service Fees 3/ Includes Net RPM (RPM Charges and RPM Credits) for each Resource 4/ Based on Total Sales									

Borough of Perkasio



August 2025

	Projection			Actual			Delta		
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)
AMP									
Resources									
1. NYPA									
2. Fixed Charge	0.6	\$4.13	\$2,309	0.6	\$4.05	\$2,267	0	(0.08)	(\$42)
3. Energy Charge	254	\$19.58	\$4,982	282	\$5.56	\$1,569	28	(14.02)	(\$3,413)
4. Other Adjustments			\$0			\$55	0	0.00	\$55
5. Congestion & Losses	254	(\$2.26)	(\$575)	282	\$0.81	\$228	28	3.07	\$803
6. All in Cost	254	\$26.39	\$6,716	282	\$14.59	\$4,118	28	(11.81)	(\$2,598)
7. PA Peaking Project									
8. Fixed Charge	4.8	\$1.80	\$8,640	4.3	\$0.00	\$0	(0)	(1.80)	(\$8,640)
9. Energy Charge	80	\$100.00	\$8,000	0.0	\$323.33	\$5	(80)	223.33	(\$7,995)
10. Congestion & Losses	0	\$0.00	\$0	0.0	\$0.00	\$0	0	0.00	\$0
11. Other Adjustments	4.8	\$14.43	\$69,282	4.3	\$17.71	\$76,521	(0)	3.28	\$7,240
12. All in Cost (\$/kW-mo)	4.8	\$17.90	\$85,922	4.3	\$17.71	\$76,526	(0)	(0.19)	(\$9,396)
13. Total - Resources	334	\$276.98	\$92,638	282	\$285.65	\$80,644	(52)	8.67	(\$11,993)
Purchased Blocks									
14. BP 1.0 MW 7x24 (PPL)									
15. Energy Charge	744	\$34.71	\$25,824	744	\$34.71	\$25,824	0	0.00	\$0
16. Congestion & Losses	744	(\$1.84)	(\$1,369)	744	\$1.52	\$1,132	0	3.36	\$2,501
17. All in Cost	744	\$32.87	\$24,456	744	\$36.23	\$26,956	0	3.36	\$2,501
18. BP 2.8 MW 5x16 (PPL)									
19. Energy Charge	1,030	\$40.91	\$42,154	941	\$40.91	\$38,488	(90)	0.00	(\$3,666)
20. Congestion & Losses	1,030	(\$3.29)	(\$3,392)	941	\$1.55	\$1,455	(90)	4.84	\$4,846
21. All in Cost	1,030	\$37.62	\$38,762	941	\$42.46	\$39,943	(90)	4.84	\$1,181
22. Shell Fixed Load Shape 2x16 (PPL)									
23. Energy Charge	666	\$64.85	\$43,164	832	\$64.85	\$53,955	166	0.00	\$10,791
24. Congestion & Losses	666	(\$0.46)	(\$307)	832	\$1.49	\$1,239	166	1.95	\$1,546
25. All in Cost	666	\$64.39	\$42,857	832	\$66.34	\$55,194	166	1.95	\$12,337
26. Shell Fixed Load Shape 5x16 (PPL)									
27. Energy Charge	1,214	\$64.85	\$78,754	1,109	\$64.85	\$71,906	(106)	0.00	(\$6,848)
28. Congestion & Losses	1,214	(\$3.29)	(\$3,997)	1,109	\$1.55	\$1,714	(106)	4.84	\$5,712
29. All in Cost	1,214	\$61.56	\$74,757	1,109	\$66.40	\$73,620	(106)	4.84	(\$1,137)
30. Shell Fixed Load Shape 7x8 (PPL)									
31. Energy Charge	769	\$64.85	\$49,857	769	\$64.85	\$49,759	0	0.00	(\$97)
32. Congestion & Losses	769	(\$0.46)	(\$354)	769	\$1.51	\$1,160	0	1.97	\$1,515
33. All in Cost	769	\$64.39	\$49,502	769	\$66.23	\$50,920	0	1.84	\$1,417
34. CITI 1.5 MW 7x24 (PPL Resid)									
35. Energy Charge	1,116	\$29.20	\$32,587	1,116	\$29.20	\$32,587	0	0.00	\$0
36. Congestion & Losses	1,116	(\$1.84)	(\$2,053)	1,116	\$0.14	\$155	0	1.98	\$2,208
37. All in Cost	1,116	\$27.36	\$30,534	1,116	\$29.34	\$32,742	0	1.98	\$2,208
38. Total - Purchased Blocks	5,539	\$47.09	\$260,868	5,510	\$50.70	\$279,375	(29)	3.60	\$18,507

Borough of Perkasio



August 2025

		Projection			Actual			Delta		
		Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)
		(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)
Miscellaneous Costs										
39.	AMP Fees	5,540	\$1.55	\$8,590	4,904	\$1.51	\$7,417	(635)	(0.04)	(\$1,173)
40.	Adjustment for Pool Power			\$0			\$0	0	0.00	\$0
41.	Total - Miscellaneous Costs	5,540	\$1.55	\$8,590	4,904	\$1.51	\$7,417	(635)	(0.04)	(\$1,173)
42.	Total - AMP			\$362,096			\$367,436	0	0.00	\$5,341
PJM Charges										
43.	Market Interaction									
44.	Net Market Purchases	275	\$65.93	\$18,152	187	\$66.43	\$12,435	(88)	\$0.50	(\$5,717)
45.	Day-Ahead Purchases				176	\$61.03	\$10,767	176	\$61.03	\$10,767
46.	Balancing Purchases				55	\$55.33	\$3,029	55	\$55.33	\$3,029
47.	Net Market Sales	(529)	\$38.76	(\$20,523)	(1,076)	\$23.26	(\$25,016)	(546)	(\$15.51)	(\$4,493)
48.	Day-Ahead Sales				(1,013)	\$23.11	(\$23,403)	(1013)	\$23.11	(\$23,403)
49.	Balancing Sales				(107)	\$27.79	(\$2,974)	(107)	\$27.79	(\$2,974)
50.	NITS	14	\$6.07	\$87,125	10	\$9.24	\$91,463	(4)	\$3.17	\$4,338
51.	Other Transmission Charges	14	\$0.00	\$0	10	\$0.84	\$8,335	(4)	\$0.84	\$8,335
52.	RPM Capacity									
53.	RPM Charge	16	\$5.50	\$85,316	9	\$8.40	\$74,170	(6)	\$2.90	(\$11,145)
54.	RPM Credit			(\$4,589)			(\$5,020)			(\$431)
55.	Net RPM			\$80,726			\$69,150			(\$11,576)
56.	Ancillary	5,540	\$1.77	\$9,805	4,904	\$0.77	\$3,790	(635)	(\$1.00)	(\$6,015)
57.	ARR/FTR Credits	5,540	\$0.00	\$0	4,904	(\$2.07)	(\$10,167)	(635)	(\$2.07)	(\$10,167)
58.	Administration Charges	5,540	\$0.00	\$0	4,904	\$0.44	\$2,180	(635)	\$0.44	\$2,180
59.	True-Up Load Reconciliation			\$0			\$0			\$0
60.	Total PJM Charges	5,540	\$31.64	\$175,285	4,904	\$31.03	\$152,170	(635)	(\$0.61)	(\$23,116)



BOROUGH OF PERKASIO

MEMORANDUM

DATE: October 1, 2025

TO: Borough Council

FROM: Harold Stone, Electric Department Superintendent

RE: Nockamixon State Park; Utility pole request

We have received a letter addressed to the Borough Council from Obie Derr, Park Manager at Nockamixon State Park, requesting assistance with a project to establish a nesting site for Osprey within the park system.

From the Electric Department's perspective, providing a used utility pole to support this initiative would not be an issue. We currently have several used poles approximately 40-43 feet in length that could still have additional service life if used for a project such as this. These poles were from various projects, including the removal from Kulp Field Baseball lighting and the Callowhill/Glassworks project (used to bring power into the former PRA property). Supplying this pole could also help reduce disposal costs for the Borough.

If the Council approves supporting this project, the delivery and installation are estimated to take approximately three hours. This would involve the use of the line truck, possibly a bucket truck, and 2-3 linemen.

If approved, I would also support this initiative, which presents an opportunity for the Borough to work with a neighboring community and state park, while hopefully contributing to local wildlife habitat.

Harold Stone
Electric Department Superintendent



pennsylvania

DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES

September 22, 2025

Perkasie Borough Council
620 West Chestnut Street
P.O. Box 96
Perkasie, PA 18944

RE: Utility Pole for Osprey Nesting Platform at Nockamixon State Park

Dear Perkasie Borough Council:

The Park is currently working on a project to establish a nesting site for Ospreys within the park. I understand that the Borough may have older wooden utility poles available that could be repurposed for this effort.

We are specifically looking for a pole that still has some remaining structural life, as our hope is for it to serve as a long-term home for the Ospreys. Ideally, the pole would be as tall as possible (35'-40'). These birds feel more secure nesting at greater heights, increasing the likelihood of them adopting the site.

Our goal is to have the nesting platform installed before the end of the year, as Ospreys typically begin preparing their nests in late winter. We have a local volunteer who will construct the nesting platform that goes at the top of the pole ahead of time, so once the pole is delivered, we anticipate a quick turnaround to have it installed. The planned location is near the marina, just off the parking lot, which will provide convenient access while also giving visitors an excellent opportunity to observe these magnificent birds in their natural habitat.

We greatly appreciate your consideration in supporting this initiative to enhance local wildlife habitats. This effort not only contributes to conservation but also enriches the experience of the many visitors who come to enjoy the natural beauty of our region.

Thank you for your time and support.

Please contact me at oderr@pa.gov, or 215-529-7300.

Sincerely,

Obie Derr
Park Manager, Nockamixon State Park

conserve sustain enjoy

States threaten to leave PJM without expanded role in grid operator

“If PJM refuses to change, we will be forced to go in a different direction,” said Pennsylvania Gov. Josh Shapiro, a Democrat.

Published Sept. 23, 2025

Republican and Democratic governors of PJM Interconnection states on Monday threatened to pull out of the grid operator’s markets unless states are given a role in governing the organization.

“If PJM refuses to change, we will be forced to go in a different direction,” Pennsylvania Gov. Josh Shapiro, a Democrat, said at a day-long, state-led conference in Philadelphia. “That is not a path that I am eager to chart, but I am not willing to stand idly by and let PJM dictate our future.”

Virginia Gov. Glenn Youngkin, a Republican, also said his state was prepared to leave PJM, which runs the grid and wholesale power markets where 67 million people live across 13 Mid-Atlantic and Midwest states and the District of Columbia.

“This is a crisis of not having enough power, and it is a crisis in confidence,” Youngkin said. “It’s this crisis that demands real reform, real reform immediately — and at the top of the list is that states must have a real say.”

Maryland Gov. Wes Moore, a Democrat, and New Jersey Gov. Phil Murphy, a Democrat, also called for giving states a larger role at PJM.

Unlike in grid organizations such as the Southwest Power Pool and the Midcontinent Independent System Operator, states in PJM lack a formal role in PJM governance.

Governors have sharpened their focus on PJM since capacity prices spiked in a July 2024 auction and [again this year](#), leading to double digit electric bill increases in some states. The jump in capacity prices is partly driven by PJM’s forecast for data center additions in parts of its footprint.

In [a Sept. 10](#) letter to PJM’s board, a bipartisan group of governors called for increased state representation at PJM, an increased focus on consumer interests and reforms to the grid operator’s stakeholder processes.

Eleven PJM states plan to form a “[governors’ collaborative](#)” to work on PJM issues, Jacob Finkel, a Shapiro aide, said at the meeting. They include Delaware, Illinois, Indiana, Maryland, Michigan, Ohio, Pennsylvania, New Jersey, North Carolina, Tennessee and Virginia. Reforms that would give states a larger role at PJM need to occur in “months, not years,” Shapiro said in a press briefing.

PJM open to discussions, independent producers oppose states’ request

PJM is open to discussing potential reforms, but that “could take some time,” Manu Asthana, PJM president and CEO, said at the meeting.

Any changes would need to be approved by PJM's Members Committee, which represents the grid operator's members, or be done through a complaint filed with the Federal Energy Regulatory Commission, according to Asthana.

In a statement, PJM said its governance structure with a nine-member board has allowed the grid operator to deliver up to \$4 billion in annual savings for the region it serves. Also, meeting the demands of the fast-changing energy landscape "will require PJM, the industry and especially our states all working in concert," the grid operator said.

The governors' demands met with pushback from the Electric Power Supply Association, a trade group for independent power producers that opposes giving states a governance role at PJM.

"The recent actions to cap the capacity auction results was the opening salvo of a campaign to exert control over the non-partisan regional grid operator by elected officials pursuing short-term political wins ahead of the midterm election," EPSCA President and CEO Todd Snitchler said Monday in [a press release](#).

Giving states a bigger role at PJM will lead to "red tape, gridlock, and a stifling of critically needed investment," Snitchler said. Instead, states should streamline their permitting requirements for natural gas infrastructure and scale back policies that cause power plants to retire, he said.

FERC filing rights

Participants at the conference called for at least two major reforms: giving states the right to file PJM-related proposals at the Federal Energy Regulatory Commission, and a role in selecting board members.

Having Federal Power Act section 205 "filing rights" — even if they are rarely used — gives states influence in a grid operator's policy discussions, according to Heather Hunt, executive director of the New England States Committee on Electricity, a group representing the region's governors.

NESCOE is able to present proposals to FERC through "jump ball" filings that are offered alongside proposals from ISO New England.

"NESCOE is able to use that jump ball, and does so, actually, very rarely," Hunt said. "The fact that it exists, though, is very powerful ... It's a little bit of an enticement for ISO to listen hard to states."

Citing his experience with MISO, Dan Scripps, Michigan Public Service Commission chair, echoed Hunt's comments.

"The biggest impact on that is not the fact that we file, because we very rarely do — it's how states then show up in the cost allocation conversation, and increasingly, the [transmission] planning conversation," Scripps said. "Because that [filing right is] there in the background, the conversation is just fundamentally different."

Scripps called for making states partners with PJM.

“If you’re locked out, you end up ... throwing rocks from the outside, whereas if you’re brought in and you’re centrally involved ... it’s a different conversation,” Scripps said.

States need to be “key partners” with PJM, according to Abe Silverman, an assistant research scholar at Johns Hopkins University and former general counsel and executive policy counsel for the New Jersey Board of Public Utilities.

PJM should give states a role in selecting the grid operator’s board members, with a preference for people who live in PJM, and with at least one seat dedicated to a former or current state regulator within the PJM footprint, Silverman said. States should also have the right to file proposals at FERC, he added.

“Bringing that political perspective into the process is incredibly valuable,” Silverman said. “The idea that PJM states should just sit there and take it is just not right.”

States should ask PJM to consult with the Organization of PJM States Inc., which represents state utility commissions, before the grid operator makes resource adequacy-related proposals at FERC, according to Kent Chandler, a senior fellow at the R Street Institute, a public policy think tank based in Washington, D.C., and former member of the Kentucky Public Service Commission.

If OPSI doesn’t like PJM’s proposal, the group could file an alternate proposal to be filed alongside the PJM plan, he said.

“It would provide ... real ownership from the states,” Chandler said. “It would keep them from sniping from the sideline, and it would say, ‘Put your money where your mouth is. If you have issues with our proposal, come up with your own.’”

**PERKASIE BOROUGH
RESOLUTION NO. 2025-44**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND FOR THE
BOROUGH OF PERKASIE, BUCKS COUNTY, COMMONWEALTH OF
PENNSYLVANIA, APPROVING THE STORMWATER CONTROLS AND
BEST MANAGEMENT PRACTICES OPERATIONS AND
MAINTENANCE AGREEMENT FOR THE CASADONTI HOMES
GRANDVIEW AVENUE PROJECT**

WHEREAS, **JOSEPH S. AND HANNAH A. CASADONTI** (collectively “Landowner”) are the owners of certain real property in the Borough of Perkasio, identified as Bucks County Tax Parcel No. 33-006-138; and

WHEREAS, Landowner submitted a Grading Permit Plan for the Property pursuant to plans entitled Permit Plan for Casadonti Homes for Grandview Avenue, prepared by Holmes Cunningham, LLC, consisting of two (2) sheets, dated March 21, 2025, and last revised July 28, 2025; and

WHEREAS, Landowner proposes to construct a single-family dwelling with related improvements; and

WHEREAS, the Property has been designed with certain stormwater management improvements; and

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Perkasio, that the Borough Council hereby approves the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement for the Casadonti Homes – Grandview Avenue Project, and authorizes the Borough Council President and Borough Manager to execute the Agreement.

THIS RESOLUTION WAS DULY ADOPTED by the Perkasio Borough Council on the
6th day of October, 2025.

ATTEST:

BOROUGH OF PERKASIE:

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President

Prepared by: Jeffrey P. Garton, Esquire
Begley, Carlin & Mandio, LLP
680 Middletown Boulevard
Langhorne, PA 19047

Return to: Jeffrey P. Garton, Esquire
BEGLEY, CARLIN & MANDIO, LLP
680 Middletown Boulevard
Langhorne, PA 19047

TMP: 33-006-138

**STORMWATER CONTROLS AND BEST MANAGEMENT
PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made this _____ day of _____, 2025, between **JOSEPH S. & HANNAH A. CASADONTI** (hereinafter collectively referred to as the “Landowner”) and the **BOROUGH OF PERKASIE**, a Borough organized and existing under the laws of the Commonwealth of Pennsylvania, located at 620 West Chestnut Street, Perkasio, PA 18944 (hereinafter referred to as the “Borough”).

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property, in the Borough of Perkasio, Bucks County, Pennsylvania, identified as Bucks County Tax Map Parcel No. 33-006-138 (hereinafter the “Property”); and

WHEREAS, the Landowner submitted a Grading Permit Plan for the Property pursuant to plans entitled Permit Plan for Casadonti Homes for Grandview Avenue, prepared by Holmes Cunningham, LLC, consisting of two (2) sheets, dated March 21, 2025 and last revised July 28, 2025; and,

WHEREAS, the Landowner proposes to construct a single-family dwelling with related improvements;

WHEREAS, the Property has been designed with certain stormwater management improvements; and

WHEREAS, the Stormwater BMP Operations and Maintenance Plan approved by the Borough (hereinafter referred to as the “Plan”) for the property identified herein, which is attached hereto as Exhibit “A” and made part hereof, as approved by the Borough, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMPs); and

WHEREAS, the Borough, and the Landowner, its successors and assigns, agree that the health, safety, and welfare of the residents of the Borough and the protection and maintenance of water quality require that on-site stormwater Best Management Practices be constructed and maintained on the Property; and

WHEREAS, for the purposes of this agreement, the following definitions shall apply:

BMP(s) – “Best Management Practices”, activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffer, sand filters and detention basins; and

WHEREAS, the Borough requires, through the implementation of the Plan, that the BMPs be constructed and adequately operated and maintained by the Landowner, its successors and assign.

NOW THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed in accordance with the plans and specifications identified in the Plan.
2. The Landowner shall operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to the Borough and in accordance with the specific maintenance requirements noted on the Plan.
3. The Landowner hereby grants permission to the Borough, its authorized agents and employees, to enter upon the Property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever it deems necessary. Whenever possible, the Borough shall notify the Landowner prior to entering the Property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to the Borough, the Borough or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). This provision shall not be construed to allow the Borough to erect any permanent structure on the land of the Landowner. It is expressly understood and agreed that the Borough is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Borough.
5. In the event the Borough, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Borough for all expenses (direct and indirect) incurred within ten (10) days of receipt of an invoice for same from the Borough.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the BMP(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Borough’s employees and designated representatives from all damage,

accidents, causalities, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Borough. In the event that a claim is asserted against the Borough, its designated representatives or employees, the Borough shall promptly notify the Landowner and the Landowner shall defend, at its own expense, any suit based on the claim. If any judgment or claims against the Borough's employees or designated representatives shall be allowed, the Landowner shall pay all costs and expense regarding said judgment or claim.

8. The Landowner shall inspect the BMP(s) at a minimum of semi-annually to ensure their continued functioning and provide the Borough with a copy of the Inspection Reports which shall be included in the Borough's Annual MS4 Report that is sent to the PADEP.

9. This Agreement shall be recorded at the Office of the Recorder of Deeds of Bucks County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interest, in perpetuity.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto caused this Amendment to be signed and sealed on the date first upon written.

LANDOWNER:

Witness: _____

Joseph S. Casadonti

Dated: _____

Witness: _____

Hannah A. Casadonti

Dated: _____

**BOROUGH COUNCIL OF
PERKASIE BOROUGH:**

Attest: _____
Andrea L. Coaxum, Manager

By: _____
James Ryder, President

Dated: _____

Dated: _____

COMMONWEALTH OF PENNSYLVANIA

:
:
:
:
:

ss.

COUNTY OF BUCKS

On this _____ day of _____, 2025, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared **JOSEPH S. CASADONTI and HANNAH A. CASADONTI**, known to me (satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :

:

:

ss.

:

COUNTY OF BUCKS

:

On this ____ day of _____, 2025, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared **JAMES RYDER**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument on behalf of **PERKASIE BOROUGH**, and acknowledged that he executed the same for the purposes therein contained.

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

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :

:

:

ss.

:

COUNTY OF BUCKS

:

On this ____ day of _____, 2025, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared **ANDREA L. COAXUM**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument on behalf of **PERKASIE BOROUGH**, and acknowledged that she executed the same for the purposes therein contained.

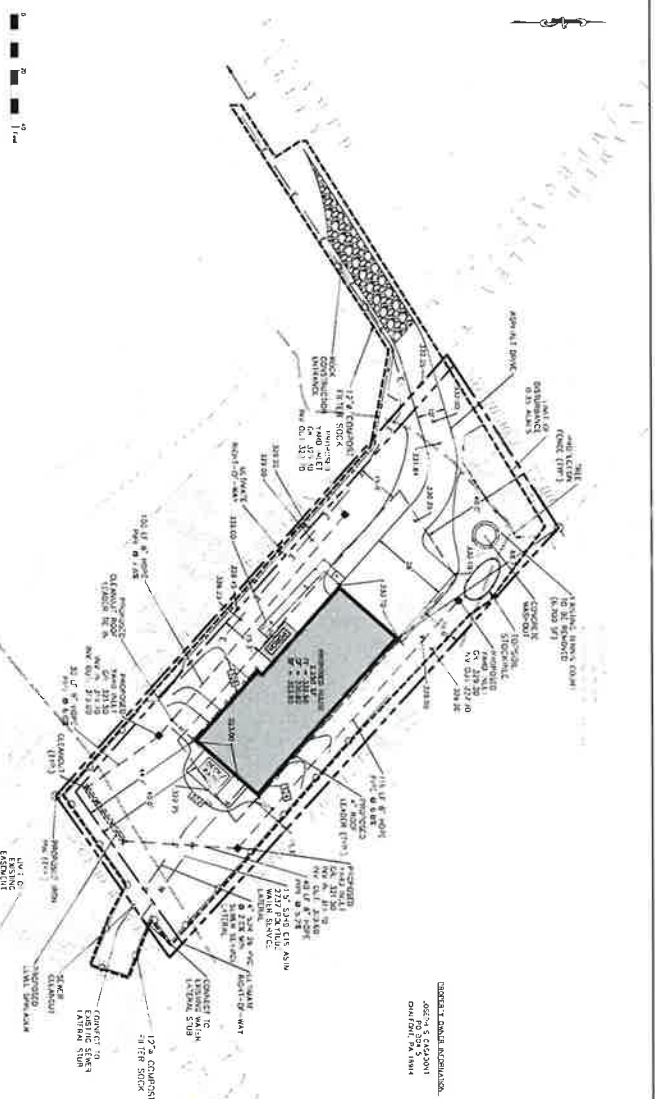
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

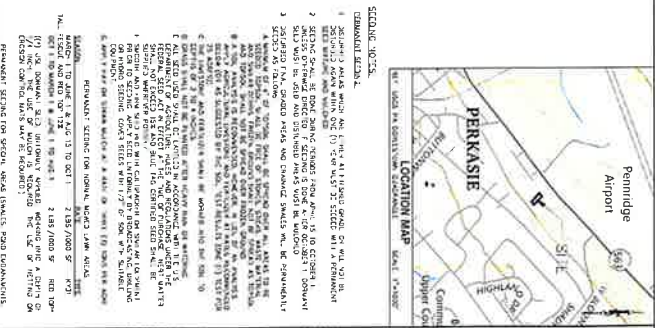
EXHIBIT “A”

Stormwater BMP Operations and Maintenance Plan



SEQUENCE OF CONSTRUCTION

1. CONTACT MUNICIPALITY AT LEAST THREE MONTHS PRIOR TO SITE DEVELOPMENT (SEE GENERAL NOTES FOR DETAILS).
2. OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. PREPARE AND CONSTRUCT EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION.
4. PREPARE AND CONSTRUCT DRAINAGE SYSTEMS TO PREVENT WATER ACCUMULATION AND FLOODING.
5. PREPARE AND CONSTRUCT PAVING SYSTEMS TO PREVENT WEAR AND TEAR.
6. PREPARE AND CONSTRUCT UTILITY SYSTEMS TO PREVENT DISRUPTIONS.
7. PREPARE AND CONSTRUCT FOUNDATIONS AND STRUCTURES TO PREVENT COLLAPSE.
8. PREPARE AND CONSTRUCT ROOFING SYSTEMS TO PREVENT LEAKS.
9. PREPARE AND CONSTRUCT INTERIORS TO PREVENT DAMAGE.
10. PREPARE AND CONSTRUCT EXTERIORS TO PREVENT WEAR.



CASADONTI HOMES

TMP# 33-006-138

PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

PERMIT PLAN

LEGEND

Symbol	Description
[Symbol]	1. DRIVEWAY
[Symbol]	2. SIDEWALK
[Symbol]	3. PARKING LOT
[Symbol]	4. BUILDING FOOTPRINT
[Symbol]	5. DRIVEWAY PAVEMENT SECTION
[Symbol]	6. SIDEWALK PAVEMENT SECTION

TABLE 1: DRIVEWAY PAVEMENT SECTION

Layer	Thickness (in)	Material
1. Subgrade	12.0	As per existing conditions
2. Subbase	4.0	3/4" crushed stone
3. Base	4.0	3/4" crushed stone
4. Surface	4.0	1.5" hot mix asphalt

TABLE 2: SIDEWALK PAVEMENT SECTION

Layer	Thickness (in)	Material
1. Subgrade	12.0	As per existing conditions
2. Subbase	4.0	3/4" crushed stone
3. Base	4.0	3/4" crushed stone
4. Surface	4.0	1.5" hot mix asphalt

CASADONTI HOMES

TMP# 33-006-138

PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA

PERMIT PLAN

**PERKASIE BOROUGH
ORDINANCE NO. _____**

**AN ORDINANCE OF THE BOROUGH OF PERKASIE, BUCKS
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 180 OF THE
PERKASIE BOROUGH CODE OF ORDINANCES
PERTAINING TO PARKING REGULATIONS**

WHEREAS, the Pennsylvania Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, authorizes the Borough Council of the Borough of Perkasia (“Borough Council”) to make and adopt ordinances that are consistent with the Constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens; and

WHEREAS, the Borough of Perkasia, in furtherance of the authority noted previously in this ordinance, has determined to amend the provisions of its Code of Ordinances so as to restrict parking on West Market Street and South Ninth Street; and

WHEREAS, after public hearing, the Borough Council deems it to be in the best interest and general welfare of the citizens and residents of the Borough to amend its Code of Ordinances so as to modify the parking restrictions; and

WHEREAS, Borough Council, after due consideration of the proposed ordinance at a duly advertised public meeting, has determined that the health, safety, and general welfare of the residents of Perkasia Borough will be served by this amendment to the Perkasia Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Perkasia, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

SECTION 1. The Perkasio Borough Code of Ordinances (Section 180-43 **Schedule IX:**

Parking Prohibited at All Times), is hereby amended as follows:

- a. By adding the following no-parking restrictions:

Name of Street	Side	Location
West Market Street	South	From South 3 rd Street curb west for 88 feet
West Market Street	North	From South 3 rd Street curb west for 80 feet
South 9 th Street	East	From Pine Street curb south for 85 feet
South 9 th Street	East	From Pine Street curb north for 64 feet

SECTION 2. All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the Borough Code of Ordinances that are not otherwise specifically in conflict or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

SECTION 3. The Council of the Borough of Perkasio does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of this Ordinance, including this provision.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such provision shall be separate, distinct, and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. The failure of the Borough of Perkasio to enforce any provisions of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

SECTION 6. This Ordinance shall take effect immediately and be in force from and after its enactment as provided by law.

SECTION 7. Under the authority conferred by the Pennsylvania Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, and other relevant statutory law, the Council of the Borough of Perkasio in the County of Bucks, Commonwealth of Pennsylvania does hereby enact and ordain this Ordinance for the Borough of Perkasio.

Approved by the Borough Council of the Borough of Perkasio, this _____ day of _____, 2025.

Attest:

BOROUGH OF PERKASIO

Andrea L. Coaxum, Secretary

James Ryder, Council President

Examined and approved this ____ day of _____, 2025.

Jeff Hollenbach, Mayor

**THIS ORDINANCE SHALL BECOME EFFECTIVE
IMMEDIATELY UPON ENACTMENT AND SIGNATURE**

SHAFKOWITZ LAW GROUP, P.C.

(267) 422-3340
(215) 940-9209 (fax)

350 S. Main Street, Suite 308
Doylestown, Pennsylvania 18901

E-Mail: dms@shafkowitzlaw.com
Reply to Pennsylvania

1340 Parkway Ave, Unit B
Ewing, New Jersey 08628

Admitted in PA & NJ

September 12, 2025

VIA Email: cgrillo@perkasieborough.org

Borough of Perkasie
620 West Chestnut Street
P.O. Box 96
Perkasie, PA 18944
ATTN: Cassandra L. Grillo, CZO

**Re: Appeal to Zoning Hearing Board
505 Constitution Avenue
Tax Map Parcel #33-009-001**

Dear Ms. Grillo,

As you may be aware this office represents the Applicant, Perkasie Place LLC, with regard to the above captioned matter. As you may further know, the Applicant's pending application is scheduled to be heard before the Borough's Zoning Hearing Board on Monday, September 22, 2025. I would like to take this opportunity to request that the matter be continued to the Board's meeting date of October 27, 2025.

Also, please accept this correspondence on behalf of the Applicant, as a waiver of any of the applicable time frames set forth in the Pennsylvania Municipalities Planning Code with regard to the time frame for the holding hearings and issuance of decisions.

Thank you for your time and attention.

Very truly yours,



David M. Shafkowitz, Esquire

DMS/mka
cc: Perkasie Place LLC
Colby S. Grim



BOROUGH OF PERKASIE

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

Phone (215) 257-5065
Fax (215) 257-6875

APPEAL TO ZONING HEARING BOARD

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.



1. Date: _____
2. A. Property Address: 505 Constitution Avenue, Perkasio Borough, PA
B. Property Location (With reference to nearby intersections or prominent features):
Intersection at Constitution Avenue and Arbor Blvd
C. Tax Parcel Number (TMP): 33-009-001
D. Zoning District: I-2 Light Industrial District
E. Present Use: Vacant land
3. Classification of Appeal (Check one or more if applicable):
☒ Request for Variance (Zoning Ordinance 186-101)
☐ Request for Special Exception (Zoning Ordinance 186-102)
☐ Interpretation of Law
☐ Validity Challenge
☐ Appeal from Determination of Zoning Officer or Borough Engineer
4. Applicant:
 - (a) Name: Perkasie Place LLC
 - (b) Mailing address: P.O. Box 538, Doylestown, PA 18901
 - (c) Telephone number: 215-429-4426 Fax No. _____
 - (d) E-mail address: mtulio@csacinc.net
 - (e) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Owner of equitable title

COMPLETED BY THE BOROUGH: APPLICATION # _____	DATE FILED _____	FEE PAID _____
DATE ADVERTISED _____	DATE POSTED _____	

5. **Applicant's attorney, if any:**

- (a) **Name:** David M. Shafkowitz, Esq.
- (b) **Mailing Address:** 350 S. Main Street, Suite 308, Doylestown, PA 18901
- (c) **Telephone number:** 267-422-3340 **Fax No.** 215-940-9209
- (d) **E-mail address:** dms@shafkowitzlaw.com

6. **Proposed use/improvements:** Applicant is proposing residential apartment buildings
(5 Buildings, 76 total units)

7. **For Request of Variance:**

- A. **Nature of Variance Sought:** to permit multifamily dwelling use in the 1-2 Light Industrial district
and to permit minium horizontal distance between facing walls less than required.
- B. **The Variance is from Section** see supplemental page **of the Zoning Ordinance.**
- C. **If more than one Variance is requested, list ALL pertinent ordinance sections and the nature of each Variance sought. This may be submitted on an additional piece of paper.**
- D. **The nature of the unique circumstances and unnecessary hardship justifying the variance:**
This property has not viable use for its current zoning which justifies the use being proposed.
The Applicant shall also present testimony and evidence at the hearing which will satisfy
the requirements for a variance under the PAMPC.

8. **For Request For Special Exception:**

- A. **Nature of Exception Sought:** _____
- B. **The exception is allowed under Section** _____ **of the Zoning Ordinance.**
- C. **If more than one Special Exception is requested, List ALL pertinent ordinance sections and the nature of each exception sought. This may be submitted on an additional piece of paper.**

9. **Interpretation of Law**

- A. **Section (s) to be Interpreted:** _____
- B. **Reasoning for Interpretation:** _____

10. For Challenge to Zoning Ordinance and/or Map

A. The Ordinance and/or Map Challenge is as Follows: _____

B. The Challenge is Ready for Decision because: _____

C. The Ordinance/Map Challenged is Invalid Because: _____

11. For Appeal From Action Of Zoning Officer/Engineer

A. Action Being Appealed: _____

B. Date of Action Taken: _____

C. The Foregoing Action was Believed to be in Error Because: _____

12. List names and addresses of all property owners whose properties are within a 100 foot radius of the property which is the subject of this application. (Supplemental sheets of the same size may be attached)

See attached 100 Foot List

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Signature of Applicant: _____

Signature of Property Owner: _____

Property owner must sign to indicate that applicant has permission to proceed with this application for the subject site.

Failure to submit the following items constitutes an incomplete application that will be rejected.

- **Copy of the present deed.**
- **Twelve (12) copies of this application including all drawings and documentation.**
- **Filling fee as illustrated below.**

***See Additional Notes for Pertinent Information Regarding This Application.**

***Notes:**

- (1) For 3(A), (B) or (C), one copy of one or more plans (if size 8 1/2" x 11") or ten copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan or plans should be prepared by a professional engineer or surveyor, but the Board will accept any plans which are complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan or plans must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.**
- (2) Filing fee, which must accompany this Appeal, and which is not returnable once the Appeal is accepted.**

Variance/Special Exception/Interpretations of Law

Residential	\$600.00	Non-residential	\$1,000.00
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Note: This application must be filed with the Borough Office by 12 Noon of the last working day of the month to be on the agenda for the following month.

- (3) Applicants are advised to read Article 1X of the Perkasio Borough Zoning Ordinance, available online at www.perkasieborough.org or at the Borough office. A copy of this section may be requested.**

Application revised 2/28/14

Supplement Page

7. For Request of Variance (B):

1. Applicant is seeking a Variance of Section 186-20.I.(1) to allow the proposed B(5) multifamily dwelling use in the 1-2 Light Industrial District; and
2. Applicant is seeking a Variance of Section 186-18.B(5)(A)[1] to allow the. Minimum horizontal distance between facing walls be less than 50 feet.

PARCEL_NUM	OWNER	ADDRESS	MAILING ADDRESS
39-009-025		E RIDGE AVE	25 E STATE ST, DOYLESTOWN PA 18901
39-009-015		101 E RIDGE AVE	25 E STATE ST, DOYLESTOWN PA 18901
39-009-009-001		475 E RIDGE AVE, SELLERSVILLE PA 18960	
39-009-009		477 E RIDGE AVE, SELLERSVILLE PA 18960	
39-009-008-004		464 E PARK AVE, SELLERSVILLE PA 18960	
39-009-008-003		466 E PARK AVE	95 CURLEY MILL RD, CHALFONT PA 18914
39-009-008-002		468 E PARK AVE, SELLERSVILLE PA 18960	
39-009-008-001		470 E PARK AVE, SELLERSVILLE PA 18960	
39-009-027		475 E PARK AVE, SELLERSVILLE PA 18960	
33-009-186		600 ESSEX CT, PERKASIE PA 18944	
33-009-185		602 ESSEX CT, PERKASIE PA 18944	
33-009-184		604 ESSEX CT, PERKASIE PA 18944	
33-009-193		606 ESSEX CT, PERKASIE PA 18944	
33-009-182		199 WYCKFORD DR, PERKASIE PA 18944	
33-009-181		198 WYCKFORD DR, PERKASIE PA 18944	
33-009-092		500 GRANDVIEW AVE, PERKASIE PA 18944	
33-009-091		504 GRANDVIEW AVE, PERKASIE PA 18944	
33-009-080		508 GRANDVIEW AVE, PERKASIE PA 18944	
33-009-041-039		ESSEX CT	975 EASTON RD SUITE 102, WARRINGTON PA 18976
33-009-008		424 GRANDVIEW AVE, PERKASIE PA 18944	
33-009-005-145		ARBOR BLVD	400 CAMPUS DR SUITE 101, COLLEGEVILLE PA 19426
33-009-005-144		400 ARBOR BLVD, PERKASIE PA 18944	3007 TYLER WAY, CHALFONT PA 18914
33-009-005-143		402 ARBOR BLVD	
33-009-005-142		404 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-141		406 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-140		408 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-139		410 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-138		412 ARBOR BLVD	3007 TYLER WAY, CHALFONT PA 18914
33-009-005-137		414 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-136		416 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-135		418 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-134		420 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-133		422 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-132		424 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-131		426 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-130		428 ARBOR BLVD	1071 DEER RUN RD, OTTSVILLE PA 18942
33-009-005-129		430 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-128		432 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-127		434 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-126		436 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-125		438 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-124		440 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-123		442 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-122		444 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-121		446 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-120		448 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-119		450 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-118		452 ARBOR BLVD, PERKASIE PA 18944	
33-009-005-117		454 ARBOR BLVD, PERKASIE PA 18944	
33-009-005		499 CONSTITUTION AVE	400 CAMPUS DR, COLLEGEVILLE PA 19426
33-009-001		505 CONSTITUTION AVE	5355 TOWN CENTER RD SUITE 430, BOCA RATON FL 33485
33-004-096		620 CONSTITUTION AVE, PERKASIE PA 18944	
33-004-095		CONSTITUTION AVE	620 W CHESTNUT ST, P O BOX 96, PERKASIE PA 18944
33-004-092		423 ARTHUR AVE	620 W CHESTNUT ST, P O BOX 96, PERKASIE PA 18944

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT ("Agreement") is made this _____ day of December 2024 ("Effective Date") by and between **PACAZ REALTY, LLC**, a Pennsylvania limited liability company with an address of c/o Gerald Simon, CFO, Carlyle Management Corporation, 5355 Town Center Rd, Suite 430 Boca Raton, FL 33486 ("Seller") and **PERKASIE PLACE LLC**, a Pennsylvania limited liability company with an address of P.O. Box 538, Doylestown, PA 18901, or its nominee or assignee ("Buyer"). For purposes of this Agreement, the "Effective Date" shall be the date this Agreement is last signed by the Buyer and Seller.

In consideration of the mutual promises and agreements herein contained, and intending to be legally bound hereby, the Buyer and Seller agree as follows:

1. **Agreement to Sell and Purchase.** Seller owns that certain lot or piece of ground located at 505 Constitution Avenue, Perkasio Borough, Bucks County, Pennsylvania, also known as Bucks County Tax Map Parcel No. 33-009-001 and consisting of approximately ± 22.18 acres as described on **Exhibit "A-1"** attached hereto. Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase all that certain lot or piece of ground consisting of approximately ± 7.94 acres to be subdivided, at Buyer's expense, from the Seller's ± 22.18 acres which lot or piece of ground is legally described on **Exhibit "A-2"** and depicted as Lot 2 on the Survey prepared by Nave Newell, Inc. dated November 5, 2015 attached as **Exhibit "A-3"** (the "Property"), such that Seller shall retain approximately ± 14.24 acres of the land depicted as Lot 1 on the Survey as described on **Exhibit "A-3"** (the "Retained Lands"). Buyer acknowledges that the Property consists of undeveloped vacant land without any improvements thereon. Subject to Section 4(c) of this Agreement, the approximate location and approximate dimensions of the Property and Retained Lands shall be adjusted as needed to comply in all respects with the applicable subdivision and land development ordinances of Perkasio Borough. In addition, Seller shall grant and convey to Buyer at no additional fee to Buyer such easements across the Retained Lands or adjacent lands of Seller as are necessary to develop the Property in accordance with Buyer's Plan (as hereinafter defined), such easements to include, but not to be limited to, easements for ingress and egress, water service, sanitary sewer service, stormwater management facilities, electric, telephone, data, gas, access or cable television. Buyer shall pay for the cost to survey, engineer, document, and record necessary easements. Notwithstanding the foregoing, the subdivision, easements or any of the approvals to be obtained by the Buyer for Buyer's Intended Use of the Property as defined or described herein in no way shall prohibit or limit the Retained Lands from continuing to be used as a commercial shopping center, similar in size as depicted on **Exhibit "A-3"** or otherwise result in any changes to the existing zoning laws, use regulations, parking requirements, site and setbacks requirements, permits, approvals and license as presently existing for the use and operation of the Shopping Center or retained Lands. The provisions of this paragraph shall survive Settlement and the delivery of the Deed for the Property.

2. **Purchase Price.**

(a) **Purchase Price.** The purchase price for the Property, subject to adjustments as provided in this Agreement, shall be

("Purchase Price"). The Purchase Price shall be paid by Buyer to Seller as follows:

(i) Buyer shall deposit the sum of
("Deposit") with Escrow Agent within five
(5) days of the complete execution of this Agreement, which shall be credited to the Purchase Price at Closing, should Closing occur; and

(ii) the balance of the Purchase Price shall be paid in full at the time of Closing by good funds, certified or cashier's check, or by wire transfer of immediately available federal funds.

3. **Due Diligence Contingency.**

(a) For a period of sixty (60) days from the Effective Date ("Due Diligence Period"), Subject to the provisions of paragraph 13, the Buyer shall have the absolute right to determine the feasibility of purchasing the Property and shall be entitled to conduct investigations and examinations of all documentation relating to the Property as well as documentation in possession of Seller for that purpose, which may include any or all of environmental (Phase I and II) investigation, zoning, economic feasibility studies, zoning, engineering, and any other feasibility study deemed necessary by Buyer at Buyer's sole discretion. Buyer shall have the right to terminate this Agreement at any time prior to the expiration of the Due Diligence Period if Buyer is not satisfied for any reason or no reason as a result of its investigation/examination. Should Buyer determine that the results of the investigation are unsatisfactory, Buyer shall notify Seller in writing of this election prior to the expiration of the Due Diligence Period and the Deposit shall be refunded to Buyer (subject to the provisions of paragraph 13), at which time the parties shall have no further liability to each other and this Agreement shall have no further effect.

(b) Intentionally Deleted.

(c) In the event Buyer notifies Seller prior to the end of the Due Diligence Period of its election to terminate the Agreement, Buyer shall be entitled to a refund of the Deposit from Escrow Agent.

4. **Zoning & Land Development Contingencies.** Buyer's purchase of the Property is expressly contingent upon Buyer obtaining zoning and land development approvals for Buyer's intended use of the Property, being multifamily apartment housing not exceeding two stories in height or seventy (70) units ("Buyer's Intended Use"). Following the Due Diligence Period, Buyer shall have the following contingency periods:

(a) Following the Due Diligence Period, Buyer shall have one-hundred-eighty (180) days to obtain the necessary zoning relief or approvals (the "Zoning Approvals") from the Borough to allow Buyer's Intended Use ("Zoning Approval Contingency Period"). Buyer shall use commercially reasonable efforts to obtain the necessary zoning relief or approvals for Buyer's Intended Use. In the event that Buyer is unable to obtain the necessary zoning relief or approvals prior to the end of the Zoning Approval Contingency Period, despite Buyer's commercially reasonable efforts, Buyer may notify Seller of its election to terminate this Agreement and Buyer shall be entitled to a refund of the Deposit from Escrow Agent. In the event an appeal to the Bucks Court of Common Pleas is necessary to for Buyer to obtain its Zoning Approval, Buyer shall have a day-for-day extension of the Zoning Approval

Contingency, and Buyer shall use commercially reasonable efforts to prosecute its appeal. If Buyer's appeal to the Court of Common Pleas is denied, Buyer shall be entitled to a refund of the Deposit.

(b) Following the Zoning Approval Contingency Period, Buyer shall have three-hundred (300) days to obtain final and unappealable subdivision and land development approvals from the Borough of Perkasi, inclusive of any and all necessary permits and approvals from utility providers, and any other outside agency including but not limited to the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection, and any other agency having jurisdiction over the Property that requires approval for Buyer to record a final land development plan for Buyer's Intended Use ("Land Development Approvals"), for which Buyer shall use commercially reasonable efforts to obtain ("Land Development Contingency Period"). In the event Buyer is unable to obtain its Land Development Approvals prior to the end of the Land Development Approval Contingency Period, despite Buyer's commercially reasonable efforts, Buyer may (i) terminate this Agreement and receive a refund of the Deposit; or (ii) Buyer may exercise an extension of one-hundred-fifty (150) days to complete its Land Development Approvals ("Land Development Extension Period") by providing written notice of such exercise in writing to Seller prior to the conclusion of the Land Development Contingency Period ("Land Development Extension"). If Buyer exercises the Land Development Extension, Buyer shall make an additional deposit of

to Escrow Agent ("Extension Payment"), which shall be refundable, but applicable to the Purchase Price at Closing. If Buyer is unable to obtain its Land Development Approvals prior to the end of the Land Development Extension Period, despite Buyer's commercially reasonable efforts, Buyer may (i) terminate this Agreement and receive a refund of the Deposit and Extension Payment. If Buyer fails to give such written notice of its election to terminate this Agreement prior to 5:00 PM on the expiration of the Land Development Contingency Period or if extended, the Development Extension Period, then Buyer shall be deemed to have waived its right to terminate this Agreement based upon this Section 4 and the Deposit shall thereafter be non-refundable to Buyer, except as otherwise expressly provided in this Agreement.

(c) Related to Buyer's Zoning Approvals or Land Development Approvals, Buyer shall complete the necessary subdivision of the Property from the Retained Lands consistent with Exhibit A-3 at Buyer's sole cost and expense. Moreover, it shall be a condition precedent to Closing that Buyer provide confirmation reasonably satisfactory to the Seller that the subdivision, easements or any of the approvals to be obtained by the Buyer for Buyer's Intended Use of the Property as described herein in no way shall prohibit or limit the Retained Lands from continuing to be used as a commercial shopping center, similar in size as depicted on Exhibit "A-3", or otherwise result in any changes to the existing zoning laws, use regulations, parking requirements, site and setbacks requirements, permits, approvals and license as presently existing for the use and operation of the shopping center or Retained Lands.

(d) The Buyer shall use all diligent and commercially reasonable efforts to satisfy the foregoing contingencies and obtain the Zoning Approvals and Land Development Approvals (collectively, the "Approvals") required for Buyer's Intended Use under this Section 4. Buyer shall, at its sole expense, submit all necessary applications and documentation

to obtain the and shall provide the Seller with proof of such submittals for such Approvals, including but not limited to, copies of the applications, plans, and any other relevant documents, within ten (10) days of submission. The Buyer shall also provide written notice to the Seller of any material issues encountered during the approval process. If the Buyer fails to meet the foregoing due diligence obligations, including failing to apply for the necessary approvals in a timely manner the Seller may terminate this Contract and retain the Deposit as liquidated damages. Prior to exercising such termination right, Seller shall provide Buyer with Fifteen (15) days' notice with an opportunity to cure any failure on the part of Buyer in meeting its obligations under this Section 4.

5. **Status of Escrow Agent.** Land Services USA, ATTN: Art Keegan, Two Liberty Place, 1835 Market Street, Suite #420, Philadelphia, PA 19103, with an email address of (akeegan@lsutitle.com) shall be deemed the Escrow Agent ("Escrow Agent"). It is expressly understood, covenanted and agreed that:

(a) Escrow Agent is acting as an agent only, and will in no event whatsoever be held liable to either party for the performance of any term or covenant of this Agreement, or for damages for non-performance thereof;

(b) The duties of Escrow Agent are only as herein specifically provided and are purely ministerial in nature, and Agent shall incur no liability whatever except for willful misconduct or negligence, as long as Escrow Agent has acted in good faith;

(c) In the performance of its duties hereunder, Escrow Agent shall be entitled to rely upon any document, instrument or signatures believed by it to be genuine and signed by either of the other parties or their successors;

(d) Escrow Agent may assume that any person purporting to give any notice of instructions in accordance with the provisions hereof has been duly authorized to do so;

(e) Escrow Agent shall not be bound by any modification, cancellation or rescission of this Agreement unless in writing and signed by Seller, Buyer and Escrow Agent.

(f) The provisions of this Paragraph 5 shall survive the termination of this Agreement.

(g) Escrow Agent is acting as a stakeholder only with respect to the Deposit (the "Deposit Money"). If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit Money or as to whom the Deposit Money is to be delivered, Escrow Agent shall not be required to make any delivery, but in such event Escrow Agent may hold the same until receipt by Escrow Agent of an authorization in writing, signed by all of the parties having any interest in such dispute, directing the disposition of the Deposit Money and any interest accrued thereon or until the final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given, or proceedings for such determination are not begun within thirty (30) days after Settlement was to have occurred, Escrow Agent may, but is not required to, bring an appropriate action or proceeding for leave to deposit the Deposit Money in court pending such determination. Escrow Agent shall be reimbursed for all costs and expenses of such action or proceeding by Seller and Buyer including, without

limitation, reasonable attorneys' fees and disbursements. Upon making delivery of the Deposit Money in the manner provided in this Agreement, Escrow Agent shall have no further liability hereunder or to Buyer or Seller.

6. **Settlement.** Settlement/Closing of this Agreement ("Settlement" or "Closing") shall occur thirty (30) days after Buyer obtains its Land Development Approvals ("Settlement Date").

7. **Title.**

(a) Title to the Property conveyed shall be good and marketable, free and clear of any mortgages, liens, encumbrances, subject however to:

(i) The state of facts as would be shown on an accurate survey of the Property, provided such facts do not render title to the Property unmarketable;

(ii) Zoning regulations, and municipal building restrictions, and all other laws, ordinances, regulations and restrictions of any duly constituted public authority enacted prior to the closing date;

(iii) Other covenants, easements and restrictions which do not adversely affect the use of the Property as permitted by zoning and related ordinances and laws on the date hereof, as well as grants to utility and/or power companies, the rights of the public in sidewalks and abutting public rights-of-way, and easements given to the public for water course maintenance, slope rights or sight rights;

(iv) Current taxes not due and payable;

(v) Any other matter which would constitute an Objection (as hereinafter defined) that the Buyer does not waive pursuant to the following subsection of this Agreement, provided that a title insurance company authorized to do business in the State of Pennsylvania agrees (at normal rates to be paid by the Buyer) that it will insure title free of such Objection or with affirmative insurance against the enforcement of such Objection against the Property; and

(vi) Those items listed on Schedule B-Part II ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company referenced under Issuing Office File No. SPA49106 CHI dated as of June 18, 2024 annexed hereto as Exhibit B to the extent that they affect the Property ("Permitted Exceptions"), but excluding any mortgages listed therein.

(b) The term "Objection" shall mean any title defect or encumbrance (including any lien), other than the matters referred to in subsection (a) above, which renders title to the Property unmarketable.

(c) Not later than ten (10) business days after the date of this Agreement, Buyer shall order, at the Buyer's expense, a title report or title commitment from a title insurance company authorized to do business in Pennsylvania. Within ten (10) days after its receipt of such title report or title commitment, the Buyer shall give written notice of any Objections to the Seller. The Buyer shall be deemed to have waived any Objection not specified in such

notice that is either set forth in such report or commitment or is otherwise known to the Buyer.

(d) The Seller shall have no obligation to bring any action or proceeding or otherwise to incur any expense or liability (contingent or otherwise) to remedy an Objection. If the Seller is unable to convey title in accordance with this Agreement or does not elect to remedy any Objection, the Buyer may elect in the case of non-monetary objections, either (i) to accept such title as the Seller is able to convey on the closing date, without any reduction of purchase price or any credit or allowance on account thereof or any other claim against the Seller, or (ii) to rescind this Agreement. In the case of objections, involving the existence of liens or judgments Buyer may elect either (i) to pay such lien or judgment in the event of the Seller's failure to do so and receive an appropriate reduction of Purchase Price or credit at the time of closing; or (ii) to rescind this Agreement. In either event, such election shall be made by the Buyer within five (5) business days of written notice by the Seller to the Buyer to the effect that the Seller is unable to convey title in accordance with this Agreement or does not elect to remedy an Objection.

(e) Seller shall have the right to remedy any Objection. For the purpose of remedying Objections, the Seller shall have the right to one or more adjournments of the closing date for an aggregate period not exceeding one hundred twenty (120) days. If the Seller fails to remedy the Objections prior to the adjourned closing date, the provisions of subsection (d) above shall be applicable, and the Seller shall be deemed to have elected not to remedy the Objections.

(f) If, at the closing date, there are any other liens, taxes or encumbrances which Seller is obligated to pay and discharge, Seller specifically authorizes Buyer's closing agent to use such portion of the balance of the Purchase Price as is needed to satisfy the same, provided the Seller shall simultaneously either deliver to the Buyer at closing, title instruments in recordable form and sufficient to satisfy such liens and encumbrances of record, together with the cost of recording and filing said instruments; or, provided that the Seller has made arrangements with the title company, Seller may deposit with the title company sufficient monies, acceptable to and required by the title company to insure the obtaining and recording of such satisfactions and the issuance of title insurance to the Buyer either free of any such liens and encumbrances, or with insurance against enforcement of same against the insured Property. The Buyer, if request is made within a reasonable time prior to the date of Closing, agrees to provide at the Closing separate certified checks and wired funds as requested, aggregating the amount of the cash balance of the Purchase Price, to facilitate the satisfaction of any such liens or encumbrances. The existence of any taxes or other liens or encumbrances shall not be deemed Objections to title if the Seller shall comply with the foregoing requirements.

8. **Deliveries at Closing.**

(a) At Closing, Seller shall deliver to the Title Company or Buyer directly, as Seller may elect, the following original documents executed by Seller and in customary form as approved by Seller's counsel, which may include copies of electronically scanned signature documents where only electronic versions were provided to Seller:

(i) A special warranty deed (the "Deed") conveying to Buyer the Property, subject to the Objections (defined herein) not removed as per section 7. (b);

(ii) Bill of Sale and/or Assignment for the Property, if necessary, of any agreements, leases, security deposits, prorated rents as of Closing, approvals, development plans, and work product from Seller's engineering or other consultants related to the Property (the "Assignment and Assumption");

(iii) Certificate of Non-Foreign Status as required by Section 1445 of the Internal Revenue Code;

(iv) An executed closing statement prepared by Buyer's title company in a manner which reflects the terms and conditions, as applicable, of this Agreement and otherwise in a form reasonably acceptable to Buyer (the "Closing Statement");

(v) Any reasonable and customary documentation required by the Title Company in order for the Title Company to issue the Title Policy.

(b) At Closing, Buyer shall deliver to the Title Company or Seller the following:

(i) The balance of the Purchase Price in accordance with this Agreement, plus Buyer's share of closing costs;

(ii) An executed Assignment and Assumption;

(iii) An acknowledgement of Buyer's acceptance of the Closing Statement;

(iv) A certificate of Non-Foreign Status as required by Section 1445 of the Internal Revenue Code; and

(v) Any reasonable and customary documentation required by the Title Company in order for the Title Company to issue the Title Policy.

9. **Representations & Warranties of Seller.** The Buyer acknowledges and confirms that the Buyer, except as expressly set forth in this Agreement, is not relying on any representation or inducement which was or may have been made or implied by the Seller or any other party acting on behalf of the Seller with respect to the Property or any circumstances or conditions affecting the Property and Seller shall have no liability or obligation in connection with any such conditions. However, to the best of its actual knowledge, without investigation, Seller represents as follows:

(a) Seller is the legal owner of the Property and the person signing this Agreement has the requisite authority to bind the Seller.

(b) The Seller has not received or been the subject of any notices of violations or potential liability, claims, requests for information, suits or any other administrative civil or criminal proceedings or investigations with respect to the Property under any applicable environmental laws.

(c) Seller has not received notice of any pending condemnation proceedings affecting the Property, and no condemnation proceedings have been threatened that would adversely affect the Property;

(d) There are no leases, tenancies, licenses or other claims or rights of occupancy or use for any portion of the Property;

(e) No portion of the Property is currently being used, or to the best of Seller's knowledge, has been used, for the disposal, storage, treatment processing or other handling of waste, contaminants, toxic substances or other hazardous substances as set forth in applicable federal and state law;

(f) Seller will not further sell, encumber, convey, assign, or contract to sell, convey, assign, pledge, encumber or lease all or any part of the Property, nor take or cause to be taken any action in conflict with this Agreement unless this Agreement is terminated pursuant to its terms;

(g) To the best of Seller's knowledge, the Property and all operations conducted thereon, are now and, to the best of Seller's knowledge, always have been in compliance with all federal, state, and local statutes, ordinances, regulations, rules, standards, and requirements of common law concerning or relating to industrial hygiene and the protection of health and the environment (collectively, "Environmental Laws"). Seller has not received notice that there are conditions on, about, beneath or arising from the Land which might give right to liability, the imposition of a statutory lien or require "Response," "Removal" or "Remedial Action," as defined herein, under any of the Environmental Laws. As used in this Agreement, the terms "Response," "Removal" and "Remedial Action" shall be defined with reference to Sections 101(23) - 101(25) of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), as amended by the Superfund Amendments and Reauthorization Act ("SARA"), 42 U.S.C. §§ 9601(23) - 9601(25).

(h) Neither the entering into of this Agreement, nor the consummation of the transaction contemplated hereby will constitute or result in a violation or breach by Seller of any judgment, order, writ, injunction or decree issued against or imposed upon Seller, will result in the violation of any law, order, rule or regulation of any governmental authority binding upon and applicable to Seller.

(i) Seller has no actual knowledge of any actual, pending or threatened suits, actions, arbitrations, claims or proceedings, at law or in equity, affecting the Premises. Seller has no actual knowledge of the existence of any material violation or alleged violation of any rule, regulation, ordinance, law or similar matter that applies to the Premises.

10. **Representations of Buyer.** Buyer hereby represents, warrants and covenants to Seller as follows:

(a) That the persons signing this Agreement have full power and authority to bind Buyer and this Agreement constitutes a fully authorized binding legal obligation upon the Buyer according to the terms set forth herein, and shall not violate any existing agreements to which Buyer is a party;

(b) That to the best of Buyer's knowledge, Buyer is financially capable of performing this Agreement and shall be financially capable on the Closing Date; and

(c) That all requisites of the Buyer concerning such authorization have been duly met, and that no other person needs to execute this Agreement in order for the same to be binding upon and enforceable against the Buyer.

(d) That Buyer has sufficient funds necessary to (a) seek the Approvals at its sole cost and expense and (b) fund the Purchase Price necessary to close this transaction in accordance with this Agreement.

11. **Possession.** Possession shall be given to Buyer at the time of Closing by delivery of a Special Warranty Deed and the Property shall be free and clear of all other rights of possession.

12. **Adjustments.** At Closing, Buyer and the Seller shall adjust for real estate taxes, school taxes and assessments on the Property, municipal water and sewer charges, and/or fuel, if any, such adjustments to be calculated as of 11:59 p.m. as of the day immediately preceding the closing date.

13. **Entry on Property/Inspection.** For all purposes permitted herein, at all reasonable times prior to Closing, Seller shall allow Buyer and its agents to enter upon the Property for the purposes of conducting inspections and surveys. Buyer shall provide Seller with 24 hours' notice of intent to enter on the Property. Buyer shall hold Seller harmless and shall indemnify and defend Seller against any and all claims, including costs, fees, expenses and reasonable attorneys' fees, for or in respect of injuries (including death) or damage of any kind to the person or property of Seller, Buyer, or of any other person whomsoever caused by or in connection with Buyer's entry onto the Property. As a condition precedent to Buyer's entry onto the Property, Buyer shall deliver to Seller a Certificate of Insurance evidencing general liability insurance coverage with limits not less than one million (\$1,000,000.00) dollars per person and per occurrence identifying the Property as an insured premises and naming Seller as an insured party. Buyer agrees to restore property to prior condition at the conclusion of such inspections and surveys. In the event that Buyer terminates this Agreement during the Due Diligence Period pursuant to paragraph 3, Buyer shall have no entitlement to a return of the Deposit unless the Property has been restored as required by this paragraph. The indemnification of this paragraph shall survive closing or earlier termination of this Agreement.

14. **Default.** If the Seller materially breaches this Agreement before the Closing, the sole liability of the Seller shall be (and the remedies of the Buyer shall be limited to) either, at the option of the Buyer and as the Buyer's sole remedy, (A) the return by the Seller to the Buyer of the Deposit, together with any additional sums paid pursuant to this Agreement (in which case this Agreement shall be terminated, and neither party shall have any further liability to the other), except in the event the deposit money has become non-refundable as set forth above, or (B) a suit by the Buyer against the Seller for specific performance only. If the Buyer materially breaches this Agreement before the Closing, the Seller shall be entitled to retain, as liquidated damages and not as a penalty, the Deposit, if paid, (the parties hereby agreeing that the amount of actual damages that would be incurred by the Seller would be difficult of proof, and that the amount of the Deposit herein, is a reasonable estimate thereof), and this Agreement shall be terminated and neither party shall have any further liability to the other. Additionally, upon breach by Buyer and at no cost to the Seller, Buyer shall deliver to Seller copies of all documentation, studies, inspection results, drawings, and the like pertaining to Property and assign over to the Seller Buyer's rights thereto.

15. **Condemnation.** If a condemnation proceeding is instituted against the Property or any portion thereof prior to closing, Seller is required to deliver ten (10) days prior written notice of the condemnation proceeding to the Buyer at which time either party may terminate this Agreement on written notice to the other, whereupon the Seller and Escrow Agent shall return the Deposit, to the Buyer and neither party shall have any further liability to the other. If neither party terminates this Agreement by reason of the taking, at the Buyer's sole option, this Agreement shall continue to be effective and the Seller shall assign to the Buyer at Closing all of the Seller's right to receive any award for such condemnation as a result of such damage, together with all of the Seller's rights to litigate such claim and to negotiate a settlement with the condemning authority.

16. **Fire/Casualty.** If, during the term of this Agreement and prior to Closing, either the Property or any of the improvements located thereon is damaged by fire or other casualty ("Casualty Event"), Seller shall either, in Seller's sole discretion, (a) assign to Buyer all Seller's right, title, and interest in and to any insurance proceeds with respect to such Casualty Event, or (b) pay to Buyer any proceeds actually received by Seller with respect to such Casualty Event.

17. **Brokerage.** Seller and Buyer each represent to the other that no brokers have represented either Buyer or Seller in this transaction. In the event that any real estate broker or agent asserts a claim for a commission, fee or other compensation relating to this transaction, the party against whom it is asserted by such real estate broker or agent dealt shall indemnify and hold the other party harmless against any such commission, fee or compensation, and shall defend all actions seeking same.

18. **Expenses.** Seller and Buyer shall each pay one-half (1/2) of the Pennsylvania and local transfer taxes in connection with the conveyance of the Property. Each party shall bear all other fees, charges and expenses incurred by it, without contribution from the other, including their own attorney's fees.

19. **Notices.** All communications under this Agreement shall be in writing, and shall be deemed to be sufficiently given when presented personally (including by Federal Express or other recognized courier for which receipt is given) or two (2) days after having been mailed by certified mail, return receipt requested, to a party at the following addresses, or to such other address as such party may designate to the other party in writing, or by electronic transmission, including e-mail, with confirmation of receipt, and hard carbon copy by USPS first class mail addressed to the parties as follows:

To the Seller: PACAZ REALTY, LLC
Gerald Simon, CFO
Carlyle Management Corporation
5355 Town Center Rd, Suite 430
Boca Raton, FL 33486

With Copy to: Louis J. Carbone, Esq,
Law Offices of Louis J. Carbone, P.A.
Attorneys at Law
90 SE 4th Avenue, Suite 1
Delray Beach, Florida 33483
E-mail: Louis@Carbonelegal.com

To the Buyer: Perkasie Place LLC
ATTN: Kevin Meadows and Michael Tulio
P.O. Box 538
Doylestown, PA 18901
meadows6767@yahoo.com and
mike@rockmead.com

With a copy to: Obermayer Rebmann Maxwell & Hippel, LLP
ATTN: Nate Fox, Esq.
2003 S. Easton Road; Suite 304
Doylestown, PA 18901
nate.fox@obermayer.com

20. **No Survival.** Except as otherwise provided, none of the provisions of this Agreement shall survive the delivery of the deed.

21. **Further Assurances.** From time to time at the request of either the Seller or the Buyer (whether before, at or after Closing), the other party shall execute, acknowledge and deliver such other and further documents as the requesting party may reasonably request to better effectuate the provisions of this Agreement.

22. **Entire Agreement: Merger Clause.** This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous representations, agreements and understandings, whether written or oral.

23. **"As-Is" Conveyance.** Buyer specifically acknowledges and agrees that Seller is selling and Buyer is purchasing the Property and all existing improvements on an "As-Is with all faults" basis and that Buyer is not relying on any representations or warranties of any kind whatsoever, express or implied, from Seller, any Seller related parties, or their agents or brokers, or any other person acting or purporting to act on behalf of Seller, as to any matters concerning the Property, except as expressly set forth above. In addition as part of the consideration for Buyer's acquisition of the Property from Seller, buyer shall, upon Closing, expressly assume all risk and liability, including the presence of toxic or hazardous substances or waste or other environmental contamination on or within or under the surface of the Property, whether known or unknown, apparent or non-apparent or latent, and whether existing prior to, at, or subsequent to, transfer of the Property, whether contractual, tortious and whether to a governmental agency, a private entity or otherwise, with respect to a past, current or future violation of the Property with any Environmental Laws. Notwithstanding anything to the contrary contained herein, Buyer shall assume no liability for any violation of Environmental Laws arising from or caused by occupants on the Retained Lands, whether occurring before or after Closing.

24. **Assignment.** Buyer shall have the right to assign this Agreement to another entity for purposes of completing Closing with the written approval of Seller, which approval shall not be unreasonably withheld, conditioned, or delayed. However, no such Assignment shall relieve Buyer of its obligations under this Agreement. In addition, in the event that such Assignment results in the imposition of additional transfer tax by the Pennsylvania Department of Revenue, Buyer shall be responsible for such additional transfer tax, it being understood that at no time shall Seller be required to pay transfer tax related to any assignment. Buyer agrees to indemnify and hold Seller harmless from

any and all responsibility for additional transfer tax resulting from such Assignment. Notwithstanding anything to the contrary contained herein, in the event Buyer assigns this Agreement to a single purpose entity controlled by Buyer, the parties expressly acknowledge and agree that Buyer is entering into this Agreement for the benefit of a to-be-formed nominee (the "Nominee") that will be formed and disclosed to Seller prior to Closing. The Buyer named herein has no intent to obtain legal or equitable title to the Premises in its own name. Upon formation of the Nominee, the Buyer shall have the right to assign this Agreement to the Nominee, and such assignment shall repudiate and terminate Buyer's duties and obligations hereunder and shall result in a novation on the part of the Nominee to the duties and obligations of Buyer hereunder. Following such assignment, all references herein to "Buyer" shall be deemed to be to the Nominee. Upon request of the Buyer and/or the Nominee, Seller shall agree to terminate this Agreement and enter into a new agreement with the Nominee on the same terms and conditions as are set forth herein, except that the time periods set forth in this Agreement shall be adjusted to take into consideration the period of time that elapsed between the date of this Agreement and the date of the new agreement with the Nominee, and the deposits made under this Agreement shall remain in escrow. Until the assignment of this Agreement to a Nominee or the termination of this Agreement, the Buyer shall have the full legal right to enforce the terms of this Agreement. Buyer shall be solely responsible for the payment of any and all transfer taxes that may be imposed in connection with any such assignment and shall defend, indemnify and hold Seller harmless from and against any and all costs, liabilities, claims and expenses in connection therewith. Buyer's indemnification obligation shall survive Closing.

25. **Miscellaneous.**

(a) No provision of this Agreement may be changed or waived orally, but only by an instrument in writing signed by the party to be charged therewith.

(b) This Agreement shall be construed and enforced in accordance with the internal laws of Pennsylvania without giving effect to the principles of conflicts of law.

(c) This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which taken together shall constitute the same Agreement.

(d) As used herein, the term "including" shall be deemed to mean "including without limitation".

(e) This Agreement shall not be considered in force, binding or in effect in any manner or to any extent until and unless duly executed and delivered by Buyer and Seller. Seller at all times prior to such execution and delivery by Buyer and Seller (and at all times subsequent to any default or breach by Buyer), shall be free to negotiate for the sale of the Property to any other prospective Buyer or for any other disposition of any interest in the Property without prior notice to Buyer.

(f) No person or entity other than a party to this Agreement or a legal representative, successor in interest or permitted assign of a party hereto shall be entitled to rely on this Agreement or the performance of Buyer or Seller hereunder, and this Agreement is not made for the benefit of any person or entity not a party hereto and no such person or entity shall be entitled to assert a claim arising out of or in connection with this Agreement.

(g) This Agreement contains the entire agreement between the parties with referenced to this transaction and it is agreed that any and all prior contemporaneous oral or written agreements or representations as to the Property and/or the sale, except as specifically herein set forth, are void.

(h) This Agreement shall extend to, and be binding upon, the parties hereto, their respective heirs, executors, administrators, successors and assigns.

[THIS SPACE INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written, to be legally effective as of the date signature pages are delivered to each party by their respective counsel.

SELLER:

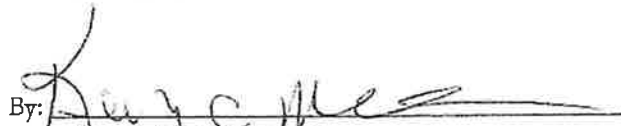
PACAZ REALTY, LLC
a Pennsylvania limited liability company

Sign: _____

Date: _____

BUYER:

PERKASIE PLACE, LLC, a Pennsylvania limited liability company

By: 
Name: Kevin Meadows
Title: Authorized Signatory

ESCROW AGENT:

LAND SERVICES USA, INC.

By: _____

Name:

Title:

EXHIBIT "A-1"

Legal Description

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of ground situate in Perkasi Borough and partly in Sellersville Borough, Bucks County, Pennsylvania, being shown on an ALTA/ACSM Land Title Survey prepared by Nave Newell, Inc., dated October 10, 2015, described as follows:

BEGINNING at a point in the Southeast line of Constitution Avenue, S.R. 0152 (56.50 feet wide, as widened to 40.00 feet along the Southeast side thereof), said point also being located the following two (2) courses from the point marking the intersection of the centerline of Constitution Avenue with the centerline of Spruce Street (33.00 feet wide): (1) as measured along the title line of Constitution Avenue in a Southwesterly direction 838 feet, more or less, to a point; (2) crossing the bed of Constitution Avenue, South 52° 39' 48" East, 40.00 feet to an iron pin found; thence, from said beginning point the following nine (9) courses and distances:

1. South 52° 39' 48" East, a distance of 988.50 feet to a concrete monument found; thence,
2. South 31° 37' 51" West, a distance of 317.85 feet to a concrete monument found; thence,
3. North 56° 55' 34" West, a distance of 235.60 feet to an iron pin found; thence,
4. South 38° 23' 55" West, a distance of 816.15 feet to a concrete monument found; thence,
5. North 51° 49' 44" West, a distance of 815.81 feet to a point of curvature being monumented by an iron pin found in the aforesaid Southeast line of Constitution Avenue; thence along said line,
6. Along a curve to the left having a radius of 5,888.87 feet and a central angle of 00 degrees 40' 16", an arc distance 66.65 feet, said arc subtended by a chord bearing North 42 degrees 30' 50" East a distance of 66.65 feet to a point of tangency being monumented by a concrete monument found; thence,
7. North 42° 10' 42" East, a distance of 571.55 feet to a point of curvature being monumented by a Mag nail set; thence,
8. Along a curve to the left having a radius of 2,904.79 feet and a central angle of 04 degrees 11' 59", an arc distance of 212.92 feet, said arc subtended by a chord bearing North 40 degrees 04' 43" East, a distance of 212.87 feet, to a point of tangency being monumented by a rebar set; thence,
9. North 37° 58' 43" East, a distance of 289.43 feet to the point and place of beginning.

CONTAINING 988,288 square feet or 22.1829 acres of land, more or less.

BEING known as 505 Constitution Avenue.

BEING Tax Parcel #33-9-1.

TOGETHER with an easement for storm drainage over lands now or formerly of John and Teresa Mains being part of Bucks County Uniform Parcel Identifier Tax Parcel No. 39-6-27, dated 8/19/1992 and recorded 4/28/1993 in Deed Book 656 page 1750, and also together with easement contained in Grant of Easement between Sellersville Borough and Berger-Epstein Associates, Inc., dated 1/11/1993 and recorded 4/28/1993 in Deed Book 656 page 1780.

BEING the same premises which Berger-Epstein Associates, a Pennsylvania corporation, Jeffrey A. Epstein and William M. Berger, Co-Partners by Deed dated 5/18/2008 and recorded 8/5/2008 in the County of Bucks in Land Record Book 4971 page 1211, conveyed unto PACAZ Realty, LLC, a Pennsylvania limited liability company, in fee.

EXHIBIT "A-2"

Property Legal Description

SURVEYOR'S LAND DESCRIPTION - LOT 2

ALL THAT CERTAIN TRACT OR PARCEL OF GROUND SITUATE IN PERKASIE BOROUGH AND PARTLY IN SELLERSVILLE BOROUGH, BUCKS COUNTY, PENNSYLVANIA, BEING LOT 2 AS SHOWN ON A PLAN PREPARED BY NAVE NEWELL, INC., ENTITLED "LOT LINE ADJUSTMENT, MINOR SUBDIVISION PLAN", DATED NOVEMBER 5, 2015, BEGINNING AT A POINT IN THE SOUTHEAST LINE OF CONSTITUTION AVENUE, S.R. 0152 (56.50 FEET WIDE, AS WIDENED TO 40.00 FEET ALONG THE SOUTHEAST SIDE THEREOF AS PER DEED FOUND IN DEED BOOK 4971, PAGE 1211), SAID POINT ALSO BEING LOCATED THE FOLLOWING SIX (6) COURSES FROM THE POINT MARKING THE INTERSECTION OF THE CENTERLINE OF CONSTITUTION AVENUE WITH THE CENTERLINE OF SPRUCE STREET (33.00 FEET WIDE): (1) AS MEASURED ALONG THE TITLE LINE OF CONSTITUTION AVENUE IN A SOUTHWESTERLY DIRECTION 836 FEET, MORE OR LESS, TO A POINT; (2) CROSSING THE BED OF CONSTITUTION AVENUE, SOUTH 52°39' 46"EAST, A DISTANCE OF 40.00 FEET TO AN IRON PIN FOUND, (3) SOUTH 37°58' 43"WEST, A DISTANCE OF 289.43 FEET TO A POINT OF CURVATURE BEING MONUMENTED BY AN IRON PIN SET, (4) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,904.79 FEET AND A CENTRAL ANGLE OF 04°11' 59", AN ARC DISTANCE OF 212.92 FEET, SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 40°04' 43"WEST, A DISTANCE OF 212.87 FEET, TO A POINT OF TANGENCY BEING MONUMENTED BY A MAG NAIL SET, (5) SOUTH 42°10' 42"WEST, A DISTANCE OF 571.55 FEET TO A POINT OF CURVATURE BEING MONUMENTED BY A CONCRETE MONUMENT FOUND, (6) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,689.87 FEET AND A CENTRAL ANGLE OF 00°40' 16", AN ARC DISTANCE OF 66.65 FEET, SAID ARC SUBTENDED BY A CHORD BEARING SOUTH 42°30' 50"WEST, A DISTANCE OF 66.65 FEET, TO A CONCRETE MONUMENT FOUND BEING THE POINT AND PLACE OF BEGINNING; THENCE, FROM SAID BEGINNING POINT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,689.87 FEET AND A CENTRAL ANGLE OF 00°40' 16", AN ARC DISTANCE OF 66.65 FEET, SAID ARC SUBTENDED BY A CHORD BEARING NORTH 42°30' 50"EAST, A DISTANCE OF 66.65 FEET, TO A POINT OF TANGENCY BEING MONUMENTED BY A CONCRETE MONUMENT FOUND; THENCE,
2. NORTH 42°10' 42"EAST, A DISTANCE OF 233.46 FEET TO A POINT; THENCE,
3. SOUTH 51°49' 44"EAST, A DISTANCE OF 170.34 FEET TO A POINT; THENCE,
4. SOUTH 83°58' 05"EAST, A DISTANCE OF 453.25 FEET TO A POINT; THENCE,
5. SOUTH 51°52' 39"EAST, A DISTANCE OF 242.46 FEET TO A POINT; THENCE,
6. SOUTH 38°23' 55"WEST, A DISTANCE OF 540.67 FEET TO A CONCRETE MONUMENT FOUND; THENCE,
7. NORTH 51°49' 44"WEST, A DISTANCE OF 815.81 FEET TO THE POINT OF AND PLACE OF BEGINNING.

CONTAINING 345780 SQUARE FEET OR 7.9380 ACRES OF LAND.

TOGETHER WITH AN EASEMENT FOR STORM DRAINAGE OVER LANDS NOW OR FORMERLY OF JOHN AND TERESA MAINS BEING PART OF BUCKS COUNTY UNIFORM PARCEL IDENTIFIER TAX PARCEL NO. 39-6-27, DATED 8/19/1992 AND RECORDED 4/28/1993 IN DEED BOOK 656 PAGE 1750, AND ALSO TOGETHER WITH EASEMENT CONTAINED IN GRANT OF EASEMENT BETWEEN SELLERSVILLE BOROUGH AND BERGER-EPSTEIN ASSOCIATES, INC., DATED 1/11/1993 AND RECORDED 4/28/1993 IN DEED BOOK 656 PAGE 1760.

EXHIBIT "A-3"

SURVEY

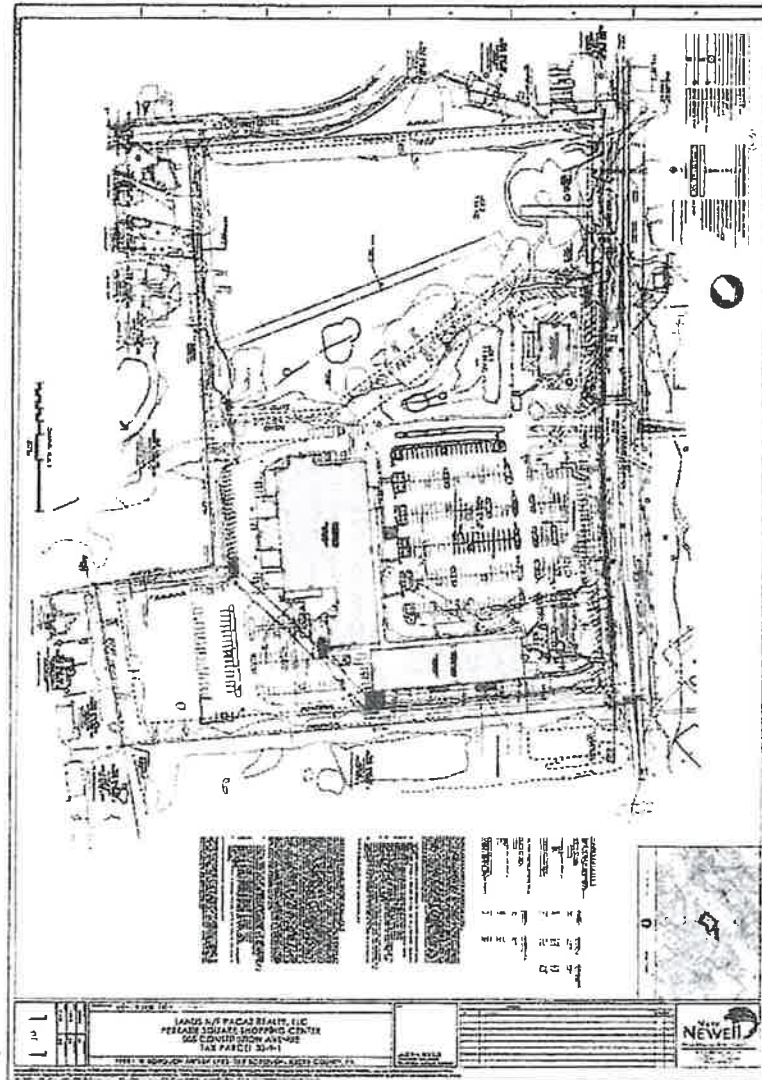


EXHIBIT "B"

Permitted Exceptions

Rights granted to Bell Telephone Company in Land Record Book 43 page 1709.

Rights granted to Bell Atlantic-Pennsylvania Inc. as in Land Record Books 746 page 1682 and 950 page 1365.

Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Constitution Avenue.

Grant of Easement as in Land Record Book 177 page 1147 and Deed Book 742 page 116.

Covenants contained in: Grant of Easement John Mains and Teresa Mains and Berger/Epstein Associates, Inc. dated 8/19/1992 and recorded 4/28/1993 in Land Record Book 656 page 1750 .

Covenants contained in Grant of Easement between Sellersville Borough and Berger-Epstein Associates, Inc., dated 1/11/1993 and recorded 4/28/1993 in Land Record Book 656 page 1760 .

Conditions disclosed by survey made by Edward S. McConnell Associates dated March 19, 1993:- (a) Building set- back lines (b) Portion of premises within Wetlands boundary lines as verified by Army Corp. of Engineers on Oct. 29, 1992, reference CENAP-OP-R-87-0170-43 (JD). Remains valid until August 14, 1997 (c) New Right-of-Way Line of Constitution Avenue.

Land Development Agreement as in Land Record Book 672 page 843 .

Estoppel Certificate as in Land Record Book 686 page 1652 .

Provisions of Acts of Assembly authorizing PennDot to extend boundaries of State Roads (SR #0152).

Memorandum of Lease to Fleming Foods East, Inc., as in Land Record Book 672 page 830.

Short Form Lease to Thrift Drugs, Inc. as in Land Record Books 672 page 836, 862 page 321 and 1033 page 2305.

Grant of Easement to Borough of Perkasio as in Land Record Book 1041 page 1037.

Deed of Easement, Right of Way Grant to the Perkasio Borough Authority as in Land Record Book 1049 page 761.

Deed of Dedication to Borough of Perkasio as in Land Record Book 1056 page 761 .

Term Agreement with Thrift Drug, Inc. as in Land Record Book 1073 page 839.

Land Development Agreement by and between Borough of Perkasio and McDonald's Corporation as in Land Record Book 1956 page 662 .

Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in Plan Book 298 page 71 and Instrument# 2023009809.

Memorandum of Lease to McDonald's Corporation as in Land Record Book 2047 page 1719.

Supplement to Lease as in Land Record Book 2178 page 1615; Amended and Restated Memorandum of Lease as Instrument No. 2024024193.

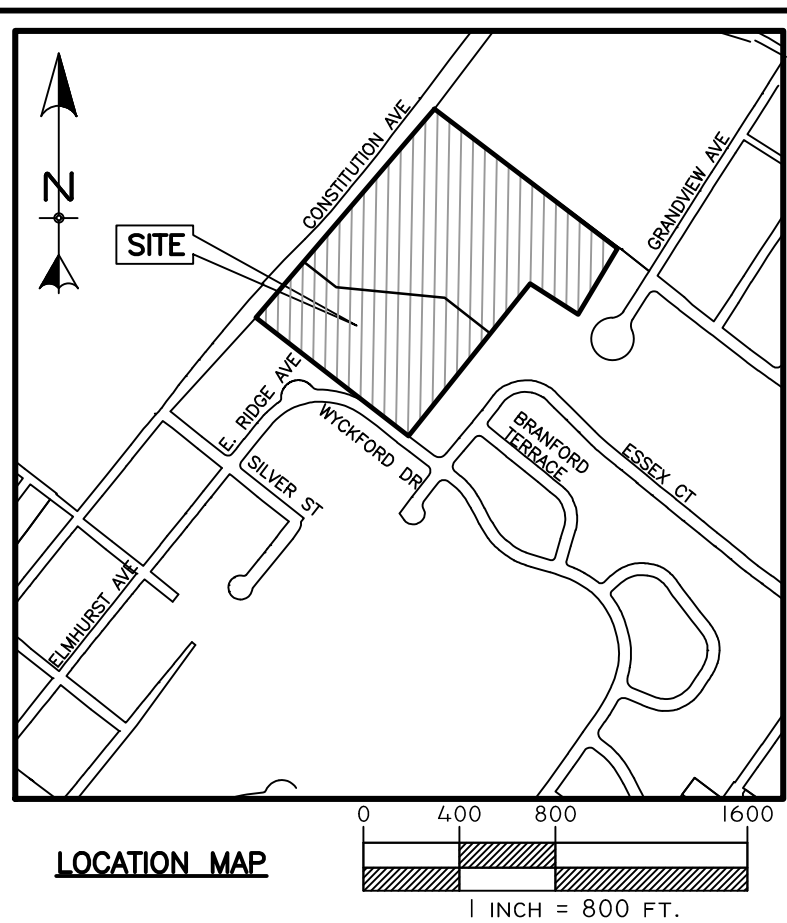
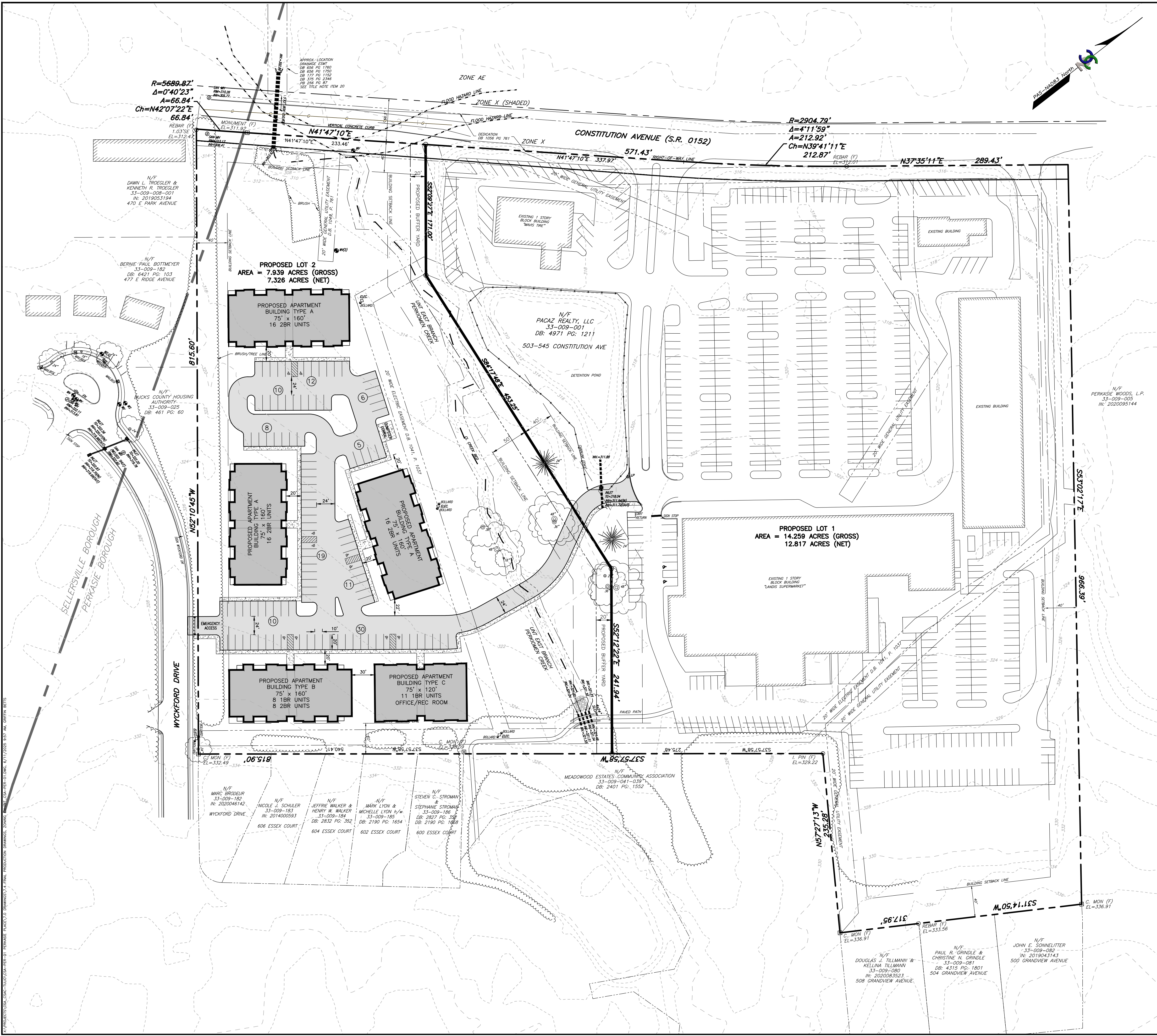
Notice of Covenant not to Compete as in Land Record Book 2047 page 1730.

Deed of Easement, Right of Way Grant as in Land Record Books 2051 page 1966 and 2051 page 1976.

Temporary Construction Easement Agreement as in Instrument# 2015062639 .

Land Development Agreement as in Instrument# 2023009810.

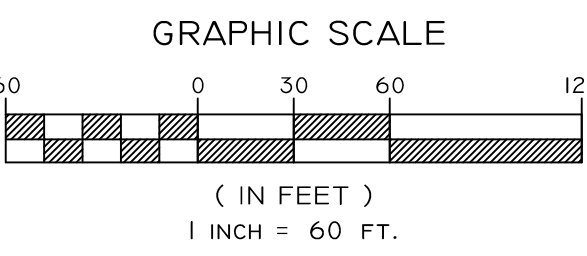
Stormwater Controls and Best Management Practices Operations and Maintenance Agreement as in Instrument #2023033894 , Plan Exhibit thereto in Instrument# 2023033895 .



- NOTES
- OWNER: PACAZ REALTY, LLC
 - PLAN INTENT: SUBDIVIDE EXISTING 22.198 ACRE PARCEL INTO 2 LOTS AND DEVELOP PROPOSED LOT 2 FOR RESIDENTIAL APARTMENT BUILDINGS. (5 BUILDINGS; 19 1-BEDROOM UNITS; 56 2-BEDROOM UNITS)
 - UTILITIES: PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - WETLANDS: THERE ARE NO KNOWN WETLANDS LOCATED WITHIN THE PROJECT SITE. THIS IS BASED ON AN AQUATIC RESOURCE INVESTIGATION PERFORMED BY NOVA CONSULTANTS LTD, CONDUCTED ON FEBRUARY 9, 2025

LOT NET AREA CALCULATIONS	
PROPOSED LOT 1	
GROSS AREA	14.259 ACRES
ULTIMATE R/W	0.373 ACRES
UTILITY EASEMENT	1.061 ACRES
STREAM EASEMENT	0.008 ACRES
NET AREA	12.817 ACRES
PROPOSED LOT 2	
GROSS AREA	7.939 ACRES
ULTIMATE R/W	0.106 ACRES
UTILITY EASEMENT	0.097 ACRES
STREAM EASEMENT	0.410 ACRES
NET AREA	7.326 ACRES

BOROUGH OF PERKASIE I-2 LIGHT INDUSTRIAL DISTRICT			
	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	2 ACRES	14.26 ACRES	7.94 ACRES
MINIMUM LOT WIDTH	100 FEET	8400 FEET	±200 FEET
MINIMUM YARDS			
FRONT	40 FEET	40 FEET	40 FEET
SIDE (EACH)	40 FEET	40 FEET	40 FEET
REAR	40 FEET	40 FEET	50 FEET
MAX. LOT COVERAGE	25%	66.5%	34.5%
MAX. BLDG HEIGHT	40 FEET	N/A	<35 FEET
BOROUGH OF PERKASIE A- APARTMENT DISTRICT			
	REQUIRED	PROPOSED	
MINIMUM LOT AREA	2 ACRES	7.94 ACRES	
MIN. LOT AREA PER D.U.	3,630 S.F.	4,551 S.F.	
MINIMUM LOT WIDTH	200 FEET	>200 FEET	
MINIMUM YARDS			
FRONT	40 FEET	40 FEET	
SIDE (EACH)	40 FEET	40 FEET	
REAR	40 FEET	50 FEET	
MAX. LOT COVERAGE	20%	34.5%	
MAX. BLDG HEIGHT	35 FEET	<35 FEET	
PARKING REQUIREMENTS			
19 1-BR UNITS PROPOSED (1 SPACE REQUIRED)			
56 2-BR UNITS PROPOSED (1.5 SPACES REQUIRED)			
(19x1) + (56x1.5) = 103 SPACES REQUIRED			
111 SPACES PROVIDED			
REQUESTED VARIANCES FROM THE PERKASIE BOROUGH ZONING ORDINANCE OF 2012			
SECTION 186-20.1(1) - USE VARIANCE TO ALLOW THE PROPOSED B(5) MULTIFAMILY DWELLING USE IN THE I-2 LIGHT INDUSTRIAL DISTRICT			
SECTION 186-18.B(5)(A){1} - TO ALLOW THE MINIMUM HORIZONTAL DISTANCE BETWEEN FACING WALLS BE LESS THAN 50 FEET.			



DESIGN GROUP

Civil Engineering and Surveying Solutions from Concept to Construction

ZONING EXHIBIT

C2C DESIGN GROUP

37 East Penn Avenue
 Sellersville, PA 19366
 610.866.6050 www.c2cag.com

PERKASIE PLACE

PERKASIE/SELLERSVILLE BOR. BUCKS COUNTY, PENNSYLVANIA

PROJECT #:

CSA-PER-01

SCALE:

1"=60'

DRAWN BY:

CAD

CHECKED BY:

DATE:

2/27/2025

DWG. NO.:

1 OF 1

SHEET NO.:

ZE-1

BY:

DATE:

DESCRIPTION:

REV. NO.:

Megan McShane

From: Megan McShane
Sent: Thursday, October 2, 2025 3:14 PM
To: Megan McShane
Subject: Constitution Square Subdivision - Punch List Items

From: Brett Slivka <BrettS@KayBuilders.com>
Sent: Thursday, October 2, 2025 1:54 PM
To: Douglas Rossino <drossino@gilmore-assoc.com>
Cc: Andrea Coaxum - Borough of Perkasie (manager@perkasieborough.org) <manager@perkasieborough.org>; Jason Maurer <jmaurer@bucksccd.org>; Scott Detweiler <sdetweiler@gilmore-assoc.com>
Subject: Re: Constitution Square Subdivision - Punch List Items

Doug. Jason. We are planning to begin this work on Monday.

Brett Slivka
Kay Builders
4845383695

From: Douglas Rossino <drossino@gilmore-assoc.com>
Sent: Wednesday, September 24, 2025 1:04:35 PM
To: Brett Slivka <BrettS@KayBuilders.com>
Cc: Andrea Coaxum - Borough of Perkasie (manager@perkasieborough.org) <manager@perkasieborough.org>; Jason Maurer <jmaurer@bucksccd.org>; Scott Detweiler <sdetweiler@gilmore-assoc.com>
Subject: Constitution Square Subdivision - Punch List Items

Brett,

Good afternoon. I stopped by the Constitution Square Subdivision today and didn't see any work taking place. I wanted to find out if there was any type of schedule for the completion of the remaining punch list items. The landscape planting and conversion of the stormwater basin should take place now during the planting season to ensure that the plants are given their best chance of survival, especially if Kay Builders is still trying to closeout on the project this year. Please let me know the schedule for completion of the project. Thanks.



Douglas C. Rossino, P.E., CME, M.ASCE, Senior Project Manager

Gilmore & Associates, Inc.

65 E. Butler Avenue, Suite 100, New Britain, PA 18901

Main: 215-345-4330 | Direct: 267-337-6882

www.gilmore-assoc.com | BUILDING ON A FOUNDATION OF EXCELLENCE

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Megan McShane

From: Megan McShane
Sent: Wednesday, October 1, 2025 9:16 AM
To: Megan McShane
Subject: Constitution Square Subdivision - Punch List Items

From: Brett Slivka <BrettS@KayBuilders.com>
Sent: Tuesday, September 30, 2025 2:03 PM
To: Douglas Rossino <drossino@gilmore-assoc.com>
Cc: Andrea Coaxum - Borough of Perkasio (manager@perkasioborough.org) <manager@perkasioborough.org>; Jason Maurer <jmaurer@bucksccd.org>; Scott Detweiler <sdetweiler@gilmore-assoc.com>
Subject: RE: Constitution Square Subdivision - Punch List Items

Planning to get there over the next 2 weeks.

From: Douglas Rossino <drossino@gilmore-assoc.com>
Sent: Wednesday, September 24, 2025 1:05 PM
To: Brett Slivka <BrettS@KayBuilders.com>
Cc: Andrea Coaxum - Borough of Perkasio (manager@perkasioborough.org) <manager@perkasioborough.org>; Jason Maurer <jmaurer@bucksccd.org>; Scott Detweiler <sdetweiler@gilmore-assoc.com>
Subject: Constitution Square Subdivision - Punch List Items

Brett,

Good afternoon. I stopped by the Constitution Square Subdivision today and didn't see any work taking place. I wanted to find out if there was any type of schedule for the completion of the remaining punch list items. The landscape planting and conversion of the stormwater basin should take place now during the planting season to ensure that the plants are given their best chance of survival, especially if Kay Builders is still trying to closeout on the project this year. Please let me know the schedule for completion of the project. Thanks.

Douglas C. Rossino, P.E., CME, M.ASCE, Senior Project Manager
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Borough of Perkasio

Park EVENT Application 2025

RECEIVED

OCT 01 2025

Contact Information

BOROUGH OF PERKASIE

Name:

Jane Cramer (Upper Bucks United)

Organization:

Address:

Zip:

Email:

Cell Phone:

Tax Exempt Organization?

EIN:

Phone:

☒ Yes

☐ No

No

Purpose of Application:

☒ Large personal gathering such as birthday party, shower, etc with over 200 attendees

☒ Event such as a festival, party, etc through an organization - will require an event fee plus facility fee

☐ Sk through the park system - must include map of route

Notes Regarding Application Process:

Requests required 45 days prior to reservation or event

All reservations and events with 75 or more attendees require Council Approval

Requests for additional services does not guarantee services can be provided

All reservations require a Certificate of Insurance evidencing \$1,000,000 in Comprehensive General Liability Insurance and naming Perkasio Borough as Certificate Holder

To be filled out by Staff Only:

Fees due at time of application:

Public gatherings at Park and Pavilions and Event Base Fees

\$	45.00	Park and Pavilion Fee
\$	25.00	Electric Key Deposit
\$	50.00	Event Permit Base Fee
\$	120.00	Total Due
\$		Total Paid
		Staff Initials

Fees due upon Borough Staff/Council Approval:

Additional fees associated with Events

\$	Additional Date Fee
\$	Road Closure fee
\$	Electric Fee
\$	Trash collection fee
\$	Police or Fire Police fee
\$	Park and Pavilion Fee
\$	Electric Key Deposit
\$	No Parking Signs
\$	Total Due
\$	Total Paid
	Staff Initials

Distribution:

☒

Police Dept.

☐

EMS

☒

Electric Dept.

☒

Parks & Rec Dept.

☐

Fire Dept.

☐

Fire Police

☒

Public Works Dept.

☐

Other:

Event Information

Name of the Event:

NO KINGS Support

Description of the Event:

Pavilion will be used for volunteer check in

Date of Event:

10/18/25

Additional Dates:

N/A

Estimated Attendance:

500

Time of Event**:

9-11

Start Time for Set up:

830

End time of Tear Down:

1200

Location of the Event (5ks require map of route to be submitted):

Facility Requested and Fees for a 4 hour flexible time period:

	Pavilion	Located in	Resident	Non Res	Non Profit
<input type="checkbox"/>	Rotary*	Lenape	\$ 65	\$ 95	\$ 45
<input checked="" type="checkbox"/>	Skate Park*	Lenape	\$ 65	\$ 95	\$ 45
<input type="checkbox"/>	Kulp	Kulp	\$ 55	\$ 80	\$ 40
<input type="checkbox"/>	Lions*	Menlo	\$ 80	\$ 105	\$ 55

	Park Area	Located in	Resident	Non Res	Non Profit
<input type="checkbox"/>	Twin Bridges	Lenape	\$ 80	\$ 105	\$ 55

*Electric available at these locations only

** Fees are for a four hour flexible time period including set up and tear down time. Renters may purchase additional four hour time periods.

Other Borough Services Requested:

Police or Fire Police:

☐ Yes

☒ No

Trash Collection:

☐ Yes

☒ No

Use of Electric:

☒ Yes

☐ No

Any other Special Requests:

Services Offered at Event:

Musicians/Entertainment:

☐ Yes

☒ No

As a reminder: Borough Ordinance prohibits commercial activities/vendors/fundraising in Borough Parks

All Fees:

* \$ 50 Non-Profit Base permit fee
 * \$ 100 For Profit Base permit fee
 \$ 10 per additional date fee

Hourly rates in Fee Schedule

\$ - Road Closure fee (1-2 hours)
 \$ - Per Hour Electric Fee
 \$ - Trash collection fee (1-2 hours)
 \$ - Police or Fire Police fee (time worked)
 \$ 2.25 No Parking Signs (each)

*Fee due at time of application

** Any parking restrictions and road closures require No Parking Signs to be hung by event organizer two days prior. Number of signs required vary on event and must be picked up and paid for at Borough Hall.

Waiver and Insurance Requirements

Indemnification

To the fullest extent permitted by law, the Applicant agrees to defend, indemnify, pay on behalf of, and save harmless the Borough of Perkasio, its elected and appointed officials, agents, employees, and authorized volunteers against any and all claims, liability, demands, suits or loss, including attorneys' fees and all other costs connected therewith, arising out of or connected to the Applicant's use or occupancy of the premises of the Borough.

Insurance

ALL RESERVATIONS require a Certificate of Insurance, naming Perkasio Borough as Certificate Holder, evidencing \$1,000,000 in Comprehensive General Liability Insurance and must be received no later than 2 weeks prior to the event. The Borough holds the right to cancel a reservation with no refund if the required paperwork is not provided.

Waiver of Subrogation

Such waiver shall apply regardless of the cause of origin of the loss or damage, including the negligence of the Borough and its elected and appointed officials, officers, volunteers, consultants, agents and employees. The Applicant shall advise its insurers of the foregoing and such waiver shall be provided under the Applicant's commercial property and liability insurance policies and the Applicant's workers compensation insurance policy, if any.

Damage to Property of the Applicant and its Invitees

The Applicant and its employees, officials, volunteers, and agents shall be solely responsible for any loss or damage to property of the Applicant or its invitees, employees, officials, volunteers, agents and representatives while such property is on, at or adjacent to the premises of the Borough.

Damage to Borough Property

Applicant assumes full responsibility for taking cognizance of the facility conditions at the time of the program. Applicant will be responsible for all damages resulting to or from use of this property. Upon completion of Applicant's operations, Applicant agrees to leave the property in the same condition as it existed before operations, or pay for and complete restoration of said property within 15 days of the completion of the event.

Park Rules and Regulations (Summary)

- ☒ The undersigned is familiar with all Borough Park Rules
- ☒ The use of alcohol and controlled substances are strictly prohibited within all Borough Parks
- ☒ Smoking is prohibited in all Borough Parks; this includes cigarettes, cigars, pipes, chewing tobacco, vaping, etc
- ☒ Vendors are not permitted in the park except by special permit issued by Borough Council, which shall have

the authority to refuse consent in any instance

- ☒ Open fires or fireworks are prohibited. Grills are available at certain pavilions and open to the public
- ☒ Do not attach decorations by nails, tacks, or staples on pavilion poles, picnic tables. Etc. All decorations and

pavilion, field, park trash must be discarded properly. Large items must be removed and regular trash may be placed inside trash receptables provided.

- ☒ Perkasio Borough Parks and open dawn to dusk

☒ Perkasio Borough shall not, in any manner or for any cause, be liable or responsible for any injury or damage to persons or property while using the park facilities; all claims for such injury or damage are hereby waived

PLEASE HAVE YOUR PERMIT WITH YOU DURING YOUR EVENT

If you find any problems when you arrive please contact Public Works Department at 215-257-5065

Perkasio Borough Non-Emergency Police can be reached at 215-257-6876

EMERGENCY DIAL 911

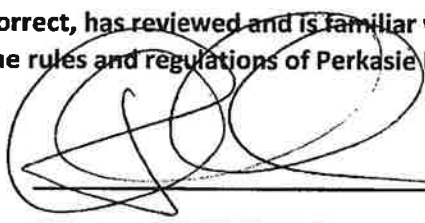
Applicant certified that the above information is true and correct, has reviewed and is familiar with insurance requirements and guidelines, and familiar with the rules and regulations of Perkasio Borough as set forth in the Code of Ordinances.

Date of Application:

10/1/25

By:

Signed:



APPROVED: This ____ Day of _____, 20____, subject to the following conditions:

Mayor / Borough Manager



BOROUGH OF PERKASIE

620 W. Chestnut Street
PO Box 96
Perkasie, PA 18944-0096

Phone: (215) 257-5065
Fax: (215) 257-6875

DATE: September 26, 2025

TO: Andrea L. Coaxum

FROM: Linda Reid

SUBJECT: Recommendation to Hire Part-Time Events Assistant As-Needed

Perkasie Borough holds at least 37 community events outside normal working hours, requiring at least 240 events staff hours for onsite event management. These events include 28 indoor and outdoor Farmers Markets, 6 Summer Concerts, the Under the Stars Car Show, the Fall Festival and America's Oldest Tree Lighting. More staff hours are needed when the Borough hosts the Memorial Day Parade & Service and for additional or ad-hoc events like the block pARTy or Holiday pop-ups.

In order to ensure on-site, out-of-hours coverage, I have shared the opportunity to work extra hours with existing Borough staff, and I am building a list of part-time staff members who we can call on to work events as-needed.

Cassandra Grillo, Lauren Bahry and I all work events on-site and out of office hours. Council has already approved the hiring of Kelly Myers and Jessica Tantorno as Events Assistants As-Needed, but we continue to experience issues with staff availability for so many community events.

Accordingly, I would like to recommend the hiring of Marissa Carmean to the position of part-time Events Assistant As-Needed for the Borough, effective October 11, 2025. The starting rate for Marissa will be \$21 per hour as listed in the 2025 Wage Schedule.

Marissa is familiar with the Perkasie Farmers Market, having volunteered at several of them in 2025. She is personable and professional, and I believe she will do a great job as one of Perkasie Borough's Events Assistants As-Needed.

**PERKASIE BOROUGH
RESOLUTION NO. 2025-45**

**A RESOLUTION OF THE PERKASIE BOROUGH COUNCIL
AUTHORIZING THE RETURN OF THE GRADING PERMIT ESCROW
IN THE AMOUNT OF \$227.32 FOR THE PROJECT LOCATED AT 650
SHADYWOOD DRIVE AND AUTHORIZING THE SIGNATURE OF THE
BOROUGH MANAGER ON THE GRADING PERMIT ESCROW
RELEASE AND CLOSE OUT OF THE ACCOUNT**

WHEREAS, Rosemarie & Mark Toub (“Applicants”) received approval from the Borough for a grading permit for a project located at 650 Shadywood Drive; and

WHEREAS, the grading permit is complete and the Grading Permit Escrow may be released.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Perkasia, as follows, that the remainder of the Grading Permit Escrow for the project located at 650 Shadywood Drive shall be returned to the Applicants, upon confirmation by the Borough that there are no outstanding or forthcoming engineering and legal fees, and closed out.

IT IS FURTHER RESOLVED that the Borough Manager is hereby authorized to sign the Grading Permit Escrow Release and close out of the account.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Perkasia Borough on the 6th day of October, 2025.

ATTEST:

BOROUGH OF PERKASIE:

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 14, 2025

File No. 24-01194

Cassandra L. Grillo, CZO
Zoning Officer and Code Enforcement Administrator
Borough of Perkasio
620 West Chestnut Street
P.O. Box 96
Perkasie, PA 18944

RE: Final Site Inspection – Approval
650 Shadywood Drive
Tax Parcel #33-007-085
Perkasie Borough, Bucks County, PA

Dear Cassandra:

Gilmore & Associates, Inc. (G&A) conducted a final site inspection at 650 Shadywood Drive on July 11, 2025 to verify that the improvements are complete as shown on the approved Zoning Plans prepared for Rosemarie & Mark Toub, 650 Shadywood Drive, as prepared by Site Engineering Concepts, LLC, two (2) sheets, dated December 20, 2024, and as required for use of the in-ground pool and patio. All required improvements appear complete. However, we note that permanent mature grass growth shall be established in the area of the construction access to the south and west of the pool installation.

If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

DCR

cc: Andrea L. Coaxum, Borough Manager
Megan McShane, Executive Assistant
Rosemarie & Mark Toub, Owner
Julie Jones, Blue Haven Pools, Applicant
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.

**PERKASIE BOROUGH
RESOLUTION NO. 2025-46**

**A RESOLUTION OF THE PERKASIE BOROUGH COUNCIL
AUTHORIZING THE RETURN OF THE GRADING PERMIT ESCROW
IN THE AMOUNT OF \$396.08 FOR THE PROJECT LOCATED AT 805
NORTH RIDGE ROAD AND AUTHORIZING THE SIGNATURE OF THE
BOROUGH MANAGER ON THE GRADING PERMIT ESCROW
RELEASE AND CLOSE OUT OF THE ACCOUNT**

WHEREAS, Zack Conolly (“Applicant”) received approval from the Borough for a grading permit for a project located at 805 North Ridge Road; and

WHEREAS, the grading permit is complete and the Grading Permit Escrow may be released.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Perkasia, as follows, that the remainder of the Grading Permit Escrow for the project located at 805 North Ridge Road shall be returned to the Applicant, upon confirmation by the Borough that there are no outstanding or forthcoming engineering and legal fees, and closed out.

IT IS FURTHER RESOLVED that the Borough Manager is hereby authorized to sign the Grading Permit Escrow Release and close out of the account.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Perkasia Borough on the 6th day of October, 2025.

ATTEST:

BOROUGH OF PERKASIE:

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President

Megan McShane

From: Megan McShane
Sent: Tuesday, September 30, 2025 1:15 PM
To: Megan McShane
Subject: 805 N. Ridge Road

From: Douglas Rossino <drossino@gilmore-assoc.com>
Sent: Tuesday, April 15, 2025 8:40 AM
To: Cassandra Grillo <cgrillo@perkasieborough.org>
Cc: Scott Detweiler <sdetweiler@gilmore-assoc.com>
Subject: RE: 805 N. Ridge Road Final Site Inspection for Aboveground Pool and Detached Garage

Cassandra,

Good morning. Since all work appears complete for 805 N. Ridge Road, I have attached the Grading/Drainage Permit with the 'Approved for Occupancy' checked and signed for both the Detached Garage and Aboveground Pool. Please notify the Property Owner about the completion of the project. If there are any questions, please don't hesitate to ask.



Douglas C. Rossino, P.E., CME, M.ASCE, Senior Project Manager

Gilmore & Associates, Inc.

65 E. Butler Avenue, Suite 100, New Britain, PA 18901

Main: 215-345-4330 | Direct: 267-337-6882

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From: Scott Detweiler <sdetweiler@gilmore-assoc.com>
Sent: Monday, April 14, 2025 7:10 PM
To: Douglas Rossino <drossino@gilmore-assoc.com>
Cc: 'Cassandra Grillo' <cgrillo@perkasieborough.org>
Subject: RE: 805 N. Ridge Road Final Site Inspection for Aboveground Pool and Detached Garage

Doug,
I met with Zack Connolly today and note all installations appear complete as noted on the 2 plans. These permits appear ok to close out.
If you have any further questions please let me know.
Scott

From: Douglas Rossino <drossino@gilmore-assoc.com>
Sent: Friday, April 11, 2025 1:06 PM
To: Scott Detweiler <sdetweiler@gilmore-assoc.com>
Cc: 'Cassandra Grillo' <cgrillo@perkasieborough.org>

Subject: 805 N. Ridge Road Final Site Inspection for Aboveground Pool and Detached Garage

Importance: High

Scott,

The Borough has two (2) open Grading Permits for the installation of an aboveground pool and detached garage at 805 N. Ridge Road. The pool and garage were completed in 2024. The Borough needs us to verify that all items associated with the Grading Permits are complete. Attached are the approved Grading Permits. Please stop by the property and verify that all items are constructed in accordance with the plans and approved. I spoke to the Property Owner (Zack Conolly) this week about the inspection. Zack wants to be present for the inspection and asked if you can call him on Monday (4/14) at 267-446-1697 to schedule the inspection. Once your inspection is complete, please respond to this email to Cassandra and I and let us know what you find. Thank you.



Douglas C. Rossino, P.E., CME, M.ASCE, Senior Project Manager

Gilmore & Associates, Inc.

65 E. Butler Avenue, Suite 100, New Britain, PA 18901

Main: 215-345-4330 | Direct: 267-337-6882

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**PERKASIE BOROUGH
RESOLUTION NO. 2025-48**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND
FOR THE BOROUGH OF PERKASIE, BUCKS COUNTY,
PENNSYLVANIA, APPROVING THE RELEASE AND
CLOSE OUT OF THE ESCROW ACCOUNT IN THE
AMOUNT OF \$1,297.22 FOR THE PERKASIE REGIONAL
AUTHORITY RESERVOIR REPLACEMENT PROJECT
AND AUTHORIZING THE SIGNATURE OF THE
BOROUGH MANAGER ON THE RELEASE AND CLOSE
OUT OF THE ACCOUNT**

WHEREAS, the Perkasio Regional Authority (“Applicant”) proposed the construction of a 0.75 million-gallon water reservoir tank to be constructed of concrete. The plan related to Bucks County Tax Parcel 33-003-011, which contains approximately 2.1 acres. The property, which is the subject of this Resolution, is located along the south side of Ridge Avenue at the intersection with N. Ridge Road. The site is zoned R-2, and the intended use is a public utility which is the construction and maintenance of a public water reservoir;

WHEREAS, the Plans were prepared by Andersen Engineering Associates, Inc., consisting of 10 sheets dated January 27, 2022, and last revised April 6, 2023;

WHEREAS, upon inspection Gilmore & Associates, Inc. has certified that the PRA Reservoir Replacement Project is complete and the Escrow Account in the amount of \$1,297.22 may be released to the Applicant and closed out, upon confirmation by the Borough that there are no outstanding or forthcoming engineering and legal fees.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Perkasio, as follows, that the Escrow Account in the amount of \$1,297.22 may be released and closed out upon confirmation by the Borough that there are no outstanding or forthcoming engineering and legal fees.

IT IS FURTHER RESOLVED that the Borough Manager is hereby authorized to sign the release of the Escrow and close out of the account.

THIS RESOLUTION WAS DULY ADOPTED by the Perkasio Borough Council on the 6th day of October, 2025.

BOROUGH OF PERKASIE:

ATTEST:

By: _____
James Ryder, Council President

By: _____
Andrea L. Coaxum, Secretary

JEFFREY P. GARTON
DOUGLAS C. MALONEY
THOMAS J. PROFY, IV*†
FRANCIS X. DILLON
JOHN A. TORRENTE*
STEVEN M. JONES
MICHAEL J. MEGINNISS
BRENDAN M. CALLAHAN*
BRADLEY R. CORNETT*
SEAN M. GRESH
BRYCE H. McGUIGAN*
TRACY L. CASSEL-BROPHY*
CHRIS LITTLE SIMCOX*
BRENDAN G. CORRIGAN^
KIMBERLY N. BARRON
CHLOE M. BOUDAZIN
CHELSEY CROCKER JACKMAN
MARISA M. PERINI
HANNAH M. SCHWEIZER

*Member of PA & NJ Bars
†Master of Laws (Taxation)
^Member of PA & NY Bars



680 MIDDLETOWN BOULEVARD
P.O. BOX 308
LANGHORNE, PENNSYLVANIA 19047-0308
TELEPHONE: 215.750.0110
FAX: 215.750.0954

JEFFREY P. GARTON, ESQUIRE
jgarton@begleycarlin.com

OF COUNSEL

HON. ROBERT O. BALDI (RET.)
-Mediation and Arbitration

SCOTT A. PETRI
FRANK A. FARRY
ALLEN W. TOADVINE
PAMELA A. VAN BLUNK*
KATHARINE J. WEEDER*
MARC I. RICKLES*
COURTNEY S. CROWLEY*

NEW HOPE OFFICE
123 W. BRIDGE STREET
NEW HOPE, PA 18938
215.862.0701

October 3, 2025

VIA EMAIL

Andrea L. Coaxum, Borough Manager
Perkasie Borough
620 W. Chestnut Street
Perkasie, PA 18944

Re: PRA Reservoir / Resolution

Dear Andrea:

Pursuant to an email to my attention from Rebecca Deemer dated September 30, 2025, attached please find a draft Resolution for the release and close out of the escrow account for the above project.

Please advise if you have any corrections or revisions you would like me to make.

In addition to the invoice sent to you yesterday for this matter in the amount of \$176.00, there is a cost in the amount of \$65.00 that was not added for the recording of Sheet 1 of 14 of the Plan.

If you have any questions, please advise.

Very truly yours,



Jeffrey P. Garton

JPG:bcr
Attachment
cc: Rebecca Deemer, Finance Director
Douglas C. Rossino, P.E., CME, M.ASCE

Megan McShane

From: Megan McShane
Sent: Friday, October 3, 2025 11:48 AM
To: Megan McShane
Subject: PRA Escrow Release

From: Douglas Rossino <drossino@gilmore-assoc.com>
Sent: Tuesday, September 30, 2025 11:24 AM
To: Finance <finance@perkasieborough.org>
Cc: Cassandra Grillo <cgrillo@perkasieborough.org>; Linda Reid <community@PerkasieBorough.org>
Subject: RE: ESCROW Release

Rebecca,

The PRA Reservoir Replacement Project is complete with no more billing. I am closing the project.



Douglas C. Rossino, P.E., CME, M.ASCE, Senior Project Manager
Gilmore & Associates, Inc.
65 E. Butler Avenue, Suite 100, New Britain, PA 18901
Main: 215-345-4330 | Direct: 267-337-6882
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From: Finance <finance@perkasieborough.org>
Sent: Tuesday, September 30, 2025 10:43 AM
To: Douglas Rossino <drossino@gilmore-assoc.com>
Cc: Cassandra Grillo <cgrillo@perkasieborough.org>; Linda Reid <community@PerkasieBorough.org>
Subject: Fw: ESCROW Release

Good Morning, Doug,

Can you please confirm that there aren't any outstanding invoices for the engineering work before I have Jeff prepare a resolution for the release of the escrow.

Thank you,

Rebecca



BOROUGH OF PERKASIE

RECEIVED

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

(215) 257-5065
Fax (215) 257-6875

OCT 1 2025

SPECIAL EVENT PERMIT APPLICATION

BOROUGH OF PERKASIE

Complete all questions and return application form with all required and supplemental attachments to Perkasio Borough at least 90 days prior to the event. An initial fee is due at the time of application, per the Borough's fee schedule. Perkasio Borough will provide an invoice when the permit is approved, detailing an estimate of additional fees. Perkasio Borough reserves the right to add services during the event if we deem it necessary for event safety then invoice a final balance.

1. APPLICANT INFORMATION – the Primary Contact is the person who is to be contacted regarding the application or event

Primary Contact Name: Tim Keddle

Primary Contact Address: 1228 N5th ST Pennridge HS

City: Perkasio

State:

Zip: 18922

Primary Contact Email: tkeddle@pennridge.org

Event Name: Homecoming Parade

Type of Event: Parade

Are you representing a Host Organization?

Is this organization a non-profit?

If so, list name address and phone below:

Is this organization a private/for-profit entity?

Organization Name: Pennridge HS

Purpose of Event:

Organization Address: 1228 N5th St

Organization Contact Person: Tim Keddle

Email:

Organization Phone:

tkeddle@pennridge.org wk 215-453-6944, cell 215-678-5673

2. GENERAL EVENT INFORMATION

Date of event: 10-17-25

Rain Date: none

Event Duration (start date & time – end date & time): 5pm -6pm

Estimated Attendance (include organizers, volunteers, attendees, spectators etc): 600 people

Site Arrival / Set Up time: 4pm

Site Departure: 6pm

Will a registration /entry fee be charged. If yes, how much? No fee

3. EVENT DESCRIPTION

Is this a fixed or moving event (ie, run / bike ride, etc.): Moving

Event Description (provide a description of the proposed event including activities, entertainers, vendors, facilities, etc):

Students, families, and community members will gather in the Guth Elementary School parking lot between 4:00 PM and 4:45 PM. At approximately 5:00 PM, once roads are cleared of vehicular traffic, the parade will begin. The procession consisting of up to eight vehicles and approximately 600 pedestrians will travel from Guth Elementary down N7th Street toward Blooming Glen Road. It will then continue onto Blooming Glen Road and enter Pennridge School District property through the parking lot entrance located opposite 618 Blooming Glen Road. Once the end of the procession has entered district property, barricades may be removed and roadways reopened to vehicular traffic. The parade is expected to be off the public roadway by 6:00 PM.

4. SITE PLAN / DIAGRAM

ATTACHMENT REQUIRED: (all events require a site map of affected areas, showing placement of the following features as applicable).

- Event permits do not confer the right to use private property. Applicant should seek permission and provide documentation from property owner(s) if they wish to use private property in the Borough.

• Check-in / Gate(s) and/or Entrances	• Command Center / Headquarters	• Street Crossings
• Comfort Stations (portable toilets)	• Vendor Booths	• Security / Emergency
• Stages / Other Performance Areas	• Fencing	• First Aid / Medical Stations
• Dumpsters/ Trash & Recycling Containers	• Food & Beverage Concessions	• Fire Extinguishers
• Tents & Trailers	• Street closures & Parking Restrictions	• Other Event Components not listed here
• Event Parking	• Other (specify): see attached map for street closures and parade route	

ATTACHMENTS REQUIRED:

If this is a MOVING EVENT or will CROSS ANY ROADWAYS, please provide a detailed route description from start to finish. Provide a letter with approval from property owner(s) if part of the event is on private property.

Starting Location: Guth Elementary parking lot

Finishing Location: Pennridge HS at Blooming Glen entrance

5. COMFORT STATIONS / PORTA POTTIES

- The applicant is responsible for addressing the needs for the event. Your portable sanitation service contractor will help you plan properly.
- Applicant must provide portable restroom facilities unless you can substantiate the sufficient availability of both ADA-accessible and regular facilities in the immediate area that will be available to the public.
- No less than one (1) ADA accessible restroom should be placed in each location designated for restroom facilities and located on a level area not to exceed a 2% cross-slope in any direction. If a single restroom is placed in a location it must be ADA-accessible. An accessible route to each restroom location must be provided.

Number of Units: n/a	Delivery date:	Pickup date:
Name of sanitation supplier:	Emergency Contact (day of):	

6. ELECTRICAL SERVICE

Perkasie Borough electric may be used ONLY with the express consent of Council, which shall have the authority to refuse consent in any instance.

Perkasie Borough Electric Service

- Perkasie Borough provides electrical service on request. An hourly rate is established in the Borough's Fee Schedule.
- An estimate for setup and breakdown of electrical outlets will be provided upon application and an initial fee is required at that time.
- Any balances for actual time worked will be invoiced after the event has taken place.

Electric Service Requested: Yes / No NO	Mark locations on sketch map.
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7. TRASH & RECYCLING SERVICE

- The applicant is responsible for leaving the area in an "as good or better condition" than the site was found prior to the event.
- Perkasie Borough is a mandated community under PA Act 101. Applicants must ensure that recyclables generated at the event are recycled. (aluminum cans, glass, cardboard, etc.)
- Applicant is responsible for the removal of all trash, litter, debris, etc. associated with the event. Applicant must supply an adequate number of trash and recycling receptacles and remove trash & other event debris from the site immediately on conclusion of the event.

<ul style="list-style-type: none"> • Placement of dumpsters requires a dumpster permit. Contact Borough office for an application form. • Perkasio Borough reserves the right to invoice the applicant for removal of trash or debris if necessary. 	
Perkasie Borough Trash & Recycling Service <ul style="list-style-type: none"> • Perkasio Borough provides trash & recycling service upon request. An hourly rate for this service is established in the Borough's Fee Schedule. • An estimate for trash & recycling container distribution & pickup, and trash/recycling collection will be provided upon application and an initial fee is required at that time. • Any balances for actual time worked will be invoiced after the event has taken place. 	
Trash & Recycling Service Requested: Yes / No	Mark # & locations on sketch map.

8. ROAD CLOSURES & TRAFFIC CONTROL	
<p align="center">THE APPLICANT IS RESPONSIBLE FOR PROVIDING ADEQUATE MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS AT THE EVENT.</p>	
ROAD CLOSURES Roads may be closed only with the express approval of Perkasio Borough Council. Applicant is responsible for ensuring roads are closed as approved, including erecting and taking down barricades. Roads & sidewalks must be left clear and open after the event. <ul style="list-style-type: none"> • Perkasio Borough provides road barricades and cones on request. We will drop barricades and cones at specified locations and collect them after the event. An hourly rate is established in the Borough's Fee Schedule. • An estimate for drop off and collection of barricades & cones will be provided upon application and an initial fee is required at that time. • Any balances for actual time worked will be invoiced after the event has taken place. 	
Barricades Requested: Yes / No Yes See map	Mark # & locations on sketch map.
Cones Requested: Yes / No	Mark # & locations on sketch map.
PEDESTRIAN CROSSING Applicant is responsible for providing safe crossing at open road crossings where heavy pedestrian traffic is expected. Any personnel must be trained, qualified traffic flaggers and have the necessary safety equipment. <ul style="list-style-type: none"> • Perkasio Borough provides qualified Crossing Guards on request, and subject to staff availability. An hourly rate is established in the Borough's Fee Schedule. • Any balances for actual time worked will be invoiced after the event has taken place. 	
Crossing Guards Requested: Yes / No # Guards: No	Mark # & locations on sketch map.
TEMPORARY PARKING RESTRICTIONS Applicant is responsible for clearly marking any areas with temporary parking restrictions at least 48 hours before the event. Use cable (zip) ties to attach signs - do not use nails, tacks, or staples on electric poles, light poles, trees or any other street furniture. Applicant must remove all signs immediately at the end of the event. <ul style="list-style-type: none"> • Perkasio Borough provides high visibility "No Parking" signs on request. A fee per sign is established in the Borough's Fee Schedule 	
No Parking Signs Requested: Yes / No NO	# of signs:
EVENT PARKING <ul style="list-style-type: none"> • Applicant is required to provide a parking plan, showing parking locations for staff, volunteers, attendees. • Provide details of any Park & Ride parking locations and shuttle routes / drop off points: Participants of the event may use Guth parking lot but are told not to arrive before 4:00pm to allow Guth students and staff enough time to leave the property.	

9. MITIGATION OF IMPACT

ATTACHMENTS REQUIRED:

- Describe mitigation measures for potentially negative consequences imposed by the event.
- Include a draft sample of any notices to residents & businesses and a proposed list of recipients
- Provide a sketch map showing any detours or traffic redirection.

10. TEMPORARY FIXED VENDORS

Temporary Fixed Vendors require a Transient Retail License to do business on the public right of way. That means any truck, trailer, sidewalk cart or temporary booth where food, beverages and/or other goods, wares or services are sold in a fixed location within the Borough on a temporary basis.

- Applicants are responsible for ensuring temporary Food & Beverage businesses have the required Bucks County Health Department Licenses, PLCB licenses, and any other permits needed for their operation.
- Applicant is required to estimate the number of vendors that will be in attendance and pay a summary license fee at the time of application. A fee per Vendor is established in the Borough's Fee Schedule.
- Perkasio Borough reserves the right to invoice the applicant for any balance due if the number of Temporary Fixed Vendors is greater than the initial estimate.

Estimated number of Food Trucks / Trailers: n/a

Estimated number of For-Profit Vendors: n/a

Estimated number of Non-Profit Vendors (no fee): n/a

11. ENTERTAINMENT

ATTACHMENTS REQUIRED:

Perkasie Borough encourages a family-friendly atmosphere / environment at Special Events in the Town Center.

- Mark the location of all music and/or entertainment "stages" or areas on the event sketch map.
- For each location, list the type of entertainment and the hours. List areas where amplified music is planned. List group or individual performer names if known.
- List the locations of any animal exhibits or petting zoos. Applicant is responsible for ensuring that conditions in Bucks County and PA Health Department permits are met.

12. EVENT SAFETY AND SECURITY

ATTACHMENTS REQUIRED: The applicant is required to provide a safe and secure environment for the event.

A plan for crowd control and security is required as part of the Event Application. The plan must include at least:

- The location of an Event Command Center. Note how it will be identifiable to attendees.
- The name of the individual in charge at the event. Provide the name & contact information of the Event Coordinator.
- How will you communicate with all attendees in the event of an emergency?
- What is the emergency evacuation plan?
- Where is the location for missing/found persons?
- Will there be sufficient staff at the event for the expected number of attendees? What are the numbers of these staff and how will they be trained on their roles & emergency procedures. How will they communicate with the Event Director in an emergency situation?

Applicant is responsible for notifying emergency services of the event. Attach a draft/sample copy of the notice to this application.

13. POLICE DEPARTMENT

Perkasie Borough may require uniformed/non-uniformed police officers to be on-duty throughout the event. The applicant will be responsible for the cost incurred for these services. We will send an estimate of the hours and an invoice with the event permit approval letter. We reserve the right to invoice the Applicant for the balance of additional Police services provided during the event if we deem them necessary for health, safety and/or security reasons.

Applicant is welcome to schedule a meeting with the Perkasio Borough Chief of Police to discuss the possibility of Police Department support for the event. Call (215) 257-6876 to schedule.

14. FIRE SAFETY

ATTACHMENTS REQUIRED:

- Open fires/burning are not permitted without an additional permit and express approval by Perkasio Borough Council
- Fireworks and Pyrotechnics are not permitted.

Applicant is responsible for notifying the Perkasio Fire Department of all road closures, detours, and access points for emergency service vehicles during the event. Attach a draft/sample copy of the notice to this application.

15. EMERGENCY MEDICAL PLAN

ATTACHMENTS REQUIRED:

- If attendance is expected to be 5,000+ (including staff, volunteers & vendors), an ambulance and fire truck may need to be on scene with backup available should either have to leave the event.
- Consult with the Bucks County Emergency Health Services for their requirements.
- FOR ALL EVENTS: an on-site first aid location must be established. Provide details as an attachment to this application.

Applicant is responsible for notifying local emergency services of all road closures, detours, and access points for emergency service vehicles during the event. Attach a draft/sample copy of the notice to this application.

On-Site Emergency Medical Service: Yes / No

Standby Service Notified: Yes / No

If yes, Agency Name:

Agency Phone:

16. WAIVER & INSURANCE

ATTACHMENTS REQUIRED:

Attach a Certificate of Insurance to this application, evidencing at least \$1,000,000 in Comprehensive General Liability insurance coverage and naming the Borough of Perkasio as Additionally Insured. Certain kinds of events (eg, parades), and events where alcoholic beverages are served may have additional insurance requirements. It is the responsibility of the Applicant to ensure adequate coverage.

Indemnification:

- To the fullest extent permitted by law, the Applicant agrees to defend, indemnify, pay on behalf of, and save harmless the Borough of Perkasio, its elected and appointed officials agents, employees, and authorized volunteers against any and all claims, liability, demands, suits or loss, including attorney's fees and all other costs connected therewith, arising out of or connected to the Applicant's use or occupancy of the premises of the Borough.

Waiver of Subrogation

- Such waiver shall apply regardless of the cause of origin of the loss or damage, including the negligence of the Borough and its elected and appointed officials, officers, volunteers, consultants, agents and employees. The Applicant shall advise its insurers of the foregoing and such waiver shall be provided under the Applicant's commercial property and liability insurance policies and the Applicant's workers compensation insurance policy, if any.

Damage to Property of the Applicant and its invitees

- The Applicant and its employees, officials, volunteers and agents shall be solely responsible for any loss or damage to property of the Applicant or its invitees, employees, officials, volunteers, agents, and representatives while such property is on, at or adjacent to the premises of the Borough.
- Perkasio Borough shall not, in any manner or for any cause, be liable or responsible for any injury or damage to persons or property while attending the event; all claims for such injury or damage are hereby waived.

Damage to Borough Property

- Applicant assumes full responsibility for taking cognizance of area conditions at the time of the event. Applicant will be responsible for all damages resulting to or from use of the Borough's property. Upon

completion of the Applicant's operations, Applicant agrees to leave the property in the same condition as it existed before operation, or pay for and complete restoration of said property within 15 days of the the completion of the event.

17. FEES & CHARGES ** subject to change

The Perkasio Borough Fee Schedule can be downloaded from: <https://perkasioborough.org/fee-schedule/>

The following fees are due **at the time of application (2024)**:

Application Fee: For Profit (\$100) / Non-Profit (\$50):	
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Application Fee, additional date (\$10 per date):	
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The following fees are due **upon permit approval and will be invoiced when the event permit is mailed to the applicant. Fees are listed in the Perkasio Borough Fee Schedule, which is updated annually. An attachment provided with this permit lists the current fees:**

- Electrical Setup & Breakdown
- Trash & Recycling Setup & Collection
- Barricades/Cones Drop Off & Collection
- Per vendor, Temporary Fixed Vendor Fee
- Crossing Guards
- Police Support
- No Parking Signs

Perkasio Borough reserves the right to invoice the Applicant for the balance of any Borough services provided during the event if we deem them necessary for health, safety and/or security reasons.

18. SUBMISSION CHECKLIST (ATTACHMENTS)

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Parking Plan
<input type="checkbox"/> Event Safety & Security Plan	<input type="checkbox"/> Entertainment Plan
<input type="checkbox"/> Detour / traffic flow plans	<input type="checkbox"/> Draft notices to emergency services
<input type="checkbox"/> Draft notices to affected residents & businesses	<input type="checkbox"/> Certificate of Insurance

Applicant certifies that the information provided on this form is true and correct, has reviewed and agrees to the insurance and waiver statements herein.

Signed: Timothy Williams

Date of Application: 10/1/25

On behalf of Organization: Perkasie High School

12. Event Safety and Security

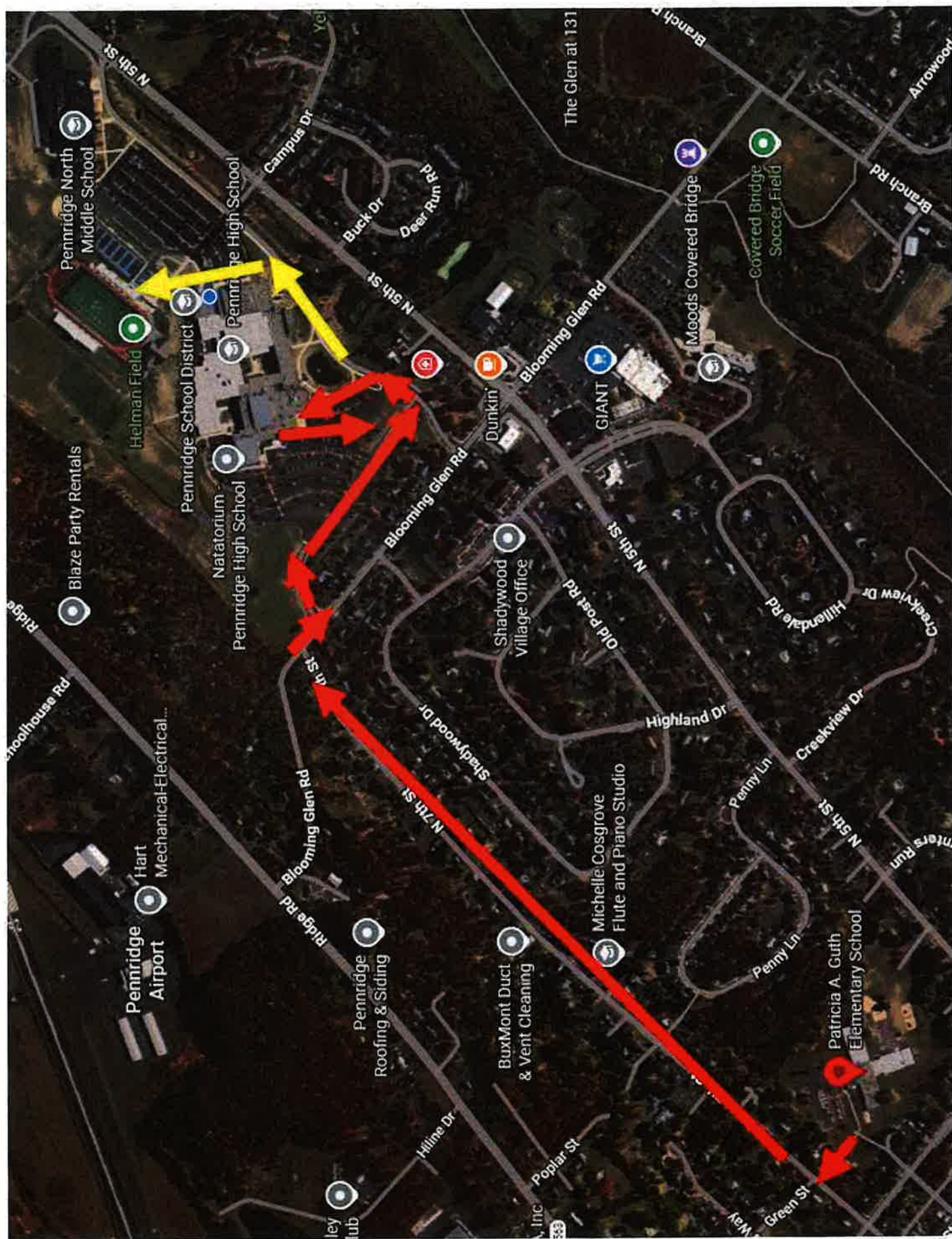
The Command Center will be located in the main office of Pennridge High School. Missing or found persons should be taken to this location. A security guard will be stationed at the Command Center and can be reached at **215-453-6944**. In addition, school police will be on duty and may be contacted via County radio under the identifier **Pennridge1**.

Tim Keddie, Principal of Pennridge High School, will oversee the event and may be contacted directly at **215-678-5673**.

14. Pre-Event Meeting

A pre-event meeting was held with the Chief of Perkasio Borough Police, the Lieutenant of Fire Police, and the Director of Security for Pennridge School District. The group reviewed all intersections scheduled for closure and confirmed the proper equipment to be used at each location. Locations that PSD will provide barricade assistance are as follows:

- 1) Buttonwood & N7th ST
- 2) Entrance To Pennridge on Blooming Glen
- 3) Shadywood Pl & Blooming Glen





Pennridge High School | 1228 N. Fifth Street | Perkasié, PA 18944 | 215-453-6944

Principal | Timothy Keddie

House Principals | Hilary Czaplicki | Cara Gurysh | Scott Hegen | Ray Ott

Director of Athletics and Activities | Henry Hunt

Dear Pennridge Community,

Pennridge High School is excited to announce our annual **Homecoming Parade** on **Friday, October 17, 2025, from 5:00–6:00 p.m.** The parade will begin at Guth Elementary School, travel down 7th Street toward Blooming Glen Road, and enter our high school campus at the upper entrance on Blooming Glen Road.

Please be aware that traffic along the route may be temporarily impacted during this time. Emergency services will remain available throughout the event.

We appreciate your support and understanding as we celebrate Homecoming 2025 together with our community.

Go Rams!

Pennridge High School Student Council

Pennridge High School
1228 North 5th Street, Perkasie, PA 18944

Request to Waive Fees – 2025 Homecoming Parade

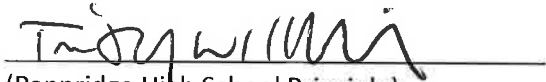
On behalf of the Pennridge High School Student Council, Pennridge High School would like to submit a request to the Perkasie Borough Council to waive fees associated with the Pennridge High School Homecoming Parade. According to the Special Event Permit Application the fees referred to include the application fee (\$50), barricades/cones (\$220), and Police support (\$91.81 per hour).

We appreciate your consideration of this request.

Sincerely,



(Homecoming Parade Chair – Student Council)



(Pennridge High School Principle)



BOROUGH OF PERKASIE

Perkasie, Pa. 18944-0096

RECEIVED

020 W. Chestnut Street (215) 257-5065
PO Box 96 Fax (215) 257-6875

SEP 29 2025

SPECIAL EVENT PERMIT APPLICATION

Complete all questions and return application form with all required and supplemental documents to Perkasio Borough at least 90 days prior to the event. An initial fee is due at the time of application, per the Borough's fee schedule. Perkasio Borough will provide an invoice when the permit is approved, detailing an estimate of additional fees. Perkasio Borough reserves the right to add services during the event if we deem it necessary for event safety then invoice a final balance.

1. APPLICANT INFORMATION – the Primary Contact is the person who is to be contacted regarding the application or event

Primary Contact Name: Stephanie Emr

Primary Contact Address:

City:

State: Zip:

Primary Contact Email: thecraftymarkets@gmail.com

Event Name: The Craftery Market	Type of Event: Craft Fair
Are you representing a Host Organization? No	Is this organization a non-profit? No
If so, list name address and phone below:	Is this organization a private/for-profit entity? Yes
Organization Name:	Purpose of Event: Shopping
Organization Address:	
Organization Contact Person:	Email:
Organization Phone:	

2. GENERAL EVENT INFORMATION

Date of event: 11/22/25

Rain Date: none

Event Duration (start date & time – end date & time): 10-3

Estimated Attendance (include organizers, volunteers, attendees, spectators etc): 1000

Site Arrival / Set Up time: 6am

Site Departure: 4pm

Will a registration /entry fee be charged. If yes, how much? Yes to vendor, no to attendees

3. EVENT DESCRIPTION

Is this a fixed or moving event (ie, run / bike ride, etc.): fixed

Event Description (provide a description of the proposed event including activities, entertainers, vendors, facilities, etc):

The Craftery Market is a high end craft fair with local vendors selling handmade goods. The day will also include live music and food trucks.

1

4. SITE PLAN / DIAGRAM

ATTACHMENT REQUIRED: (all events require a site map of affected areas, showing placement of the following features as applicable).

- Event permits do not confer the right to use private property. Applicant should seek permission and provide documentation from property owner(s) if they wish to use private property in the Borough.

• Check-in / Gate(s) and/or Entrances	• Command Center / Headquarters	• Street Crossings
• Comfort Stations (portable toilets)	• Vendor Booths	• Security / Emergency
• Stages / Other Performance Areas	• Fencing	• First Aid / Medical Stations
• Dumpsters/ Trash & Recycling Containers	• Food & Beverage Concessions	• Fire Extinguishers
• Tents & Trailers	• Street closures & Parking Restrictions	• Other Event Components not listed here
• Event Parking	• Other (specify):	

ATTACHMENTS REQUIRED:

If this is a MOVING EVENT or will CROSS ANY ROADWAYS, please provide a detailed route description from start to finish. Provide a letter with approval from property owner(s) if part of the event is on private property.

Starting Location:	Finishing Location:
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5. COMFORT STATIONS / PORTA POTTIES

- The applicant is responsible for addressing the needs for the event. Your portable sanitation service contractor will help you plan properly.
- Applicant must provide portable restroom facilities unless you can substantiate the sufficient availability of both ADA-accessible and regular facilities in the immediate area that will be available to the public. • No less than one (1) ADA accessible restroom should be placed in each location designated for restroom facilities and located on a level area not to exceed a 2% cross-slope in any direction. If a single restroom is placed in a location it must be ADA-accessible. An accessible route to each restroom location must be provided.

Number of Units: 2

Delivery date: 11/21

Pickup date: 11/24

Name of sanitation supplier: Port a Bowl

Emergency Contact (day of): 215
766 8164

6. ELECTRICAL SERVICE

Perkasie Borough electric may be used ONLY with the express consent of Council, which shall have the authority to refuse consent in any instance.

Perkasie Borough Electric Service

- Perkasie Borough provides electrical service on request. An hourly rate is established in the Borough's Fee Schedule.
- An estimate for setup and breakdown of electrical outlets will be provided upon application and an initial fee is required at that time.
- Any balances for actual time worked will be invoiced after the event has taken place.

Electric Service Requested: Yes / No NO

Mark locations on sketch map.

7. TRASH & RECYCLING SERVICE

- The applicant is responsible for leaving the area in an "as good or better condition" than the site was found prior to the event.
- Perkasie Borough is a mandated community under PA Act 101. Applicants must ensure that recyclables generated at the event are recycled. (aluminum cans, glass, cardboard, etc.)
- Applicant is responsible for the removal of all trash, litter, debris, etc. associated with the event. Applicant must supply an adequate number of trash and recycling receptacles and remove trash & other event debris from the site immediately on conclusion of the event.

- Placement of dumpsters requires a dumpster permit. Contact Borough office for an application form. • Perkasie Borough reserves the right to invoice the applicant for removal of trash or debris if necessary.

Perkasie Borough Trash & Recycling Service

- Perkasie Borough provides trash & recycling service upon request. An hourly rate for this service is established in the Borough's Fee Schedule.
- An estimate for trash & recycling container distribution & pickup, and trash/recycling collection will be provided upon application and an initial fee is required at that time.
- Any balances for actual time worked will be invoiced after the event has taken place.

Trash & Recycling Service Requested: Yes / No NO

Mark # & locations on sketch map.

8. ROAD CLOSURES & TRAFFIC CONTROL**THE APPLICANT IS RESPONSIBLE FOR PROVIDING ADEQUATE MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS AT THE EVENT.****ROAD CLOSURES**

Roads may be closed only with the express approval of Perkasie Borough Council.

Applicant is responsible for ensuring roads are closed as approved, including erecting and taking down barricades. Roads & sidewalks must be left clear and open after the event.

- Perkasie Borough provides road barricades and cones on request. We will drop barricades and cones at specified locations and collect them after the event. An hourly rate is established in the Borough's Fee Schedule.
- An estimate for drop off and collection of barricades & cones will be provided upon application and an initial fee is required at that time.
- Any balances for actual time worked will be invoiced after the event has taken place.

Barricades Requested: Yes / No

Mark # & locations on sketch map.

Cones Requested: Yes / No

Mark # & locations on sketch map.

PEDESTRIAN CROSSING

Applicant is responsible for providing safe crossing at open road crossings where heavy pedestrian traffic is expected. Any personnel must be trained, qualified traffic flaggers and have the necessary safety equipment. • Perkasie Borough provides qualified Crossing Guards on request, and subject to staff availability. An hourly rate is established in the Borough's Fee Schedule.

- Any balances for actual time worked will be invoiced after the event has taken place.

Crossing Guards Requested: Yes / No

Guards: NO

Mark # & locations on sketch map.

TEMPORARY PARKING RESTRICTIONS

Applicant is responsible for clearly marking any areas with temporary parking restrictions at least 48 hours before the event. Use cable (zip) ties to attach signs - do not use nails, tacks, or staples on electric poles, light poles, trees or any other street furniture. Applicant must remove all signs immediately at the end of the event.

- Perkasie Borough provides high visibility "No Parking" signs on request. A fee per sign is established in the Borough's Fee Schedule

No Parking Signs Requested: Yes / No NO

of signs:

Marking No Parking. Using signs they purchased in 2024 & reserved from last year. LJR phone conv. 9/29/25

EVENT PARKING

- Applicant is required to provide a parking plan, showing parking locations for staff, volunteers, attendees.
- Provide details of any Park & Ride parking locations and shuttle routes / drop off points:

3

9. MITIGATION OF IMPACT

ATTACHMENTS REQUIRED:

- Describe mitigation measures for potentially negative consequences imposed by the event. • Include a draft sample of any notices to residents & businesses and a proposed list of recipients
- Provide a sketch map showing any detours or traffic redirection.

10. TEMPORARY FIXED VENDORS

Temporary Fixed Vendors require a Transient Retail License to do business on the public right of way. That means any truck, trailer, sidewalk cart or temporary booth where food, beverages and/or other goods, wares or services are sold in a fixed location within the Borough on a temporary basis.

- Applicants are responsible for ensuring temporary Food & Beverage businesses have the required Bucks County Health Department Licenses, PLCB licenses, and any other permits needed for their operation. • Applicant is required to estimate the number of vendors that will be in attendance and pay a summary license fee at the time of application. A fee per Vendor is established in the Borough's Fee Schedule.
- Perkasio Borough reserves the right to invoice the applicant for any balance due if the number of Temporary Fixed Vendors is greater than the initial estimate.

Estimated number of Food Trucks / Trailers: 3

Estimated number of For-Profit Vendors: 76

Estimated number of Non-Profit Vendors (no fee): 1

11. ENTERTAINMENT

ATTACHMENTS REQUIRED:

Perkasie Borough encourages a family-friendly atmosphere / environment at Special Events in the Town Center.

- Mark the location of all music and/or entertainment "stages" or areas on the event sketch map. • For each location, list the type of entertainment and the hours. List areas where amplified music is planned. List group or individual performer names if known.
- List the locations of any animal exhibits or petting zoos. Applicant is responsible for ensuring that conditions in Bucks County and PA Health Department permits are met.

12. EVENT SAFETY AND SECURITY

ATTACHMENTS REQUIRED: The applicant is required to provide a safe and secure environment for the event.

A plan for crowd control and security is required as part of the Event Application. The plan must include at least:

- The location of an Event Command Center. Note how it will be identifiable to attendees.

- The name of the individual in charge at the event. Provide the name & contact information of the Event Coordinator.
- How will you communicate with all attendees in the event of an emergency?
- What is the emergency evacuation plan?
- Where is the location for missing/found persons?
- Will there be sufficient staff at the event for the expected number of attendees? What are the numbers of these staff and how will they be trained on their roles & emergency procedures. How will they communicate with the Event Director in an emergency situation?

Applicant is responsible for notifying emergency services of the event. Attach a draft/sample copy of the notice to this application.

13. POLICE DEPARTMENT

Perkasie Borough may require uniformed/non-uniformed police officers to be on-duty throughout the event. The applicant will be responsible for the cost incurred for these services. We will send an estimate of the hours and an invoice with the event permit approval letter. We reserve the right to invoice the Applicant for the balance of additional Police services provided during the event if we deem them necessary for health, safety and/or security reasons.

4

Applicant is welcome to schedule a meeting with the Perkasie Borough Chief of Police to discuss the possibility of Police Department support for the event. Call (215) 257-6876 to schedule.

14. FIRE SAFETY

ATTACHMENTS REQUIRED:

- Open fires/burning are not permitted without an additional permit and express approval by Perkasie Borough Council
- Fireworks and Pyrotechnics are not permitted.

Applicant is responsible for notifying the Perkasie Fire Department of all road closures, detours, and access points for emergency service vehicles during the event. Attach a draft/sample copy of the notice to this application.

15. EMERGENCY MEDICAL PLAN

ATTACHMENTS REQUIRED:

- If attendance is expected to be 5,000+ (including staff, volunteers & vendors), an ambulance and fire truck may need to be on scene with backup available should either have to leave the event.
- Consult with the Bucks County Emergency Health Services for their requirements.
- FOR ALL EVENTS: an on-site first aid location must be established. Provide details as an attachment to this application.

Applicant is responsible for notifying local emergency services of all road closures, detours, and access points for emergency service vehicles during the event. Attach a draft/sample copy of the notice to this application.

On-Site Emergency Medical Service: Yes / No **NO**

Standby Service Notified: Yes / No **NO**

If yes, Agency Name:

Agency Phone:

16. WAIVER & INSURANCE:**ATTACHMENTS REQUIRED:**

Attach a Certificate of Insurance to this application, evidencing at least \$1,000,000 in Comprehensive General Liability insurance coverage and naming the Borough of Perkasie as Additionally Insured. Certain kinds of events (eg, parades), and events where alcoholic beverages are served may have additional insurance requirements. It is the responsibility of the Applicant to ensure adequate coverage.

Indemnification:

- To the fullest extent permitted by law, the Applicant agrees to defend, indemnify, pay on behalf of, and save harmless the Borough of Perkasie, its elected and appointed officials agents, employees, and authorized volunteers against any and all claims, liability, demands, suits or loss, including attorney's fees and all other costs connected therewith, arising out of or connected to the Applicant's use or occupancy of the premises of the Borough.

Waiver of Subrogation

- Such waiver shall apply regardless of the cause of origin of the loss or damage, including the negligence of the Borough and its elected and appointed officials, officers, volunteers, consultants, agents and employees. The Applicant shall advise its insurers of the foregoing and such waiver shall be provided under the Applicant's commercial property and liability insurance policies and the Applicant's workers compensation insurance policy, if any.

Damage to Property of the Applicant and its invitees

- The Applicant and its employees, officials, volunteers and agents shall be solely responsible for any loss or damage to property of the Applicant or its invitees, employees, officials, volunteers, agents, and representatives while such property is on, at or adjacent to the premises of the Borough.
- Perkasie Borough shall not, in any manner or for any cause, be liable or responsible for any injury or damage to persons or property while attending the event; all claims for such injury or damage are hereby waived.

Damage to Borough Property

- Applicant assumes full responsibility for taking cognizance of area conditions at the time of the event. Applicant will be responsible for all damages resulting to or from use of the Borough's property. Upon

completion of the Applicant's operations, Applicant agrees to leave the property in the same condition as it existed before operation, or pay for and complete restoration of said property within 15 days of the the completion of the event.

17. FEES & CHARGES may be subject to change

The Perkasio Borough Fee Schedule can be downloaded from:

<https://perkasioborough.org/fee-schedule/> The following fees are due **at the time of application**

(2024):

Application Fee: For Profit (\$100) / Non-Profit (\$50):

PAID CHECK .

Application Fee, additional date (\$10 per date):

The following fees are due **upon permit approval and will be invoiced when the event permit is mailed to the applicant. Fees are listed in the Perkasio Borough Fee Schedule, which is updated annually. An attachment provided with this permit lists the current fees:**

- Electrical Setup & Breakdown
- Trash & Recycling Setup & Collection
- Barricades/Cones Drop Off & Collection
- Per vendor, Temporary Fixed Vendor Fee
- Crossing Guards
- Police Support
- No Parking Signs

Perkasio Borough reserves the right to invoice the Applicant for the balance of any Borough services provided during the event if we deem them necessary for health, safety and/or security reasons.

18. SUBMISSION CHECKLIST (ATTACHMENTS)

○ Site Plan

○ Parking Plan

○ Event Safety & Security Plan

○ Entertainment Plan

○ Detour / traffic flow plans

○ Draft notices to emergency services

○ Draft notices to affected residents & businesses

○ Certificate of Insurance

Applicant certifies that the information provided on this form is true and correct, has reviewed and agrees to the insurance and waiver statements herein.

Signed: Stephanie Emv Date of Application: 9/25/25

On behalf of Organization: The Grafton

this revised
version 9/29/25

Event Safety & Security:

A plan for crowd control and security is required as part of the Event Application. The plan must include at least:

- **The location of an Event Command Center. Note how it will be identifiable to attendees**
 - The Event Command Center is marked on the attached event layout and will be identifiable by a sign.
- **The name of the individual in charge at the event. Provide the name & contact information of the Event Director.**
 - Event Director: Steph Emr
 - Phone: :
 - Email: steph@crafterymarket.com
- **How will you communicate with all attendees in the event of an emergency?**
 - Staff members will promptly relay messages to all attendees
- **What is the emergency evacuation plan?**
 - All attendees will be instructed to evacuate the premises in an orderly manner.
- **Where is the location for missing/found persons?**
 - At the event command center marked on the attached event layout

Will there be sufficient staff at the event for the expected number of attendees? Yes

- **What are the numbers of these staff and how will they be trained on their roles & emergency procedures. How will they communicate with the Event Director in an emergency situation?**
 - Yes, there will be approximately 5 staff members on-site. Each team member will receive training on their specific roles and emergency procedures. In the event of an emergency, staff will communicate with the Event Director via phone to ensure a swift and coordinated response.
- **How will you block road closures to ensure pedestrian safety?**
 - We will block each of the three street closures with two parked vehicles and two barricades
 - We will block the entrance into the Shelly's parking lot using a food truck and one barricade
 - We will block the grassy entrance behind the live music with parked vehicles



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lacher & Associates Insurance Agency, Inc. Lacher Insurance Group 632 East Broad Street Souderton PA 18964		CONTACT NAME: PHONE (A/C, No, Ext): 215-723-4378 FAX (A/C, No): 215-723-5757 E-MAIL ADDRESS: certificate@lacherinsurance.com		
INSURED THECRAF-01 The Craftery Market 328 Ridge Valley Rd Sellersville PA 18960-1132		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Hiscox Insurance Company Inc.		10200
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
INSURER F:				

COVERAGES**CERTIFICATE NUMBER:** 445249427**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			P105.023.019	9/13/2025	9/13/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder is included as Additional Insured under General Liability when required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

Borough of Perkasio
620 West Chestnut Street
Po Box 96
Perkasie PA 18944-0096

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Megan McShane

From: Stephanie Emr <steph@crafterymarket.com>
Sent: Friday, October 3, 2025 8:51 AM
To: Linda Reid
Subject: Re: Event Permit Application - The Craftery Market

Hi Linda,
Here is an update addressing the police concern.

As a precaution to ensure that vehicles cannot enter the event, we will park an additional vehicle in or across the entrance to the QNB drive-through.

Thank you,
Steph Emr

From: Linda Reid <community@PerkasieBorough.org>
Sent: Tuesday, September 30, 2025 10:38 AM
To: Stephanie Emr <steph@crafterymarket.com>
Subject: FW: Event Permit Application - The Craftery Market

Hi Stephanie,
Please see the concern noted below by the Chief of Police.

Please will you send an email confirming that you will park an additional vehicle in or across the entrance to the QNB drive through. Once I receive it I will put the whole packet on the Council agenda for consideration and approval. Their meeting is on Monday October 6th.

Thank you,
Linda J Reid | Assistant Borough Manager
Certified Zoning Official | Certified Building Official
Perkasie Borough
P.O. Box 96
620 W. Chestnut St
Perkasie, PA 18944
(215) 257 5065 x110

From: rschurr perkasiexpd.org <rschurr@perkasiexpd.org>
Sent: Tuesday, September 30, 2025 10:31 AM
To: Linda Reid <community@PerkasieBorough.org>; Jeff Tulone <publicworks@perkasiexpd.org>; Howie Stone <electric@perkasiexpd.org>; Rich Dunbar: <rdunbar@perkasiexpd.org>; Chief 26 <chief@perkasiexpd.org>
Cc: Finance <finance@perkasiexpd.org>; Andrea Coaxum <manager@perkasiexpd.org>; Lauren Moll <parkandrec@perkasiexpd.org>
Subject: RE: Event Permit Application - The Craftery Market

The only concern I have is that the drive thru is still open and could allow a vehicle to enter the event.

Robert A. Schurr, M.S.
Chief of Police
Perkasie Borough Police Department
311 S. 9th Street
Perkasie, PA 18944
215-257-6876



From: Linda Reid <community@PerkasieBorough.org>

Sent: Tuesday, September 30, 2025 9:23 AM

To: rschurr@perkasiepd.org; Jeff Tulone <publicworks@perkasieborough.org>; Howie Stone <electric@perkasieborough.org>; Rich Dunbar: <rdunbar@perkasiefire.org>; Chief 26 <chief@perkasiefire.org>

Cc: Finance <finance@perkasieborough.org>; Andrea Coaxum <manager@perkasieborough.org>; Lauren Moll <parkandrec@perkasieborough.org>

Subject: Event Permit Application - The Craftery Market

Good morning,

Find attached a Special Event Permit Application for The Craftery Market, scheduling for 10am-3pm on Saturday November 22nd.

The applicant has included a request for barricades and cones, and a Safety Plan showing the locations and methods of closing the perimeter intersections.

Please let me know if you have any issues before this goes to Council on Monday October 6th.

Thank you,

Linda J Reid | Assistant Borough Manager
Certified Zoning Official | Certified Building Official
Perkasie Borough
P.O. Box 96
620 W. Chestnut St
Perkasie, PA 18944
(215) 257 5065 x110

continued from page 14

Historical Marker Placed in Lake City Borough

On June 14, during the Lake City Fire Co. Carnival, officials of Lake City Borough conducted a ceremony, led by Nathan Koble, to place an engraved stone marker in front of the borough's gazebo on Rice Avenue.

The historical marker commemorates a moment in the borough's history when Lincoln, the 16th president of the U.S, stopped there while taking a train to his inauguration in Washington, D.C., on Feb. 16, 1861.

The project started as an idea and a dream for Koble, a local resident and 1995 graduate of Girard High School.

Officials who attended the ceremony included Lake City Mayor Andrew Graves, state Rep. Parke Wentling, (R- Mercer), and state Rep. Jake Banta, R-(Erie). **B**



Nathan Koble speaks during the June 14 ceremony regarding the historical marker for Abraham Lincoln placed in Lake City Borough. Photo by Michael Stafford

New Mural in Bucks County's Perkasio Borough

Perkasie Borough has announced the completion of a colorful new mural on the long-abandoned SEPTA freight car in the borough. Created by renowned artist Carrie Kingsbury of Prom-island Murals and installed by the Perkasio Public Works Department, the mural transforms a once-blighted site into a striking gateway to the Borough's historic downtown.



The mural's design, reviewed with input from residents and Borough Council members, celebrates some of Perkasio's best-loved landmarks and events, and strong sense of community. "It was an honor to create something that showcases what people love most about Perkasio," said Kingsbury. "This mural tells a story of connection, history, and celebration, and I hope it brings a smile to everyone who sees it."

The project was funded in part through the Visit Bucks County Tourism Grant Program, with additional support from Perkasio Borough. The borough partnered with the Perkasio Town Improvement Association to secure funding and to manage the project from concept through installation. **B**

SOURCE: Community News, The Independence, Bucks County, August 7, 2025. [portion]. Photo courtesy of the Independence Bucks County

Perkasie's 24th annual Fall Festival to be held on October 5

By [MediaNews Group](#)

PUBLISHED: September 29, 2025 at 1:04 PM EDT

PERKASIE — Perkasie Borough has announced that the 24th annual Fall Festival will be held on October 5 from noon to 4 p.m.

In downtown Perkasie, guests will find a giant inflatable farm maze, highland cows and animal rescues, a vendor fair and food trucks, pumpkin decorating, crafts and games, tractor rides and outdoor games and activities for all ages. In addition, an AHA sensory-friendly area will be located in the town center for kids and those with sensory sensitivities, said a Perkasie borough press release.

There will be live entertainment throughout the day, featuring the Bucks County Folk Song Society, Back Porch Jug Band, In Yellow and performances by Pennridge RAMS Cheer and the Pride of Erin Irish Dances.

Meanwhile, Menlo Park will offer additional family-friendly fun, including trampolines, a moon bounce, balloon twisting, face painting, fall-themed crafts, pony rides (small fee applies) and a scarecrow decorating contest (one per family while supplies last; judging takes place at 3:30 p.m. and winners will be announced just before 4 p.m.). Henry Hopf will be performing live music, said the release.

Additional activities include a pie-eating contest at 3:15 p.m., the opening of the Perkasie Carousel until 5 p.m., a Meat Wagon food truck, Rita's Water Ice and a snack stand.

There will be free shuttle buses connecting both event locations. Guests may also walk between the locations.

ADA parking is available at the Menlo Aquatics Center lot and at Borough Hall (access from 7th Street). Additional event parking is offered at several business lots around the town center and at Pennridge South Middle School, 610 S. 5th St., said the release.

Event information and parking & road closure details are available at:
<https://perkasieborough.org/information/community-events/fall-festival/>

Event sponsors include A&T Chevrolet Subaru, American Heritage FCU, Gilmore & Associates, Penn Community Bank, Grim, Biehn & Thatcher, Colmar Dentistry for Kids, QNB Bank, Kimberley Vassal Coe & Weimer Insurance, Renewal by Andersen, First Student, Redtail Financial Group, Dunkin' and Joe Davis Autosport.

Questions about the Fall Festival can be sent to events@perkasieborough.org.

Bucks County Boroughs Association

Bucks County Boroughs,

In an attempt to keep costs down, which we are counting on to increase attendance at our dinner meetings, we are making two changes. 1) We are going to try having our meetings in member boroughs public meeting rooms and 2) serve sandwiches, wraps, hoagies, etc. instead of a sit-down hot meal. We were charging \$45 per meal when meeting at the Logan Inn, and losing money on each meal. Please let us know if you have any specific dietary needs. (for health reasons only).

The first meeting using the new format will take place October 30, 2025, at Burkart Hall in New Britain Borough. Please see the attached flyer for details.

The cost per person will be only \$30. Our guest speaker is Bucks County District Attorney Jen Schorn.

Hopefully the new format is seen as a positive change. Let me know if your borough would like host a meeting.

Address

56 Keeley Avenue
New Britain Borough, PA 18901

Parking Instructions

Park across the street at the borough administration building. (45 Keeley Ave.)

The event is across the street at Burkart Hall.

DO NOT go in the front entrance. Use the stairs on the side facing the small parking lot. There is an elevator in the back.

Respectfully,

Ed Child
BCBA President

Join Us!

Bucks County Boroughs Association Meeting

October 30, 6:00 PM

Burkart Hall

56 Keeley Avenue, New Britain Borough

Guest Speaker

Jen Schorn

Bucks County District Attorney

Dinner \$30

Please send your checks to

Steve Ascher

45 Keeley Avenue

New Britain, PA 18901

Please respond with your attendee count no later than

October 27 to echild1@verizon.net



Save these Dates!

PMEA Spring Superintendents/ Foremen Meeting
March 26 & 27, 2026 @ The Nittany Lion Inn, State College
Registration opens in January 2026

PMEA 2026 Annual Conference – September 9 – 11, 2026
Omni Bedford Springs, Bedford

PMEA Business Workshop
– September 9, 2026 @ Omni Bedford Springs, Bedford

2025 Training for Line Crews –
Training for 2026 will be announced soon

Team Building
October 16 & 17 - Grove City
October 20 & 21 - Chambersburg
October 22 & 23 - Lansdale

Proposed Data Center Development Transparency Act

Senators Rosemary Brown (R) and David Argall (R) are proposing legislation to strengthen oversight of data center development through mandatory pre-application consultations between developers and local officials. This measure aims to protect municipal infrastructure while ensuring transparency and providing elected officials with comprehensive project information before formal review begins.

In their co-sponsorship memo, the Senators note: “Data centers represent a growing industry with the potential to bring substantial economic opportunity to the Commonwealth. However, they are also resource-intensive facilities. Without strong proactive planning and oversight, these demands can place significant strain on local infrastructure that could be detrimental to a community’s future growth.”



Key requirements of the proposed legislation would mandate that data center developers:

Submit a pre-application meeting request 30 days before filing formal development applications. These meetings must include:

- Zoning and planning officials
- Elected officials with decision-making authority
- Third-party engineers and solicitors as needed

Provide comprehensive "will-serve" letters from all utility providers (water, sewer, electric, and fiber), demonstrating:

- Available infrastructure capacity at full project build-out (not phased development)
- Potential impacts on existing residents' access to these services

This framework ensures local officials have complete information to assess a project's true infrastructure demands and long-term community impact before entering the formal review process.

Governor Shapiro Said Electric Grid Operator PJM Needs Reform to Put Customers First

The organization that manages the electric grid for Pennsylvania and 12 other states has moved too slowly in response to skyrocketing energy demand and consumers are paying for it, Gov. Josh Shapiro said Monday.

Speaking at a conference of energy industry leaders and regulators in Philadelphia, Shapiro said PJM Interconnection must make changes, including giving states a bigger role in its governance, or the commonwealth could leave the consortium.

“We need to be thinking about consumers and their costs, something that PJM, I think, doesn’t really spend a whole lot of time focused on,” Shapiro told reporters Monday after delivering opening remarks at the event.

He said governors from each PJM state share concerns about the Valley Forge-based organization’s backlog of new energy projects awaiting approval while peak energy consumption is expected to increase by 20% in the next decade, according to PJM’s forecast. Much of that demand will come from data centers that house the computing power for artificial intelligence.

“We need to move more quickly on these energy-producing projects. We’ve got to hold down costs. If PJM cannot do that, then Pennsylvania will look to go it alone,” Shapiro said.

Virginia Gov. Glenn Youngkin, who spoke via video, said overhauling the state’s power policy was among his first calls for action after taking office in 2022. Youngkin, a Republican, said his administration predicted demand would grow faster than PJM’s forecast.

“Indeed, instead of unlocking investment and fast-tracking critical projects, PJM has instead been responsible for bottlenecks and delays that crush jobs, drive up utility bills and leave families and businesses hurting,” he said. “This is a crisis of not having enough power, and it is a crisis in confidence.”

Youngkin said Virginia lawmakers are working on legislation that would allow the state to reassess whether its utilities should remain part of PJM. “This doesn’t mean that we are walking away, but it does mean that collectively, we recognize we need to represent and protect our ratepayers, and that means sending a clear, unified signal that PJM must modernize,” he said.

PJM was founded in Philadelphia nearly a century ago when three electricity utilities connected their independent grids to share resources and improve reliability. With more than 1,000 stakeholder members, it now ensures the flow of power to utilities in all or parts of 13 states from New Jersey to Illinois and the New York border to North Carolina.

It is overseen by a board of governors through a consensus-based issue resolution process in which member organizations and stakeholders have weighted votes on issues that will go before the board. These include state consumer advocate organizations, like Pennsylvania’s Public Utilities Commission, but the states themselves have no direct input. The board’s decisions are ultimately subject to approval by the Federal Energy Regulatory Commission.

PJM’s stakeholder process and meetings are open to the public with agendas and minutes posted on its website, but members of the public are required to register for an account to watch meetings virtually. And while votes by the board’s members committee, the final stop for any action on governing documents, are public, critics have compared the process to a black box because stakeholders’ votes on questions before lower committees and subcommittees are secret.

Lawmakers in several states have proposed laws requiring PJM members to report their votes to state regulators. They include a bill introduced by Pennsylvania state Rep. Chris Rabb (D-Philadelphia), which passed in the House in July and awaits action in the Senate.

“Utility companies operating in our regional power grid that determine the electric bills, environmental and public health of 65 million people should never be allowed to vote in secret,” Rabb said. “Such decisions must be publicly disclosed. End of story.”

PJM CEO Manu Asthana, who is set to step down at the end of this year, said he’s proud of the reliability that PJM has provided through a series of unusual events during his tenure, including record peak demands, a pandemic, geomagnetic storms and the collapse of the Francis Scott Key Bridge in Baltimore, which threatened a major transmission line.

Asthana said criticism of PJM’s interconnection queue, in which 63,000 megawatts of power projects await review for permission to connect to the grid, is not warranted.

“There’s a lot of mythology and a lot of things that are said about our interconnection queue,” he said, noting that number is down from 200,000 megawatts when the organization implemented reforms in 2023. PJM also notes that it has cleared tens of thousands of megawatts worth of projects that have failed to come online for reasons outside of its control, including site acquisition, permitting and supply chain problems.

PJM has also worked proactively with members to prioritize important projects, such as restarting Constellation Energy’s former Three Mile Island nuclear power plant, now renamed the Crane Clean Energy Center, and redeveloping Homer City, one of the nation’s largest coal power plants, into the nation’s largest natural gas-burning power stations. Both projects will power data centers.

Experts who spoke during panels at the conference agreed with Shapiro, Youngkin and New Jersey Gov. Phil Murphy, who also spoke via video, that PJM is not serving consumers well.

(continued on next page)

PJM Reform (continued)

“You’ve got 67 million people who are very concerned, and again, consumers are called voters, and that makes the politicians concerned,” said former FERC Chairman Mark Christie. Christie and former FERC Commissioner Allison Clements were recommended by a bipartisan panel of PJM-state governors to fill vacancies on the board, but neither was ultimately nominated.

“PJM should be reimagined in the governance sense,” Christie said, adding that he would not interfere with the technical aspects of operating the grid. “The policy making things that PJM does in their political policy, if it’s going to be a regional government for the grid, people who are elected will have a much bigger role in that.”

Vincent Duane, a former senior vice president and general counsel at PJM, said changes need to go deeper than simply giving elected officials a bigger role.

“I’m going to be blunt and unpopular when I say that PJM has become ungovernable,” Duane said “Adding seats to an already crowded banquet table with 1,000 parliamentarians with vastly different interests, I think, is going to ultimately leave states feeling disappointed with the outcomes.”

What is missing is more purposeful and deliberate decision making from a strong executive branch in the organization that is accountable to state utility regulators, he said.

Duane later added that as general counsel, PJM board members often asked him to whom they had a fiduciary responsibility. He said he had trouble answering the question. To say the responsibility was to the marketplace or membership was unsatisfactory.

“Until we can get a good answer to that question, it’s premature to start talking about process and voting structures,” Duane said.

Source: Peter Hall, Pennsylvania Capital-Star, <https://penncapital-star.com>, published September 22, 2025.

The AI Boom Hits PA: How Will Lawmakers Respond?

State Senator Katie Muth (D) toured a data center in her district this May, she discovered the source of growing concern statewide: AI servers that consume massive amounts of power and drive-up energy costs for consumers. The experience prompted Muth to propose the "Pennsylvania Ratepayer Protection Act," one of at least a dozen bills addressing the commonwealth’s hottest industrial issue.



The Energy Cost Crisis
Pennsylvania ranks second and third nationally for announced data center development, according to consulting firm Wood Mackenzie. The surge is already hitting consumers' wallets hard.

PJM's independent market monitor identifies data centers as the primary cause of these "unprecedented" increases, accounting for about \$9.3 billion of this year's auction prices across the 13-state grid that stretches from Chicago to New Jersey.

Muth's upcoming legislation targets transmission costs—when new power-hungry facilities require new infrastructure, companies like PECO and PPL pass those costs to customers. Her bill, modeled on Oregon policies, would require "high-load" customers to cover infrastructure costs themselves.

Political Divisions and Opportunities

The state’s politics complicate any solutions. Yet there’s apparent agreement on one goal: attracting more AI development.

At July’s Energy and Innovation Summit in Pittsburgh, President Trump, Gov. Josh Shapiro, and Sen. Dave McCormick all celebrated more than \$90 billion in tech investments announced for the state. Amazon Web Services alone is investing \$20 billion, promising at least 1,250 "high-skilled" jobs.

The legislature has found common ground before. In 2021, bipartisan support expanded tax credits for data center equipment purchases—an incentive currently costing the state \$43 million annually and projected to exceed \$50 million by decade’s end.

Competing Legislative Visions

Shapiro’s "Lightning Plan" packages six bills combining streamlined permitting for energy projects with clean energy policies, carbon cap-and-trade, and rural energy cost relief. While not directly targeting AI centers, it focuses on generating the power these facilities demand.

Republicans favor deregulation. Senator Greg Rothman's bill would create "Commonwealth Opportunity Zones" with fast-track permitting and "regulatory sandboxes" encouraging deregulation. Rep. Jason Ortity proposed a "Keystone Artificial Intelligence Authority" to centralize and streamline permitting.

AI Boom (continued)

Internal Democratic tensions complicate Shapiro's agenda. His RESET bill, creating a central authority for approving large energy facilities, faces opposition from environmental groups fearing it could fast-track fossil fuel projects, and from local officials worried about losing siting authority.

The Regional Greenhouse Gas Initiative adds another wrinkle. Shapiro's predecessor joined the 10-state cap-and-trade program in 2022, but Pennsylvania's participation remains tied up in courts. Senate Majority Leader Joe Pittman says the pending case leaves Republicans "very limited" in considering energy legislation.

Environmental and Consumer Concerns Sidelined

Critics worry Pennsylvania is repeating historical mistakes—rolling out the red carpet for industries without considering consequences. "Pennsylvania's history is, we roll out the red carpet for every industry, regardless of whether its impacts are known or unknown," said John Quigley, former state environmental secretary and now senior fellow at the University of Pennsylvania's Kleinman Center. "Then we find out later we made a mistake. I don't see too much indication we're not on the same track."

Water usage presents another overlooked concern. Quigley notes data centers can use millions of gallons daily, yet "nobody's raised the issue, nobody's planned for it"—concerning for a state where millions rely on groundwater wells.

Alternative Paths Forward

With legislative gridlock, regulatory agencies may drive policy. The Pennsylvania Public Utility Commission held hearings in April about a potential "model tariff" ensuring data centers pay transmission costs they generate. The PUC could also require companies to help low-income residents afford energy bills. A spokesperson said the commission is drafting a proposal for release "in the near future." PJM Interconnection is considering policies requiring data centers to "bring their own power" rather than straining existing grid capacity.

Source: Inside Climate News, September 2025.

Highlights from the PMEA Annual Conference

Strategic Focus on Industry Transformation

The conference's opening session set an ambitious tone with "Navigating the New Energy Landscape: Strategic Priorities for Public Power in Times of Uncertainty." Industry leaders Jolene Thompson, President & CEO of AMP, and Scott Corwin, President & CEO of APPA, examined how recent federal legislation has reshaped the renewable energy landscape while municipalities grapple with unprecedented electricity demand growth.



A standout panel, "Balancing Grid Reliability and Consumer Costs,"



featured Pennsylvania Public Utility Commission Chairman Steve DeFrank addressed the state's proactive response to last year's 22% surge in PJM capacity market pricing. The discussion highlighted Pennsylvania's emergence as a leading voice in tackling critical energy challenges, from AI-driven electricity demand to grid modernization needs.

Practical Knowledge for Real-World Challenges

The Business Workshop delivered immediately applicable insights through sessions like "Electric Utility Fund --

Accounting Fundamentals," where Baker Tilly's Bethany Ryers demystified GASB and FERC requirements while covering unique public power considerations including work orders, payroll allocation, and capital versus maintenance distinctions.

The comprehensive "Understanding PJM -- The Fundamentals" panel, featured experts from GDS Associates, Smart Utility Management, and Salzmann Hughes, provided essential knowledge about one of the nation's largest regional transmission organizations and its impact on electricity costs and market dynamics.



PMEA Conference (continued)

Innovation Meets Implementation

PMEA demonstrated its forward-thinking approach with sessions on emerging technologies and operational excellence. Scott Corwin returned to present APPA's newly released "Guide to Utility Operational Excellence," outlining 11 strategic areas that serve as critical pillars for municipal utilities navigating an increasingly complex energy landscape.

The conference's cutting-edge session, "A Roadmap for AI Compliance, Policy, and Usage," led by Iowa State University's Mike Bootsma, addressed the practical implementation of artificial intelligence in utility operations while managing organizational and customer risks.



Collaborative Solutions and Professional Development

Recognizing that municipal utilities face varying challenges based on their size and resources, PMEA offered targeted breakout sessions. Managers and elected officials explored collaborative approaches including shared service agreements and mutual aid partnerships, while superintendents and foremen participated in specialized training discussions.



The conference's structure fostered both formal learning and informal networking, with events ranging from the golf outing at Omni Bedford's Old Course to evening receptions that facilitated meaningful connections among Pennsylvania's public power community.

To access presentations from this year's conference, please visit the members only section of our website, www.papublicpower.org. Presentations will be available for a limited time only.

Do not miss out – this conference is for all of PMEA's members from large to small. Plan today to attend the Annual Conference next year, September 9 – 11, 2026!



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