BCPC
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, JUNE 4, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from May 7, 2025
5. Executive Director's Report
6. Act 247 Reviews for June 4, 2025
7. Old Business
8. New Business
9. Adjournment

Board Members, please remember to contact the BCPC at 215-345-3400 if you are unable to attend. Thank you.

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

Members of the public wishing to submit questions or comments on the materials may do so by sending them in writing to 1260 Almshouse Road, Doylestown, PA 18901, or, preferably, via email to planningcommission@buckscounty.org no later than 2:00 PM on June 4, 2025.

BCPC
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MINUTES OF MEETING

WEDNESDAY, MAY 7, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Richard Donovan; Harold Hayes; Thomas Jennings; James E. Miller Jr.; Edward Tokmajian; Tom Tosti
MEMBERS ABSENT:	James Keenan; David R. Nyman
STAFF PRESENT:	Richard G. Brahler Jr.; Cassandra Goodmansen; Andrew G. Heimark; John S. Ives; David Kimmerly; Michael A. Roedig; Patricia Rosica; Evan J. Stone; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Dan Grieser, Esq.
GUESTS:	Shawn Loughlin, Bucks County IT Department

- **CALL TO ORDER**
  Ms. Breslin called the meeting to order at 2:00 PM.

- **PLEDGE OF ALLEGIANCE**
  All rose for the pledge of allegiance, followed by a moment of silence.

- **PUBLIC COMMENT (AGENDA ITEMS)**
  There were no public comments.

- **APPROVAL OF MINUTES FOR THE MEETING, APRIL 2, 2025**
  Upon motion of Mr. Tosti, seconded by Mr. Tokmajian, the motion carried to approve the minutes of the April 2, 2025, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Stone stated the Neshaminy Greenway Trail III – Core Creek Park groundbreaking ceremony was postponed to May 29, 2025, 1:00 PM at the Core Creek Park Pavilion #1.

  Mr. Stone announced that after 35 years with the BCPC, Rich Brahler is retiring on July 2, 2025.

  Mr. Stone reported that in April 2025, we received 21 applications, reviewed a total of 259 lots or units and 30,598 square feet of nonresidential land development, collecting $12,722.01 in revenue. Year-to-date we have received 96 applications, reviewed a total of 763 lots or units and 334,596 square feet of nonresidential development, collecting $62,219.85 in revenue. In comparison to last year, year-to-date in April 2024, we received a total of 84 applications, reviewed a total of 382 lots or units and 642,504 square feet of nonresidential development, collecting $51,821.36 in revenue.

- **ACT 247 REVIEWS**
  The reviews of May 7, 2025, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews by Mr. Tosti and seconded by Mr. Miller.

  There were no comments on the reviews.

- **OLD BUSINESS**
  There was no old business.

- **NEW BUSINESS**
  There was no new business.

- **ADJOURNMENT**
  Upon the motion of Mr. Tosti, seconded by Mr. Jennings, Ms. Breslin adjourned the meeting at 2:04 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Vacation** – I was on vacation from May 19, 2025, through May 26, 2025, hence the brevity of this month's report.

- **Staffing** – We have conducted four interviews for the Senior Planner position and continue to advertise to ensure we are reaching the right audience. We are also now recruiting for the Director of Transportation Planning position. Our Summer intern Samantha Ryan started with us on May 27, 2025.

- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended a meeting facilitated by the DVRPC to discuss the development of a model energy benchmarking ordinance. The objective is to encourage municipalities to consider adopting regulations which require new commercial buildings to monitor energy usage. Also participated in a call with DVRPC staff to review available funding for EV charging stations as part of the Carbon Reduction monies through PennDOT and the Transportation Improvement Program.

- **Bucks County Conservation District (BCCD)** – Chaired and facilitated a meeting of the Natural Resources Committee as part of my ex-officio duties as an Associate Director on the BCCD Board.

- **Economic & Workforce Development** – Attended Commissioner Harvie's monthly meeting of the Economic & Workforce Development committee. Representatives from Workforce & Economic Development, the Redevelopment Authority, the Industrial Development Authority, the Bucks County Economic Development Corporation, and Visit Bucks were in attendance.

- **Perkiomen Flood Mitigation Project** – The MOU for recouping our expenses has been finalized and signed by the Commissioners. We continue to assist Montgomery County with data sharing and coordination of study efforts. We are coordinating closely with the BCCD and the project consultant.

- **Habitat For Humanity** – I attended the annual Hard Hats and High Heels awards dinner and fundraiser, where I had the opportunity to sit with the county's representatives, including Commissioners Harvie and Marseglia, Amy Fitzpatrick, Margie McKevitt, and Jeff Fields.

- **Hazard Mitigation Plan** (HMP) – Staff and I continue to coordinate with the Michael Baker team led by Jessica Jahre, to continue our HMP update work. We conducted a "special districts" meeting with municipal authorities and school districts on April 8, 2025. The new PEMA/FEMA regulations require us to involve these entities and to encourage them to adopt the HMP. We also facilitated a countywide stakeholder meeting on April 29, 2025.

- **Home Builders Association** (HBA) – I attended the Home Builders Association's annual Eye on Housing Legislative Breakfast, where Congressman Brian Fitzpatrick was a featured speaker. Chris Canavan of WB Homes and Florence Kawoczka of Habitat for Humanity also spoke, highlighting Middletown Township's recent zoning reforms aimed at promoting attainable housing. The HBA reported ongoing labor shortages within the home building industry, which continue to hinder the pace of new housing development.

- **ACT 167** – Our work on the Act 167 Plan can be found here. Phase 2 field visits have been scheduled in coordination with the consultant team and will take place at various locations throughout the county. These visits are planned for multiple dates and times between May 21, 2025, and June 6, 2025.

- **NGT III – Core Creek Groundbreaking** – On Thursday, May 29, 2025, staff and I attended the groundbreaking ceremony for the NGT Phase III trail project at Core Creek Park. This phase of the trail will include a unique floating boardwalk feature.

- **Legislative Updates** – (report at meeting)

- **Revenue Log** – (report at meeting)

ACTIVITY REPORT

Community Planning

The Bucks County Planning Commission (BCPC) staff helps townships and boroughs by attending local planning commission meetings to provide advice and guidance and by preparing plans and ordinances in cooperation with local representatives.

Attended the regularly scheduled meetings of the following local governmental bodies:

- **Agricultural Land Preservation Board**
- **Sellersville Borough Planning Committee**

Langhorne Borough Planning Commission – Continued working on a second traditional neighborhood development overlay district.

New Britain Township — Continued working on an update of the open space plan.

New Hope Borough Comprehensive Plan – Continued working on the borough's comprehensive plan update, including BCPC website update, workshop 1A, and preparation of workshop 1B in June.

Nockamixon Township Comprehensive Plan – Continued working with the township's planning commission on updating the comprehensive plan draft.

Plumstead Township Comprehensive Plan – Staff presented the first draft document of *Plumstead Forward*, the township's implementable comprehensive plan update.

Solebury Township Comprehensive Plan Committee – Continued gathering data and working with the township's comprehensive plan committee to coordinate the scheduling and content for the upcoming public forums.

Agency and Program Coordination

The Bucks County Planning Commission (BCPC) staff works with a variety of local, county, state, and federal agencies to disseminate information, provide professional assistance, develop, and implement countywide initiatives, coordinate funding, and ensure municipal compliance with agency guidelines and regulations.

Staff and the Agricultural Land Preservation Board are currently working on protecting the following farms for preservation from the 2023, 2024, and 2025 ranking lists.

- Janice Thomas Farm (40 +- acres) in **Bedminster Township**
- Mark and Justina Thomas Farm (28 +- acres) in **Bedminster Township**
- Tierney Farm (41 +- acres) in **Tinicum Township**
- Weiss Farm (18 +- acres) in **Milford Township**
- Schmidt Farm (64 +- acres) in **Bedminster Township**

- Fleishman/Ottinger Farm (10 + acres) in **Springfield Township**
- Wisler Farm #1 and #2 (37 +- acres) in **Bedminster Township**
- Leopold Farm (42 +- acres) in **Bedminster Township**
- Kinney Farm (49 +- acres) in **Buckingham Township**
- Rosenberger Farm (10 +- acres) in **Hilltown Township**
- Kashner Farm (18 +- acres) in **Bedminster Township**
- Lokay Farm (57 +- acres) in **Bedminster Township**

Review Activity

Subdivision, land development, and municipal proposals require review and comment by the BCPC, as authorized by the Pennsylvania Municipalities Code (Act 247, as amended). This month's activity includes the following:

12	Subdivision and Land Development Proposals
2	Sketch Plans
6	Municipal Plans and Ordinances
2	Sewage Facility Planning Modules
2	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- Bucks County Environmental Literacy Institute Workshop

Parcel & Floodplain Viewer – Staff is working to revamp the Parcel & Floodplain Viewer web map and migrating to the new map experience application. Some updates to the map may include grouping layers by category and additional functionality available in the new Experience Builder.

County Owned Building Application – Staff is working with the Sustainability section to develop a county-owned building GIS application. The county is developing building benchmarking, and an accurate inventory of county-owned buildings is essential to that process.

Parks Department – Staff assisted the Parks Department with setting up their ArcGIS Pro/Online account. Parks is interested in using field maps/survey123 apps for field data collection.

Sustainability

The sustainability staff attended the following meetings:

- Staff met with PECO's VCx Energy Efficiency Program representative, who has identified material improvements in the set point controls for the Justice Center. More precise management of air control set points will reduce energy consumption, emissions and the annual cost of heating & air by approximately $23,000 annually.
- Staff attended the C2C NREL regional meeting to discuss residential energy burden and decarbonization efforts.
- Staff attended the PECO Environmental Justice quarterly meeting.

- Staff joined the SEP RFP for legal counsel for the George Hill location 20 MgWatt interconnect queue position.
- Staff met with DOE to share EECBG updates through PAGE.

Transportation and Trails

The transportation and trails staff attended the following meetings:

- DVRPC Regional Technical Committee
- DVRPC Board
- DVRPC Long Range Plan
- DVRPC FHWA Functional Classification
- Neshaminy Greenway Trail Core Creek Groundbreaking
- Neshaminy Greenway Trail Core Creek Biweekly Progress
- Regional Vision Zero Plan
- D & L Crossing Site Visit
- TMA Bucks Pedestrian Safety
- EV Funding Discussion
- PennDOT County Bridge Coordination
- Bristol Road Extension
- ITS Forum
- Bucks County Consortium
- Natural Lands Trust Meeting
- Bucks/Montco Trail Summit Prep Meeting
- Project status meetings for Phase II of the Newtown Rail Trail and Neshaminy Greenway Trail-Phase I

Coordinated with the DVRPC staff regarding: DVRPC/PennDOT Connects Complete Streets Resurfacing Program

Newtown Rail Trail – Phase II – Continued to work with the U.S. Department of Housing and Urban Development on environmental paperwork and coordinated with the DVRPC on submission requirements. Coordinated with Aqua America on easement. Conducted project status meeting.

Neshaminy Greenway Trail - Phase I – Provided project management, coordinated with the DVRPC and PennDOT on plan submission reviews, conducted project status meeting. Conducted meeting with BCCD for NPDES Permit renewal.

Neshaminy Greenway Trail Core Creek - Phase III – Provided project management and processed invoices. Also conducted a groundbreaking ceremony.

Levittown Trail – Coordinated with DVRPC, DCNR and consultant.

Upper Bucks Rail Trail – Phase II – The Commissioners have selected Michael Baker and we are coordinating the contract execution.

Bucks County Planning Commission

Municipal Reviews

June 4, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Middletown Township	22-25-1(P)	25-0128	Foxlane Homes	22-31-24	Zoning Ordinance Amendment: AQC District regulations Zoning Map Change: RA-1 to AQC
New Britain Township	26-25-1R	25-0133	Board of Supervisors	-	Zoning Amendments: Omnibus
New Britain Township	26-25-2R	25-0134	Board of Supervisors	-	SALDO Amendments: Omnibus
Newtown Borough	28-25-1	25-0144	Borough Council	-	Zoning Ordinance Amendment: Mobile Food Vendors
Newtown Area Jointure	56-25-1	25-0124	Newtown Area Joint Zoning Council	-	Zoning Ordinance Amendment: Electric Vehicle Charging Stations
Newtown Area Jointure	56-25-2	25-0125	Newtown Area Joint Zoning Council	-	Zoning Ordinance Amendment: Off-Premises Signs

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MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Bucks County Planning Commission

Date: June 4, 2025

Subject: BCPC #22-25-1(P)
Private Request for Zoning Map Change and Zoning Ordinance Amendment
TMP #22-31-24
Owner: Shady Brook at Flemings, Inc.
Applicant: Foxlane Homes
Date Received: May 1, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 4, 2025.

GENERAL INFORMATION

Requested Action: Amend the Middletown Township zoning map to rezone tax parcel #22-31-24 from RA-1 Residence Agricultural District to AQC Age-Qualified Community District. Amend the Middletown Township zoning ordinance to update the requirements of the AQC Age-Qualified Community District. The applicant has also submitted a separate preliminary land development proposal consisting of 150 multiplex residential units and a 4,653-square-foot clubhouse on the 53.7-acre site (BCPC #8217-B).

Location and Size of Tract: The tract comprises 53.7 acres along the northern and western side of Floral Vale Commerce Circle.

Proposed Zoning Provisions: Amend township's zoning ordinance Chapter 500, Article XXI, AQC Age-Qualified Community District, as follows:

Amend Section 500-2103, Area, dimensional and design requirements, as follows:

- Revise overall requirements description by adding a sentence "in the event of a conflict with other sections of the Zoning Ordinance the provisions of this district shall prevail" at the end of the first paragraph.

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- Change the minimum site area from 100 acres to 50 gross acres.
- Define building height measurement in the AQC Age-Qualified Community District by adding a measurement description.

Amend Section 500-2105, General requirements, as follows:

- Add Section 500-2105.F.(1) to clarify the existing dwellings under the AQC Age-Qualified Community District be excluded from the declaration of age-qualification.
- Add Section 500-2105.J. to state recreational facilities be provided under the AQC Age-Qualified Community District.
- Add Section 500-2105.J.(1) to state that a community clubhouse be provided when the proposed Age-Qualified Community has more than 100 dwellings.

Existing Zoning Provisions: The RA-1 Residence Agricultural District permits agricultural uses, single-family detached dwelling, and worship, etc. The minimum lot area is 1 acre, the minimum lot width is 150 feet, and the maximum impervious surface ratio is 30 percent.

COMMENTS

We recommend that the board of supervisors consider the following in addressing the proposal to rezone the site from the RA-1 Residence Agricultural District to the AQC Age-Qualified Community District.

A. **Zoning Map Change**

1. **Comprehensive Plan**—The proposed amendment is not consistent with the future land use plan in the township's comprehensive plan (*Middletown Township Comprehensive Plan Update* (2020)). The rezoned district proposes multiplex residential uses where the township's comprehensive plan recommends that the future land use for the site are single-detached dwellings, places of worship, and educational institution uses.

2. **Zoning map change**—Because a zoning map change has been proposed, the applicant should submit a zoning map update along with the zoning text amendment package.

B. **Zoning Amendment**

1. **Existing dwellings**—Section 500-2105.F.(1) of the proposed zoning amendment states existing dwellings are excluded from the declaration of the age-qualification. The exclusion in the text amendment refers to existing buildings, but the lot should also be excluded since zoning is applied to land areas and not to buildings individually. We recommend the zoning amendment be revised to clarify that existing residential dwellings on the lot are to remain and would not be rezoned to the proposed Age-Qualified Community District.

2. **Recreational facilities**—Section 500-2105.J. of the proposed zoning amendment states the recreational facilities be provided as part of the age-qualified development; however, it doesn't include the minimum requirements of such facilities, and it is unclear as to whether it would be included in the open space calculations. The applicant should revise the zoning amendment to have those requirements included.

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Summary

The purpose of the Age-Qualified Community District is to provide multiplex development with a denser residential development of an age 55 and older community. The proposed rezoning is not consistent with the *Middletown Township Comprehensive Plan Update* (2020), and a zoning map change is not included. We also recommend the proposed zoning amendment to exclude the existing dwellings in the rezoning and include the minimum recreational facility requirements.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

LYL:emh
25-0128

cc: Foxlane Homes (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Nick Valla, Interim Township Manager (via email)
Jim Ennis, AICP, Township Department of Building and Zoning (via email)
James J. Esposito, Esq., Curtin & Heefner, LLP, Township Solicitor (via email)

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PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains a mix of farmland, woodlands, and wetlands.

Existing Land Use: Agricultural

Surrounding Land Use:

North: Agricultural
East: Agricultural
South: Residential and vacant
West: Residential and wooded

Surrounding Zoning:

North: Office Research
East: Office/Research
South: AQC Age-Qualified Community District
West: RA-1 Residence Agricultural District and R-2 Residence District

Municipal Comprehensive Plan: The *Middletown Township Comprehensive Plan Update* (2020) recommends single-detached dwellings, places of worship, and educational institution uses for the sites.

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MEMORANDUM

To: New Britain Township Board of Supervisors
New Britain Township Planning Commission

From: Bucks County Planning Commission

Date: June 4, 2025

Subject: BCPC #26-25-1R
Proposal to Amend the Zoning Ordinance—Omnibus
Applicant: Board of Supervisors
Date Received: May 6, 2025
Hearing Date: June 16, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 5, 2025.

GENERAL INFORMATION

Proposed Action: Amend various sections of the township zoning ordinance to add and revise definitions and regulations. This submission is a revised version of a previous amendment our office reviewed (BCPC #26-25-1, dated March 5, 2025). The amendment has been revised to make editorial changes and clarify language.

Amend Section 27-201, General Definitions, to add and revise definitions for Lot Area, Site Area, Land Development.

Amend Section 27-300.d., Applicability of Regulations, to clarify the applicability statement and add a new subsection to state that the township is exempt from the provisions of the zoning ordinance.

Amend Section 27-305, Use Definitions and Regulations, to add, revise, and delete content as follows:

- Amend Section 27-305.B.B8 and Section 27-305.B.B9., Mobile Home Park I and II, to replace the word “mobile” with “manufactured.”
- Amend Section 27-305.F6.b.1. to delete “K3 Wholesale Business, Wholesale Storage, and Warehousing” as a use allowed in a business campus.
- Amend Section 27-305.H.H2., Residential Shed, to revise the entire subsection, including to change the use to “Residential Structure” and subsequently change “shed” to “structure” in the use regulations, add pavilions and gazebos as residential structure types, amend the

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maximum building coverage of the residential structure to 400 from the existing 200 square feet, and add a reference to the area and dimensional requirements for accessory uses and structures for each zoning district.

- Amend Section 27-305.H.H3., Residential Fences, Walls, to add to Section 27-305.H.H3.a. clarifying that fences and free-standing walls to be replaced at the same location, likeness, and height are allowed without a zoning permit.
- Amend Section 27-305.H.H3.b.1.(a) to not allow opaque fences in the front yard.
- Delete Section 27-305.H.H3.b.1.(b), allowing non-opaque along public streets in the rear and side yards; delete Section 27-305.H.H3.b.1.(e), which does not require fences to comply with setbacks for accessory structures, and reorder the rest of the subsections.
- Add proposed Section 27-305.H.H3.b.1.(d) to require the fences for pools to be compliant with Pennsylvania Uniform Construction Code
- Amend Section 27-305.H.H3.b.2.(a) to require engineering retaining walls to be approved by the township engineer
- Add Section 27-305.H.H3.b.3., General Regulations for Walls and Fences, to clarify setbacks, location, and installation requirements for fences and walls.
- Amend Section 27-305.H.H11, Recreational and Other Vehicle Storage, to revise the definition of recreational vehicles, add coaches, and change “motor homes” to “motorized homes” and “autos” to “automobiles.” Add a sentence to state more than two recreational or other vehicle storage would be considered Use L2 Outside Storage and add a new Section 27-305.H.H11.b.2. to permit recreational vehicles and other vehicle storage as an accessory use on lots with nonresidential uses, single-family detached dwellings, and two-family attached dwellings.
- Amend Section 27-305.J.J1, Retail Store Definition, to add “A pharmacy is considered incidental to retail use if located within the same building.”
- Amend Section 27-305.K.K5.b.2., Contracting, to add “storage of two or more commercial, recreational or other vehicle storage” is considered use L2 Outside Storage.
- Amend Section 27-305.L.L2, Outside Storage or Display, to include the storage of items inside a temporary structure.
- Amend Section 27-305.L.L2.b.3. to require that outside storage and display areas be shielded from view by a dense evergreen buffer or a fence.
- Amend Section 27-305.L.L3, Temporary Structure, to revise the name of the use to Temporary Storage Container, Pod or similar and add regulations for nonresidential uses.
- Amend Section 27-305.L.L4, Temporary Community Event, to regulate mobile vending as a temporary community event, but exclude ice cream trucks, and clarify the zoning districts where events are permitted and hours of operation.
- Add a new Section 27-305.L.L15 to add new use Nonresidential Fences and Walls with a definition and regulations.

Amend Section 27-2111, Traffic Visibility Across Corners, to revise clear-sight triangle standards, by reducing the visibility straight line distance from 75 to 50 feet.

Amend Section 27-2114, Special Considerations for Municipal Uses, by renaming the provision Special Considerations for Emergency Service Uses and to delete “F1 Municipal Building Use” from the regulations.

Amend Section 27-2400 to add to the protection of natural resources applicability that the developer must determine the natural resources present on the lot and meet the standards for environmental protection. Any lot proposed for development to which the provisions of the

SALDO do not apply, the environmental standards of the zoning ordinance shall apply. If natural resources have been altered prior to submission of an application for a building or zoning permit, or a subdivision or land development plan the natural resources shall be restored prior to approval. The provisions apply to all zoning districts.

Amend Section 27-2400.a., Watercourses, to read: "The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads, sewer or water lines, utility transmission lines, and trails may cross watercourses provided a permit is obtained from the Pennsylvania Department of Environmental Protection, if required."

Amend Section 27-2400.f.2., Woodlands, to delete existing (b) and replace (b) with provisions of (c): "The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors." New text in (c) to read: "Any trees that are dead, dying, or diseased, and may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township."

Amend Section 27-2402.c., Site Capacity Calculations, Land with Resource Restrictions and Resource Protection Lands chart, is amended to add to Woodlands category "in the CR, WS, SR-1, SR-2, & RR zoning districts." Add a new category "Woodlands in all other zoning districts" and add a Protection Ration of 0.50.

Amend Section 27-2702.b., Open Space Designation, to add a new Section 27-2702.b.6. to state a combination of the listed areas may be designated as open space.

Amend Section 2703, Ownership of Open Space, to ensure that all open space will be dedicated to either the Township or a management association (e.g. HOA), not an individual property owner.

Amend Section 27-2800.e., Buffer Yards, to add a sentence at the end of the paragraph to regulate buffer yards to meet the township's spacing and composition as specified in the SALDO

Amend Section 27-2802.c., Plant materials, to delete plant listings and instead reference Appendix Plant List as referenced in the SALDO.

Amend Section 27-2803, Buffer Yards, to clarify that all buffer yards shall be maintained and kept clear of all debris, weeds, tall grass, and rubbish, except for meadows and other landscaping intended for a naturalized planting scheme.

Amend Section 27-2803.c., Buffer Yards, General Requirements, to remove fences from the list of structures not permitted in a buffer yard and clarify that fences and stormwater management facilities are permitted in buffer yards.

Amend Section 27-2900, Purpose and General Requirements, as follows:

- Add a new Section 27-2900.g. to use the current ITE Parking Generation Manual or a study by a traffic engineer to support a reduction in proposed parking requirements.
- Add a new Section 27-2900.h. to require schools to designate an area for overflow parking with at least 100 spaces or one space per two students, whichever is less.

Amend Section 27-2901, Off-street Parking Requirements, to revise several off-street parking requirement standards.

Amend Section 27-2902, General Regulations for Off-street Parking, to revise content as follows:

- Amend Section 27-2902.g. to revise the language, and add a sentence at the end of the paragraph to not allow backups to the street from perpendicular parking.
- Amend Section 27-2902.h. to revise the paragraph for off-street parking for a nonresidential use to not allow vehicles to back out of a parking space directly onto the street.

Amend Section 27-2904, Design Standards for Off-Street Parking, to delete, add, and revise the following content:

- Delete the current Section 27-2904.a.1., Section 27-2904.a.3., Section 27-2904.a.4., and Section 27-2904.a.5.; and reorder the proposed Section 27-2904.a.1. through Section 27-2904.a.3.
- Add a phrase at the end of the proposed Section 27-2904.a.2. to require all off-street parking space locations be on-site except when shared parking agreements are recorded.
- Delete the current Section 27-2904.b., Size of Parking Spaces, and add proposed Section 27-2904.b. for parking setbacks and buffers.
- Delete the current Section 27-2904.c., Section 27-2904.d., Section 27-2904.g. to i.; and reorder the proposed Section 27-2904.c., Paving, Grading and Drainage, Section 27-2904.d., Nighttime Illumination, and Section 27-2904.e., Accessible Parking.
- Refine the requirement language of the proposed Section 27-2904.c.1.
- Delete "for security purposes at no cost to the Township" of the proposed Section 27-2904.d.1.
- Revise the requirement language of the proposed Section 27-2904.e., Accessible Parking, and add a Minimum Number of Accessible Parking Spaces Chart for proposed Section 27-2904.e.2.(a).
- Amend the current Section 27-2904.d.3. to change the maximum grade of the driveway or access way from "6%" to "an 8%," and change the exception grade from "3%" to "4%."

Amend Section 27-2905, Parking of Trucks and Junk Vehicles in Residential Districts, to add, revise and delete the following content:

- Add "Recreational and Other Vehicle and Storage, and" after "Parking of Trucks," for Section 27-2905.
- Revise the language of the entire section.
- Delete the current Section 27-2905.d., and reorder the remaining sections.
- Add a new subsection to regulate the permitted parking locations of trucks and junk vehicles in residential zoning districts, including carport, a completely enclosed building, side or rear of a lot, and front yard when meeting certain requirements.

Amend Attachment 1 – Appendix A. Environmental Impact Statement Report of the Zoning Ordinance to add a new paragraph e. to require a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment.

Amend Attachment 3 – Zoning Map, to replace with a new zoning map with higher resolutions.

COMMENTS

We recognize that the proposed zoning amendment is consistent with the requirements of Section 603 of the Pennsylvania Municipalities Planning Code (MPC) and the land use policies of the municipal comprehensive plan.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

JWS:emh
25-0133

cc: Daniel Fox, Township Manager (via email)
Flagler & Associates, PC, Township Solicitor (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)

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Evan J. Stone
Executive Director

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MEMORANDUM

To: New Britain Township Board of Supervisors
New Britain Township Planning Commission

From: Bucks County Planning Commission

Date: June 4, 2025

Subject: BCPC #26-25-2R
Proposal to Amend the Subdivision and Land Development Ordinance—Omnibus
Applicant: Board of Supervisors
Date Received: May 6, 2025
Hearing Date: June 16, 2025

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 4, 2025.

GENERAL INFORMATION

Proposed Action: Amend the township subdivision and land development ordinance to revise definitions, revise the requirements and procedures for submission of subdivision and land development plans, revise the natural resource requirements, add requirements for environmental site assessments and traffic impact studies, make editorial changes, and clarify language. This submission is a revised version of a previous amendment our office reviewed (BCPC #26-25-2, dated March 5, 2025).

Proposed Subdivision and Land Development Ordinance Provisions:

Amend Section 202, Definition of Terms, to revise, clarify, and add definitions.

Amend Section 401, General Procedures, to revise electronic submission and notification requirements.

Amend Section 402, Sketch Plan and ERSAP Submission Review and Procedure, to add the board of supervisors to sketch plan procedures and no longer require a site visit.

Amend Section 405, Minor Plan Submission and Review Procedure, to change “land development” to “subdivisions.”

Amend Section 406, Recording of Plans, to revise the submission requirements of record plans.

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

Amend Section 502, Preliminary Plan Requirements, to revise plan information requirements.

Amend Section 504, Minor Plan Requirements, to revise plan information requirements for minor plans, lot line adjustments, and subdivisions.

Amend Section 505, Community Impact Assessment Report, to include certain information regarding environmental site assessments.

Add Section 506, Traffic Impact Study, and include requirements accordingly.

Add Part 6, Section 600, Natural Resources, and include requirements accordingly.

Amend Section 703, Blocks and Lots, to revise general lot requirements.

Amend Section 704, Easements, to revise requirements for easements.

Amend Section 705, Streets, to revise requirements for streets.

Amend Section 707, Pedestrian Walkways, Recreational Trails, and Bicycle Lanes, to revise design and construction requirements for crosswalks, curb ramps, and walkways and trails.

Amend Section 708, Parking Areas, to revise general requirements for parking areas.

Amend Section 709, Off-Street Loading Facilities, to revise loading space requirements.

Amend Section 711, Grading, and Erosion and Sedimentation Control, to revise erosion and sedimentation control requirements.

Amend Section 712, Stormwater Management, to revise general requirements for stormwater management.

Amend Section 713, Landscape Planting, to revise landscaping requirements, including street trees and buffer areas.

Amend Section 714, Lighting, to revise lighting requirements.

Amend Section 715, Park and Recreation Land, to revise designated fee use.

Amend Section 719, Private On-Lot Water Supply, to revise requirements for on-lot water supply.

Amend Section 721, Private On-Lot Sewage Disposal System, to revise requirements for on-lot sewage disposal.

Amend Section 722, Butler Avenue Corridor Overlay District, to revise the design requirements of the Butler Avenue Corridor Overlay District.

Add amended Appendix A, Subdivision and Land Development Application, Appendix B, Street Classification Map, Appendix D, Required Plan Material List, and Appendix E, Construction Details and Specifications.

COMMENTS

We recognize that the proposed amendment is consistent with the requirements of Section 603 of the Pennsylvania Municipalities Planning Code (MPC) and the land use policies of the municipal comprehensive plan. Although several of the comments from our previous review (BCPC #26-25-2, dated

March 5, 2025) have been addressed, we want to reiterate the following comments to be considered prior to adoption:

1. **Editorial**—Under the definition of Impervious Surface (Section 202), the word “imperious” should be changed to “impervious.”

2. **Cul-de-sac radius**—Section 705.8.C. requires a minimum paving radius of 50 feet for cul-de-sacs. We recommend this standard be reduced to 40 feet, with a 45-foot minimum in industrial and commercial zoning districts, to minimize excessive impervious surfaces.

3. **Parking lot setback**—Section 708.6. requires a 20-foot setback for off-street parking from any side of any nonresidential building. We are concerned that such a standard will reduce site flexibility for projects on smaller lots.

We would appreciate being notified of the board of supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 505.(b) of the Pennsylvania Municipalities Planning Code.

JWS:emh
25-0134

cc: Daniel Fox, Township Manager (via email)
Flagler & Associates, PC, Township Solicitor (via email)

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James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Newtown Borough Council
Newtown Borough Planning Commission

From: Bucks County Planning Commission

Date: June 4, 2025

Subject: BCPC #28-25-1
Proposal to Amend the Zoning Ordinance—Mobile Food Vendors
Applicant: Newtown Borough Council
Date Received: May 16, 2025
Hearing Date: June 18, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 4, 2025.

GENERAL INFORMATION

Proposed Action: Amend the Newtown Borough code of ordinances to add Chapter 340, Mobile Food Vendors. Amend the zoning ordinance to remove the prohibition on mobile food vendors and reference Chapter 340.

Proposed Zoning Provisions: Amend Article IV (Use Regulations), Section 550-15 (Prohibition on Outdoor Sales from Temporary Vending Vehicles) to remove any prohibition on Mobile Food Vendors.

COMMENTS

The proposed ordinance creates Chapter 340 to be added to the borough's general code of ordinances. Our review is limited to the proposed zoning amendment of Section 550-15, in accordance with Section 609 of the Pennsylvania Municipalities Code.

We recommend that the borough council adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

We would appreciate being notified of the borough council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

DM:emh
25-0144

cc: Michael Clarke, Esq., Clarke, Gallagher, Barbiero, Amuso, Glassman Law, Borough Solicitor (via email)
Craig Totaro, Borough Manager (via email)

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Executive Director

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MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: June 4, 2025

Subject: BCPC #56-25-1
Proposal to Amend the Zoning Ordinance—Electric Vehicle Charging Stations
Applicant: Newtown Area Joint Zoning Council
Date Received: April 30, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304, 609, and 809-A of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 4, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include definitions and regulations for electric vehicle charging stations.

Proposed Zoning Provisions:

Amend Article II of the zoning ordinance by adding the following definitions:

Electric Vehicle Battery Charging Station – An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

Vehicle, Battery Electric – Any vehicle that operates exclusively on electrical energy from an offboard source that is stored in the vehicle's batteries and produces zero tailpipe emissions or pollutions when stationary or operating.

Electric Vehicle Charging Levels – Standardized indicators of electrical force or voltage, at which an electric vehicle's battery is recharged. The terms Level 1, Level 2, and Level 3 are the most common charging levels, and include the following specifications:

1) Level 1 is considered slow charging and operates with a voltage range from 0 to 120.
2) Level 2 is considered medium charging and operates with a voltage range from 120 to 240.

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3) Level 3 is considered fast or rapid charging and operates with a voltage range over 240. Level 3 stations can also be referred to as rapid charging stations that are typically characterized by industrial grade electrical outlets that allow for faster vehicle recharging of electric vehicles.

Vehicle, Electric – Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source that is stored onboard via a battery for motive purposes. This includes both a battery electric vehicle and a plug-in hybrid electric vehicle.

Electric Vehicle Charging Stations

(A) General Use – A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.
(B) Private Restricted Use – An electric vehicle charging station that is not available for use by the general public. Examples include electric vehicle charging stations that serve residential homeowners or renters, executive parking areas, designated employee parking areas and fleet parking areas.
(C) Public Use – An electric vehicle charging station that is accessible to and available for use by the public.

Vehicle, Non-Electric – Any motor vehicle that does not meet the definition of "Electrical Vehicle."

Vehicle, Plug-In Hybrid Electric – An electric vehicle that contains an internal combustion engine and allows power to be delivered to drive wheels by an electric motor; charges its battery primarily by connecting to the grid or other off-board electrical source; may additionally be able to sustain battery charge using an on-board internal combustion-driven generator; and has the ability to travel powered by electricity.

Amend Section 803.(H) of the zoning ordinance by adding the following subsection:

H-21A. Accessory Electric Vehicle Charging Stations – Private Restricted Use

a. Level 1, Level 2, and Level 3 Electric Vehicle Charging Stations are permitted in residential zoning districts as an accessory use to the primary permitted use which include one-family, multifamily, and industrialized/manufactured home park dwellings in private restricted use only.
b. Electric Vehicle Charging Stations shall be maintained in all respects, including the functioning of equipment.
c. A property owner with a charging station that is designated as private restricted use only shall not collect a service fee for the use of an Electric Vehicle Charging Station made available to visitors to their property.
d. For Single-Family Residential Uses, Electric Vehicle Charging Stations may be located in a garage or on the exterior wall of the home or garage adjacent to a parking area behind the building setback line.

H-21B. Accessory Electric Vehicle Charging Stations – Public Use

a. Level 1, Level 2, and Level 3 Electric Vehicle Charging Stations are permitted in every zoning district where nonresidential uses are permitted when used as an accessory to the primary permitted use.

b. If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a Service Station for zoning purposes. Installation shall be located in and subject to approval in zoning districts which permit Service Stations (Use E-10).
c. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces.
d. Electric Vehicle Charging Station – Public Use spaces are reserved for parking while charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
e. The minimum width for a parking space for charging electric vehicles is ten (10) feet.
f. Electric Vehicle Charging Stations shall be maintained in all respects, including the functioning of equipment.
g. The property owner is not restricted from collecting a service fee for the use of an Electric Vehicle Charging Station made available to visitors to the property.
h. No Electric Vehicle Charging Station shall be sited where the equipment blocks sight triangles at aisles and/or intersections in a parking lot.
i. All Electric Vehicle Charging Stations – Public Use shall be accessible for the disabled in accordance with ADA standards and connect to an accessible route to the principal buildings on the same site.
j. Site lighting, in accordance with the applicable municipality's Lighting Ordinance, shall be provided where an electric vehicle charging station is installed, unless charging is for daytime purposes only.
k. Battery charging station outlets and connector devices shall be regulated by State code.
l. Adequate battery charging station protection, such as concrete-filled steel bollards shall be used. Curbing may be used in lieu of bollards, if the battery charging station is set back a minimum of 24 inches from the face of the curb.
m. Equipment mounted on pedestals, lighting posts, bollards, or other devices for on-street charging stations shall be designed and located as to not impede pedestrian travel or create trip hazards within the right-of-way.
n. Electric Vehicle Charging Stations shall be designed to minimize potential damage by accidents, vandalism, and to be safe for use in inclement weather.
o. Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric car users but blend into the surrounding landscape/architecture for compatibility with the character and use of the site.
p. Each Electric Vehicle Charging Station and parking space for which any parking incentive was granted shall be reserved for use as an Electric Vehicle Charging Station or as electric reserved parking.
q. When a sign provides notice that a parking space is an Electric Vehicle Charging Station – Public Use, no person shall park or stand any non-electric vehicle in a designated Electric Vehicle Charging Station space.
r. No person shall park or stand an electric vehicle in an Electric Vehicle Charging Station – Public Use space when not electrically charging or parked beyond the days and hours designated on the regulatory signs posted.
s. Private property owners may provide for the immediate removal of any vehicle not in compliance with the terms contained herein.
t. Each Electric Vehicle Charging Station shall be posted with signage indicating the space is only for electric vehicle charging purposes.

u. All signs shall be consistent with sign regulations contained in this Ordinance. Except as may be required by law, there shall be no musical, audio, or video advertising or entertainment on the Electric Vehicle Charging Station.
v. Electric Vehicle Charging Stations – Public Use must be operational during the normal business hours of the use(s) that it serves. Electric vehicle charging stations may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.
w. Usage fees shall be set by the owners of the Electric Vehicle Charging Stations, except for those contained on municipal property, for which prices may be set by an associated fee schedule.
x. Electric vehicle charging stations and spaces shall be owned and operated by property owners of the principal use of the property. Electric Vehicle Charging Stations and spaces may not be subleased to third parties.
y. The following information shall be posted at all Electric Vehicle Charging Stations:

    1. All information installed on the Electric Vehicle Charging Station by the manufacturer
    2. Hours of operation if there are time limits, or notice that tow-away provisions are to be enforced by the property owner
    3. Usage fee amount and payment process
    4. Contact information for reporting when the equipment is not operating or if other problems occur. A 24-hour on-call contact should be provided on the equipment for reporting problems with the equipment or access.

Amend Article IV to add "Accessory Vehicle Charging Stations – Private Use, H-21A" as a use permitted by right in the following ordinance sections (zoning districts):

400 (JM Jericho Mountain District)
401 (CM Conservation Management Districts)
402 (CR-1 Country Residential/Low Density Districts)
403 (CR-2 Country Residential/Medium Density Districts)
404 (R-1 Medium Density Residential Districts)
405 (R-2 High Density Residential Districts)
406 (VR-1 Village Residential/Low Density Districts)
409 (VR-4 Village Residential/Mixed Development Districts)

Amend Article VII to add "Accessory Electric Vehicle Charging Stations – Public Use, H-21B" as a use permitted by right in the following ordinance sections (zoning districts):

409 (VR-4 Village Residential/Mixed Development Districts)
500 (PS Professional Services Districts)
501 (OR Office Research Districts)
502 (PS-2 Professional Service Districts)
600 (VC-1 Village Commercial 1 District)
600.1. (VC-2 Village Commercial 2 District)
601 (CC Convenience Commercial Districts)
602 (PC Planned Commercial Districts)
603 (TC Town Commercial District)
604 (TC-2 Town Commercial District)
701 (RI Rural Industrial Districts)
702 (LI Light Industrial Districts)

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703 (QA Quarry/Agricultural Districts)
704 (RI-A Rural Industrial District)
705 (O-LI Office-Light Industrial Districts)
700-A.1. (MS Municipal Services Districts)
700-A.2. (MSA Municipal Services Agricultural District)
700-A.3. (EIR Educational, Institutional and Recreational Districts)
700-A.4. (POS Park and Open Space Districts)
700-A.5. (QA-A Quarry/Agricultural-A Districts)
700-A-6. (Federal Cemetery Overlay District)
700-A.7. (Conservation Easement Overlay District)

Existing Zoning Provisions:

The joint zoning ordinance does not currently include definitions or regulations for electric vehicle charging stations.

COMMENT

We have the following comment for the joint zoning council's consideration:

Commons Overlay District—We recommend that the recently adopted LI/O-LI Newtown Commons Overlay District ("Commons Overlay District") be included in proposed Articles VI and VII, permitting electric vehicle charging stations as a use permitted by right.

We would appreciate being notified of the joint zoning council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

LMW:emh
25-0124

cc: Newtown Township, Board of Supervisors (via email)
Upper Makefield Township, Board of Supervisors (via email)
Wrightstown Township, Board of Supervisors (via email)
David Sander, Esq., The Law Offices of Sean Kilkenny, LLC (via email)
Jerry Schenkman, Esq., The Law Offices of Sean Kilkenny, LLC (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher (via email)
Terry Clemons, Esq., Clemons Richter & Reiss, PC (via email)
Vicki L. Kushto, Esq., Clemons Richter & Reiss, PC (via email)
Micah S. Lewis, Newtown Township Manager (via email)
Terry Fedorchak, Upper Makefield Interim Township Manager (via email)
Stacy Crandell, Wrightstown Township Manager (via email)

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MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: June 4, 2025

Subject: BCPC #56-25-2
Proposal to Amend the Zoning Ordinance—Off-Premises Signs
Applicant: Newtown Area Joint Zoning Council
Date Received: April 30, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304, 609, and 809-A of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 4, 2025.

GENERAL INFORMATION

Proposed Action: Amend the sign regulations in Article 11 to add a definition of Off-Premises Sign and regulate those types of signs.

Proposed Zoning Provisions:

Amend Section 1101 Types of Signs – Definitions, to delete the term and definition of Outdoor Advertising Sign and replace it with the following term and definition:

> Off-Premises Sign. An outdoor sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. Also referred to as a third-party sign, billboard, or outdoor advertising sign.

Amend Section 1101 Types of Signs – Definitions, to revise the definition of Freestanding Sign to the following:

> Freestanding Sign. A sign permanently supported by upright or uprights which are permanently anchored into the ground whose message directs attention to a specific business, project, service, event or activity, or other commercial or non-commercial activity, or contains a non-commercial message about something that is sold, produced, manufactured, furnished, or conducted on the

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premises upon which the sign is located. A freestanding sign may have no more than two display sides.

Amend Section 1106. Permanent Sign Requirements to delete the term and requirements for Outdoor Advertising Sign in subsection M. and replace them with the following:

M. Off-Premises Signs

1. Locations Permitted.
   A. Off-Premises signs are permitted in the following locations:
      Convenience Commercial and in Wrightstown Township on Parcel 53-015-005-002 by conditional use. The minimum lot size shall be 1 acre.
2. Sign Size: An Off-Premises sign shall not exceed 100 square feet in size.
3. Height and Location of Sign.
   A. The lowest edge of an Off-Premises sign shall be no more than four (4) feet above the finished grade.
   B. Off-Premises signs shall have a maximum height of 16 feet.
4. Spacing: Off-Premises signs within the Convenience Commercial District shall be:
   A. Set back from the ultimate right of way a distance equal to the height of the Off-Premises sign or 15 feet, whichever is greater.
   B. Located no closer than 25 feet from any property line.
   C. Located no closer than 50 feet from any building, structure, or Freestanding Sign located on the same property.
   D. Located no closer than 1,500 feet. from another Off-Premises sign on either side of the road measured linearly.
   E. Located no closer than 500 feet from any intersection or interchange (on/off-ramp).
   F. Located no closer than 1,000 feet from any property line abutting a public park, playground, religious institution, cemetery, school, or residential district.
   G. Not attached to the external wall or otherwise affixed to any part of any building and shall not extend over any public property or right-of-way.
   H. Not located on sewer rights-of-way, or water, electric, or petroleum pipelines.
   I. Not located on a bridge.
5. Spacing: Off-Premises signs in Wrightstown Township on parcel 53-015-005-002 shall be:
   A. Located no closer than 25 feet from any property line.
   B. Located no closer than 50 feet from any building, structure, or freestanding sign located on the same property.
   C. Not attached to the external wall or otherwise affixed to any part of any building.
   D. Not located on sewer rights of way, or water, electric, or petroleum pipelines.
   E. Not located on a bridge.
6. Number of Signs per Lot: There shall be no more than one Off-Premises sign per three (3) acres. Vertically or horizontally stacked signs shall not be permitted.
7. Content: Off-Premises signs shall not display any message or graphic of an obscene or pornographic nature as determined by the municipality. Off-Premises signs may only display a non-sequenced message.
8. Double-Sided Off-Premises Signs are not permitted.
9. Message Sequencing: Message sequencing is prohibited.
10. Construction and Maintenance
    A. All plans for Off-Premises signs shall be certified by a licensed engineer registered in Pennsylvania.

B. All Off-Premises signs shall be constructed in accordance with industry-wide standards established by the Outdoor Advertising Association of America and the Institute of Outdoor Advertising, or their successor organizations. All Off-Premises signs shall be structurally sound and maintained in good condition and in compliance with the Pennsylvania Uniform Construction Code.
C. The rear face of a single-face, Off-Premises sign shall be painted and maintained with a single neutral color as approved by municipality.
D. Every three years, the owner of the Off-Premises sign shall have a structural inspection made of the Off-Premises sign by a licensed engineer registered in Pennsylvania and shall provide to the municipality a certificate certifying that the Off-Premises sign is structurally sound.

11. Identification of Sign Owner: All Off-Premises signs shall be identified on the structure with the name, address, and phone number of the owner of such sign.
12. Landscaping.
    A. Landscaping shall be provided at the base of all Off-Premises signs. Trees and shrubbery, including evergreen and flowering trees, of sufficient size and quantity shall be used to achieve the purpose of this Section.
    B. Trees greater than four (4) inches in diameter removed for construction of the sign shall be replaced on-site at a ratio of one (1) replacement tree for each removed tree using native species no less than three (3) inches in diameter.
13. Additional Regulations. All Off-Premises signs shall comply with the applicable municipality's Lighting Ordinance and with any and all applicable zoning regulations of the Joint Municipal Zoning Ordinance for Newtown Township, Upper Makefield Township, and Wrightstown Township, and any and all municipal, state and/or federal regulations. In the event any other applicable regulation is in conflict with the provisions of this Section, the stricter regulation shall apply.
14. Application/Plan Requirements. Plans submitted for Off-Premises advertising signs shall show the following:
    A. The location of the proposed sign on the lot with the required sign setbacks from the property line and ultimate right-of-way.
    B. The location and species of existing trees.
    C. The distance to the nearest existing Off-Premises advertising sign.
    D. The distance to the nearest right-of-way, property line, building, structure, on-premises sign, Off-Premises sign, intersection, interchange, safety rest area, bridge, residential district, or institutional use, sewer rights-of-way, and water, electric or petroleum pipelines.
    E. Site plan containing all of the applicable requirements set forth in the Joint Municipal Zoning Ordinance for Newtown Township, Upper Makefield Township, and Wrightstown Township, as amended.
    F. Certification under the seal by a licensed engineer that the Off-Premises sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.
15. Safety. In applying for conditional use relief, the applicant bears the burden of proof to establish that the proposed Off-Premises sign will not create a public health or safety hazard in the proposed location.

Existing Zoning Provisions:

Section 1101 Types of Signs – Definitions contains the following existing definitions of Freestanding Sign and Outdoor Advertising Sign:

Freestanding Sign – A sign permanently supported by upright or uprights which are permanently anchored into the ground. This may have two display sides.

Outdoor Advertising Sign – A type of free-standing sign which directs attention to a business, industry, profession, commodity, service, or entertainment not sold or offered on the premises where the sign is located.

Section 1106 Permanent Sign Requirements contains the following regulations for Outdoor Advertising Sign:

M. Outdoor Advertising Sign.

1. Such signs shall be located only in the Convenience Commercial Zoning District.
2. Any such sign shall stand on land which is leased or purchased for the exclusive business purpose of advertising by sign.
3. Only one such sign may be erected per premises fronting on a public right-of-way.
4. Yard Setbacks.
   a. Right-of-Way. No outdoor advertising sign or any part thereof shall be erected or maintained within 50 feet of a future public street right-of-way.
   b. Side or Rear Yards. No outdoor advertising sign or any part thereof shall be erected or maintained within 50 feet of any side or rear property line.
5. No outdoor advertising sign shall be located closer than 500 feet to any other outdoor advertising sign, such measurement to be made from the same side of the road and from the point of location of the two nearest points perpendicular to the right-of-way.
6. No outdoor advertising sign shall be located closer than 500 feet to any residentially-zoned land, such measurement to be made from the point of location of the sign to the nearest point of such land along a common right-of-way.
7. No outdoor advertising sign shall be placed so as to face a plot on the same street occupied by a church, public school, public park, playground, civic or scenic area, or cemetery within 150 feet in either direction along a common right-of-way.
8. No outdoor advertising sign shall be located within 24 feet of any structure.
9. The following plant material shall be planted adjacent to outdoor advertising signs:
   a. Five evergreen trees, five feet to six feet high, within a forty-foot radius on the sides and rear of the base of the sign;
   b. Four flowering trees, eight feet to 10 feet high, within a 50 foot radius on the sides of the base of the sign;
   c. One shrub, three feet to four feet high, in front of the sign for every three lineal feet of frontage for a total of no less than 20 shrubs.
10. No outdoor advertising sign shall be permitted to exceed a maximum area of 160 square feet, including border and trim but excluding supports. A sign having two sides back-to-back or a V-shaped sign with a horizontal angle not greater than 45° is permitted, 160 square feet on each side or a total maximum area of 320 square feet.
11. No outdoor advertising sign or any part thereof shall exceed 20 feet in height measured from the nearest shoulder of the road to the highest point of the proposed sign.

COMMENTS

We offer the following comments for the joint zoning council's consideration:

1. **Consistency**—The proposed amendment revises Section 1101, Types of Sign – Definitions, and Section 1106, Permanent Sign Requirements, by replacing Outdoor Advertising Sign with Off-Premises Sign. While Off-Premises Sign isn't currently defined in the ordinance, the ordinance does include references and regulations pertaining to Off-Premises Signs. For instance, Section 1104.B. prohibits certain types of off-premises signs and Sections 1104.C.1.e.(2) and 1106.A. include regulations for temporary and permanent off-premises signs pertaining to agricultural uses and the advertisement of seasonal agricultural products. Given the proposed name change, new definition, and new regulations for that sign type, we recommend that council ensure consistency between all sections of the sign regulations in Article XI Signs.

2. **Permitted locations**—Currently, Section 1106.M. permits Outdoor Advertising Sign in the CC Convenience Commercial District. The proposal amends Section 1106.M. to permit Off Premises Signs by conditional use in the CC Convenience Commercial District, as well as an additional parcel identified as TMP #53-15-5-2. We are aware that TMP #53-15-5-2, which is zoned CR-2, contains an existing outdoor advertising sign; however, we recommend that council reconsider if this parcel should be listed as a permitted location for off premises signs, since such signs are not proposed as a permitted sign type district-wide.

We would appreciate being notified of the joint zoning council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

LMW:emh
25-0125

cc: Newtown Township, Board of Supervisors (via email)
Upper Makefield Township, Board of Supervisors (via email)
Wrightstown Township, Board of Supervisors (via email)
David Sander, Esq., The Law Offices of Sean Kilkenny, LLC (via email)
Jerry Schenkman, Esq., The Law Offices of Sean Kilkenny, LLC (via email)
Mary Eberle, Esq., Grim, Biehn & Thatcher (via email)
Terry Clemons, Esq., Clemons Richter & Reiss, PC (via email)
Vicki L. Kushto, Esq., Clemons Richter & Reiss, PC (via email)
Micah S. Lewis, Newtown Township Manager (via email)
Terry Fedorchak, Interim Upper Makefield Township Manager (via email)
Stacy Crandell, Wrightstown Township Manager (via email)

UNOFFICIAL

Bucks County Planning Commission

Subdivision and Land Development Reviews

April 26, 2025 to May 23, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	11348-D	25-0114	2-74-110	Mar Mar Builders	P	8 Single-family lots
Bristol Township	13081	25-0107	5-58-1-2	FedEx Freight, Inc.	P	Industrial Land Development: 16,941 square feet
Doylestown Township	11264-B	25-0108	9-9-5-1	Sandy Ridge, LLC	S	8 Single-family lots
East Rockhill Township	13085	25-0119	12-14-30-1-5 &-6	Blackstone Building Group, LLC	P	Office Land Development: 1,167 square feet
Hilltown Township	13078	25-0101	15-1-130; 15-7-10	Chris Jasinski	P	10 Single-family lots
Middletown Township	8217-B	25-0117	22-31-24	Shady Brook at Flemings, Inc.	P	Age-Qualified Development: 150 Attached dwelling units; 4,652-square-foot clubhouse
Middletown Township	13083	25-0115	22-30-3	Woods Services	P	70 Multifamily units
New Britain Borough	13077	25-0096	25-8-5 & 25-7-51	Monster Properties II LLC	P	Mixed-Use Development: 100 Multifamily dwelling units; 5,000 square feet commercial space
New Britain Township	13054	25-0043	26-1-106-4	W. B. Homes, Inc.	P	4 Single-family lots
New Hope Borough	12897	25-0103	27-10-151 and 27-10-151-1	MARCOR223, LLC	P	Lot Line Adjustment; 2 Semi-detached dwellings
Plumstead Township	13082	25-0109	34-1-10	Richard Adamek	P	Commercial Land Development: 4,232 square feet
Richland Township	13080	25-0106	36-6-18	Jeff Kelly, SECTV	S	Land Development: Wireless Communication Facility

Sellersville Borough	12996	25-0139	39-2-2	Lynn Builders, LLC	F	Lot Line Adjustment; 5 Single-family lots
Warwick Township	13022-A	25-0110	51-2-1-3, 51-2-1-4	R3 Properties, LLC	F	Lot Line Adjustment

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Bensalem Township Mayor
Bensalem Township Council
Bensalem Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 19, 2025

Subject: BCPC #11348-D
Preliminary Plan of Subdivision for 1186 Byberry Road
TMP #2-74-110
Applicant: Mar Mar Builders
Owner: 1186 Byberry Rd, LP
Plan Dated: April 15, 2025
Date Received: April 22, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 3.45-acre site into eight single-family detached lots ranging in size from 10,279 to 14,197 square feet. Lot 9, 34,790 square feet, will contain a stormwater management facility. Public water and sewer serve the site.

Location: Southern side of Byberry Road between Amwell Street and Bensalem Boulevard, approximately 1,300 feet west of the intersection of Byberry Road and Bensalem Boulevard.

Zoning: The RA-1 Residential District permits single-family detached dwellings on lots of 20,000 square feet or more. The permitted maximum building coverage and impervious surface ratio are 30 and 35 percent, respectively.

A settlement agreement for the site, dated April 8, 2025, was provided with the plan materials. The agreement grants relief from the following zoning ordinance requirements:

Section 232-57.(a)(1)b.
to permit 100 percent disturbance of woodlands in lieu of the 50 percent otherwise required

Section 232-57.(a)(2)b.
to not require a 50-foot wetland buffer from the off-site wetland areas

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

Sections 232-59.(a)(2)a.1-3.
to permit alteration of steep slopes

Section 232-125.(a)
to permit a lot area of less than the required 20,000 square feet

Section 232-125.(b)
to permit a lot width of 65 feet for Lot 7, a corner lot, measured from the side line to the arc of the cul-de-sac, in lieu of the 80-foot lot width otherwise required

Section 232-125.(e)(1)a.
to permit a 20-foot front yard setback from the street line, a 30-foot setback from the curbline of the private drive, and setbacks of 23 feet from the curbline and 12 feet from the street line of the cul-de-sac, all in lieu of the 35 feet otherwise required

Section 232-125.(e)(2)a.
to not require two front yards on corner lots

Present Use: Vacant

COMMENTS

1. **Requested waivers**

   a. **Subdivision and land development ordinance (SALDO)**—The site plan indicates that the applicant is requesting waivers from the following (SALDO) requirements:

      Section 201-41.(d)(9)
      to permit an aerial photo in lieu of providing existing features within 400 feet of the project

      Sections 201-104.(b)(1), 201-111.(a), 201-113.(k)(1), and 201-139
      to not require sidewalks to be installed along Byberry Road and the proposed private drive

      The applicant has not provided the reasons for the waiver requests or the proposed changes in lieu of the requirements. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

   b. **Requested stormwater management waivers**—Sheet 1 of the plan indicates that a waiver is requested from the following requirement of the Bensalem Township Stormwater Management Ordinance:

      Section 196-61(b)(13)
      to not require all piping crowns to match within an inlet

      Since this is a stand-alone ordinance, relief from this provision may not be granted under the subdivision and land development ordinance. Therefore, we did not review this waiver request, but these issues should be resolved prior to approval of the plan.

2. **Sidewalks and curbs**—The applicant is requesting waivers from Sections 201-104.(b)(1), 201-111.(a), and 201-139.(a) of the SALDO requiring that sidewalks be provided along streets by the developer. The plan shows sidewalks along the proposed street but not along Byberry Road. We recommend that

the requested waivers not be approved and that sidewalks be provided along the site frontage of Byberry Road to augment the pedestrian network.

3. **Recreation land**—Section 201-103 of the SALDO requires that residential subdivisions provide 1,500 square feet of recreation land for each residential lot or dwelling unit in the proposed subdivision or a fee-in-lieu or a combination thereof. The plan should be revised to indicate how the proposal will comply with this requirement.

4. **Landscaping**

   a. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

   b. **Tree species**—The plan shows 13 street trees along Byberry Road of all the same species, American witch hazel (*Hamamelis virginiana*). We recommend that the street tree species be varied to reduce tree loss in the event of a species-specific disease. We note that there are overhead electric facilities along the street frontage of Byberry Road. Section 201-106.(c) of the SALDO specifies tree species which may be planted under or near overhead electrical conductors.

   c. **Number of street trees**—Section 201-106.(c)(2) of the SALDO requires that street trees be planted at intervals of no more than 20 feet or at a greater interval as determined by the Shade Tree Commission dependent upon species selected or an equivalent number shall be planted in an informal arrangement. The plan should indicate the proposed length of the cul-de-sac so compliance with the street tree requirement can be verified.

   d. **Stormwater basin plantings**—We recommend that the basin be planted with wetland-tolerant shrubs and trees as well as the seed mixes. This will help provide some needed tree cover and help with bio-uptake in the basins. It is recommended to follow the Pennsylvania Department of Conservation and Natural Resources (PaDCNR) native garden templates.[1]

5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:tmr
25-0114

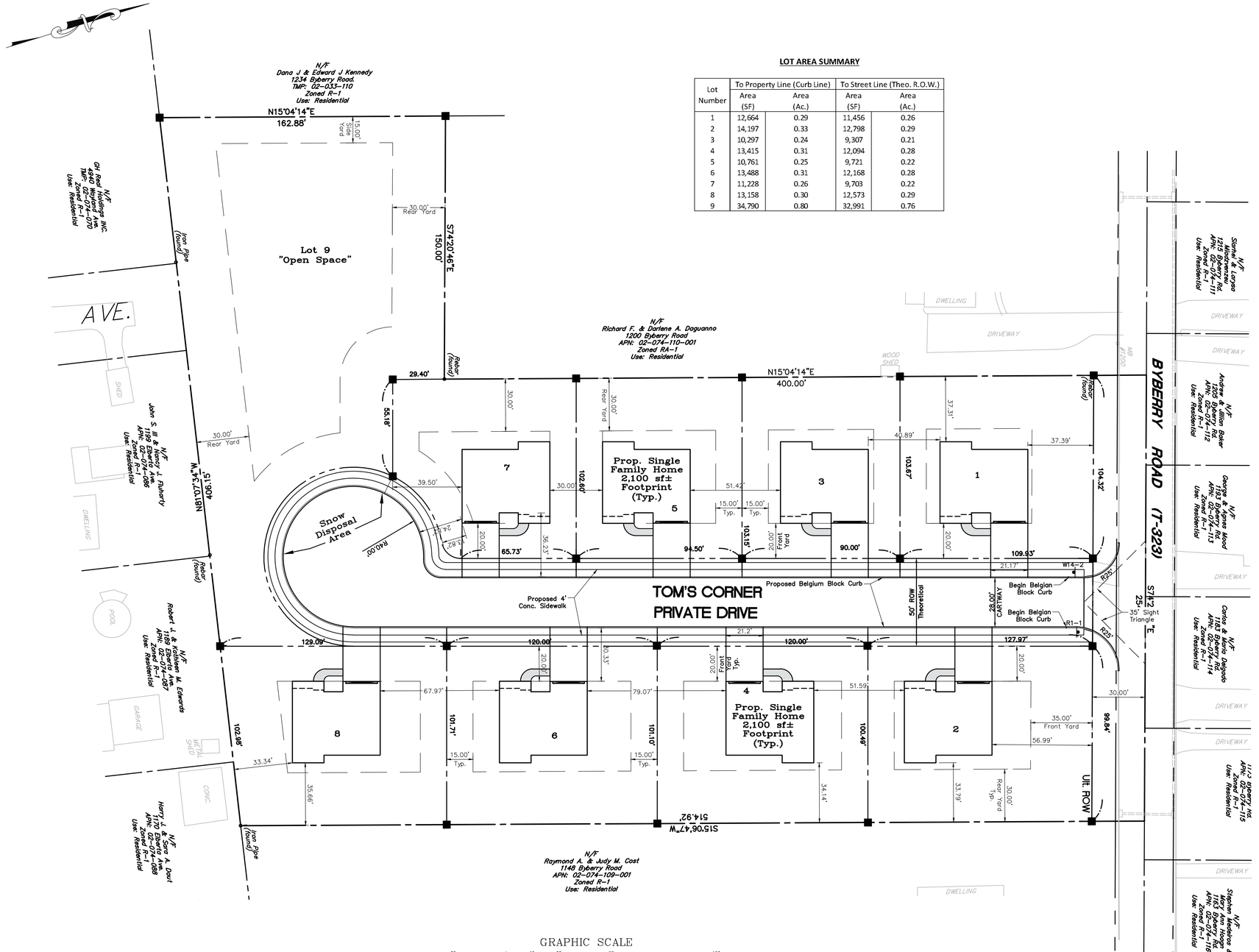
cc: Voytek Kaniewski, Applicant
Mark A. Havers, PE, Pickering, Corts & Summerson
Phil Wursta, Township Engineer, PE, WK2 (via email)

[1] https://www.dcnr.pa.gov/Conservation/WildPlants/LandscapingwithNativePlants/NativeGardenTemplates/Pages/default.aspx

Nicole Khan, Senior Municipal Engineer, WK2 (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
William Cmorey, Township Manager (via email)
Loretta Alston, Township Department of Building and Planning (via email)

LOT AREA SUMMARY

Lot Number	To Property Line (Curb Line)		To Street Line (Theo. R.O.W.)	
	Area (SF)	Area (Ac.)	Area (SF)	Area (Ac.)
1	12,664	0.29	11,456	0.26
2	14,197	0.33	12,798	0.29
3	10,297	0.24	9,307	0.21
4	13,415	0.31	12,094	0.28
5	10,761	0.25	9,721	0.22
6	13,488	0.31	12,168	0.28
7	11,228	0.26	9,703	0.22
8	13,158	0.30	12,573	0.29
9	34,790	0.80	32,991	0.76



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PA ONE - CALL SYSTEM

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!

Pennsylvania Act 287 (1974) as amended by Act 121 (2008) requires 3 working days notice from excavators who are about to: Dig, Blast, Auger, Bore, Grade, Trench or Demolish anywhere in the Commonwealth.

It is the responsibility of the contractor to contact the Pennsylvania One-Call System prior to the start of construction.

SERIAL # 20250551388

Sign Legend

Series #	Remarks	Size
R1-1	Stop Sign	30" x 30"
W14-2	No Outlet	30" x 30"

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I (We) _____ have laid out upon our land situated in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, Lots according to this plan which is intended to be recorded. Witness our hand and seal this _____ day of _____ 20 .

_____

_____

On the _____ day of _____ 20_____ before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared _____ who acknowledged this plan to be the official plan of property shown thereon, situated in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

_____
Notary Public

Approved by the Bensalem Township Planning Commission

_____ 20_____ .

Reviewed by the Bensalem Township Engineer

_____ 20_____ .

Approved by resolution of the Council of Bensalem Township, Bucks County, Commonwealth of Pennsylvania at a meeting held on the day of _____ 20_____ .

_____ _____

_____ _____

_____ _____

Recorded in the office of the Recorder of Deeds at Doylestown, Pennsylvania in Plan Book _____ Page _____ day of _____ 20

BCPC No. _____

PROCESSED AND REVIEWED. Report prepared by Bucks County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
Evan Stone, Executive Director
Bucks County Planning Commission

Note: Tom's Corner is a private drive. The property lines shall extend to and follow the curb lines. The 50' theoretical Right-of-Way shown is the street line as defined in the Bensalem Township Zoning Ordinance.

Legend

Tract Boundary Line	
Property Line	
Proposed Right-of-Way	
Legal Right-of-Way	
Building Setback Line	
Proposed Centerline	
Proposed Curb	
Existing Sanitary Sewer	SaS
Existing Water Main	W W
Existing Storm Sewer	
Existing Gas Main	G G
Existing Electric	E E
Existing Telephone	T T
Existing Utility Pole	
Existing Sign	
Existing Valve	W.V.
Existing Curb	
Existing Tree	
Existing Fence Line	x x x x
Soils Line	
Proposed Sign	
Existing Monument	
Existing Iron Pin	
Proposed Property Corner Marker, Type To Be Determined	

Pickering Corts & Summerson
Consulting Engineers & Land Surveyors
Newtown, PA West Trenton, NJ Plymouth Meeting, PA
642 Newtown-Yardley Road Suite 300
Newtown, Pennsylvania 18940
tel: (215) 968-9300 fax: (215) 968-3849
www.pcs-civil.com

Subdivision Plans
TMP 02-074-110
Byberry Road
Bensalem Township, Bucks County, Pennsylvania

Revision Description

Record Plan

SCALE 1"=30'	JOB NO. 201410119.001
DRAWN MAE	DATE 4/15/2025
CHECKED MAH	DRAWING NO. 1-1447 L
TAX MAP NO. 02-074-110	SHEET NO. 3 of 19

G:\SUBDIV\2014-Projects\201410119.001\Drawing Set\03 - Record.dwg, 1:1, Site Div.

G:\SUBDIV\2014-Projects\201410119.001\Drawing Set\03 - Record.dwg

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 9, 2025

Subject: BCPC #13081
Preliminary Plan of Land Development for FedEx EPH Facility Expansion
TMP #5-58-1-2
Applicant: FedEx Freight, Inc.
Owner: Same
Plan Dated: November 20, 2024
Date Received: April 21, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Renovate 4,020 square feet of existing office space and construct a 12,921-square-foot addition to an existing truck terminal building with associated loading, parking, and supporting infrastructure. The plan indicates the facility will have a total of 33,387 square feet located on the 16.08-acre parcel. Public water and sewer facilities serve the site.

Location: Along the southern side of Newport Road, approximately 1,500 feet northwest of the intersection of Newport Road and Old Rodgers Road. The site has approximately 50 feet of frontage along Bristol Pike (US Route 13).

Zoning: The M-1 Light Manufacturing District permits Use F7 Truck Terminal by right on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. This district permits a maximum building height of 80 feet and a maximum building area and impervious surface ratio of 35 and 65 percent, respectively.

Information included with the plan submission indicates the Bristol Township Zoning Hearing Board granted variances from the following requirements of the zoning ordinance (variance requests listed on Sheet 6):

Section 205-57.D.
to allow a maximum impervious surface ratio of 86.2 percent, whereas a maximum of 65 percent is otherwise permitted

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

Section 205-107
to allow 10.126 acres of impervious area, whereas a maximum impervious surface of 7.827 acres is otherwise permitted (based on a calculated buildable site area of 12.041 acres)

Section 205-107.B.
to allow disturbance of 0.917 acres of floodplain and 1.313 acres of woodlands with other environmentally sensitive resources, whereas floodplains have a protection ratio of 100 percent and woodlands with other resources have a protection ratio of 80 percent

Section 205-108.A.
to allow disturbance of 0.917 acres of floodplain, whereas floodplains shall otherwise remain undisturbed

Section 205-108.D.
to allow disturbance of 67.1 percent of woodlands with other resources, whereas no more than 20 percent of woodlands associated with other environmentally sensitive resources shall be disturbed

Section 205-109.C.(3)
to allow a 16-foot-wide buffer adjacent to a residential district, whereas a minimum buffer width for a Class C buffer is 30 feet; the application indicates this is an expansion of an existing nonconformity as the current buffer is 27.7 feet

Section 205-109.C.(3)
to allow a 21-foot-wide buffer adjacent to a retail and consumer service use, whereas a minimum buffer width for a Class B buffer is 25 feet

Section 205-130.C.
to not provide building setbacks measured from resource-protected lands

Present Use: Truck terminal

COMMENTS

1. **Requested waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 177-14.E.
   to allow a preliminary and final plan combined submission

   Section 177-41.K.
   to permit striping in lieu of curbing for separator islands and aisles

   Section 177-41.M.
   to permit a 2-foot radius of curvature when a 5-foot radius of curvature is required for all curblines in all parking areas

   Section 177-41.O.
   from providing a 10-foot-wide raised landscape parking island for every other row of parking

   Sections 177-91.C.(3) and 177-92.C.(3)
   from identifying the location of sanitary sewers, storm drains, water mains, culverts, petroleum lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities and significant man-made features within 200 feet of the tract

Section 177-55.L.
to allow loading spaces to measure 11 feet by 50 feet instead of the required size of 12 feet by 55 feet

The applicant has not provided the reasons for the waiver requests or the proposed changes in lieu of the requirements. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

2. **Wetlands**—According to the National Wetlands Inventory (NWI) map, the western portion of the site, where woodlands are proposed for removal to accommodate employee parking, contains wetlands. Section 205-108.I.(1) of the zoning ordinance requires an on-site investigation to determine if wetlands are present on the site, if indicated on NWI maps. While the site capacity calculations on Sheet 6 indicate the site does not contain wetlands, there is no indication that an on-site assessment was conducted by a professional soil scientist or others of demonstrated qualifications. As required by the zoning ordinance, a wetlands study shall be submitted with sufficient detail to allow a thorough review by the township. If it is determined that wetlands exist on the site, applicable resource protection standards in Section 205-109 would apply.

3. **Pedestrian considerations**

   a. **On-site walkways**—Section 177-43.B. of the SALDO requires on-lot sidewalks to provide access between streets, driveways, and parking areas to all project facilities. Sidewalks should be provided connecting the parking areas with the building so employees can safely access the building without having to walk through the parking lot.

   b. **Sidewalks**—Sections 177-35.A. and 177-43.A. of the SALDO require sidewalks along one side of all abutting streets unless determined unnecessary by council. Township officials should determine if sidewalks should be provided along Newport Road.

4. **Curbs**—Sections 177-35.A. and 177-45.A. of the SALDO require curbing along one side of all abutting streets unless council, with advice from the township engineer, determines they are not essential for drainage purposes and public safety. Township officials should determine if curbing should be provided along the site's frontage on Newport Road.

5. **Landscaping**

   a. **Parking lot planting**—Section 177-41.Q. of the SALDO requires street trees to be provided at a ratio of not less than two trees for every ten parking spaces, which shall be in addition to any other requirements for buffering or landscaping. Based on 157 automobile parking spaces for employees and visitors, a total of 31 trees should be provided to meet the automobile parking area landscaping requirement. Based on a total of 217 larger parking spaces (van/tractor/pup parking stalls), a total of 44 trees should be provided to meet the parking lot planting requirement. Trees, appropriate to specific locations, can be planted in areas along the perimeter of the parking lots and within the landscape islands.

   b. **Landscaping around refuse collection station**—Section 177-55.K.(2) of the SALDO requires refuse collection stations to be screened and landscaped. The plan shows the waste and recycling containers and trash compactor next to the proposed building expansion on a paved surface.

Township officials should determine if fencing is necessary, based on the proposed locations of the containers and compactor.

6. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan should be revised to identify the required fire lane.

7. **Enterprise Zone**—The site is located within the boundaries of the Bucks County Enterprise Zone. The state-designated Enterprise Zone addresses deteriorated, distressed, and blighted industrial and manufacturing areas. The designation aims to improve standards of living through revitalization, the attraction of new businesses, and the creation of job opportunities. The Enterprise Zone of Bucks County was established in 1997 and is administered by the Redevelopment Authority in coordination with an advisory committee of volunteer members representative of the participating municipalities.

   Benefits of the Enterprise Zone designation include priority consideration when bidding on state government contracts, priority consideration when applying for financial assistance to clean up contaminated sites under Act II, priority consideration when applying for any resource administered by the commonwealth that would assist in leveraging imminent business investment and job creation in an Enterprise Zone, and eligibility for the Enterprise Zone Tax Credit Program.

8. **Plan information**—Note 10 on Sheet 6 states that 80 percent of the existing woodlands on the site shall be maintained as permanently preserved. However, the plan proposes to remove almost all woodlands on the site. This discrepancy should be corrected.

9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
25-0107

cc: Teresa Burk, FedEx Freight, Inc. (via email)
Theresa Holmes, Langan Engineering and Environmental Services, LLC (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD SHALL BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

SITE NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RENOVATION OF 4,020 SF OF OFFICE SPACE AND THE CONSTRUCTION OF A 12,921 SF PROPOSED BUILDING ADDITION, WITH ASSOCIATED LOADING AND PARKING AND SUPPORTING INFRASTRUCTURE.
2. APPLICANT/ OWNER OF RECORD: FedEx FREIGHT, INC
3. TAX PARCEL: 05-058-001-002
4. SITE ADDRESS: 2509 BRISTOL PIKE
   BRISTOL TOWNSHIP, PENNSYLVANIA 19021
5. ZONING DATA: M-1 LIGHT MANUFACTURING
6. PROPOSED USES: F-7 TRUCK TERMINAL, UNDER THIS USE:
   6.1. SHORT-TERM WAREHOUSING OF LESS THAN 30 DAY MAY BE PERMITTED.
   6.2. THE TRUCK TERMINAL SHALL BE LICENSED BY THE PUBLIC UTILITIES COMMISSION.
   6.3. TRUCKS WITH COMPRESSORS RUNNING 24 HOURS A DAY SHALL BE LOCATED WITHIN A SOUNDPROOF BUILDINGS OR WALLS.
7. ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
8. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM),PANEL NO. 507 OF 532 MAP NUMBER 42017C0507G, MAP REVISED MARCH 21, 2017, PORTIONS OF THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD. THE 100-YEAR FLOOD ELEVATION ON SITE IS APPROXIMATELY 24 FEET (NAVD 88)
9. TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", AS PREPARED BY LANGAN ENGINEERING, DATED 6/11/2024.
10. 80% OF THE EXISTING WOODLANDS ON SITE SHALL BE MAINTAINED AS PERMANENTLY PRESERVED.
11. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE TOWNSHIP NUISANCE STANDARDS SECTIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
13. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL APPLICABLE PROVISIONS, STANDARDS AND SPECIFICATIONS, CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND DETAILS OF BRISTOL TOWNSHIP, BUCKS COUNTY, PADEP, PennDOT, AND DSHA WHERE APPLICABLE.
14. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
18. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, EXIT DOORS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.REFER TO ARCHITECTURAL PLAN SETS FOR ALL BUILDING INFORMATION, INCLUDING ELEVATIONS, FLOOR PLANS, SIGNAGE INFORMATION, AND TENANT-SPECIFIC DETAILS, DIRECTIONAL SIGNAGE, ETC.
19. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
20. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
21. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
22. ALL UTILITIES SHALL BE LOCATED UNDERGROUND AND ALL WASTE STORAGE AND DISPOSAL FACILITIES SHALL BE SCREENED.
23. ALL ADA RAMPS RAMPS MUST COMPLY WITH PENNDOT PUBLICATION 72M.
24. REFER TO DRAWING CS-501 AND CS-502 FOR SITE IMPROVEMENT DETAILS.
25. THE WATER AUTHORITY SERVING THE PROPOSED LAND DEVELOPMENT IS AQUA PENNSYLVANIA INC.
26. THE SEWER AUTHORITY SERVING THE PROPOSED LAND DEVELOPMENT IS BUCKS COUNTY WATER AND SEWER AUTHORITY.
27. THE MINIMUM SLOPE WITHIN ALL LAWN AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM SLOPE WITHIN ALL PAVED AREAS SHALL NOT BE LESS THAN 1%. ALL STORMWATER RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST INLET OR WATER COURSE WITHOUT CROSSING SIDEWALKS IN A CONCENTRATED FORM.
28. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE STRUCTURAL FILL AND/OR STONE. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D-1557, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE, NOR MORE THAN 3% BELOW OPTIMUM. THE CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEERING FIRM, REGISTERED WITH THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PADS, PAVING AREAS AND BASIN CORES HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE SPECIFICATIONS.
30. THE LOT SHALL BE KEPT FREE AND CLEAR OF ANY DEBRIS OR NUISANCE WHATSOEVER DURING CONSTRUCTION.
31. ALL WATER AND GAS MAINS SHALL BE INSTALLED UNDERGROUND. ALL ELECTRIC, TELEPHONE, AND CABLE COMMUNICATION SERVICES, BOTH MAIN AND SERVICE LINE, SHALL BE PROVIDED BY UNDERGROUND CABLE AND INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR COMPANIES PROVIDING SUCH SERVICES.
32. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE PA UCC (PENNSYLVANIA UNIFORM CONSTRUCTION CODE) REQUIREMENTS.

PARKING AND LOADING SUMMARY		
USE	REQUIRED	PROPOSED
AUTOMOBILE PARKING	67 SPACES	157 SPACES
TOTAL ADA PARKING	3 SPACES	6 SPACES
ADA VAN-ACCESSIBLE PARKING	1 SPACE	4 SPACES
TRACTOR PARKING	N/A	68 SPACES
VAN PARKING	N/A	44 SPACES
PUP PARKING	N/A	105 SPACES
LOADING	5 SPACES	84 SPACES

NOTES:
A. TRACTOR PARKING IS INTENDED TO FOR THE TRACTOR PORTION OF A SEMI TRAILER WHICH IS TYPICALLY 18'.
B. VAN PARKING IS INTENDED FOR AN 18' VEHICLE (DOUBLE PARKED), OR MAY SERVE AS ADDITIONAL TRAILER PARKING.
C. PUP PARKING IS INTENDED FOR A 28' TRAILER

FEDEX EPH FACILITY EXPANSION
BRISTOL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
LAND DEVELOPMENT ORDINANCE
ZONING SUMMARY

ZONING DISTRICT DESIGNATION: M-1 LIGHT MANUFACTURING DISTRICT

APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED	
USE REGULATIONS (SECTION 205-56)				
PERMITTED USES	(F7) TRUCK TERMINAL	(F7) TRUCK TERMINAL	(F7) TRUCK TERMINAL	
AREA AND DIMENSIONAL REGULATIONS (SECTION 205-57)				
MINIMUM LOT AREA	10,000 SQUARE FEET	690,654 SQUARE FEET (15.855 ACRES)	690,654 SQUARE FEET (15.855 ACRES)	(A) (B)
MINIMUM LOT WIDTH	100 FEET	885.5 FEET	885.5 FEET	
MAXIMUM BUILDING AREA	35% 65% TOTAL SITE AREA SITE CAPACITY CALCULATION	3%	3%	
		6.346 AC 40%	10.126 AC 86.2%	(C)
MAXIMUM IMPERVIOUS SURFACE RATIO				
MINIMUM FRONT YARD	30 FEET	382.3 FEET	256.1 FEET	(D)
MINIMUM SIDE YARD	15 FEET	198.0 FEET	202 FEET	(D)
MINIMUM REAR YARD	30 FEET	174.8 FEET	174.8 FEET	(D)
BUFFER YARD (SECTION 205-109)				
MINIMUM RESIDENTIAL BUFFER YARD	30 FEET	27.7 FEET	16 FEET	(E)
MINIMUM RETAIL AND CONSUMER SERVICE BUFFER YARD	25 FEET	27.7 FEET	21.0 FEET	(F)
MINIMUM DISTANCE FROM ANY RESIDENTIAL DISTRICT OR USE	100 FEET	198.0 FEET	198.0 FEET	
MINIMUM DISTANCE BETWEEN BUILDINGS	25 FEET	N/A	N/A	
MAXIMUM BUILDING HEIGHT	80 FEET	22± FEET	24 FEET	
PARKING REGULATIONS (SECTION 177-41)				
MINIMUM REQUIRED PARKING FOR USE (F7) TRUCK TERMINAL (SECTION 205-120)	1 SPACE FOR EACH EMPLOYEE; OR 1 SPACE PER 500 SF OF GROSS FLOOR AREA, PLUS 1 SPACE FOR EACH ADMINISTRATIVE VEHICLE STORED ONSITE 89 EMPLOYEES 89 SPACES	86 SPACES 1 SPACE / 338 SF GFA (20,466 SF FLOOR AREA; 41 REQUIRED)	157 SPACES 1 SPACE / 313 SF GFA (33,387 SF FLOOR AREA; 67 REQUIRED)	
MINIMUM PARKING STALL DIMENSIONS (90°)	9 FEET x 18 FEET	10 FEET x 20 FEET	10 FEET x 20 FEET	
MINIMUM TWO-WAY DRIVE AISLE WIDTH	24 FEET	24 FEET	24 FEET	
MINIMUM NUMBER OF ADA PARKING SPACES	VARIES	4 SPACES	6 SPACES	
MINIMUM ADA STALL DIMENSIONS (90°)	8 FEET x 18 FEET	8 FEET x 18 FEET	8 FEET x 18 FEET	
LOADING REGULATIONS (SECTION 205-122)				
MINIMUM REQUIRED LOADING FOR WHOLESALE AND OTHER USES	1 SPACE FOR THE FIRST 2,000 SQUARE FEET OF FLOOR AREA; 1 SPACE FOR THE NEXT 8,000 SQUARE FEET; AND 1 SPACE PER EACH ADDITIONAL 10,000 SQUARE FEET	62 SPACES (20,400 SF FLOOR AREA; 4 SPACES REQUIRED)	84 SPACES (33,300 SF FLOOR AREA; 5 SPACES REQUIRED)	
MINIMUM LOADING SPACE DIMENSION (SECTION 177-55.L)	12 FEET x 55 FEET	10.5 FEET x 60 FEET	11.5 FEET x 50 FEET (WAIVER F)	

NOTES:
(A) THE OVERALL SITE AREA TO THE TITLE LINE IS 16.168 ACRES. THE SITE AREA TO THE LEGAL ROW IS 15.855 ACRES. AREA AND DIMENSIONAL MEASUREMENTS PRESENTED IN THIS ZONING TABLE REFLECT THE AREA TO THE LEGAL ROW.

VARIANCES REQUESTED:
(B) BRISTOL TOWNSHIP ORDINANCE §205-57.D REQUIRES A MAXIMUM IMPERVIOUS SURFACE OF 65%. A VARIANCE IS REQUESTED TO ALLOW 86.2%.
(C) BRISTOL TOWNSHIP ORDINANCE §205-107 REQUIRES SITE CAPACITY CALCULATIONS. THE SITE CAPACITY CALCULATIONS ARE INCLUDED ON THIS PLAN AND IDENTIFY A NET BUILDABLE SITE AREA OF 12.041 ACRES AND A MAXIMUM IMPERVIOUS SURFACE OF 7.827 ACRES. A VARIANCE IS REQUESTED TO ALLOW 10.126 ACRES OF IMPERVIOUS AREA.
(D) BRISTOL TOWNSHIP ORDINANCE §205-130.C STATES THAT THE MINIMUM BUILDING SETBACKS SHALL BE MEASURED FROM THE LIMIT OF THE RESOURCE-PROTECTED LANDS RATHER THAN FROM THE LOT LINES. A VARIANCE IS REQUESTED FOR 0 SETBACK FROM RESOURCE PROTECTION LAND.
(E) BRISTOL TOWNSHIP ORDINANCE §205-109.C(3) STATES THAT NO STRUCTURE, SIGN, MANUFACTURING OR PROCESSING ACTIVITY, COMMERCIAL ACTIVITY, PARKING, OR STORAGE OR DISPLAY OF MATERIALS SHALL BE PERMITTED IN THE BUFFER YARD. TABLE 1, DETERMINATION OF BUFFER YARD CLASS, IDENTIFIES A BUFFER CLASS C REQUIREMENT FOR AN INDUSTRIAL ZONE ADJACENT TO A RESIDENTIAL ZONE. TABLE 2, PLANTING OPTIONS, IDENTIFIES A REQUIRED 50 FOOT BUFFER YARD WIDTH FOR CLASS C. A VARIANCE IS REQUESTED FROM THE 50 FEET MINIMUM RESIDENTIAL BUFFER TO ALLOW 16 FEET. THIS IS AN EXPANSION OF AN EXISTING NON-CONFORMITY AS THE CURRENT BUFFER IS 27.7 FEET.
(F) BRISTOL TOWNSHIP ORDINANCE §205-109.C(3) STATES THAT NO STRUCTURE, SIGN, MANUFACTURING OR PROCESSING ACTIVITY, COMMERCIAL ACTIVITY, PARKING, OR STORAGE OR DISPLAY OF MATERIALS SHALL BE PERMITTED IN THE BUFFER YARD. TABLE 1, DETERMINATION OF BUFFER YARD CLASS, IDENTIFIES A BUFFER CLASS B REQUIREMENT FOR AN INDUSTRIAL ZONE ADJACENT TO A RETAIL AND CONSUMER SERVICE. TABLE 2, PLANTING OPTIONS, IDENTIFIES A REQUIRED 25 FOOT BUFFER YARD WIDTH FOR CLASS B. A VARIANCE IS REQUESTED FROM THE 25 FEET MINIMUM CONSUMER SERVICE BUFFER TO ALLOW 21 FEET.
(G) BRISTOL TOWNSHIP ORDINANCE §205-107.B. STATES THAT FLOODPLAINS SHALL HAVE A 1.0 OPEN SPACE RATIO AND WOODLANDS WITH OTHER RESOURCES SHALL HAVE AN 0.80 OPEN SPACE RATIO. VARIANCE IS REQUESTED TO DISTURB 0.917 ACRES OF FLOODPLAIN AND 1.313 ACRES OF WOODLANDS
(H) BRISTOL TOWNSHIP ORDINANCE §205-108.A. STATES THAT FLOODPLAINS SHALL REMAIN UNDISTURBED. VARIANCE IS REQUESTED TO DISTURB 0.917 ACRES OF FLOODPLAIN
(I) BRISTOL TOWNSHIP ORDINANCE §205-108.D. STATES THAT NO MORE THAN 20% OF WOODLANDS ASSOCIATED WITH ANOTHER ENVIRONMENTALLY SENSITIVE RESOURCE SHALL BE ALTERED, RE-GRADED CLEARED OR BUILT UPON AND THE REMAINING 80% SHALL BE MAINTAINED AS PERMANENTLY PRESERVED. A VARIANCE IS REQUESTED TO DISTURB 87.1% OF THE WOODLAND AREA.

WAIVERS REQUESTED:
(A) A WAIVER IS REQUESTED FROM SECTION 177-14.E FOR A PRELIMINARY AND FINAL PLAN COMBINED SUBMISSION.
(B) A WAIVER IS REQUESTED FROM SECTION 177-41.K. TO PERMIT STRIPING IN LIEU OF CURBING FOR SEPARATOR ISLANDS AND AISLES.
(C) A WAIVER IS REQUESTED FROM SECTION 177-41.M. TO PERMIT A TWO FOOT RADIUS OF CURVATURE WHEN A FIVE FOOT RADIUS OF CURVATURE IS REQUIRED FOR ALL CURBLINES IN ALL PARKING AREAS.
(D) A WAIVER IS REQUESTED FROM SECTION 177-41.O. FROM PROVIDING A TEN FOOT WIDE RAISED LANDSCAPE PARKING ISLAND EVERY OTHER ROW OF PARKING.
(E) A WAIVER IS REQUESTED FROM SECTION 177-91.C(5) AND 177-92.C(5) THE REQUIREMENT TO IDENTIFY THE LOCATION OF SANITARY SEWER, STORM DRAINS, WATER MAINS, CULVERTS, PETROLEUM LINES, GAS LINES, ELECTRIC AND TELEPHONE LINE, FIRE HYDRANTS AND ALL OTHER UTILITIES AND SIGNIFICANT MAN MADE FEATURES WITHIN 200 FEET OF THE TRACT.
(F) A WAIVER IS REQUESTED FROM SECTION 177-55.L FROM PROVIDING 12 FEET X 55 FEET LOADING SPACES TO PROVIDE 11 FT X 50 FEET LOADING SPACES.

SITE CAPACITY CALCULATIONS (PER SECTION 205-107)
BRISTOL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

A. BASE SITE AREA						
TOTAL SITE AREA				16.168 AC		
ROAD RIGHT-OF-WAY AREA				0.312 AC		
UTILITY RIGHT-OF-WAY AREA				0.266 AC		
LAND RESERVED FOR OPEN SPACE				0.282 AC		(A)
BASE SITE AREA				15.308 AC		
B. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND						
RESOURCE	RATIO	AREA OF LAND		REQUIRED PROTECTION	DISTURBED AREA	UNDISTURBED
FLOODPLAIN	1.00	X	0.933 AC =	0.933 AC	0.917 AC	0.016 AC (B)(G)
STEEP SLOPES						
15% - 25%	0.70	X	0.071 AC =	0.050 AC	0 AC	0.071 AC
25% OR GREATER	0.85	X	1.204 AC =	1.023 AC	0.113 AC	1.091 AC
WOODLAND						
NO OTHER RESOURCE	0.50	X	0 =	0 AC	0 AC	0 AC
WITH OTHER RESOURCES	0.80	X	1.957 AC =	1.566 AC	1.313 AC	0.644 AC (C)
LAKES AND PONDS	1.00	X	0 =	0 AC	0 AC	0 AC
LAKESHORE AREA	0.70	X	0 =	0 AC	0 AC	0 AC
POND SHORE AREA	0.80	X	0 =	0 AC	0 AC	0 AC
WETLANDS	1.00	X	0 =	0 AC	0 AC	0 AC
WETLAND MARGINS	0.80	X	0 =	0 AC	0 AC	0 AC
TOTAL				4.166 AC	3.572 AC	2.343 AC
C. NET BUILDABLE SITE AREA						
BASE SITE AREA				15.308 AC		
RESOURCE PROTECTION LAND			–	3.572 AC		
NET BUILDABLE SITE AREA				11.736 AC		
D. NUMBER OF DWELLING UNITS (NOT APPLICABLE)						
E. IMPERVIOUS SURFACES						
NET BUILDABLE SITE AREA				11.736 AC		
MAXIMUM IMPERVIOUS SURFACE RATIO			X	0.65		
MAXIMUM IMPERVIOUS SURFACE				7.628 AC		

NOTES:
A. AREA RESERVED FOR GRAVES AND GRAVESTONE CONSIDERED OPEN SPACE.
B. FLOODPLAIN LIMITS DEPICT BASE FLOOD ELEVATION 24 (NAVD88) PER TOPOGRAPHIC SURVEY PREPARED BY LANGAN, DATED 26 APRIL 2024. THIS BASE FLOOD ELEVATION WAS ESTABLISHED UNDER FEMA FIRM No. 42017C0507G, EFFECTIVE 21 MARCH 2017.
C. THE DISTURBED AREA EXCEEDS THE REQUIRED PROTECTION RATIO. A VARIANCE IS REQUESTED.

ACT 287 AS AMENDED
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20240932757-000

BRISTOL TOWNSHIP 2501 BATH ROAD BRISTOL, PA 19007 (215) 785-0500	PECO ENERGY COMPANY 400 PARK AVE WARMINSTER, PA 18974 (215) 956-3121
BRISTOL TOWNSHIP PLANNING COMMISSION JOHN A. GREER III CHAIRPERSON 2501 BATH ROAD BRISTOL, PA 19007	AQUA SOUTHEASTERN DIVISION SERVICE AREA 762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010 (877) 987-2782
BRISTOL TOWNSHIP ENGINEER KURT M. SCHROEDER, P.E. GILMORE & ASSOCIATES, INC.	SEWER DEPARTMENT 2501 BATH ROAD BRISTOL, PA 19007 (215) 785-0500

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!
CALL BEFORE YOU DIG IN PA, TOLL FREE 1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
" IT'S THE LAW "
SERIAL NO. 20162642091-000

LEGEND
- PROPERTY LINE
- PROPOSED PARKING STALL
- CURB
- FLOOD HAZARD
- BUILDING SETBACK
- BUFFER
- RESIDENTIAL SEPARATION
- TRAFFIC SIGN
- TRAFFIC SIGN DESIGNATION
- DOOR
- EXISTING PARKING SUBTOTAL
- PROPOSED PARKING SUBTOTAL
- EXISTING PARKING COUNT
- PROPOSED AUTOMOBILE PARKING COUNT
- PROPOSED VAN PARKING COUNT
- PROPOSED PUP PARKING COUNT
- PROPOSED TRACTOR PARKING COUNT
- PROPOSED LOADING DOCK COUNT
- PROPOSED BLOCK HEATER
- BUILDING LINE
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

Date	Description	No.
Revisions		

Signature Date
PROFESSIONAL ENGINEER: BRIAN M. CONLON, PE
PA LIC. NO. PE061782

LANGAN
Langan Engineering and Environmental Services, LLC
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
FEDEX EPH FACILITY EXPANSION
TAX PARCEL No. 05-058-001-002
BRISTOL TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title
SITE PLAN

Project No. 220195601
Date 20 NOVEMBER 2024
Drawn By RAH
Checked By BDO/BMC

Drawing No. CS-100
Sheet 6 of 30

SCALE IN FEET: 50 0 25 50

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Project No. 220195601

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 6, 2025

Subject: BCPC #11264-B
Sketch Plan of Subdivision for 925 Sandy Ridge Road
TMP #9-9-5-1
Applicant: Sandy Ridge, LLC
Owner: Shawn Touhill
Plan Dated: April 10, 2025
Date Received: April 11, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 10.10-acre site into nine lots. Lots 1 through 8 will be between 30,010 and 37,383 square feet and will each contain a single-family detached dwelling. An open space lot consisting of 2.41 net acres will contain an existing pond, open space, and a potential stormwater management area. The site will be served by public water and sewer.

Location: East of the intersection of Oak Leaf Lane and Sandy Ridge Road.

Zoning: The R-1 Residential District permits Use B-7 Single-family detached cluster by right with a minimum open space ratio of 25 percent and a minimum lot area of 30,000 square feet.

Present Use: Residential and agricultural

COMMENTS

We reviewed a preliminary plan submission for this site in November 2008 (BCPC #11264-A, dated November 19, 2008). Although some of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Waivers**

   a. **Previously granted waivers**—The sketch plan indicates that waivers from the following subdivision and land development ordinance (SALDO) requirements were previously granted on a preliminary plan dated September 5, 2006, and last revised on November 13, 2008:

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

Section 153-20.C.(1)
from showing the location of watercourses, wells, on-site septic systems, stormwater management facilities and similar features on and within 400 feet of any part of the land to be subdivided or developed

Section 153-24.B.(1)
from providing a 50-foot right-of-way and 26-foot cartway for the proposed roadway; the application indicates a waiver was granted to provide a 40-foot right-of-way with an 18-foot cartway

Section 153-25.A.(1)
from providing sidewalks on both sides of all streets; the application indicates a waiver was granted to not provide any sidewalk along the proposed road

Section 153-26.A.(1)
from providing curbs along each side of residential access streets and along every private street; the applicant indicates a waiver was granted to not provide curbs along the existing roadway frontage and along the proposed road

Township officials should determine if the waivers granted in 2008 for a prior proposal on the site would still be valid.

b. **Requested waivers**—The sketch plan indicates that the applicant is anticipating requesting waivers from the following SALDO requirements:

Section 153-20.C.(10)
from providing the location of watercourses, wells, on-site septic systems, stormwater management facilities, and similar features on and within 400 feet of any part of the land to be subdivided or developed

Section 153-24.E.(4)
from providing intersection spacing on the same side of the road of at least 1,000 feet; the application indicates the proposed intersection spacing is 660 feet and compliance is not possible

Section 153-25.A.(1)
from providing sidewalks on both sides of the street

Sections 153-24.K., 153-24.B.2.(a), and 153-26.A.(1)
from widening the cartway to provide a width from centerline to sideline of the cartway equal to one-half of the total widths noted in Section 153-24.K. and from installing curbs

c. **Other potential waiver requests**—The sketch plan indicates that the applicant is anticipating waivers from the following SALDO requirements may potentially be requested:

Section 153-23.I.
from extending the existing stub street into the new development

Section 153-25.D.(2)
from providing a 12-foot-wide path along a collector street; the application indicates an 8-foot-wide path is proposed which is consistent with the existing path on the adjacent property

The applicant has not provided the reasons for the waiver requests, or the proposed changes in lieu of the requirements. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based and the minimum modifications necessary. The final plan should note all granted waivers.

2. **Clarification of waivers**—The sketch plan indicates a waiver request was approved from the requirements of Section 153-20.C.(1). However, the requirements for Section 153-20.C.(10) are provided instead. Section 153-20.C.(1) requires a complete survey of the property to be developed showing all courses, distances and area and tie-ins to all adjacent intersections. Future plan submissions should indicate which section of the SALDO a waiver request was granted.

   Also, Note 13.C. indicates the applicant intends on asking for a waiver from Section 153-25.A.(1) to not provide sidewalks on both sides of the street. The sketch plan indicates this waiver request was previously granted.

3. **Sterling Crest Court**—We acknowledge the applicant's anticipated waiver request to not connect Road A to the existing Sterling Crest Court stub street right-of-way (see Comment 1). However, we encourage township officials to consider working with the applicant to connect the proposed site to Sterling Crest Court. If a vehicular connection is not feasible, we encourage the township to consider a pedestrian connection from Sterling Crest Court to Road A through the proposed utility easement. Connecting Sterling Crest Court and Road A would enhance pedestrian and/or vehicular circulation between the two developments and provide another connection for the Sterling Crest Court residents to the trail on Sandy Ridge Road.

4. **Open space and stormwater management areas**—The sketch plan indicates 104,887 square feet of open space will be provided at the rear of the site and will potentially contain a stormwater management area. Also, a potential stormwater management area is proposed on Lot 8. We recommend future plan submissions indicate who will be responsible for maintenance of the open space and stormwater management facilities.

5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LR:emh
25-0108

cc: Shawn Touhill, Sandy Ridge, LLC (via email)
Jessica May, Van Cleef Engineering Associates, LLC (via email)
Scott Mill, Van Cleef Engineering Associates, LLC (via email)
Samuel Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie Mason, Township Manager (via email)

TREE PRESERVATION CALCULATIONS:

TREE TABULATION CHART:

TREE CALIPER (IN INCHES)	4	5	6	7	8	9	10	12	13	15	17	18	19	20	21	22	23	24	25	26	28	29	31	32	48	49	58	61
TOTAL NUMBER OF TREES	10	14	3	1	2	19	2	2	4	2	3	6	4	5	4	5	6	2	5	2	1	1	1	2	0	0	1	1
TOTAL CALIPER INCHES OF TREES	40	70	18	7	16	171	20	24	52	30	51	108	76	100	84	110	138	48	125	52	28	29	31	64	0	0	58	61
NUMBER OF TREES PRESERVED	10	8	1	0	2	10	2	2	3	1	2	5	4	4	4	2	4	2	5	2	1	1	1	1	0	0	1	1
CALIPER INCHES OF TREES PRESERVED	40	40	6	0	16	90	20	24	39	15	34	90	76	80	84	44	92	48	125	52	28	29	31	32	0	0	58	61

TREE SIZE	TOTAL AMOUNT OF CALIPER INCHES ON SITE	AMOUNT OF PRESERVATION REQUIRED	TOTAL AMOUNT OF CALIPER INCHES REQUIRED TO BE PRESERVED	TOTAL AMOUNT OF CALIPER INCHES PROPOSED TO BE PRESERVED	CALIPER INCHES OF TREES REMOVED IN EXCESS OF REQUIRED PRESERVATION
6 TO 12	256	60%, 40% IF REPLACEMENT TREES ARE PROVIDED	154	156	~
13 TO 24	797	70%, 50% IF REPLACEMENT TREES ARE PROVIDED	558	602	~
25 TO 48	329	90%	296	297	~
OVER 48	119	100%	119	119	~

ZONING DATA

ZONED: R1 – RESIDENTIAL DISTRICT
EXISTING USE: B-1 SINGLE-FAMILY DWELLING (PERMITTED), A-1, H-3 RESIDENTIAL ACCESSORY STRUCTURE (PERMITTED)

PROPOSED USE: B-7 SINGLE-FAMILY DETACHED CLUSTER (PERMITTED) (1)

	REQUIRED	EXISTING	PROPOSED
MIN. GROSS AREA	10 ACRES	10.106 ACRES	10.106 ACRES
MIN. LOT AREA	30,000 SF	426,488 SF	30,010 SF
MIN. LOT WIDTH (@ BLDG. SETBACK)	125 FT.	N/A	125 FT.
MIN. OPEN SPACE RATIO	0.25	N/A	0.26
MAX. IMPERV. SURFACE	0.30	N/A	0.25
MAX. BLDG. HEIGHT	35 FT.	≤35 FT.	≤35 FT.
MIN. YARDS			
FRONT	50 FT.	405 FT.	50 FT.(3)
SIDE	20 FT.	14.6 FT.(2)	20 FT.
REAR	50 FT.	372 FT.	61 FT.

(1) SINGLE-FAMILY DETACHED CLUSTER: B-7 USE PERMITTED WITH APPROVED PUBLIC WATER SUPPLY AND PUBLIC SEWER SYSTEM.
(2) EXISTING NONCONFORMITY.
(3) 65 FT ALONG SANDY RIDGE ROAD (NEIGHBORHOOD COLLECTOR)

NATURAL RESOURCE PROTECTION

(FOR NET BUILDABLE SITE AREA CALCULATIONS)*

	RESOURCE PROTECTION RATIO	LAND IN RESOURCE*	REQUIRED RESOURCE PROTECTION LAND
FLOODPLAINS	95%	0.000 AC.	0.000 AC.
PONDS AND POND SHORELINES	100%	0.916 AC.	0.916 AC.
WETLANDS AND WATERS	100%	0.734 AC.	0.734 AC.
RIPARIAN CORRIDOR	100%	0.000 AC.	0.000 AC.
STEEP SLOPES (25%+)**	85%	0.000 AC.	0.000 AC.
STEEP SLOPES (15%-25%)**	60%	0.000 AC.	0.000 AC.
WOODLAND	50%	0.334 AC.	0.167 AC.
TOTAL LAND IN RESOURCES		1.984 AC.	
TOTAL RESOURCE PROTECTION LAND			1.817 AC. (19.3% OF BASE SITE)

* IN AREAS OF OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST PROTECTION RATIO IS USED.
** STEEP SLOPES SHOWN HEREON ARE MAN-MADE AND THEREFORE NOT REGULATED.

NET BUILDABLE SITE AREA AND IMPERVIOUS SURFACE RATIO

NET BUILDABLE SITE AREA IS CALCULATED FOR THE PURPOSE OF DETERMINING ALLOWABLE IMPERVIOUS SURFACE AND LAND PERMITTED TO BE DEVELOPED. NET BUILDABLE SITE AREA EQUALS TOTAL LOT AREA CONTAINED IN THE SUBDIVISION OR LAND DEVELOPMENT APPLICATION:	10.106 AC
MINUS ULTIMATE RIGHTS-OF-WAY OF EXISTING STREETS;	-0.408 AC
MINUS LAND WHICH IS NOT CONTIGUOUS OR WHICH IS SEPARATED FROM THE SITE BY A ROAD OR RAILROAD;	-0 AC
MINUS LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE OR OTHER USES WHICH RESTRICT IT FROM DEVELOPMENT	-0 AC
MINUS ALL LAND RESTRICTED BY EASEMENTS OR COVENANTS;	-0.274 AC
MINUS LAND REQUIRED TO BE LEFT OPEN FOR RESOURCE PROTECTION OR TO MEET MINIMUM OPEN SPACE REQUIREMENTS OF THIS CHAPTER	-2.356 AC
NET BUILDABLE SITE AREA	7.068 AC

IMPERVIOUS SURFACE PERMITTED TO BE DEVELOPED:
NET BUILDABLE SITE AREA x IMPERVIOUS SURFACE RATIO
7.068 AC x 0.30 = 2.12 AC

IMPERVIOUS SURFACE PROPOSED TO BE DEVELOPED:

BUILDINGS:	0.441 AC.
CURB/CARTWAY:	0.425 AC.
SIDEWALK (ALONG STREET):	0.048 AC.
DRIVEWAYS:	0.267 AC.
PATIOS AND WALKS*:	0.030 AC.
ALLOWANCE FOR ADDITIONAL IMPERVIOUS**	0.551 AC.
TOTAL:	1.762 AC.

1.762 AC./7.068 AC. = 0.25

*INCLUDES ON-LOT WALKS AS SHOWN
**AN AMOUNT OF 3,000 SF PER LOT IN ADDITION TO WHAT IS SHOWN HEREON IS PERMITTED.

OPEN SPACE CALCULATIONS

REQUIRED: 0.25 OF BASE SITE AREA
0.25 X 9.424 AC. = 2.356 AC.

PROPOSED: 2.408 AC.
2.408 AC./ 9.424 AC. = 0.26

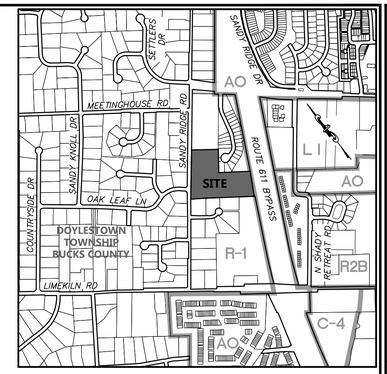
LEGEND

- ADJOINER BOUNDARY LINE
- TRACT BOUNDARY LINE
- EXISTING RIGHT OF WAY
- ULTIMATE RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING EDGE OF WOODLAND
- EXISTING STEEP SLOPES (15-25%)
- EXISTING STEEP SLOPES (25%+)
- UaB — SOIL BOUNDARY LINE
- EXISTING INDEX CONTOUR LINE
- EXISTING INTERVAL CONTOUR LINE
- EXISTING POND
- POND SHORE LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TREES
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED EASEMENT

WAIVERS PREVIOUSLY GRANTED:

BASED ON PRELIMINARY PLAN PREPARED BY COWAN ASSOCIATE, DATED 09-05-2006 & LAST REVISED 11-13-2008.

1. SECTION 153-20.C.(1) – REQUIRES SHOWING THE LOCATION OF WATERCOURSE, WELLS, ON-SITE SEPTIC SYSTEMS, STORMWATER MANAGEMENT FACILITIES AND SIMILAR FEATURES ON AND WITHIN 400 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED.
2. SECTION 153-24.B(1) – REQUIRES 50 FOOT RIGHT-OF-WAY AND 26' CARTWAY FOR THE PROPOSED ROADWAY. A WAIVER WAS GRANTED TO PROVIDE A 40' RIGHT-OF-WAY WITH A 18' CARTWAY.
3. SECTION 153-25.A.(1) – REQUIRES SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF ALL STREETS. A WAIVER WAS GRANTED TO NOT PROVIDE ANY SIDEWALK ALONG THE PROPOSED ROAD.
4. SECTION 153-26.A.(1) – REQUIRES CURBS TO BE INSTALLED ALONG EACH SIDE OF RESIDENTIAL ACCESS STREETS AND ALONG EVERY PRIVATE STREET. A WAIVER WAS GRANTED TO NOT PROVIDE CURBS ALONG THE EXISTING ROADWAY FRONTAGE AND ALONG THE PROPOSED ROAD.



LOCATION MAP

SCALE: 1" = 1,000'

GRAPHIC SCALE

0 500 1000 2000

1 INCH = 1000 FT

RECORD OWNER:

SHAWN TOUHILL
SANDY RIDGE, LLC
ATTN GREG EISEN MANAGER
40 S. OLMSTEAD LN
RIDGEFIELD CT 06877

TMP 9-9-5-1
(SITE ADDRESS: 925 SANDY RIDGE ROAD)

APPLICANT:

SANDY RIDGE, LLC
ATTN TODD SIMMS
40 S. OLMSTEAD LN
RIDGEFIELD CT 06877

GENERAL NOTES:

1. BOUNDARY TAKEN FROM BOUNDARY SURVEY OF TMP 9-9-5-1 MADE BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN DECEMBER 2004.
2. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE WAS OBTAINED FROM TITLE COMMITMENT NO. MSA 17655 PREPARED BY MAIN STREET ABSTRACT COMPANY DATED EFFECTIVE FEBRUARY 2, 2004. THE FOLLOWING COMMENTS CORRESPOND TO ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT (SCHEDULE B, SECTION 2)
   1) RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 1583 PAGE 465.
   2) DECLARATION OF TAKING FOR HIGHWAY PURPOSES IN CP DEC 1970 #918, DATED 12/9/1970 AND NOTICE RECORDED IN DEED BOOK 1985 PAGE 170.
   3) ADVERSE CONVEYANCE IN DEED BOOK 2057 PAGE 167.
   4) EASEMENT OVER PORTION OF PREMISES TO HERBERT BARNESS IN LAND RECORD BOOK 1443 PAGE 958.
   5) TITLE TO THAT PORTION OF PREMISES WITHIN THE BED OF ROAD IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
   6) PREMISES HEREIN ABUTS ROUTE 611 BYPASS, A LIMITED ACCESS HIGHWAY, COMPANY ASSUMES NO LIABILITY AS TO ACCESS, INGRESS OR REGRESS THERETO.
3. TOPOGRAPHY WAS DERIVED FROM LIDAR (LIGHT DETECTION AND RANGING) FOR PENNSYLVANIA BETWEEN 2002-2006. TOPOGRAPHY WITHIN THE ROAD RIGHT OF WAY ALONG THE FRONTAGE WAS DERIVED FROM CONVENTIONAL ONSITE SURVEY MADE BY VCEA IN DECEMBER 2004/JANUARY 2005 AND INTEGRATED INTO THE LIDAR MAPPING.
4. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
5. NO CERTIFICATION IS MADE BY VCEA AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 187 OF 1996 (UNDERGROUND UTILITY LINE PROTECTION ACT) VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JANUARY 10, 2005 (SERIAL No. 0105509).
6. PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X. AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN PER FIRM FLOOD INSURANCE RATE MAP BUCKS COUNTY PENNSYLVANIA PANEL 284 OF 532 MAP NO. 42017C0284 K EFFECTIVE DATE OF MARCH 21, 2017.
7. VCEA DOES NOT CERTIFY TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS.
8. SOILS SHOWN HEREON ARE AS MAPPED BY THE NATURAL RESOURCES CONSERVATION SERVICES (NRCS) WEBSITE FOR BUCKS COUNTY ON MARCH 20, 2024.
9. AERIAL PHOTO AS TAKEN FROM NEARMAPS DATED MARCH 10, 2025.
10. SANDY RIDGE ROAD IS A NEIGHBORHOOD COLLECTOR STREET.
11. WOODED AREAS AND TREES ARE BASED ON 2004 TREE SURVEY WITH A 20 YEAR EXPECTED TREE GROWTH, AERIAL IMAGERY, AND SITE VISIT IN MARCH 2025. VCEA DOES NOT CERTIFY THE EXACT SIZES OF THE TREES ON THIS PLAN AND AN UPDATE TREE SURVEY SHOULD BE DONE PRIOR TO LAND DEVELOPMENT PLAN PREPARATIONS.
12. IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BE SERVICED BY PUBLIC SEWER AND WATER.
13. IT IS ANTICIPATED THAT THE PLANS WILL REQUIRE THE FOLLOWING WAIVERS:
    13.A. §153-20.C.(10) FROM PROVIDING THE LOCATION OF WATERCOURSES, WELLS, ON-SITE SEPTIC SYSTEMS, STORMWATER MANAGEMENT FACILITIES AND SIMILAR FEATURES ON AND WITHIN 400 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED.
    13.B. §153-24.E.(4)- INTERSECTION SPACING REQUIRED ON SAME SIDE IS 1,000 FT, 660 FT ± PROPOSED. COMPLIANCE IS NOT POSSIBLE ALONG FRONTAGE OF SITE.
    13.C. §153-25.A.(1)- FROM PROVIDING SIDEWALKS ON BOTH SIDES OF THE STREET.
    13.D. §153-24.K, §153-24.B.2.(A), §153-26.A.(1) – FROM WIDENING OF THE CARTWAY TO PROVIDE A WIDTH FROM CENTER LINE TO SIDE LINE OF CARTWAY EQUAL TO ½ OF THE TOTAL WIDTHS NOTES IN §153-24K AND INSTALLATION OF CURBS.
14. IT IS ANTICIPATED THAT OTHER POTENTIAL WAIVERS THAT MAY BE REQUIRED:
    14.A. §153-23.1 – EXTENSION OF EXISTING STUB STREETS INTO NEW DEVELOPMENTS.
    14.B. §153-25.D.(2) – REQUIRING 12' WIDE PATH ALONG COLLECTOR. 8' WIDE PATH IS PROPOSED, CONSISTENT WITH EXISTING PATH ON ADJACENT PROPERTY. THERE IS A DISCREPANCY BETWEEN THE CHART AND THE WRITTEN ORDINANCE REQUIREMENT. TO THE EXTENT THAT WAIVER IS NEEDED TO BE COMPLIANT WITH CHART.
15. IT IS ANTICIPATED THAT A FEE IN LIEU OF RECREATION LAND WILL BE PROVIDED TO DOYLESTOWN TOWNSHIP.

Van Cleef ENGINEERING WITH FOCUS
Local/Regional Planning
Municipal Consulting
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridges/Highways
Dam Design/Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 0105509
Before You Dig Anywhere
811 Know what's below. Call before you dig. PA Law requires 3 working days notice before any excavation
In... PENNSYLVANIA
STOP! CALL 1-800-242-1776 OR 811
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 25 50 100

1 INCH = 50 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL, OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

SKETCH PLAN OF 925 SANDY RIDGE ROAD SUBDIVISION

FOR

EQS CAPITAL PARTNERS, LLC

DATE:	APRIL 10, 2025
SCALE:	1"=50'
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	LSM
JOB NUMBER:	25-02-DYT

TMP 09-009-005-001

DOYLESTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

01 of 01

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BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: East Rockhill Township Board of Supervisors
East Rockhill Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 23, 2025

Subject: BCPC #13085
Preliminary Plan of Land Development for Pennridge Family Dentistry
TMPs #12-14-30-1-5 & -6
Applicant: Blackstone Building Group, LLC
Owner: Falcon Realty Venture, LLC
Plan Dated: April 18, 2025
Date Received: April 23, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a 1,167-square-foot addition to the second floor of an existing dentist's office on a 1.91-acre site. The proposed addition will partially cover seven existing parking spaces. In total, 29 parking spaces are proposed for the site. The site is served by individual on-lot water and on-lot sewage disposal systems.

Location: On the south side of the intersection of North Fifth Street and West Schwenkmill Road.

Zoning: The RR Rural Residential District does not permit Use E1 Medical Office and Use E3 Office. The uses are currently permitted as existing nonconformities. A minimum lot area of 2 acres and maximum impervious surface ratio of 20 percent is required for the site.

At a hearing held on January 6, 2016, the East Rockhill Township Zoning Hearing Board granted variances from the following requirements of the zoning ordinance:

Section 27-300
to allow more than one principal use within a property

Section 27-601
to permit Use E3 Office in the Rural Residential District

Present Use: Medical office and office

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

COMMENTS

1. **Zoning data**—The calculations in the tract breakdown section on the cover sheet are incorrectly calculated. We note the following issues:

    a. **Impervious surface**—No removal of impervious surface is shown on the site plan while the zoning data indicates a 543-square-foot decrease in impervious surface area for the site. Section 27-226 of the zoning ordinance defines impervious surface as any surface which does not absorb water, including buildings and parking areas. As the building addition will cover, but not remove, a portion of the parking lot, no decrease in impervious surface area is proposed. The site plan also proposes an additional parking space for the site which qualifies as impervious surface. The data should be revised to show an increase in impervious surface for the site.

    b. **Open space**—The tract breakdown also indicates a decrease in open space area; however, no decrease is shown on the proposed site plan. Section 27-236 of the zoning ordinance indicates that nonrecreational and noneducational buildings are not counted as open space. The proposed second floor addition does not decrease open space as it's an addition to a noneducational/nonrecreational building. The zoning data should be revised to accurately depict the amount of open space for the site.

2. **Parking**—The site plan depicts a new parking space to be added to the site and an existing parking space to be converted into a wider space, likely for accessible parking. Section 22-403.5.L. of the subdivision and land development ordinance (SALDO) requires that dimensions for all parking areas, stalls and aisles be shown on a preliminary plan. The plan should be revised to show the dimensions of the parking spaces to comply with this requirement.

3. **Through traffic**—We note the site may be susceptible to through traffic, specifically if the intersection of North Fifth Street and West Schwenkmill Road is backed up. The applicant may want to consider installing speed bumps or other traffic calming measures to deter this activity on their property.

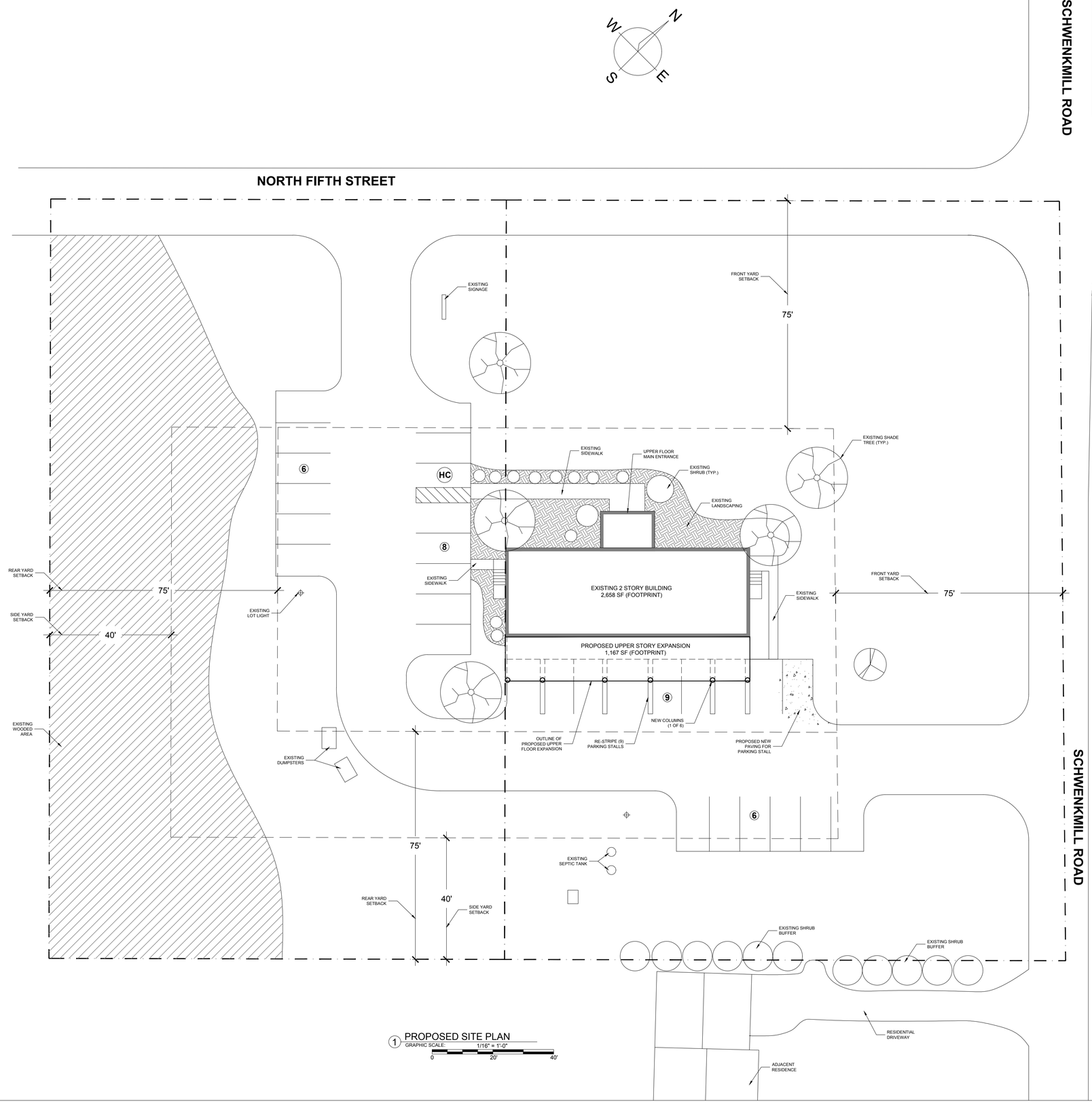
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

CPR:emh
25-0119

cc: Blackstone Building Group, LLC (via email)
Duncan Anderson, III, Blackstone Architects (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Marianne Morano, Township Manager (via email)



1 PROPOSED SITE PLAN
GRAPHIC SCALE: 1/16" = 1'-0"
0 20' 40'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DUNCAN C. ANDERSON III USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BLACKSTONE
ARCHITECTURE
1705 LOVERING AVENUE
WILMINGTON, DE 19806
302.438.5839

PENNRIDGE FAMILY DENTAL

EAST ROCKHILL TOWNSHIP
1635 NORTH FIFTH ST.
PERKASIE, PA 18944

CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNREPORTED DISCREPANCIES.

ISSUE: FOR LAND DEVELOPMENT REVIEW - 4.18.25

REVISIONS:

PROPOSED SITE PLAN

SP-1

PROJECT #: BBG2503

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 13, 2025

Subject: BCPC #13078
Preliminary Plan of Subdivision for Jasinski
TMPs #15-1-130; 15-7-10
Applicant: Chris Jasinski
Owner: Same
Plan Dated: March 28, 2025
Date Received: April 14, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Consolidate two tax parcels (TMPs #15-1-130; 15-7-10) and subdivide the consolidated parcel (18.832 acres) into 10 single-family detached residential lots. Lots 1 through 9 consist of approximately 20,000 square feet each. Lot 10 contains an existing single-family detached dwelling on a 13.696-acre parcel. The proposed cluster subdivision includes 12.096 acres of privately-owned open space as part of Lot 10. All lots will be served with public water and sewer.

Location: Southeast side of Highland Park Road, approximately 700 feet southwest of its intersection with Diamond Street.

Zoning: The CR-2 Country Residential-2 District permits Use B3 Single-family Detached Cluster Option 2 on a minimum site area of 10 acres with a required minimum open space ratio of 65 percent. Dwellings are permitted on lots having a minimum area of 20,000 square feet. A maximum density of 2.15 dwelling units per acre and a maximum impervious surface ratio of 35 percent are permitted.

Present Use: Residential and agricultural

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

COMMENTS

1. **Requested waivers**—Correspondence included with the plan submission indicates the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 140-17.B.(1)
   to permit a plan scale of 1-inch equals 60 feet; the application indicates the proposed scale is required to show the entire property on one plan sheet and eliminate the need for match lines

   Section 140-17.D.
   from showing existing features within 100 feet of the tract boundaries; the application indicates an aerial photograph, which shows existing features within 400 feet of the tract boundaries, is part of the subdivision plan set

   Section 140-27.B.(11)
   from providing the required 3:1 lot width to depth ratio for Lot 10; the application indicates this lot does not comply with this ratio in its current configuration and the proposed subdivision does not change the lot width to depth ratio for Lot 10

   Sections 140-28.P., 140-29.D.(1), 140-35, and 140-36
   from providing required drainage improvements, cartway widening, and installing curbs and sidewalks along Highland Park Road; the application indicates curbs and sidewalks are not characteristic of this area of the township

   Section 140-30.C.
   to allow a cul-de-sac street longer than 500 feet in length; the application indicates the proposed street is 524 feet in length to curve around the adjoining TMP #15-1-130-1

   Section 140-44.B.
   to not set concrete monuments at all angle points on the road right-of-way due to the proximity of some angle points; the application indicates concrete monuments are proposed where all property lines meet the road right-of-way and at tangent points

   Section 140-48
   from installing required street lights; the application indicates that driveway lamp posts will be installed at the end of each residential driveway and the new road intersection is in a relatively level section of roadway with very good sight distance

   The final plan should note all granted waivers.

2. **Recreation land**—Section 140-60.B. of the SALDO requires a minimum of 1,422 square feet of suitable recreation land per dwelling unit within all residential subdivisions and land developments, unless the developer agrees to a fee-in-lieu as outlined in Section 140-63 of the ordinance. The plan should indicate how the proposed development will meet this requirement.

3. **Lot design**—Section 140-27.B.(8) of the SALDO prohibits remnants of land that are smaller than required for a lot within any subdivision. Such remnants shall be incorporated into existing or proposed lots or dedicated to public use, if acceptable to the board of supervisors. The plan shows a small section of proposed Lot 10 which will wrap around adjacent TMP #15-1-130-1. We recommend that the applicant consider conveying this area to the adjacent parcel.

4. **Historic resource**—While not specifically indicated on the plan, it appears that a stone farmhouse on TMP #15-1-130 will be removed. The building may have potential for listing on the National Register of Historic Places. Bucks County tax records indicate the building was constructed in 1825; however, based on the asymmetrical arrangement of the windows and door it may have architectural significance as an example of early vernacular architecture. We recommend consulting with the Pennsylvania State Historic Preservation Office early in project planning. Since a sewage facilities planning module will be needed for the project, the applicant will likely need to comply with PA Department of Environmental Protection policy document #012-0700-001, *Implementation of the Pennsylvania State History Code: Policy and Procedures for applicants for DEP permits and plan approvals.*

5. **Landscape plan**

   a. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania**.**

   b. **Street trees**—Section 140-37.C.(2) of the SALDO states that street trees or front yard landscaping trees shall be required along all existing and proposed streets within any land development or major subdivision where suitable street trees do not exist. Section 140-37.C.(6) requires that street trees be planted at intervals of no more than 40 feet. The plan shows street trees along the proposed street but there does not appear to be sufficient plantings along Highland Park Road. The plan should be revised to show street trees along the entire frontage of Highland Park Road.

6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
25-0101

cc: Chris Jasinski (via email)
Drew Moyer, Mease Engineering, PC (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)

OWNER'S STATEMENT

Commonwealth of Pennsylvania:

Richard J. Jasinski (T.P. 15–1–130)

Christine M. Jasinski (T.P. 15–1–130)

County of Bucks

On the ___ day of _____, 20___, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared Richard and Christine Jasinski, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan, acknowledge that he is the registered owner of the designated plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that he desires that the foregoing plan be recorded according to law.

Witness my hand and notarial seal, the day and year aforesaid.

_____
Notary Public

My Commission expires _____
(SEAL)

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Hilltown this ___ day of _____, 20__.

_____

_____

_____

BUCKS COUNTY PLANNING COMMISSION

BCPC No. _____

PROCESSED AND REVIEWED. Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____

_____
Executive Director, Bucks county Planning Commission
Recorded in the office of the Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____, Page _____ on the ___ day of _____, 20__.

RECORDING NOTATION

Recorded in the office of the Recorder of Deeds, Bucks County, PA in Plan Book _____ Page _____ on the ____ day of _____, 20_____.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
RWC1	25'	39.06'	S 86°36'44" W	35.2'
RWC2	178'	33.7'	S 54°03'20" E	33.65'
RWC3	122'	16.4'	N 55°37'46" W	16.39'
RWC4	50'	39.13'	N 29°21'23" W	38.14'
RWC5	60'	282.41'	N 38°13'27" E	85.09'
RWC6	50'	39.13'	S 74°11'43" E	38.14'
RWC7	60'	33.03'	N 22°42'25" W	32.61'
RWC8	60'	61.17'	N 67°40'47" W	58.55'
RWC9	60'	51.03'	N 58°44'59" E	49.51'
RWC12	60'	51.49'	N 09°23'14" W	49.92'
RWC13	60'	65.6'	S 65°17'32" E	62.38'
RWC14	178'	23.93'	S 55°37'40" E	23.92'
RWC15	122'	23.1'	S 54°03'20" E	23.06'
RWC16	25'	39.7'	S 03°08'12" E	35.66'
RWC17	1375'	103.01'	S 49°02'52" W	102.99'
EAC1	60'	20.09'	N24°47'21" E	20.00'
ESC1	60'	33.03'	N 22°42'22" W	32.61'
ESC2	75'	41.28'	S 22°42'22" E	40.76'

ZONING REQUIREMENTS

Zoning District	– CR–2 (Country Residential II)	
Proposed Use	– B3 SFDC Opt. 2	
Min. Lot Area	– 20,000 SF	
Min. Site Area	– 10.0 Acres	
Min. Lot Width	– 85 Feet	
Min. Front Yard	– 40 Feet	
Min. Side Yard	– 20 Feet	
Min. Rear Yard	– 40 Feet	
Max. Imp. Surf. Ratio	– 0.35	
Max. Density	– 2.15 DU/Acre	
Max. Bldg. Height	– 35 Feet	
Min. Open Space Ratio	– 0.65	

SITE DATA

Tax Parcel Number	– 15–1–130	– 15–7–10
Total Tract Area	– 7.59 Acres	– 11.24 Acres
Deed Reference	– N/A	– Bk. 1833 Pg. 404
Instrument Number	– 2014008629	– 19990492930000
Existing Use	– B1 (Single Family Detached)	– B1 (Single Family Detached)
Water	– On Site	– On Site
Sewer	– Public	– On Site

SURVEYOR'S CERTIFICATION

I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

_____
Registered Surveyor
Registration No.SU075452

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

_____
Registered Engineer
Registration No._____

NOTIFICATION REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY

Mud, sediment, and/or debris tracked from the site onto a public cartway shall be immediately removed by brooming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surface is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway surface shall be immediately pressure washed to remove 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.

NOTICES FOR DRAINAGE FACILITIES AND EASEMENTS

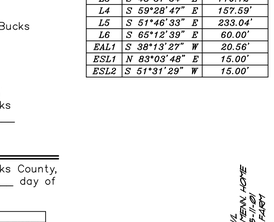
A. All drainage easements shown on this plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the approved development plans for this project. All these easements shall be kept free of all obstructions, including but not limited to, such obstructions as fill, temporary or permanent structures, and plants, (other than grass). The maintenance of all such easements shall be the responsibility of the lot owner on which the easement exists.
B. Drainage Easements shall allow passage of stormwater in underground storm sewer and piping associated structures, and/or allow passage of stormwater over the surface of the ground and shall allow the access across the area for purposes of maintenance of the storm conveyance systems.
C. Existing roadside gutters or swales shall not be obstructed by driveways or other fill or structures.

SYMBOLS

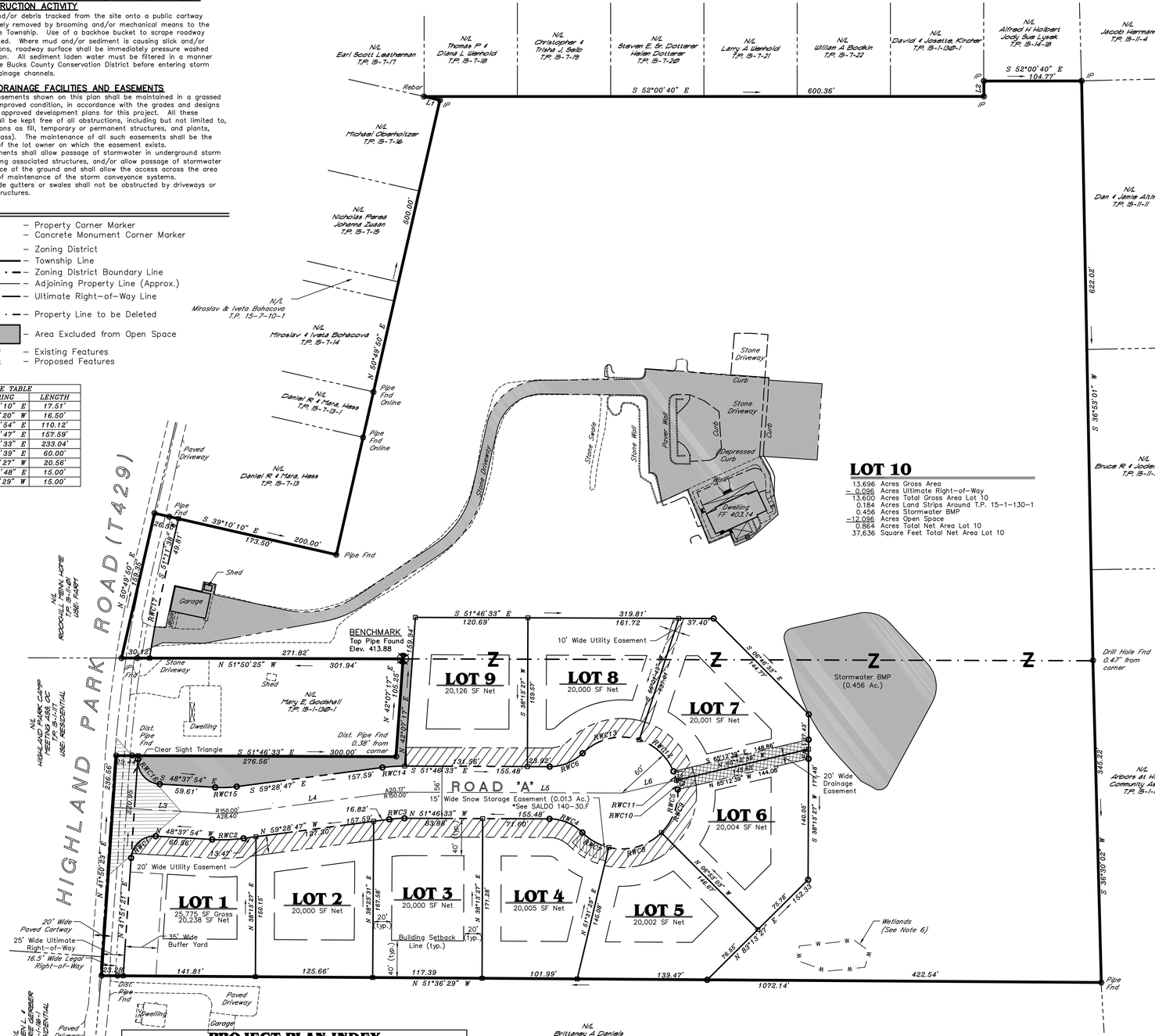
- ○ – Property Corner Marker
- ⊡ – Concrete Monument Corner Marker
- CR–2 – Zoning District
- — · — – Township Line
- — · — · — – Zoning District Boundary Line
- ——— – Adjoining Property Line (Approx.)
- — — — – Ultimate Right–of–Way Line
- – · –Z– · – – Property Line to be Deleted
- ▒ – Area Excluded from Open Space
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features

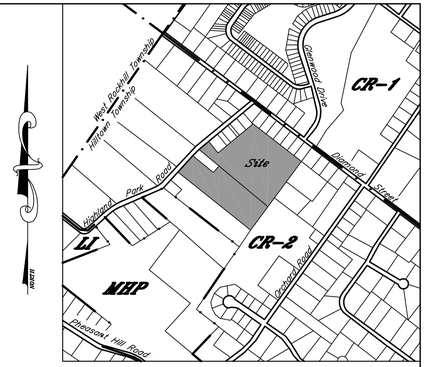
LINE TABLE

LINE	BEARING	LENGTH
L1	S 39°10'10" E	17.51'
L2	S 37°59'20" W	16.50'
L3	S 48°37'54" E	110.12'
L4	S 59°28'47" E	157.59'
L5	S 51°46'33" E	233.04'
L6	S 65°12'39" E	60.00'
EAL1	S 38°13'27" W	20.56'
ESL1	N 83°03'48" E	15.00'
ESL2	S 51°31'29" W	15.00'



SNOW STORAGE EASEMENT DETAIL
1" = 20'





LOCATION MAP
1" = 800'
800 0 400 800
GRAPHIC SCALE

LOT 10

13.696 Acres Gross Area
– 0.096 Acres Ultimate Right–of–Way
13.600 Acres Total Gross Area Lot 10
0.184 Acres Land Strips Around T.P. 15–1–130–1
0.456 Acres Stormwater BMP
–12.096 Acres Open Space
0.864 Acres Total Net Area Lot 10
37,636 Square Feet Total Net Area Lot 10

SITE CAPACITY CALCULATIONS

1. Base Site Area:
   - Site Area 18.832
   - Road R/W – 0.223
   - Base Site Area 18.609
2. Land w/Resource Restrictions and Resource Protection Land

Resource	Ratio	Acres of Land in Resources	Resource Protection Land (Acres x Open Space Ratio)
Flood Plains	1.00	–	–
Lakes or Ponds	1.00	–	–
Wetlands	1.00	0.044	0.044
Steep Slopes (25% or more)	0.85	–	–
Woodlands	0.80	1.340	1.072
Pond Shore	0.80	–	–
Lake Shore	0.70	–	–
Steep Slopes (15% to 25%)	0.70	–	–
Steep Slopes (8% to 15%)	0.60	–	–
Land w/Resource Restrictions		1.384	
Resource Protection Land			1.116

3. Minimum Usable Municipal Use Area or Open Space Land
   - Base Site Area 18.609
   - Subtract Land W/ Resource Restrictions – 1.384
   - Total Unrestricted Land 17.225
   - Multiply Unrestricted Land by 0.15 (0.15 x 17.225) x 0.15
   - Recreation Land 2.584
4. Determination of Site Capacity
   a. Single–Family Detached Cluster
   - Resource Protection Land 1.116
   - Add Minimum Municipal Use Area or Open Space Land + 2.584
   - Total Open Space 3.700
   - Base Site Area 18.609
   - Multiply by Open Space Ratio x 0.65
   - Minimum Required Open Space 12.096
   - Base Site Area 18.609
   - Subtract Total O.S. or Minimum Required O.S. (whichever is greater) – 12.096
   - Net Buildable Site Area 6.513
   - Multiply by Maximum Density x 2.15
   - Allowable Number of Dwelling Units 14.00

NOTES

1. All new utility services shall be run underground from existing overhead services. Electric, cable TV and telephone must be installed underground outside the right–of–way of the proposed roads, within the 20' wide utility easement.
2. Street trees shall be planted a minimum 3'–0" outside the road ultimate right–of–way line and are the sole responsibility of the lot owner on whose lot the trees are located. Prior to installation of street trees, tree location and species will be reviewed by the Township, relative to the location of installed utilities. If a potential conflict is determined by the Township, tree location and species must be revised.
3. The contractor performing the work is responsible for contacting "PA ONE CALL" (1–800–242–1776) for location of all underground lines not less than three nor more than ten days prior to the beginning of construction.
4. The cost and installation of the individual lot driveway lamp posts are to be the sole responsibility of the developer.
5. The property line, contours, and existing features in the area of development are based on a field survey performed by Mease Engineering, P.C. in November of 2024. The remainder of the contours on site are based on LIDAR information obtained from the PASDA website. The contour datum is based on NAVD 1988.
6. The wetlands shown on the plan were delineated and located by VW Consultants, LLC in October and November of 2024.
7. The proposed infiltration basin located within an easement on Lot 10 is to be owned and maintained by the owner of Lot 10. The Township will be given the rights to the easement for access and emergency maintenance situations. If emergency repairs to the detention basin become necessary by the Township, all costs shall be the responsibility of the homeowner.
8. A stormwater management facilities as–built plan must be prepared and submitted to Hilltown Township for approval prior to paving of roads and construction of buildings.
9. Nothing which obstructs the vision of a motorist shall be allowed within the clear sight triangle.
10. The building footprints and impervious surface calculations shown on this plan are for illustrative purposes only. A plot plan and impervious surface calculations for the proposed improvements on each lot shall be submitted at the time of building permit application.
11. The stormwater controls have been designed to accommodate the maximum allowable impervious cover for each of the new lots (lots 1 – 9), the impervious cover required for the road construction, the existing impervious cover on Lot 10, and an additional 4,800 SF of impervious cover on lot 10.
12. Sheets 2 through 14 inclusive, on record at the Township, shall be considered a part of the approved final plan as if recorded with same.
13. The owner of Lot 8 is responsible for the maintenance of the centralized mail delivery unit.
14. The open space area is to be part of lot 10. The open space will be privately owned and deed restricted from further subdivision. The open space will be maintained in an agricultural use.

GRAPHIC SCALE
60 0 30 60 120 240
1 inch = 60 ft.

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features and Demolition Plan
3	Aerial Plan
4	Grading and Utilities Plan
5	Road "A" Plan and Profile Sheet
6	Construction Details Sheet
7	Utility Details Sheet
8	Lighting and Landscaping Plan
9	Erosion and Sedimentation Control Plan
10	Erosion and Sedimentation Control Details Sheet
11	Post Construction Stormwater Management Plan
12	Post Construction Stormwater Management Details Sheet
13	Pre Construction Watershed Map
14	Post Construction Watershed Map

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM 1–800–242–1776
PROJECT SERIAL NO. 20192631074

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

JASINSKI MAJOR SUBDIVISION PLAN

Hilltown Township, Bucks County, Pennsylvania

SCALE: 1" = 60'
DATE: 28 Mar. 25'
Site Address: 34 & 106 Highland Park Rd, Sellersville, PA 18960
DRAWN BY: DWM
FILE: 24100101
OWNERS OF RECORD: Richard Jasinski & Christine Jasinski, 34 Highland Park Road, Sellersville, PA 18960

Record Plan

SHEET 1 of 14

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 19, 2025

Subject: BCPC #8217-B
Preliminary Plan of Land Development for Farm's Edge at Shady Brook
TMP #22-31-24
Applicant: Shady Brook at Flemings, Inc.
Owner: Same
Plan Dated: April 3, 2025
Date Received: April 21, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct an age-qualified development consisting of 150 multiplex residential units and a 4,652-square-foot clubhouse on a 53.70-acre parcel. A total of 20.33 acres of open space is proposed. An existing dwelling and barn in the southeast corner of the site are to remain. Public water and sewer facilities will serve the site.

Location: West of Township Line Road, directly north of the Villas at Shady Brook development. The site is east of Chilton Place.

Zoning:

Existing—The RA-1 Residence Agricultural District permits agricultural uses, single-family detached dwellings, and places of worship. The minimum lot area is one acre, the minimum lot width is 150 feet, and the maximum impervious surface ratio is 30 percent.

Proposed—The AQC Age-Qualified Community District permits multiplex dwelling buildings by right. The minimum site area is 50 gross acres, the maximum density is three dwelling units per gross acre, and the maximum impervious surface ratio is 40 percent. The AQC Age-Qualified Community District also requires a minimum open space ratio of 35 percent of gross site area.

Present Use: Agricultural and residential

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

COMMENTS

We note that the existing RA-1 Residence Agricultural District does not permit multiplex dwelling units, and the proposed land development would not be permitted based on the existing zoning.

However, the applicant has submitted a separate, simultaneous request to rezone this parcel from the RA-1 Residence Agricultural District to the AQC Age-Qualified Community District, and the subject development is proposed based on the AQC Age-Qualified Community District. Our office received the private request for a zoning map change and zoning ordinance amendment on May 1, 2025. The Bucks County Planning Commission will review the private request for rezoning and ordinance amendment at their June 4, 2025, meeting (BCPC #22-25-1(P)).

Since a private request for rezoning has been officially submitted for the township's consideration, we are reviewing this proposed land development based on the requirements of the proposed AQC Age-Qualified Community District regulation amendments. The requested rezoning should be discussed and resolved prior to the board of supervisors taking action on the proposed plan.

1. **Requested waivers**—Correspondence from the applicant's engineer, dated April 3, 2025, was included with the plan submission and indicates waivers are requested from the following requirements of the subdivision and land development ordinance (SALDO):

   Section 440-406.L.(7)
   to allow four emergency spillways each having less than a 1-foot freeboard instead of requiring detention basin emergency spillways having a minimum of 2-foot freeboard

   Section 440-411.G.(6)(a)
   to allow dead-end and cul-de-sac streets

   Section 440-411.G.(6)(c)
   to allow a maximum length of a cul-de-sac to be 820 feet, where only 800 feet is permitted

   Section 440-411.G.(6)(d)
   to allow 21 single-family units along the proposed cul-de-sac, where a maximum of 20 units are allowed

   Section 440-419.B.
   from providing a minimum 7-foot-wide planting strip between the curb and sidewalk along the street

   Section 440-421.C.
   to allow angle or perpendicular parking along streets

   The applicant has not provided the reasons for the waiver requests or all section numbers of the ordinance from which the waivers will provide relief. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based, the ordinance sections involved, and the minimum modifications necessary. The final plan should note all granted waivers.

2. **Road access and future development**—The inset on Sheet 8 shows the intended roadway connection from the proposed development to the signalized intersection at Stony Hill Road. Road access to the site from Stony Hill Road is shown crossing through adjacent TMP #20-12-1, in Lower Makefield Township. The inset map indicates that future development is intended along both sides of the roadway on the adjacent parcel, suggesting the current proposal is part of a larger overall

development. To adequately review the proposed land development, we recommend that a master plan be prepared showing the intended future development of the overall site. The master plan should show how the current proposal fits in with future development being planned for this area and how roadway access and connections, as well as pedestrian connections, will be planned.

3. **Historic preservation**—Section 500-2314 of the zoning ordinance has requirements for the protection and preservation of historic buildings, structures, and sites. According to the plan, the historic houses and barns are to remain. The applicant should identify and preserve the historic farmhouses to be compliant with the zoning ordinance under this section. Further, the historic houses and barns should be protected from future demolition by a deed restriction.

   In addition, federal or state approvals may be required, which may include approval of a sewage facilities planning module by the Pennsylvania Department of Environmental Protection (PaDEP). We recommend consulting with the Pennsylvania State Historic Preservation Office early in the project planning stage. The applicant should comply with PaDEP policy document #012-0700-001, *Implementation of the Pennsylvania State History Code: Policy and Procedures for applicants for DEP permits and plan approvals.*

4. **Tree protection fencing**—Section 500-2601.E. of the zoning ordinance states that areas within a tree protection zone shall not be altered, regraded, compacted, or built upon. The tree protection zone shall be 15 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater. The plan includes a tree protection fence detail and a tree protection fence symbol but does not show the intended location of tree protection fencing on the site. The proposed location of tree protection fencing should be shown on the plan to clearly delineate the tree protection zone to ensure existing trees to remain are protected during construction.

5. **Driveways**—The driveways for lots 2, 3, 4, 22, 23, 63, 64, 65, and 66 take access near, if not within, street intersections. Driveways should be designed to minimize conflicts with traffic entering or exiting an intersection and should be positioned as far from intersections as practical, not placed directly at intersections. We recommend the location of these lots be revised to move their driveways away from the intersections.

6. **Parking**—Section 440-421.E.(1) of the SALDO states that no one row of off-street parking spaces shall exceed 12 spaces. Raised planting beds shall be located at intervals not to exceed 12 parking spaces. The plan shows 16 perpendicular parking spaces in a row with no raised planting bed provided at the required 12-space interval.

7. **Trash receptacle space**—The proposed townhouses are provided with one garage space per dwelling. We note that there is often not enough room in the garage for both vehicles and larger-sized refuse containers for garbage and recycling. As a result, these receptacles are often left outside. The applicant may want to consider this when planning for refuse collection.

8. **Mail delivery**—The plan does not provide any information about mail delivery. Group mailboxes promote community and are more efficient for mail delivery. Individual mailboxes at the curb are not attractive along a street with closely spaced units and may create problems for any on-street parking. If community mailboxes are intended, parking and pedestrian access should be shown.

9. **Landscaping**

a. **Registered landscape architect**—We recommend the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

b. **Japanese zelkova**—The plan indicates that Japanese zelkova (*Zelkova serrata*) is proposed as a street tree and as a basin canopy tree. We note that this tree type is not suitable as a basin canopy tree since it is generally more tolerant of drought conditions than moist drainage areas.

c. **White pine**—The plan indicates that eastern white pine (*Pinus strobus*) is one of the proposed replacement evergreen tree varieties. The plan shows some eastern white pine trees as evergreen trees in buffer yards. We note that white pines are not effective as a screen tree because this variety loses its lower branches as it ages.

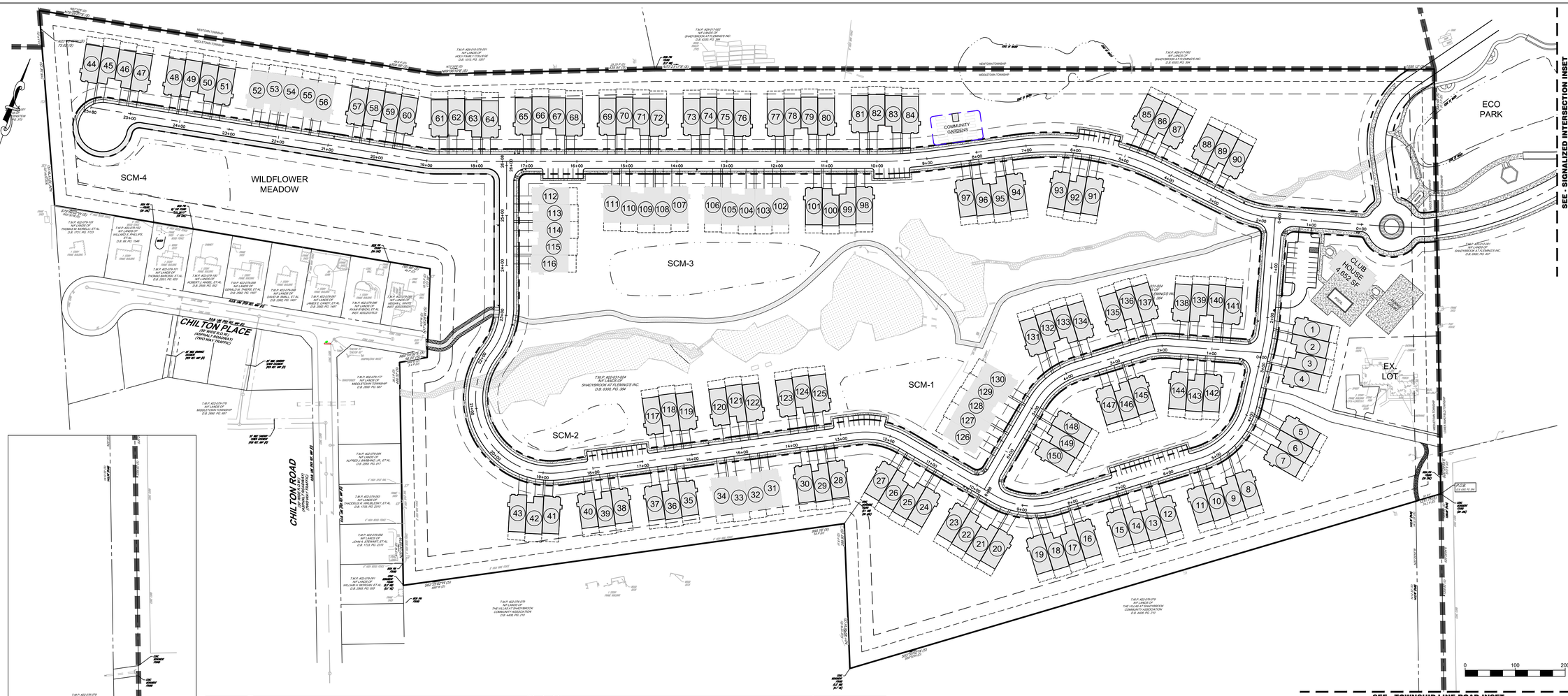
10. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the PaDEP to determine if an Act 537 Planning Module must be submitted for this proposed land development.

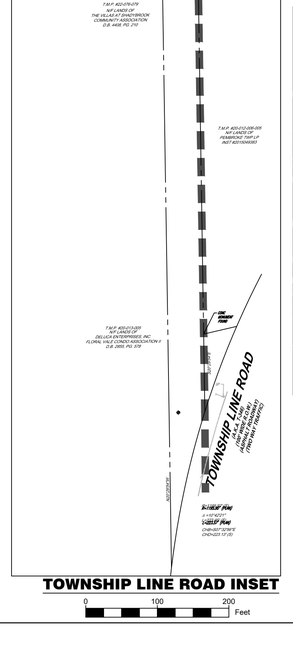
This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LYL:tmr
25-0117

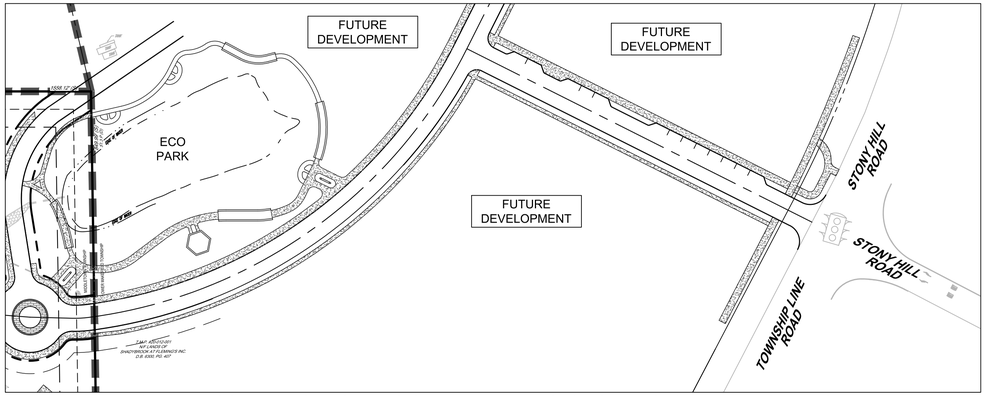
cc: Foxlane Homes (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Nick Valla, Acting Manager, Middletown Township (via email)
Jim Ennis, AICP, Zoning Officer (via email)
David W. Kratzer Jr., Lower Makefield Township Manager (via email)
Micah S. Lewis, Newtown Township Manager (via email)





TOWNSHIP LINE ROAD INSET

0 100 200 Feet



ROADWAY CONNECTION TO THE SIGNALIZED INTERSECTION AT STONY HILL ROAD INSET

0 100 200 Feet

ZONING DATA TABLE		
ZONING DISTRICT: AQC Age-Qualified Community District		
ITEM	**REQUIRED/ PERMITTED**	**PROPOSED**
Use:	Multiplex Dwelling	
Site Requirements:		
Min. Site Area	**50 AC. (T)**	53.698 AC.
Max. Density	3 DU/AC	2.81 DU/AC
Max. Building Coverage	20%	16.1%
Max. Impervious Coverage	40%	34.7%
Min. Open Space	35%	37.9%
Min. Building Setback From Tract Property Line	50 FT	50 FT
Max. Building Height	35 FT	< 35 FT
Min. Buffer Yard	25 FT	25 FT
Min. Off-Street Parking	1.25 Spaces/DU	1.5 Spaces/DU
Multiplex Dwelling Requirements:		
Min. Front Yard Setback (1)	30 FT	31.0 FT
Min. Distance Between Buildings	24 FT	25 FT
Max. Units Per Structure	5 Units	5 Units
(T) Subject to a proposed text ammendment		
(1) Minimum Front Yard Setback from edge of cartway with front entry garages required per section 500-2104		

IMPERVIOUS COVERAGE CALCULATIONS		
Site Area Calculations		
	SF	**AC**
Gross Lot Area	2,339,098	53.698
ROW Area	0	0.000
Total Lot Area	2,339,098	53.698
Existing Impervious Area		
Existing Buildings and Features	16,820	0.386
Existing Driveway	302,131	6.936
Existing Walkways, Walls, and Pads	3,929	0.090
Total Existing Impervious	322,880	7.412
Proposed Impervious Area		
Existing Dwelling To Remain	3,902	0.090
Existing Driveway To Remain	3,851	0.088
Proposed Club House	4,652	0.107
Proposed Dwellings	368,775	8.466
Proposed Roadways & Curb	211,955	4.866
Proposed Driveways	85,320	1.959
Proposed Sidewalk	52,583	1.207
Proposed Future Impervious	80,700	1.853
Total Proposed Impervious	811,738	18.635
Total Proposed Impervious Coverage	**34.7%**	
Total Proposed Building Coverage	**16.1%**	

LEGEND

- PROPERTY LINE
- R.O.W. LINE
- ROAD CENTERLINE
- BUILDING SETBACK LINE
- SUBDIVISION LINE
- TOWNSHIP BOUNDARY
- BUILDING
- CONCRETE

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM AN EXISTING FEATURES PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 24, 2024.
2. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND OBSERVATION AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CAN NOT BE GUARANTEED.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
4. THIS PLAN HAS BEEN PREPARED WITH A REQUEST TO REZONE THE SUBJECT PROPERTY TO AQC – AGE–QUALIFIED COMMUNITY DISTRICT. THE SITE IS CURRENTLY ZONED RA–1 – RESIDENCE – AGRICULTURAL DISTRICT.
5. THIS DEVELOPMENT HAS BEEN DESIGNED AS A PLANNED COMMUNITY AS DEFINED IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE. ANY INTERIOR LOT LINE SHOWN ARE TO DEMONSTRATE COMPLIANCE WITH THE ZONING ORDINANCE ONLY.
6. ELEVATION INFORMATION IS BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HORIZONTAL DATUM ID BASED ON 1983 STATE COORDINATE SYSTEM.
7. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800–242–1776).
8. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 432 OF 532, COMMUNITY MAP NO. 42017C0432J WHICH BEARS AM EFFECTIVE DATE OF MARCH 16, 2015.
9. THE TOWNSHIP IS GRANTED A BLANKET EASEMENT TO ENTER THE SITE AND INSPECT THE STORMWATER BMPS.
10. AS–BUILT PLANS OF THE PROPOSED STORMWATER FACILITIES SHALL BE DELIVERED TO THE TOWNSHIP.

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

REVISIONS		
	Date	Description
	4/3/2025	REVISED PER COMMENTS

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
MARKING OF UNDERGROUND LINES
10 WORKING DAYS IN DESIGN STAGE
– STOP & CALL –
Pennsylvania One
Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITIES AFFECTED PRIOR TO ANY EXCAVATION.

FARM'S EDGE AT SHADY BROOK

TMP # 22-031-024
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PA
PA ONE CALL SERIAL NUMBER: 20241214278

OVERALL RECORD SITE PLAN

ROBERT THOMAS CUNNINGHAM, P.E.
PA PE076424

File No.
2000_C1.0 SITE PLAN.DWG

HCE Job	2000			
Date	12/05/2024	Scale	1"=100'	Designed RC
				Sheet 8 of 61

Drawing No.
C1.0

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 15, 2025

Subject: BCPC #13083
Preliminary Plan of Land Development for Woods Meadowbrook
TMP #22-30-3
Applicant: Woods Services
Owner: Same
Plan Dated: April 10, 2025
Date Received: April 17, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a four-story apartment building, totaling 70 units, along with associated driveways, a parking lot, sidewalks, and a stormwater management facility, on a 3.78-acre site. The proposed development plan has two phases: Phase 1 proposes a four-story apartment building with 42 units, and a parking lot; Phase 2 proposes a four-story building addition with 28 apartment units and additional parking units. The plan also proposes a 0.47-acre open space area. Existing generators, transformers, and a maintenance shed located in the western portion of the site are to remain. Public water and sewer serve the site.

Location: Along the southern side of U.S. Route 1, northeast of the intersection of South Pine Street and Woods Drive.

Zoning: The R-1 Residence District provides for urban-type residential development and permits single-family detached dwellings and buildings for public worship by right. The required minimum lot area is 15,000 feet, the minimum lot width is 100 feet, and the permitted maximum impervious surface ratio is 30 percent.

The CDT Community Development Transitional Overlay District permits apartment buildings with a maximum of 75 dwelling units by right. The required minimum lot area is 3 acres, the minimum lot width is 100 feet, and the permitted maximum impervious surface ratio is 60 percent. The CDT Overlay

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

District also requires attainable housing as one of the components. Ten percent of the site area must be preserved as open space.

We reviewed a private zoning change (BCPC #22-24-1(P)R) on April 2, 2025, and note the CDT Overlay District zoning map change and zoning text amendment were officially approved by the Middletown Township Board of Supervisors on April 7, 2025.

Present Use: Utility transmission and vacant

COMMENTS

1. **Requested waivers**—Information on the plan and related correspondence, dated April 10, 2025, indicate the applicant is requesting waivers from the following requirements of the subdivision and land development ordinance (SALDO):

   Section 440-301.E.
   from requiring separate documents for preliminary and final land development plans; the application indicates the plans are designed to final plan standards

   Section 440-421.E.(4)
   from requiring the edge of any parking area to be at least 15 feet from the outside wall of the nearest building; the application indicates there are limitations on-site

   The final plan should note all granted waivers.

2. **Preserved open space**—Section 500-2604.A. of the zoning ordinance states that open space and recreation space shall not include any nonrecreational buildings or structures. By definition in Section 500-202 of the zoning ordinance, open space shall not include easements. Further, Section 500-2604.C.(6) of the zoning ordinance states that active recreation land shall not be traversed by utility easements unless said utilities are placed underground. Currently, overhead utility lines and poles exist along South Pine Street within the proposed open space land. The plan should be revised to exclude the utility easement area from the delineated open space and recalculate the total open space area. Compliance with the minimum open space requirements of 10 percent of the site area should be assured.

3. **Recreation land**—Section 440-424.B.(1) of the SALDO requires that all residential development, including multifamily developments, shall provide a minimum of 1,500 square feet of recreation space per dwelling unit, in addition to any open space required under the zoning ordinance. The plan should indicate how compliance with this requirement will be met.

4. **Transportation impact study**—Section 440-303.D.(7) of the SALDO requires a transportation impact study to be submitted as part of the preliminary plan for any residential development with more than 50 dwelling units. The applicant should submit the required transportation impact study to the township for review.

5. **Parking locations**—The plan shows perpendicular parking spaces along the site's main access aisle east of the building and north of the building bordering U.S. Route 1. The locations of these spaces raise a concern over the possibility of conflicts between vehicles maneuvering into and out of spaces and vehicles traveling through the site. To provide a safer circulation system, we recommend the spaces be relocated further from the access driveways.

6. **Emergency and maintenance access**—The proposed driveway on Cherry Street, to the east of the site, is the only vehicular access for the development. The plan shows that the existing generators and transformers in the western portion of the site will remain, alongside a proposed underground basin. We recommend consideration be given to providing a driveway between Central Avenue and the vehicle turnaround to the west side of the building to better accommodate emergency and utility service vehicles.

7. **Pedestrian considerations**

   a. **Sidewalks**—The Pennsylvania Department of Transportation (PennDOT) has a planned transportation improvement project along the Route 1 corridor, scheduled to start in 2029. The site falls within the limits of the U.S. 1 Section RC3 Improvement Project[1], which includes pedestrian improvements such as recommended sidewalks and sidepaths along Pine Street (PA Route 413). Any improvements to this site should be coordinated with PennDOT officials.

   b. **Pedestrian connections**—The plan proposes pedestrian sidewalks through the site. We recommend that a trail be connected to the proposed sidewalks and the proposed open space to provide a more complete pedestrian network.

8. **Landscaping**

   a. **Registered landscape architect**—We recommend the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

   b. **Buffer yards**—Section 500-2605 of the zoning ordinance requires a 75-foot-wide buffer yard where new residential developments abut existing nonresidential uses. Section 500-2605.C. of the zoning ordinance requires a dense screen planting of trees, shrubs, and hedges within the required buffer yards. The Compliance Chart on Sheet 20 indicates that existing vegetation and topography are intended to satisfy the buffer planting requirement. The required 75-foot-wide buffer yard should be clearly shown along lot boundaries bordering nonresidential uses. Further, we recommend township officials determine if the existing vegetation provides adequate screening or if additional plantings would be needed.

   c. **Screening for transformers, generators, and shed**—In multifamily developments, Section 440-426.K. of the SALDO requires that plant material be added for privacy, shade, beauty of buildings and grounds, and to screen out objectionable features. Consistent with this requirement, we recommend that landscaping be provided around the perimeter of the fencing surrounding the transformers, generators, and maintenance shed located in the western portion of the site.

9. **Trash receptacle space**—The plan does not show a refuse collection location on the site for garbage and recycling trucks. For multifamily residential developments, Section 440-425.J.(1) of the SALDO requires outdoor collection stations for garbage and trash removal when individual collection is not provided. Section 440-425.J.(2) states that collection stations shall be adequately separated from habitable buildings but also be convenient for both collectors and residents and shall be screened and landscaped. The plan should be revised to indicate compliance with these requirements.

10. **Utility easement**—The site contains utility lines along South Pine Street and Central Avenue. The plan indicates that four existing utility poles on the site will be removed, and new utility lines will be

[1] https://us1bucks.com/section-rc3/

installed underground. Prior to the construction of the land development, the applicant should confirm approval with the utility providers. Documentation from the utility providers should be given to the township, indicating that they approve of the location and layout on the site.

11. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LYL:emh
25-0115

cc: Woods Services (via email)
Landon Mueller, Gilmore & Associates, Inc. (via email)
Eric S. Clase, PE, Gilmore & Associates, Inc. (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Stephanie Teoli Kuhls, Township Manager (via email)
Nick Valla, Assistant Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)
Ken Yerges, PE, Project Manager, Johnson, Mirmiran & Thompson, Inc. (via email)
Sibty Hasan, PennDOT (via email)

SITE CAPACITY CALCULATIONS:

PER ZONING §500-2601:

NATURAL RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	TOTAL NATURAL RESOURCE LAND (ACRES)	TOTAL RESOURCE PROTECTED LAND (ACRES)	PROPOSED DISTURBANCE (ACRES)
FLOODPLAIN	100%	0.00	0.00	0.00
FLOODPLAIN SOILS	100%	0.00	0.00	0.00
TREE PROTECTION ZONE	100%	0.00	0.00	0.00
WATERCOURSES	100%	0.00	0.00	0.00
STEEP SLOPES (>25%)	100%	0.00	0.00	0.00
LAKES AND PONDS	100%	0.00	0.00	0.00
WETLANDS	100%	0.00	0.00	0.00
WETLANDS MARGIN	80%	0.00	0.00	0.00
LAND AND POND SHORELINES	80%	0.00	0.00	0.00
WOODLANDS (SENSITIVE)	80%	0.00	0.00	0.00
STEEP SLOPES (15-25%)	70%	0.00	0.00	0.00
STEEP SLOPES (8-15%)	50%	0.00	0.00	0.00
WOODLANDS (OTHER)	50%	0.00	0.00	0.00
TOTAL:		0.00	0.00	0.00

NOTE: ANY OVERLAPPING NATURAL RESOURCES ON-SITE SHALL BE CALCULATED BASED ON HIGHEST PROTECTION STANDARDS. THUS, NATURAL RESOURCES WITH HIGHER PROTECTION STANDARDS SHALL TAKE PRECEDENT OVER THOSE WITH LOWER PROTECTION STANDARDS

PARKING CALCULATION (OVERALL):

PER ZONING §500-2205.6:
(APARTMENTS) (18) PARKING COUNT

1 PARKING SPACE / BEDROOM

94 BEDROOMS X 1 SPACE / BEDROOM = 104 SPACES

REQUIRED ADA SPACES 5 SPACES

TOTAL PROVIDED SPACES 105 SPACES

STANDARD SPACES PROPOSED 95 SPACES
ADA SPACES PROPOSED 10 SPACES

IMPERVIOUS SURFACE TABLE (OVERALL):

SURFACE TYPE	(SQ. FT.)	(ACRES)
BUILDINGS	20,129	0.46
CONCRETE/SIDEWALK	5,894	0.14
ASPHALT	60,421	1.39
TOTAL IMPERVIOUS:	86,444	1.99

UNIT BREAKDOWN

	PHASE 1	PHASE 2	TOTAL
ONE BEDROOM	29	16	45
TWO BEDROOM	8	8	16
THREE BEDROOM	5	4	9
TOTAL	42	28	70

ZONING TABLE: (OVERALL)

ZONING DISTRICT: R-1 - RESIDENTIAL 1
CDT - COMMUNITY DEVELOPMENT TRANSITIONAL OVERLAY DISTRICT
PRINCIPLE PERMITTED USE: APARTMENTS - PERMITTED BY-RIGHT UNDER CDT OVERLAY

	REQUIRED/PERMITTED	PROVIDED (OVERALL)
MIN. LOT AREA	3 AC	3.78 AC
MIN. LOT WIDTH	100 FT	405.67 FT
MIN. FRONT YARD	50 FT	51.56 FT
MIN. SIDE/REAR YARD	50 FT	79.45 FT
MAX. BLDG HEIGHT	55 FT	< 55 FT
MAX. STORIES IN BLDG	4	4
MAX. IMPERVIOUS SURFACE	60% (2.27 AC)	52.6% (1.99 AC)
MIN. OPEN SPACE AREA	10% (0.38 AC)	12.4% (0.47 AC)

LOT AREA:

PER ZONING §500-202 SPECIFIC TERMS

(a)	AREA WITHIN THE LOT LINES OF A LOT:	3.775 ACRES
(b)	MINUS ANY PORTION OF AN EXISTING OR DESIGNATED FUTURE RIGHT-OF-WAY: -	0.000 ACRES
(c)	EQUALS NET LOT AREA:	3.775 ACRES

WAIVERS REQUESTED:

THE FOLLOWING WAIVERS ARE REQUESTED FROM MIDDLETOWN TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO), DATED 11-12-1985:

A. FROM THE PROVISIONS OF §440-301.E., WHICH REQUIRES SEPARATE STAGES OF APPROVAL FOR PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS;
A WAIVER IS REQUESTED FROM PURSUING SEPARATE STAGES OF APPROVAL FOR PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS. APPLICANT REQUESTS OBTAINING COMBINED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL. THE PLANS ARE DESIGNED TO FINAL PLAN STANDARDS AND THE APPLICANT SHALL ABIDE BY ALL TOWNSHIP REQUIREMENTS.

B. FROM THE PROVISIONS OF §440-421.E.(4), WHICH REQUIRES THAT THE EDGE OF ANY PARKING AREA TO NOT BE CLOSER THAN 15 FEET TO THE OUTSIDE WALL OF THE NEAREST BUILDING.
A WAIVER IS REQUESTED TO ALLOW FOR THE EDGE OF PARKING AREAS TO BE WITHIN 15 FEET OF THE OUTSIDE WALL OF THE NEAREST BUILDING GIVEN THE SPACE LIMITATIONS ON SITE.

PROJECT GENERAL DESCRIPTION:

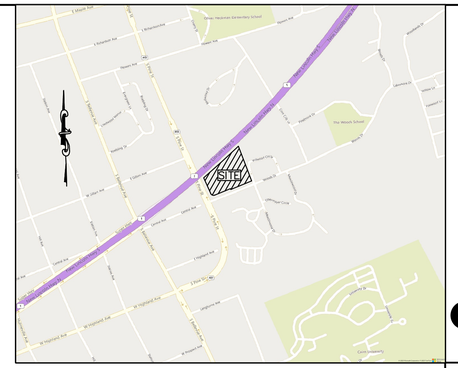
WOODS MEADOWBROOK IS A REDEVELOPMENT PROJECT IN MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA LOCATED IN THE R-1 RESIDENTIAL ZONING DISTRICT ON TMP 22-030-003.

THE EXISTING SITE IS CURRENTLY AN OPEN FIELD WITH A GENERATOR PAD ONSITE.

PROPOSED SITE IMPROVEMENTS INCLUDE: ONE (1) FOUR-STORY 12,680 S.F. APARTMENT BUILDING. THE SITE WILL HAVE ONE (1) ACCESS DRIVEWAY THAT WILL BE UTILIZED TO ENTER THE PROPERTY FROM CHERRY STREET. OTHER IMPROVEMENTS INCLUDE: PROPOSED ASPHALT PARKING AREAS, CONCRETE WALKWAYS, UNDERGROUND UTILITIES, LANDSCAPING, LIGHTING, AND STORMWATER MANAGEMENT FACILITIES.

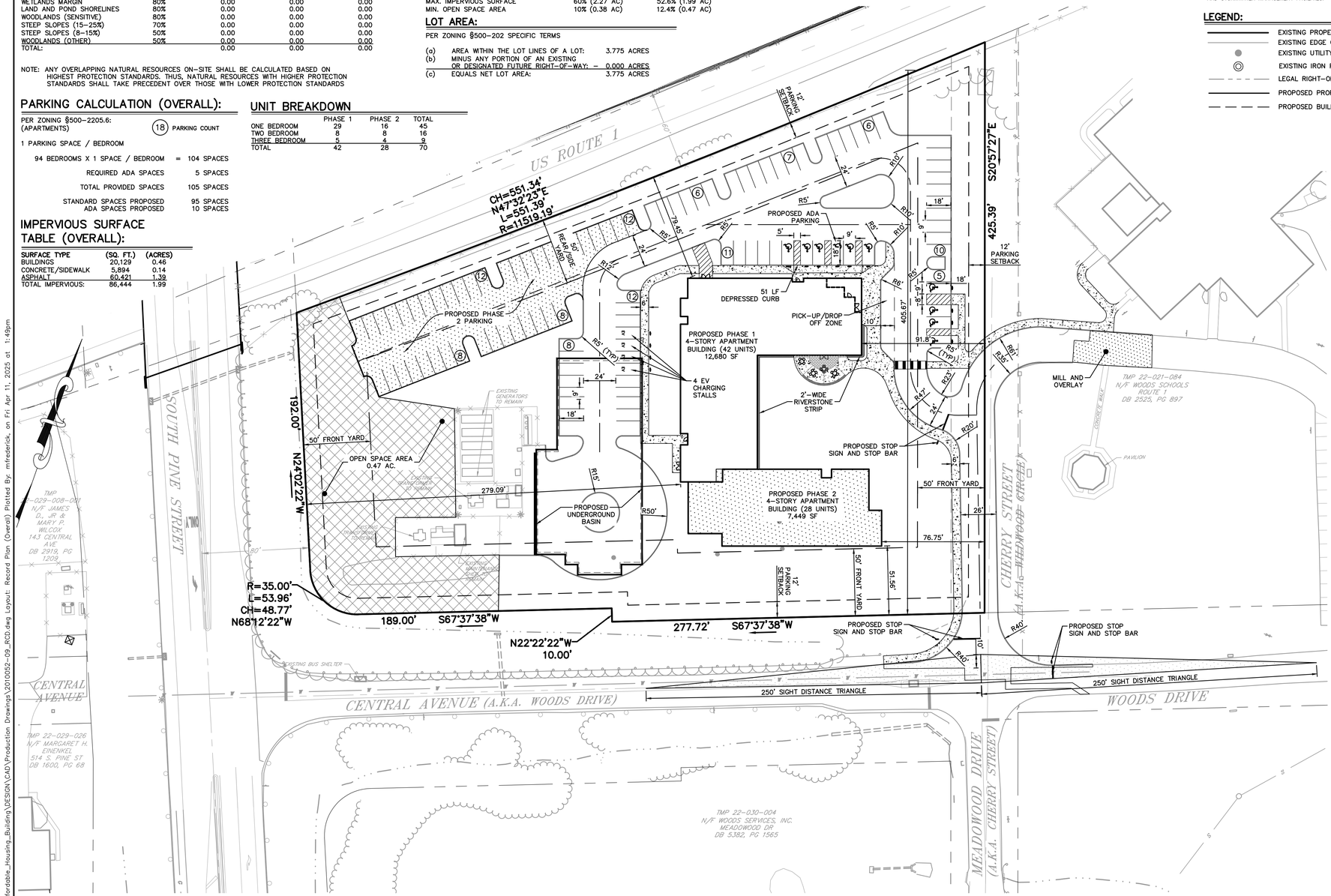
LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE
- EXISTING IRON PIN/STAKE
- LEGAL RIGHT-OF WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE



LOCATION MAP
SCALE 800 00 800 1600 IN FEET

SCALE: 1"=800'



GENERAL NOTES:

1. PROPERTY IS KNOWN AS TAX PARCEL 22-030-003 AS SHOWN ON THE TAX MAP OF TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JUNE OF 2023 AND UPDATED DECEMBER 2024.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
4. THE EXISTING FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON AERIAL MAPPING PERFORMED BY COOPER AERIAL SURVEYS CO. (FROM PHOTOGRAPHY TAKEN APRIL 5, 2021) AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. WITHIN THE AREA INDICATED BY THE "LIMIT OF G&A FIELD SURVEY" LINE.
5. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
6. 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.
7. PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER REFERENCE NO. 2.
8. THE PROPOSED BUILDING WILL BE SERVICED BY PUBLIC WATER AND SEWER. NEW WATER AND SEWER LATERALS ARE TO BE INSTALLED DURING CONSTRUCTION.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE STANDARDS SET BY THE LOCAL GOVERNING AUTHORITY.
10. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM VARIOUS SOURCES. GILMORE & ASSOCIATES, INC. IS NOT RESPONSIBLE AS TO THE ACCURACY OF THE INFORMATION OBTAINED FROM VARIOUS SOURCES. WHERE PROPOSED UTILITIES CROSS OR CONNECT TO EXISTING UTILITIES, PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SPECIFIC DEPTHS, INVERTS, CLEARANCES, MATERIAL, AND SIZES OF THE UTILITIES INVOLVED. IF THE CONTRACTOR DETERMINES THAT DISCREPANCIES OR CONFLICTS EXIST, THE FILED INFORMATION SHALL BE FORWARDED TO THIS OFFICE FOR REVIEW AND FILED CHANGES MUST BE APPROVED BY THIS OFFICE. TEST PITS SHALL BE INCLUDED IN THE CONTRACTORS BID. NO IMPROVEMENTS SHALL BE INSTALLED UNTIL SUCH TIME THIS OFFICE APPROVES OF A FIELD CHANGE.
11. NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
12. NO STRUCTURES, FENCE, PLANTINGS, OR OTHER OBSTRUCTIONS SHALL BE INSTALLED BETWEEN A VERTICAL PLANE TWO FEET ABOVE STREET LEVEL AND A PLANE SEVEN FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT TRIANGLE SHOWN AT THE DRIVEWAY ENTRANCES.
13. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 500 FEET OF SIGHT DISTANCE TO THE LEFT AND 500 FEET OF SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO ROAD. THE DRIVEWAY MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNORS.
14. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION) STANDARDS.
15. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED. ALL CONSTRUCTION WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
16. AT THE COMPLETION OF THE PROJECT, AND AS A PREREQUISITE FOR THE RELEASE OF THE PERFORMANCE GUARANTEE, THE APPLICANT/ OWNER SHALL PROVIDE A CERTIFICATION OF COMPLETION FROM THE ENGINEER VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS AND SHALL ALSO BE RESPONSIBLE FOR COMPLETING AN "AS-BUILT" SURVEY OF ALL STORMWATER FACILITIES INCLUDED IN THE APPROVED DRAINAGE PLAN.
17. IN THE EVENT OF FAILURE OF ANY PROPOSED WATER AND SEWER UTILITIES INSTALLED UNDER THE PROPOSED BUILDING THE TOWNSHIP OF MIDDLETOWN AND THE TOWNSHIP ENGINEER SHALL BE HELD HARMLESS FOR ANY DAMAGES SUFFERED.
18. THE STORMWATER MANAGEMENT SYSTEM SHALL NOT CAUSE ANY FLOODING CONDITIONS ON THE PROPERTY AND ON ADJACENT PROPERTIES AND AREAS DOWNSTREAM OF THE PROJECT SITE. IN THE EVENT OF FLOODING, DUE TO THE FAILURE OR PARTIAL FAILURE OF THE STORMWATER MANAGEMENT SYSTEM, THE OWNER SHALL IMMEDIATELY UNDERTAKE ALL NECESSARY MODIFICATIONS TO REMEDY SUCH CONDITIONS AT NO COST TO THE TOWNSHIP OF MIDDLETOWN.
19. STORMWATER MANAGEMENT FACILITIES MAINTENANCE & MONITORING PROCEDURAL AGREEMENT IS INCLUDED IN THE DEVELOPER'S AGREEMENT, AS PART OF THIS DEVELOPMENT.
20. PRIOR TO ISSUING ANY STREET ADDRESS, THE DEVELOPER SHALL COORDINATE WITH THE FIRE MARSHAL'S OFFICE FOR APPROPRIATE NUMBERING.
21. ALL CONSTRUCTIBLE DETAILS SHALL CONFORM TO THE MIDDLETOWN TOWNSHIP DESIGN DETAILS AND PRACTICES.
22. A SEWAGE FACILITIES PLANNING MODULE APPLICATION WILL BE SUBMITTED TO PADEP. THE APPROVAL WILL BE FORWARDED TO THE TOWNSHIP.
23. MIDDLETOWN TOWNSHIP ORDINANCES UTLIZED FOR THIS PROJECT INCLUDE:
    - ZONING ORDINANCE DATED 3/26/1991;
    - SUBDIVISION AND LAND DEVELOPMENT ORDINANCE DATED 11/12/1985;
    - STORMWATER MANAGEMENT ORDINANCE DATED 5/24/2005.
24. THE STORMWATER MANAGEMENT MRC BASIN FACILITY SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY. THE MRC BASIN FACILITY SHOWN ON THESE PLANS ARE A BASIC & PERPETUAL PART OF THE STORM DRAINAGE SYSTEM, AND AS SUCH SHALL BE PROTECT & PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE OWNER TO WHICH THESE STRUCTURES ARE LOCATED WITHIN. THE TOWNSHIP AND/OR ITS AGENTS RESERVE THE RIGHT TO ENTER THE SITE FOR THE PURPOSE OF INSPECTION OF THESE FACILITIES TO VERIFY THE DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER.
25. A BLANKET STORMWATER ACCESS EASEMENT IS GRANTED TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS AND INSPECTION OF THE MRC BASIN FACILITY ON AN ANNUAL BASIS. ALL COSTS & EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY THE OWNER IN PERPETUITY. IF, IN THE JUDGMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE MRC BASIN FACILITY IN SUCH A MANNER AS TO ENSURE THEIR PROPER FUNCTIONING, THE TOWNSHIP, AFTER PROVIDING A WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER & TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE MRC BASIN FACILITY TO ENSURE THAT SUCH FACILITIES FUNCTION & PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN SIXTY (60) DAYS IN ACCORDANCE WITH THE OPERATION & MAINTENANCE AGREEMENT FOR THIS.
26. A STORMWATER MANAGEMENT FACILITIES OPERATION AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP SHALL BE SIGNED AND RECORDED FOR THIS DEVELOPMENT.
27. THE APPLICANT SHALL PROVIDE "AS-BUILT" RECORD PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATIONS AND MAINTENANCE PLAN TO THE TOWNSHIP FOR THE STORMWATER MANAGEMENT MRC BASIN FACILITY.
28. PLAN SHEETS 1-34 AS IDENTIFIED ON THE TITLE PAGE ON RECORD AT MIDDLETOWN TOWNSHIP SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH SAME.
29. ALL FILL MATERIAL IMPORTED FOR USE AT THIS PROJECT SITE WILL BE "CLEAN FILL" IN ACCORDANCE WITH THE GOVERNING RULES AND REGULATIONS OF THE PADEP AN IN ACCORDANCE WITH MIDDLETOWN TOWNSHIP STANDARDS REGARDING CLEAN FILL.
30. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOW STANDARDS:
    - PENNDOT DESIGN MANUAL 2, CHAPTER 6
    - PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M
    - U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin 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. 20231501076

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.

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

APPROVED BY THE MIDDLETOWN TOWNSHIP PLANNING COMMISSION

_____ DATE _____, 20 ____

_____ DATE _____, 20 ____

REVIEWED BY THE MIDDLETOWN TOWNSHIP ENGINEER ON _____, 20 ____

_____

BCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE, _____, 20 ____.

_____
EXECUTIVE DIRECTOR
BUCKS COUNTY PLANNING COMMISSION

APPROVED BY RESOLUTION OF THE SUPERVISORS OF MIDDLETOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AT A MEETING HELD ON THE _____ DAY OF _____, 20 ____.

_____

_____

_____

PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS.

_____ (REGISTERED PROFESSIONAL ENGINEER) _____ (REGISTRATION NUMBER)

OWNER'S CERTIFICATION OF INTENT

ON THE _____ DAY OF _____, 20___ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC, RESIDING IN PENNSYLVANIA PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE AUTHORIZED REPRESENTATIVE OF _____ AND THAT AS SUCH AUTHORIZED SIGNATORY, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID LIMITED LIABILITY COMPANY IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SAID LIMITED LIABILITY COMPANY DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED SIGNATORY AND THE SAME TO BE ATTESTED

BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20___.

ATTEST:

_____

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20___.

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20___.

STORMWATER MANAGEMENT BMP ACKNOWLEDGEMENT:

I _____ ON THIS DATE _____ ACKNOWLEDGE THAT THE STORMWATER CONTROLS AND BMPs ARE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER WRITTEN APPROVAL BY THE TOWNSHIP DESIGNEE, UPON RECOMMENDATION OF THE TOWNSHIP ENGINEER.

_____
OWNER/APPLICANT'S SIGNATURE

DRAINAGE PLAN ACKNOWLEDGEMENT:

I, _____ ON THIS DATE _____, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

_____
DESIGN ENGINEER'S SIGNATURE

SCALE 40 0 40 80 IN 1"=40' FEET

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL, SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT, AND PROJECT DESIGNATED HEREON. ANY REUSE WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER
25713-E
DATE: _____

REV.	DESCRIPTION	DATE	BY

PRELIMINARY-FINAL LAND DEVELOPMENT
WOODS MEADOWBROOK
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
RECORD PLAN (OVERALL)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2010052-09

OWNERS INFO:
WOODS SERVICES
40 MARTIN GROSS DRIVE
LANGHORNE, PA 19047
215-750-4000

MUNICIPAL FILE No.: _

TAX MAP PARCEL No.: 22-030-003

TOTAL AREA:	TOTAL LOTS:
3.78 AC.	1
DATE: 4/10/2025	SCALE: 1"=40'
DRAWN BY: MF	CHECKED BY: ESC

SHEET NO.: 3 OF 34

Q:\andrew\2020\2010052-09_Woods_Services_Relocated_Affordable_Housing_Building\DESIGN\CAD\Production Drawings\2010052-09_RCD.dwg Layout: Record Plan (Overall) Plotted By: mfrederick, on Fri Apr 11, 2025 at 1:49pm

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: New Britain Borough Council
New Britain Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 5, 2025

Subject: BCPC #13077
Preliminary Plan of Land Development for 471 East Butler Avenue
TMPs #25-8-5 & 25-7-51
Applicant: Monster Properties II LLC
Owner: Same
Plan Dated: March 24, 2025
Date Received: March 31, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Consolidate two parcels of 1.88 acres (Lot 1) and 4.32 acres (Lot 2) to form a 6.47-acre tract and construct a three-story 45,752-square-foot mixed-used development. The single structure will feature 100 apartment units and 5,000 square feet of ground-floor commercial area. A total of 159 parking spaces are proposed. The site is to be served by public water and public sewer.

Location: The northwest corner of the intersection of East Butler Avenue and North Shady Retreat Road.

Zoning: The existing Lot 1 falls within the C-3 Office Commercial and the MUO Mixed Use Overlay Districts, which permits a variety of uses, including multifamily dwellings and various commercial uses, on a minimum site area of 0.5 acres. The allowable maximum building coverage and maximum impervious surface ratio are 50 percent and 75 percent, respectively. The maximum gross multifamily residential density is 20 dwelling units per acre.

The existing Lot 2 falls within the R-1 Residential District, which does not permit multifamily dwelling units or commercial uses.

Present Use: Residential

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

COMMENTS

1. **Requested waivers**—The plan and related correspondence included with the submission indicate that the applicant is requesting waivers from the following requirements of the subdivision and land development ordinance (SALDO):

   Section 385-17
   to permit grading within 5 feet of a property line or right-of-way line; the application indicates this is necessary to construct improvements within the East Butler Avenue and Shady Retreat Road rights-of-way

   Section 385-22.C.
   to waive the requirement that 10 percent of the parking area must consist of landscaped areas; the application indicates that most of the proposed parking will be provided in the parking garage where no landscaped areas are proposed

   Section 385-34.F.(3)(C)
   to permit storm pipe inside diameters to be less than 18 inches; the application indicates that calculations have been provided to confirm the storm pipes having a diameter smaller than 18 inches can adequately convey runoff generated by the 100-year design storm

   The final plan should note all granted waivers.

2. **Split-zoned lot**—The proposed lot consolidation would create a split-zoned lot between the borough's R-1 Residential and C-3 Office Commercial Districts. The forming lot would also be partially within and partially outside of the MUO Mixed-Use Overlay District. Split-zoned parcels often present difficulties to develop due to multiple and differing regulations. If the proposed consolidation and land development is approved, the applicant and borough may wish to consider rezoning the parcel to fit with the proposed land development and potentially circumvent any future issues associated with split-zoned lots.

3. **Commercial use type**—The plan does not specify what type of commercial use will be proposed on the site. Section 450-29.1.C.(1)(a) of the zoning ordinance outlines the permitted uses. The plan should clarify the intended use for the commercial component of the site, ensuring that it qualifies as a permitted use.

4. **Trail coordination**—The *Tri-Municipal Master Trails and Greenway Plan* (2010) depicts a trail running along Butler Avenue, turning north, and continuing along Shady Retreat Road. We recommend that the borough work with the developer to continue the existing asphalt pathway that ends at the bend in Shady Retreat Road within the apartment complex across the street.

   The new asphalt pathway should be installed along the site's frontage with Shady Retreat Road and East Butler Avenue, continuing to develop the borough's pedestrian network. A crosswalk connecting the existing asphalt pathway to the new pathway should be installed as the site is developed to ensure safe crossing of Shady Retreat Road. We also note that this area is identified as a dangerous area on the *Tri-Municipal Master Trails and Greenway Plan* (2010). Providing these features will help deter speeding and provide clear demarcation of pedestrian connections.

5. **Bicycle parking**—Both the *New Britain Borough Comprehensive Plan* (2020) and the *New Britain Borough – Main Street Study* (2016) provide recommendations that support the incorporation of

bicycle parking into a development of this type. The *New Britain Borough Comprehensive Plan* outlines goals related to adopting policies for bicycle safety and improving Butler Avenue streetscapes to improve efficiency for bicyclists. The *New Britain Borough – Main Street Study* encourages transportation improvements that follow a multi-modal approach to providing facilities for all types of travelers, while also recommending design strategies related to bicycle mobility. The applicant should consider providing bike parking fixtures, such as bike racks or bike sheds, to serve future residents and commercial visitors. Should such fixtures be provided, we recommend *The Essentials of Bike Parking* (2015), prepared by the Association of Pedestrian and Bicycle Professionals (APBP), and referenced in the *Bucks County Bicycle Master Plan* (2012), be consulted for information on recommended designs.

6. **Streetscape improvements**—Section 450-29.1.E.(1)(a) of the zoning ordinance requires that elements be included that contribute to the streetscape of Butler Avenue and that all developments must include walkways, landscaping and street trees, outdoor sidewalk lighting, benches, bike racks, signage, and appropriate access management to ensure safe and convenient circulation along Butler Avenue and within the site. The plan should show how the proposal meets the requirements relating to streetscape improvements.

7. **Shared parking**—Section 450-29.1.D.(1)(b)[8] of the zoning ordinance outlines requirements for potentially incorporating shared parking. It provides that the applicant may reduce the required number of parking spaces to a number less than the total number that would be required for separate uses if it is demonstrated that the peak requirements of various uses are complementary and occur at different times. We recommend the applicant investigate incorporating shared parking, in accordance with these provisions, as it is likely that the proposed uses would be characterized as complementary.

8. **Architectural design review**—Section 450-29.1.F. of the zoning ordinance requires that land development applications within the MUO Mixed Use Overlay District receive design review by the borough. We recommend, as a part of that process, the borough consider design elements referenced in the *New Britain Borough – Main Street Study* (2016), including, but not necessarily limited to, the University Village streetscape components (pg. 79) and identifiable features (pg. 89).

9. **Energy conservation**—Given the size of the project, we recommend that consideration be given to the use of alternative forms of energy generation and conservation for the development. This may include green roofs, solar panels, geothermal systems, or a requirement that the building meets a certified energy efficiency standard.

   The BCPC has developed an inclusive *Model Alternative Energy Ordinance*[1] which brings alternative and renewable energy production methods into one guidance document. The model ordinance provides examples of various incentives that could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a residential or nonresidential development proposal. We recommend the borough consider adopting the model, or relevant portions, to address the growing demand for alternative energy generation and conservation techniques.

[1] https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf

10. **Electric vehicle charging station and EV-ready equipment**—We recommend that this proposal include some parking spaces designated for electric vehicle charging in the outdoor parking lot. The growth of electric vehicles will increase the need for more charging facilities. If charging stations are not planned on the site at the present time, we recommend that EV-ready charging equipment be planned during the design stage.

    Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of vehicle charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*[2] which provides model zoning ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*[3] which provides guidelines and standards for EV charging stations.

11. **Fire lane**—The plan does not identify any proposed fire lanes. Borough council, along with the borough fire marshal, should ensure this issue is adequately addressed.

12. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

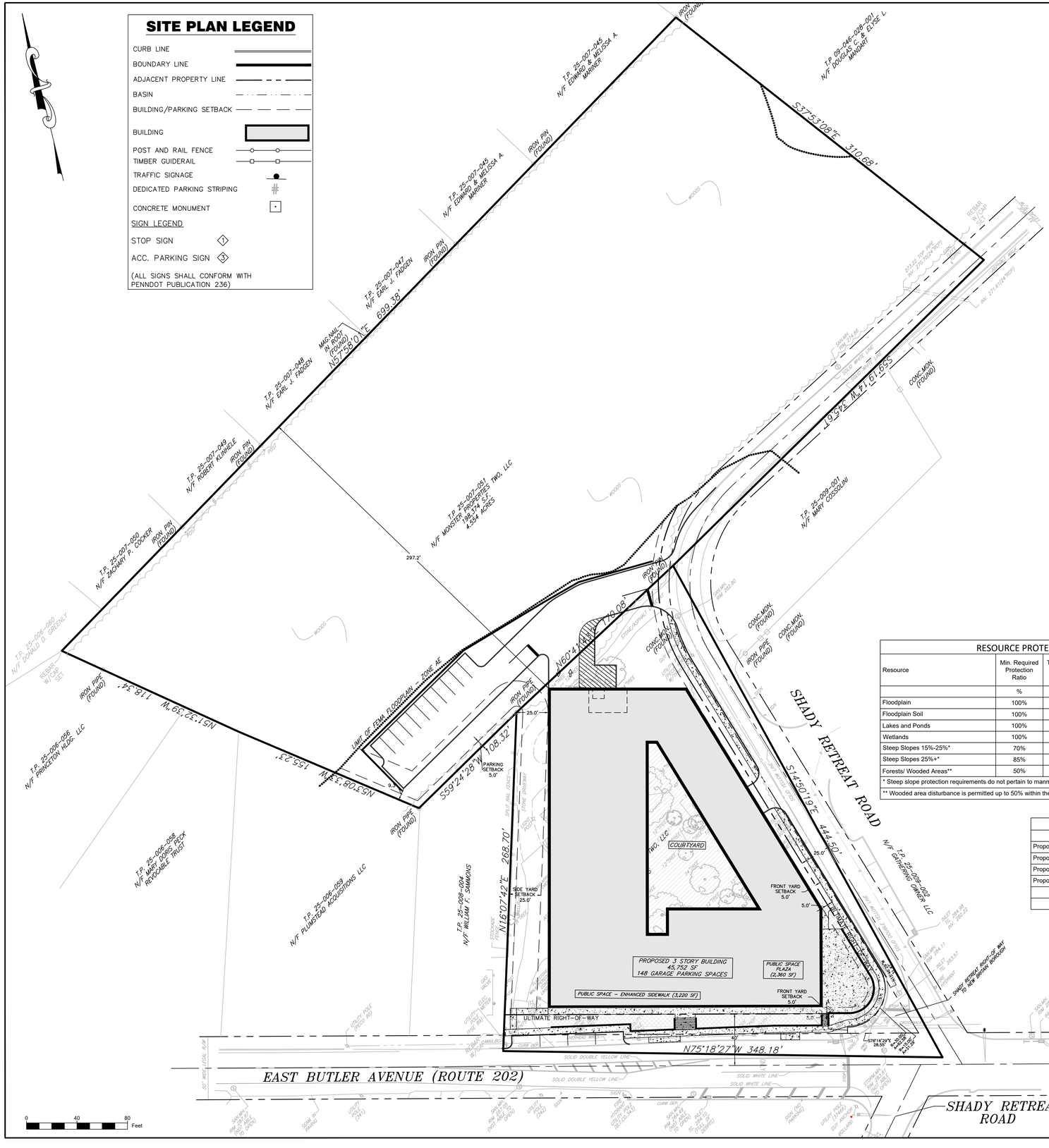
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

JWS:emh
25-0096

cc: Colby Carr, Monster Properties II LLC (via email)
Robert Cunningham, PE, Holmes Cunningham, LLC (via email)
Kellie McGowan, Esquire, Obermayer Rebmann Maxwell & Hippel LLP (via email)
Karen MacNair, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
John Wolff, Borough Manager (via email)
Caitlin Mest, Zoning Officer (via email)

[2] https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023

[3] https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023



SITE PLAN NOTES:

1. THE PROPERTY BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 25-008-05 & 25-007-051 CONTAINING 6.468 ACRES OF LAND MORE OR LESS.
2. INFORMATION TAKEN FROM THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON MAY 31, 2022.
3. THE PROPOSED STORMWATER BASIN AND ALL STORM SEWER LOCATED ON-SITE WILL BE OWNED AND MAINTAINED BY THE OWNER.
4. A PORTION OF THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "AE" – AREAS INUNDATED BY THE 100-YEAR FLOODPLAIN WITH KNOWN FLOOD ELEVATIONS. AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42017C0291K, BEARING AN EFFECTIVE DATE OF MARCH 21, 2017.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT. THE AREA SHALL BE KEPT AS LAWN.
7. NO PLANTINGS, STRUCTURES OR FENCES SHALL BE LOCATED WITHIN 10 FEET OF THE PROPOSED WATER MAINS OR SERVICES.
8. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
9. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
10. THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY IS BEING OFFERED FOR DEDICATION TO THE ENTITY HAVING JURISDICTION OVER THE ROADWAY.
11. THE RETAINING WALL DRAWINGS AND CALCULATIONS SHALL BE PROVIDED TO OUR OFFICE FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
12. THE MAINTENANCE AND OWNERSHIP OF THE STORM FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
13. THERE SHALL BE A BLANKET EASEMENT OVER THE SITE FOR INSPECTION OF STORM FACILITIES BY THE BOROUGH.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ROBERT T. CUNNINGHAM , A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF NEW BRITAIN BOROUGH IN WHICH THIS LAND DEVELOPMENT IS LOCATED.

_____
ROBERT T. CUNNINGHAM, P.E.
PENNSYLVANIA LICENSE NO. PA076424

OWNER'S CERTIFICATION OF INTENT

KNOW ALL MEN BY THESE PRESENTS, THAT _____, A CORPORATION OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF ITS MEMBERS THEREOF DOES HEREBY ADOPT THIS PLAN OF ITS PROPERTY SITUATE IN THE NEW BRITAIN BOROUGH, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA WITH THE INTENT TO BE RECORDED. IN WITNESS OF MY HAND AND SEAL, THIS _____ DAY OF _____ A.D., 20___.

_____
OWNER

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____ ;
ON THE _____ DAY OF _____ , 20___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT SHE IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SHE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ , 20___.

_____
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

BOROUGH COUNCIL:
APPROVED BY THE COUNCIL OF THE BOROUGH OF NEW BRITAIN THIS _____ DAY OF _____, 20___.

_____
PRESIDENT, BOROUGH COUNCIL

_____
SECRETARY, BOROUGH COUNCIL

REVIEWED BY THE NEW BRITAIN BOROUGH ENGINEER
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED BOROUGH ENGINEER _____ P.E., ON THIS _____ DAY OF _____ 20___.

_____ P.E.
(BOROUGH ENGINEER)

CERTIFICATION OF REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION
THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS DAY OF _____ 20___.

BCPC NO. _____

_____
CERTIFICATION FOR RECORDING

RECORDING NOTE:
SHEETS 1 THROUGH 17, INCLUSIVE, ON FILE AT NEW BRITAIN BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL RECORD PLAN AS IF RECORDED WITH SAME.

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

BY: _____
RECORDER OF DEEDS

RESOURCE PROTECTION STANDARDS

Resource	Min. Required Protection Ratio	Total Area of Land in Resource	Required Resource Protection Land	Actual Resource Protection Land	Actual Protection Ratio
	%	(Ac.)	(Ac.)	(Ac.)	%
Floodplain	100%	4.07	4.07	4.07	100%
Floodplain Soil	100%	3.38	3.38	3.38	100%
Lakes and Ponds	100%	0.00	0.00	0.00	N/A
Wetlands	100%	0.00	0.00	0.00	N/A
Steep Slopes 15%-25%*	70%	0.39	0.27	0.29	76%
Steep Slopes 25%+*	85%	0.23	0.19	0.22	98%
Forests/ Wooded Areas**	50%	4.29	2.15	3.88	90%

* Steep slope protection requirements do not pertain to manmade slopes within the MUO Overlay

** Wooded area disturbance is permitted up to 50% within the MUO Overlay

PROPOSED IMPERVIOUS COVERAGE

Area	Square Feet
Proposed Building	39,478
Proposed Curb	368
Proposed Pavement	10,540
Proposed Sidewalk	3,580
Total	**53,966**
Ratio	**20.7%**

ZONING TABLE

ZONING DISTRICT: Mixed Use Overlay District

ITEM	REQUIRED	PROPOSED
Land Use:	Mixed Use Development	
Min. Gross Site Area (1)	0.5 Acres	6.468 Acres
Min. Net Site Area	N/A	N/A
Max. Building Coverage	50%	15.2%
Max. Gross Residential Density	20 DU / Acre	15.46 DU / Acre
Max. Impervious Surface Ratio	75%	20.7%
Min. Lot Width	100 FT	279 FT
Min. Front Yard	5 FT	5.0 FT
Min. Side Yard	25 FT	25.0 FT
Min. Rear Yard	50 FT	297.2 FT
Min. Parking Lot Setback	5 FT	9.3 FT
Min. Building Setback from Residential (2)	67.5 FT	287.3 FT
Max. Building Height (3)**	45 FT (3 Stories)	45 FT (3 Stories)
Max. Setback from Butler Ave	25 FT	5.0 FT
Min. Setback from Butler Ave	5 FT	5.0 FT
Min. Setback from Parking to Building Face	5 FT	54.6 FT
Min. Buffer from Residential Lot Lines not in MUO Zone	25 FT	25 FT
Min. Buffer from Residential Lot Lines in MUO Zone	5 FT	5 FT
Min. Public Space Required (4)	3,234 SF	5,580 SF
Min, Parking Space Size	9.5x18	9.5x18
Max. Number of Space in a Row	20	15
Min. Planting Strip of 10 ft per 20 spaces	0	0
Min. Parking Spaces ***	159 Spaces	159 Spaces

* Existing Non-Conformity

** Building Height is measured to the midpoint of sloped roof area and top of flat roof

*** Refer to Parking Analysis

(1) site size greater than 1 acre must have 2 or more of the permitted uses

(2) Minimum Building Setback from Residential Lot Lines that are adjacent to but not within the MUO Zoning District: one and one-half (1-1/2) times the height of the building

(3) 35 feet (not to exceed two stories) where dedicated future right-of-way is less than 40 feet at half width, 45 feet (not to exceed three stories) for buildings fronting on Butler Avenue where dedicated future right-of-way is 40 feet or more at half-width and 50 feet (not to exceed four stories) for interior buildings that are located in a development that includes a building or buildings that front on Butler Avenue.

(4) A Minimum of 500 SF per acre of site area

PARKING TABLE

Proposed Mixed Use Development

USE	RATIO		UNITS	REQUIRED
Commercial Area	5	Spaces per 1000 SF of Patron Area	4,000	20
Apartments	1.5	Space per Apartment	100	150
Total Parking Required (based on shared parking analysis)				**159**
Total Parking Provided				**159**

Commerical Area Assumed to be 2,000 SF of Office Use and 3,000 SF Retail/ Service Use (of which 2,000 SF is available to patrons)

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

REVISIONS

Date	Description

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION/DEMOLITION AND 10 WORKING DAYS IN DESIGN STAGE
– STOP & CALL –
Pennsylvania One Call System, Inc. 1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

471 EAST BUTLER

T.M.P. # 25-008-005 & 25-007-051

NEW BRITAIN BOROUGH, BUCKS COUNTY, PENNSYLVANIA

RECORD SITE PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
1691_C1.0 SitePlan.dwg

Date	Scale	HCE Job	Designed	Sheet
03/24/2025	1"=40'	1691	RC	4 of 17

Drawing No.
C1.0

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: New Britain Township Board of Supervisors
New Britain Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 2, 2025

Subject: BCPC #13054
Preliminary Plan of Subdivision for Barry Road
TMP #26-1-106-4
Applicant: W.B. Homes, Inc.
Owner: Cavendish Acquisitions, L.P.
Plan Dated: January 31, 2025
Date Received: March 31, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 10.241-acre parcel into four single-family detached residential lots. The lots range in size from 2.09 to 2.49 acres. The site will be served by public water and sewer.

Location: Southwest side of Barry Road, approximately 400 feet southeast of its intersection with New Galena Road.

Zoning: The SR-2 Suburban Residential-2 District permits Use B1 Single-family detached dwelling on lots of 2 acres or more. The permitted maximum building coverage and impervious coverage are 15 and 20 percent, respectively.

Present Use: Vacant

COMMENTS

1. **Requested waivers**—Correspondence submitted with the plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

Sections 22-403 & 22-404
to allow a combined preliminary and final subdivision and land development submission for this project; the application indicates all information required for final plans is included in the land development plan set

Section 22-502.1.H.
from providing a lighting plan; the application indicates that only residential-scale lighting is intended for the development

Section 22-705.3.C.
from providing cartway widening along Schoolhouse Road; the application indicates the existing cartway width is adequate for current traffic volumes, the development will not create a significant traffic impact, and widening would disrupt the existing drainage swale along the roadway

Section 22-705.3.E.
from constructing a private street that meets design specifications of a local street; the application indicates the development is intended to provide the aesthetic of a rural neighborhood with a private road to be maintained by the homeowner's association and that provides adequate access for emergency vehicles with the required right-of-way width to allow widening in the future

Section 22-705.3.G.
from providing mill and overlay of the entire width of the roadway to a depth of 1½ inches; the application indicates that road widening is not proposed and the existing cartway appears to be in good condition

Section 22-705.8.C.
from providing a left-side turnaround configuration at the closed end of the cul-de-sac street and a minimum paving radius of 50 feet; the application indicates a hammerhead turnaround that provides adequate turnaround space for emergency vehicles is proposed with the required right-of-way width for the ability to install a cul-de-sac

Section 22-705.8.F.
from providing a 15-foot by 20-foot snow storage easement along the right-of-way of the cul-de-sac bulb; the application indicates sufficient room for snow storage is provided with the proposed hammerhead design

Section 22-706
from providing curbs and a sidewalk along Barry Road and the proposed private road; the application indicates there is currently a curb along the property side of Barry Road

Section 22-710.4.
to not provide emergency access for a subdivision with a single access; the application indicates the feasibility of providing emergency access is limited because the lot is surrounded by an urbanized area and an emergency access will generate additional impervious area

Section 22-713.4.B.
to allow street trees within the right-of-way; the application indicates this layout was discussed during the sketch plan phase and is consistent with other similar projects

Section 22-714.3.A.
from providing streetlights where improvements are shown; the application indicates the development is intended to provide the aesthetic of a rural neighborhood and only individual residential-scale post lights are intended at each home to illuminate individual driveways

The final plan should note all granted waivers.

2. **Private road**

   a. **Proposed turnaround**—The applicant is seeking a waiver from SALDO Section 22-705.8.C. from providing cul-de-sac streets with a left-side turnaround configuration at the closed end and a minimum paving radius of 50 feet. A hammerhead turnaround is proposed with the required right-of-way width for the ability to install a cul-de-sac. There is adequate turnaround space for emergency vehicles. However, we note that emergency service and other vehicles, such as trash trucks, may have to make a K-turn or reverse into Barry Road to exit the neighborhood. Township officials should determine if this layout is acceptable.

   b. **Possible future connection**—Section 22-705.A. of the SALDO states that cul-de-sac streets are discouraged and connectivity with existing public streets is required where determined feasible by the township. Section 22-705.A.9. requires that temporary cul-de-sac streets be constructed as permanent cul-de-sac streets, and they shall be constructed to the tract boundary line at a location and grade that are logical for extension onto the abutting tract. Township officials should determine if the proposed right-of-way for the development's private road should be extended to the adjacent site.

3. **Yard requirements**—Section 27-2105 of the zoning ordinance prohibits any portion of a building or structure from being built within the front, side, or rear yards, as specified in Parts 3 through 20 of the ordinance. The township should determine if the proposed underground stormwater facilities are permitted in the front and side yards of lots.

4. **Access to adjacent properties**—Adjacent parcels (TMPs #26-20-1 and 26-20-2) each take access from an improved driveway from Barry Road. The plan shows the extension of the existing shared driveway to become the private roadway serving the proposed lots. If they don't currently exist, we recommend that access easements be provided to ensure the adjacent parcels can continue to access the private roadway.

5. **Tree protection zone**—Section 22-502.1.G.(5) of the SALDO requires the Landscaping Plan to show the limits of clearing, and all individual trees and woodlands designated to remain within the tree protection zone. Sheet C4.1 provides a tree protection detail that depicts the fencing at the dripline of the tree or 15 feet from the trunk of the tree. However, the tree protection fencing locations shown on the plan are irregularly shaped and some appear to be located within the driplines of the trees. The plan should show the tree protection fencing to align with the dripline of the trees or be placed at least 15 feet from the trunk, whichever is greater.

6. **Floodplain soils**—The rear of Lots 1 and 2 are shown to have floodplain soils. We recommend the plan be revised to clearly illustrate the area with floodplain soils are part of the proposed conservation easements.

7. **Delineation of conservation and utility easements**—The plan shows an existing Texas Eastern gas pipeline within a 75-foot-wide easement bisecting Lots 3 and 4 in the southern portion of the site. Note 12 states that nothing shall be placed or set within the area of an easement and the areas shall be kept as lawn or in a natural state. Also, conservation easement areas are proposed in the rear portions of all four residential lots. Note 16 on Sheet 5 indicates that the conservation easement areas shall be kept in a natural state and that no structures or improvements, other than stormwater management facilities, may be permitted within the conservation easements. We recommend that plants or some type of marker be provided on each lot to delineate the easement boundaries, so future homeowners are aware of the easements and do not landscape or place structures in these areas.

8. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
25-0043

cc: Chris Canavan, WB Homes (via email)
Rob Cunningham, PE, Holmes Cunningham, LLC (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)
Daniel Fox, Township Manager (via email)

OWNER SIGNATURE BLOCK & ACKNOWLEDGEMENT

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, _____ THE _____ OF _____ HAS LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 202___.

_____, A PENNSYLVANIA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

ON THIS, THE _____ DAY OF _____ 202___, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE, AS SUCH _____, BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ SEAL

_____ NOTARY PUBLIC

_____ COMMISSION EXPIRATION DATE

TOWNSHIP ENGINEER ACKNOWLEDGEMENT

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 20____.

ENGINEER: _____

PLANNING COMMISSION ACKNOWLEDGEMENT

BUCKS COUNTY PLANNING COMMISSION NOTATION BCPC NO _____ PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____.

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT THERE ARE NO WETLANDS LOCATED WITHIN THE PROPOSED REGULATED ACTIVITY ASSOCIATED WITH THIS LAND DEVELOPMENT, AS INDICATED ON THE PLAN.

_____

ENGINEER'S CERTIFICATION

ROBERT CUNNINGHAM, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

_____ ROBERT CUNNINGHAM, P.E. PA PE076424 _____ DATE

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

_____ STEPHEN R. MURPHY, PLS SU056907 _____ DATE

RECORDER OF DEEDS ACKNOWLEDGEMENT

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK ___, _____, PAGE _____, ON THIS _____ DAY OF _____, 20_____.

_____ BUCKS COUNTY RECORDER OF DEEDS

BOARD OF SUPERVISORS ACKNOWLEDGEMENT

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP THIS _____ DAY OF _____, 20____.

_____ _____
_____ _____
_____

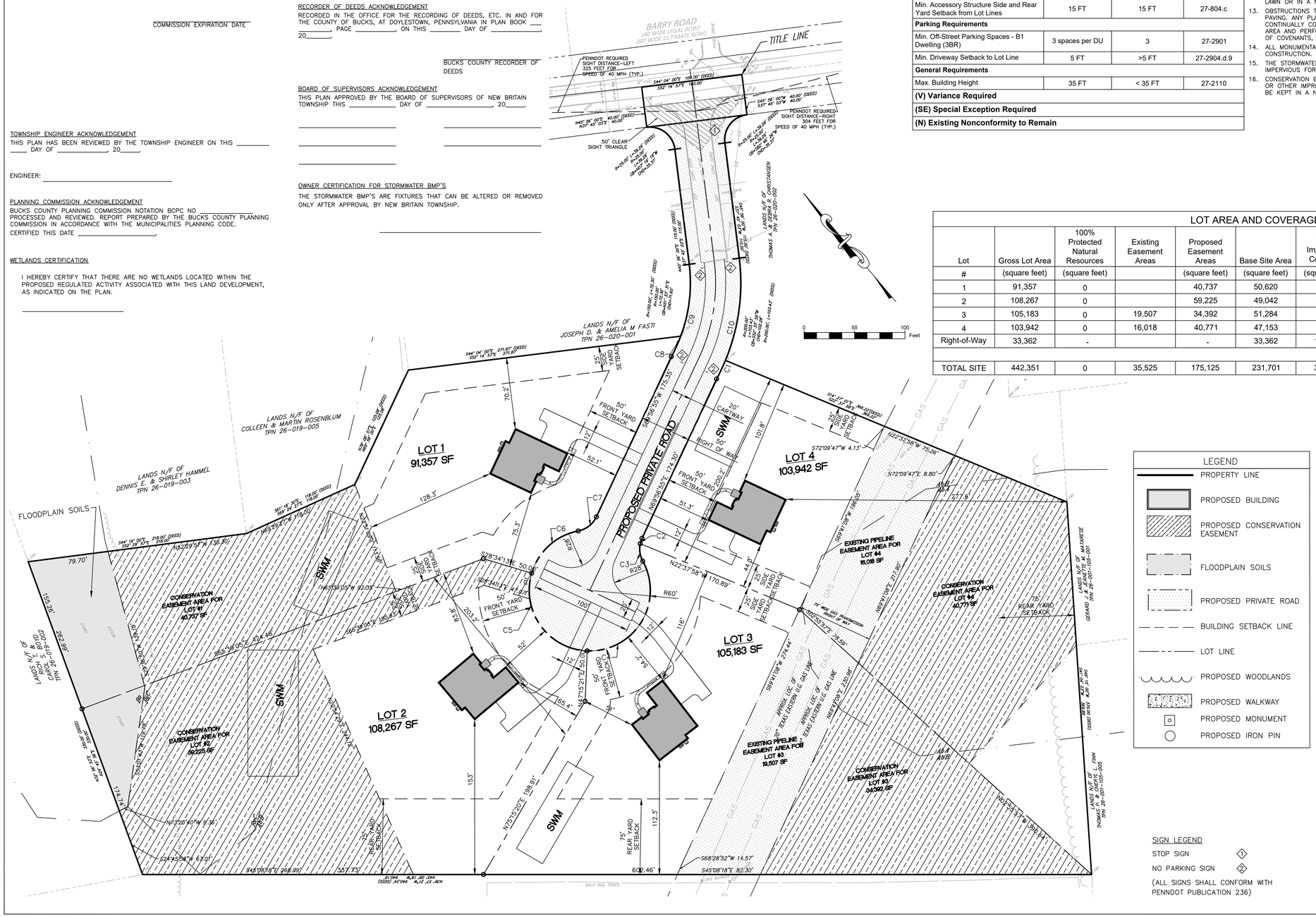
OWNER CERTIFICATION FOR STORMWATER BMP'S

THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY NEW BRITAIN TOWNSHIP.

_____

Curve Table			
Curve #	Length	Radius	Delta
C1	20.331	200.000	005.8243
C2	5.602	25.000	012.8388
C3	17.946	25.000	041.1293
C4	126.999	60.000	121.2751
C5	109.091	60.000	104.1741
C6	65.436	60.000	062.4870
C7	23.548	25.000	053.9681
C8	22.348	150.000	008.5364
C9	72.297	150.000	027.6153
C10	103.432	200.000	029.6311

Easement Curve Table			
Curve #	Length	Radius	Delta
C11	25.787	60.000	024.6243



New Britain Township Zoning Table			
Zone: SR-2 Suburban Residential District			
ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	B1 Single Family Detached Dwelling	B1 Single Family Detached Dwelling	27-801.a
Proposed SR-2 Requirements			
Min. Lot Area	2 Acres	2.0 Acres	27-802.b
Min. Lot Width	200 FT	200 FT	27-802.b
Min. Lot Depth	200 FT	>200 FT	27-802.b
Max. Building Coverage	15%	<15%	27-802.b
Max. Impervious Surface Coverage	20%	<20%	27-802.b
Min. Front Yard Setback	50 FT	50 FT	27-802.b
Min. Side Yard Setback	25 FT	25 FT	27-802.b
Min. Rear Yard Setback	75 FT	75 FT	27-802.b
Min. Building Envelope for B1 Use	10,000 SF	18,450 SF	27-2401.b
Min. Accessory Structure Setback to Side and Rear of Principal Structure	15 FT	15 FT	27-804.b
Min. Accessory Structure Side and Rear Yard Setback from Lot Lines	15 FT	15 FT	27-804.c
Parking Requirements			
Min. Off-Street Parking Spaces - B1 Dwelling (3BR)	3 spaces per DU	3	27-2901
Min. Driveway Setback to Lot Line	5 FT	>5 FT	27-2904.d.9
General Requirements			
Max. Building Height	35 FT	< 35 FT	27-2110
(V) Variance Required			
(SE) Special Exception Required			
(N) Existing Nonconformity to Remain			

SITE PLAN NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM PLAN OF BOUNDARY AND TOPOGRAPHY PREPARED BY CARROLL ENGINEERING CORPORATION DATED SEPTEMBER 09, 2024.
2. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
3. THE PROPERTY IS WITHIN ZONE X AREAS OUTSIDE THE 100-YEAR FLOODPLAIN AS PER PANEL 286 OF 532, MAP 42017C0286K REVISED MARCH 21, 2017.
4. AN EXISTING EASEMENT IS PROPOSED TO REMAIN ON LOT 3 AND LOT 4.
5. A STORMWATER EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND NEW BRITAIN TOWNSHIP.
6. THE ULTIMATE RIGHT-OF-WAY OF THE PROPOSED PRIVATE ROAD, WILL BE PRIVATELY OWNED AND MAINTAINED.
7. THE STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF NEW BRITAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER ON WHOSE LANDS THE FACILITY IS LOCATED. THE TOWNSHIP OF NEW BRITAIN AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNERS.
8. TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
9. THE STORMWATER MANAGEMENT FACILITIES AND SHARED DRIVEWAY MAINTENANCE WILL BE PURSUANT TO A SHARED MAINTENANCE AGREEMENT BETWEEN ALL LOT OWNERS.
10. AT THE TIME OF INDIVIDUAL ZONING PERMIT APPLICATION FOR EACH LOT, THE NATURAL RESOURCES PROTECTION STANDARDS SHALL BE REVIEWED FOR COMPLIANCE AND SITES LAID OUT TO MINIMIZE NATURAL RESOURCE DISTURBANCE TO THE GREATEST EXTENT PRACTICABLE.
11. THE PROPOSED SHARED DRIVE CONSISTS OF APPROXIMATELY 432 LINEAR FEET.
12. NOTHING SHALL BE PLACED OR SET WITHIN THE AREA OF AN EASEMENT AND THE AREA SHALL BE KEPT AS LAWN OR IN A NATURAL STATE.
13. OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED WITHIN 2 FEET AND 7 FEET ABOVE THE EDGE OF PAVING. ANY PLANT MATERIALS PLACED WITHIN CLEAR SIGHT TRIANGLES SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS AND THE TOWNSHIP HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE PURSUANT TO A DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS APPROVED BY THE BOARD.
14. ALL MONUMENTATION SHALL BE SET BY A PROFESSIONAL LAND SURVEYOR AND ARE TO BE SET DURING CONSTRUCTION.
15. THE STORMWATER MANAGEMENT FACILITIES ON-SITE HAVE BEEN DESIGNED FOR THE MAXIMUM PERMITTED IMPERVIOUS FOR EACH LOT WITHOUT INSTALLING ADDITIONAL STORMWATER IMPROVEMENTS.
16. CONSERVATION EASEMENT AREA MAY CONTAIN STORMWATER MANAGEMENT FACILITIES ONLY. NO STRUCTURES OR OTHER IMPROVEMENTS ARE PERMITTED WITHIN THIS AREA. THE CONSERVATION EASEMENT AREA SHALL BE KEPT IN A NATURAL STATE.

LOT AREA AND COVERAGE TABLE

Lot	Gross Lot Area	100% Protected Natural Resources	Existing Easement Areas	Proposed Easement Areas	Base Site Area	Prop. Impervious Coverage	Prop. Impervious Ratio	Prop. Building Coverage	Prop. Building Ratio	Max. Permitted Impervious
#	(square feet)	(square feet)		(square feet)	(square feet)	(square feet)	%	(square feet)	%	SF
1	91,357	0		40,737	50,620	4,638	9%	2,665	5%	10,124
2	108,267	0		59,225	49,042	5,236	11%	2,665	5%	9,808
3	105,183	0	19,507	34,392	51,284	4,690	9%	2,665	5%	10,257
4	103,942	0	16,018	40,771	47,153	4,663	10%	2,665	6%	9,431
Right-of-Way	33,362	-		-	33,362	13,761	-	-	-	-
TOTAL SITE	442,351	0	35,525	175,125	231,701	32,988	14%	10,660	5%	

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONSERVATION EASEMENT
- FLOODPLAIN SOILS
- PROPOSED PRIVATE ROAD
- BUILDING SETBACK LINE
- LOT LINE
- PROPOSED WOODLANDS
- PROPOSED WALKWAY
- PROPOSED MONUMENT
- PROPOSED IRON PIN

SIGN LEGEND

STOP SIGN (1)

NO PARKING SIGN (2)

(ALL SIGNS SHALL CONFORM WITH PENNDOT PUBLICATION 236)

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

REVISIONS

Date	Description

CALL BEFORE YOU DIG!!! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION OR DEMOLITION 10 WORKING DAYS IN DESIGN STAGE — STOP & CALL —
Pennsylvania One Call System, Inc. 1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

BARRY ROAD SUBDIVISION

TMP # 26-001-106-004
BARRY ROAD
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

RECORD SITE PLAN

COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL ENGINEER — ROBERT THOMAS CUNNINGHAM — PE076424

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2028_C1.0 RECORD.DWG

HCE Job	2028		
Date	1/31/2025		
Scale	1"=50'	Designed	RC
		Sheet	5 of 17

Drawing No.
C1.0

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: New Hope Borough Council
New Hope Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 5, 2025

Subject: BCPC #12897
Preliminary Plan of Subdivision for 8 and 10 Waterloo Street
TMPs #27-10-151 and 27-10-151-1
Applicant: MARCOR223, LLC
Owner: Same
Plan Dated: July 28, 2023
Last Revised: March 18, 2025
Date Received: April 3, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a two-family dwelling on TMPs #27-10-151 and 27-10-151-1. The historic portion of the structure at 8 Waterloo Street is to remain and become incorporated into the new two-family dwelling. The existing structure at 10 Waterloo Street is to be demolished. The lot lines will also be adjusted to create a 2,235.27-square-foot lot (TMP #27-10-151) and a 3,798.34-square-foot lot (TMP #27-10-151-1). Public water and sewer facilities serve the site.

Location: On the east side of Waterloo Street, about 200 feet south of Main Street.

Zoning: The RB Borough Residential District permits two-family dwellings on lots of a minimum of 6,500 square feet and a minimum lot width of 60 feet.

The plan indicates that the borough zoning hearing board granted variances from the following sections of the zoning ordinance:

8 Waterloo Street

Section 275-42.E.
to permit disturbance of a watercourse, to remove the structurally unsound retaining wall and construct a replacement retaining wall

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

Sections 275-29.C.(2) and 275-62.B.
to allow a lot width of 38.22 feet instead of the required 60 feet and a 2,235.27-square-foot lot instead of the required 6,500 square feet

Section 275-43.E.(1)(d)
to permit new construction or development within an area measured 50 feet landward from the top of the bank of the Delaware River

Section 275-43.G.(2)(a)
to permit the expansion or enlargement of an existing structure within a floodway area

Section 275-43.G.(2)(b)
to permit a substantial improvement to the property

Sections 275-29.C.(2)(a) and 275-62.B.(1)
to allow lot area and setbacks to be less than the minimum required on a nonconforming lot

Section 275-59.D.(1)
to allow the driveway to be less than 10 feet from a property line

Section 275-59.D.(3)
to permit a driveway separation of less than 50 feet

10 Waterloo Street

Section 275-42.E.
to permit disturbance of a watercourse, to remove the structurally unsound retaining wall

Sections 275-29.C.(2) and 275-62.B.
to allow a reduction in lot width from 71.00 feet to 56.36 feet and in lot area from 4,706.25 square feet to 3,798.34 square feet

Section 275-43.E.(1)(d)
to permit new construction or development within an area measured 50 feet landward from the top of the bank of the Delaware River

Section 275-43.G.(2)(a)
to permit the expansion or enlargement of an existing structure within a floodway area

Section 275-43.G.(2)(b)
to permit a substantial improvement to the property

Sections 275-29.C.(2)(a) and 275-62.B.(1)
to allow lot area and setbacks to be less than the minimum required on a nonconforming lot

Section 275-59.D.(1)
to allow the driveway to be less than 10 feet from a property line

Section 275-59.D.(3)
to permit a driveway separation of less than 50 feet

Present Use: Residential

COMMENTS

1. **Requested waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 5.06.D.2.
   to allow grading within 5 feet from the property line; the application indicates that removal of the existing structure and reconstruction will require grading within 5 feet of the property line

   Section 5.06.D.2.
   to allow placement of fill beyond the property line within the boundaries of a watercourse; the application notes that zoning relief was granted to permit removal and construction of a retaining wall within 50 feet of the river

   Sections 5.10.G.1.b., 5.17.D., and 5.26.B.
   to not require adequate turnaround space on each lot; the application notes that this is a nonconforming situation

   Section 5.17.B.
   to allow the stacking of vehicles on the lot rather than designing the parking lot to permit vehicles to proceed to and from the parking spaces without requiring the moving of any other vehicles; the application indicates that this design is necessary to preserve the historic sections of the building

   Sections 5.10.G.1.e.ii. and 5.26.F.2.
   to allow a 25-foot-wide driveway

   Section 5.14.C.4.
   to not plant the required street trees; the application indicates that there is not sufficient space available for planting and that the applicant is seeking to provide a fee in lieu of the required planting

   Section 5.20.B.
   to allow a 5-foot-wide sidewalk in lieu of the required 4-foot-wide sidewalk and 2-foot-wide planting strip; the application indicates that the sidewalk width is a continuation of the 5-foot-wide sidewalk at 12 Waterloo Street

   The final plan should note all granted waivers.

2. **Shared driveway maintenance**—We recommend that the plan indicate who will be responsible for maintaining the shared driveway because the lots may have different owners. If an access easement is created, the easement should outline maintenance responsibilities and be incorporated in the deeds for the lots.

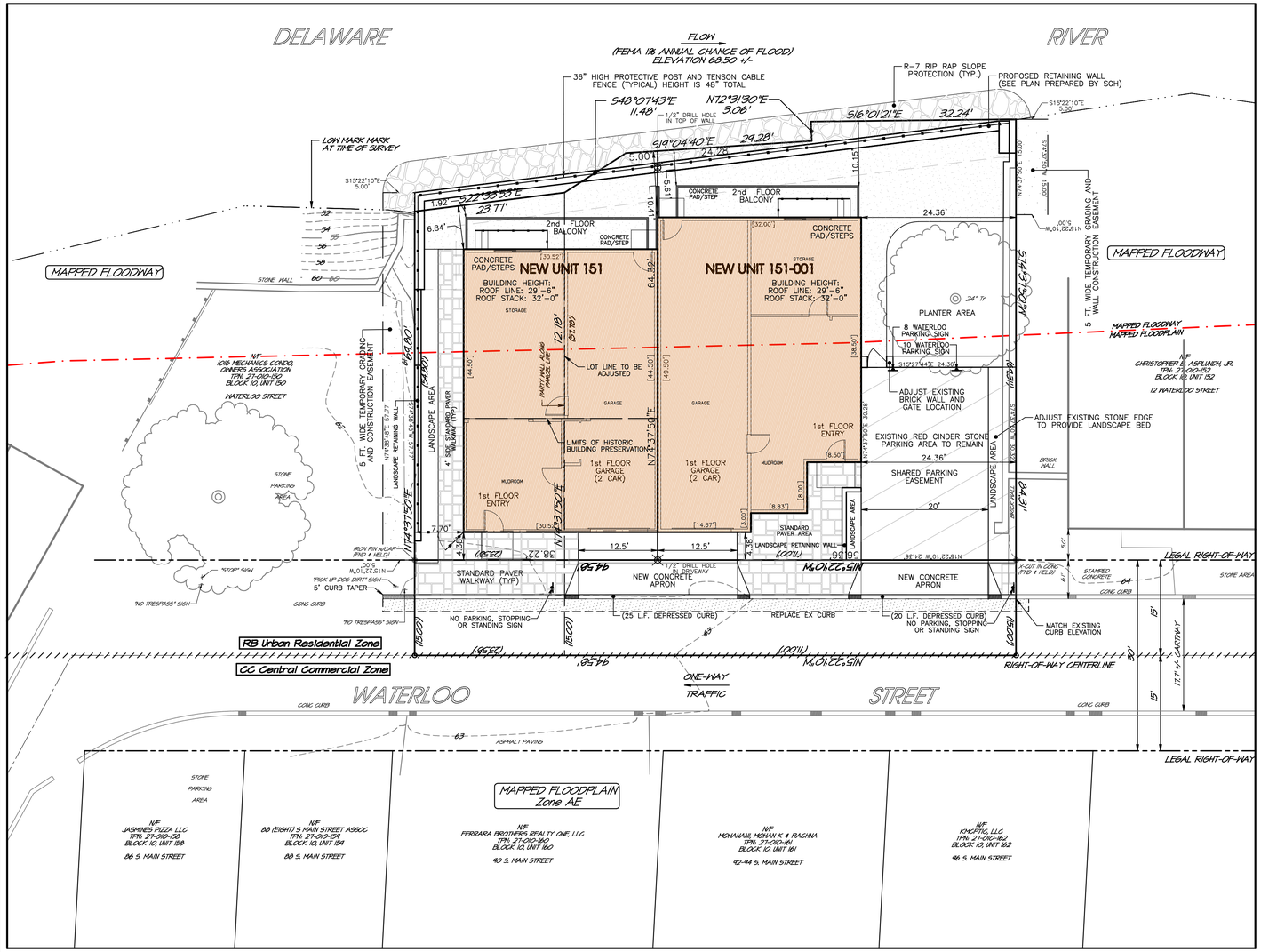
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for June 4, 2025, meeting date meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

MMW:emh
25-0103

cc: Arthur Corsini, MARCOR223, LLC (via email)
Robert Jordan, PE, Woodrow & Associates, Inc. (via email)
Michelle Fountain, PE, CKS Engineers, Inc., Borough Engineer (via email)
Peter Gray, Borough Manager (via email)
Lisa Littlefield, Borough Zoning Officer (via email)



DECISION AND ORDER:

ORDER:

Upon consideration and after hearing, the Zoning Hearing Board of New Hope Borough hereby GRANTS the following variances from the New Hope Borough Zoning Ordinance to permit Applicant to construct a new two-family dwelling (Use 275-14.C), located at 8 & 10 Waterloo Street:

8 WATERLOO STREET:

1. A variance from §275-42.E, to remove the structurally unsound retaining wall construct a replacement retaining wall.
2. A variance from §275-29.C.(2)(D) and §275-62.B. to increase the existing lot width of 8 Waterloo Street from 23.58 feet to 38.22 feet and the net lot area from 1,327.37 square feet to 2,235.27 square feet.
3. A variance from §275-43.D(2) generally and §275.43.D(2)(o)[2], specifically, that within any floodway area, no encroachments, including fill, new construction, substantial improvements or development shall be permitted.
4. A variance from §275-43.E(1)(d), to permit new construction or development within an area measured 50 feet landward from the top of the bank of the Delaware River.
5. A variance from §275-43.G(2)(a), to permit expansion or enlargement of an existing structure within a floodway area.
6. A variance from §275-43.G(2)(b), to permit a substantial improvement to the property.
7. Variances from §275-29.C(2)(a) (lot area) and §275-62.B.1. (required yards), to facilitate the construction of the proposed building on the revised Lot B as shown on the plans submitted with this Application.
8. A variance from §275-59.D(1), which provides that all driveways must be located a minimum of 10 feet from a property line.
9. A variance from §275-59.D(3) which provides a minimum separation distance for driveways on residential properties of 50 feet.

10 WATERLOO STREET:

1. A variance from §275-42.E, to remove the existing retaining wall.
2. Variances from §275-29.C.(2)(D) and §275-62.B. to reduce the existing lot width of 10 Waterloo Street from 71 feet to 56.36 feet and the net lot area from 4706.25 square feet to 3798.34 square feet.
3. A variance from §275-43.D(2) generally and §275.43.D(2)(o)[2], specifically, which provides that within any floodway area, no encroachments, including fill, new construction, substantial improvements or development shall be permitted.
4. A variance from §275-43.E(1)(d), to permit new construction or development within an area measured 50 feet landward from the top of the bank of the Delaware River.
5. A variance from §275-43.G(2)(a), to permit expansion or enlargement of an existing structure within a floodway area.
6. A variance from §275-43.G(2)(b) to permit a substantial improvement to the property.
7. Variances from §275-29.C(2)(a) (lot area) and §275-62.B.1. (required yards) to facilitate the construction of the proposed building on the revised Lot 10 as shown on the plans submitted with this Application.
8. A variance from §275-59.D(1), which provides that all driveways must be located a minimum of 10 feet from a property line.
9. A variance from §275-59.D(3) which provides a minimum separation distance for driveways on residential properties of 50 feet.

THE RELIEF GRANTED IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Site improvements must be developed generally consistent with the Woodrow Plan, dated July 26, 2023, last revised November 6, 2023 (Exhibit A-16/2918-1); and,
2. Applicant must obtain approvals from all other entities having jurisdiction over all aspects of the project.

WAIVER REQUESTED:

The applicant respectfully requests the following waivers from the New Hope Borough Subdivision and Land Development Ordinance.

1. Section 5.06.D.2 which requires all grading to be a minimum of 5 feet from the property line. Whereas, removal of the existing structures and reconstruction will require grading within 5 feet of the tract outbound.
2. Section 5.06.D.2 which requires that, placement of any fill beyond the property line within the boundaries of a watercourse as may occur to the rear of 8 Waterloo Street is prohibited. We note zoning relief was granted to permit removal and construction of the proposed retaining wall within 50 feet of the river.
3. Section 5.10.G.1.b, 5.17.D and 5.26.B which requires that there be adequate turnaround space on each lot so that no care need back onto a street. We note this is a non-conforming situation that currently exists today given the between the dwellings and the river.
4. Section 5.17.B requires that, parking areas shall be designed to permit each motor vehicle to proceed to and from the parking spaces provided without requiring the moving of any other vehicle(s). We note that in order to preserve the historic sections of the building stacked garages are proposed for both units. We can alter the design to illustrate 1 garage space, 1 gravel space and 2 on-street parking spaces. Given the parking deficiency within New Hope Borough, we feel the stacked concept will help alleviate the need for additional on-street parking.
5. Section 5.10.C.1.a.ii and 5.26.F.2 requires that, for properties abutting curbed and uncurbed streets, a maximum curb cut or driveway width at the street line is 20 ft. This is drive is a 2 unit shared drive, the design width of 25 ft provides a bit more manuvering space given the existing width of Waterloo Street.
6. Section 5.14.C.4 requires 1 street be planted for each 40 linear feet of road frontage. The required number of street trees is 2 for this development. Given special constraints between the existing road face of curb and the proposed dwelling, there is not sufficient space available for planting. The applicant is seeking a fee in lieu of.
7. Section 5.20.B requires the minimum width of all sidewalks shall be four (4) feet. There shall be a minimum of two (2) foot wide planting strip between the curb and sidewalk. This planting strip can be used for the location of the underground utilities. There is not sufficient space available to provide both the 2 foot wide planting strip and maintain the required walk width of 4 feet given the space between the dwelling units and face of curb. The walkway width proposed is a continuation of the 5 foot walk of 12 Waterloo.

GENERAL PLAN NOTES

BASE EXISTING FEATURES and SURVEY NOTES:

1. Boundary is taken from a survey performed by Cavanaugh Surveying Services, Job No. 2020-10038, dated December 10, 2020. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a ~07 Deg. 22 Min. 10 Sec.' rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Basis. Survey prepared April, 2021.
2. A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a sanitary manhole in Waterloo Street having a rim elevation of 62.27. Survey prepared April 2021.
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/) unless otherwise noted.
   c. Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 Horizontal, NAVD88 vertical datum.
   d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 20, 2021.
   e. Minor Subdivision Plan prepared for Asplundh Tract, prepared by Crews Surveying, LLC. dated May 3, 2019, and Recorded in the Office for Recorder of Deeds in Doylestown, PA.
4. This site is subject to mapped Regulatory Floodway and Special Flood Hazard Area Zone AE as noted on Community Panel Number 42071-C-0327J, effective date March 16, 2015 as prepared by the Federal Emergency Management Agency.
5. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
6. Existing subsurface utility information illustrated on these plans were based upon visual field locations and/or plans provided by the various utility companies. No guarantee is expressed or implied that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
7. Legal rights-of-way width are per deed information. The area between the project Title Line and the Rights-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
8. Subject property is zoned RB Urban Residential District as noted on the official Zoning Map.

GENERAL SUBDIVISION PLAN NOTES:

1. All outdoor lighting must comply with Section 275-42.B of the New Hope Borough Zoning Ordinance. Catalog cuts and locations shall be provided at the time of Building Permit Plan Submission.
2. All proposed Building Construction shall be in strict accordance with the New Hope Borough Zoning requirements of the Floodplain Regulations.
3. As per Section 275-46C.(8)(e) No individual use shall exceed 5,000 square feet of gross floor area, which shall be calculated as a total of all floors within any building.
4. As defined by Section 275-42; There are no natural resources located on site.
5. The finished floor elevation of each dwelling must be elevated above the regulatory flood elevation in accordance with Sections 275-43.C.4.c.3.b and 275-43.E.a.1. A building permit plan will submitted at the time of application.
6. The lowest floor of each dwelling in limited to building access, incidental storage and parking only.
7. The proposed second floor balconies shown on this plan are cantilevered.
8. All retaining wall construction shall be in strict accordance with plans prepared by Simpson Gumpertz & Heger dated Nov. 22, 2022 last revised on Jan. 18, 2023 or latest.
9. No deed restrictions or covenants were found that would otherwise prohibit development.
10. All trash and recycling cans shall be stored either in the garage or storage area of each unit. No cans shall be stored outside.

IMPERVIOUS SURFACE TABULATION:

LOT: 27-010-151 8 WATERLOO ST.		LOT: 27-010-151-001 10 WATERLOO ST.	
LOT AREA:	2,235.27 S.F. (net)	LOT AREA:	3,798.34 S.F. (net)
PROPOSED:		**PROPOSED:**	
DWELLING:	1,359 S.F.	DWELLING:	1,465 S.F.
CONCRETE DRIVE:	55 S.F.	CONCRETE DRIVE:	55 S.F.
STONE DRIVEWAY:	n/a	STONE DRIVEWAY:	606 S.F.
R. CONC. PADS:	46 S.F.	R. CONC. PADS:	46 S.F.
R. PERV. PAVERS:	312 S.F.	R. PERV. PAVERS:	628 S.F.
PAVER WALKWAY:	275 S.F.	PAVER WALKWAY:	172 S.F.
RIVER WALL:	36 S.F.	RIVER WALL:	90 S.F.
LANDSCAPE WALL:	40 S.F.	LANDSCAPE WALL:	113 S.F.
TOTAL:	2,123 S.F.	TOTAL:	3,175 S.F.
BUILDING COVERAGE:	1,359 S.F. OR 60.80%	BUILDING COVERAGE:	1,465 S.F. OR 38.57%
IMPERVIOUS COVERAGE:	2,123 S.F. OR 94.98%	IMPERVIOUS COVERAGE:	3,175 S.F. OR 83.59%

NET TRACT AREA: 6,033.61 Sq. Ft.
LANDSCAPE AREA REQUIRED 10%: 603.36 Sq. Ft.
LANDSCAPE AREA PROVIDED: 606 Sq. Ft. or 10.04%

EXISTING ZONING and SITE DATA SCHEDULE

Zoning District: RB Urban Residential District

Item	Section	Requirement	8 Waterloo St (151)	10 Waterloo St (151-001)
Permitted Use	275-29.B(1)(c)	Two-Family Dwelling (per 275-14C)	Two-Family Dwelling (per 275-14C)	Two-Family Dwelling (per 275-14C)
Minimum Lot Area	275-29.C(2)(a)	6,500 Sq. Ft. per Unit	1,327.37 S.F. (Net) [1]	4,706.25 S.F. (Net) [1]
Maximum Impervious Coverage	275-29.C(2)(b)	40 %	100 % [1]	93.54 % (4,402 S.F.) [1]
Maximum Building Coverage	275-29.C(2)(c)	30 %	93.95 % (1,247 S.F.) [1]	42.28 % (1,990 S.F.) [1]
Minimum Lot Width	275-29.C(2)(d)	60 Ft.	23.58 Ft. [1]	71.00 Ft.
Maximum Building Height	275-29.C(2)(e)	35 Ft.	< 35 Ft.	< 35 Ft.
Minimum Front Yard	275-29.C(2)(f)[1]	25 Ft.	4.36 Ft.(1.4 Ft. to Deck) [1]	4.36 Ft.(4.4 Ft. to Deck) [1]
Minimum Side Yard	275-29.C(2)(f)[2]	10 Ft.	0.1 Ft. & Party Wall [1]	31.9 Ft. & Party Wall
Minimum Rear Yard	275-29.C(2)(f)[3]	40 Ft.	0.0 Ft.(0.0 Ft. to Deck) [1]	2.4 Ft.(0.0 Ft. to Pool) [1]
Required Parking Quantity	275-56.B(1)	2 Space per Unit	2 Spaces	4 Spaces

[1] Existing Non-Conforming

PROPOSED ZONING and SITE DATA SCHEDULE

Zoning District: RB Urban Residential District

Item	Section	Requirement	8 Waterloo St (151)	10 Waterloo St (151-001)
Permitted Use	275-29.B(1)(c)	Two-Family Dwelling (per 275-14C)		
Minimum Lot Area	275-29.C(2)(a)	6,500 Sq. Ft. per Unit	2,235.27 S.F. (net) [2],[4]	3,798.34 S.F. (net) [3],[4]
Maximum Impervious Coverage	275-29.C(2)(b)	40 %	94.98 % [2]	83.59 % [2]
Maximum Building Coverage	275-29.C(2)(c)	30 %	60.80 % [2]	38.57 % [2]
Minimum Lot Width	275-29.C(2)(d)	60 Ft.	38.22 Ft. [2]	56.36 Ft. [4]
Maximum Building Height	275-29.C(2)(e)	35 Ft.	< 35 Ft.	< 35 Ft.
Minimum Front Yard	275-29.C(2)(f)[1]	25 Ft.	4.38 Ft. [2]	4.38 Ft. [2]
Minimum Side Yard	275-29.C(2)(f)[2]	10 Ft.	7.70/0 Ft. [2]	24.36/0 Ft.
Minimum Rear Yard	275-29.C(2)(f)[3]	40 Ft.	6.34 Ft. [2]	9.93 Ft. [2]
Required Parking Quantity	275-56.B(1)	2 Space per Unit	2 Spaces	4 Space per Unit

[1] Existing Non-Conforming
[2] Reduction in the degree of non-conformity
[3] Increase in the degree of non-conformity
[4] Variance Granted

EXISTING FEATURES LEGEND

- Tract Boundary Line
- Right-of-Way Line
- Right-of-Way Centerline
- Municipal Boundary Line
- Zoning District Boundary
- Topographic Contour
- Soil Series Limits
- Mapped Floodplain
- Mapped Floodway

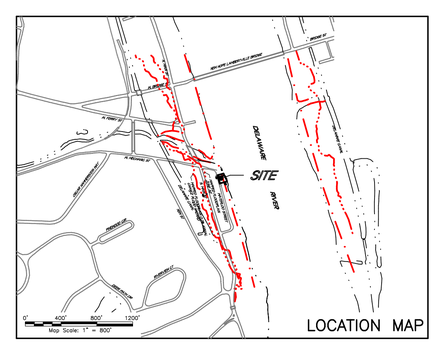
5' 0' 10'
Scale In Feet (1" = 10')

© COPYRIGHT 2025
WOODROW & ASSOCIATES, INC.
ALL RIGHTS RESERVED

ACKNOWLEDGEMENT:

I TIMOTHY P. WOODROW, P.E. , ACKNOWLEDGE THAT THE PROPOSED GRADING ACTIVITIES SHOWN ON THIS PLAN SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO, AND/OR OTHERWISE ADVERSELY IMPACT, DOWNSTREAM PROPERTIES, EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

Signature: _____ Date: 03/26/2025



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS:

On this, the _____ day of _____, 20___, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____, who acknowledged himself/herself to the _____ of _____, a corporation, and that such _____, being authorized to do so, he/she executed the foregoing plan by signing that the said corporation is the registered owner of the designated land, that all necessary approval of the the plan has been obtained and is endorsed thereon, and that the said corporation desires that the foregoing plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Owner(s): _____

Notary Public: _____

My commission expires on: _____

OWNER'S CERTIFICATE:

We, _____, hereby certify that we are the owners of the land herein subdivided and that we consent to the approval of this plan that has been granted and that I desire the same to be Recorded.

Owner(s): _____

Date Signed: _____

BOROUGH PLANNING COMMISSION:

Recommended for approval by the New Hope Borough Planning Commission on the _____day of _____, 20___.

_____ Chairperson

Date Signed: _____

BOROUGH COUNCIL:

Approved by resolution of the Borough Council of New Hope, County of Bucks, Commonwealth of Pennsylvania, at a meeting on the _____day of _____, 20___.

ATTEST: _____ Council President

Date Signed: _____

_____ Signature, Secretary

Date Signed: _____

(Township Notary Seal) _____

BOROUGH ENGINEER:

Recommended for approval by the New Hope Borough Engineer on the _____day of _____, 20___.

_____ Borough Engineer

Date Signed: _____

SURVEYOR'S CERTIFICATION

I, _____, do hereby certify that I am a Registered Professional Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan correctly represents a survey made by myself or under my supervision and that all dimensional and geodetic details shown are correct.

_____ Signature

Date Signed: _____

LIC. No: _____

RECORDER OF DEEDS

Recorded in the office of the Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____, Page _____ on the _____ day of _____, 20___.

Recorder of Deeds: _____

Borough File No.:

BCPC No.:

PROCESSED and REVIEWED. A report has been prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

_____ For the Director

Bucks County Planning Commission

Plot Date: Apr 3, 2023 (9:20) Plot Scale: 1" = 10.00'
Plot By: CJ Harper
Drawing: G:\2021\21-0314\D\21-0314D.dwg

REVISIONS

No.:	DATE:	
1.	03-16-23	REVISED PER BOROUGH ENGINEERS REVIEW LETTER DATED 02-28-23.
2.	06-15-23	REVISED PER BOROUGH ZONING REVIEW LETTER DATED AUG. 30, 2023.

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
TIMOTHY P. WOODROW
ENGINEER
No. 038736-E

PROJECT SERIAL NUMBER FOR DESIGN:
2021 1801315
June 29, 2021

Pennsylvania 811
It's the law! Call before you dig. It's free!

Parcel Information:
PARCEL 'A'
MARCOR223, LLC
TPN: 27-010-151
8 Waterloo Street
Area: 1,681.07 S.F.

PARCEL 'B'
MARCOR223, LLC
TPN: 27-010-151-001
10 Waterloo Street
Area: 5,771.25 S.F.

Applicant:
MARCOR223, LLC
c/o Authur Corsini
961 N. Easton Road
Doylestown, PA 18902
(215) - 348-1775

PRELIMINARY PLAN (Not To Be Recorded)

SUBDIVISION - RECORD PLAN

8 & 10 WATERLOO STREET

NEW HOPE BOROUGH - BUCKS COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike - Suite 1-A Lower Gwynedd - PA 19002
Phone: (215) 540-8448 Fax: - Web: www.woodrowinc.com

Layer List: Sht02_Record
Job No: 21-0314 D
Plan Date: JULY 28, 2023

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 5, 2025

Subject: BCPC #13082
Preliminary Plan of Land Development for 3612 Stump Road
TMP #34-1-10
Applicant: Richard Adamek
Owner: Richard & Maria Adamek
Plan Dated: March 25, 2025
Date Received: April 14, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Construct a 4,232-square-foot addition to an existing 1,922-square-foot commercial building on an 11.84-acre site with existing vineyards. The site contains an existing 1,604-square-foot single-family dwelling and a 160-square-foot shed. An existing gravel parking lot is to be reconfigured to fit 36 parking spaces with area for eight additional future parking spaces. The site is served by individual on-lot water and sewerage systems.

Location: Along the southern side of Stump Road, east of its intersection with PA Route 313.

Zoning: The RO Rural Residential District permits Use A9 Limited Winery Operations by right with a minimum lot area of 2 acres, a minimum lot width at the street line of 200 feet, and a permitted maximum impervious surface ratio of 45 percent.

Present Use: Agricultural, commercial

COMMENTS

1. **Route 313 corridor**—The proposed site is within the limits of the Route 313 Corridor Improvements Project (MPMS #57619) under the Delaware Valley Regional Planning Commission's (DVRPC) Transportation Improvement Program (TIP). We recommend that the applicant coordinate closely

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

with the Pennsylvania Department of Transportation (PennDOT) to ensure the proposed plans are consistent with the improvement project.

2. **Site capacity calculations**—For all applications for subdivision and land development approval, Section 27-2402.A.(3)(c) of the zoning ordinance requires calculations which indicate the area of the site with natural resources; the area of natural resources that would be disturbed or encroached upon; and the area of the site included in the building envelope. The plan should be revised to include the required calculations.

3. **Local significant site**—The proposed site contains four historic resources listed on Plumstead Township's historic resource survey. Per Section 27-2317.B. of the zoning ordinance, any such sites listed on the township's historic resource survey shall be shown on the plan, with a description of the resources. We note that the plan includes the retention of the historic structures and recommend that the buildings be protected during the proposed new construction.

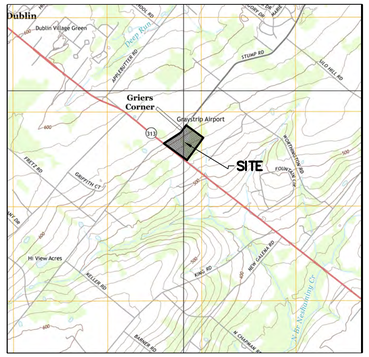
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

B-EK:emh
25-0109

cc: Richard Adamek (via email)
Heath Machamer, PE, HNT, LLC (via email)
Lori Imler, HNT, LLC (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Plumstead Township Engineer (via email)
Stacey Mulholland, Plumstead Township Manager (via email)
Daniel Fox, New Britain Township Manager (via email)



LOCATION MAP
1" = 2000'

1. APPLICANT/DEVELOPER
RICHARD ADAMEK
3612 STUMP ROAD
DOYLESTOWN, PA 18902
267-614-5011

2. RECORD OWNER(S)
RICHARD & MARIA M. ADAMEK

3. SOURCE(S) OF TITLE
TAX MAP: 34-001-010
INSTUMENT # 2007103729
BUCKS COUNTY RECORDS

4. TRACT ACREAGE
GROSS TRACT AREA: 11.844 AC

5. LAND USE
EXISTING USE: VINEYARD

PROPOSED USE: VINEYARD

6. STATEMENT OF INTENT
THE INTENT OF THIS PLAN IS TO CONSTRUCT AN ADDITION ONTO THE EXISTING BUILDING ON SITE.

7. UTILITIES
WATER - ON-LOT
SEWER - ON-LOT

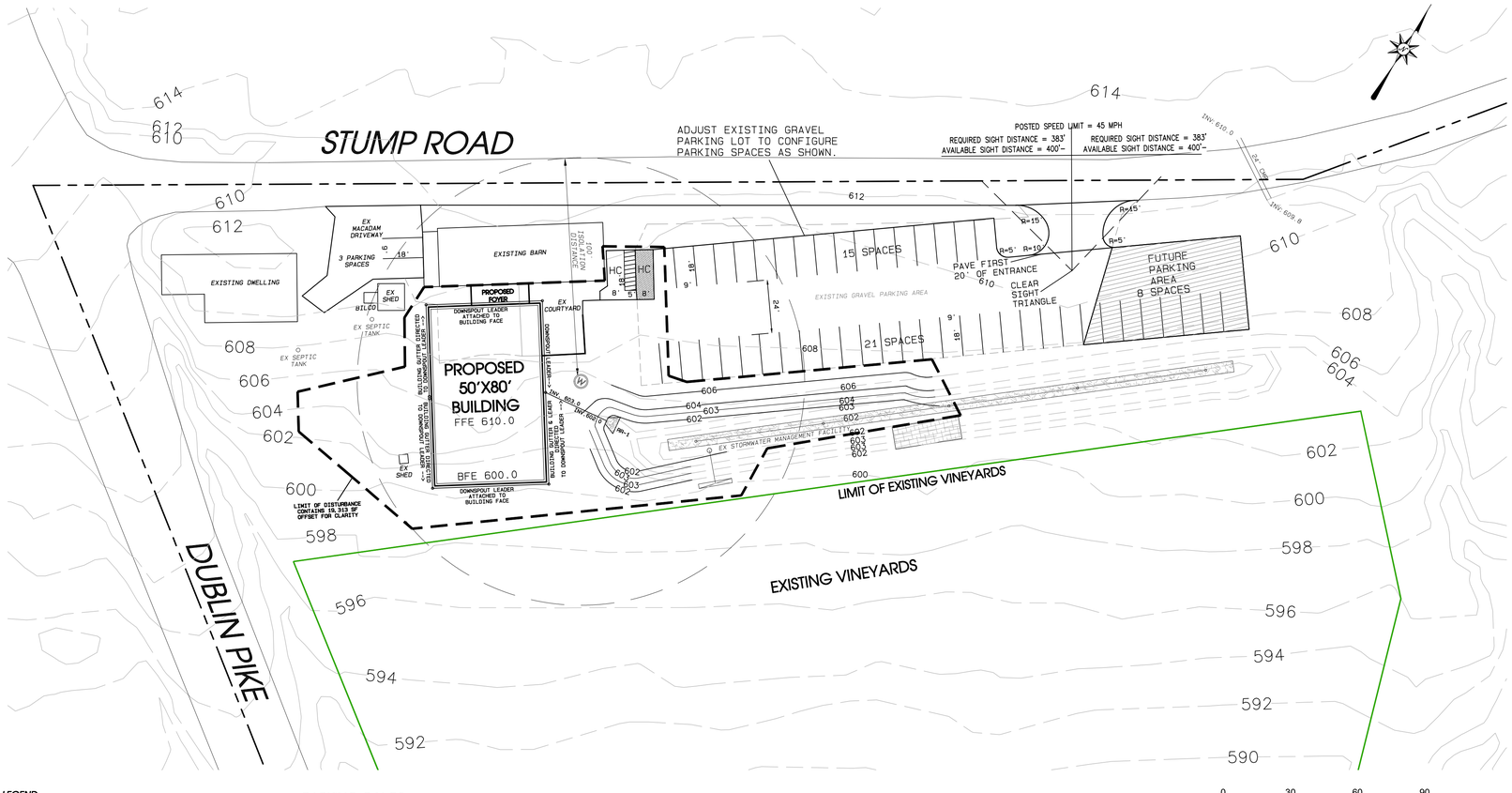
8. SURVEY NOTES
BOUNDARY AND TOPOGRAPHIC FEATURE INFORMATION SHOWN HEREON IS PER A SURVEY BY HNT, LLC PERFORMED IN FEBRUARY, 2025.

ELEVATION & CONTOURS ARE REFERENCED TO PA STATE PLANE COORDINATES (3702 PA S) NAD-83(2011)

9. STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT FACILITIES AS DEPICTED ON THIS PLAN SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE TOWNSHIP RESERVES THE RIGHT BUT NOT THE DUTY TO ACCESS THE PROPERTY FOR THE PURPOSE OF INSPECTION OF THE FACILITIES AND TO TAKE APPROPRIATE MEASURES TO CORRECT ANY DEFICIENCIES AT THE EXPENSE OF THE PROPERTY OWNER.

ZONING DATA
DISTRICT: RO - RURAL RESIDENTIAL DISTRICT

REQUIREMENT	REQUIRED	PROPOSED
MIN LOT AREA	2 ACRE	11.844 AC
MIN LOT WIDTH @ STREET LINE	200 FT	795 FT
MAXIMUM IMP COVERAGE	45%	25.4%
MAXIMUM BUILDING COVERAGE	10%	
YARD DIMENSIONS		
FRONT YARD	50 FT	
SIDE YARD	50 FT	
REAR YARD	50 FT	
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT



0 30 60 90

GENERAL NOTES:
1. THE ENTIRE LAND DEVELOPMENT PLAN AND THE STORMWATER REPORT SHALL BE INCLUDED AS PART OF THIS PLAN AND ENFORCEABLE AS IF IT APPEARED IN TOTAL HEREIN. PERMITS REQUIRED FOR FINAL PLAN APPROVAL, AND OTHER APPROVALS, ALL TYPES OF BUILDING PERMITS, AND DOCUMENTS RECORDED AND UNRECORDED ARE ALSO TO BE CONSIDERED A PART OF THIS APPROVED PLAN.
2. THIS SET OF DOCUMENTS REPRESENTS A FINAL LAND DEVELOPMENT PLAN WHICH INCLUDES THAT INFORMATION NORMALLY REQUIRED BY LAND SUBDIVISION REGULATIONS. THESE PLANS SHALL NOT BE CONSTRUED AS CONSTRUCTION PLANS, WHICH INCLUDE DETAILS AND DIMENSIONS NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON LAND DEVELOPMENT, STORMWATER CONTROL, AND/OR EROSION AND SEDIMENT CONTROL PLANS. THE INFORMATION SHOWN HEREON, MAY REQUIRE ALTERATIONS IN ACCORDANCE WITH THE DESIRES OF APPLICABLE UTILITY AGENCIES.
3. THE INFORMATION SHOWN ON THIS DRAWING MAY ALSO BE PROVIDED IN A DIGITAL DRAWING FORMAT. ONCE A DRAWING IS RELEASED FROM HNT, LLC IN A DIGITAL FORMAT, WE HAVE NO CONTROL OVER THE MANIPULATION OR MISUSE OF THE DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN PROVIDED BY HNT, LLC THE USER IS ALSO CAUTIONED THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE THAT IS NOT SHOWN ON THE HARD COPY DRAWING, MUST BE A THE RISK OF THE USER.
4. ALL STRUCTURES SHALL BE ERECTED IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE.
5. ALL BUILDINGS SHALL BE ERECTED IN ACCORDANCE WITH THE ZONING ORDINANCE AND OTHER APPLICABLE REGULATIONS.
6. REGULATORY SIGNS SHALL BE INSTALLED AT ALL LOCATIONS DEEMED APPROPRIATE BY THE TOWNSHIP, ALL SIGNS SHALL CONFORM TO TOWNSHIP SPECIFICATIONS.
7. NO WALL, FENCE, STRUCTURE, HEDGE, TREE OR OTHER GROWTH SHALL BE PLANTED, MAINTAINED OR PERMITTED WITHIN THE REQUIRED CLEAR SIGHT TRIANGLE ABOVE THE HEIGHT OF 2 FEET WHICH MAY CAUSE DANGER TO TRAFFIC BY OBSCURING THE VIEW AT THE INTERSECTION.
8. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
9. ALL JOINTS WHERE PROPOSED MACADAM MEETS CONCRETE OR EXISTING MACADAM SHALL BE SAW-CUT AND SEALED WITH PG-64-22.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS, OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT'S ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. THE CONTRACTOR SHALL REPORT TO THE DESIGN ENGINEER IN WRITING BEFORE STARTING WORK. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES, WITHOUT RECEIVING A RESPONSE FROM THE PROJECT'S ENGINEER, SHALL BE DONE AT THE CONTRACTOR'S RISK.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT DAMAGE TO ALL EXISTING FEATURES (TO REMAIN) WITHIN THE PROJECT LIMITS AND ALONG ADJACENT PROPERTIES.
12. THE CONTRACTOR SHALL TAKE ALL SAFETY PRECAUTIONS AS REQUIRED TO PROTECT EMPLOYEES AND OTHER PERSONS FROM INJURY.
13. ALL GROUND SURFACES IN A DEVELOPMENT THAT ARE NEITHER PAVED OR STABILIZED MUD-FREE SURFACE SHALL BE PROTECTED WITH VEGETATIVE GROWTH THAT IS CAPABLE OF PREVENTING SOIL EROSION AND THE EMANATION OF DUST DURING DRY WEATHER.
14. ANY BEST MANAGEMENT PRACTICE (BMP) THAT INFILTRATES, INCLUDING DETENTION BASIN, INFILTRATION BASIN, INFILTRATION BED, DRY WELL, RAIN GARDEN, GRASS AREA, ETC. IN LIMESTONE AREAS WHERE SINKHOLES MAY OCCUR IS THE RESPONSIBILITY OF THE PROPERTY OWNER/DEVELOPER AND SIGNING OF THIS PLAN ACKNOWLEDGES SUCH.
15. CLEAR SIGHT TRIANGLES SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WITHIN SUCH TRIANGLES, NOTHING EXCEPT STREET SIGNS, TRAFFIC LIGHTS OR TRAFFIC SIGNS, UTILITY POLES AND MAILBOXES WHICH IMPEDES VISION BETWEEN A HEIGHT OF 2 ½ FEET AND 10 FEET ABOVE THE CENTER-LINE GRADES OF THE INTERSECTING STREETS SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW, SUCH TRIANGLE SHALL BE ESTABLISHED FROM A DISTANCE OF 75 FEET FROM THE POINT OF INTERSECTION OF THE CENTER LINE OF THE INTERSECTION STREET, EXCEPT THAT A CLEAR SIGHT TRIANGLE OF 150 FEET SHALL BE PROVIDED FOR ALL INTERSECTIONS WITH REGIONAL AND ARTERIAL HIGHWAYS.
16. WITHIN 30 DAYS AFTER COMPLETION AND APPROVAL BY THE TOWNSHIP ENGINEER OF ALL IMPROVEMENTS, THE APPLICANT SHALL SUBMIT TWO COPIES OF AN AS-BUILT PLAN SHOWING THE ACTUAL LOCATIONS, DIMENSIONS, AND CONDITIONS OF STREETS AND OTHER IMPROVEMENTS, INCLUDING EASEMENTS, AND GEOMETRY AND MONUMENT LOCATIONS, ALL AS CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER TO BE IN ACCORODANCE WITH ACTUAL CONSTRUCTION.

STORMWATER EASEMENTS:
1. PER A BLANKET EASEMENT, PLUMSTEAD TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY TO ACCESS THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREON FOR THE PURPOSES OF PERIODIC INSPECTION, REPAIR, AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE O&M AGREEMENT.

SOIL LEGEND
AbA - ABBOTSTOWN SILT LOAM, 0 TO 3% SLOPES
AbB - ABBOTSTOWN SILT LOAM, 3 TO 8% SLOPES

WATERSHED INFORMATION
UNT TO NORTH BRANCH NESHAMINY CREEK IS DESIGNATED AS A WARM WATER FISHERY (WWF)

IMPERVIOUS TABULATION
EXISTING

EXISTING BARN = 1,922 SF
EXISTING DWELLING = 1,604 SF
EXISTING MACADM = 1,580 SF
EXISTING GRAVEL PARKING = 15,765 SF
EXISTING COURTYARD = 1,005 SF
EXISTING SHEDS = 160 SF

TOTAL EXISTING IMPERVIOUS = 22,036 SF = 4.3%

PROPOSED

PROPOSED VINEYARD BUILDING = 4,232 SF
FUTURE PARKING AREA = 2,769 SF

TOTAL PROPOSED IMPERVIOUS = 7,001 SF

TOTAL ON-LOT IMPERVIOUS = 29,037 SF = 5.6%

PARKING CALCS
1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA

31 SPACES PLUS 2 HANDICAP REQUIRED
36 SPACES PLUS 2 HANDICAP PROPOSED

NOTE THAT THE EXISTING RESIDENCE HAS 3 PARKING SPACES BEYOND THE PARKING AREA FOR THE WINERY BUSINESS.

PLAN LEGEND
- SLANT LETTERING — EXISTING FEATURE
- VERTICAL LETTERING — PROPOSED FEATURE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- 100 — EXISTING GROUND CONTOUR LINE
- 200 — PROPOSED FINISH GRADE CONTOUR
- SOIL BOUNDARY LINE
- EXISTING WOODLANDS
- UTILITY POLE
- PROPERTY CORNER
- OHW — OVERHEAD UTILITY LINE
- EXISTING STORM SEWER
- SPILLWAY LINER
- LIMIT OF EXISTING VINEYARDS
- RR-1 — RIPRAP APRON

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG

- STOP -
CALL BEFORE YOU DIG
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW!
1-800-242-1776

SHEET INDEX

SHEET 1 LAND DEVELOPMENT PLAN
SHEET 2 EXISTING FEATURES PLAN
SHEET 3 CONSTRUCTION DETAILS
SHEET 4 EROSION CONTROL PLAN
SHEET 5 EROSION CONTROL DETAILS
SHEET 6 LIGHTING PLAN

BUCKS COUNTY PLANNING COMMISSION

BUCKS COUNTY RECORDER OF DEEDS

CERTIFICATE OF MUNICIPAL APPROVAL
AT THE MEETING HELD ON _____ 20____, THE TOWNSHIP PLANNING COMMISSION OF PLUMSTEAD TOWNSHIP RECOMMENDED FOR APPROVAL THE LAND DEVELOPMENT PLAN OF THE PROPERTY OF 3612 STUMP ROAD AS SHOWN HEREON.

AT THE MEETING HELD ON _____ 20____, THE TOWNSHIP BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP APPROVED THE LAND DEVELOPMENT PLAN OF THE PROPERTY OF 3612 STUMP ROAD AS SHOWN HEREON.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL PUBLIC IMPROVEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE, EXCEPT THOSE LABELED "NOT FOR DEDICATION".

NOTARY

MY COMMISSION EXPIRES

CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF PLUMSTEAD.

Heath Machamer
PE SIGNATURE

4/1/2025
DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — HEATH M. MACHAMER — NO. PE056318

LAND DEVELOPMENT PLAN FOR RICHARD & MARIA ADAMEK 3612 STUMP ROAD LDP

Situate In:
Plumstead Township
Bucks County, Pennsylvania

REVISIONS

© 2025 HNT, LLC

HNT Engineering & Surveying
297 SUEDBERG ROAD, SUITE #7, PINE GROVE, PA 17963
(570) 345-8288 FAX: (570) 345-8299

DRAWN 03/25/2025 | CHECK | SCALE AS NOTED | PLAN NO. 25-011 | SHEET 01 OF 06

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 30, 2025

Subject: BCPC #13080
Sketch Plan of Land Development for Shelly Road
TMP #36-6-18
Applicant: Jeff Kelly, SECTV
Owner: Alfred Wiefek
Plan Dated: March 13, 2025
Date Received: April 8, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: To install a prefabricated telecommunications station and generator on top of an existing stone slab located on a 26,006-square-foot lot. The structure will be enclosed with security fencing. Several utility sheds on the site are to be removed. The site is served by on-lot water and sewer facilities.

Location: East side of Shelly Road, approximately 900 feet south of the intersection of East Cherry Road and Shelly Road.

Zoning: The RA Rural Agricultural District permits Use F1 Utility by special exception. Use F5b Non-Tower-Based Commercial Communications Facilities (CCF) is permitted by right. The district requires a minimum lot area of 2 acres and permits a maximum impervious surface ratio of 10 percent. A required front yard setback of 25 feet is required.

Present Use: Former residential

COMMENTS

1. **Proposed use**—Zoning information on the plan indicates the proposed use is Use F1 Utilities, noting that the use requires a special exception. However, the plan is titled "Sketch Land Development & Telecommunication Substation Plan" and shows a proposed prefabricated telecommunications

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

station with no tower. Use F5b Non-Tower-Based Commercial Communications Facilities (CCF) regulates commercial communications facilities without towers and may also be an applicable use. We recommend that township officials determine what use the proposal falls under and ensure compliance with all applicable use regulations.

2. **Requested variances**—The site plan indicates that the applicant is requesting variances from the following zoning ordinance requirements:

   Section 27-557
   to allow building within the required front, back, or side yard

   Section 27-559
   from requirements pertaining to fences and driveways in required yard areas

   We recommend that all zoning issues be resolved prior to approval of the final plan.

3. **Natural resource requirements**

   a. **Floodplain**—Notes on the plan indicate that all areas located within the existing plat are classified as Zone A, areas of less than 0.2 percent annual chance of flood per the FEMA Map #42014C0130J, last revised March 16, 2025. According to FEMA Map #42017C0130J, dated March 16, 2015, the site is within Zone A, which is described as a special flood hazard area. Zone A areas are generally referred to as the 100-year flood and have a 1 percent annual chance of flooding. This discrepancy should be resolved and compliance with all applicable floodplain requirements should be assured.

   b. **Wetlands**—The plan identifies two existing wet areas on the site. Per Section 27-514.J. of the zoning ordinance, an on-site investigation using one of the methods described in Section 27-514.J.(1) shall be conducted to determine if wetlands are present on the site.

   c. **Site capacity calculations**—The site capacity calculations should be revised to indicate the presence of floodplain and wetlands within the site development area and future plan submissions should demonstrate compliance with the environmental performance standards found within Section 27-514 of the zoning ordinance.

4. **Nonconforming lot**—The Table of Performance Standards in Section 27-512 of the zoning ordinance requires a minimum lot area of 2 acres for all permitted uses other than specified residential uses and health care campus. The lot consists of 26,006 square feet and is an existing nonconforming lot. Compliance with the regulations for nonconforming lots in Section 27-804 of the zoning ordinance should be assured.

5. **Special setbacks**—Section 27-514.1.K. of the zoning ordinance states that on lots that include lands with protected natural resources, including wetlands and floodplain, the minimum building setbacks and yard requirements shall be measured from the closest resource limits rather than from the lot lines so that all required minimum yards are free from lands with these natural resources. Future plans should comply with this requirement.

6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the

planning module be submitted at the preliminary plan stage to coordinate the land development view with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

CPR:emh
25-0106

cc: Jeff Kelly, SECTV (via email)
Alfred Wiefek (via email)
Martin, Bradbury, & Griffith, Inc. (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

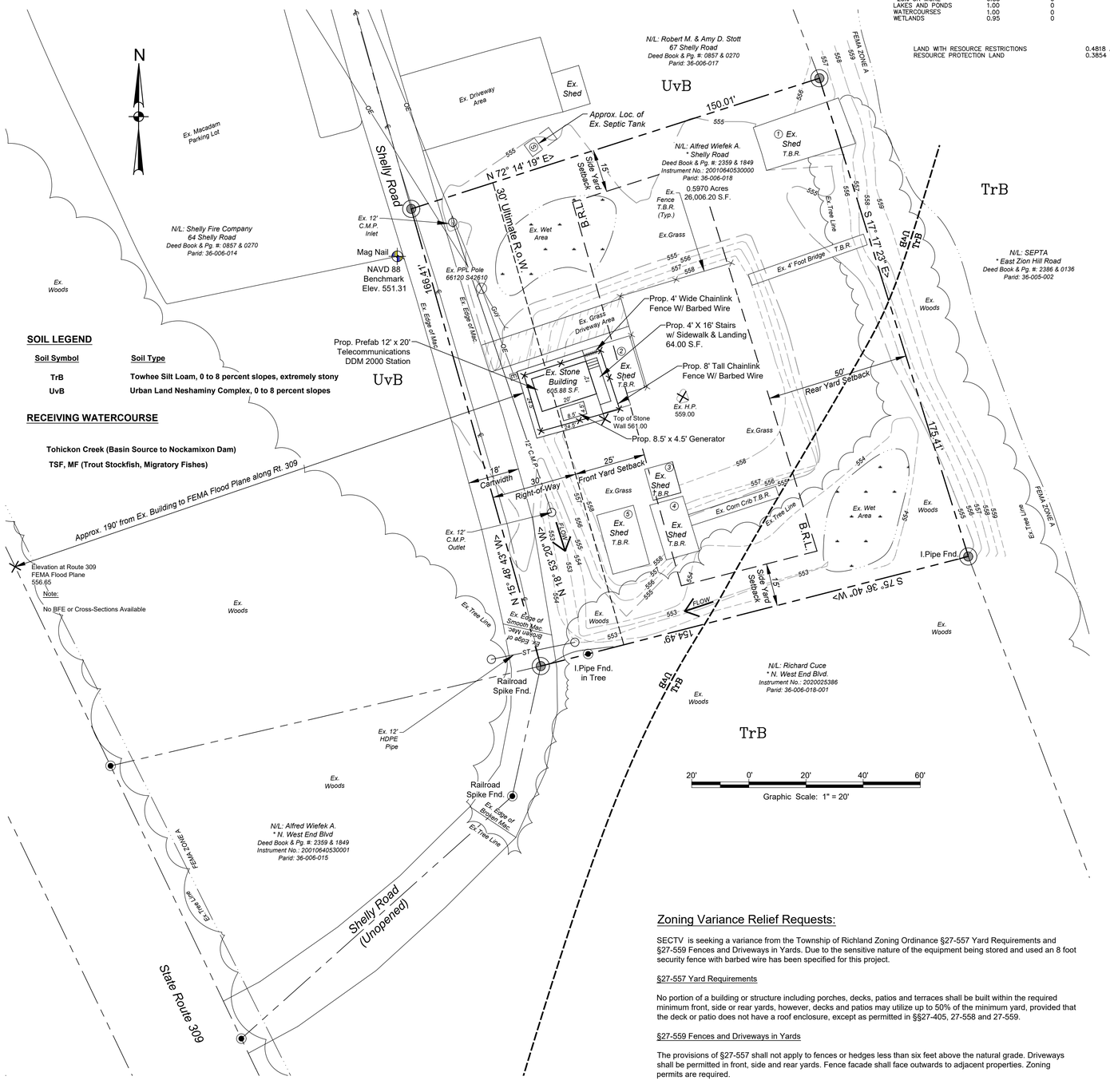
1-800-242-1776

Note:

1. Pursuant to the requirements of ACT 287 of 1974 and as last amended by ACT 181 of 2006 the locations of all existing utilities shown on these plans have been developed from existing utility records and/or above-ground examinations of the site. Completeness, accuracy, location and depth of underground utilities or structures cannot be guaranteed. The contractors, at least three (3) days prior to performing any excavations, shall be responsible for verifying the locations and depths of all underground facilities located within the vicinity of the work site in accordance with ACT 181.
(PA One Call System, Inc. 1-800-242-1776)

FEMA ZONE A NOTE:

All areas located within existing plat are classified as Zone A, areas of less than 0.2% annual chance of flood per FEMA Map 42014C0130J Last Revised March 16, 2015.



SOIL LEGEND

Soil Symbol	Soil Type
TrB	Towhee Silt Loam, 0 to 8 percent slopes, extremely stony
UvB	Urban Land Neshaminy Complex, 0 to 8 percent slopes

RECEIVING WATERCOURSE

Tohickon Creek (Basin Source to Nockamixon Dam)

TSF, MF (Trout Stockfish, Migratory Fishes)

SITE CAPACITY CALCULATIONS

TOTAL SITE AREA	=	0.5970 ACRES
(–) ULT. R.O.W.	–	0.1152 ACRES
BASE SITE AREA	=	0.4818 ACRES

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (ACRES X OPEN SPACE RATIO)
FLOODWAY	1.00	0	0
FLOODPLAIN	0.80	0.4818	0.3854
FLOODPLAIN SOILS	1.00	0	0
STEEP SLOPES			
8–15%	0.60	0	0
15–25%	0.70	0	0
25% OR MORE	0.85	0	0
LAKES AND PONDS	1.00	0	0
WATERCOURSES	1.00	0	0
WETLANDS	0.95	0	0

LAND WITH RESOURCE RESTRICTIONS	0.4818 ACRES
RESOURCE PROTECTION LAND	0.3854 ACRES

BASE SITE AREA	=	0.4818 ACRES
SUBTRACT LAND WITH RESOURCE RESTRICTIONS	–	0.4818 ACRES
REMAINDER	=	0 ACRES
MULTIPLY BY 1/3 MINIMUM OPEN SPACE RATIO	X	N/A
RECREATION LAND	=	N/A
RESOURCE PROTECTION LAND	=	0.3854 ACRES
ADD RECREATION LAND	+	0
RESOURCE PROTECTION AND RECREATION LAND	=	0.3854 ACRES
BASE SITE AREA	=	0.4818 ACRES
MULTIPLY BY MINIMUM OPEN SPACE RATIO	X	0
STANDARD MINIMUM OPEN SPACE	=	0

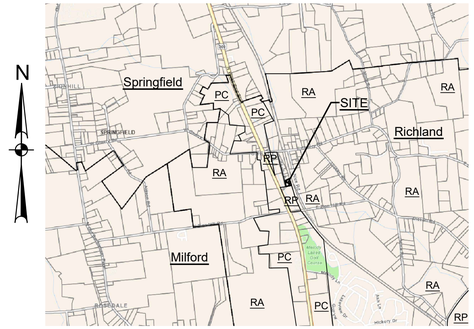
REQUIRED OPEN SPACE IS THE RESOURCE PROTECTION AND RECREATION LAND OR THE STANDARD MIN. OPEN SPACE WHICHEVER IS GREATER

REQUIRED OPEN SPACE	0

RESOURCE PROTECTION AND RECREATION LAND	=	0.3854 ACRES
SUBTRACT STANDARD MINIMUM OPEN SPACE	–	0
UNUSABLE LAND (ENTER ZERO IF CALCULATION IS LESS THAN ZERO)	=	0.3854 ACRES
BASE SITE AREA	=	0.4818 ACRES
SUBTRACT UNUSABLE LAND	–	0.3854 ACRES
NET BUILDABLE SITE AREA (NBSA)	=	0.0964 ACRES
NET BUILDABLE SITE AREA (NBSA)	=	0.0964 ACRES
MULTIPLY BY MAXIMUM DENSITY	X	N/A
NUMBER OF DWELLING UNITS	=	N/A
NET BUILDABLE SITE AREA (NBSA)	=	0.0964 ACRES
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	X	0.10
IMPERVIOUS SURFACES	=	0.0096 ACRES (418 SQ. FT.)
BASE SITE AREA	=	0.4818 ACRES
SUBTRACT RESOURCE PROTECTION AND RECREATION LAND, OR STANDARD MINIMUM OPEN SPACE, WHICHEVER IS GREATER	–	0.3854 ACRES
BUILDABLE PORTION OF SITE	=	0.0964 ACRES

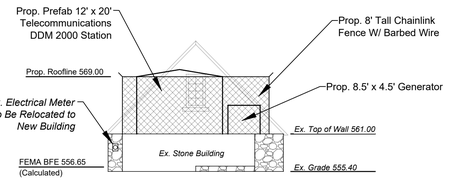
SITE CAPACITY SUMMARY

MAXIMUM NUMBER OF DWELLING UNITS	N/A
MAXIMUM IMPERVIOUS SURFACES	0.0096 ACRES (418 SQ. FT.)
BUILDABLE PORTION OF SITE	0.0964 ACRES
OPEN SPACE (RESOURCE PROTECTION AND RECREATION LAND OR STANDARD MINIMUM OPEN SPACE, WHICHEVER IS GREATER	0.3854 ACRES



Location Map

Graphic Scale: 1" = 1,000'



Proposed Building Cross-Section

Scale 1" = 10'

Impervious Coverage

Existing Impervious Coverage

Lot Area: 26,006.20 S.F.

Ex. Shed 1: 523.27 S.F.
Ex. Shed 2: 366.23 S.F.
Ex. Shed 3: 113.37 S.F.
Ex. Shed 4: 240.08 S.F.
Ex. Shed 5: 285.02 S.F.
Ex. 4' Foot Bridge: 170.94 S.F.
Ex. Corn Crib: 128.62 S.F.
Ex. Stone Bldg: 605.88 S.F.

Total Impervious Area: 2,433.41 S.F.
Impervious Coverage: 9.38%

Proposed Impervious Coverage

Lot Area: 26,006.20 S.F.

Ex. Stone Bldg: 605.88 S.F.
Prop. Sidewalk: 64.00 S.F.

Total Impervious Area: 669.88 S.F.
Total Impervious Coverage: 2.58%

Buffer Yard Note:

Due to the location of the wet areas, a landscape buffer shall be provided along the top of bank around the fenced in area, if required.

Earth Disturbance Note:

Due to the size of the project. It is the intent of SECTV to apply for an earth disturbance application, if required.

Zoning Variance Relief Requests:

SECTV is seeking a variance from the Township of Richland Zoning Ordinance §27-557 Yard Requirements and §27-559 Fences and Driveways in Yards. Due to the sensitive nature of the equipment being stored and used an 8 foot security fence with barbed wire has been specified for this project.

§27-557 Yard Requirements

No portion of a building or structure including porches, decks, patios and terraces shall be built within the required minimum front, side or rear yards, however, decks and patios may utilize up to 50% of the minimum yard, provided that the deck or patio does not have a roof enclosure, except as permitted in §§27-405, 27-558 and 27-559.

§27-559 Fences and Driveways in Yards

The provisions of §27-557 shall not apply to fences or hedges less than six feet above the natural grade. Driveways shall be permitted in front, side and rear yards. Fence facade shall face outwards to adjacent properties. Zoning permits are required.

RECORD OWNER

Alfred A. Wiefek
* Shelly Road
Richland, PA 18951

MAILING ADDRESS

Alfred A. Wiefek
733 W. County Line Road
Hatboro, PA 19040

SITE DATA

Applicant / Equitable Owner: SECTV

Property Address: * Shelly Road
Total Existing Area: 0.5970 Ac. / 26,006.20 S.F.
Number of Lots: 1
Instrument Number: 20010640530000
Deed Book & Page Number: 2359 & 1849
Parid Number: 36-006-018
Water & Sewer: On Site

ZONING - Richland Township

RA - Rural Agricultural District
F1 - Utilities

Note:

F1 Utilities require a special exception.

Min. Lot Area: 2 Acres
Min. Lot Width: 80'
Min. Yard Requirements:
Front Yard: 25'
Side Yard (each): 15'
Rear Yard: 50'
Max. Building Height: 35'
Max. Impervious Surface Ratio: 0.10 (10%)

Sketch Land Development & Telecommunication Substation Plan

Shelly Road

Richland Township, Burks County, Pennsylvania

MARTIN BRADBURY & GRIFFITH, INC.
LAND DEVELOPMENT CONSULTANTS
LAND SURVEYORS
PLANNERS
(610) 437-6300 — Fax (610) 437-1320
Email: mbg.mab@gmail.com
1201 Washington Street ----- Allentown, PA 18102

DATE	SCALE	DRAWN BY	PLAN NO.	SHEET NO.
3/13/25	1" = 20'	WJL	3622	1 of 1

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Sellersville Borough Council
Sellersville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 13, 2025

Subject: BCPC #12996
Final Plan of Subdivision for Farmers Lane
TMP #39-2-2
Applicant: Lynn Builders, LLC
Owner: Same
Plan Dated: May 17, 2024
Last Revised: April 21, 2025
Date Received: May 9, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Subdivide a 2.23-acre parcel into five single-family detached lots ranging in size from 12,500 to 15,577 square feet. An area consisting of 1,447 square feet will be conveyed from the site to adjacent TMP #39-2-2-1. The development will be served by public water and sewer.

Location: Northeast corner at the intersection of Maple Avenue and Farmers Lane.

Zoning: The LR Low Density Residential permits single-family detached dwellings on lots of 12,500 square feet or more with a minimum lot width of 70 feet at the building line.

Present Use: Vacant

COMMENTS

We reviewed a preliminary plan for this site in July of 2024 (BCPC #12996, dated July 18, 2024). Before final plan approval, the borough should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved. In addition, we note the following:

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

1. **Waivers granted**—The Sellersville Borough Council granted waivers to the following subdivision and land development ordinance (SALDO) requirements on October 22, 2024:

   Sections 135-18.C.(1)(a-c) & 135-28.C.
   to allow a right-of-way half width of 25 feet rather than the required 30 feet and from requiring road improvements along Farmers Lane and Maple Avenue

   Section 135.19.B.(7)
   to allow a lot depth-to-width ratio of greater than 2.5 to 1 for Lot 4

   Section 135-21.E.
   to allow a grading setback of 3 feet rather than requiring the top or bottom edge of slopes to be 5 feet from the perimeter property or right-of-way lines of streets or alleys

   Section 135-31
   from requiring sidewalks

2. **Tree protection**—Section 160-13 of the zoning ordinance requires that the tree protection zone be 15 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater. Correspondence from the applicant's engineer, dated September 5, 2024, states that a tree protection fence has been provided around existing trees and that desirable trees are to be protected. We recommend a detail of tree protection fencing be provided on the plan.

3. **Garage storage**—Section 135-20.C.(14)(a) of the SALDO requires a 6-foot by 10-foot storage/workshop area within a garage in addition to the parking space. To ensure that this area is provided the plan should be revised to show an architectural plan for the garage.

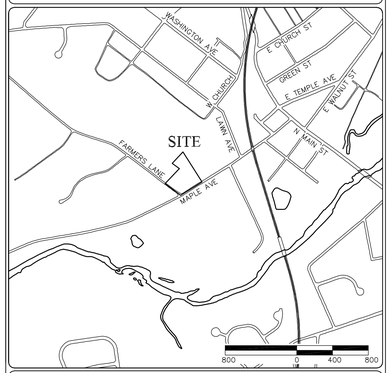
This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

DCZ:emh
25-0139

cc: Lynn Builders, LLC (via email)
Jason Smeland, PE, Lenape Valley Engineering (via email)
Scott P. McMackin, PE, Cowan Associates, Inc., Borough Engineer (via email)
Brenda Detweiler, Sellersville Borough Manager (via email)
Greg Lippincott, West Rockhill Township Manager (via email)

SITE LOCATION MAP (1"=800')



TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:
SELLERSVILLE BOROUGH

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA

PARCEL #	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
39-002-002	6057/2383	KRATZ, KENNETH K MARITAL TRUST 321 BEAVER DAM RD CREEDMOOR NC, 27522	2.2295 Ac

NATURAL RESOURCE PROTECTION STANDARDS

OBTAINED FROM THE BOROUGH OF SELLERSVILLE ZONING ORDINANCE, AS AMENDED, REFERENCE ARTICLE V, SECTION 160-26.E

LOW DENISTY RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING

(1) BASE SITE AREA

TOTAL SITE AREA:	2.2295 Ac.
SUBTRACT:	
LAND WHICH IS NOT CONTIGUOUS:	- 0 Ac.
PREVIOUSLY RESERVED LAND:	0 Ac.
LAND ZONED FOR ANOTHER USE:	- 0 Ac.
LAND WITHIN UTILITY EASEMENTS OR EXISTING ULT. ROAD RIGHT OF WAY:	- 0.3522 Ac.
BASE SITE AREA:	1.8773 Ac.

(2) ENVIRONMENTAL PERFORMANCE STANDARDS:

RESOURCE	OPEN SPACE %	LAND IN RESOURCE	RESOURCE PROTECTION LAND	DISTURBED RESOURCE
FLOODPLAINS	100%	0.00 Ac.	0.00 Ac.	0.00 Ac.
FLOODPLAIN SOILS	100%	0.00 Ac.	0.00 Ac.	0.00 Ac.
STEEP SLOPES (>25%)	85%	0.00 Ac.	0.00 Ac.	0.00 Ac.
STEEP SLOPES (15-25%) (1)	70%	0.15 Ac.	0.105 Ac.	0.033 Ac.
WOODLANDS (ENVIRON)	80%	0.00 Ac.	0.00 Ac.	0.00 Ac.
WOODLANDS (OTHER)	50%	0.00 Ac.	0.00 Ac.	0.00 Ac.
LAKES OR PONDS	100%	0.00 Ac.	0.00 Ac.	0.00 Ac.
WATERCOURSE/STREAM (2)	100%	0.00 Ac.	0.00 Ac.	0.00 Ac.
WETLANDS	100%	0.00 Ac.	0.00 Ac.	0.00 Ac.
LAKEK OR POND SHORELINES	80%	0.00 Ac.	0.00 Ac.	0.00 Ac.
LAND W/ RESOURCE RESTRICTIONS		0.15 Ac.		
RESOURCE PROTECTION LANDS			0.105 Ac.	
ACRES OF LAND TO BE DISTURBED				0.033 Ac.

(1) EXCLUDES AREAS OF SLOPES LESS THAN 3,000 S.F. PER 160-25.C.3
(2) ENTIRE WATERCOURSE CONTAINED IN ULT. R/W AREA

(3) CALCULATE MAXIMUM NUMBER OF DWELLING UNITS

BASE SITE AREA:	1.8773 Ac.
MAXIMUM DENISTY (MULTIPLY):	3.48 DU/Ac. (1)
EQUALS NUMBER OF DWELLING UNITS	7 DU (2)

(1) DENSITY BASED ON 12,500 S.F. PER LOT
(2) 6.53 ROUNDED TO 7

ZONING DATA

OBTAINED FROM THE BOROUGH OF SELLERSVILLE ZONING ORDINANCE, AS LAST AMENDED. ARTICLE IV, SECTION 160-19.C

DISTRICT CLASSIFICATION: LOW DENISTY RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING

REQUIREMENT	ALLOWED/REQUIRED	PROVIDED
MINIMUM LOT AREA:	12,500 S.F.	12,500 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	75 FT.	75 FT.
FRONT YARD RESTRICTION:	30 FT.	30 FT.
SIDE YARD RESTRICTION:	10/25 FT.	10/25 FT.
REAR YARD RESTRICTION:	35 FT.	35 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.

GENERAL NOTES:

1. TITLE LINE AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY DENNIS M. LITZENBERGER, COMPLETED IN NOVEMBER 2024. ELEVATION DATUM IS BASED ON NAD 1988.

2. ALL LOTS SHALL BE PROVIDED WITH PUBLIC WATER AND SEWER SERVICE BY NORTH PENN WATER AUTHORITY AND SELLERSVILLE BOROUGH SEWER AUTHORITY.

3. CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS. ALL LOT CORNERS WILL BE MARKED WITH MONUMENTS UNLESS NOTED OTHERWISE.

4. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY AND TITLE LINE OF MAPLE AVENUE AND FARMERS LANE IS HEARBY OFFERED FOR DEDICATION TO THE BOROUGH OF SELLERSVILLE.

5. THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORM WATER MANAGEMENT.

6. ALL LOTS SHALL BE PROPERLY GRADED TO INSURE DRAINAGE FLOW AWAY FROM BUILDINGS AND TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.

7. INTERIOR ROADWAY SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER ASSOCIATION.

8. ALL PROPOSED STORMWATER FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION. A BLANKET EASEMENT SHALL BE PROVIDED OVER THE STORMWATER MANAGEMENT BMP AND STORMSEWER PIPING. THE BOROUGH RESERVES THE RIGHT, ALTHOUGH NOT THE OBLIGATION TO ACCESS THE SITE TO VERIFY THAT THE HOME OWNERS ASSOCIATION IS MAINTAINING THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER MANAGEMENT ORDINANCE.

9. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT. ALL THESE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS (OTHER THAN GRASS). THE MAINTENANCE OF ALL SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHICH THE EASEMENT EXISTS.

10. THE AREA OF OVERLAP IS TO BE CONVEYED TO TMP 39-002-002-001.

11. ALL UTILITIES (ELECTRIC, TELEPHONE, CABLE ETC) MUST BE INSTALLED UNDERGROUND.

12. SHEETS 2 THROUGH 11 INCLUSIVE, ON RECORD AT THE BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME (SEE SHEET INDEX).

SHEET INDEX

1 OF 11 SUBDIVISION PLAN
2 OF 11 EXISTING FEATURES PLAN
3 OF 11 CONSTRUCTION PLAN
4 OF 11 CONSTRUCTION PLAN (FORCE MAIN)
5 OF 11 POST CONSTRUCTION STORMWATER & LANDSCAPE MANAGEMENT PLAN
6 OF 11 EROSION AND SEDIMENTATION CONTROL PLAN
7 OF 11 DETAIL SHEET: EROSION & SEDIMENTATION CONTROL
8 OF 11 PLAN AND PROFILE
9 OF 11 DETAIL SHEET: SITE IMPROVEMENT
10 OF 11 PHOTO OVERLAY PLAN
11 OF 11 DRAINAGE SHED PLAN

EXIST. R/W
EXIST. EDGE ROAD
EXIST. EASEMENT
EXIST. PROP. BOUNDARY
EXIST. DRIVES
EXIST. CENTERLINE
EXIST. STORM SEWER LINE
EXIST. CONC. MONUMENT
EXIST. IRON PIN
EXIST. UTILITY POLE
EXIST. WELL
15 TO 25% SLOPE AREA
PROP. EDGE OF ROAD
BUILDING SETBACK LINE
LOT LINE
PROP. EASEMENT
PROP. RIGHT-OF-WAY
PROP. SIGHT LINE
PROP. STORMWATER H.W.
PROP. CONC. MONUMENT(TO BE SET

STORMWATER CERTIFICATION (FOR MUNICIPALITY):

_____(MUNICIPAL OFFICIAL OR DESIGNEE), ON THIS DATE_____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SELLERSVILLE BOROUGH STORMWATER MANAGEMENT ORDINANCE (CHAPTER 129):

_____
MUNICIPAL OFFICIAL OR DESIGNEE

THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO ACCOMMODATE ON-LOT IMPERVIOUS COVERAGE IN ACCORDANCE WITH THE FOLLOWING CHART. ADDITIONAL STORMWATER CONTROLS MAY BE REQUIRED IF THE IMPERVIOUS COVERAGE ON A LOT EXCEEDS THE AMOUNT DESIGNATED IN THIS CHART.

LOT #	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
DRIVEWAY	729 S.F.	921 S.F.	921 S.F.	936 S.F.	753 S.F.
WALK/OTHER	72 S.F.	90 S.F.	90 S.F.	82 S.F.	102 S.F.
DWELLING	2,000 S.F.	2,000 S.F.	2,000 S.F.	1,750 S.F.	1,700 S.F.
FUTURE	500 S.F.	500 S.F.	500 S.F.	500 S.F.	500 S.F.
TOTAL:	3,301 S.F.	3,511 S.F.	3,511 S.F.	3,268 S.F.	3,055 S.F.

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

_____
LYNN BUILDERS, LLC - BY STEPHEN C. YATES

ON THIS_____DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED STEPHEN C. YATES, KNOW TO ME (OR SATISFACTORY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NAME
_____
NOTARY PUBLIC
_____
COMMISSION EXPIRATION DATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

_____
TERRENCE L. WEIKEL

ON THIS_____DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED STEPHEN C. YATES, KNOW TO ME (OR SATISFACTORY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL

_____
NAME
_____
NOTARY PUBLIC
_____
COMMISSION EXPIRATION DATE

APPROVED BY THE BOROUGH OF SELLERVILLE COUNCIL
THIS _____ DAY OF _____ 20____.

CHAIRMAN _____ _____

RECOMMENDED FOR APPROVAL BY THE BOROUGH OF SELLERVILLE PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____ _____
SECRETARY

REVIEWED BY THE BOROUGH ENGINEER
ON THE _____ DAY OF _____, 20____.

_____
BOROUGH ENGINEER

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE_____

BCPC # 12996

_____
EXECUTIVE DIRECTOR,
BUCKS COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, ON THIS _____ DAY OF _____, 20____.

_____
RECORDER OF DEEDS

ENGINEER'S CERTIFICATION

I, JASON T. SMELAND, P.E., DO HEREBY CERTIFY 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.

(REGISTRATION NUMBER 059306) JASON T. SMELAND, P.E.

SURVEYOR'S CERTIFICATION

I, DENNIS M. LITZENBERGER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DENNIS M. LITZENBERGER, P.L.S. REGISTRATION NO. 37816E

3	REVISED PER BOROUGH ENGINEER'S COMMENTS	04-21-2025
2	NPDES / E&S SUBMISSION	12-09-2024
1	REVISED PER BOROUGH ENGINEER'S REVIEW	09-05-2024
	Plan Origination Date	05-17-2024

SUBDIVISION PLAN
Prepared for
LYNN BUILDERS, LLC
As part of
T.M.P.39-002-002
FARMERS LANE

BOROUGH OF SELLERSVILLE
BUCKS COUNTY
PENNSYLVANIA

LENAPE VALLEY ENGINEERING
Civil Engineering • Subdivision • Land Development
P.O. Box 74, Chalfont, Pennsylvania 18914
Tel (215) 622-1414 Fax (267) 308-0524
Lenapeconsultants@yahoo.com

JASON T. SMELAND
PROFESSIONAL ENGINEER
PA NO. 059306

30 0 15 30 60 90
GRAPHIC SCALE

PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.T.S.	1"=30'	1 OF 11
DRAFTED BY	PROJECT NUMBER	
B.C.S.	2571	

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 1, 2025

Subject: BCPC #13022-A
Final Plan of Subdivision for 2550 and 2520 Valley Road
TMPs #51-2-1-3, 51-2-1-4
Applicant: R3 Properties, LLC
Owner: Same
Plan Dated: February 18, 2025
Date Received: April 14, 2025

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Make the following conveyances:

TMP #	Existing Lot Area	Conveyance	Resultant Lot Size
#51-2-1-3 (Lot 1)	10.794 acres	+8.234 acres (from Lot 2)	19.028 acres
#51-2-1-4 (Lot 2)	10.831 acres	-8.234 acres (to Lot 1)	2.597 acres

The lot lines of TMP #51-2-1-3 (Lot 1) and TMP #52-2-1-4 (Lot 2), both owned by R3 Properties, LLC, are to be adjusted to increase the size of Lot 1 and decrease the size of Lot 2. Both lots are to be served by individual on-lot water and on-lot septic systems.

Location: On the north side of Valley Road, about 1,500 feet west of Woodlyn Road between Almshouse Road and York Road (PA 263).

Zoning: The RA Agricultural Zoning District permits single-family detached dwellings by right with a minimum lot area of 2.0 acres and a maximum building coverage of 10 percent.

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

Present Use: Rural residential

COMMENTS

1. **Editorial comments**

   a. **Notes for Lot 1**—On Sheets 1 and 2 are notes that refer to Lot 1 being a lane lot. These notes should be removed as they reference a previous plan where a lane lot was proposed.

   b. **Notes for Lot 2**—On Sheet 3, the references to Section 195-16.(12)(j) and 195-16.(12)(n) of the zoning ordinance should be verified and revised if needed, as it appears the correct references are 195-16.B.(12)(b)[1] and 195-16.(12)(b)[5] as per the ordinance dated December 20, 2010.

2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision and land development.

This review will be included in the Bucks County Planning Commission board materials for the June 4, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

PF:emh
25-0110

cc: Michael S. Russek, PE, MSR Engineering (via email)
R3 Properties, LLC (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Engineer (via email)
Kyle Seckinger, Township Manager (via email)
Thomas Jones, CZO, Zoning Officer (via email)
Brandy Mckeever, CZO, Township Director of Planning & Zoning (via email)

GENERAL PRE LOT LINE ADJUSTMENT
PROPERTY INFORMATION:

WARWICK TOWNSHIP, BUCKS COUNTY
RA – RESIDENTIAL AGRICULTURAL ZONING DISTRICT

TAX MAP ID: 51-002-001-003
DEED REFERENCE: INSTRUMENT NO. 2025012336
11.0320+ ACRES (Per Deed Plot)
FELTON TRACT RECORD SUBDIVISION PLAN (LOT 1)
PLAN BOOK 234, PAGE 45
RECORD OWNER – R3 PROPERTIES, LLC
C/O LAWRENCE P. COLEMAN & HEIDI L. COLEMAN
2460 VALLEY ROAD
JAMISON, PA 18929-1096
ccoleman@ccn3.com

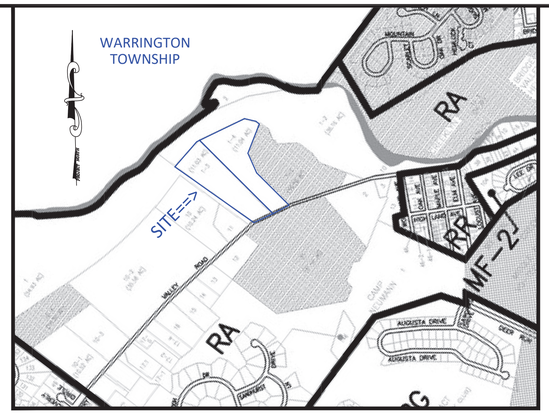
TAX MAP ID: 51-002-001-004
DEED REFERENCE: INSTRUMENT 2014033597
11.04± Acres (Per Boundary Survey)
2550 VALLEY ROAD; JAMISON, PA 18929-1019
FELTON TRACT RECORD SUBDIVISION PLAN (LOT 2)
PLAN BOOK 234, PAGE 45
RECORD OWNER – R3 PROPERTIES, LLC
C/O LAWRENCE P. COLEMAN & HEIDI L. COLEMAN
2460 VALLEY ROAD
JAMISON, PA 18929-1096
ccoleman@ccn3.com

SURVEYOR OF RECORD:
DENNIS M. LITZENBERGER, PLS #37816E
128 SCHOOL DRIVE
KINTNERSVILLE, PA 18930-9620
610-847-5108
dmlsurvey@hotmail.com

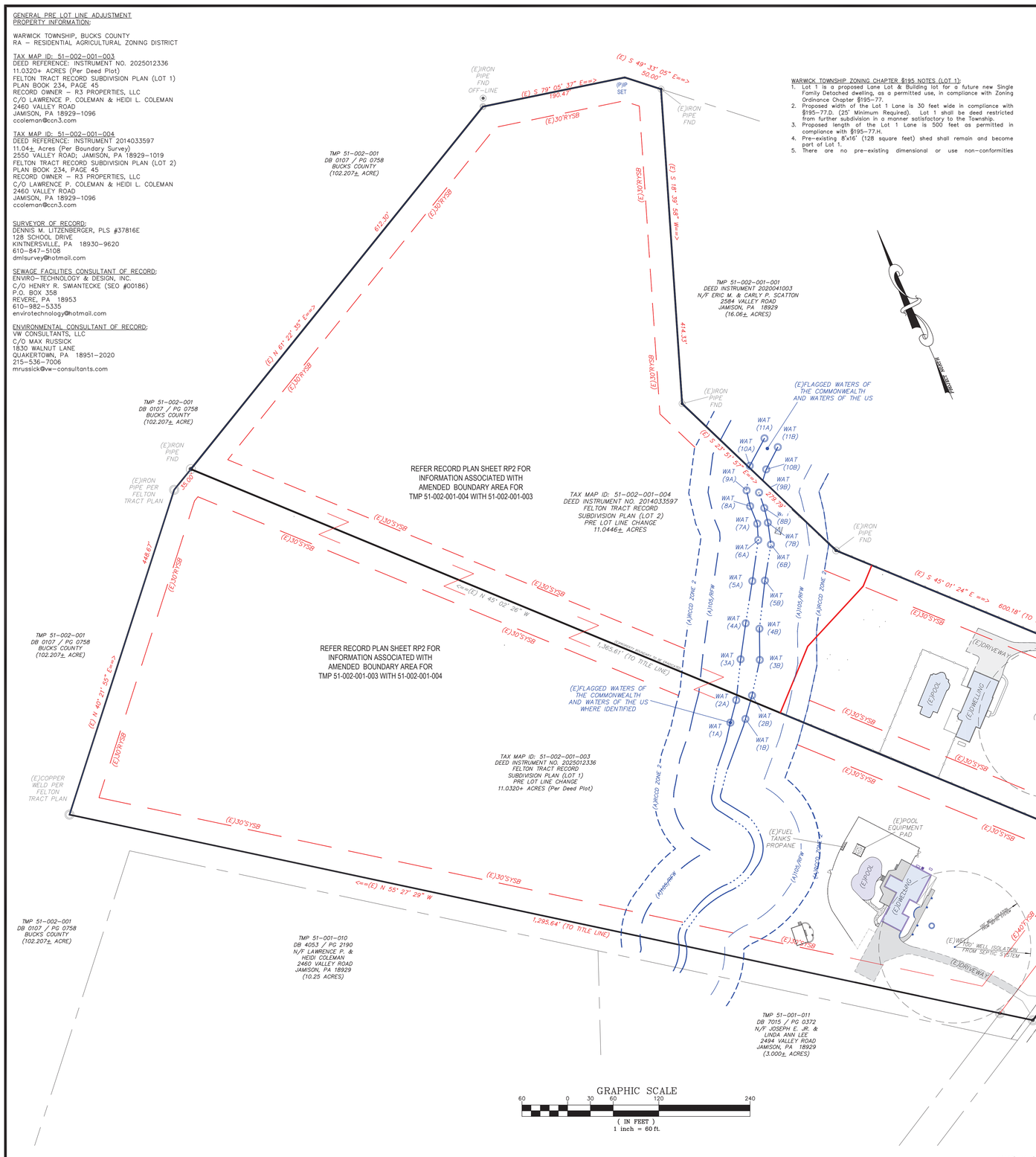
SEWAGE FACILITIES CONSULTANT OF RECORD:
ENVIRO-TECHNOLOGY & DESIGN, INC.
C/O HENRY R. SWIANTECKE (SEO #00186)
P.O. BOX 358
REVERE, PA 18953
610-982-5335
envirotechnology@hotmail.com

ENVIRONMENTAL CONSULTANT OF RECORD:
VW CONSULTANTS, LLC
C/O MAX RUSSICK
1830 WALNUT LANE
QUAKERTOWN, PA 18951-2020
215-536-7006
mrussick@vw-consultants.com

WARWICK TOWNSHIP ZONING CHAPTER §195 NOTES (LOT 1):
1. Lot 1 is a proposed Lane Lot & Building lot for a future new Single Family Detached dwelling, as a permitted use, in compliance with Zoning Ordinance Chapter §195-77.
2. Proposed width of the Lot 1 Lane is 30 feet wide in compliance with §195-77.D. (25' Minimum Required). Lot 1 shall be deed restricted from further subdivision in a manner satisfactory to the Township.
3. Proposed length of the Lot 1 Lane is 500 feet as permitted in compliance with §195-77.H.
4. Pre-existing 8'x16' (128 square feet) shed shall remain and become part of Lot 1.
5. There are no pre-existing dimensional or use non-conformities



ZONING / LOCATION MAP
1"=1,000'



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

WARWICK TOWNSHIP CHAPTER §163-33. STREET CLASSIFICATION NOTES:
1. Per §163. Appendix E.(2) Valley Road is classified as a Collector Street.
2. Per Dimensional Standards Chart within §163-33.
   - The Minimum Required Municipal Designated Ultimate Right-of-Way width for a Collector Street is 80 feet (40 feet from centerline).
   - Sidewalk is required.
   - Curb is required.
   - Shoulder improvement of 4 feet is required where Curb is waived by the Board of Supervisors.

PLAN SHEET INDEX (LOT LINE ADJUSTMENT PLAN)

SHEET 01 OF 05	(RP1/4)	RECORD PLAN – OVERALL EXISTING TRACTS
SHEET 02 OF 05	(RP2/4)	RECORD PLAN – LOT LINE ADJUSTMENT
SHEET 03 OF 05	(RP3/4)	RECORD PLAN – LOT LINE ADJUSTMENT ENLARGEMENT)
SHEET 04 OF 05	(RP4/4)	RECORD PLAN – NOTES & LOT AREA CALCULATIONS
SHEET 05 OF 05	(MAP1/1)	MAPPING REFERENCE PLANS

APPROVAL OF THE WARWICK TOWNSHIP PLANNING COMMISSION:
THIS SUBDIVISION (LAND DEVELOPMENT) PLAN WAS APPROVED BY THE WARWICK TOWNSHIP PLANNING COMMISSION ON THIS_____ DAY OF _____ , 2025.

ATTEST: _____
(SECRETARY)

_____
(CHAIR)

APPROVAL OF THE BOARD OF SUPERVISORS OF WARWICK TOWNSHIP:
THIS SUBDIVISION (LAND DEVELOPMENT) PLAN WAS APPROVED BY RESOLUTION OR ACTION LETTER OF THE BOARD OF TOWNSHIP SUPERVISORS OF WARWICK TOWNSHIP THIS _____ DAY OF _____ , 2025.

_____
(CHAIR)

ATTEST: _____
(TOWNSHIP SECRETARY)

TOWNSHIP WAIVER OF LIABILITY:
THE TOWNSHIP OF WARWICK HEREBY GIVES PUBLIC NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

_____
(CHAIR, BOARD OF SUPERVISORS)

(SEAL)

ATTEST: _____
(TOWNSHIP SECRETARY)

BUCKS COUNTY PLANNING COMMISSION:
BCPC REVIEW #XXXXX (DATED XXXXX XX, 2025)
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFICATION OF MORTGAGE STATUS:
WE LARRY COLEMAN AND HEIDI L. COLEMAN (OFFICERS), OF R3 PROPERTIES, LLC (OWNER OF 2550 VALLEY ROAD MINOR 2-LOT SUBDIVISION) SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

_____
SIGNATURE OF AUTHORIZED AGENT (LARRY COLEMAN, OFFICER)

_____
SIGNATURE OF AUTHORIZED AGENT (HEIDI L. COLEMAN, OFFICER)

OWNERS CERTIFICATION OF INTENT:
KNOW ALL MEN BY THESE PRESENTS, THAT (R3 PROPERTIES, LLC), A LIMITED LIABILITY CORPORATION OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS AS ITS PLAN OF LOTS (OR LAND DEVELOPMENT PLAN) OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF WARWICK, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS; AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN BY THE TOWNSHIP OF WARWICK AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE TOWNSHIP OF WARWICK AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA OR THE TOWNSHIP OF WARWICK,HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISCHARGE SAID TOWNSHIP OF WARWICK, ITS SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON (R3 PROPERTIES, LLC), ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

AS AUTHORIZED AGENTS & OFFICERS OF THE REGISTERED OWNER (R3 PROPERTIES, LLC), WE HAVE LAID OUT UPON THIS LAND, SITUATE IN THE TOWNSHIP OF WARWICK, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ , 2025

_____
SIGNATURE OF AUTHORIZED AGENT (LARRY COLEMAN, OFFICER)

_____
SIGNATURE OF AUTHORIZED AGENT (HEIDI L. COLEMAN, OFFICER)

NOTARY ACKNOWLEDGEMENT;
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS THE _____ DAY OF _____ 2025 BEFORE ME _____(NOTARY), BEING THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LARRY COLEMAN AND HEIDI L. COLEMAN (OFFICERS), OF R3 PROPERTIES, LLC (COMPANY), A LIMITED LIABILITY CORPORATION; AND THAT THEY AS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THERE IN CONTAINED BY SIGNING THE NAME OF THE CORPORATION.

IN WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

(SEAL)

RECORDING:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN:
PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF_____, 2025.

REFER RECORD PLAN SHEET RP4
FOR RECORD PLAN LEGEND

GENERAL PLAN NOMENCLATURE:
(D) DENOTES "DESIGN"
(E) DENOTES "EXISTING"
(F) DENOTES "FUTURE"
(P) DENOTES "PROPOSED"
(R) DENOTES "REQUIRED"
(T) DENOTES "TEMPORARY"

PROPERTY BOUNDARY FEATURES:

CM	CONCRETE MONUMENT
FND	FOUND
IP	IRON PIN
MAG	MAGNETIC
PIPE	IRON PIPE
PK	ASPHALT NAIL
RRS	RAILROAD SPIKE
TBS	TO BE SET

YARD SETBACKS:

BSBL	BUILDING SETBACK LINE
FYSB	FRONT YARD SETBACK LINE
RYSB	REAR YARD SEBACK LINE
SYSB	SIDE YARD SETBACK LINE

RIPARIAN & FLOOD PLAIN NOMENCLATURE:

RCCD	TOWNSHIP RIPARIAN CORRIDOR CONSERVATION DISTRICT
SA	SURFACE AREA
TOB/OHWM	TOP OF BANK / ORDINARY HIGH WATER MARK
WAT(3A)	WATERS OF THE COMMONWEALTH FLAG – (FLAG #)
105/RFW	CHAPTER 105 REGULATORY FLOODWAY

PLAN USER NOTIFICATION:
This drawing is copyrighted and shall remain the property of "Michael S. Russek, PE" (dba MSR Engineering). Only drawings bearing original impressions and/or ink Professional Engineering Seal of "Michael S. Russek, PE" shall be considered as valid. Any reuse on project extensions, any other project, or alterations or additions to this project (not under the responsible charge of "Michael S. Russek, PE") shall be made at the sole risk of the User/Contractor and without liability to "Michael S. Russek, PE." Any inconsistencies and/or ambiguities discovered in the drawings (by the User/Contractor in responsible charge), shall be immediately reported in writing to "Michael S. Russek, PE", so that "Michael S. Russek PE" can address said inconsistencies and/or ambiguities. Work done by the User/Contractor after the discovery of any inconsistencies and/or ambiguities (without first resolving the inconsistency and/or ambiguity in writing from "Michael S. Russek, PE") shall be done at the sole risk of the User/Contractor.

PROJECT: 2520 and 2550 VALLEY ROAD
FINAL PLAN (LOT LINE ADJUSTMENT PLAN)

LOT LINE ADJUSTMENT SHEET 01 OF 05

SURVEYOR'S CERTIFICATION – BOUNDARY & TOPOGRAPHY

I, Dennis M. Litzenberger, PLS, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the metes and bounds, as shown, and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents.

I Hereby Certify that the Boundary and Topographic Information shown on this Plan is based upon a Field Survey made by me, or under my Supervision / Responsible Charge; that all Property Corners are set as shown hereon; that all Geometric Details as shown are correct; and that all Lots or Tract have a Boundary Closure error of 1:10:000 or Better.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK — DATE

DENNIS M. LITZENBERGER, PLS
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU-37816E
128 SCHOOL DRIVE; KINTNERSVILLE, PA 18930
PHONE: 610-442-2538

		DATE:	FEBRUARY 18, 2025
		SCALE:	AS NOTED
		DESIGNED BY:	M.S.R.
		DRAWN BY:	M.S.R.
RELEASED FOR SUBMISSION TO TWSP	MSR 04/07/25	CHECKED BY:	M.S.R.
RELEASED TO APPLICANT FOR COMMENT	MSR 02/24/25	PROJECT NO.	MSR 020-004

I, Michael S. Russek, PE a registered professional engineer of the Commonwealth of Pennsylvania, do hereby certify that this plan meets the requirements of all ordinances affecting this subdivision and land development, including the amended Zoning Ordinance of the Township of Warwick in which this subdivision or land development is located. I, do hereby certify pursuant to the penalties of 18 Pa.C.S.A., Section 4909, to the best of my knowledge, information, and belief, that the information contained in the accompanying plans, specifications and reports (which have been prepared in accordance with accepted Engineering practice), is true and correct:

BY: _____
MICHAEL S. RUSSEK, PE, PA LIC No. PE042631E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MICHAEL S. RUSSEK ENGINEER No. PE042631E

MICHAEL S. RUSSEK, PE
dba MSR ENGINEERING
6577 WILD CHERRY DRIVE; COOPERSBURG,PA 18036-1824
EMAIL: msrussek50@gmail.com
PHONE (610-730-4068

RECORD SUBDIVISION PLAN
(OVERALL EXISTING TRACT LAYOUTS)

FOR
2520 and 2550 VALLEY ROAD (T-328)
JAMISON, PA 18929-1005
WARWICK TOWNSHIP, BUCKS COUNTY, PA

RP1
4

Bucks County Planning Commission

Planning Module Reviews

April 26, 2025 to May 23, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Lower Makefield Township	Woodbury Grove Investors, LP	12964	24-0619	20-16-12	1-09929-326-3J
Lower Southampton Township	Proposed Retail Store	12884	25-0080	21-7-1-1	1-09006-199-3J

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

TO: Justin Geonnotti, PE

FROM: Staff of the Bucks County Planning Commission

DATE: May 23, 2025

SUBJECT: Woodbury Grove Investors, LP Planning Module
PaDEP Code #1-09929-326-3J
TMP #20-16-12
Lower Makefield Township, Bucks County, PA

We have revised the original review after receiving an updated Component 3 form and supporting documentation from the applicant. The applicant has provided correspondence with the Pennsylvania State Historic Preservation Office, the project narrative, and the alternative sewage facilities analysis. Correspondence with the applicant indicates the missing signatures and initials needed to complete Component J are still being obtained from local authorities. The original planning module review letter and Component 4.B County Planning Agency Review, dated August 26, 2024, should be disregarded.

LR:emh
24-0619

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Jeffrey Brown, Dynamic Engineering Consultants, PC (via email)
Justin Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Isaac Kessler, PE, Remington and Vernick Engineers, Township Engineer (via email)
David W. Kratzer, Jr., Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)
Act 537 file (via email)

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

BCPC
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David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

May 23, 2025

Justin Geonnotti, PE
Dynamic Engineering Consultants, PC
826 Newtown Yardley Road
Newtown, PA, 18940

RE: Woodbury Grove Investors, LP Planning Module
PaDEP Code #1-09929-326-3J
BCPC #12964
TMP #20-16-12
Lower Makefield Township, Bucks County, PA

Dear Mr. Geonnotti:

We have received a copy of the planning module[1] regarding the subdivision of a 50.5-acre parcel into 51 lots. Single-family detached residential dwellings shall be constructed on 47 lots. The site will be served by public water and sewer and is located north of the intersection of Stony Hill Road and Newtown Yardley Road. Interstate 295 is located east of the site.

The proposed sewage disposal method is establishing force main connections to the existing collection system. The existing collection system is APW's Lower Makefield Township, owned by AQUA Pennsylvania. The wastewater will be conveyed through the existing Core Creek Interceptor and Neshaminy Interceptor. The wastewater will be ultimately conveyed to the Philadelphia Water Department's Northeast Wastewater Treatment Plant. The proposed project flow totals 11,750 gallons per day (gpd) and will require a total of 47 EDUs.

The *Lower Makefield Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of Lower Makefield Township. The proposal to connect to the public sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

Section J. Chapter 94 Consistency Determination contains sections that are incomplete and are missing signatures and initials. Correspondence with the applicant indicates the completion of Section J is still in process with the local authorities.

[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Lower Makefield Township sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,

Luke Rosanova
Planner

LR:emh
24-0619

Attachment

cc: Woodbury Grove Investors, LP (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Isaac Kessler, PE, Remington and Vernick Engineers, Township Engineer (via email)
David W. Kratzer, Jr., Township Manager (via email)
James Majewski, PE, PP, CFM, Township Director of Planning and Zoning (via email)
Daniel McLoone, Township Planner (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09929-326-3J
BCPC #: 12964

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Woodbury Grove Investors, LP

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency May 14, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency May 23, 2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan?
			If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
			If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands?
			If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project?
			If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project?
			If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A
			If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? N/A
☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
☐	☐	13.	Does this proposal meet the requirements of the ordinance? N/A
			If no, describe which requirements are not met _____
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan?
			If no, describe inconsistency _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe _____
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances.
			If no, describe the inconsistencies N/A
☒	☐	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐		If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Luke Rosanova

Title: Planner

Signature:

Date: May 23, 2025

Name of County or Areawide Planning Agency: Bucks County Planning Commission

Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901

Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

TO: Jeffrey Brown, PC

FROM: Staff of the Bucks County Planning Commission

DATE: May 21, 2025

SUBJECT: Proposed Retail Store Planning Module
PaDEP Code #1-09006-199-3J
BCPC #12884
TMP #21-7-1-1
Lower Southampton Township, Bucks County, PA

We have revised the original review after receiving correspondence from the applicant which indicated that the proposed wastewater flows are 1,050 gallons per day, not 1,400 gallons as described in our April 4, 2025, planning module review letter. Our review now reflects the correct wastewater flows for the proposed development. The original planning module review letter should be disregarded.

PF:emh
25-0080

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Joseph Galdo, Township Manager (via email)
Act 537 file (via email)

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

BCPC
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E-mail: planningcommission@buckscounty.org

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James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

May 21, 2025

Justin A. Geonnotti, PE
Dynamic Engineering Consultants, PC
826 Newtown Yardly Road, Suite 201
Newtown, PA 18940-1797

RE: Proposed Retail Store Planning Module
PaDEP Code #1-09006-199-3J
BCPC #12884
TMP #21-7-1-1
Lower Southampton Township, Bucks County, PA

Dear Mr. Geonnotti:

We have received a copy of the planning module[1] regarding the proposal to subdivide a 1.23-acre lot into two lots; 0.5-acre Lot A and 0.73-acre Lot B. Lot A is currently developed with a motor vehicle fueling station which will remain, and Lot B will be developed as a retail building with two tenants. Wastewater flows, totaling 1,050 gallons per day (350 gpd (1 EDU) for the existing Lot A and 700 gpd (2 EDUs) for Lot B), will flow through public sewer owned by Lower Southampton Township to the Poquessing Interceptor to ultimately be treated by the Philadelphia Water Department's (PWD) Northeast Water Pollution Control Plant.

The *Act 537 Sewage Facilities Plan Update for Lower Southampton Township* (2016) is the official Act 537 Plan for this portion of Lower Southampton Township. The proposal to connect to the public sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by sanitary sewage facilities.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Lower Southampton Township sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

If you have any questions about this review, please contact me.

Sincerely,

Parker Frohlich

Parker Frohlich
Planner

PSF:emh
25-0080

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Joseph Galdo, Township Manager (via email)
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pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09006-199-3J
BCPC #:
12884

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Proposed Retail Store

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency May 7, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency May 21, 2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? N/A
☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
☐	☐	13.	Does this proposal meet the requirements of the ordinance? N/A
			If no, describe which requirements are not met _____
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan?
			If no, describe inconsistency _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe _____
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances.
			If no, describe the inconsistencies N/A
☒	☐	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐		If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Parker Frohlich

Title: Planner

Signature: Parker Frohlich

Date: May 21, 2025

Name of County or Areawide Planning Agency: Bucks County Planning Commission

Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901

Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.