BCPC
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, JULY 2, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from June 4, 2025
5. Executive Director's Report
6. Act 247 Reviews for July 2, 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 July 2, 2025.

BCPC
Bucks County Planning Commission

MINUTES OF MEETING

WEDNESDAY, JUNE 4, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Thomas Jennings; James Keenan; James E. Miller Jr.; Edward Tokmajian; Tom Tosti
MEMBERS ABSENT:	Richard Donovan; Harold Hayes; David R. Nyman
STAFF PRESENT:	Richard G. Brahler Jr.; Cassandra Goodmansen; Erin M. Holden; John S. Ives; David Kimmerly; Michael A. Roedig; Evan J. Stone; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Dan Grieser, Esq.
GUESTS:	Shawn Loughlin, Cassie (Intern) Bucks County IT Department; Devon Maguire, APEX Student; Sam Ryan, BCPC Intern; Joe Morrissey and John Rathfon, Foxlane Homes

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- **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, MAY 7, 2025**
  Upon motion of Mr. Tosti, seconded by Mr. Jennings, the motion carried to approve the minutes of the May 7, 2025, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Stone welcomed Erin Holden, who is filling in for Tricia Rosica this month. Mr. Stone acknowledged Devon Maguire, APEX student graduating from New Hope Solebury High School next week. Ms. Maguire will continue her studies at Lehigh University this fall, majoring in Environmental Planning and Policy. Mr. Stone introduced our summer intern Sam Ryan. Ms. Ryan is a rising senior at Indiana University of Pennsylvania, majoring in Regional Planning with minors in Psychology and Sustainability Studies. Mr. Stone also recognized Shawn Loughlin from IT for his assistance with the live streaming of our BCPC meetings.

  Mr. Stone and Mr. Roedig attended the Commissioner's meeting this morning, during which Mr. Roedig presented an overview of our annual report.

Mr. Stone reported that the Perkiomen Flood Mitigation Project Memorandum of Understanding (MOU) was approved this morning. As a result, we will be receiving reimbursement for our contributions to the project. We share the watershed with Montgomery County and are pleased to receive funding that supports our efforts in flood mitigation.

Mr. Stone added to his reporting on the Home Builders Association that the workforce is currently short approximately 400,000 laborers. This labor shortage further contributes to the housing attainability issue by slowing the pace of new home construction.

Mr. Stone reported that in May 2025, we received 20 applications, reviewed a total of 113 lots or units and 51,762 square feet of nonresidential land development, collecting $15,574.72 in revenue. Year-to-date we have received 116 applications, reviewed a total of 876 lots or units and 386,358 square feet of nonresidential development, collecting $77,794.57 in revenue. In comparison to last year, year-to-date in May 2024, we received a total of 104 applications, reviewed a total of 487 lots or units and 739,488 square feet of nonresidential development, collecting $67,468.39 in revenue.

- **ACT 247 REVIEWS**
  The reviews of June 4, 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. Tokmajian.

  Mr. Tokmajian referring to BCPC #8217-B — Middletown Township, stated he has concerns on the number of variances and waivers that were requested on the application.

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

- **NEW BUSINESS**
  Mr. Tosti has informed us that he will be unable to attend the July meeting in person but will try to participate virtually.

- **ADJOURNMENT**
  Upon the motion of Mr. Tosti, seconded by Mr. Tokmajian, Ms. Breslin adjourned the meeting at 2:10 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – We have continued to advertise and interview candidates for the Senior Planner as well as the Director of Transportation Planning positions.
- **Delaware Valley Regional Planning Commission (DVRPC)** – Attended the monthly board meeting.
- **Bucks County Conservation District (BCCD)** – Attended the monthly board meeting in my role as Associate Director.
- **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** – We continue to assist Montgomery County with data sharing and coordination of study efforts. We are coordinating closely with the Bucks County Conservation District and the project consultant.
- **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.
- **ACT 167** – Our work on the Act 167 Plan can be found here. Phase 2 Field Visits have been completed, and we continue to coordinate with the consultant team.
- **Resource Environmental Solutions, LLC (RES)** – Attended an introductory meeting with representatives from RES to learn about their company's mission. RES is a developer and specializes in the creation and sales of wetland mitigation credits including MS4 requirements.
- **Comprehensive Recreation, Parks and Open Space Plan (CRPOS)** – Attended the steering committee meeting for the county's CRPOS Master Plan.
- **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**
- **Buckingham Township Board of Supervisors**
- **Newtown Area Joint Zoning Council**
- **Quakertown Area Planning Committee**
- **Sellersville Borough Planning Commission**

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

New Hope Borough Comprehensive Plan – Continued working on the borough's comprehensive plan update, including hosting Workshop 2B.

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

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

Riegelsville Borough Comprehensive Plan — Continued production of a draft plan and met with the planning commission to review the progress.

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. Held a public forum on the topic of Environmental Stewardship and Sustainability.

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.

- Brown Farm (14 +- acres) in **Bedminster Township**

- Leopold Farm (42 +- acres) in **Bedminster Township**
- Kashner Farm (18 +- acres) in **Bedminster Township**
- Lokay Farm (57 +- acres) in **Bedminster Township**
- Mark and Justina Thomas Farm (28 +- acres) in **Bedminster Township**
- Wisler Farm #1 and #2 (37 +- acres) in **Bedminster Township**
- Kinney Farm (49 +- acres) in **Buckingham Township**
- Ripp Farm (32 +- acres) in **Buckingham Township**
- Bolton Farm (28 +- acres) in **Hilltown Township**
- Rosenberger Farm (10 +- acres) in **Hilltown Township**
- Bender Farm (17 +- acres) in **Milford Township**
- Bello Farm (20 +-acres) in **Plumstead Township**
- Fleishman/Ottinger Farm (10 + acres) in **Springfield Township**
- Tierney Farm (41 +- acres) in **Tinicum 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:

14	Subdivision and Land Development Proposals
1	Sketch Plans
5	Municipal Plans and Ordinances
4	Sewage Facility Planning Modules
0	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- ArcGIS User Group Quarterly Meeting
- DVRPC Information Resource and Exchange Group

Co-Responder Service Area Map – Staff is working with the co-responders in Human Services to develop a service area map. We will create a static map for the public to identify the co-responder in their region and a detailed internal web map for the co-responders to access more information.

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 department 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.

County Internet Service Provider – Staff worked with Information Technology to ensure the migration to a new internet service provider did not cause downtime for our servers and GIS users.

Sustainability

The sustainability staff attended the following meetings:

- Regional benchmarking cohort with DVRPC and Green Building United
- Monthly Sustainability Champions meeting with county employees
- Bucks County intra-county sustainability dialogue with local municipalities
- Monthly Ready for 100 meeting with department leaders
- Sustainable Energy Partnership Open House for onboarding new members to the partnership
- Sustainable Energy Partnership Information Session on the electricity market outlook

Transportation and Trails

The transportation and trails staff attended the following meetings:

- DVRPC Regional Technical Committee
- DVRPC Board
- Neshaminy Greenway Trail Core Creek Biweekly Progress
- Regional Vision Zero Plan
- TMA Bucks Board Meeting
- DVRPC Regional Safety Task Force
- PA Committee for the East Coast Greenway
- Milford Township Trails Discussion
- Staff Tour of Central Bucks County
- Quakertown Freight House Discussion
- US Route 1 Roosevelt Boulevard
- Doylestown Bike & Hike Committee
- Bucks/Montco Trail Summit Prep Meeting
- Project status meetings for Phase II of the Newtown Rail Trail and Neshaminy Greenway Trail-Phase I

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. Performed site visit regarding potential Aqua Drive connection.

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.

Levittown Trail – Coordinated with the DVRPC, DCNR and the consultant.

Upper Bucks Rail Trail – Phase II – The Commissioners have selected Michael Baker International. An executed contract has been provided to Michael Baker and a project kickoff meeting has been scheduled to initiate the project.

Bucks County Planning Commission

Municipal Reviews

July 2, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	2-24-2R	25-0168	Township Council	-	Zoning Ordinance Amendment: Mobile Food Vendors
Bridgeton Township	3-25-1	25-0162	Board of Supervisors	-	Zoning Ordinance Amendment: Accessory Short-Term Rental Use
Morrisville Borough	24-25-WS1	25-0143	Morrisville Municipal Authority	24-12-79 and 24-12-79.1	Municipal Land Development: 10,500 square feet
Newtown Area Joint Zoning Council	56-25-2R	25-0171	Joint Zoning Council	-	Zoning Ordinance Amendment: Signs
Newtown Area Joint Zoning Council	56-25-3	25-0170	Joint Zoning Council	-	Zoning Ordinance Amendment: Wireless Communications Facilities

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: July 2, 2025

Subject: BCPC #2-24-2R
Proposal to Amend the Zoning Ordinance—Mobile Food Vendors
Applicant: Township Council
Date Received: June 16, 2025
Hearing Date: Not indicated

In accordance with the provisions of Section 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 July 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to permit mobile food vendors. The proposed amendment contains definitions, use regulations and locational restrictions for food trucks, canteen trucks and ice cream trucks. The submission also amends the township code of ordinances to add Chapter 173.

COMMENTS

We issued a review of a previous version of this proposal (BCPC #2-24-2 on March 6, 2024). The proposed ordinance creates Chapter 173: Mobile Food Vendors to be added to the township's general code of ordinances. Our review is limited to proposed zoning provision Section 600, in accordance with Section 609 of the Pennsylvania Municipalities Code.

We recommend that the township council adopt the proposal, 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 township 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.

DCZ:emh
25-0168

cc: Joseph Pizzo, Esq., Township Solicitor, Pizzo Rudolph, LLC (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Township Manager (via email)
Loretta Alston, Township Department of Building and Planning (via email)

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MEMORANDUM

To: Bridgeton Township Board of Supervisors
Bridgeton Township Planning Commission

From: Bucks County Planning Commission

Date: July 2, 2025

Subject: BCPC # 3-25-1
Proposal to Amend the Zoning Ordinance—Short-Term Rental Accessory Use
Applicant: Board of Supervisors
Date Received: June 11, 2025
Hearing Date: July 9, 2025

In accordance with the provisions of Section 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 July 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding and revising regulations and establishing a short-term rental use.

Proposed Zoning Provisions:

Amend Section 202, Home Occupation, to define accessory home occupation and to include standards listed under 403.D.9.

Amend Section 202 to include the following definitions:

- Autonomous Dwelling Unit
- Operator
- Primary Residence
- Proof of Primary Residence
- Shared Dwelling
- Short-Term Rental

Add new Use 18 Short-Term Rental to Section 403.D. Standards include:

- A permit is required for Short-Term Rentals

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

- A single-family detached dwelling is the principal building on the property
- Only 24 rentals are permitted per year, which cannot exceed 200 total rental days
- Short-Term Rentals are permitted in each residential zoning district as an accessory use
- One parking space is required per room being rented out
- No more than 10 guests are permitted, or two guests per bedroom, whichever is fewer
- Rentals must last at least 24 hours
- A Short-Term Rental permit may be revoked due to zoning, code, or criminal violations.
- Existing Short-Term Rentals may continue provided they are owned by a Bridgeton Townhip resident
- Short-Term Rental owners must comply with all applicable federal, state, county, and local laws and ordinances, including the Fair Housing Act, fire and zoning codes, and Department of Health regulations regarding on-lot sanitary sewer systems.

Amend Section 306.B., Table of Use Regulations, to add Short-Term Rental as a use permitted by right in all zoning districts except the Industrial District.

COMMENTS

We commend township officials for providing for transient use of a residential property. Such use of a property helps supplement residents' incomes and reasonable regulation will limit potential impacts. Before adoption, we recommend the township consider the following comments:

1. **Number of bedrooms**—Section 403.D.18.3. limits by zoning district the number of bedrooms that can be rented out at any time. We note that every zoning district identified in the section permits the entire dwelling to be rented out with the exception of the Industrial District, which does not permit short-term rentals.

2. **Food preparation**—We recommend that the ordinance include a provision that would prohibit food preparation for the guests of the transient use by the owner or owner's agent to further distinguish the use from Use G20 Guest House–Bed and Breakfast.

3. **Safety codes**—We recommend that the ordinance include a provision that the transient use have working smoke detectors, carbon monoxide detectors, and fire extinguishers and comply with applicable building and safety codes, as determined by the township's code enforcement officer.

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.

CPR:tmr
25-0162

cc: David M. Shafkowitz, Esq., Shafkowitz Law Group, P.C. (via email)
Sheryl Patterson, Township Secretary/Treasurer (via email)
Jim Kopchak, Township Zoning Officer (via email)

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UNOFFICIAL

MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Bucks County Planning Commission

Date: July 2, 2025

Subject: BCPC #24-25-WS1
Sketch Plan of Land Development for Morrisville Municipal Authority PS and WWTP
TMPs #24-12-79 and 24-12-79.1
Applicant: Morrisville Municipal Authority
Owner: Same
Plan Dated: May 5, 2025
Date Received: June 6, 2025

In accordance with the provisions of Sections 304 and 502 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 July 2, 2025.

GENERAL INFORMATION

Proposal: Construct a 10,500-square-foot pump station with generators, bulk chemical storage, and a carbon absorption facility on a 48,000-square-foot site (Tract #1). Tract #1 and Tract #2 (54,200 square feet) comprises TMP #24-12-79. Tract #3 (38,700 square feet) comprises TMP# 24-12-79.1 The site is adjacent to the Morrisville Municipal Authority wastewater treatment plant. The facility is served by public water and sewer.

Location: The eastern terminus of Delaware Avenue.

Zoning: The R-4 Residential District permits residential and institutional uses on lots of a minimum of 15,000 square feet. Tract #1 and Tract #3 are within the R-4 Residential District. Use F6 Municipal Utilities is not a permitted use in the R-4 District.

The CS-1 Community Service District permits Use F6 Municipal Utilities by right with no dimensional requirements. Tract #2 is within the CS-1 Community Service District Use.

Present Use: Vacant

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

COMMENTS

1. **Municipal utilities use**—We note that Use F6 Municipal utilities is not a permitted use within the R-4 Residential District. We recommend that no formal action be taken on this application until this zoning issue has been resolved.

2. **Front yard setback**—The area identified for generators encroaches on the 25-foot front yard setback required by Table 465-18 of the zoning ordinance.

3. **Unopened street ("paper street")**—The plan shows what appears to be a right-of-way that was on an official plan or map and intended to be dedicated, but not opened, also known as a "paper street." We recommend that a decision be made whether to maintain the status of the paper street or vacate the street in compliance with state regulations regarding street vacations and openings, including the Municipalities Planning Code. If Morrisville Borough intends to vacate the street, we recommend that officials contact utility companies that may have easements within the area of the paper street.

4. **Buffer yards**—Section 465-17.F.(6) of the zoning ordinance requires a buffer yard meeting the requirements of Section 465-15.M.

5. **Floodplain**—The site is located within the 100-year floodplain of the Delaware River. Borough officials should ensure that the facility is designed to meet the floodproofing requirements of Section 465-15.N.(6)(c) of the zoning ordinance and Chapter 195 Floodplain Management.

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
25-0143

cc: John J. Warenda, Jr., Executive Director, Morrisville Municipal Authority (via email)
Corey Adam, PE, Herbert, Rowland, & Grubic, Inc. (via email)
Randall Flager, Esq., Flager & Associates, PC, Borough Solicitor (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Borough Engineer (via email)
James Dillon, Borough Manager (via email)

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UNOFFICIAL

MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: July 2, 2025

Subject: BCPC #56-25-2R
Proposal to Amend the Zoning Ordinance—Signs
Applicant: Newtown Area Joint Zoning Council
Date Received: June 17, 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 July 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the sign regulations in Article 11 to add definitions for Agricultural Off-Premises Sign and Off-Premises Sign and provide updated regulations for such signs. This submission is a revised version of a previous amendment our office reviewed (BCPC #56-25-2, dated June 4, 2025). The amendment has been revised to eliminate inconsistencies and to provide clear distinctions between an Agricultural Off-Premises Sign and an Off-Premises Sign.

Proposed Zoning Provisions:

Amend Section 1101, Types of Signs – Definitions, to delete the term and definition of Outdoor Advertising Sign and add the following terms and definitions:

Agricultural Off-Premises Sign. An outdoor sign whose message directs attention to a farm or other agricultural use, product or event that is not sold, produced, manufactured, furnished or conducted on the premises upon which the sign is located.

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.

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

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

Amend Section 1104.A., Signs Exempt from this Ordinance, to add the following provision, as subsection 15:

> Governmental signs and directory signs for service organizations and churches that are located on a lot or property other than the property owned by the governmental entity, organization, or church.

Amend Section 1104.B., Prohibited Signs, to delete subsection 14, which prohibits any off-premises sign except governmental signs and directory signs for service organizations and churches and except temporary signs displayed for a period not to exceed two weeks.

Amend Section 1104.C.(1)(e)(2) to delete the existing provisions and replace with the following:

(2) Agricultural Off-Premises Temporary Sign
   (a) No more than four Agricultural Off-Premises Signs (permanent or temporary) may be permitted at any one time to identify a farm or agricultural use and/or any projects for sale at said farm or use.
   (b) The total area of any such sign shall not exceed 4 1/2 square feet, and the maximum height shall not exceed 5 feet.
   (c) Such sign shall be placed not more than two miles from the farm or other agricultural use identified by the sign.
   (d) No such sign shall be painted or placed on a utility pole or any natural feature such as a tree or rock. All such signs must be individually and independently supported and shall not be artificially illuminated.
   (e) All applications for any such temporary sign permit shall be accompanied by a document signed by each owner of property on which such sign would be placed, stating that the property owner has given permission to the applicant to place the sign on the property and stating the place of the sign for which such permission is granted.
   (f) All such signs shall be removed within 10 days after the sales of the product advertised by the sign ceases for the season.

Amend Section 1106.A.7., Permanent Sign Requirements for Agricultural Uses, to delete the provisions in subsection A.7. and replace with the following:

7. Agricultural Off-Premises Signs may be permitted if the following conditions are met:
   (a) No more than four Agricultural Off-Premises Signs (permanent or temporary) may be permitted at any one time to identify a farm or agricultural use and/or any products for sale at said farm or use.
   (b) The total area of any such sign shall not exceed 4-1/2 square feet, and the maximum height shall not exceed 5 feet.

(c) Such sign shall not be placed more than two miles from the farm or agricultural use identified by the sign.
(d) No such sign shall be painted or placed on a utility pole or any natural feature such as a tree or rock. All such signs must be individually and independently supported and shall not be artificially illuminated.
(e) All such signs shall require sign permits. All applications for an Agricultural Off-Premises permanent sign permit shall be accompanied by a document signed by each owner of property on which such sign would be placed, stating that the property owner has given permission to the applicant to place the sign on the property and stating the place of the sign for which such permission is granted.
(f) All Agricultural Off-Premises Signs which identify only the name of the farm or other agricultural use and directional information shall be permitted to remain in place until the farm/use ceases to be used for agricultural purposes. All Agricultural Off-Premises Signs which identify specific products shall be removed within 10 days of the date on which sales of the advertised product ceases.

Amend Section 1106, Off-Premises Signs, by deleting and replacing subsection M as follows:

M. Off-Premises Signs.
1. Locations Permitted.
   A. Off-premises signs are permitted in the following locations:
   Convenience Commercial District 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 the 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 1104.B., Prohibited Signs, currently prohibits any Off-Premises Sign except governmental signs and directory signs for service organizations and churches and except temporary signs displayed for a period not to exceed two weeks.

Section 1104.C.1.e.2. provides regulations for Seasonal Agricultural Off-Premises Temporary Sign.

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.

COMMENT

We offer the following comment for the joint zoning council's decision when considering this proposal:

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
25-0171

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)
David Nyman, Upper Makefield Township Manager (via email)
Stacy Crandell, Wrightstown Township Manager (via email)

UNOFFICIAL

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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

UNOFFICIAL

MEMORANDUM

To: Newtown Area Joint Zoning Council

From: Bucks County Planning Commission

Date: July 2, 2025

Subject: BCPC #56-25-3
Proposal to Amend the Zoning Ordinance—Wireless Communications Facilities
Applicant: Newtown Area Joint Zoning Council
Date Received: June 17, 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 July 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the existing provisions for wireless communications facilities (WCF) in the joint municipal zoning ordinance. Add provisions for small WCF to the joint municipal zoning ordinance. The submission also includes a separate design manual for Small Wireless Communications Facility that is referenced in the proposed ordinance amendment.

Proposed Zoning Provisions: Amend the joint municipal zoning ordinance as follows:

Add the following definitions to Article II of the zoning ordinance:

- Accessory Equipment or Wireless Accessory Equipment
- Adjacent Structures
- Application or Wireless Application
- Commercially Reasonable
- Communications Antenna
- Communications Tower
- Decorative Pole
- Eligible Facilities Request
- Front Façade Area
- Height of a Tower-Based Wireless Communications Facility
- Height of a Wireless Support Structure

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

- Modification of Modify
- Municipal or Municipality
- Public Rights-of-way (ROW)
- Public Utility Transmission Tower
- Shot Clock Timeframes
- Small Wireless Communications Facility (Small WCF)
- Small Wireless Facilities Deployment Act (SWFDA)
- Tower
- Township
- Underground Area
- Wireless Antenna

Amend Article II, Definitions, to delete definitions for the following terms and replace them with new definitions:

- Antenna
- Co-location
- Non-Tower Wireless Communications Facilities (Non-Tower WCF)
- Substantially Change
- Tower-Based Wireless Communications Facility (Tower-Based WCF)
- Wireless Support Structure or Support Structure

Repeal Article III, Section 803(I), in its entirety and replace with a new Article III, Section 803(I), Wireless Communications Facilities (WCF).

Provisions outlining procedures, development requirements, co-location requirements, standards of care for installation and maintenance of WCF, inspections, standards for withstanding high winds and ice build-up, and standards ensuring aviation safety are listed for all types of WCF.

Requirements applicable to all Tower-Based Wireless Communications Facilities (Tower-Based WCF) in Section 803(I)I.4. include:

- Tower-Based WCF are permitted by conditional use permit on the following parcels: co-located on PECO powerlines on TMPs #29-1-2-1, 29-3-14-1, 29-3-20-1, 29-3-22-1, 29-3-27-1, 29-3-28-1, 29-3-38-1, 29-3-50-1, 29-10-13-1, 29-10-68-1, 29-10-47-1, 29-10-52-1, 29-10-42-8, 29-10-73-1, 29-10-84-1, and on stand-alone parcels 29-3-18-2, 29-10-85-4, 29-9-5-1 in Newtown Township; TMPs #47-8-55, 47-4-80, and those portions of 47-7-49 exempt from the deed of agricultural easement granted to the Commonwealth of Pennsylvania, the County of Bucks, and the Township of Upper Makefield in Upper Makefield Township; and co-located on PECO powerlines on TMPs #53-1-50-1, 53-1-83-1, 53-1-91-1, 53-2-9-1, 53-2-21-1, 53-12-1-1, 53-12-1-2, 53-23-6-1, 53-12-18-2, 53-12-84-1, and on stand-alone parcels 53-2-81-2, 53-12-2-2, and 53-12-57 in Wrightstown Township.
- All Tower-Based WCF that are co-located on PECO powerlines are not required to comply with the setback requirements in subsections g and h of this ordinance.
- Tower-Based WCF shall not be located in or within 300 feet of an area or sub-area in which utilities are required to be located underground, including, but not limited to, planned developments.
- Tower-Based WCF shall not be located within an open space or conserved land and shall not be located within a conservation district, except for TMP #53-2-81-2 in Wrightstown Township.

- Tower-Based WCF shall not be located in or within 1,000 feet of the habitat of a threatened or endangered animal species.
- Tower-Based WCF may not be located in or within 1,000 feet of any historic or preservation district, property, building or structure listed on the National or Pennsylvania Registers of Historic Places, eligible to be listed, included in the official historic structures list maintained by the municipality, or designated as a landmark.
- A Tower-Based WCF may be permitted as a sole use on a lot subject to the minimum lot area and yard requirements of the applicable zoning district.
- The minimum distance between a Tower-Based WCF and any property line or public right-of-way shall be equal to the height of the tower at its highest point, or the distance of the corresponding minimum yard setback for the zoning district and any other requirements for the zoning district, whichever is greater.
- A Tower-Based WCF with a height of 90 feet shall not be located within one-quarter mile from any existing Tower-Based WCF with a height greater than 90 feet.
- Tower-Based WCF shall be constructed at the minimum functional height and in no case shall such tower exceed a maximum height of 180 feet.
- Any Tower-Based WCF shall be constructed with both primary and secondary sources of electric power. The secondary power source shall be an on-site electric generator, equipped with sufficient power reserves to supply continuous electric power to operate the facility and its antennae for a period of 10 days.
- Inspection report requirements and payment provisions for retaining consultants and experts are included.
- A building permit must be obtained prior to repairing or restoring a nonconforming Tower-Based WCF and prior to modifying an existing Tower-Based WCF that does not substantially change the dimensions of the underlying support structure.
- No Tower-Based WCF may be located, in whole or in part, within the public rights-of-way.
- Design regulations, including requirements for the use of the most current and effective stealth technology and that all utilities extended to the site of the Tower-Based WCF shall be placed underground, have been included.
- Fence and screening provisions include the requirement for a 10-foot-high security fence and evergreen screening surrounding the site.

Requirements applicable to all Non-Tower Wireless Facilities in Section 803(I)I.5. include:

- Any application for a Non-Tower WCF to be mounted on a building or any other structure shall need a conditional use permit. The regulations include requirements for co-locating facilities on existing structures such as buildings or Wireless Support Structures.
- All Non-Tower WCF are permitted by conditional use permit only on the following parcels: TMPs #29-3-18-2, 29-3-18-3, 29-9-5-1, 29-10-85-4 and 29-10-57 in Newtown Township; TMPs #47-7-49, 47-20-8-1, 47-9-17 in Upper Makefield Township; and parcels within the RI Rural Industrial and RI-A Rural Industrial Districts in Wrightstown Township.
- A security fence, having a height of 10 feet and a locking gate security mechanism, shall surround any separate communications equipment building.
- Non-Tower WCF shall not be located on single-family detached residences, single-family attached residences, or any accessory residential structure.
- A building permit must be obtained prior to modifying an existing Non-Tower WCF that does not substantially change the dimensions of the underlying support structure.

- Non-Tower WCF may not be located in or within 1,000 feet of any historic or preservation district, property, building or structure that is listed on the National or Pennsylvania Registers of Historic Places, eligible to be listed, is included in the official historic structures list maintained by the municipality, or designated as a landmark.
- Non-Tower WCF shall not be located within open space or conserved land.
- Non-Tower WCF, which are mounted to a building or similar structure, may not exceed the maximum height permitted in the applicable zoning district or a height of 15 feet above the roof or parapet, whichever is less.
- No Non-Tower WCF may be located, in whole or in part, within public rights-of-way.
- Where practicable, Non-Tower WCF shall be constructed with both primary and secondary sources of electric power. If included, the secondary power source shall be an on-site electric generator, equipped with sufficient power reserves to supply continuous electric power to operate the facility and its antennae for a period of 10 days.

Requirements applicable to all Small Wireless Communications Facilities in Section 803(I)I.6. include:

- Small WCF are permitted only by approval from the township's zoning officer or their designee, subject to the requirements of this ordinance, all applicable local laws, ordinances, and regulations, and the Pennsylvania Small Wireless Facilities Deployment Act.
- Small WCF located within areas that require utilities to be located underground shall be co-located on existing or replacement Wireless Support Structures.
- Small WCF in the public ROW requiring the installation of a new Wireless Support Structure shall not be located directly in front of any building entrance or exit.
- Small WCF shall not be located or attached on single-family detached residences, single-family attached residences, or any accessory residential structure.
- Small WCF shall not be located in any municipal park, or in any land owned by the township or authorized by the township to be designated as a municipal park, open space, whether or not developed.
- Small WCF shall not be located in or within 100 feet of a designated flood zone or floodway area.
- Small WCF may not be located in or within 1,000 feet of any historic or preservation district, property, building or structure that is listed on the National or Pennsylvania Registers of Historic Places, eligible to be listed, is included in the official historic structures list maintained by the municipality, or designated as a landmark.
- In addition to permit fees, every Small WCF in the ROW is subject to a fee to be paid to the township for the use and occupancy of the ROW. Such compensation for the ROW use shall be directly related to the township's actual ROW management costs, including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising, and other ROW management activities by the township.

Sections 803(I)I.7. and 803(I)I.8. of the ordinance provide general requirements applicable to all wireless facilities, including provisions related to municipal property, the repair of damaged public property, minimizing interference with the safe operation of traffic control equipment, sight lines or clear zones for transportation and pedestrian access, emergency maintenance, penalties, fees, and insurance and indemnification.

Existing Zoning Provisions: The Jointure has zoning ordinance regulations to regulate wireless communications facilities but desires to further clarify those regulations and provide for more specific provisions for small wireless facilities.

COMMENTS

We recommend that the joint zoning council adopt the proposal, 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.

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
25-0170

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)
David Nyman, Upper Makefield Township Manager (via email)
Stacy Crandell, Wrightstown Township Manager (via email)

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Bucks County Planning Commission

Subdivision and Land Development Reviews

May 24, 2025 to June 20, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bridgeton Township	13091	25-0141	3-11-15, -16, -30, & -31	William Hamberger	P	Lot Line Adjustment
Buckingham Township	13087	25-0126	6-14-44, 6-6-71-6, and 6-6-71-7	Michael and Amy Bohn, Ganzer Revocable Trust, and Tyler Wille and Ann Stratton	P	Lot Line Adjustment
Doylestown Borough	13089	25-0132	8-5-68-1 and 8-5-69	James Wagner	P	Lot Line Adjustment
Doylestown Borough	13090	25-0138	8-4-267, 8-4-268, and 8-8-185	ALOK Investments, LLC	P	Commercial Land Development: 43,157 square feet
Doylestown Borough	13000-A	25-0137	8-4-164 and 8-4-165	Worth and Worth, LP	P	Commercial Land Development: 5,780 square feet
Doylestown Township	13095	25-0151	9-6-26	Kevin Reilly	P	23 Attached dwelling units
Hilltown Township	12960	25-0123	15-11-59-1	Heritage Properties Group, LLC	P	25 Attached dwelling units
Hilltown Township	13092	25-0142	15-23-25	J. L. Horgan Services	S	Industrial Land Development: 7,800 square feet
New Britain Township	13079	25-0105	26-6-101-1	Spotless Brands	P	Commercial Land Development: 2,904 square feet
New Britain Township	13086	25-0122	26-3-26	Edna J. Bialobrzeski	F	2 Single-family lots
Newtown Township	13088	25-0131	29-10-50	Silver Lake 3, LLC	P	3 Single-family lots
Telford Borough	7285-C	25-0136	43-1-104	Lutheran Community at Telford	RF	Age-Qualified Development: 20 Attached dwelling units

Warrington Township	11735-A	25-0146	50-24-46, -47, -48; 50-33-11, -18	Valley Ridge Group, LLC	P	1 Commercial lot; 32 Attached dwellings
Warwick Township	6219-F	25-0127	51-3-88-10	Tom Imperato	P	9 Single-family lots
Wrightstown Township	13066	25-0067	53-12-2-2, 53-12-3, 53-12-1.2, and 53-12-6-2	Donald & Beverly Garner and Heidelberg Materials Northeast LLC	F	Lot Line Adjustments

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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Harold Hayes
James J. Keenan
James E. Miller Jr.
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Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Bridgeton Township Board of Supervisors
Bridgeton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 2, 2025

Subject: BCPC #13091
Preliminary Plan of Subdivision for Hamberger
TMPs #3-11-15, -16, -30, & -31
Applicant: William Hamberger
Owner: Same
Plan Dated: July 2024
Date Received: May 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: Adjust the lot line between TMPs #3-11-15 and 3-11-16. Tax Map Parcel #3-11-15 currently has an area of 46,996 square feet, which will be increased to 81,738 square feet. Tax Map Parcel #3-11-16 is currently 169,180 square feet and will be reduced to 134,438 square feet. In addition, there are two small parcels across River Road that will also be adjusted by moving a lot line. The boundary between TMPs #3-11-30 and 3-11-31 on the east side of River Road will be adjusted to line up to line up with the new boundary between TMPs #3-11-15 and 3-11-16.

Location: West side of River Road, approximately 1300 feet southeast of Berm Lane.

Zoning: The VR Village Residential District permits agricultural uses, single-detached and semi-detached residential uses, as well as institutional and government uses. Minimum lot size for single-family detached dwellings is 43,560 square feet if the property is not served by either public water or public sewer; 38,000 square feet if served by both public water and public sewer. Minimum lot size for semi-detached dwellings with public water and public sewers is 9,000 square feet.

Present Use: Single-family detached dwellings

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

COMMENTS

We recognize that this submission is consistent with major ordinance requirements. We recommend that the plan be approved if it meets all ordinance requirements, as determined through the municipal engineer's review, and if the plan complies with the requirements of other applicable reviewing agencies.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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.

DGK:emh
25-0141

cc: William Hamberger (via email)
Stanley M. Norkevich, PLS (via email)
Sheryl Patterson, Township Secretary/Treasurer (via email)
Timothy A. Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
David M. Shafkowitz, Esq., Shafkowitz Law Group, P.C. (via email)

ZONING

VR - VILLAGE RESIDENTIAL

REQUIREMENT	REQUIRED	PROPOSED LOT 15	PROPOSED LOT 16
MIN. LOT AREA	43,560 S.F.	81,738 S.F.	134,437 S.F.
MIN. LOT WIDTH	100'	106.7'	230.2'
MIN. LOT WIDTH AT R.O.W.	100'	104.8'	232.2'
SETBACKS			
FRONT	30'	68'	37.9'
SIDE	15'	8.4'	22.6'
REAR	40'	456'	504"
ACCESSORY BUILDING	5'	5.4'	22.6'
MAX. IMPERIOUS COVERAGE	75%	13%	11%
MAX. BUILDING HEIGHT	35'	>35'	>35'

ACREAGE SUMMARY:

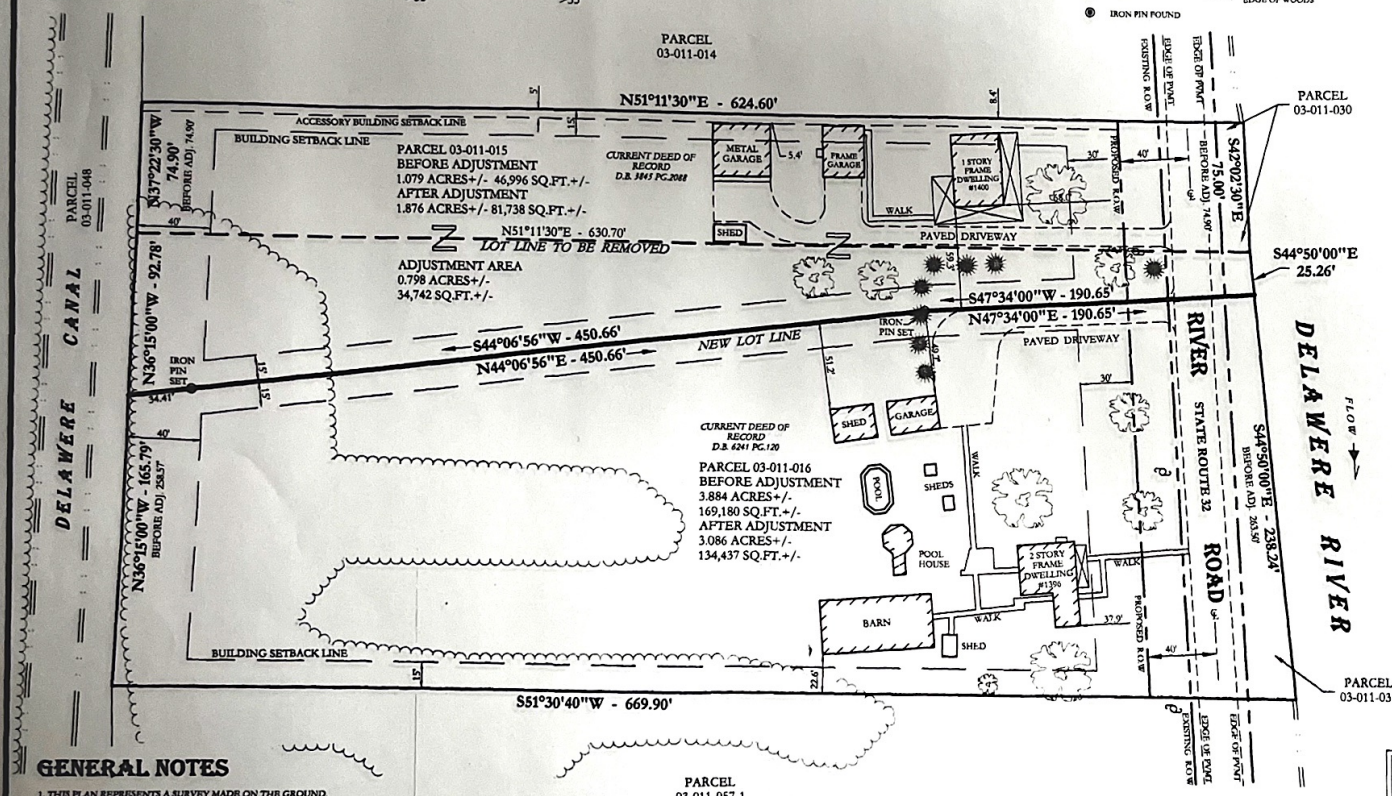
ADJUSTMENT AREA
0.798 ACRES+/- 34,742 SQ.FT.+/-

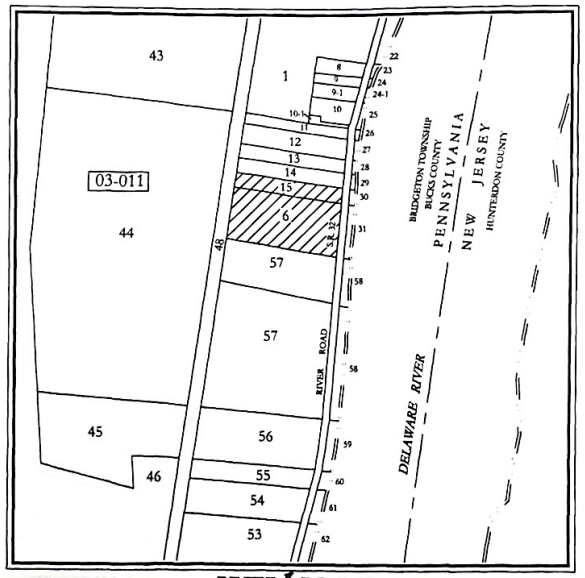
PARCEL 03-011-015
1.079 ACRES+/- 46,996 SQ.FT.+/- BEFORE ADJUSTMENT
+0.798 ACRES+/- 34,742 SQ.FT.+/- ADJUSTMENT AREA
1.877 ACRES+/- 81,738 SQ.FT.+/- AFTER ADJUSTMENT

PARCEL 03-011-016
3.884 ACRES+/- 169,180 SQ.FT.+/- BEFORE ADJUSTMENT
-0.798 ACRES+/- 34,742 SQ.FT.+/- ADJUSTMENT AREA
3.086 ACRES+/- 134,438 SQ.FT.+/- AFTER ADJUSTMENT

LEGEND

UTILITY POLE
LIGHT
INLET
GAS VALVE
GAS MARKER
WATER VALVE
CLEAN OUT
SIGN
WELL
IRON PIN FOUND
SANITARY MANHOLE
DRAINAGE MANHOLE
TELEPHONE MANHOLE
HYDRANT
DECIDUOUS TREE
EVERGREEN TREE
EDGE OF WOODS





KEY MAP

NOT TO SCALE

OWNER & APPLICANT

LOT 15
WILLIAM HAMBERGER
1400 RIVER ROAD
UPPER BLACK EDDY, PA 18972
PHONE 908-797-6430

LOT 16
WILLIAM HAMBERGER
1396 RIVER ROAD
UPPER BLACK EDDY, PA 18972

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THESE PROPERTIES AND THAT THIS APPLICATION IS BEING MADE WITH OUR FULL CONSENT AND IN A ACCORDANCE WITH OUR WISHES.

WILLIAM HAMBERGER LOT 15 & 16 DATE

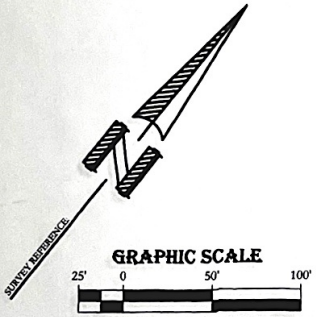
GENERAL NOTES

1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND.
2. A TITLE SEARCH, COMMITMENT OR REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.
4. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
5. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY.
6. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
7. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES THAT WERE NOT VISIBLE AT THE TIME OF THIS SURVEY.
8. THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED BELOW AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT OWNERS.

SURVEY REFERENCE:

SR-1
A PLAN ENTITLED "PLAN OF SURVEY, PREPARED FOR THE BENEFIT OF WILLIAM T. HAMBERGER, IN THE TOWNSHIP OF BRIDGETON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY STANLEY NORKEVICH LAND SURVEYOR, DATED 08/12/2005.

SR-2
A PLAN ENTITLED "PLAN OF A BOUNDARY RETRACEMENT SURVEY, PREPARED FOR THE BENEFIT OF BARBARA T. HAMBERGER, SITUATED IN THE TOWNSHIP OF BRIDGETON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY STANLEY NORKEVICH LAND SURVEYOR, DATED 09/22/2007.



BRIDGETON TOWNSHIP SUPERVISORS:

CHAIRPERSON: BARBARA H. GUTH

VICE CHAIRPERSON: GARD HOLBY

MEMBER: ROGER KELLER

LOT LINE ADJUSTMENT

PREPARED FOR THE BENEFIT OF

WILLIAM HAMBERGER

SITUATED ON

PARCELS 03-011-015 & 03-011-016

LOCATED IN

BRIDGETON TOWNSHIP BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

STANLEY M. NORKEVICH - LAND SURVEYOR
942 PURSEL ST. - 1ST FLOOR - ALPHA - N.J.- 08865
PHONE: 908-213-1565
CERTIFICATE OF AUTHORIZATION: 24GS01859200

Stanley M. Norkevich SEPTEMBER 3, 2024
STANLEY NORKEVICH PA.SU18576-E DATE

DATE: JULY 2024 SCALE: 1" = 50' JOB NO. HAMBERGER CHKD BY: SMN SHEET 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: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 12, 2025

Subject: BCPC #13087
Preliminary Plan of Subdivision for Bohn, Ganzer, and Wille
TMPs #6-14-44, 6-6-71-6, and 6-6-71-7
Applicants: Michael and Amy Bohn, Ganzer Revocable Trust, and Tyler Wille and Ann Stratton
Owners: Same
Plan Dated: October 27, 2022
Last Revised: April 15, 2025
Date Received: May 27, 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: Convey 0.0987 acres from TMP #6-14-44 to TMP #6-6-71-7 and 0.0575 acres from TMP #6-14-44 to TMP #6-6-71-6. TMPs #6-6-71-7 and 6-6-71-6 contain single-family detached dwellings. TMP #6-14-44 contains an existing agricultural use. The lots are served by on-lot water and sewer facilities.

Location: About 625 feet southeast from the intersection of Mechanicsville and Indian Walk Road. TMPs #6-6-71-6 and 6-6-71-7 front on Indian Walk Road and TMP #6-14-44 fronts on Ash Mill Road.

Zoning: The AG-2 Agricultural - 2 District permits Use A1 General Farming and Use B1 Detached Dwelling by right. Use B1 Detached Dwelling is permitted with a minimum lot area of 1.8 acres and a maximum impervious surface coverage per lot of 15 percent. Use A1 General Farming is permitted with a minimum lot area of 2 acres and a maximum impervious surface coverage of 20 percent.

Present Uses: Residential and agricultural

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

COMMENTS

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

   Sections 6.4.A.5. and 6.4.B.12.
   from indicating features within the vicinity of the proposed lot line change on the plan

   Section 6.4.B.6.
   from requiring impervious surface calculations, parking requirements, and other zoning data that is not directly impacted by the lot line change be shown on the zoning table; the applicant indicates the lot line change impacts a small area relative to the 35-acre site and the proposal is absent of any development or improvements

   Section 6.4.B.7.
   from providing photographs of the site, the site location, and the description of current land uses; the applicant indicates that the proposal does not contain any land development or improvements and that photographs of the existing shed will be provided

   Section 6.4.B.15.
   from showing all significant features within 200 feet of the site on the plan and providing two survey benchmarks; the applicant indicates a limited area of the property is affected and that they will provide monumentation

   The applicant has not provided 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 minimum modifications necessary. The final plan should note all granted waivers.

2. **Shed**—The record plan shows an existing shed on the lot line between TMPs #6-6-71-6 and 6-6-71-7. Correspondence with the township indicates that the applicant has agreed that, in the event the shed is replaced, the new shed will be moved to a location on the site that is compliant with setbacks and all other applicable zoning requirements. We recommend that this be documented as a note on the plan.

3. **Existing nonconformities**—We acknowledge the applicant's waiver request from Section 6.4.B.6. of the SALDO to not provide certain zoning requirements in the zoning table. The zoning table on the record plan indicates existing nonconformities for lot width but not lot area. The required minimum lot size for Use B1 Detached Dwelling in the AG-2 District is 1.8 acres. The lot sizes for TMPs #6-6-71-6 and 6-6-71-7 are about 23,000 square feet each. We recommend that the chart also indicate that the lot areas for both parcels are nonconforming.

4. **Landscape requirements**—We defer to the township landscape consultant for any issues regarding compliance and conformance with landscape requirements and recommend that the applicant meet the applicable comments provided by the township landscape consultant.

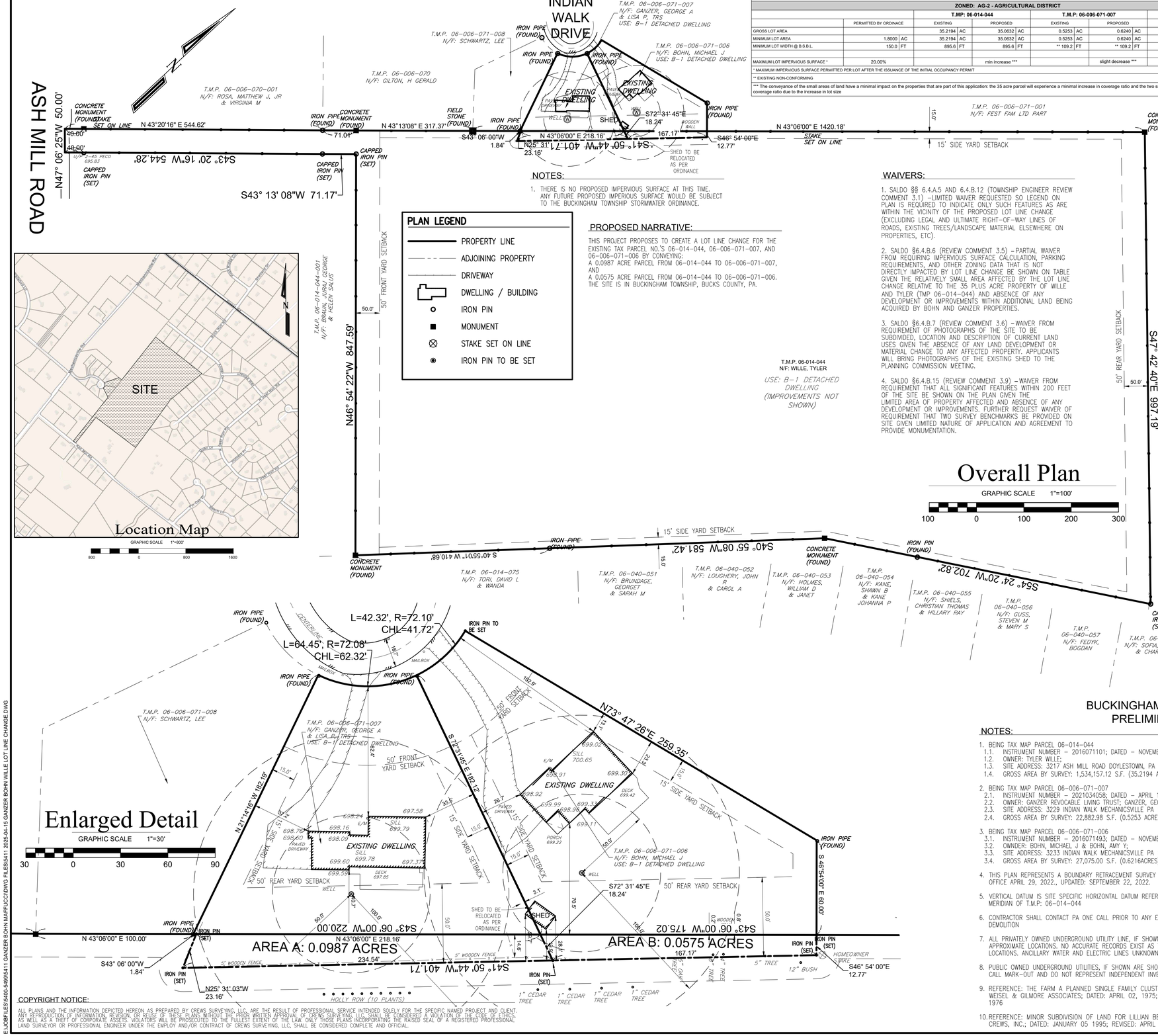
5. **Subdivision and land development ordinance requirements**—We defer to Knight Engineering, Inc., for any issues regarding compliance and conformance with the SALDO and recommend that the applicant meet the applicable comments provided by the township engineer.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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
25-0126

cc: Michael and Amy Bohn (via email)
Ganzer Revocable Trust (via email)
Tyler Wille and Ann Stratton (via email
Timothy J. Duffy, Esquire, Hill Wallack, LLP (via email)
Crews Surveying LLC (via email)
Dan Gray, PE, Knight Engineering, Inc., Township Engineer (via email)
Carol Manicone, Township Landscape Consultant (via email)
Dana S. Cozza, Esq., Township Manager (via email)
Lori Wicen, Township Executive Assistant (via email)



ZONING INFORMATION

ZONED: AG-2 - AGRICULTURAL DISTRICT

		T.MP: 06-014-044		T.M.P: 06-006-071-007		T.M.P: 06-006-071-006	
	PERMITTED BY ORDINACE	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
GROSS LOT AREA		35.2194 AC	35.0632 AC	0.5253 AC	0.6240 AC	0.5640 AC	0.6216 AC
MINIMUM LOT AREA	1.8000 AC	35.2194 AC	35.0632 AC	0.5253 AC	0.6240 AC	0.5640 AC	0.6216 AC
MINIMUM LOT WIDTH @ B.S.B.L.	150.0 FT	895.6 FT	895.6 FT	** 109.2 FT	** 109.2 FT	** 71.7 FT	** 71.7 FT
MAXIMUM LOT IMPERVIOUS SURFACE *	20.00%		min increase ***		slight decrease ***		slight decrease ***

* MAXIMUM IMPERVIOUS SURFACE PERMITTED PER LOT AFTER THE ISSUANCE OF THE INITIAL OCCUPANCY PERMIT

** EXISTING NON-CONFORMING

*** The conveyance of the small areas of land have a minimal impact on the properties that are part of this application: the 35 acre parcel will experience a minimal increase in coverage ratio and the two small properties will experience a slight decrease in coverage ratio due to the increase in lot size

NOTES:

1. THERE IS NO PROPOSED IMPERVIOUS SURFACE AT THIS TIME. ANY FUTURE PROPOSED IMPERIOUS SURFACE WOULD BE SUBJECT TO THE BUCKINGHAM TOWNSHIP STORMWATER ORDINANCE.

PROPOSED NARRATIVE:

THIS PROJECT PROPOSES TO CREATE A LOT LINE CHANGE FOR THE EXISTING TAX PARCEL NO.'S 06-014-044, 06-006-071-007, AND 06-006-071-006 BY CONVEYING:
A 0.0987 ACRE PARCEL FROM 06-014-044 TO 06-006-071-007, AND
A 0.0575 ACRE PARCEL FROM 06-014-044 TO 06-006-071-006.
THE SITE IS IN BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA.

WAIVERS:

1. SALDO §§ 6.4.A.5 AND 6.4.B.12 (TOWNSHIP ENGINEER REVIEW COMMENT 3.1) –LIMITED WAIVER REQUESTED SO LEGEND ON PLAN IS REQUIRED TO INDICATE ONLY SUCH FEATURES AS ARE WITHIN THE VICINITY OF THE PROPOSED LOT LINE CHANGE (EXCLUDING LEGAL AND ULTIMATE RIGHT-OF-WAY LINES OF ROADS, EXISTING TREES/LANDSCAPE MATERIAL ELSEWHERE ON PROPERTIES, ETC).

2. SALDO §6.4.B.6 (REVIEW COMMENT 3.5) – PARTIAL WAIVER FROM REQUIRING IMPERVIOUS SURFACE CALCULATION, PARKING REQUIREMENTS, AND OTHER ZONING DATA THAT IS NOT DIRECTLY IMPACTED BY LOT LINE CHANGE BE SHOWN ON TABLE GIVEN THE RELATIVELY SMALL AREA AFFECTED BY THE LOT LINE CHANGE RELATIVE TO THE 35 PLUS ACRE PROPERTY OF WILLE AND TYLER (TMP 06-014-044) AND ABSENCE OF ANY DEVELOPMENT OR IMPROVEMENTS WITHIN ADDITIONAL LAND BEING ACQUIRED BY BOHN AND GANZER PROPERTIES.

3. SALDO §6.4.B.7 (REVIEW COMMENT 3.6) – WAIVER FROM REQUIREMENT OF PHOTOGRAPHS OF THE SITE TO BE SUBDIVIDED, LOCATION AND DESCRIPTION OF CURRENT LAND USES GIVEN THE ABSENCE OF ANY LAND DEVELOPMENT OR MATERIAL CHANGE TO ANY AFFECTED PROPERTY. APPLICANTS WILL BRING PHOTOGRAPHS OF THE EXISTING SHED TO THE PLANNING COMMISSION MEETING.

4. SALDO §6.4.B.15 (REVIEW COMMENT 3.9) – WAIVER FROM REQUIREMENT THAT ALL SIGNIFICANT FEATURES WITHIN 200 FEET OF THE SITE BE SHOWN ON THE PLAN GIVEN THE LIMITED AREA OF PROPERTY AFFECTED AND ABSENCE OF ANY DEVELOPMENT OR IMPROVEMENTS. FURTHER REQUEST WAIVER OF REQUIREMENT THAT TWO SURVEY BENCHMARKS BE PROVIDED ON SITE GIVEN LIMITED NATURE OF APPLICATION AND AGREEMENT TO PROVIDE MONUMENTATION.

BUCKINGHAM TWP SA 2025-01
PRELIMINARY/ FINAL

NOTES:

1. BEING TAX MAP PARCEL 06-014-044
   1.1. INSTRUMENT NUMBER – 2016071101; DATED – NOVEMBER 7, 2016
   1.2. OWNER: TYLER WILLE;
   1.3. SITE ADDRESS: 3217 ASH MILL ROAD DOYLESTOWN, PA 18902
   1.4. GROSS AREA BY SURVEY: 1,534,157.12 S.F. (35.2194 ACRES).
2. BEING TAX MAP PARCEL 06-006-071-007
   2.1. INSTRUMENT NUMBER – 2021034058; DATED – APRIL 12, 2021
   2.2. OWNER: GANZER REVOCABLE LIVING TRUST; GANZER, GEORGE A & LISA P, TRS;
   2.3. SITE ADDRESS: 3229 INDIAN WALK MECHANICSVILLE PA 18934
   2.4. GROSS AREA BY SURVEY: 22,882.98 S.F. (0.5253 ACRES).
3. BEING TAX MAP PARCEL 06-006-071-006
   3.1. INSTRUMENT NUMBER – 2016071493; DATED – NOVEMBER 15, 2016
   3.2. OWNDER: BOHN, MICHAEL J & BOHN, AMY Y;
   3.3. SITE ADDRESS: 3233 INDIAN WALK MECHANICSVILLE PA 18934
   3.4. GROSS AREA BY SURVEY: 27,075.00 S.F. (0.6216ACRES).
4. THIS PLAN REPRESENTS A BOUNDARY RETRACEMENT SURVEY PERFORMED BY THIS OFFICE APRIL 29, 2022., UPDATED: SEPTEMBER 22, 2022.
5. VERTICAL DATUM IS SITE SPECIFIC HORIZONTAL DATUM REFERENCED TO DEED MERIDIAN OF T.M.P: 06-014-044
6. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION
7. ALL PRIVATELY OWNED UNDERGROUND UTILITY LINE, IF SHOWN ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS. ANCILLARY WATER AND ELECTRIC LINES UNKNOWN
8. PUBLIC OWNED UNDERGROUND UTILITIES, IF SHOWN ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.
9. REFERENCE: THE FARM A PLANNED SINGLE FAMILY CLUSTER DEVELOPMENT BY: WEISEL & GILMORE ASSOCIATES; DATED: APRIL 02, 1975; REVISED MAY 03, 1976
10. REFERENCE: MINOR SUBDIVISION OF LAND FOR LILLIAN BECK BY: THOMAS H. CREWS, INC.; DATED: JANUARY 05 1995; REVISED: APRIL 18, 1995

OWNERS CERTIFICATION OF INTENT (T.M.P: 06-014-044)

TO ALL WHOM THESE PRESENTS MAY COME, I (WE) _____
SEND GREETINGS. KNOWN YE THAT I (WE) HAVE LAID OUT UPON MY (OUR) LANDS, SITUATE IN THE BUCKINGHAM TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS _____, DAY OF _____, 20 _____.
ATTEST:

_____ _____ _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, 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 HEREON, SITUATE IN THE BUCKINGHAM TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

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

_____
(NOTARY PUBLIC)

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

OWNERS CERTIFICATION OF INTENT (T.M.P: 06-006-071-007)

TO ALL WHOM THESE PRESENTS MAY COME, I (WE) _____
SEND GREETINGS. KNOWN YE THAT I (WE) HAVE LAID OUT UPON MY (OUR) LANDS, SITUATE IN THE BUCKINGHAM TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS _____, DAY OF _____, 20 _____.
ATTEST:

_____ _____ _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, 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 HEREON, SITUATE IN THE BUCKINGHAM TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

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

_____
(NOTARY PUBLIC)

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

OWNERS CERTIFICATION OF INTENT (T.M.P: 06-006-071-006)

TO ALL WHOM THESE PRESENTS MAY COME, I (WE) _____
SEND GREETINGS. KNOWN YE THAT I (WE) HAVE LAID OUT UPON MY (OUR) LANDS, SITUATE IN THE BUCKINGHAM TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS _____, DAY OF _____, 20 _____.
ATTEST:

_____ _____ _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, 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 HEREON, SITUATE IN THE BUCKINGHAM TOWNSHIP, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

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

_____
(NOTARY PUBLIC)

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

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, ADAM D. CREWS, A REGISTERED PROFESSIONAL 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.

_____
(REGISTERED PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

TOWNSHIP ENGINEER:

THIS SUBDIVISION PLAN WAS REVIEWED BY THE THE TOWNSHIP ENGINEER, _____,P.E. FOR BUCKINGHAM TOWNSHIP ON THIS _____, DAY OF _____ 20_____.

_____
(TOWNSHIP ENGINEER)

APPROVAL OF THE 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 _____.

_____
CHAIRMAN, BUCKS COUNTY PLANNING COMMISSION

_____
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

BOARD OF SUPERVISORS APPROVAL:

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUCKINGHAM AT A PUBLIC MEETING HELD ON THIS _____ DAY OF _____, 20_____.

JOHN FOREST_____

PAUL CALDERAIO_____

MAGGIE RASH_____

CERTIFICATION FOR RECORDING:

RECORDED IN THE OFFICE OF RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK_____, PAGE_____, ON THE _____ DAY OF _____, 20_____.

_____
(RECORDER OF DEEDS) (DATE)

REV #	DATE	DESCRIPTION	INITIALS
No. 3	4/15/2025	REVISE PER TOWNSHIP REVIEW LETTER & MEETING	AB
No. 2	9/27/24	REVISE AREA A	ADC
No. 1	9/11/24	REVISE AREA A	ADC

Crews Surveying, LLC
1806 DEEP RUN ROAD, SUITE B
P.O.BOX 289
PIPERSVILLE, PA 18947
(215)766-2477 (215)493-1610
www.CrewsSurveying.com
P.O. BOX 360
NEW HOPE, PA 18938

RECORD PLAN - LOT LINE CHANGE
PREPARED FOR
TAX MAP PARCELS 06-014-044;
06-006-071-007; 06-006-071-006
SITUATE IN
BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
OCTOBER 27, 2022	GS	ADC	AS SHOWN	58/59	5411	1 OF 1

COPYRIGHT NOTICE:
ALL PLANS AND THE INFORMATION DEPICTED HEREON AS PREPARED BY CREWS SURVEYING, LLC, ARE THE RESULT OF PROFESSIONAL SERVICE INTENDED SOLELY FOR THE SPECIFIC NAMED PROJECT AND CLIENT. ANY REPRODUCTION OF INFORMATION, REVISION, OR REUSE OF THESE PLANS WITHOUT THE PRIOR WRITTEN APPROVAL OF CREWS SURVEYING, LLC, SHALL BE CONSIDERED A VIOLATION OF THE CODE OF ETHICS, AS WELL AS A THEFT OF CORPORATE ASSETS. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ONLY THOSE PLANS INCORPORATING THE RAISED SEAL OF A REGISTERED PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER UNDER THE EMPLOY AND/OR CONTRACT OF CREWS SURVEYING, LLC, SHALL BE CONSIDERED COMPLETE AND OFFICIAL.

2025-4-23
E:\JOB\FILES\5400-5499\5411 GANZER BOHN MAFFUCCIO\DWG FILES\5411 2025-04-15 GANZER BOHN WILLE LOT LINE CHANGE.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:
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: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 10, 2025

Subject: BCPC #13089
Preliminary Plan of Subdivision for James Wagner
TMPs #8-5-68-1 and 8-5-69
Applicant: James Wagner
Owner: 263 North Main Street, LLC
Plan Dated: March 14, 2025
Date Received: May 5, 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: Convey 344 square feet from TMP #8-5-69 to TMP #8-5-68-1. The resulting lot size for TMP #8-5-69 is 3,046 square feet and for TMP #8-5-68-1 is 7,854 square feet. A single-family semidetached dwelling is on each lot and will remain. An addition to the dwelling on TMP #8-5-68-1 is proposed. The site is served by public water and sewer facilities.

Location: On the east side of North Main Street, about 100 feet north of Doyle Street.

Zoning: The FC Freestanding Commercial District permits institutional, commercial, and some residential uses on lots with a minimum area of 20,000 square feet. The single-family detached dwellings on the site are an existing nonconforming use.

On November 15, 2024, the Doylestown Borough Zoning Hearing Board granted variances from the following requirements of the zoning ordinance:

Section 406
to permit the reduction in lot size of an existing nonconforming lot (TMP #8-5-69)

Section 406
to permit an increase in lot coverage from 31.28 percent to 34.81 percent and an increase in the floor area ratio from 48.86 percent to 54.38 percent due to the reduction in lot area of TMP #8-5-69

Section 517.1.
to permit a driveway closer than 2 feet from the property line on TMP #8-5-68-1

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

Section 406
to permit a side yard setback of 13.78 feet for the future building addition on TMP #8-5-68-1 where 15 feet is required

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 503.1.
   to maintain the existing 31.3-foot cartway width when a minimum cartway of 36 feet is required

   Section 610
   to not provide stormwater management design as part of the subdivision; the application indicates that no additional impervious surface is being proposed and that stormwater management design will be deferred until a building permit is issued for TMP #8-5-68-1

   Section 805.1.A.(1)
   to allow a plan scale of 1-inch equals 10 feet

   Section 805.1.A.(6)
   to allow a plan sheet size of 24 inches by 36 inches

   Section 805.C.(2)
   to not provide existing features within 400 feet of any part of the land to be subdivided

   The applicant has not provided the reason for the waiver request for all waivers. 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 the waiver is based. The final plan should note all granted waivers.

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.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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.

MMW:emh
25-0132

cc: James Wagner, Alliance Adjustment Group (via email)
Van Cleef Engineering Associates, LLC (via email)
James P. Dougherty, PE, Gilmore & Associates, LLC, Borough Engineer (via email)
John H. Davis, Borough Manager (via email)
Karyn Hyland, PE, Director of Building and Zoning (via email)

GENERAL NOTES:

1. THIS MAP REPRESENTS A BOUNDARY SURVEY PERFORMED BY VCEA IN FEBRUARY AND MARCH 2020.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN FEBRUARY AND MARCH 2020 AND UPDATED IN JULY 2023. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES 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 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON APRIL 20, 2020 (SERIAL NO. 20201111455).

   THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR DOYLESTOWN BOROUGH:

   COMPANY: DOYLESTOWN BOROUGH
   ADDRESS: 57 W COURT ST
   DOYLESTOWN, PA. 18901
   CONTACT: GENE FERRY

   COMPANY: COMCAST CABLEVISION
   ADDRESS: 55 INDUSTRIAL DRIVE
   IVYLAND, PA. 18974
   CONTACT: KATHIE BROWN

   COMPANY: VERIZON PENNSYLVANIA LLC
   ADDRESS: 1050 VIRGINIA DR
   FORT WASHINGTON, PA. 19034
   CONTACT: LAURA LIPPINCOTT
   EMAIL: LAURA.M.LIPPINCOTT@ONE.VERIZON.COM

   COMPANY: PECO ENERGY C/O USIC
   ADDRESS: 450 S HENDERSON RD SUITE B
   KING OF PRUSSIA, PA. 19406
   CONTACT: NIKKIA SIMPKINS
   NIKKIASIMPKINS@USICLLC.COM

   COMPANY: BUCKS COUNTY WATER AND SEWER AUTHORITY
   ADDRESS: 1275 ALMSHOUSE RD
   WARRINGTON, PA. 18976
   CONTACT: JAMES NAPOLEON
   EMAIL: N.JIM@BCWSA.NET

5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
6. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
7. AN ADDITION TO THE DWELLING ON TMP 8-5-68-1 IN THE AREA OF THE EXISTING MASONRY WALL AND CONCRETE PAD WAS PARTIALLY DEMOLISHED AT THE TIME OF THE UPDATED SURVEY COMPLETED IN JULY 2023.
8. THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 284 OF 532, MAP NUMBER 42017C0284K, EFFECTIVE DATE MARCH 21, 2017.

REFERENCE PLAN:

1. PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR JAMES WAGNER" BY VAN CLEEF ENGINEERING ASSOCIATES DATED JULY 17, 2023. (UNRECORDED)

ZONING INFORMATION (TMP 8-5-69)

ZONING: FC (FREE STANDING COMMERCIAL) DISTRICT

EX./PR. USE: SINGLE FAMILY SEMIDETACHED DWELLING (EXISTING NONCONFORMING USE)

BULK REQUIREMENTS	REQUIRED (FC DISTRICT)	EXISTING	PROPOSED
MINIMUM LOT AREA:	20,000 SF.	3,390 SF.(2)	3,046 SF.(1)
MIN. LOT WIDTH AT SETBACK/STREET:	100/100 FT	23.35 FT/23.50 FT (2)	23.35 FT/23.50 FT (3)
BUILDING SETBACK REQUIREMENTS			
MIN. FRONT YARD:	35 FT	8.88 FT (2)	8.88 FT (3)
MIN. SIDE YARD:	15 FT	2.89 FT (2)	2.89 FT (3)
MIN. REAR YARD:	15 FT	47.57 FT	44.26 FT
COVERAGE REQUIREMENTS			
MAXIMUM BLDG. SPACING:	100%	N/A	N/A
MAXIMUM LOT COVERAGE:	30%	31.28% (2) (1,060 SF)	34.81% (1) (1,060 SF)
MAXIMUM FLOOR AREA RATIO:	50%	48.86% (2) (1,656 SF)	54.38% (1) (1,656 SF)
MAXIMUM BUILDING HEIGHT:	35 FT / 3 STORIES	≤ 35 FT / 2.5 STORIES	≤ 35 FT / 2.5 STORIES

(1) VARIANCE GRANTED 11-15-2024
(2) EXISTING NON-CONFORMITY
(3) EXISTING NON-CONFORMITY TO REMAIN

VARIANCES GRANTED 11-15-2024:

1. VARIANCE WAS GRANTED FOR LAND EXCHANGE TO SQUARE OFF BUILDING ADDITION FOR TMP 08-005-068-001, ZONING ATTACHMENT 6:1, SECTION 406, MAKING THE LOT EVEN SMALLER THAN IN EXISTING NON-CONFORMITY, 3,046 S.F.
2. VARIANCE WAS GRANTED FOR MAXIMUM LOT COVERAGE, INCREASING IT FROM 31.28% TO 34.81%, AS THE LOT AREA WAS REDUCED, ZONING ATTACHMENT 6:1, SECTION 406.
3. VARIANCE WAS GRANTED FOR MAXIMUM FLOOR AREA RATIO, INCREASING IT FROM 48.86% TO 54.38%, AS THE LOT AREA WAS REDUCED, ZONING ATTACHMENT 6:1, SECTION 406.

FLOOR AREA RATIO:

FIRST FLOOR: 886 SF
SECOND FLOOR: 770 SF
TOTAL 1,656 SF

REQUESTED S.A.L.D.O. WAIVERS:

1. FROM § 503.1 – STREET STANDARDS
   TO MAINTAIN THE EXISTING 31.3 FT CARTWAY WIDTH WHEN A MIN. 36 FT CARTWAY IS REQUIRED.
2. FROM § 610 – STORM SEWERAGE SYSTEM
   TO NOT PROVIDE STORMWATER MANAGEMENT DESIGN AS PART OF THE THIS SUBDIVISION SINCE NO ADDITIONAL IMPERVIOUS IS BEING PROPOSED AND DEFER STORMWATER MANAGEMENT DESIGN OF UNTIL TIME OF TMP 8-5-68-1 BUILDING PERMIT.
3. FROM § 805.1.A.(1) – DRAFTING STANDARDS
   TO ALLOW A PLAN SCALE OF 1"= 10'.
4. FROM § 805.1.A.(6) – DRAFTING STANDARDS
   TO ALLOW A SHEET SIZE OF 24" x 36".
5. FROM § 805.C.(2) – EXISTING FEATURES
   TO NOT PROVIDE EXISTING FEATURES WITHIN FOUR HUNDRED (400) FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED.

OWNER OF RECORD:

263 N. MAIN ST. LLC

SITE ADDRESS:
279 N. MAIN STREET
DOYLESTOWN, PA 18901

MAILING ADDRESS:
435 N. MAIN STREET
DOYLESTOWN, PA 18901

TMP 08-005-069
(DEED) INSTRUMENT 2014020932

SITE AREA:

0.085 ACRES OR 3,683 SQ. FT. (GROSS)
0.070 ACRES OR 3,046 SQ. FT. (NET)

ZONING INFORMATION (TMP 8-5-68-1)

ZONING: FC (FREE STANDING COMMERCIAL) DISTRICT

EX. / PR. USE: SINGLE FAMILY SEMIDETACHED DWELLING (EXISTING NONCONFORMING USE)

BULK REQUIREMENTS	REQUIRED (FC DISTRICT)	EXISTING	PROPOSED
MINIMUM LOT AREA:	20,000 SF.	7,510 SF.(1)	7,854 SF.(2)
MIN. LOT WIDTH AT SETBACK/STREET:	100/100 FT	43.43 FT/42.85 FT (1)	43.43 FT/42.85 FT (2)
BUILDING SETBACK REQUIREMENTS			
MIN. FRONT YARD:	35 FT	8.76 FT (1)	8.76 FT (2)
MIN. SIDE YARD:	15 FT	15.49 FT	15.49 FT
MIN. REAR YARD:	15 FT	105.65 FT	105.65 FT
COVERAGE REQUIREMENTS			
MAXIMUM BLDG. SPACING:	100%	N/A	N/A
MAXIMUM LOT COVERAGE:	30%	11.71% (879 SF)	11.19% (879 SF)
MAXIMUM FLOOR AREA RATIO:	50%	19.00% (1,427 SF)	18.17% (1,427 SF)
MAXIMUM BUILDING HEIGHT:	35 FT / 3 STORIES	≤ 35 FT / 2.5 STORIES	≤ 35 FT / 2.5 STORIES

(1) EXISTING NON-CONFORMITY
(2) EXISTING NON-CONFORMITY TO REMAIN

VARIANCES GRANTED 11-15-2024:

1. VARIANCE WAS GRANTED FOR THE FUTURE DRIVEWAY BEING CLOSER THAN 2' FROM THE PROPERTY LINE. ZONING SECTION 517.1.
2. VARIANCE WAS GRANTED FOR SIDE YARD SETBACK, WHERE 15' IS REQUIRED, 15.49' WAS PROVIDED IN THE EXISTING CONDITION, AND 13.78' IS PROPOSED FOR THE FUTURE BUILDING ADDITION, PER ZONING ATTACHMENT 6:1, SECTION 406.

FLOOR AREA RATIO:

FIRST FLOOR: 714 SF
SECOND FLOOR: 713 SF
TOTAL 1,427 SF

OWNER OF RECORD:

263 N. MAIN ST. LLC

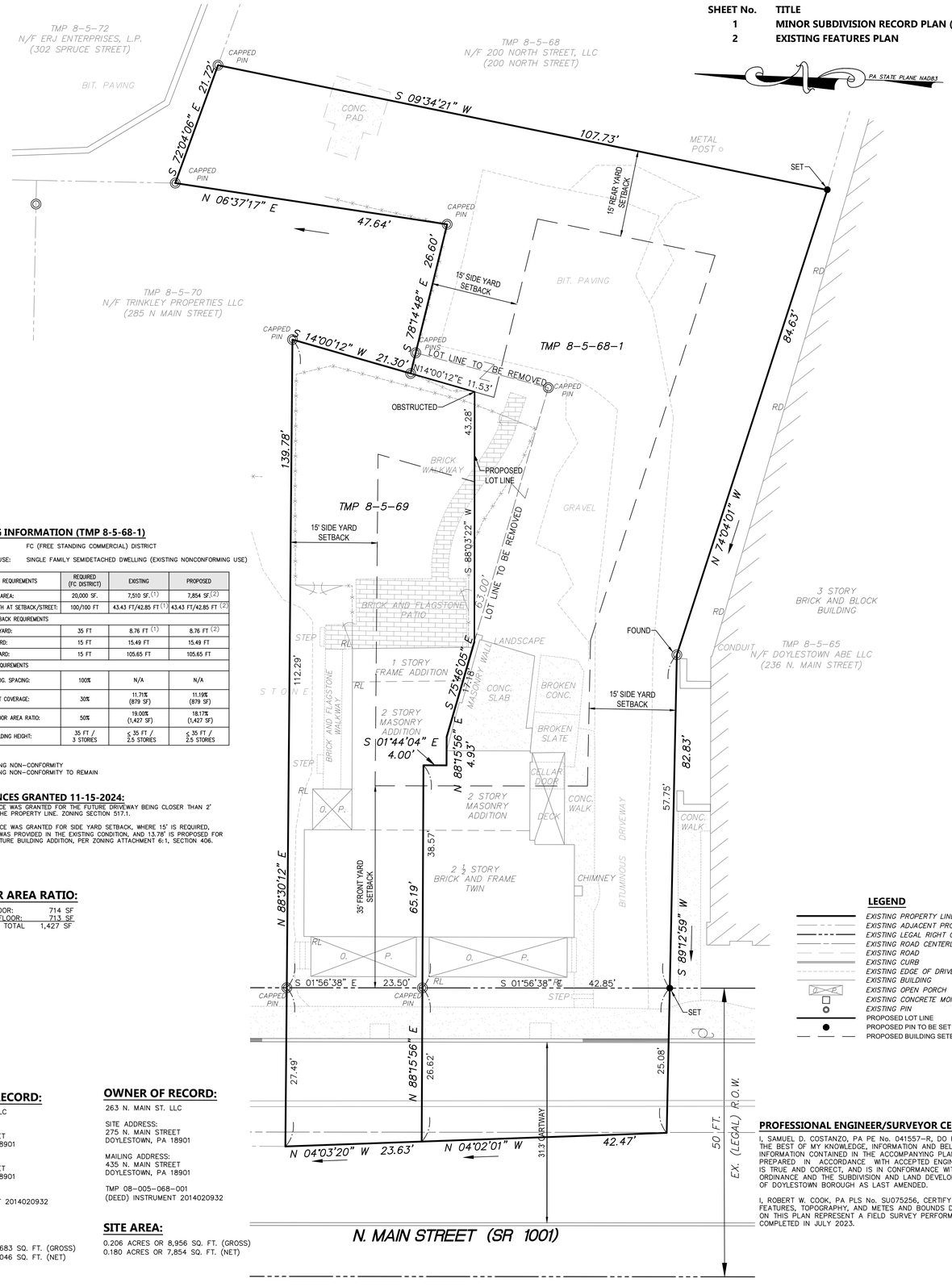
SITE ADDRESS:
275 N. MAIN STREET
DOYLESTOWN, PA 18901

MAILING ADDRESS:
435 N. MAIN STREET
DOYLESTOWN, PA 18901

TMP 08-005-068-001
(DEED) INSTRUMENT 2014020932

SITE AREA:

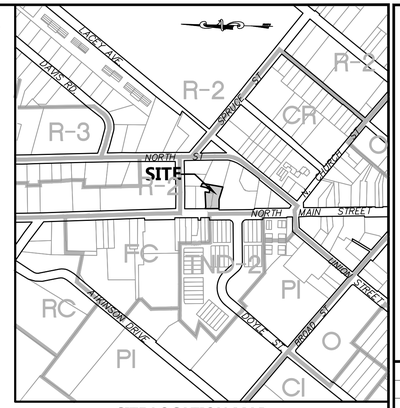
0.206 ACRES OR 8,956 SQ. FT. (GROSS)
0.180 ACRES OR 7,854 SQ. FT. (NET)



INDEX OF SHEETS

SHEET No.	TITLE
1	MINOR SUBDIVISION RECORD PLAN (TO BE RECORDED)
2	EXISTING FEATURES PLAN

PA STATE PLANE NAD83



SITE LOCATION MAP

1"=400'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING BUILDING
- EXISTING OPEN PORCH
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED LOT LINE
- PROPOSED PIN TO BE SET
- PROPOSED BUILDING SETBACK

PROFESSIONAL ENGINEER/SURVEYOR CERTIFICATION

I, SAMUEL D. COSTANZO, PA PE No. 041557-R, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF DOYLESTOWN BOROUGH AS LAST AMENDED.

I, ROBERT W. COOK, PA PLS No. SU075256, CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY, AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REPRESENT A FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED IN JULY 2023.

SAMUEL D. COSTANZO
PA PE No. 041557-R

ROBERT W. COOK
PA PLS No SU075256

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS

OWNERSHIP ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF 275 N. MAIN STREET AND 279 N. MAIN STREET, SITUATE IN THE BOROUGH OF DOYLESTOWN, COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THE ACCOMPANYING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

JAMES WAGNER, REPRESENTATIVE FOR 263 N. MAIN STREET LLC — DATE

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS
ON THIS ___DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC DULY COMMISSIONED BY THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, KNOWN TO ME OR PROVEN TO BE THE PERSONS WHOSE NAMES APPEAR ON THE WITHIN INSTRUMENT, AND WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNER OF 275 N. MAIN STREET AND 279 N. MAIN STREET AND THAT THEY, BEING AUTHORIZED, EXECUTED THE ATTACHED INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAMES. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC — SEAL

BOROUGH PLANNING COMMISSION
REVIEWED BY THE PLANNING COMMISSION OF DOYLESTOWN BOROUGH THIS DAY OF _____, 20____.

CHAIRMAN

BOROUGH ENGINEER
REVIEWED BY THE BOROUGH ENGINEER:

(SIGNATURE) — (DATE)

RECORDER OF DEEDS
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK_____, PAGE_____ ON THE _____ 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 _____

REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION

BOROUGH COUNCIL
THIS PLAN WAS APPROVED BY BOROUGH COUNCIL OF THE BOROUGH OF DOYLESTOWN AT A DULY ADVERTISED PUBLIC MEETING HELD ON _____, 20___ SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS _____ DAY OF _____, 20___.

ATTEST: BOROUGH OF DOYLESTOWN

BY: _____ BOROUGH MANAGER/SECRETARY — _____ PRESIDENT OF BOROUGH COUNCIL

GENERAL NOTE
THIS PLAN WAS APPROVED BY BOROUGH COUNCIL OF THE BOROUGH OF DOYLESTOWN AT A DULY ADVERTISED PUBLIC MEETING HELD ON _____, 20_ SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS __ DAY OF _____, 20___.

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

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20201111455
Before You Dig Anywhere
811 Know what's below. Call before you dig. PA Law requires 3 working days notice before you excavate
In... PENNSYLVANIA
STOP! CALL 1-800-242-1776 TOLL FREE
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 5 10 20
1 INCH = 10 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.

ROBERT W. COOK, PLS — DATE
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NUMBER SU075256

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

MINOR SUBDIVISION RECORD PLAN (TO BE RECORDED)

FOR

JAMES WAGNER

DATE:	MARCH 14, 2025
SCALE:	1"=10'
DESIGNED BY:	KAK/JEM
DRAWN BY:	JEM
CHECKED BY:	RWC
JOB NUMBER:	2001DYB

TMP 08-005-068-001
& TMP 08-005-069

DOYLESTOWN BOROUGH
BUCKS COUNTY, PENNSYLVANIA

F:\jobfile\2020\2001DYB\DWG\SHEETS\01-Record.dwg jimay 4/9/2025 8:55:02 AM

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: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 9, 2025

Subject: BCPC #13090
Preliminary Plan of Land Development for 57 West Court Street
TMPs #8-4-267, 8-4-268, and 8-8-185
Applicant: ALOK Investments, LLC
Owner: Same
Plan Dated: May 5, 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: Construct a four-story 43,157-square-foot hotel on a 31,870-square-foot lot. TMPs #8-4-267, 8-4-268, and 8-8-185 will be consolidated to create the site. The hotel will include a 2,940-square-foot restaurant and 2,000 square feet of event space on the first floor. Parking will be accommodated on a surface lot (41 spaces) and within the structure (35 spaces). The existing two-story stucco building will be removed. The site is served by public water and sewage facilities.

Location: On the north side of West Court Street, between Harvey Avenue and North Hamilton Street. The site also has street frontage on Harvey Avenue and North Hamilton Street.

Zoning: The CC-Central Commercial District permits a variety of commercial and office-oriented uses, including Use 38 Hotel on lots of 6,000 square feet or more.

The Doylestown Borough Zoning Hearing Board granted variances from the following zoning ordinance requirements on April 30, 2024:

Section 27-522.1.
to allow a building height of 45 feet and 4 stories instead of the maximum permitted 35 feet and 3 stories

Present Use: Office

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

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 22-400
   to permit concurrent preliminary and final plan approval; the application indicates that the project is proposed to take place in one phase and its scope does not extend beyond that shown on the plans

   Sections 22-503 and 22-604
   to not require dedication of additional right-of-way and widening of the cartway along West Court Street, North Hamilton Street, and Harvey Avenue; the application indicates that the subject property and surrounding properties are already developed and providing additional right-of-way and widening would not be practical

   Section 22-510.5.
   to allow parking stalls to have a depth of 18 feet and to allow one compact space within the garage parking lot to be 9 feet by 16.3 feet; the application states that the parking stall depth would be consistent with the existing parking lot layout and due to the irregular shape of the site and existing features longer parking stalls are not feasible

   Section 22-510.8.
   to permit curb lines in parking areas to have radii smaller than 5 feet on internal parking islands; the application cites existing conditions and site constraints for the request

   Section 22-516.6.
   to allow grading and improvements within 5 feet of the property line; the application indicates that the encroachments cannot be avoided due to existing conditions

   Section 22-520.5.
   to provide less than the required street trees, the application indicates that, due to the ingress/egress location and utility conflicts installation of all street trees is not feasible

   Section 22-520.8.
   to provide less than 10 percent landscaping area within the parking lot; the application indicates that the existing parking lot is nonconforming and new islands will be provided to improve the nonconformity

   Section 22-520.12.
   to not provide replacement trees; the application indicates that there is not sufficient space to provide replacement trees and that supplemental plantings and ground cover will be provided through the green space areas

   Sections 22-803.1.C. and 22-805.1.C.
   to not provide existing features within 400 feet of the site; the application indicates that the plans depict all information pertaining to the site and existing facilities to be affected and that additional relevant information will be provided to the borough upon request

   The final plan should note all granted waivers.

2. **Traffic impact study**—Section 22-527.3.A.(3) of the SALDO requires the preparation of a traffic impact study for commercial buildings consisting of 15,000 square feet or more of gross floor space. A traffic impact study was not submitted with this proposal.

3. **Walkway to rear parking lot**—The walkway from West Court Street to the rear parking lot is sloped and narrow. We recommend that this layout be reviewed to ensure that this access is free from architectural barriers and compliant with ADA requirements.

4. **Parking**—While we recognize that the proposal meets the parking requirements of the zoning ordinance we want to offer the following suggestions for consideration.

    a. **West Court Street frontage**—We recommend that the frontage along West Court Street be reserved for uses such as shuttles, valet, and delivery vehicles. Accommodating these uses could improve traffic flow and increase parking capacity.

    b. **Employee parking**—We recommend that the applicant demonstrate that the parking spaces provided will be sufficient to accommodate employee parking. We suggest that the applicant provide the number of employees who will be present on site for each use within the building.

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 July 2, 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.

MMW:emh
25-0138

cc: Larry Thomson, ALOK Investments, LLC (via email)
Kristin Holmes, PE, Holmes Cunningham Engineering (via email)
Kellie McGowan, Obermayer Rebmann Maxwell & Hippel, LLP (via email)
Sean Duffy, Obermayer Rebmann Maxwell & Hippel, LLP (via email)
James P. Dougherty, PE, Gilmore & Associates, LLC, Borough Engineer (via email)
John H. Davis, Borough Manager (via email)
Karyn Hyland, PE, Director of Building and Zoning (via email)

NOTES:
1. EXISTING FEATURES TAKEN FROM EXISTING FEATURES PLAN PREPARED BY CAVANAUGH'S SURVEYING SERVICES DATED APRIL 6, 2023.
2. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776)
3. THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42017C0292K, PANEL 292 OF 532, BEARING AN EFFECTIVE DATE OF MARCH 21, 2017.
4. PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER AND IS PROPOSED TO CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ULTIMATE RIGHTS-OF-WAY ALONG COURT STREET, HAMILTON STREET AND HARVEY AVENUE ARE NOT OFFERED FOR DEDICATION TO THE BOROUGH.

LEGEND

PROPERTY LINE
R.O.W. LINE
BUILDING SETBACK LINE
PROPOSED CONCRETE
PROPOSED BUILDING
EXISTING BUILDING
PROPOSED CURB
PROPOSED SIGN
PROPOSED EDGE OF PAVEMENT

ZONING HEARING DECISION AND ORDER #2023-17:
1. THE REQUESTED VARIANCES FROM ZONING ORDINANCE SECTION 27-522.1, PERTAINING TO BUILDING HEIGHT AND NUMBER OF STORIES, ARE HEREBY GRANTED.
2. THE REQUESTED VARIANCES FROM ZONING ORDINANCE SECTIONS 27-801.7 AND 27-801.9, PERTAINING TO PARKING, ARE HEREBY DENIED.
3. THE REQUESTED RELIEF FROM ZONING ORDINANCE SECTIONS 27-513, 27-514.1, 27-517.1 AND 27-803.1, PERTAINING TO DRIVEWAY AND PARKING AREA SETBACKS AND PLANTING BUFFERS, IS DEEMED TO BE UNNECESSARY.
4. ALL RELIEF GRANTED HEREBY IS SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING ON THE APPLICANT, ITS HEIRS, SUCCESSORS AND ASSIGNS:
   A. THERE SHALL BE NO TERRACE OR DECK CONSTRUCTED, INSTALLED OR OPERATED ON THE PROPOSED BUILDING'S ROOFTOP.
   B. THE APPLICANT SHALL PROVIDE TRELLISES OR OTHER SCREENING FOR THE REAR-FACING ROOM BALCONIES, WHICH SCREENING SHALL BE SATISFACTORY TO THE DOYLESTOWN BOROUGH COUNCIL DURING THE LAND DEVELOPMENT PROCESS, IN COUNCIL'S SOLE AND ABSOLUTE DISCRETION.
   C. ALL NONCONFORMITIES THAT ARE ELIMINATED BY THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED TO BE FOREVER ABANDONED UPON THE COMPLETION OF THEIR CONSTRUCTION.
   D. ALL NONCONFORMITIES THAT ARE REDUCED BY THE PROPOSED IMPROVEMENTS SHALL BECOME COTERMINOUS WITH THE NEW FRONTIER ESTABLISHED BY SUCH IMPROVEMENTS UPON THE COMPLETION OF THEIR CONSTRUCTION. BY WAY OF ILLUSTRATION, THE EXISTING PARKING AREA ALONG HARVEY AVENUE IS SETBACK 3' FROM THE RIGHT-OF-WAY. THE ZONING ORDINANCE REQUIRES A 6' SETBACK. THIS NONCONFORMITY WILL BE REDUCED WHEN THE PROPOSED PARKING AREA IS SETBACK 4.3' FROM THE RIGHT-OF-WAY. THE NONCONFORMING SETBACK WILL THENCEFORTH BE 4.3', AND THE RIGHT TO A SMALLER SETBACK WILL BE CONSIDERED ABANDONED.
   E. ALL NONCONFORMITIES THAT ARE MAINTAINED SHALL REMAIN IN FORCE AND EFFECT AS PROVIDED BY LAW.
   F. THE APPLICANT SHALL PROCEED IN SUBSTANTIAL CONFORMITY WITH THE EXHIBITS AND TESTIMONY PRESENTED AT THE HEARINGS SUBJECT TO MODIFICATIONS APPROVED BY BOROUGH COUNCIL DURING THE LAND DEVELOPMENT APPLICATION PROCESS.
   G. IN ALL OTHER RESPECTS, THE APPLICANT SHALL COMPLY WITH ALL PROVISIONS OF THE STATUTES, LAWS, REGULATIONS, RULES, CODES AND ORDINANCES OF THE UNITED STATES, THE COMMONWEALTH OF PENNSYLVANIA, DOYLESTOWN BOROUGH AND ANY OTHER MUNICIPAL ENTITY HAVING JURISDICTION OVER THIS MATTER.

PROPOSED GFA DEDICATED TO EACH USE			
Floor	**Hotel**	**Restaurant**	**Event Space**
Proposed Garage Floor	1,770	560	
Proposed First Floor	6,893	2,380	2,000
Proposed Second Floor	10,628		
Proposed Third Floor	9,983		
Proposed Total Floor Area Per Use	29,274	2,940	2,000

PROPERTY OWNER
ALOK INVESTMENTS LLC
C/O LARRY THOMSON
16 N. FRANKLIN STREET
SUITE 111
DOYLESTOWN, PA 18901

PROFESSIONAL ENGINEER'S CERTIFICATION

I, KRISTIN R. HOLMES , DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF DOYLESTOWN BOROUGH.

KRISTIN R. HOLMES, P.E. DATE
PENNSYLVANIA LICENSE NO. PE073604

SURVEYOR'S CERTIFICATE

I, PATRICK CAVANAUGH , HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND AND COMPLETED UNDER MY DIRECT SUPERVISION IN APRIL OF 2021; AND THAT ALL EXISTING MARKERS SHOWN THERON ACTUALLY EXIST.

PATRICK CAVANAUGH, PLS DATE

PENNSYLVANIA LICENSE NO. _____

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT LARRY THOMSON OF ALOK INVESTMENTS LLC., LEGAL OWNER OF THE LAND DEPICTED UPON THE WITHIN PLAN OF LAND DEVELOPMENT, HAVE LAID OUT UPON THEIR LANDS THE WITHIN PLAN OF LAND DEVELOPMENT AND THAT THEY HEREBY ADOPT THE PLAN OF LAND DEVELOPMENT INTENDING IT TO BE RECORDED IN THE BUCKS COUNTY LAND RECORDS. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____ , 2025.

ALOK INVESTMENTS LLC. ATTEST:

LARRY THOMSON

SECRETARY

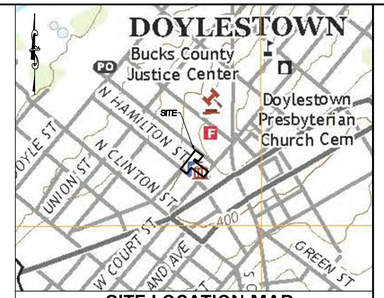
ACKNOWLEDGMENT

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LARRY THOMSON, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF ALOK INVESTMENTS LLC, AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, SIGNED THE WITHIN PLAN OF LAND DEVELOPMENT DESIRING THAT THE PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____.



SITE LOCATION MAP
REFERENCE: USGS DOYLESTOWN QUADRANGLE MAP SCALE: 1"=800'

PARKING REQUIREMENTS					
Use	Requirement	Units		Required Parking	Provided Parking
Hotel (Use 38) (1)	1 space per unit	47		47	47
Restaurant (part of Hotel Use 38)	1 space per 400 SF GFA devoted to patron use (except for the first 400 SF) or 1 per 5 seats, whichever is greater	2,940	70	14	14
Event Space (part of Hotel Use 38) (2)	1 space per 400 SF GFA devoted to patron use (except for the first 400 SF) or 1 per 5 seats, whichever is greater	2,000	75	15	15
Total Parking on-site				76	76

Notes:
(1) Motel, Hotel, Tourist Home (Use 38); one space for each unit. In addition, Retail and Consumer Service (Uses 29 through 34) shall be applicable for any eating place, including banquet facilities, on the premises.

ZONING TABLE			
DOYLESTOWN BOROUGH - CC ZONING DISTRICT			
ITEM	PERMITTED	PROPOSED	ORDINANCE SECTION
CC District Requirements			
Permitted Uses	38 - Hotel	38 - Hotel	27 Attachment 5; 27-502
Min. Lot Area	6,000 SF	31,870 SF	27-Attachment 6; 27-504
Min. Lot Width at Building Setback	75 FT	79.5 FT	27-Attachment 6; 27-505
Min. Lot Width at Street	75 FT	79.5 FT	27-Attachment 6; 27-505
Min. Front Yard Setback (1)	0 FT Court Street	0 FT to roof overhang (N); 12.4 FT to building wall	27-Attachment 6; 27-513
Min. Side Yard Setback (each)	5 FT	6.2 FT	27-Attachment 6; 27-514
Min. Rear Yard Setback	15 FT	43.9 FT	27-Attachment 6; 27-517
Max. Lot Coverage	70%	37.9%	27-Attachment 6; 27-524
Max. Floor Area Ratio	210%	107.4%	27-Attachment 6; 27-524.2
Max. Building Height / Stories	35 FT / 3	**45 FT; 4 Stories (V)**	27-Attachment 6; 27-522.1
General Requirements			
Min. Non Residential Driveway and Parking Side Yard Setback	6 FT	**0 FT (N)**	27-514.1
Min. Non Residential Driveway and Parking Rear Yard Setback	6 FT	**0 FT (N)**	27-517.1
Min. Parking Area Planting Buffer Strip from Property and Street Lines	6 FT	**0 FT (N)**	27-803.1
Max. Parking Area Light Spillover within 10 Feet of Property Line Adjacent to Residential District or Use	0.1 FC	TBD	27-803.2
Min. Loading required	< 30,000 SF requires 0	29,274 SF hotel use = 0	27-804.2
(V) Variance Granted at the April 30, 2024 Zoning Hearing via Decision and Order #2023-17			
(N) Existing Nonconformity to Remain or be Reduced			

PROPOSED BUILDING AREA CALCULATIONS	
	S.F.
Proposed Garage Floor	11,273
Proposed First Floor	11,273
Proposed Second Floor	10,628
Proposed Third Floor	9,983
Proposed Total Building Floor Area	43,157

AREA CALCULATIONS	
	S.F.
Gross Lot Area	37,981
Street Right-of-Way	6,111
Net Lot Area	31,870
IMPERVIOUS CALCULATIONS	
Existing Impervious Area	**S.F.**
Existing Building	6,775
Existing Walkways	855
Existing Driveway and Curbing	21,725
Total Existing Impervious	29,355
Total Existing Lot Coverage	21.3%
Proposed Impervious Area	**S.F.**
Proposed Building (including roof overhang)	12,078
Proposed Walkways	1,850
Proposed Driveway and Curbing	14,800
Total Proposed Impervious	28,728
Total Proposed Lot Coverage	37.9%
Change in Impervious Area	**-627**
PROPOSED FLOOR AREA CALCULATIONS	
Proposed Building Volume	**S.F.**
Proposed Garage Floor	2,330
Proposed First Floor	11,273
Proposed Second Floor	10,628
Proposed Third Floor	9,983
Proposed Total Building Floor Area	34,214
Floor Area Ratio	**107.4%**

DOYLESTOWN BOROUGH PLANNING COMMISSION
REVIEWED BY THE DOYLESTOWN BOROUGH PLANNING COMMISSION ON _____ DAY OF _____ 20____.

CHAIR SECRETARY

BOROUGH COUNCIL CERTIFICATION
THIS PLAN WAS APPROVED BY BOROUGH COUNCIL OF THE BOROUGH OF DOYLESTOWN AT A DULY ADVERTISED PUBLIC MEETING HELD ON _____, 20 _____ SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS _____ DAY OF _____ 20____.

ATTEST: BOROUGH OF DOYLESTOWN

SECRETARY BOROUGH COUNCIL PRESIDENT

DOYLESTOWN BOROUGH ENGINEER'S REVIEW
REVIEWED BY THE DOYLESTOWN BOROUGH ENGINEER

DOYLESTOWN BOROUGH ENGINEER DATE

BUCKS COUNTY PLANNING COMMISSION
REVIEWED BY THE 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 ON THIS _____ DAY OF _____ 20____.

CERTIFICATION FOR RECORDING
THIS LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

BY: _____
RECORDER OF DEEDS

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

REVISIONS
Description
Date

CALL BEFORE YOU DIG IT!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE FOR DESIGN PHASE -- STOP & CALL --
Pennsylvania One Call System, Inc. 1-800-242-1776
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND THE CONTRACTOR SHALL VERIFY BY CONTACT UTILITY COMPANIES PRIOR TO EXCAVATION.

PRELIMINARY PLAN - NOT TO BE RECORDED

57 W. COURT STREET REDEVELOPMENT
TMP# 08-008-185, 08-004-267, & 08-004-268
DOYLESTOWN BOROUGH, BUCKS COUNTY, PA

RECORD PLAN

KRISTIN R. HOLMES, P.E.
PA PE073604

File No.
1832_C1.0 RECORD.DWG

Date	Scale	HCE Job	Designed	Sheet
5/8/2025	1" = 20'	1832	RS	4 of 14

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: Doylestown Borough Council
Doylestown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 20, 2025

Subject: BCPC #13000-A
Preliminary Plan of Land Development for 159 and 161 West State Street
TMPs #8-4-164 and 8-4-165
Applicant: Worth and Worth, LP
Owner: Same
Plan Dated: April 25, 2025
Date Received: June 13, 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 TMPs #8-4-164 and 8-4-165 to create a 13,016-square-foot lot and construct a three-unit 5,780-square-foot retail building. A dwelling on each lot, a detached garage, and a retail store are to be removed. Public water and sewer facilities serve the site.

Location: The northeastern corner of West State Street and North Franklin Street.

Zoning: The CC Central Commercial District permits a variety of retail and office-oriented uses on lots of 6,000 square feet or more. Retail Shop (Use 29) is permitted by right.

Present Use: Residential and retail

COMMENTS

1. **Requested waivers**

   a. **Subdivision and land development ordinance (SALDO)**—The site 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*

Section 22-404
to allow the preliminary and final plan to be filed concurrently

Section 22-516.6.
to allow grading within 5 feet of the property line; the application indicates that this is necessary for the removal of existing improvements and installation of proposed improvements

Section 22-517.1.
to allow a blanket drainage/stormwater easement instead of the required 20-foot drainage easement

Section 22-520.5.C.(2)
to allow street trees to be planted within the ultimate right-of-way and within 3 feet of the public sidewalk; the application indicates that the proposed street tree location would match the existing street trees along the property frontage

Sections 22-803.1.A.(1) and 22-805.1.A.(1)
to allow the plans to be drawn at a scale of 1-inch equals 10 feet; the application indicates this request is due to the small size of the project

Section 22-805.1.A.(6)
to allow the plan sheet size to be 24 inches by 36 inches; the application indicates that this is the preferred size for filing at the courthouse

Sections 22-803.C.(2) and 22-805.C.(2)
to allow the existing features and names of owners to be shown on the area adjacent to the existing lot rather than within 400 feet

Section 22-805.E.
to allow 1-inch equals 20 feet horizontal scale and a 1-inch equals 2 feet vertical scale; the application indicates this request is due to the small size of the project

The applicant has not provided the reason for all the waiver requests. 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 the waiver is based. The final plan should note all granted waivers.

b. **Stormwater management waivers**—The site plan indicates that the applicant is requesting waivers from the following requirements of the Doylestown Borough Stormwater Management Ordinance:

Section 8-125.3.C.(5)(a)
to provide a pipe with an inside diameter of 12 inches or cross-section area of 113 inches in order to provide an upstream pipe the same or smaller size than the downstream pipe and to match crowns of the existing elliptical downstream pipe

Section 8-125.3.C.(5)(b)
to provide HPDE pipes within the site and the areas of vehicular traffic

Section 8-125.3.C.(10)
to provide pipe cover per the recommendations of ADS N-12 pipe or approved equal

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

2. **Buffer planting**—Section 22-520.6.A. of the SALDO requires a softening buffer along the eastern property line adjacent to the existing residential dwelling.

3. **Replacement trees**—The landscape plan indicates that two trees would be removed from the site. Section 22-520.12. of the SALDO requires the replacement of trees destroyed by development. We recommend that the plan be revised to demonstrate compliance with the replacement requirements.

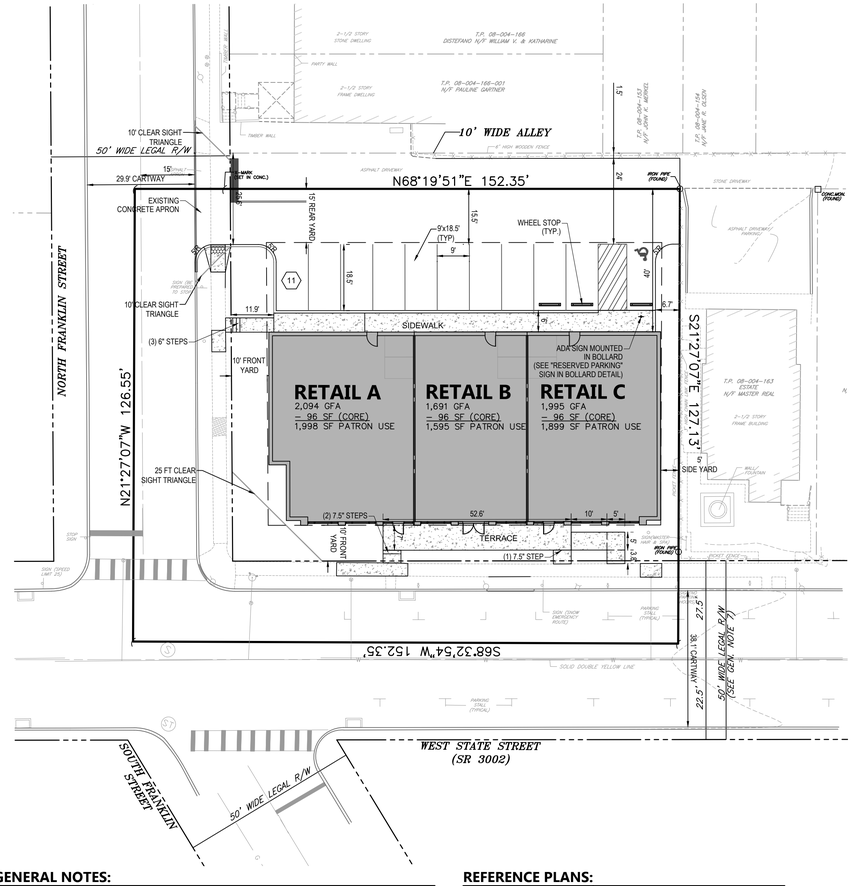
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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.

MMW:emh
25-0137

cc: Stephen Worth, Worth and Worth, LP (via email)
Samuel D. Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Annie Worth, Worth and Worth, LP (via email)
Jessica May, Van Cleef Engineering Associates, LLC (via email)
L. Scott Mill, RLA, Van Cleef Engineering Associates, LLC (via email)
James P. Dougherty, PE Gilmore & Associates, LLC, Borough Engineer (via email)
John H. Davis, Borough Manager (via email)
Karyn Hyland, PE, Director of Building and Zoning (via email)



SITE AREA:

TMP 08-004-164

GROSS:	6,669 SF
–R.O.W.	–1,210 SF
NET:	5,459 SF

TMP 08-004-165

GROSS:	12,655 SF
–R.O.W.	–5,098 SF
NET:	7,557 SF

TOTAL NET AREA:

TMP 08-004-164	5,459 SF
TMP 08-004-165	+7,557 SF
NET:	13,016 SF

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED BUFFER
- PROPOSED CLEAR SIGHT TRIANGLE

OWNER / APPLICANT:

WORTH AND WORTH, LP

OWNER ADDRESS:
6263 KELLERS CHURCH RD.
PIPERSVILLE, PA 18947–1807

SITE ADDRESS:
159 & 161 WEST STATE STREET
DOYLESTOWN, PA 18901–3635

TAX MAP PARCELS: 08–004–164 AND 08–004–165

SITE PLAN NOTES:

1. THE ENTIRE SITE IS COMPRISED OF UfuB (URBAN LAND) SOILS, PURSUANT TO NRCS MAPPING.
2. DUE TO THE INCREASE IN IMPERVIOUS OF 3,883 SF, THE PROJECT FALLS INTO THE STORMWATER EXEMPTION CATEGORY OF "MORE THAN 1,000 TO 5,000 SQUARE FEET", WHICH REQUIRES THE FOLLOWING:

   A. STORMWATER MANAGEMENT SITE PLAN REQUIREMENTS
   B. SECTION 8–122 – VOLUME CONTROL REQUIREMENTS–SIMPLIFIED METHOD
   C. SECTION 8–151 – AS BUILT PLANS, COMPLETION CERTIFICATE AND FINAL INSPECTION
   D. SECTION 8–126 – EROSION AND SEDIMENT POLLUTION CONTROL REQUIREMENTS
3. PROPOSED HANDICAP PARKING SPACES SHALL BE PROVIDED WITH A BOLLARD–MOUNTED SIGN CENTERED IN THE PARKING SPACE.
4. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE BOROUGH OF DOYLESTOWN WATER DEPARTMENT AND CONSTRUCTION OF ALL WATER SERVICE IMPROVEMENTS SHALL COMPLY WITH BOROUGH STANDARDS.
6. SHEETS 2 THROUGH 10 INCLUSIVE, ON RECORD AT THE BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
7. ANY DAMAGE TO THE EXISTING ROADWAYS, CURB, SIDEWALKS, OR OTHER PUBLIC IMPROVEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER. DEVELOPER SHALL REPAIR ANY DAMAGE TO THE EXISTING ROADWAYS, CURB, SIDEWALKS, OR OTHER PUBLIC IMPROVEMENTS TO THE SATISFACTION OF PENNDOT AND/OR DOYLESTOWN BOROUGH, WHICHEVER HAS JURISDICTION.
8. THE INFORMATION SHOWN ON THIS PLAN DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF ANY UNDERGROUND STRUCTURES. THE RESPONSIBILITY FOR THE SAME SHALL BE THAT OF THE CONTRACTOR.
9. THE PROPOSED BUILDING SHALL BE SERVED BY PUBLIC WATER AND SEWER.
10. ON–SITE UTILITIES SHALL BE PLACED UNDERGROUND.
11. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PADOT SPECIFICATIONS, PUBLICATION 408, AND DOYLESTOWN BOROUGH CONSTRUCTION STANDARDS AND SPECIFICATIONS.
12. A MINIMUM USE DRIVEWAY PERMIT AND UTILITY HIGHWAY OCCUPANCY PERMIT ARE REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE BOROUGH COUNCIL APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED.
13. THE RECHARGE/INFILTRATION BMP'S SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE PROPOSED SITE LOCATION, LOCATED IN DOYLESTOWN BOROUGH, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AND, AS SUCH, ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS OF THESE LANDS. DOYLESTOWN BOROUGH AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON THESE LANDS FROM TIME TO TIME FOR THE INSPECTION OF SAID FACILITIES IN ORDER TO DETERMINE THAT PROPER OPERATION AND MAINTENANCE AND THE STRUCTURAL DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER.
14. ANY REVISION TO THE APPROVED SITE PLAN MUST BE APPROVED BY DOYLESTOWN BOROUGH AND THE REVISED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT FOR APPROVAL.
15. ALL SIDEWALKS NOT MEETING BOROUGH STANDARDS ALONG THE WEST MAIN STREET AND NORTH FRANKLIN STREET FRONTAGE SHALL BE REPAIRED OR REPLACED.

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON JANUARY 03, 2022. ADDITIONAL SUPPLEMENTAL TOPOGRAPHICAL SURVEY WORK WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON OCTOBER 01, 2024.
2. DESIGNATION 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 PREPARATION OF THIS DRAWING; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATED IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES /FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE 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 CAVANAUGH'S SURVEYING SERVICES NOR VCEA.
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. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. 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.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 01 DEGREE 27 MINUTES 07 SECONDS CLOCKWISE.
7. RIGHT–OF–WAYS AS SHOWN TAKEN FROM REFERENCE

   THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR DOYLESTOWN BOROUGH:

   COMPANY: DOYLESTOWN BOROUGH
   ADDRESS: 10 DOYLE ST
   DOYLESTOWN, PA. 18901
   CONTACT: JEREMY MATOZZO
   PHONE: 215–345–4140
   EMAIL: JMATOZZO@DOYLESTOWNBOROUGH.NET

   COMPANY: COMCAST
   ADDRESS: 1250 HADDONFIELD–BERLIN RD
   CHERRY HILL, NJ 08034
   CONTACT: WYATT PARRISH
   PHONE: 484–369–4391

   COMPANY: VERIZON BUSINESS FORMERLY MCI
   ADDRESS: 7000 WESTON PARKWAY
   CARY, NC. 27513
   CONTACT: VICTOR WOOD
   PHONE: 919–414–2782
   EMAIL: VICTOR.S.WOOD@VERIZON.COM

   COMPANY: PECO ENERGY
   AN EXELON COMPANY C/O USIC
   ADDRESS: 450 S HENDERSON RD SUITE B
   KING OF PRUSSIA, PA. 19406
   CONTACT: NIKKIA SIMPKINS
   EMAIL: NIKKIASIMPKINS@USICLLC.COM
   PHONE: 484–681–5720

   COMPANY: BUCKS COUNTY WATER AND SEWER AUTHORITY
   ADDRESS: 1275 ALMSHOUSE RD
   WARRINGTON, PA. 18976
   CONTACT: JAMES NAPOLEON
   EMAIL: N.JIM@BCWSA.NET
   PHONE: 215–343–2538 X169
8. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
9. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
10. THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 292 OF 532, MAP NUMBER 42017C0292K, EFFECTIVE DATE MARCH 21, 2017.

REFERENCE PLANS:

PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE 178 SECTION 11 BUCKS COUNTY" SHEET 23 OF 25.

TITLE REPORT:

WFG NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: TSS–PA–4464–2
ISSUING OFFICE: 6464 LOWER YORK ROAD, SUITE B, NEW HOPE, PA 18938.
ISSUING OFFICE: FILE NUMBER: TSS–PA–4464
COMMITMENT DATE: 12/08/2021

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE.

TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT COMMITMENT DATE VESTED IN: THE BRYCE–HEINEL CORPORATION, A PENNSYLVANIA CORPORATION.

SCHEDULE "B" SECTION 2:

ITEM	DESCRIPTION
1	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC.
4	EASEMENTS, ENCROACHMENTS, OVERLAPS, SHORTAGES OF AREA, BOUNDARY LINE DISPUTES AND OTHER MATTERS AFFECTING TITLE THAT AN ACCURATE AND COMPLETE SURVEY WOULD DISCLOSE. *(BUILDING ENCROACHMENT AS SHOWN ON THIS PLAN)*
6	RIGHT OF THE PUBLIC AN OTHER ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF WEST STATE STREET.
7	EASEMENT OF A 10' WIDE ALLEY. *(AS SHOWN ON THIS PLAN)*

ZONING DATA:

ZONED: CC – CENTRAL COMMERCIAL
EXISTING USES: 1–SINGLE FAMILY DETACHED DWELLING (NOT PERMITTED), 11–DWELLING IN COMBINATION (PERMITTED), 43–SALE OF AUTO PARTS (NOT PERMITTED)
PROPOSED USES: 29 – RETAIL SHOP (PERMITTED)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	13,016 SF	13,016 SF
MIN. LOT WIDTH (@ STREET/SETBACK LINE)	75 FT./75 FT.	104 FT./104 FT.	104 FT./104 FT.
MIN. YARDS			
FRONT	10 FT.	2.1 FT.(1)	10 FT.
SIDE	5 FT.	6.1 FT.(1)	5 FT.
REAR	15 FT.	0 FT.(1)	40 FT.
MIN. BLDG. SPACING	--	--	--
MAX. BLDG. HEIGHT	35 FT./3 STORIES	<35 FT./3 STORIES	<28 FT./1 STORY
MAX. LOT COVERAGE	70%	34%	44%
MAX. FLOOR AREA RATIO	210%	70%	44%
MIN. OPEN SPACE RATIO	--	--	--
MIN. REC. SPACE RATIO	--	--	--
MIN. DRIVEWAY /PARKING FROM REAR LOT LINE	6 FT.	0 FT.(1)	0 FT.(2)
MIN. BUFFER STRIP: PARKING			
FRONT	6 FT.	< 6 FT.(1)	11 FT.
SIDE	6 FT.	0 FT.(1)	6 FT.(2)
REAR	6 FT.	0 FT.(1)	0 FT.(2)

(1) EXISTING NONCONFORMITY
(2) EXISTING NONCONFORMITY TO REMAIN

IMPERVIOUS SURFACE CALCULATIONS:

EXISTING:	
BUILDINGS	4,423 SF
SIDEWALKS/CURB	1,902 SF
DRIVEWAYS	3,143 SF
TOTAL	9,468 SF

PROPOSED:	
BUILDING	5,780 SF
SIDEWALKS/CURB	2,358 SF
DRIVEWAYS	5,213 SF
TOTAL	13,351 SF

13,351 SF – 9,468 SF = 3,883 SF *SEE SITE PLAN NOTE #2

*DUE TO THE INCREASE IN IMPERVIOUS OF 3,883 SF, THIS PROJECT FALLS INTO THE STORMWATER EXEMPTION CATEGORY OF "MORE THAN 1,000 TO 5,000 SQUARE FEET".

LOT COVERAGE REQUIREMENTS:

PERMITTED:
70% OF LOT AREA
13,016 SF x 0.70 = 9,111 SF

EXISTING:

DWELLING ON TMP 9–4–165	1,370 SF
AUTO PARTS STORE ON TMP 9–4–165	1,556 SF
DWELLING ON TMP 9–4–164	1,129 SF
DETACHED GARAGE ON TMP 9–4–164	340 SF
TOTAL	4,395 SF

4,395 SF/13,016 SF = 34%

PROPOSED:
PROPOSED BUILDING 5,780 SF
5,780 SF/13,016 SF = 44%

FLOOR AREA RATIO CALCULATION:

PERMITTED:
210% OF LOT AREA
13,016 SF x 2.10 = 27,333 SF

EXISTING:

DWELLING ON TMP 9–4–165 (3 STORIES ASSUMED)	4,110 SF
AUTO PARTS STORE ON TMP 9–4–165	1,556 SF
DWELLING ON TMP 9–4–164 (3 STORIES ASSUMED)	3,387 SF
TOTAL	9,053 SF

9,053 SF/13,016 SF = 70%

PROPOSED:
FIRST FLOOR 5,780 SF
5,780 SF/13,016 SF = 44%

PARKING CALCULATIONS:

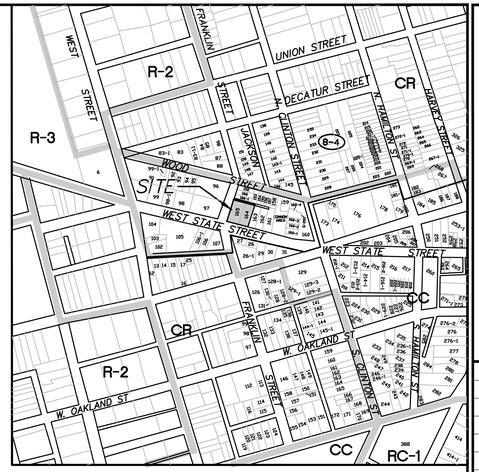
REQUIRED:
USE 29–RETAIL SHOP: NO PARKING FOR FIRST 400 SF OF DEVOTED PATRON USE AND THEN ONE SPACE SPACE PER 400 SF DEVOTED TO PATRON USE.

RETAIL A
1,998 SF DEVOTED TO PATRON USE
(1,998 SF – 400 SF)* 1 SPACE PER 400 SF = 4.0 (4) SPACES
RETAIL B
1,595 SF DEVOTED TO PATRON USE
(1,595 SF – 400 SF)* 1 SPACE PER 400 SF = 3.0 (3) SPACES
RETAIL C
1,899 SF DEVOTED TO PATRON USE
(1,899 SF – 400 SF)* 1 SPACE PER 400 SF = 3.7 (4) SPACES
TOTAL = 11 SPACES

PROPOSED:
11 SPACES

REQUESTED WAIVERS:

1. **FROM §22–404 –PRELIMINARY AND FINAL PLANS**
   REQUIRES SEPARATE PRELIMINARY AND FINAL PLANS. A WAIVER IS REQUESTED TO CONSIDER BOTH CONCURRENTLY.
2. **FROM §22–516.6– GRADING**
   REQUIRES NO GRADING WITHIN 5' OF THE PROPERTY LINE. A WAIVER IS REQUESTED TO ALLOW GRADING WITHIN 5' OF THE PROPERTY LINE FOR REMOVAL OF EXISTING IMPROVEMENT AND INSTALLATION OF PROPOSED IMPROVEMENTS.
3. **FROM §22–517.1 – DRAINAGE EASEMENT**
   REQUIRES A 20' DRAINAGE EASEMENT. A WAIVER IS REQUESTED TO ALLOW A BLANKET DRAINAGE/ STORMWATER EASEMENT.
4. **FROM §22–520.5.C(2) – STREET TREE LOCATION**
   REQUIRES
   TO ALLOW STREET TREES TO BE PLANTED WITHIN THE ULTIMATE RIGHT–OF–WAY AND WITHIN 3 FEET OF THE PUBLIC SIDEWALK TO MATCH THE EXISTING STREET TREES ALONG THE PROPERTY FRONTAGE.
5. **FROM §22–803.1.A(1) & §22–805.1.A(1) – DRAFTING STANDARDS**
   REQUIRES PLANS TO BE A 1" = 50' OR 1" = 100'. A WAIVER IS REQUESTED TO ALLOW A PLAN SCALE OF 1"= 10'.
6. **FROM §22–805.1.A(6) – DRAFTING STANDARDS**
   REQUIRES PLANS TO BE ON A 22" X 32" SHEET. A WAIVER IS REQUESTED TO ALLOW A SHEET SIZE OF 24" X 36".
7. **FROM §22–803.C.(2) & §22–805.C.(2) – EXISTING FEATURES**
   REQUIRES TO PROVIDE EXISTING FEATURES WITHIN FOUR HUNDRED (400) FEET OF ANY PART OF THE SITE PROJECT. A WAIVER IS REQUESTED TO SHOW EXISTING FEATURES ONLY ADJACENT TO THE PROPERTY.
8. **FROM §22–805.E – IMPROVEMENT PLANS (PROFILE SCALES)**
   REQUIRES HORIZONTAL AND VERTICAL SCALES OF EITHER 1" = 50' HORIZONTAL AND 1" = 5' VERTICAL OR 1"= 100' HORIZONTAL AND 1" = 10' VERTICAL FOR PROFILES. A WAIVER IS REQUESTED TO ALLOW 1" = 20' HORIZONTAL AND 1" = 2' VERTICAL SCALE ON PROFILES.
9. **FROM §8–125–3.C.(5)(A) – STORM PIPES**
   REQUIRES PIPE DIAMETER TO HAVE A MINIMUM INSIDE DIAMETER OF 18 INCHES. A WAVIER IS REQUESTED TO PROVIDE A PIPE DIAMETER OF 12 INCHES TO MATCH THE HEIGHT OF THE EXISTING PIPE IN THE INLET WITHIN THE PENNDOT RIGHT–OF–WAY.
10. **FROM §8–125–3.C.(5)(B) – STORM PIPE MATERIAL**
    REQUIRES RCP WITHIN THE RIGHT OF WAY OR TO ALLOW HPDE PIPES WITHIN THE SITE.
11. **FROM §8–125–3.C.(10) – STORM PIPE COVER**
    REQUIRES 3 FEET OF COVER OVER PIPES. A WAIVER IS REQUESTED TO PROVIDE NO LESS THAN THE MINIMUM COVER REQUIRED BY THE PIPE MANUFACTURE.



SITE LOCATION MAP
SCALE: 1"=400'

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS

OWNERSHIP ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF 159 & 161 WEST STATE STREET SITUATE IN THE BOROUGH OF DOYLESTOWN, COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THE ACCOMPANYING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

STEVE WORTH, REPRESENTATIVE — DATE
FOR WORTH AND WORTH, LP

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS
ON THIS ____DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC DULY COMMISSIONED BY THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, KNOWN TO ME OR PROVEN TO BE THE PERSONS WHOSE NAMES APPEAR ON THE WITHIN INSTRUMENT, AND WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNER OF 159 & 161 WEST STATE STREET AND THAT THEY, BEING AUTHORIZED, EXECUTED THE ATTACHED INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAMES. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC — SEAL

BOROUGH PLANNING COMMISSION
REVIEWED BY THE PLANNING COMMISSION OF DOYLESTOWN BOROUGH THIS _____ DAY OF _____, 20_____.

CHAIRMAN

BOROUGH ENGINEER
REVIEWED BY THE BOROUGH ENGINEER:

(SIGNATURE) — (DATE)

RECORDER OF DEEDS
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK_____, PAGE_____ ON THE _____ 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 _____

REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION

BOROUGH COUNCIL
THIS PLAN WAS APPROVED BY BOROUGH COUNCIL OF THE BOROUGH OF DOYLESTOWN AT A DULY ADVERTISED PUBLIC MEETING HELD ON _____, 20____ SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS _____ DAY OF _____, 20_____.

ATTEST: BOROUGH OF DOYLESTOWN

BY: _____ _____
BOROUGH MANAGER/SECRETARY — PRESIDENT OF BOROUGH COUNCIL

PROFESSIONAL ENGINEER/SURVEYOR CERTIFICATION

I, SAMUEL D. COSTANZO, PA PE No. 041557–R, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF DOYLESTOWN BOROUGH AS LAST AMENDED.

I, PATRICK A. CAVANAUGH, PA PLS No. SU–051056–E, CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY, AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REPRESENT A FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED IN JANUARY 2022.

SAMUEL D. COSTANZO
PA PE No. 041557–R

PATRICK A. CAVANAUGH
PA PLS No SU–051056–E

PRELIMINARY/FINAL PLAN - NOT TO BE RECORDED

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

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. _____

Before You Dig Anywhere
811 In... PENNSYLVANIA
Know what's below. Call before you dig. PA Law requires 3 working days notice before you excavate
STOP! CALL 1-800-242-1776 TOLL FREE
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 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.

SAMUEL D. COSTANZO — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-R

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

SITE PLAN (RECORD PLAN)

FOR

159 & 161 WEST STATE STREET

DATE:	APRIL 25, 2025
SCALE:	1" = 20'
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	SDC
JOB NUMBER:	2302-DYB

TMP'S 08-004-164 & 08-004-165

DOYLESTOWN BOROUGH
BUCKS COUNTY, PENNSYLVANIA

2 of 10

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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: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 20, 2025

Subject: BCPC #13095
Preliminary Plan of Land Development for 33 Neill Drive
TMP #9-6-26
Applicant: Kevin Reilly
Owner: Philmont Properties, LP
Plan Dated: May 29, 2025
Date Received: June 2, 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 23 carriage homes (attached dwellings) on a 5.21-acre site. The existing structures will be removed. The site will be served by public water and sewer.

Location: West of the intersection of Neill Drive and Swamp Road. The site has frontage on Swamp Road, Ferry Road, and Neill Drive.

Zoning: The C-4 Office and Medical Professional District permits Use B17 Village Carriage Home by right with a minimum gross site area of 5 acres and a maximum net density of six dwelling units per acre.

Present Use: Vacant

COMMENTS

1. **Community gathering area**—Section 175-16.B.(17)(c) of the zoning ordinance requires the site to be located within walking distance from Fountainville Village. Walking distance is defined as the measurement of one-half mile from the intersection of Swamp Road and Ferry Road, measured from the center of the community gathering area. The record plan does not show a community gathering area. The plans should be revised to provide a community gathering area and demonstrate compliance with this requirement.

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

2. **Pedestrian facilities**

   a. **Recreation land**—Section 153.37.C.(1) of the subdivision and land development ordinance (SALDO) requires all residential land development plans to provide suitable and adequate recreation land or provide a fee-in-lieu of this requirement. The plans should be revised to show recreation land or indicate that a fee-in-lieu will be provided.

   b. **Parking area accessibility**—The record plan indicates a sidewalk is proposed to connect the parking area to the sidewalk along Neill Drive. The record plan does not show any sidewalks within the parking area for pedestrians to use when accessing their vehicles or the rest of the sidewalk network. We recommend that sidewalks be added to the parking area for adequate pedestrian safety.

      Also, we recommend that parking spaces with ADA-compliant accessibility be added to the parking lot area.

   c. **On-site amenities**—Section 175-16.B.(17) of the zoning ordinance requires the community to be walkable by providing on-site and off-site pedestrian improvements to the village. On-site walking trails/sidewalks and community gathering areas should include gazebos, benches, and the like. The plan should be revised to show on-site amenities such as gazebos and benches to demonstrate compliance with this requirement.

3. **Vehicular circulation**—Sheet 4 indicates that each drive aisle of the private drive is to be 24 feet wide. We recommend the applicant indicate on the plan whether the private drive is proposed to be a one-way or two-way street.

4. **Landscape plan**

   a. **Registered 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. **Existing buffer**—The landscape plan indicates that the existing vegetation between the adjacent commercial use and units 5 through 11 will be used to meet buffer requirements. We recommend that the existing vegetation on this part of the site only be considered adequate buffering after review and inspection by the township. If the existing vegetation is not healthy and does not provide sufficient screening, then the application should add additional buffer plantings in this area.

      We also note that the plan is based on a boundary and topographical survey prepared in February 2020. Given that the survey is over five years old, the existing health and size of tree species on the site could be different today and misrepresented on the plan. We recommend that township officials ensure the size and condition of the existing vegetation are accurately shown on the plan.

   c. **Sidewalk impacts**—The record plan indicates that sidewalks are proposed within or directly adjacent to the wooded area along Swamp Road. These sidewalks may negatively impact the trees shown to remain in the wooded area. If root disturbance leads to the loss of trees, there will not be much vegetation between the units and Route 313.

   d. **Emergency access**—The record plan indicates grass pavers will be used to create an emergency access from the proposed private road to Neill Drive. The landscape plan indicates several trees are proposed to be planted where the emergency access is proposed on the site plan. We

recommend the emergency access be shown on the landscape plan to ensure that proposed plantings will not present an obstacle for vehicles using the emergency access.

e. **Parking area plantings**—The landscape plan shows the proposed inkberry bushes in the parking area to be just outside of the parking stalls. We recommend the applicant ensure the inkberry bushes are far enough from the parking stalls to avoid them being hit and damaged by vehicles.

5. **House side shield**—The lighting plan indicates two LED full cutoff light fixtures are proposed in the parking area. The plan shows that units 18 and 19 are within the light trespass area of these fixtures. We recommend house side shields be added to the light fixtures to ensure light trespass is minimized.

6. **Shared driveways**—In the interest of minimizing curb cuts along the private drive, the applicant should consider revising the plan to allow adjacent units to share a driveway. For example, the driveways for dwelling units 14 and 15 are side-by-side and separated only by a narrow strip of land.

7. **Centralized mail delivery and cluster box units**—We recommend the township require the applicant to consult with the United States Postal Service (USPS) to determine if the USPS requires cluster box units for centralized mail delivery. If the USPS requires cluster boxes, we recommend the plan provide safe and efficient access for pedestrians and vehicles to cluster box units, as well as on- or off-street parking spaces with ADA-compliant accessibility adjacent to the cluster box units.

8. **Trash collection**—We recommend that the plan indicate how trash will be collected. If trash is to be collected from a common trash corral, the plan should show the corral's location and associated screening.

9. **Electric vehicle charging station and EV-ready equipment**—We recommend that this proposal include some parking spaces designated for electric vehicle charging. 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*[1] 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*[2] which provides guidelines and standards for EV charging stations.

10. **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.

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

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

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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
25-0151

cc: Kevin Reilly (via email)
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)
Edward Murphy, Esq., Wisler Pearlstine, LLP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie Mason, Doylestown Township Manager (via email)
Daniel Fox, New Britain Township Manager (via email)
Stacey Mulholland, Plumstead Township Manager (via email)

ZONING TABLE		
Zone: C-4 OFFICE & MEDICAL PROFESSIONAL DISTRICT		
ITEM	REQUIRED/ PERMITTED	PROPOSED
Use:	B-17 Village Carriage Home	
Min. Gross Site Area	5 Acres	5.21 Acres
Max. Gross Site Area	10 Acres	5.21 Acres
Max. Permitted Density	6 DU/ Acre	4.75 DU/ Acre
Max. Building Length	180 FT	168 FT
Min. Lot Width Building Setback	100 FT	356 FT
Max. Building Coverage	25%	17.4%
Max. Impervious Coverage	60%	46.7%
Max. Building Height	35 FT	<35 FT
Min. Front Yard Setback	30 FT	36.2 FT
Min. Side Yard Setback (Each)	30 FT	37.7 FT
Min. Rear Yard Setback	30 FT	N/A
Max. Deck/ Porch Encroachment	10 FT	10.0 FT
Min. Distance between Buildings	20 FT	20.0 FT
Min. Width of Shared Access	24 FT	24.0 FT
Min. Off-Street Parking Spaces	See Parking Table	
Min. Parking Space Size	10' x 20'	10' x 20'
Min. Parking Setback from Roads	20 FT	21.2 FT
Min. Parking Setback from Other Property Lines	20 FT	20.0 FT
Min. Buffer from Residential Properties	50 FT	50.0 FT
Min. Buffer from Roads and Non Residential Prop.	20 FT	20.0 FT
Notes:		
Where a property abuts a residential zoning district, the side and rear yards which abut the residential district shall be increased to 50 feet, which 50 feet shall not be used for parking areas, buildings, structures, accessways or driveways but which shall be used for buffer plantings and landscaped space only.		

Site Capacity Calculations		
Base Site Area	**Area (SF)**	**Area (AC)**
Total Lot Area	240,396	5.5187
Ultimate Right-of-Way Area	29,442	0.6759
Land Separated or Not Contiguous	0	0.0000
Land Restricted by Easements or Covenants	0	0.0000
Land Reserved for Open Space	0	0.0000
Base Site Area	210,954	4.8428
Protected Site Area		

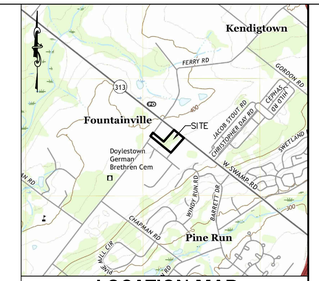
Natural Resource	Percent Resource to be protected	Total Natural Resource Land (AC)	Total Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Floodplain	100%	0.00	0.00	0.00
Ponds and Pond Shorelines	100%	0.00	0.00	0.00
Wetlands and Waters of Commwealth/ US	100%	0.00	0.00	0.00
Streams and Watercourses	100%	0.00	0.00	0.00
Woodlands	40%	1.49	0.60	0.60
Steep Slopes (15-25%)	60%	0.00	0.00	0.00
Steep Slopes (25%+)	85%	0.00	0.00	0.00
Riparian Corridor Conserv. District Lands	100%	0.00	0.00	0.00
TOTALS		1.49	0.60	0.60

Net Buildable Site Area		
Base Site Area	4.8428	Acres
Subtract Protected Site Area	0.5974	Acres
Net Buildable Site Area	4.2454	Acres
Impervious Coverage		
Net Buildable Site Area	4.2454	Acres
Multiply by Maximum Impervious Surface Ratio	60%	
Maximum Impervious Surface Coverage	2.5472	Acres

LOT CALCULATIONS		
	Proposed	
	S.F.	**AC**
Site Area Determined by On-Site Survey	240,396	5.519
Street Ultimate Right-Of-Way	29,442	0.676
Easements	0	0.000
Land not Contiguous	0	0.000
Land Previously Reserved for Resource	0	0.000
Land Zoned Differently	0	0.000
Base Site Area	210,954	4.843
COVERAGE CALCULATIONS		
Impervious Area	**S.F.**	**AC**
Building	36,616	0.841
Roadway & Curb	39,833	0.914
Lot Driveways	14,090	0.323
Concrete Sidewalks	8,079	0.185
Total Impervious Surface	98,618	2.264
Total Impervious Coverage	46.7%	
Total Building Area	36,616	
Total Building Coverage	17.4%	

PARKING CALCULATIONS				
Use	**Requirement**	**Units**	**Required**	**Provided**
B-17	2.5 space per Dwelling Unit	23	58	64

NOTES:
1. EXISTING CONDITIONS SHOWN ARE FROM BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY CONTROL POINT ASSOCIATES INC,, IN FEBRUARY 2020. ADDITIONALLY, SUPPLEMENTAL TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED BY CARROLL ENGINEERING CORPORATION IN MAY 2025.
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 NOVEMBER 30, 2004, PENNSYLVANIA ACT 187.
4. THIS SITE IS CURRENTLY ZONED C4 – OFFICE & MEDICAL PROFESSIONAL DISTRICT IN THE TOWNSHIP OF DOYLESTOWN.
5. 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).
6. NO EVIDENCE OF WETLANDS OBSERVED OVER SUBJECT PROPERTIES.
7. 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. 284 OF 532, MAP NO. 42017C0284K WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
8. THE PROPOSED ROAD IS NOT OFFERED FOR DEDICATION TO DOYLESTOWN TOWNSHIP AND WILL REMAIN A PRIVATE ROAD WHICH IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. A BLANKET ACCESS EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES. DOYLESTOWN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR MAINTENANCE OF THE STORMWATER FACILITIES, ONLY AS REQUIRED, AND ALL COSTS ASSOCIATED WITH REPAIR TO BE PAID BY THE HOMEOWNER'S ASSOCIATION.
10. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE THE PERMANENT STORMWATER CONTROLS AND BMPS OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO THE APPROVED STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN.
11. ALL UTILITIES SERVICING THE PROPOSED SITE ARE TO BE PLACED UNDERGROUND.
15. ALL TRAFFIC SIGNS SHALL MEET APPLICABLE PENNDOT AND DOYLESTOWN TOWNSHIP STANDARDS.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AND THE DOYLESTOWN TOWNSHIP SPECIFICATIONS AND DESIGN STANDARDS.
17. THE PROPOSED NEW HOMES WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
18. OWNERSHIP AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING STORMWATER BASINS, AND ALL STORM SEWER LOCATED OUTSIDE OF THE DEDICATED ROADWAYS, SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
19. ALL CURBING WILL BE INSPECTED BY THE TOWNSHIP PRIOR TO PROJECT COMPLETION, AND ANY CURBING THAT IS DETERMINED TO BE DEFICIENT WILL BE REMOVED AND REPLACED.
20. UPON COMPLETION OF ALL PUBLIC/PRIVATE IMPROVEMENTS, THE APPLICANT SHALL FURNISH THE TOWNSHIP WITH AS–BUILT PLANS FOR ALL UTILITIES, STORMWATER MANAGEMENT FACILITIES, AND OTHER PUBLIC/PRIVATE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS.
21. BUILDER/DEVELOPER SHALL HAVE THE RIGHT TO ENTER UNTIL THE END OF THE MAINTENANCE PERIOD TO REPAIR ANY STORMWATER MANAGEMENT FACILITIES.
22. ISLANDS WITHIN ROADWAY ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
23. ALL LOTS WILL HAVE BASEMENTS WITH SUMP PUMPS AS REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
24. WATER MAINS AND WATER EASEMENTS SHALL BE DEDICATED TO THE DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY (DTMA).
30. NO PLANTINGS, STRUCTURES OR FENCES SHALL BE LOCATED WITHIN THE WATER MAIN EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED WATER MAINS OR SERVICES.
31. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 175–26 PERFORMANCE STANDARDS OF THE TOWNSHIP ZONING ORDINANCE.



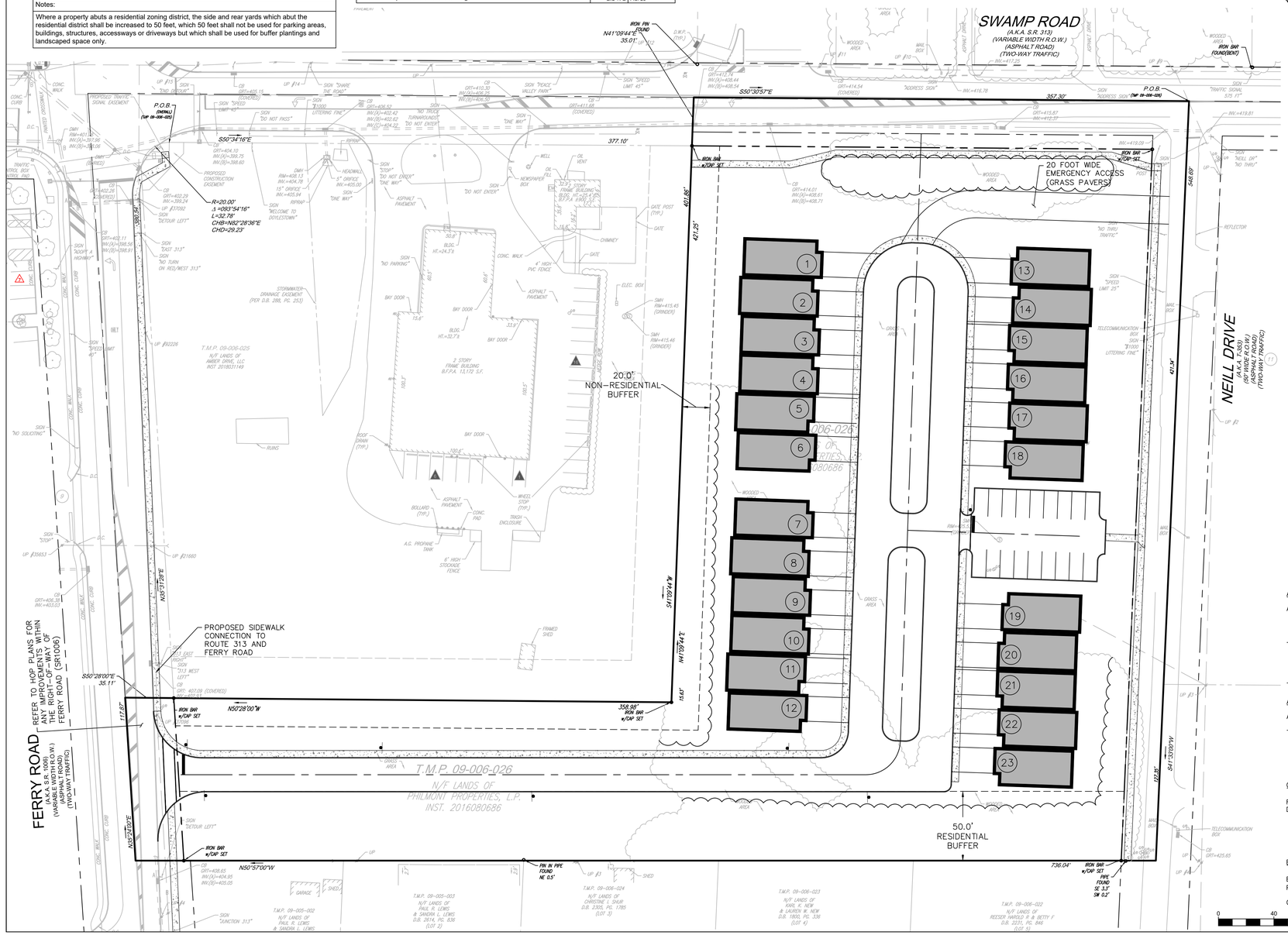
LOCATION MAP

REFERENCE: DOYLESTOWN U.S.G.S. QUADRANGLE MAP SCALE 1" = 2,000'

APPLICANT/OWNER:
PHILMONT PROPERTIES, LP
76 GRIFFITH MILES CIRCLE
WARMINSTER, PA 18940

SITE PLAN LEGEND

- PROPERTY LINE
- R.O.W. LINE
- (4) LOT NUMBER
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE


SWAMP ROAD
(A.K.A. S.R. 313)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROAD)
(TWO-WAY TRAFFIC)
FERRY ROAD
(A.K.A. S.R. 1009)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROAD)
(TWO-WAY TRAFFIC)
NEILL DRIVE
(A.K.A. T-283)
(50' WIDE R.O.W.)
(ASPHALT ROAD)
(TWO-WAY TRAFFIC)
S50°30'57"E
357.30'
377.10'
548.69'
401.86'
421.25'
N41°29'03"E
IRON PIN FOUND N41°09'44"E 35.01'
IRON BAR w/CAP SET
IRON BAR FOUND(BENT)
P.O.B. (TMP 09-006-026)
20 FOOT WIDE EMERGENCY ACCESS (GRASS PAVERS)
1
2
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19
20
21
22
23
20.0' NON–RESIDENTIAL BUFFER
50.0' RESIDENTIAL BUFFER
T.M.P. 09-006-026
N/F LANDS OF PHILMONT PROPERTIES, L.P. INST. 2016080686
PROPOSED SIDEWALK CONNECTION TO ROUTE 313 AND FERRY ROAD
REFER TO HOP PLANS FOR ANY IMPROVEMENTS WITHIN THE RIGHT–OF–WAY OF FERRY ROAD (SR1006)
S50°28'07"E 35.11'
N50°28'00"W
358.98'
N41°29'14"E
S41°30'00"W
102.6'
736.04'
N50°57'00"W
N25°37'59"E
N25°24'00"E
117.87'
15.67'
R=20.00'
Δ =093°54'16"
L=32.78'
CHB=N82°28'36"E
CHD=29.23'
PROPOSED CONSTRUCTION EASEMENT
PROPOSED TRAFFIC SIGNAL EASEMENT
P.O.B. (NEW) (TMP 09-006-026)
S50°34'16"E
BUILDING
BUILDING
BUILDING

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: June 2, 2025

Subject: BCPC #12960
Preliminary Plan of Subdivision for The Reserve at Orchard Hill
TMP #15-11-59-1
Applicant: Heritage Properties Group, LLC
Owner: Joseph A. & Barbara J. Schreiner
Plan Dated: April 28, 2025
Date Received: April 30, 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 10.01-acre site into 25 residential lots for the development of 25 townhouses. The residential lots range in size from 3,477 square feet to 7,410 square feet. The plan indicates a proposed density of five dwelling units per acre. One open space area totaling 6.43 acres is proposed. Public water and sewer are proposed to serve the development.

Location: Along the east side of Walnut Street, approximately 650 feet northeast of its intersection with Applewood Drive.

Zoning: The CR-1 Country Residential District permits Use B-4 Performance Subdivision (Townhouse) by right on sites of at least 5 acres at a maximum permitted density of five dwelling units per acre, with minimum individual lots of at least 2,200 square feet. Lots must have minimum yards of 5, 20, and 40 feet for front (house), front (garage), and rear yards, respectively. A minimum open space ratio of 0.50 is required for performance standard subdivisions containing townhouse units.

Present Use: Residential

COMMENTS

We reviewed a sketch plan submission for this site in April of 2024 (BCPC #12960, dated April 30, 2024). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

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

1. **Requested waivers**

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

   Section 140-27.B.(4)
   from the requirement that lot lines intersecting street lines shall be substantially at right angles or radial to street lines from the street line to the rear lot line; the application indicates that Lots 10 and 11 have angle breaks in the side lot line in order to be radial to the cul-de-sac bulb and other common property lines do not meet the requirement due to the nature of the townhouse development

   Section 140-27.B.(11)
   from the requirement that the residential lot depth shall not be less than one nor more than three times the lot width; the application indicates this waiver is necessary due to the nature of a townhouse development

   Section 140-28.P.
   from the required drainage and cartway improvements to the existing street; the application indicates that improvements are not proposed along East Walnut Street as the site contains limited frontage along that street

   Section 140-28.R.
   from the requirement that all new residential subdivisions or land developments containing 25 dwelling units or more, generating 250 daily vehicle trips or more, shall have a minimum of two public street accesses to/from existing public roadways; the application indicates that an emergency access connection between the cul-de-sac turnaround and Country Road is proposed which enables a second access for emergency vehicles and the proposed design was requested by residents along Country Road and previously discussed

   Section 140-30.A.
   from the requirement that cul-de-sac streets not be permitted unless the applicant can demonstrate to the satisfaction of the township that construction of a through street is not feasible; the application indicates the design was requested by residents along Country Road and was previously discussed

   Section 140-30.C.
   from the requirement that permanent cul-de-sac streets be kept to a minimum and not exceed 500 feet in length or serve as access to more than 12 dwelling units, whichever is more restrictive, unless specifically authorized by the board of supervisors; the application indicates the cul-de-sac is approximately 653 feet in length, will serve 25 dwellings, and follows the design approach requested by residents along Country Road and was previously discussed

   Section 140-36.A.
   from the requirement that sidewalks be constructed along both sides of all existing streets; the application indicates that sidewalks are not proposed along Walnut Street as the site has limited frontage along that street, and no similar improvements exist within the vicinity of the site

   Section 140-37.G.
   from the required tree replacement/reforestation; the application indicates that tree replacement and reforestation are not proposed

Sections 140-47.B. & 140-47.C.
from providing the required recreational facilities for residential subdivisions of 25 or more dwelling units; the application indicates recreational facilities are not proposed, as they would not be required with one less lot

Sections 140-60 & 140-63
from the requirement for recreation land or a fee in lieu thereof; the application indicates that no recreation land, nor a fee in lieu, are proposed

Section 140-APPENDIX I.
from the requirements of a permanent cul-de-sac bulb design; the application indicates the cul-de-sac bulb complies with the required right-of-way and cartway radius and the applicant's understanding is that the township does not desire landscaped islands due to plowing and maintenance concerns

The applicant has not provided the reasons for all 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. **Stormwater management ordinance**—Correspondence submitted with the plan indicates that the applicant is requesting a waiver from the following requirement of the stormwater management ordinance:

Section SWM 134-20-I.(4)
from the requirement of the maximum basin water depths during various design storms; the application indicates a partial waiver for Basin 1 only, and that split-rail safety fencing is proposed around the perimeter of Basin 1

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 this issue should be resolved prior to approval of the plan.

2. **Roadway connection to Applewood Drive**—The proposed roadway connection to Applewood Drive crosses onto adjacent TMP #15-11-59. Township officials should determine if an easement is necessary.

3. **Street trees**—The landscape schedule shown on the top of Sheet 8 indicates that street trees are proposed, but none are shown on the plan. The plan should be revised to clearly show the location of the intended street tree plantings.

4. **Open space**—Information on Sheet 2 indicates that there are 6.433 acres of open space proposed, but the boundaries of this open space are not clearly shown. The plan should be revised to clearly delineate the open space boundaries.

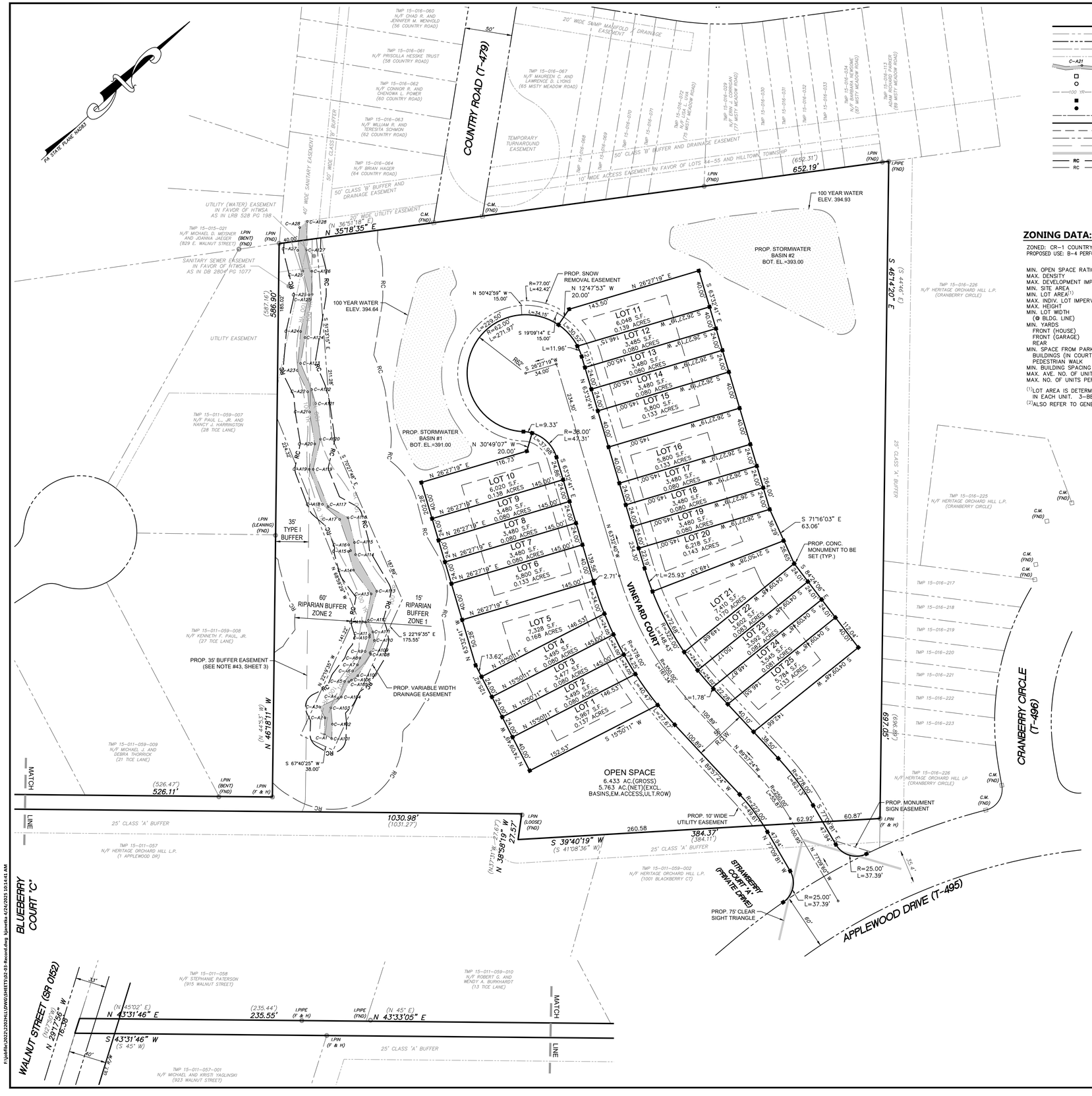
5. **Trail connection**—The site's flag lot features present an opportunity to repurpose the existing gravel driveway (pole) into a trail connection onto Walnut Street. The applicant should explore this possibility to establish a connection between the site and the surrounding sidewalks along Walnut Street.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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
25-0123

cc: Heritage Properties Group, LLC (via email)
Karl B. Janetka, PE, Van Cleef Engineering Associates, LLC (via email)
Deanna Ferry, Township Manager (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)


PA STATE PLANE NAD83
COUNTRY ROAD (T-479)
50'
20' WIDE SUMP MANIFOLD EASEMENT / DRAINAGE
TMP 15-016-060 N/F CHAD R. AND JENNIFER M. WENHOLD (56 COUNTRY ROAD)
TMP 15-016-061 N/F PRISCILLA HESSKE TRUST (58 COUNTRY ROAD)
TMP 15-016-062 N/F CONNOR R. AND CHENOWA L. POWER (60 COUNTRY ROAD)
TMP 15-016-063 N/F WILLIAM R. AND TERESITA SCHMON (62 COUNTRY ROAD)
TMP 15-016-064 N/F BRIAN HAGER (64 COUNTRY ROAD)
TMP 15-016-067 N/F MAUREEN C. AND LAWRENCE D. LYONS (65 MISTY MEADOW ROAD)
TMP 15-016-072 N/F CORI L. VIVA (70 MISTY MEADOW ROAD)
TMP 15-016-029 N/F ERIN J. CORRIGAN (71 MISTY MEADOW ROAD)
TMP 15-016-030
TMP 15-016-031
TMP 15-016-032
TMP 15-016-033
TMP 15-016-034 N/F BARBARA NERONE (81 MISTY MEADOW ROAD)
TMP 15-016-113 ADAM RICHARD PARKER (89 MISTY MEADOW ROAD)
TEMPORARY TURNAROUND EASEMENT
50' CLASS 'B' BUFFER AND DRAINAGE EASEMENT
10' WIDE ACCESS EASEMENT IN FAVOR OF LOTS 44-55 AND HILLTOWN TOWNSHIP
50' CLASS 'B' BUFFER AND DRAINAGE EASEMENT
40' WIDE SANITARY EASEMENT
50' CLASS 'B' BUFFER
20' WIDE UTILITY EASEMENT
UTILITY (WATER) EASEMENT IN FAVOR OF HTWSA AS IN LRB 528 PG 198
SANITARY SEWER EASEMENT IN FAVOR OF HTWSA AS IN DB 2804 PG 1077
UTILITY EASEMENT
TMP 15-015-021 N/F MICHAEL D. MEISNER AND JOANNA JAEGER (829 E. WALNUT STREET)
TMP 15-011-059-007 N/F PAUL L., JR. AND NANCY J. HARRINGTON (28 TICE LANE)
TMP 15-011-059-008 N/F KENNETH F. PAUL, JR. (37 TICE LANE)
TMP 15-011-059-009 N/F MICHAEL J. AND DEBRA THORRICH (21 TICE LANE)
TMP 15-011-057 N/F HERITAGE ORCHARD HILL L.P. (1 APPLEWOOD DR)
TMP 15-011-058 N/F STEPHANIE PATERSON (915 WALNUT STREET)
TMP 15-011-059-010 N/F ROBERT G. AND WENDY A. BURKHARDT (13 TICE LANE)
TMP 15-011-057-001 N/F MICHAEL AND KRISTI YAGLINSKI (923 WALNUT STREET)
TMP 15-011-059-002 N/F HERITAGE ORCHARD HILL L.P. (1001 BLACKBERRY CT)
TMP 15-016-226 N/F HERITAGE ORCHARD HILL L.P. (CRANBERRY CIRCLE)
TMP 15-016-225 N/F HERITAGE ORCHARD HILL L.P. (CRANBERRY CIRCLE)
TMP 15-016-217
TMP 15-016-218
TMP 15-016-219
TMP 15-016-220
TMP 15-016-221
TMP 15-016-222
TMP 15-016-223
N 35°18'35" E
(652.31')
652.19'
S 46°14'20" E
(S 46°46' E)
(587.16')
586.90'
N 46°18'11" W
(N 44°53' W)
(526.47')
526.11'
S 39°40'19" W
(S 41°08'36" W)
260.58
384.37'
(384.11')
21.57'
(N 38°13'27" W)
1030.98'
(1031.27')
697.05'
(697.69')
100 YEAR WATER ELEV. 394.93
100 YEAR WATER ELEV. 394.84
PROP. STORMWATER BASIN #2 BOT. EL.=393.00
PROP. STORMWATER BASIN #1 BOT. EL.=391.00
PROP. SNOW REMOVAL EASEMENT
PROP. 35' BUFFER EASEMENT (SEE NOTE #43, SHEET 3)
PROP. VARIABLE WIDTH DRAINAGE EASEMENT
PROP. CONC. MONUMENT TO BE SET (TYP.)
PROP. MONUMENT SIGN EASEMENT
PROP. 10' WIDE UTILITY EASEMENT
PROP. 75' CLEAR SIGHT TRIANGLE
LOT 1 5,967 S.F. 0.137 ACRES
LOT 2 3,495 S.F. 0.080 ACRES
LOT 3 3,471 S.F. 0.080 ACRES
LOT 4 3,495 S.F. 0.080 ACRES
LOT 5 7,328 S.F. 0.168 ACRES
LOT 6 5,800 S.F. 0.133 ACRES
LOT 7 3,480 S.F. 0.080 ACRES
LOT 8 3,480 S.F. 0.080 ACRES
LOT 9 3,480 S.F. 0.080 ACRES
LOT 10 6,020 S.F. 0.138 ACRES
LOT 11 6,048 S.F. 0.139 ACRES
LOT 12 3,485 S.F. 0.080 ACRES
LOT 13 3,480 S.F. 0.080 ACRES
LOT 14 3,480 S.F. 0.080 ACRES
LOT 15 5,800 S.F. 0.133 ACRES
LOT 16 5,800 S.F. 0.133 ACRES
LOT 17 3,480 S.F. 0.080 ACRES
LOT 18 3,480 S.F. 0.080 ACRES
LOT 19 3,480 S.F. 0.080 ACRES
LOT 20 6,218 S.F. 0.143 ACRES
LOT 21 7,410 S.F. 0.170 ACRES
LOT 22 3,602 S.F. 0.083 ACRES
LOT 23 3,592 S.F. 0.082 ACRES
LOT 24 3,545 S.F. 0.081 ACRES
LOT 25 5,784 S.F. 0.133 ACRES
OPEN SPACE 6.433 AC.(GROSS) 5.763 AC.(NET)(EXCL. BASINS,EM.ACCESS,ULT.ROW)
VINEYARD COURT
BLUEBERRY COURT 'C'
STRAWBERRY COURT 'A' (PRIVATE DRIVE)
CRANBERRY CIRCLE (T-496)
APPLEWOOD DRIVE (T-495)
WALNUT STREET (SR 0152)
(S 27°30' W)
N 29°17'56" W
70.38'
S 43°31'46" W
(S 45° W)
N 43°31'46" E
(N 45°02' E)
235.55'
(235.44')
N 43°33'05" E
(N 45° E)
S 71°16'03" E
63.06'
S 22°19'35" E
175.55'
S 67°40'25" W
38.00'
N 30°49'07" W
20.00'
N 26°27'19" E
116.73'
N 50°42'59" W
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S 19°09'14" E
15.00'
S 26°27'19" W
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R=350.00'
L=101.54'
L=1.78'
L=21.67'
R=422.00'
L=162.13'
R=280.00'
L=45.89'
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LPIN (BENT) (FND)
LPIN (LEANING) (FND)
LPIN (LOOSE) (FND)
LPIN (F & H)
I.PIPE (FND)
I.PIPE (F & H)
C.M. (FND)
MONUMENT TO BE SET
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RC-A1
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C-A128
60' RIPARIAN BUFFER ZONE 2
15' RIPARIAN BUFFER ZONE 1
35' TYPE I BUFFER
25' CLASS 'A' BUFFER
MATCH LINE
(526.47')
(587.16')
(N 44°53' W)
(N 46°46' E)
(N 38°13'27" W)
(S 46°46' E)
(S 41°08'36" W)
(S 27°30' W)
(N 45°02' E)
(N 45° E)
(S 45° W)
(697.69')
(652.31')
(S 46°14'20" E)
(N 35°51'15" E)
(N 46°18'11" W)
(N 44°53' W)
(N 38°13'27" W)
(S 41°08'36" W)
(S 27°30' W)
(N 45°02' E)
(N 45° E)
(S 45° W)
(235.44')
(384.11')
(1031.27')
(587.16')
(526.47')
(652.31')
(697.69')
(N 35°51'15" E)
(S 46°46' E)
(N 46°46' E)
(N 38°13'27" W)
(S 41°08'36" W)
(S 27°30' W)
(N 45°02' E)
(N 45° E)
(S 45° W)
(N 44°53'

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: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 13, 2025

Subject: BCPC #13092
Sketch Plan of Land Development for 3231 Bethlehem Pike
TMP #15-23-25
Applicant: J.L. Horgan Services
Owner: LBMC Properties, LLC
Plan Dated: April 7, 2025
Date Received: May 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 7,800-square-foot building consisting of 5,400 square feet of contractor space and 2,400 square feet of office space on a 2.59-acre site. Three existing structures are proposed to be removed. The site is currently served by on-lot water and sewer.

Location: On the east side of Bethlehem Pike, approximately 500 feet from the intersection of East Township Line Road. The site also has frontage along Route 309.

Zoning: The PC-1 Planned Commercial District permits various commercial uses on a minimum site area of 20,000 square feet with a minimum lot width of 100 feet and a permitted maximum impervious surface coverage of 70 percent. Use G5 Contracting is not a permitted use in the PC-1 District.

Present Use: Nonresidential

COMMENTS

1. **Existing and proposed land use**—The zoning data table on the plan indicates that the lot is zoned PC-1 Planned Commercial District and references Use G5 Contracting which is not a permitted use in the PC-1 District. The plan should clearly indicate the existing use on the site to determine if regulations in Section VI of the zoning ordinance related to nonconforming uses are applicable.

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Further, we note that both contracting and office space are proposed and parking calculations are provided for both uses. For clarity, we recommend future plans clearly indicate the intended principal use for the site.

2. **Resource protection land**—The environmental performance chart on the sketch plan shows that the plan does not comply with the resource protection requirements for steep slopes. For all steep slope categories, the resource land to be protected is less than the amount required to be protected. Future plans should indicate compliance with all resource protection standards per Section 160-28 of the zoning ordinance.

3. **Reverse frontage lot**—The plan shows that the site is a reverse frontage lot, located between roadways that have different street classifications. Section 140-28.I. of the zoning ordinance states that screening through the use of appropriate plant materials and berms should be provided along the property lines of lots with reverse frontage to buffer the lot from the higher order street. Future plans should indicate compliance with this requirement where the rear portion of the site abuts the Route 309 corridor.

4. **Location map**— The location map provided in the top corner of the sketch plan highlights an incorrect parcel on the opposite side of Route 309. We suggest the plan be revised to highlight the correct parcel, TMP #15-23-25 as mentioned on the plan and in the application.

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. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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
25-0142

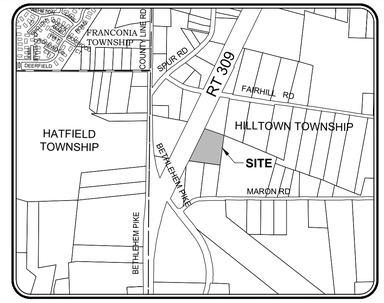
cc: J.L. Horgan Services, LLC (via email)
LMBC Properties, LLC (via email)
Chad Brensinger, PE, Charles E. Shoemaker, Inc. (via email)
Robert Iannozzi, Jr., Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)

LEGEND
PROPOSED FEATURES

- STORM SEWER
- 328 CONTOUR
- CONCRETE
- CURB
- RD ROOF DRAIN
- W WATER LINE
- FS FIRE SERVICE
- WALL
- BUILDING
- (15) PARKING SPACE NUMBER
- (15) RESERVED PARKING NUMBER
- LIMIT OF PAVING
- LIMIT OF DISTURBANCE

LEGEND
EXISTING FEATURES

- Iron Pipe Fnd. IRON PIPE FOUND
- X FENCE
- OVERHEAD WIRE
- MB MAILBOX
- WCS WATER CURB STOP
- GV GAS VALVE
- WV WATER VALVE
- SANITARY CLEANOUTS
- UTILITY POLE
- FIRE HYDRANT
- SIGN
- LIGHT STANDARD
- MANHOLE
- STORM SEWER
- INLET
- SOILS
- ZONING LIMIT
- WOODLAND TREELINE
- DECIDUOUS TREE
- EVERGREEN TREE
- W WATER MAIN
- WS WATER SERVICE
- G GAS MAIN
- E UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- GUIDE RAIL
- 238 CONTOUR
- 8-15% SLOPES
- 15-25% SLOPES
- 25%+ SLOPES
- WETLANDS
- WL-A5 WETLANDS FLAG



LOCATION MAP
SCALE: 1" = 800'

NOTE
GRADING AND STORMWATER MANAGEMENT AS SHOWN IS CONCEPTUAL. DETAILED DESIGNS TO FOLLOW AS A PART OF THE LAND DEVELOPMENT APPLICATION.

NOTES

1. BOUNDARY INFORMATION TAKEN FROM DEEDS, PLANS, FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING JUNE, 2024. METES & BOUNDS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED BEARINGS IS 01° 36'55" CLOCKWISE.
2. HORIZONTAL DATUM IS BASED ON NAD 83 SPC83 PENNSYLVANIA (SOUTH), GEIOD MODEL G2003U08 STATE PLANE COORDINATE BEARING BASIS.
3. TOPOGRAPHY INFORMATION SHOWN FROM FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING JUNE, 2024 VERTICAL DATUM BASED ON NAVD 1988, USING TOPNET LIVE VIRTUAL NETWORK SYSTEM. BENCH MARK: BMS CUT NAIL IN UTILITY POLE #VZ 195-1, EL=443.87 (SEE PLAN FOR LOCATION.
3. EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 121 (2008) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 121 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776 SERIAL NO. 20241562070.
4. REFERENCE WAS MADE TO THE FOLLOWING:
   a. BUILDING PERMIT PLAN OF 3231 BETHLEHEM PIKE, PREPARED BY STA ENGINEERING, INC.,OCTOBER 20, 2023, NO REVISION;
   b. DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 153, SECTION NO. 3 IN MONTGOMERY & BUCKS COUNTY, FROM STATION 835+50 TO STATION 958+50 BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS.
   c. DRAWINGS ESTABLISHING LIMITED ACCESS HIGHWAY DESIGNATING FUTURE LOCATION AND WIDTH, LEGISLATIVE ROUTE 1027, SECTION I R/W, FROM STATION 11+00 TO STATION 219+01, AND AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY, PREPARED BY McCORMICK-TAYLOR ASSOCIATES FOR THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS.
5. FLOOD DESIGNATION IS ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DEPICTED IN FIRM OF BUCKS COUNTY, MAP NO. 42017C0270J, EFFECTIVE DATE: MARCH 16, 2015.

SITE CAPACITY CALCULATIONS

	S.F.	ACRES
GROSS SITE AREA	115,100	2.6423
FUTURE RIGHT-OF-WAY OF EXISTING PUBLIC OR PRIVATE ROADS	2,407	0.0553
EXISTING UTILITY EASEMENTS AND/OR RIGHT-OF-WAY	0.00	0.00
LAND NOT CONTIGUOUS OR SEPARATED BY BARRIER	0.00	0.00
BASE SITE AREA	**112,693**	**2.5871**

ZONING DATA - PC-1 PLANNED COMMERCIAL DISTRICT (G5 CONTRACTING USE)

REGULATIONS	REQUIREMENTS	EXISTING	PROVIDED
LOT AREA (MIN.)	20,000 S.F.	112,693 S.F.	112,963 S.F.
LOT WIDTH (MIN.)	100'	440.7'	440.7'
FRONT YARD (MIN.)	50'	0.2'	0.2'
SIDE YARD (MIN.)	15'	98.1'	85.1'
REAR YARD (MIN.)	50'	107.6'	63.3'
IMPERVIOUS COVERAGE (MAX.)	70%	52.0%	55.1% (62,144 S.F.)
BUILDING HEIGHT (MAX.)	35'	<35'	<35'
BUILDING COVERAGE	---	4.56% (5,134 S.F.)	6.92% (7,800 S.F.)

PARKING DATA

G5 CONTRACTING REQUIREMENT	D3 OFFICE REQUIREMENT
1 SPACE PER EA. 4 EMPLOYEES ON LARGEST SHIFT OR 1 FOR EVERY 250 S.F. OF GROSS FLOOR AREA, WHICHEVER IS GREATER PLUS ONE SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES. CONTRACTING SPACE: 5,400 S.F. / 250 S.F. = 21.6 SPACES, PLUS 3 COMPANY VEHICLE SPACES.	1 SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA OFFICE AREA: 2400 S.F. / 200 S.F. = 12 SPACES
TOTAL NUMBER OF SPACES REQUIRED = 37 SPACES	
PROVIDED = 39 SPACES (23 CONSTRUCTED, 16 RESERVE)	

IMPERVIOUS COVERAGE

PROPOSED FEATURES	
COVERAGE TYPE	AREA (SQ. FT.)
BUILDING	7,800
STONE	7,355
TOTAL PROPOSED	**15,155**
EXISTING FEATURES TO REMAIN	
COVERAGE TYPE	AREA (SQ. FT.)
BUIDINGS	0
CONCRETE PAD	98
CONCRETE WALK	0
STONE	29,258
PAVING	16,599
WALLS	128
TRAILERS	778
DECK/PATIO	128
TOTAL EXISTING TO REMAIN	**46,989**
TOTAL IMPERVIOUS	**62,144**

ENVIRONMENTAL PERFORMANCE STANDARDS

RESOURCE	OPEN SPACE RATIO	LAND IN RESOURCE (S.F.)	REQUIRED PROTECTION LAND RESOURCE (S.F.)	PROVIDED PROTECTION LAND RESOURCE (S.F.)
FLOODPLAIN	1.0	0	0	0
LAKES OR PONDS	1.0	0	0	0
WETLANDS	1.0	6,218	6,218	6,218
8-15% SLOPES	0.6	30,589	18,353	10,251
15-25% SLOPES	0.7	4,763	3,334	2,460
25%+ SLOPES	0.9	215	183	27
WOODLAND	0.60	0	0	0
			28,088	18,956

AREA TO PENNDOT REQUIRED RIGHT OF WAY LINE
115,100 S.F. or 2.6423 AC.
AREA TO ULTIMATE RIGHT OF WAY LINE
112,693 S.F. or 2.5871 AC.

181
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA ACT 121 (2008) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NUMBER:
20241562070

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEITH A. HOUSER
LAND SURVEYOR
No. SU057510

BY	REVISION	NO.	DATE

COUNTY PARCEL NO.
15-023-025
BLOCK - UNIT
023-025
SITE ADDRESS
3231 BETHLEHEM PIKE
HILLTOWN, PA 18964
DEED INSTRUMENT NO.
20170319837

RECORD OWNER
LMBC PROPERTIES, LLC
1213 PATTYS CIRCLE
LANSDALE, PA 19446

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

SKETCH PLAN
OF
3231 BETHLEHEM PIKE
PREPARED FOR
J.L. HORGAN SERVICES, LLC
HILLTOWN TOWNSHIP, BUCKS COUNTY, PA

DATE APRIL 7, 2025
DWG NO HILL - 121
JOB NO. 27345
SHEET NO. 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:
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Harold Hayes
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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: June 6, 2025

Subject: BCPC #13079
Preliminary Plan of Land Development for Flagship Carwash
TMP #26-6-101-1
Applicant: Spotless Brands
Owner: Flagship Pennsylvania Propco, LLC
Plan Dated: April 3, 2025
Date Received: May 6, 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 2,904-square-foot carwash facility on a 28,314-square-foot lot. Nineteen parking spaces are also proposed as part of this application. The site currently contains a vacant convenience store, which is proposed to be demolished. The site is to be served by public water and sewer facilities.

Location: At the intersection of West Butler Avenue and County Line Road on the north side of County Line Road and the west side of West Butler Avenue.

Zoning: The C1 Commercial District permits Use J19 Car Wash by right on lots of at least one acre and having minimum yard setbacks of 40, 15, and 30 feet for front, side, and rear yards, respectively.

The Butler Avenue Corridor Overlay District also requires a 50-foot minimum building setback from streets, a 25-foot minimum parking and driveway setback from Butler Avenue and permits up to 65 percent impervious surface coverage.

The plan indicates existing nonconformities with respect to minimum lot area, maximum impervious surface coverage, minimum side yard distance, building setback from paving, and parking and driveway setback from Butler Avenue.

The plan indicates that on March 4, 2025, the zoning hearing board granted relief from the following zoning ordinance provisions:

COUNTY COMMISSIONERS:
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Section 27-305.J.J19.b.1.
to permit a car wash use on a lot with a lot width of less than 250 feet along the abutting streets

Section 27-1202.b.
to permit a side yard setback of 10 feet in the area of the vacuum stations

Sections 27-2901.J.J19.b. & 27-2904.a.7.
to permit 16 of the off-street parking spaces to be jointly used as stalls for vehicle vacuuming

Section 27-2904.g.5.
to permit a paved area to be 0 feet from the exterior structural wall of the proposed building

Present Use: Vacant

COMMENTS

1. **Requested waivers**—The plan and 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 22-403
   from submitting separate preliminary and final plans; the application indicates a combined preliminary and final plan is proposed to shorten the required review period

   Sections 22-706.1.D. & 708.6.I.
   from providing a minimum radius of five feet for all proposed curbs; the application indicates that curb radii of less than five feet is used to delineate the parking area uses

   Section 22-708.2.F.
   from providing a 6-foot minimum width sidewalk or walkway when adjacent to parking stalls; the application indicates that a sidewalk of 4.33 feet is provided due to the lot size and configuration of the site

   Section 22-711.4.C.
   from the requirement that the top or bottom edge of slopes be a minimum of five feet from property lines in order to permit normal rounding of the edge without encroaching onto the abutting property; the application indicates that due to the lot size and configuration of the site, the grading associated with the site features extends to the adjoining property lines

   Section 22-712.5.E.
   from the requirement that storm sewers be reinforced concrete pipe with a minimum diameter of 15 inches or equivalent; the application indicates that due to the lot size and anticipated stormwater runoff, only a maximum pipe size of 12 inches is necessary to convey stormwater for the site

   Sections 22-722.4.C.(1)(a), 22-722.4.C.(1)(b) & 22-722.4.C.(2)
   from the requirements related to setbacks from Butler Avenue to interior drives; the application indicates that due to the lot size and configuration of the site, the interior drive along Butler Avenue is set back eight feet from the property line

   Section 22-722.4.D.(6)
   from the requirement to provide bicycle parking; the application indicates that due to the nature of the business, the applicant does not believe bicycle parking is necessary

The final plan should note all granted waivers.

2. **Tree protection**—The plan should identify the tree protection zone, indicate the location of tree protection fencing, and include tree protection details in compliance with Section 27-201 of the zoning ordinance and Sections 22-713.2., 22-502.1.G.(3), and 22-502.1.G.(5) of the SALDO.

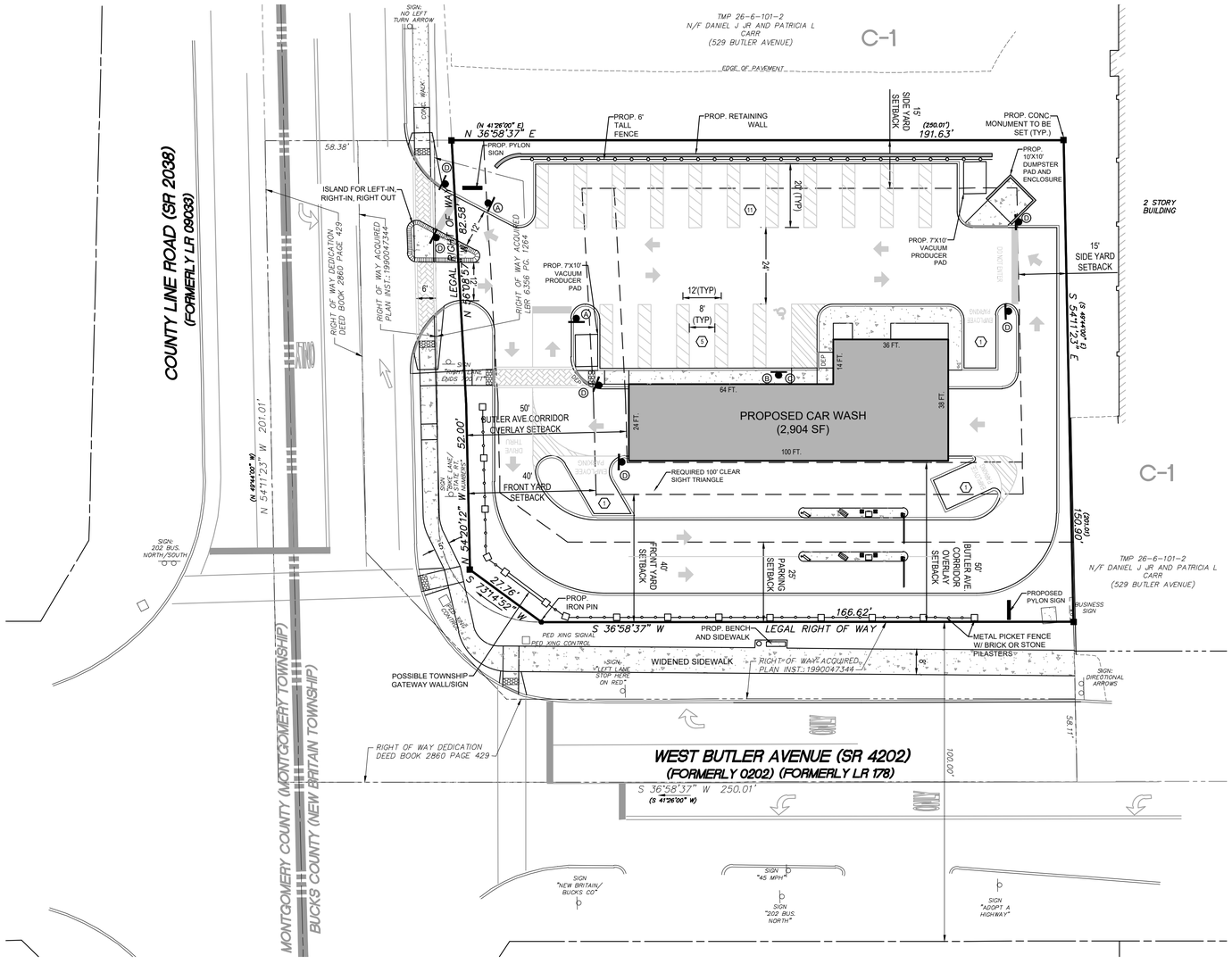
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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
25-0105

cc: Spotless Brands (via email)
Flagship Pennsylvania Propco, LLC (via email)
Sean David McGranahan, PE, Van Cleef Engineering Associates, LLC (via email)
Dave Shafkowitz, Esq., Shafkowitz Law Group, P.C. (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Daniel Fox, Township Manager (via email)
Carolyn McCreary, Montgomery Township Manager (via email)



ZONING DATA:

ZONED: C1 – COMMERCIAL DISTRICT
SITE IS LOCATED IN THE BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
PROPOSED USE: J19 – CAR WASH (PERMITTED)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 AC.	0.65 AC.(1)	0.65 AC.(1)
MIN. LOT WIDTH	150 FT.(2)	150 FT.(1)(2)	150 FT.(1)(2)
MAX. BLDG. COVERAGE	40%	12%	11%
MAX. IMPERV. COVERAGE (SITE)	70%	75%(1)	75%(1)
MAX. IMPERV. COVERAGE (LOT)	75%	75%	75%
MIN. YARDS			
FRONT	40 FT.	61 FT.	50 FT.
SIDE	15 FT.	10 FT.(1)	10 FT.(1)
REAR	30 FT.	N/A	N/A
BLDG. SETBACK FROM PAVING	20 FT.	3.4 FT.(1)	0 FT.(1)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. BLDG SETBACK FROM STREETS	50 FT.	61 FT.	50 FT. ALONG BUTLER AVE. 50 FT. ALONG CNTY.LINE RD.
MIN. PARKING AND DRIVEWAY SETBACK FROM BUTLER AVE	25 FT.	20 FT.(1)	8 FT.(3)
MAX. BLDG. COVERAGE	40%	12%	11%
MAX. IMPERV. COVERAGE	65%	75%(1)	75%(1)

BUILDING COVERAGE CALCULATIONS:

PERMITTED: 40%
0.65 AC. x 0.40 = 0.26 AC.

EXISTING:
0.08 AC.
0.08 AC./0.65 AC. = 12%

PROPOSED:
0.07 AC.
0.07 AC./0.65 AC. = 11%

SITE IMPERVIOUS SURFACE CALCULATIONS:

PERMITTED: 70%
0.65 AC. x 0.70 = 0.46 AC.

EXISTING:

BUILDING	0.08 AC.
SIDEWALKS	0.02 AC.
PARKING	0.39 AC.
TOTAL	0.49 AC.

0.49 AC./0.65 AC. = 75%(1)

PROPOSED:

BUILDING	0.07 AC.
SIDEWALKS, WALLS	0.03 AC.
PARKING	0.39 AC.
TOTAL	0.49 AC.

0.49 AC./0.65 AC. = 75%(1)

PARKING CALCULATIONS:

REQUIRED: PARKING IS NOT REQUIRED FOR A CAR WASH OR 1 SPACE PER 200 SF OF TOTAL FLOOR AREA.
TOTAL FLOOR AREA: 3,800 SF MAX (FIRST FLOOR: 2,904 SF + SECOND FLOOR: 896 SF)
3,800 SF/200 SF = 19 SPACES

PROPOSED:
19 SPACES

PARKING LOT LANDSCAPE CALCULATIONS:

REQUIRED: 5% OF PARKING LOTS MUST BE LANDSCAPE AREA
20,252 SF x 0.05 = 1,013 SF
PROPOSED:
2,574 SF
2,574 SF/20,252 SF = 12.7%

(1) EXISTING NON-CONFORMITY
(2) 250 FEET FOR A LOT WITH A DRIVEWAY ENTERING ONTO AN ARTERIAL STREET. ADDITIONALLY, A LOT WIDTH OF 250 FT IS REQUIRED PURSUANT TO J-19 CAR WASH REQUIREMENTS)
(3) WAIVER REQUIRED

DEVELOPERS CERTIFICATION:

I/WE ACKNOWLEDGE THAT THE STORMWATER FACILITIES AND BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF NEW BRITAIN TOWNSHIP.

SPOTLESS BRANDS

BY: _____

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED "STOP" SIGN (R1-1)
- (B) PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8F)
- (C) PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B)
- (D) PROPOSED "DO NOT ENTER" SIGN (R5-1)

OWNER OF RECORD:

FLAGSHIP PENNSYLVANIA PROPCO, LLC

SITE ADDRESS:
545 WEST BUTLER AVENUE
CHALFONT, PA 18914

PARID 26-006-101-001
INSTRUMENT NUMBER 2025004671

SITE AREA:

28,414 SQ. FT. OR 0.652 ACRES

GRAPHIC SCALE
0 500 1000 2000
1 INCH = 1000 FT

CERTIFICATIONS:

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF BUCKS

OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

WE HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

SPOTLESS BRANDS

BY: _____

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ REPRESENTING _____ KNOWN TO ME, OR SATISFACTORILY PROVEN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS SUCH _____ OF SAID _____ COMPANY, APPEARED BEFORE ME IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

_____ NOTARY PUBLIC SIGNATURE

_____ MY COMMISSION EXPIRES

BOARD OF SUPERVISORS

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

_____ _____
_____ _____
_____

TOWNSHIP ENGINEER

APPROVED BY THE NEW BRITAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

_____ TOWNSHIP ENGINEER

RECORDER OF DEEDS

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 _____ 20____.

RECORDER OF DEEDS

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE READ ARTICLE V OF THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THAT THE ACCOMPANYING PLAN MEETS THE REQUIREMENTS OF THAT ARTICLE TO THE BEST OF MY KNOWLEDGE.

SEAN DAVID McGRANAHAN, P.E. (PA PE–085090) — DATE 4/3/25

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE READ ARTICLE V OF THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THAT THE ACCOMPANYING PLAN MEETS THE REQUIREMENTS OF THAT ARTICLE TO THE BEST OF MY KNOWLEDGE.

DAVID H. ARTMAN, P.L.S. (PA SU051039–E) — DATE

DAVID H. ARTMAN — DATE
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NUMBER SU-051039-E

BASE SITE CALCULATIONS:

1. GROSS SITE AREA AS DETERMINED BY AN ON-SITE BOUNDARY SURVEY	0.652 AC.
2. SUBTRACT LAND WITHIN THE ULTIMATE RIGHT-OF-WAY OF EXISTING ROADS; WITHIN EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS; AND/OR WHICH HAS BEEN PRESERVED THROUGH EASEMENT OR OTHER MEANS.	–0.000 AC.
3. SUBTRACT LAND WHICH IS NOT CONTIGUOUS, i.e.: (a) A SEPARATE PARCEL WHICH DOES NOT ABUT OR ADJOIN, NOR SHARE COMMON BOUNDARIES WITH, THE REST OF THE DEVELOPMENT; AND/OR (b) LAND WHICH IS CUT OFF FROM THE MAIN PARCEL BY A ROAD, RAILROAD, EXISTING LAND USE, AND/OR MAJOR STREAM, SO AS TO SERVE AS A MAJOR BARRIER TO COMMON USE AND/OR SO THAT IT IS ISOLATED AND UNAVAILABLE FOR BUILDING PURPOSES.	–0.000 AC. –0.000 AC.
4. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION, WAS SET ASIDE, RESERVED, AND/OR RESTRICTED FOR OPEN SPACE, NATURAL RESOURCE PROTECTION, AND/OR RECREATION PURPOSES.	–0.000 AC.
5. SUBTRACT LAND USED FOR ANOTHER USE (i.e. LAND WHICH IS USED OR TO BE USED, FOR COMMERCIAL OR INDUSTRIAL USES IN A RESIDENTIAL DEVELOPMENT) OR LOCATED IN A DIFFERENT ZONING DISTRICT THAN THE REST OF THE DEVELOPMENT.	–0.000 AC.
BASE SITE AREA	0.652 AC.

NATURAL RESOURCE PROTECTION AREA (AC)

PROTECTED RESOURCE:	PROTECTION RATIO	EXISTING	REQUIRED PROTECTION	TOT. PROP. PROTECTION
WATERCOURSES	1.00	0.000	0.000	0.000
RIPARIAN BUFFER	1.00	0.000	0.000	0.000
FLOODPLAIN	1.00	0.000	0.000	0.000
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0.000	0.000	0.000
WETLANDS	1.00	0.000	0.000	0.000
LAKES OR PONDS	1.00	0.000	0.000	0.000
WOODLANDS	0.80	0.000	0.000	0.000
STEEP SLOPES (8%–15%)	0.60	0.000	0.000	0.000
STEEP SLOPES (15%–25%)	0.70	0.000	0.000	0.000
STEEP SLOPES (25%+)	0.85	0.000	0.000	0.000
AGRICULTURAL SOILS	0.50	0.000	0.000	0.000

NET BUILDABLE SITE AREA = BASE AREA – OPEN SPACE AREA = 0.625 AC – 0.00 = 0.625 AC

ZONING RELIEF:

THE FOLLOWING VARIANCES WERE GRANTED FROM REQUIREMENTS OF THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE BY THE ZONING HEARING BOARD VIA A DECISION DATED MARCH 4, 2025.

1. §27–305.J.J19.b.1 TO PERMIT A CAR WASH USE ON A LOT WITH A LOT WIDTH OF LESS THAN 250 FEET ALONG THE ABUTTING STREETS;
2. §27–1202.b TO PERMIT A SIDE YARD SETBACK OF 10 FEET IN THE AREA OF THE VACUUM STATIONS;
3. §27–2901.J.J19.b and §27–2904.a.7 TO PERMIT 16 OF THE OFF–STREET PARKING SPACES TO BE JOINTLY USED AS STALLS FOR VEHICLE VACUUMING; AND
4. §27–2904.g.5 TO PERMIT A PAVED AREA BE 0 FEET FROM THE EXTERIOR STRUCTURAL WALL OF THE PROPOSED BUILDING.

LAND TO BE DEDICATED FOR PARKS & RECREATION:

2,500 S.F. OF P&R SPACE PER 4,000 S.F. OF BUILDING AREA REQUIRED.
BUILDING AREA = 2,904 S.F.=1,815 S.F. PARKS & RECREATION SPACE REQUIRED.

1. CONTRIBUTION SHALL BE MADE BASED ON THE CURRENT TOWNSHIP FEE SCHEDULE.

15% MIN. SITE AREA TO BE DESIGNED AS GREEN SPACE:

0.65 ACRES X 43,560 SF = 28,314 SF X 0.15 = 4,247 SF GREEN SPACE REQUIRED. GREEN SPACE AROUND BENCH, GATEWAY MONUMENT SIGN, AND TRASH RECEPTACLE OPEN GREEN AREA = 4,482 SF PROVIDED.

NOTE:

1. ROTATING OR REVOLVING SIGNS, ELECTRONIC MESSAGE BOARDS, PENNANTS, FLAGS, BANNERS, BALLOONS, AND OTHER OBJECTS AND ITEMS (SUCH AS TIRES, AUTOMOBILES, FOOD PRODUCTS, ETC.) THAT ARE DESIGNED TO DRAW ATTENTION TO THE PRODUCT OR BUSINESS ARE ALL PROHIBITED IN THE CORRIDOR OVERLAY DISTRICT.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- ZONING CLASSIFICATION
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED BUFFER
- PROPOSED CLEAR SIGHT TRIANGLE

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

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20223183581
Before You Dig Anywhere
811 Know what's below. Call before you dig. PA law requires 3 working days notice before you excavate
PENNSYLVANIA
STOP! CALL 1-800-242-1776
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 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.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SEAN DAVID MCGRANAHAN ENGINEER No. PE085090

4/3/25
SEAN DAVID McGRANAHAN — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 085090

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

SITE PLAN (SHEET 1 OF 1 TO BE RECORDED)

FOR

FLAGSHIP CARWASH

DATE:	APRIL 3, 2025
SCALE:	1"=20'
DESIGNED BY:	LDM, SDM
DRAWN BY:	RJN
CHECKED BY:	SDC
JOB NUMBER:	2402-NBR

TMP'S 26-006-101-001

NEW BRTIAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

2 of 16

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 30, 2025

Subject: BCPC #13086
Final Plan of Minor Subdivision for Bialobrzeski
TMP #26-3-26
Applicant: Edna J. Bialobrzeski
Owners: Same
Plan Dated: April 9, 2025
Date Received: April 30, 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 an existing lot of 537,841 square feet into two lots of 279,634 square feet (Lot 1) and 258,207 square feet (Lot 2). A single-family dwelling is currently situated on proposed Lot 1 and is proposed to remain. While no new improvements are proposed at this time for Lot 2, a 65,612-square foot watercourse easement is proposed. The parcels are to be served by individual on-lot water and sewerage.

Location: Along the northeast side of Newville Road, approximately 1,500 feet southeast of its intersection with Curley Mill Road.

Zoning: The WS – Watershed District permits Use B1 Single-family detached dwellings on lots of at least 80,000 square feet (1.84 acres) in size with minimum lot widths of 175 feet. Minimum front, side, and rear yard requirements are 100, 30, and 60 feet, respectively.

The plan notes an existing nonconformity with respect to the front yard setback.

Present Use: Residential

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

COMMENTS

Riparian buffer — The site contains a watercourse, which is subject to the riparian buffer provisions of the zoning ordinance. Section 27-2400.i. of the zoning ordinance outlines the requirements for riparian buffer protection. Future plan submissions that propose improvements to Lot 2 should comply with these provisions, specifically the inclusion of a vegetative buffer. Without a vegetative buffer, runoff from the sloped area will quickly enter the watercourse, exacerbating erosion and increasing the risk of flooding on Newville Road and Limekiln Pike (SR 152) to the east. In addition, pesticides and herbicides used in lawn care will be able to flow directly into the watercourse when it rains.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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:tmr
25-0122

cc: Edna J. Bialobrzeski (via email)
Scott McMackin, PE, Cowan Associates, Inc. (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Dan Fox, Township Manager (via email)

ZONING COMPLIANCE CHART – TOTAL LOT		
ZONING REGULATION	REQUIRED	EXISTING
MIN. LOT AREA	80,000 SQ. FT.	537,840.75 SQ. FT.
MIN. LOT WIDTH AT B.S.L.	175 FT.	486.85 FT.
MIN. BUILDING ENVELOPE	10,000 SQ. FT.	196,765 SQ. FT.
MAX. BUILDING COVERAGE	8%	0.46% (2500 SQ. FT.)
MAX. IMPERVIOUS COVERAGE	12%	0.97% (5223 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
FRONT YARD	100 FT.	67.27 FT.*
SIDE YARD	30 FT.	108.63 FT.
REAR YARD	60 FT.	853.45 FT.

*EXISTING NON-CONFORMITY

LOT AREA WITHIN BUILDING SETBACK LINE	353,633 SQ. FT.
LESS RESOURCE PROTECTION LAND WITHIN B.S.L.	156,868 SQ. FT.
BUILDING ENVELOPE	196,765 SQ. FT.

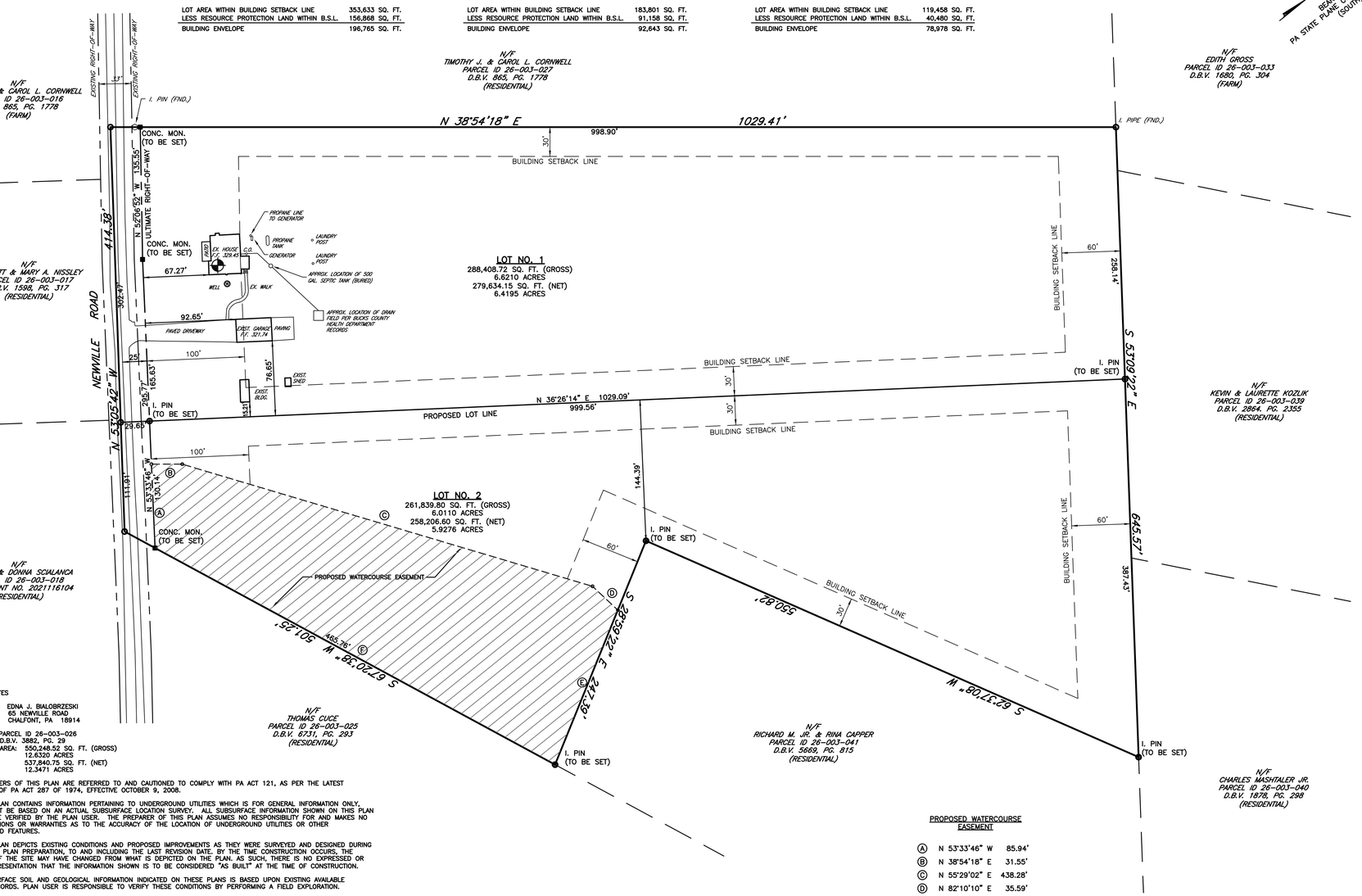
ZONING COMPLIANCE CHART – LOT NO. 1		
ZONING REGULATION	REQUIRED	PROPOSED
MIN. LOT AREA	80,000 SQ. FT.	279,634.15 SQ. FT.
MIN. LOT WIDTH AT B.S.L.	175 FT.	296.86 FT.
MIN. BUILDING ENVELOPE	10,000 SQ. FT.	92,643 SQ. FT.
MAX. BUILDING COVERAGE	8%	0.89% (2500 SQ. FT.)
MAX. IMPERVIOUS COVERAGE	12%	1.87% (5223 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
FRONT YARD	100 FT.	67.27 FT.*
SIDE YARD	30 FT.	76.65 FT.
REAR YARD	60 FT.	853.45 FT.

*EXISTING NON-CONFORMITY

LOT AREA WITHIN BUILDING SETBACK LINE	183,801 SQ. FT.
LESS RESOURCE PROTECTION LAND WITHIN B.S.L.	91,158 SQ. FT.
BUILDING ENVELOPE	92,643 SQ. FT.

ZONING COMPLIANCE CHART – LOT NO. 2		
ZONING REGULATION	REQUIRED	PROPOSED
MIN. LOT AREA	80,000 SQ. FT.	258,206.60 SQ. FT.
MIN. LOT WIDTH AT B.S.L.	175 FT.	190.00 FT.
MIN. BUILDING ENVELOPE	10,000 SQ. FT.	78,978 SQ. FT.
MAX. BUILDING COVERAGE	6%	N/A
MAX. IMPERVIOUS COVERAGE	10%	N/A
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
FRONT YARD	100 FT.	N/A
SIDE YARD	30 FT.	N/A
REAR YARD	60 FT.	N/A

LOT AREA WITHIN BUILDING SETBACK LINE	119,458 SQ. FT.
LESS RESOURCE PROTECTION LAND WITHIN B.S.L.	40,480 SQ. FT.
BUILDING ENVELOPE	78,978 SQ. FT.



SR-2
CURLEY MILL ROAD
GROUND HOLLOW ROAD
NEWVILLE ROAD
UPPER STUMP ROAD
SITE
S.R. 0152
WS
RIDGE ROAD
LINCOLN HIGHWAY
NEW GALENA ROAD
S.R. 4001
CHERRY LANE
HARROW DRIVE
RR
TOWNSHIP LINE
ROAD
TOWNSHIP LINE
ROAD
TOWNSHIP LINE
ROAD

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: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 30, 2025

Subject: BCPC #13088
Preliminary Plan of Subdivision for Silver Lake 3, LLC
TMP #29-10-50
Applicant: Silver Lake 3, LLC
Owner: Same
Plan Dated: April 30, 2025
Date Received: May 1, 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 5.11-acre parcel into three single-family detached lots consisting of 75,944 (Lot 1), 72,890 (Lot 2), and 72,666 square feet (Lot 3). Portions of each lot, totaling 25,273 square feet, are indicated as proposed open space. An existing dwelling, detached garages, a barn, and storage sheds are proposed to be removed. Public water and sewer facilities are intended to serve the lots.

Location: Eastern corner of the intersection of Upper Silver Lake Road and Kirkwood Drive.

Zoning: The R-1 Medium Density Residential District permits single-family detached dwellings, served by public water and sewer, on lots with a minimum area of 40,000 square feet. The permitted impervious surface ratio is 12 percent. The required minimum open space ratio is 10 percent.

Present Use: Residential

COMMENTS

1. **Site capacity calculations**—Sheet 4 includes only a portion of the required site capacity calculations. Section 902.A. of the zoning ordinance requires that site capacity calculations be submitted with all sketch and preliminary plans for subdivision, land development, or building permits. Complete site capacity calculations, as outlined in Section 902.B. of the zoning ordinance, should be provided.

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

2. **Historic buildings**—The site contains a dwelling and multiple outbuildings that were part of a previous farmstead. The original 83-acre parcel was subdivided and developed into a residential community (Kirkwood) containing 183 new dwelling units in the late 1980s/early 1990s. As part of the subdivision and land development proposal for the Kirkwood development, the existing farmhouse and outbuildings were retained on the subject 5.11-acre tract. We recommend township officials ensure the site does not have a deed restriction prohibiting further subdivision of the parcel.

   According to information on PA-SHARE, the original section of the house was built circa 1759. Section 1403.G. of the zoning ordinance has requirements for the delay of demolition for historic buildings. According to the plan, the historic house and outbuildings are to be demolished. 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.

3. **Tree removal**—Section 22-259.2.A. of the subdivision and land development ordinance (SALDO) states that all subdivisions and land developments shall be laid out in such a manner as to preserve healthy trees and shrubs on the site. The plan indicates that all existing trees on the site, except for a small area of existing woodlands along the site's western and northwestern boundaries, will be removed. The removal of many large trees, some as large as 24 and 36 inches in caliper, as well as large street trees along Kirkwood Drive, is intended. Section 903.B.6.c. of the zoning ordinance states that no live tree of girth greater than 10 inches above grade shall be removed unless a zoning permit is first obtained from the zoning officer upon recommendation by the planning commission.

   Seven of the eight street trees to be removed along Kirkwood Drive are each 12 inches in caliper. One of the trees appears to be located on the adjacent parcel. These trees are uniform in size with other street trees along Kirkwood Drive and are likely part of the required landscaping for the Kirkwood development. In contrast, the landscape plan shows the proposed replacement trees along the roadway to be much smaller, measuring 2.5-inches in diameter, than the remaining street trees. We recommend that existing large trees on the site be retained, wherever possible. At a minimum, we recommend all reasonable efforts be made to retain the existing street trees for streetscape continuity.

4. **Tree protection**—Sections 274.1 and 903.B.6.a. and b. of the zoning ordinance and 22-529.2.C. and 22-402.4.M.5. of the SALDO specify tree protection requirements for existing trees that are to remain on a construction site. The plan should provide the required protection fencing along the tree line in the western portion of the site. In addition, a tree protection detail indicating compliance with the ordinance requirements should be provided.

5. **Building setback from open space**—Section 201 of the zoning ordinance states that required open space shall not include the yards or minimum lot areas of dwelling units. The plan should be revised to show the required setbacks measured from the edge of the open space, rather than from the rear lot lines.

6. **Open space**

a. **Open space on fee-simple lots**—Section 403.B. of the zoning ordinance requires a minimum of 10 percent of the site to be preserved as open space. The Zoning Table on Sheet 5 indicates compliance with this requirement by delineating open space within the rear of each proposed lot. Per Section 1005.C.2.3. of the zoning ordinance, to ensure continued preservation of the open space, the township should ensure that open space areas are placed in easements and written into the deed for each lot.

b. **Delineation of open space**—In order to clearly identify the boundary line between the usable lot areas and the open space, we suggest that visual markers (e.g., landscaping, fencing, or posts located at the corners of the boundary lines that correspond to the limits of the open space/easement areas) be provided onsite. This would provide future property owners with a visual reference to the limits of their property if they choose to improve their property in the future.

7. **Park and recreation land**—Sections 22-1203 and 22-1206 of the SALDO require dedication of land suitable for park or recreation use or a fee in lieu. The plan should indicate how this requirement will be met.

8. **Crosswalks**—We recommend that crosswalks be provided to connect the proposed sidewalk on this site with sidewalks located across Silver Lake Road and Kirkwood Drive.

9. **Editorial**

a. **Parcel number**—The site TMP number on the plan title sheet is incorrect. It lists TMP #29-50-10, but it should be TMP #29-10-50.

b. **Impervious surface ratio**—The Site Capacity Calculations on Sheet 5 indicate the permitted maximum impervious surface for the site is 2.4611 acres, based on a permitted ratio of 50 percent. However, as indicated in the Zoning Table on the same plan sheet, the R-1 District permits a maximum impervious ratio of 12 percent for Use B1 Single-family detached dwelling.

10. **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.

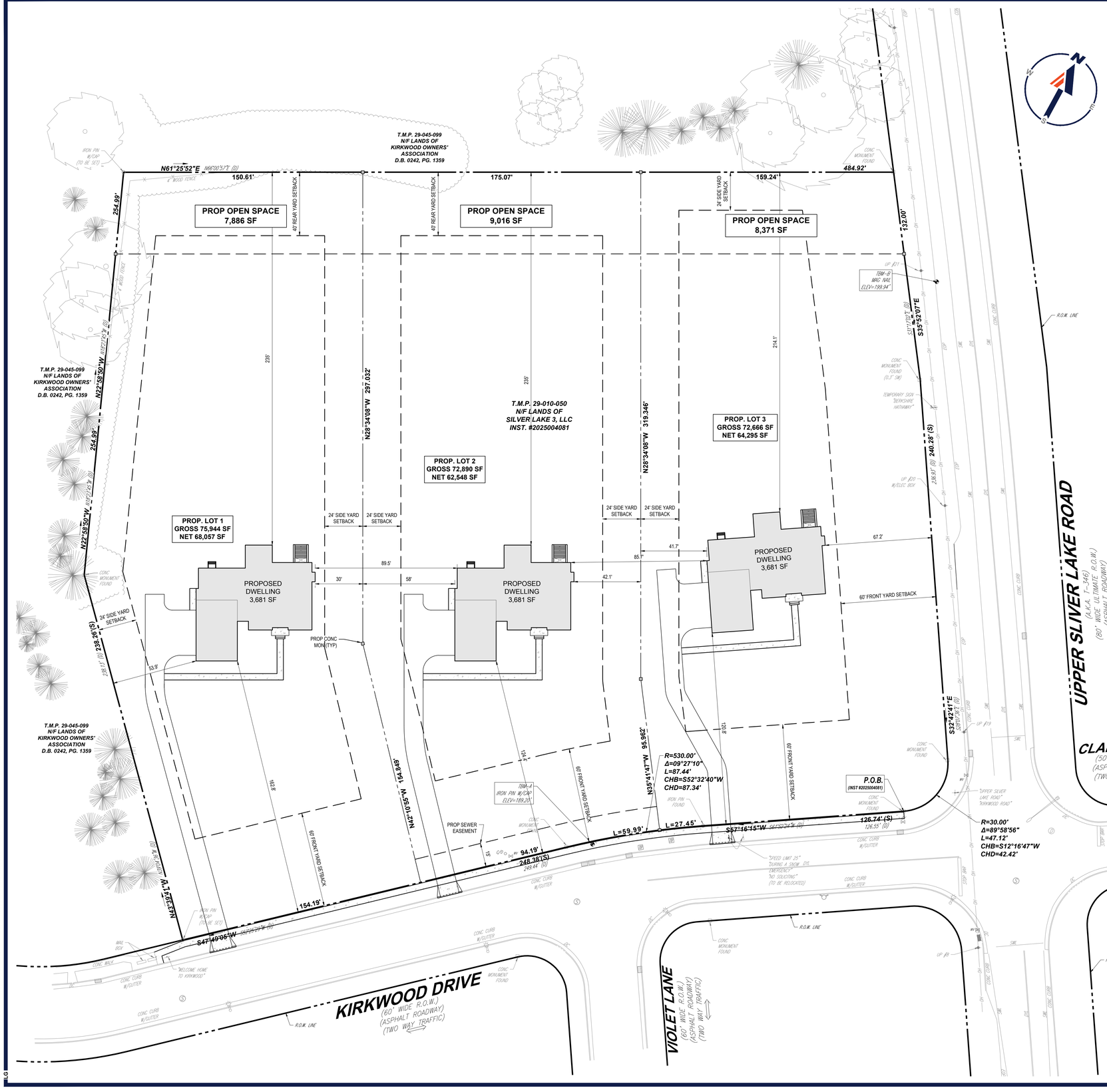
This review will be included in the Bucks County Planning Commission board materials for the July 2, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:tmr
25-0131

cc: Pawel Kaniewski, Silver Lake 3, LLC (via email)
Chris Puzinas, PE, Bohler Engineering PA, LLC (via email)
Elizabeth Marx, Senior Project Coordinator, Bohler Engineering PA, LLC (via email)
Natalie Rosato, Senior Design Engineer, Bohler Engineering PA, LLC (via email)

Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Micah S. Lewis, Newtown Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)



ZONING TABLE

ZONE: R-1 - MEDIUM DENSITY RESIDENTIAL
USE: SINGLE FAMILY DETACHED DWELLING
TMP: 29-010-050

APPLICANT/ OWNER INFORMATION

APPLICANT:	SILVER LAKE 3, LLC 400 CROSSING DRIVE BRISTOL, PA 19007
PROPERTY OWNER:	SILVER LAKE 3, LLC 400 CROSSING DRIVE BRISTOL, PA 19007

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED		
				LOT 1	LOT 2	LOT 3
MIN LOT AREA	§ 404	40,000 SF (0.92 AC)	222,499 SF (5.11 AC)	68,057 SF (1.562 AC) (NET)	62,548 SF (1.436 AC) (NET)	64,295 SF (1.476 AC) (NET)
MIN LOT WIDTH @ STREET	§ 404	100.0'	372.28'	154.19'	154.18'	184.18'
MIN LOT WIDTH AT SETBACK LINE	§ 404	125.0'	405.94'	155.74'	160.98'	187.30'
MIN YARD SETBACKS						
FRONT YARD	§ 404	60.0' FROM STREET R/W	150.0'	162.8'	124.4'	67.2'
SIDE YARD	§ 404	24.0' FROM SIDE LOT LINE 60.0' AGGREGATE	35.9'	30.0' 83.9' (AGG.)	42.1' 100.1' (AGG.)	41.7'
REAR YARD	§ 404	40.0' FROM REAR LOT LINE	N/A	235.0'	235.0'	N/A
MIN DISTANCE BETWEEN BUILDINGS	§ 404	60.0'	±155.0'	89.5'	89.5' & 85.7'	85.7'
MAX PERMITTED HEIGHT	§ 404	35.0'	< 35.0'	< 35.0'	< 35.0'	< 35.0'
MAX IMPERVIOUS COVERAGE	§ 404	12.0%	17.7% (39,416 SF) (ENC)	11.0%* (7,510 SF)	11.3%* (7,059 SF)	10.7%* (6,909 SF)
MIN OPEN SPACE	§ 404	10.0%	0.0% (ENC)	10.4% (7,886 SF)	12.4% (9,016 SF)	11.5% (8,371 SF)

* STORMWATER CALCULATIONS WERE CONDUCTED UNDER THE ASSUMPTION THAT EACH LOT WOULD HAVE THE MAXIMUM IMPERVIOUS COVERAGE PROPOSED.

§902. SITE CAPACITY CALCULATIONS

1. CALCULATION FOR BASE SITE AREA
   A. DETERMINE GROSS SITE AREA BY ACTUAL ON-SITE SURVEY: 5.108 AC
   B. SUBTRACT THE FOLLOWING:
      (1). ANY EXISTING AREA THAT HAS BEEN SET ASIDE AS A PERMANENT RIGHT OF WAY OR EASEMENT FOR A PUBLIC OR PRIVATE STREET : 0.00 AC
      (2). LAND WITHIN THE ULTIMATE RIGHTS-OF-WAY OF EXISTING STREETS OR ROADS : 0.00 AC
      (3). LAND WITHIN THE RIGHTS-OF-WAY OR EASEMENTS OF ABOVE-GROUND OR UNDER-GROUND UTILITIES : 0.00 AC
      (4). LAND WITHIN EXISTING AREAS COMPRISING PERMANENT DRAINAGE OR STORMWATER EASEMENTS : 0.00 AC
      (5). LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS : 0.00 AC
      TOTAL AREA WITH THESE RESTRICTIONS : 0.00 AC
   C. EQUALS BASE SITE AREA : 5.108 AC

2. CALCULATION FOR LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION
   A. IN THE EVENT TWO (2) OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST OPEN SPACE RATIO SHALL BE USED.
   B. TABLE OF NATURAL RESOURCE CALCULATIONS.

DATA MAPS	NATURAL RESOURCES	MINIMUM REQUIRED RESOURCE PROTECTION RATIO I	LAND IN NATURAL RESOURCES II (AC)	RESOURCE PROTECTION LAND (COLUMN I X COLUMN II)
HYDROLOGIC SURFACE FEATURES	FLOODPLAINS	1.00	0.0000	0.0000
	FLOODPLAIN SOILS	1.00	0.0000	0.0000
	LAKES OR PONDS	1.00	0.0000	0.0000
	WETALNDS	1.00	0.0000	0.0000
SLOPES	STEEP SLOPES (15%-25%)	0.75	0.1778	0.1334
	STEEP SLOPES (GREATER THAN 25%)	0.85	0.0033	0.0028
WOODLAND ASSOCIATIONS	ALL OTHERS	0.50	0.0991	0.0496

TOTAL LAND WITHIN NATURAL RESOURCE RESTRICTIONS : 0.2802 AC.
TOTAL NATURAL RESOURCE PROTECTION LAND : 0.1858 AC.

5. CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE FOR ALL USES.
   A. NET BUILDABLE AREA
   5.108 AC BASE SITE AREA - 0.1858 AC RESOURCE PROTECTION LAND = 4.9222 AC NET BUILDABLE AREA
   4.9222 AC BASE SITE AREA X 0.50 MAX IMPERVIOUS SURFACE RATIO = 2.4611 AC MAXIMUM IMPERVIOUS SURFACE

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS EXCLUSIVELY FOR USE ON THIS PROJECT AND SHALL NOT BE LOANED OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAT.CALL.ORG
#XXXXXXXXXX

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA240247.00-0A
DRAWN BY: JHT
CHECKED BY: ML
DATE: 4/30/2025
CAD I.D.: P-CIVIL-LDVP

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

SILVER LAKE 3, LLC

PROPOSED SUBDIVISION

211 UPPER SILVER LAKE ROAD
NEWTOWN TOWNSHIP
BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TMP: 029-050-010

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

C.E. PERSINAS
COMMONWEALTH OF PENNSYLVANIA
CHRISTOPHER E. PERSINAS
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE090220
EXPIRATION DATE: 6/30/2025

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-302

6 OF #

ORG. DATE - 4/30/2025

I:\BOHLERENG.NET\SHARES\PA PROJECTS\2024\PAA240247.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAA240247.00-0A-----LAYOUT: C-302 SITE

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: Telford Borough Council
Telford Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 9, 2025

Subject: BCPC #7285-C
Revised Final Plan of Land Development for Lutheran Community at Telford
TMP #43-1-104
Applicant: Lutheran Community at Telford
Owner: Same
Plan Dated: April 3, 2019
Last Revised: March 31, 2025
Date Received: May 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: Construct 20 attached dwelling units in four separate buildings on a 40.9-acre site. The site contains an existing retirement community with a variety of residential options for handicapped and senior individuals, as well as nursing and convalescent care facilities. This proposal is a revised final plan of land development for Phase IV of the project. The proposed density for the site is 10.1 dwelling units per acre and the plan indicates that 9.41 acres of open space are provided (23 percent of the total tract area). Public water and sewer serve the site.

Location: The site is bordered by East Church Avenue (West Rockhill Township) to the northwest, Washington Street to the southwest, and East Broad Street (paper street adjacent to the site) to the southeast.

Zoning: The I Institutional District permits retirement communities, residential life-care facilities and similar licensed institutions for the care of the handicapped, senior population, and/or other persons who require nursing or convalescent care for extended periods of time. Such uses require a minimum size of 10 acres, a minimum open space ratio of 20 percent, and are permitted at a maximum density of 12 dwelling units per gross acre. A maximum building coverage of 25 percent of the gross acreage is permitted for buildings devoted to health care facilities for persons requiring nursing or convalescent care for extended periods of time. Swimming pools and similar therapeutic and recreational facilities are permitted as accessory uses to a retirement community.

Present Use: Institutional (retirement community)

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

COMMENTS

We previously reviewed a similar preliminary land development plan (BCPC #7285-C, dated May 23, 2019) for this site. The current proposal has been submitted as a revised final plan for Phase IV of the Lutheran Community at Telford. The revised plan proposes to develop Phase IV with 20 attached dwelling units in groupings of four separate buildings. According to plan notes, the proposal replaces the previously approved 14 multifamily unit, two-story apartment building and improvements associated with that proposal.

1. **Granted waivers**

   a. **Subdivision and land development ordinance**—Sheet 1 indicates the applicant received waivers from the following requirements of the subdivision and land development ordinance (SALDO) on October 7, 2019:

   Section 22-306.E.
   from providing all required information within 100 feet of the site, where an aerial photo is provided

   Section 22-416
   from providing sidewalks along all existing and proposed public and private streets, common driveways, and parking areas

   Section 22-418.12.A.
   from providing a 2-foot-wide shoulder for macadam trails, public and private streets, common driveways, and parking areas

   Section 22-418.12.D.
   from limiting the maximum grade for a macadam trail to be 5 percent

   Section 22-421.2.A.(9)(B)
   from limiting the maximum number of dwelling units on a private street to 10 units

   Section 22-423
   from requiring minimum centerline radii and tangents between curves; the application indicates an auto turn analysis has been provided, and the proposed streets are low-speed residential streets

   Section 22-424.E.
   from requiring a minimum straight 50-foot approach to an intersection

   Section 22-424.H.(3)
   from requiring a minimum distance of 150 feet between offset intersections

   Section 22-428.5.
   from requiring a minimum distance of 40 feet between driveways and street intersections

   Section 22-431.A.(4)
   to allow perpendicular parking along a public or private street

   Sections 22-431.B.(8)(a) and Section 22-434.5.A.
   from providing planting islands and landscaped trees and shrubs for every ten continuous parking stalls

   Section 22-434.1.C.(4)
   from providing replacement trees for any trees with a diameter breast height (dbh) of 6 inches or more to be replaced with trees that have equal or greater dbh; the application indicates replacement trees will be flowering trees (8- to 10-inches), evergreen trees (8- to 10-inches), shrubs (at a 5 to 1 ratio), and shade trees (with minimum caliper of 3 inches)

Section 22-434.9.C.(4)
from requiring a maximum percentage of 20 percent of any one plant species

b. **Stormwater management ordinance**—Sheet 1 lists the following requirements under the listing of waivers that were granted on October 7, 2019:

Section 23-308-2
from requiring a minimum 1-foot freeboard in the emergency spillway; the plan indicates that a 0.5-foot freeboard is provided

Section 23-311.C.(3)
from requirements for basin bottom slope, required basin freeboard, and minimum pipe diameter

Section 23-311-1.E.(2)
from requiring a minimum 6-inch freeboard between the crest of the outlet structure and the invert of the emergency spillway

2. **Driveways**—The driveways for units 67, 75 and 76 take access in close proximity, if not within the actual intersections of Lutheran Home Drive and parking lot access drives on the opposite side of the road. Driveways should be designed to minimize conflicts with traffic entering or exiting an intersection and should be positioned as far from an intersection as practical. Therefore, we recommend consideration be given to relocating these units to move their driveways away from the intersections.

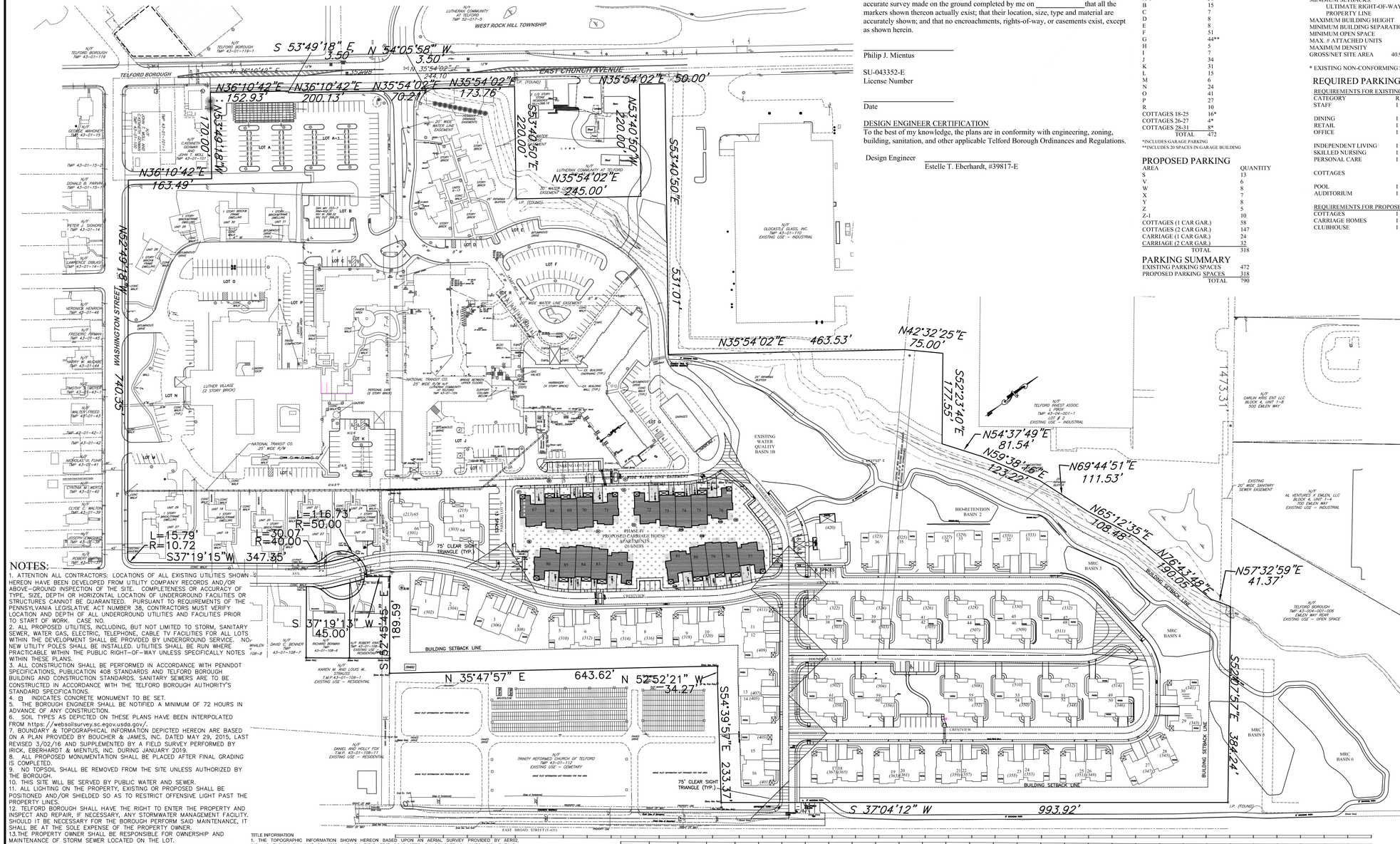
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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
25-0136

cc: Lutheran Community at Telford (via email)
Robert Irick, Irick Eberhardt & Mientus, Inc. (via email)
Patrick DiGangi, PE, CKS Engineers, Inc., Borough Engineer (via email)
Bryan J. Poster, Borough Manager (via email)
Jesse Hill, Borough Zoning Officer (via email)
Greg Lippincott, West Rockhill Township Manager (via email)



NOTES:

1. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. CASE NO.
2. ALL PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY SEWER, WATER GAS, ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE. NO NEW UTILITY POLES SHALL BE INSTALLED. UTILITIES SHALL BE RUN WHERE PRACTICABLE WITHIN THE PUBLIC RIGHT–OF–WAY UNLESS SPECIFICALLY NOTES WITHIN THESE PLANS.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS AND TELFORD BOROUGH BUILDING AND CONSTRUCTION STANDARDS. SANITARY SEWERS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TELFORD BOROUGH AUTHORITY'S STANDARD SPECIFICATIONS.
4. ⊡ INDICATES CONCRETE MONUMENT TO BE SET.
5. THE BOROUGH ENGINEER SHALL BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.
6. SOIL TYPES AS DEPICTED ON THESE PLANS HAVE BEEN INTERPOLATED FROM https://websoilsurvey.sc.egov.usda.gov/.
7. BOUNDARY & TOPOGRAPHICAL INFORMATION DEPICTED HEREON ARE BASED ON A PLAN PROVIDED BY BOUCHER & JAMES, INC., DATED MAY 29, 2015, LAST REVISED 3/02/16 AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED BY IRICK, EBERHARDT & MIENTUS, INC. DURING JANUARY 2019.
8. ALL PROPOSED MONUMENTATION SHALL BE PLACED AFTER FINAL GRADING IS COMPLETED.
9. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS AUTHORIZED BY THE BOROUGH.
10. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
11. ALL LIGHTING ON THE PROPERTY, EXISTING OR PROPOSED SHALL BE POSITIONED AND/OR SHIELDED SO AS TO RESTRICT OFFENSIVE LIGHT PAST THE PROPERTY LINES.
12. TELFORD BOROUGH SHALL HAVE THE RIGHT TO ENTER THE PROPERTY AND INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY. SHOULD IT BE NECESSARY FOR THE BOROUGH PERFORM SAID MAINTENANCE, IT SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.
13.THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF STORM SEWER LOCATED ON THE LOT.
14. ALL PROPOSED DRIVES ARE TO BE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE LUTHERAN COMMUNITY AT TELFORD.
15. TRASH WILL BE ADDRESSED BY CURBSIDE PICKUP BY LCT STAFF FOR THE PROPOSED "COTTAGE" UNITS. TRASH WILL BE BY INTERNAL STORAGE FOR THE APARTMENT UNITS.
16. PROPOSED DRIVEWAY SLOPES SHALL NOT EXCEED A GRADE OF 6% FOR THE FIRST 20' BEYOND CURBLINE/BACK OF SIDEWALK (IF PRESENT).
17. THE PROJECT PROPOSES THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND A WALKING TRAIL ON THE ADJACENT OPEN SPACE PROPERTY (TMP 43–004–006) OWNED BY TELFORD BOROUGH, AN EASEMENT AGREEMENT WILL BE EXECUTED ALLOWING THE USE OF THIS PROPERTY FOR THIS PURPOSE. IN ADDITION, THE AGREEMENT WILL DELINEATE THAT THE LUTHERAN COMMUNITY WILL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THESE FACILITIES. TELFORD BOROUGH WILL BE RESPONSIBLE FOR THE SNOW PLOWING OF THE TRAIL.
18. NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO LIMIT OR OBSTRUCT THE SIGHT DISTANCE OF MOTORISTS ENTERING OR LEAVING THE INTERSECTION.
19. ALL ADA RAMPS AND ROUTES SHALL CONFORM TO THE REQUIREMENTS OF ICC A117.1–2009.
20. CRESTVIEW AVE. SHALL BE MILLED AND OVERLAID FROM WASHINGTON STREET TO THE BEGINNING OF THE PROPOSED CRESTVIEW AVE. EXTENSION.
21. A LIGHTING EXHIBIT PREPARED BY IRICK EBERHARDT & MIENTUS, INC. DATED JANUARY 17, 2020 (LAST REVISED MARCH 16, 2020 – TWO SHEETS) IS INCORPORATED BY REFERENCE AND IS AVAILABLE FOR INSPECTION IN THE TELFORD BOROUGH OFFICES.

STOP–CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA. ONE CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 121. TELE. #: 1–800–242–1776

WORK LOCATION NO.: 20191133109

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

LEGAL ACCESS AGREEMENTS/COVENANTS

THE FOLLOWING AGREEMENTS/COVENANTS HAVE BEEN PREPARED IN CONJUNCTION WITH THIS PROJECT:

BOROUGH DEVELOPMENT AGREEMENT
BOROUGH FINANCIAL SECURITY AGREEMENT
AUTHORITY WATER AND SANITARY SEWER SERVICE AGREEMENT
AUTHORITY FINANCIAL SECURITY AGREEMENT

BENCHMARK – CONCRETE MONUMENT SOUTH OF INLET "C" – ELEVATION 396.87
VERTICAL DATUM BASED ON PLANS PREPARED BY BOUCHER & JAMES, INC. FOR LUTHERAN COMMUNITY AT TELFORD DATED MAY 29, 2015, LAST REVISED MARCH 2, 2016 CONSISTING OF 28 SHEETS.

SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Professional Land Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania: that this is a true and accurate survey made on the ground completed by me on _____that all the markers shown thereon actually exist; that their location, size, type and material are accurately shown; and that no encroachments, rights-of-way, or easements exist, except as shown herein.

Philip J. Mientus

SU-043352-E
License Number

Date

DESIGN ENGINEER CERTIFICATION

To the best of my knowledge, the plans are in conformity with engineering, zoning, building, sanitation, and other applicable Telford Borough Ordinances and Regulations.

Design Engineer _____
Estelle T. Eberhardt, #39817-E

EXISTING PARKING

AREA	QUANTITY
A	53
A-1	58
B	15
C	7
D	8
E	8
F	51
G	44**
H	5
I	7
J	34
K	31
L	15
M	6
N	24
O	41
P	27
R	10
COTTAGES 18-25	16*
COTTAGES 26-27	4*
COTTAGES 28-31	8*
TOTAL	472

*INCLUDES GARAGE PARKING
**INCLUDES 20 SPACES IN GARAGE BUILDING

PROPOSED PARKING

AREA	QUANTITY
S	13
V	6
W	8
X	7
Y	8
Z	5
Z-1	10
COTTAGES (1 CAR GAR.)	58
COTTAGES (2 CAR GAR.)	147
CARRIAGE (1 CAR GAR.)	24
CARRIAGE (2 CAR GAR.)	32
TOTAL	318

PARKING SUMMARY

EXISTING PARKING SPACES	472
PROPOSED PARKING SPACES	318
TOTAL	790

ZONING 1 - INSTITUTIONAL

USE: CLASS II INSTITUTIONAL	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	435,600 S.F.	1,782,132 S.F.	1,782,132 S.F.
MINIMUM SETBACKS:			
ULTIMATE RIGHT-OF-WAY	30 FT.	14.27'*	14.27'*
PROPERTY LINE	40 FT.	25.47'*	25.47'*
MAXIMUM BUILDING HEIGHT	55'/5 STORIES	55'/5 STORIES	35'/2 STORIES
MINIMUM BUILDING SEPARATION	20 FT.	20 FT.	20 FT.
MINIMUM OPEN SPACE	20%	23.1%	23.0%
MAX. # ATTACHED UNITS	6 UNITS	4 UNITS	5 UNITS
MAXIMUM DENSITY	12 UNITS/ACRE	8.1 D.U./AC.	10.1 D.U./AC.
GROSS/NET SITE AREA 40.9121 ACRES			

* EXISTING NON-CONFORMING SETBACK

REQUIRED PARKING

REQUIREMENTS FOR EXISTING FACILITIES

CATEGORY	REQUIREMENT	QUANTITY	UNIT	REQ'S SPACES
STAFF	1 PER EMPLOYEE ON LARGEST SHIFT	127	EMPLOYEES	127
DINING	1 PER 10 SEATS	164	SEATS	16
RETAIL	1 PER 200 S.F.	2095	S.F.	11
OFFICE	1 PER 250 S.F.	7045	S.F.	28
INDEPENDENT LIVING	1 PER UNIT +10%	135	UNITS	149
SKILLED NURSING	1 PER 4 UNITS +10%	75	UNITS	21
PERSONAL CARE	1 PER 4 UNITS +10%	97	UNITS	27
COTTAGES	1 PER UNIT +10%	26	UNITS	29
POOL	1 PER 200 S.F. POOL AREA	3000	S.F.	15
AUDITORIUM	1 PER 10 SEATS	300	S.F.	30

REQUIREMENTS FOR PROPOSED FACILITIES

COTTAGES	1 PER UNIT +10%	64	UNITS	71
CARRIAGE HOMES	1 PER UNITS +10%	20	UNITS	24
CLUBHOUSE	1 SPACE PER 10 SEATS	125	SEATS	13
		TOTAL REQUIRED		561

TITLE INFORMATION

1. THE TOPOGRAPHIC INFORMATION SHOWN HEREON BASED UPON AN AERIAL SURVEY PROVIDED BY AERO2, INC. AS FLOWN ON JUNE 22, 2007 AND BY FIELD EDIT CONDUCTED BY BOUCHER & JAMES, INC. DURING JULY, 2007.
2. THIS PLAN SHOWN HEREON IS A SUBDIVISION OF TMP 43-01-112, AND THE CONSOLIDATION OF ONE OF THE SUBDIVIDED TRACTS INTO THE MAIN CAMPUS TRACT OF THE LUTHERAN COMMUNITY OF TELFORD, TMP 43-01-104.
3. THIS PLAN SUBJECT TO THE FOLLOWING EXCEPTIONS IN ACCORDANCE WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT ORDER NO. D1594048B, EFFECTIVE DATE: OCTOBER 9, 1996:
   A. RIGHTS GRANTED TO NATIONAL TRANSIT COMPANY IN DEED BOOK 1844, PAGE 246 AND DEED BOOK 2106, PAGE 1061. THE NATIONAL TRANSIT COMPANY EASEMENT WAS REVISED PER AN AGREEMENT DATED AUGUST 14, 1973. THE NATIONAL TRANSIT COMPANY EASEMENT IS NOT SHOWN ON THIS PLAN AND IS CONSIDERED TO BE EXTINGUISHED. TELFORD BOROUGH SHALL BE HELD HARMLESS FOR CONSTRUCTION OF STORMWATER PIPING/STRUCTURES, AS WELL AS OTHER FACILITIES, WITHIN THIS FORMER 25-FOOT WIDE EASEMENT.
   B. RIGHTS GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY IN DEED BOOK 1867 PAGE 1193, 1979 PAGE 747, 2269 PAGE 593 AND 2492 PAGE 1026.
   C. RIGHTS GRANTED TO BELL TELEPHONE COMPANY IN DEED BOOK 2300 PAGE 1017.
   D. AGREEMENT AS IN DEED BOOK 2374 PAGE 419.
   E. RIGHTS GRANTED TO SUBURBAN CABLE TV CO., INC. IN DEED BOOK 82 PAGE 738.
   F. CONDITIONS DISCLOSED BY SURVEY RECORDED IN PLAN BOOK 262 PAGE 21 BUILDING SET BACK LINES; NOTES; VARIOUS EASEMENTS AND CONDITIONS.
   G. RIGHTS GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY IN LAND RECORD BOOK 351 PAGE 1238.
   H. DEED OF EASEMENT AS IN LAND RECORD BOOK 385 PAGE 1244.
4. THE BEARINGS SHOWN ALONG PROPERTY LINES ARE BASED UPON NAD83 HORIZONTAL CONTROL AND DIFFER FROM DEED MERIDIAN.
5. 30' WIDE EXISTING WATER COURSE EASEMENT AND 20' WIDE EXISTING SANITARY SEWER EASEMENTS SHOWN TAKEN FROM PLANS TITLED "RECORD PLAN (1 OF 2)" AND "RECORD PLAN (2 OF 2)", PREPARED BY BOUCHER & JAMES, INC., DATED OCTOBER 27, 2006, LAST REVISED FEBRUARY 25, 2010.
6. WATERS OF THE U.S. SHOWN HEREON WERE DELINEATED BY NOVA CONSULTANTS AND LOCATED BY BOUCHER & JAMES, INC. ON JULY 29, 2007 AND JUNE 12, 2008.

WAIVERS GRANTED

WAIVERS FROM THE FOLLOWING PROVISIONS OF THE TELFORD BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE GRANTED BY THE TELFORD BOROUGH COUNCIL AT A MEETING HELD ON OCTOBER 7, 2019:

SALDO 22-306.E - to include an aerial photo in lieu of providing all information within 100 ft. of the site.
SALDO 22-416 - sidewalks shall be installed along all existing and proposed public and private streets, common driveways and parking areas.
SALDO 22-418.12.D - macadam trail grade shall not exceed 5 %
SALDO 22-421.2.A.3(B) - no more than ten dwelling units permitted on a private street.
SALDO 22-423 - requiring minimum centerline radii and tangents between curves. The proposed streets are low-speed residential streets. An AutoTurn analysis has been provided to confirm that fire apparatus can negotiate.
SALDO 22-424-E - straight 50' approach to intersection.
SALDO 22-424-H(3) - offset intersections - minimum 150'.
SALDO 22-428-5- minimum distance from street intersection - 40'
SALDO 22-431.A(4) - perpendicular parking is not permitted along a public or private street.
SALDO 22-431.8(a) & 434.5A - requiring that a parking island must be provided for every ten (10) continuous parking spaces.
SALDO 22-434.1.C(4) - requiring tree replacement for any trees with diameter breast height (dbh) of 6 inches or more be replaced with trees that have equal or greater dbh. Relief is requested to permit replacement with flowering trees (8-10'), evergreen trees (8-10') and shrubs (at 5:1 ratio) in addition to shade trees (3" cal.).
SALDO 22-434.9.C(4) - requiring a maximum of twenty (20) percent of any one plant species.
SMO 23-308-2 - requires minimum 1 ft. freeboard in emergency spillway - 0.5 ft. provided.
SWO 23-311.C(3) - Basin bottom slope, required basin freeboard & minimum pipe diameter.
SMO 23-311-1.E(2) - requires minimum 6" freeboard between crest of outlet structure and the invert of the emergency spillway.

LEGEND

EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER FORCE MAIN
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING CONTOUR 644
PROPOSED CONTOUR 650
POSITIVE DRAINAGE INDICATOR
EXISTING ELEV (333.68) OR 333.68
PROPOSED ELEV. 334.50
PHASE IV

OWNER OF RECORD/APPLICANT

T.M.P. 43-01-104
LUTHERAN COMMUNITY AT TELFORD
12 LUTHERAN HOME DRIVE
TELFORD, PA 18969
DEED BOOK 6407 PAGE 1131

PROJECT DESCRIPTION

THIS PHASE ENTAILS THE CONSTRUCTION OF 20 "CARRIAGE" STYLE UNITS TO REPLACE THE PREVIOUSLY APPROVED 14 UNIT 2-STORY APARTMENT BUILDING ALONG WITH ASSOCIATED INFRASTRUCTURE.

RECORD PLAN SHEET 1 OF 2

100 50 0 100 200
SCALE: 1" = 100'

CERTIFICATE OF OWNERSHIP – NON–PROFIT CORPORATION

LUTHERAN COMMUNITY AT TELFORD

BY, _____
DANIEL MCKEE, PRESIDENT & CEO

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____ A.D. 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND COUNTY, THE UNDERSIGNED OFFICER PERSONALLY APPEARED DANIEL MCKEE WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT & CEO OF LUTHERAN COMMUNITY AT TELFORD, THE NON–PROFIT CORPORATION WHICH IS THE OWNER OF THE PROPERTY, THAT THIS PLAN WAS MADE AT HIS DIRECTION, THAT HE AS PRESIDENT & CEO, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE NON–PROFIT CORPORATION BY HIMSELF AS PRESIDENT & CEO, WITH THE INTENTION THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

TELFORD BOROUGH

APPROVED BY THE COUNCILMEN OF TELFORD BOROUGH THIS _____ DAY OF _____ 20____.

_____ PRESIDENT _____ VICE–PRESIDENT
_____ MEMBER _____ MEMBER
_____ MEMBER _____ MEMBER
_____ MEMBER

BOROUGH PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF TELFORD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, ON THIS _____DAY OF _____2021.

_____ CHAIRMAN _____ SECRETARY

BOROUGH ENGINEER

REVIEWED BY THE TELFORD BOROUGH ENGINEER

_____ TELFORD BOROUGH ENGINEER DATE

BUCKS COUNTY PLANNING COMMISSION

BCPC No. 7285–C
PROCESSED AND REVIEWED.
REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____ 20____.

_____ EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS IN DOYLESTOWN, PA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____.

BY _____
RECORDER OF DEEDS

REVISION DATE:	DESCRIPTION:
JANUARY 7, 2020	REVISE PER CONDITIONS OF APPROVAL
MARCH 16, 2020	REVISE PER BOROUGH ENGINEER LETTER (2/24/20)
SEPTEMBER 10, 2021	CONSTRUCTION CHECK/CHANGE LOT #'S
AUGUST 6, 2024	ELIMINATE 2 UNITS, ADD PARKING, ADD GARAGE SPACE TO 49/50, 55/56 & 59/60
MARCH 31, 2025	CHANGE PHASE IV TO CARRIAGE HOMES

OVERALL LAND DEVELOPMENT PLAN

PREPARED FOR PHASE IV

LUTHERAN COMMUNITY AT TELFORD

SITUATE

TELFORD BOROUGH

BUCKS COUNTY PENNSYLVANIA

DATE:	APRIL 3, 2019
MANAGER:	RFI
JOB NUMB.:	17–55
DRAWN BY:	MB
FILE NAME:	17–55BASE
SCALE:	1" = 100'
SHEET:	1 OF 18

Irick & Eberhardt & Mientus INCORPORATED
Land Use Consultants
Land Planning • Engineering • Landscape Architecture • Land Surveying
Suite Three
2771 Gerville Pike
Pennsburg, PA 18073
215–541–4626
215–541–4023(Fax)
E–Mail: Info@IE&MZM.com

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: Warrington Township Board of Supervisors
Warrington Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 5, 2025

Subject: BCPC #11735-A
Preliminary Plan of Subdivision and Land Development for Crestwald Terrace
TMP #50-24-46, -47, -48; 50-33-11, -18
Applicant: Valley Ridge Group, LLC
Owner: Lewis & Pauline Knight; Valley Ridge Group, LLC
Plan Dated: May 1, 2025
Date Received: May 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: Subdivide TMP #50-33-11 into two lots consisting of approximately 0.82 acres (Lot 4A) and 4.49 acres (Lot 4B). Lot 4B is not proposed for development at this time. Lot 4A is to be combined with four adjacent lots to create a 4.52-acre site that will be developed with 32 single-family attached "traditional townhouses." The proposed density for the development is approximately 7.08 units per acre. The plan indicates that more than 8,502 square feet of open space is proposed. All existing structures on the site are to be removed. Public water and sewer will serve the site.

Location: Eastern side of Easton Road (Route 611) at its intersection with Georges Lane.

Zoning: The BZ Business Zone District (TMP #50-24-46, -47, -48) permits various nonresidential uses as well as Use B17 Live-work units, Use E34 Dwelling in combination with business, and Use E35 Combined office/commercial multifamily building on lots of 20,000 square feet or more.

The R2 Medium Density Residential District (TMP #50-33-18) permits Use B1 Single-family detached dwelling by right on a minimum lot area of 20,000 square feet and Use B3 Two-family semi-detached dwelling by conditional use on a minimum lot area of 15,000 square feet for each unit.

The CBD Central Business District (TMP #50-33-11) permits various nonresidential uses as well as Use E35 Combined office/commercial multifamily building on a minimum site area of five acres and Use E38 Mixed-Use development on a minimum site area of 30 acres.

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

The entire site is within the Corridor Mixed-Use Overlay District which permits Use B18 Traditional Townhouses on sites of 2.5 acres. The maximum building coverage and impervious surface ratio are 35 and 80 percent, respectively. Twenty percent of the site area is required for public open space.

Present Use: Vacant

COMMENTS

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

   Section 305-308.P.
   from requiring that utilities installed underground not be located parallel within an alley; the application indicates that garages for the traditional townhouses are accessed from the alleys so the utilities will be serviced through the rear of the townhouse units, necessitating the installation of utilities within the alleys

   Section 305-321.B.(5)
   from requiring that the top or bottom edge of slopes be a minimum of five feet from the property line or right-of-way lines of streets to allow for normal rounding of the edge; grading is proposed within the right-of-way for the sidewalks along Street Road and Georges Road and road widening near the intersection of Georges Lane, Easton Road and along other property lines due to the existing topographical conditions of the property and the elevation of the adjacent roads and proposed improvements within them

   Section 305-501.A.
   to allow submission of a single preliminary/final subdivision and land development plan rather than require separate stages of approvals for the plans

   Section 305-505.E.3.b.
   from showing existing features within 400 feet of the site on the plans; the application indicates that an aerial view depicts the existing features within 400 feet of the site

   Section 305-322.B(3)(n)
   from requiring two safety benches for basins deeper than four feet; the application indicates that access paths are provided for routine maintenance and care in lieu of this requirement

   The final plan should note all granted waivers.

2. **Open space**—Section 370-305.B.(18)(k) of the zoning ordinance requires that a Traditional Townhouse development provide at least 20 percent of the site area for open space if the site is larger than 1 acre. The zoning chart provided on the plan calculates the required amount of public open space to be 8,502 square feet which is based on minimum standards for the CBD and BZ districts, not the overlay district. Using the use regulations for the Traditional Townhouse developments on 4.52-acres, approximately 39,000 square feet of open space should be provided.

   Further, three public open space areas are shown but there are no dimensions provided for the space. The plan should be revised to show dimensions for and the total amount of public open space.

3. **Transportation issues**

   a. **Deceleration lane**—Residents entering the site from northbound Easton Road will need to decelerate and slow down in the traffic lane which may cause safety and congestion issues. We recommend that a deceleration lane be considered along the northbound Route 611 approach to Georges Lane.

   b. **Site access**—The site has two existing access drives to and from Easton Road. The proposed development will generate approximately 250 trips per day. Southbound trips will exit the site turning left onto southbound Easton Road and cross two lanes of northbound traffic. To promote access management by reducing the number of access points to Easton Road we recommend that the township and applicant consider restricting traffic entering and exiting Georges Lane to right-in/right-out.

   c. **Unopened streets ("paper streets")**—The plan shows rights-of-way for Hilltop and Ivanhoe Lanes, Rodgers and Roland Avenues, and Crestwald Terrace, that are on an official plan or map but not opened, these are also known as "paper streets." The status of the paper streets should be verified by the township. If the paper streets are intended to be opened the township should ensure the rights-of-way are improved to township street standards. If the streets are intended to be vacated, the township should consult with utility companies that may have easements with the areas of the paper streets. The township should also ensure that state regulations regarding street vacations and openings, including the Municipalities Planning Code, be followed prior to approval of the plan.

4. **Sidewalk**—The plan shows a sidewalk along Easton Road that terminates at the northern parcel boundary. To enhance the pedestrian network, we recommend that the sidewalk be extended further north across TMP #50-24-45. That would connect to existing sidewalks north of that site.

5. **Design standards**—Section 305-333 of the SALDO contains design standards for the Route 611 corridor zoning districts that address plan submission requirements for façade features, roof designs, access, landscaping, and signs for buildings along the Route 611 corridor. The preliminary plan should include information to indicate compliance with these ordinance standards. Specifically, the SALDO requires the following:

   - **Road connections**—Section 305-333.D.(2)(a) requires that all streets, alleys, sidewalks, and pathways connect to other streets within the development and connect to existing streets outside the development, as appropriate. Dead-end streets or cul-de-sacs are not permitted within developments in these districts. The plan shows a dead-end street.

     Section 305-333.D.(2)(c) states that all new development is encouraged to include vehicular access that is connected to adjacent tracts through cross easements for present or future use. The plan shows no connections to adjacent parcels.

   - **Access management**—Section 305-333.D.(2)(b) states that the number of curb cuts on major roadways shall be minimized and shared or common access drives shall be maximized and encouraged to increase vehicular and pedestrian safety. The plan shows two existing access points to Easton Road.

6. **Plan information**

   a. **Setback lines for proposed Lot 4B**—Section 305-505.E.(2)(4)(I) of the SALDO requires that building setback lines be shown on the plan. Although the plan indicates Lot 4B is not proposed to be developed at this time, the plan should be revised to show the required setback lines on this lot.

   b. **Existing trees**—Section 305-505.E.(3)(f)[7] of the SALDO requires that the locations of existing large trees and existing vegetation and wooded areas to remain on the site be shown. The plan does not show existing trees on TMPs #50-24-46, -47 or -48.

7. **Tree protection**—Section 305-505.E.(7) of the SALDO requires tree protection areas to be shown on the plan. Section 305-330.A. specifies tree protection zone standards. The plan shows a tree protection zone fence detail drawing, but no protection fencing is shown around existing trees to remain along Roland Avenue or Crestwald Terrace. The plan should be revised to show the tree protection fence on the landscape plan and grading plan and indicate that there is no proposed disturbance within the required tree protection area of all trees intended to be saved, as required by the ordinance.

8. **Improvements to adjacent parcel**—The plan shows proposed improvements to a driveway serving adjacent TMP #50-24-50-2. The plan should show an easement or arrangement to indicate permission by the adjacent owner to permit the improvements.

9. **Lot shape**—Section 305-319 of the SALDO states lots excessively deep in relation to width or lots excessively irregular in shape are to be avoided. A depth to width ratio of 2-1/2 to 1 is generally accepted as a proper maximum. Proposed Lot 4B does not meet the lot design requirements of the SALDO regarding the depth-to-width ratio.

10. **Alleys**

    a. **Direction of traffic**—Section 305-308.D. of the SALDO requires that all alleys be designed for one-way traffic, except where specifically approved by the board of supervisors. The plan proposes two-way traffic for the alleys.

    b. **Turnaround**—Section 305-308.H. of the SALDO states the dead-end alleys are prohibited unless suitable turnaround provisions are provided. Township officials should determine if the proposed turnaround shown at the end of Alley A provides sufficient turnaround space.

11. **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. **Sweetgum trees**—The plan proposes four sweetgum trees (*Liquidambar styraciflua*) along the private roadway. We note that sweetgum trees produce hard, spiky fruit that can be a nuisance. We recommend the plan specify the fruitless cultivar, 'Rotundiloba,' to avoid or minimize maintenance issues in the future as the trees mature.

This review will be included in the Bucks County Planning Commission Board materials for the July 2, 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
25-0146

cc: Chirag Thakkar, PE, LEED AP, ARNA Engineering, Inc. (via email)
Peter Miller, Carlino Development (via email)
Allen Mason, PE, Township Engineer (via email)
Angela Benner, Township Manager (via email)
Roy Rieder, Planning Director (via email)

SITE CAPACITY CALCULATION

GROSS SITE AREA		=	4.68 ACRES
A. Reserve Land Areas (RL):			
(1) All existing road and utility street lines.		=	0.00 ACRES
(2) All street lines for existing streets as specified in the Township Subdivision and Land Development Ordinance and/or all future street lines and other land reserved by virtue of the official Township Map.		=	0.16 ACRES
(3) All land shown on previously recorded subdivision plans as reserved from development		=	0.00 ACRES
TOTAL SECTION A		=	0.16 ACRES
B. Totally Unusable Land Area (TUL):			
(1) Streams, Type 1:			0.00 ACRES
(2) Water body, Type 1			0.00 ACRES
(3) Wetlands.		=	0.00 ACRES
TOTAL SECTION B		=	0.00 ACRES
TOTAL SECTION A AND B		=	0.16 ACRES
C. Calculate the Gross Buildable Site Area (GBSA):			
(1) Gross Site Area (GSA)			4.68 ACRES
(2) Subtract Total of Sections A and B (-)		-	0.16 ACRES
(3) Total Gross Buildable Site Area (GBSA) (=)			4.52 ACRES
D. Total Dwelling Units Permitted (where applicable)			
(1) Gross Buildable Site Area (GBSA)			4.52 ACRES
(2) Multiplied by the Appliable Density (x)		x	8.3 ?
(3) Equals the maximum Allowable Dwelling Units.			38 DWELLINGS
E. Partly Unusable Land Areas (PUL):			
(1) Areas with 25 percent or greater slopes			
(2) ___AC X 0.85 =	0.00 AC * 0 =		0.00 ACRES
(3) Areas with slopes between 15 percent and 20 percent:			
(4) ___AC X 0.70 =	0.00 AC * 0.00 =		0.00 ACRES
(5) Areas with slopes between 8 percent and 15 percent:			
(6) ___AC X 0.60 =	0.00 AC * 0.00 =		0.00 ACRES
(7) Forested Areas:			
If forested area is not associated with another environmentally sensitive resource:			
___AC X 0.50 =	0.00 AC. 0.00 =		0.00 ACRES
If forested area is associated with another environmentally sensitive resource:			
___AC X 0.60 =	0.00 AC. 0.00 =		0.00 ACRES
TOTAL SECTION E		=	0.00 ACRES
F. Calculate the Net Gross Buildable Site Area (NGBSA)			
(1) Gross Buildable Site Area (Section C)			4.52 ACRES
(2) Subtract total of Section E (-)		-	0.00 ACRES
(3) Equals the Net Gross Buildable Site Area (NGBSA) (=)			4.52 ACRES
G. Min Public Space Requirements			
(1) Public Space requirement applies to all proposed land development or subdivision or use on lot greater than 10,000 SF residential, nonresidential, and mix-use.			
a. Gross Lot area in BZ and CBD District			170,040 SF
b. **Required** Public Space (5% of Gross Lot Area in BZ and CBD District)		=	8,502 SF

Proposed Public Space = Public space 1 + Public Space 2 + Public Space 3 + Sidewalk areas

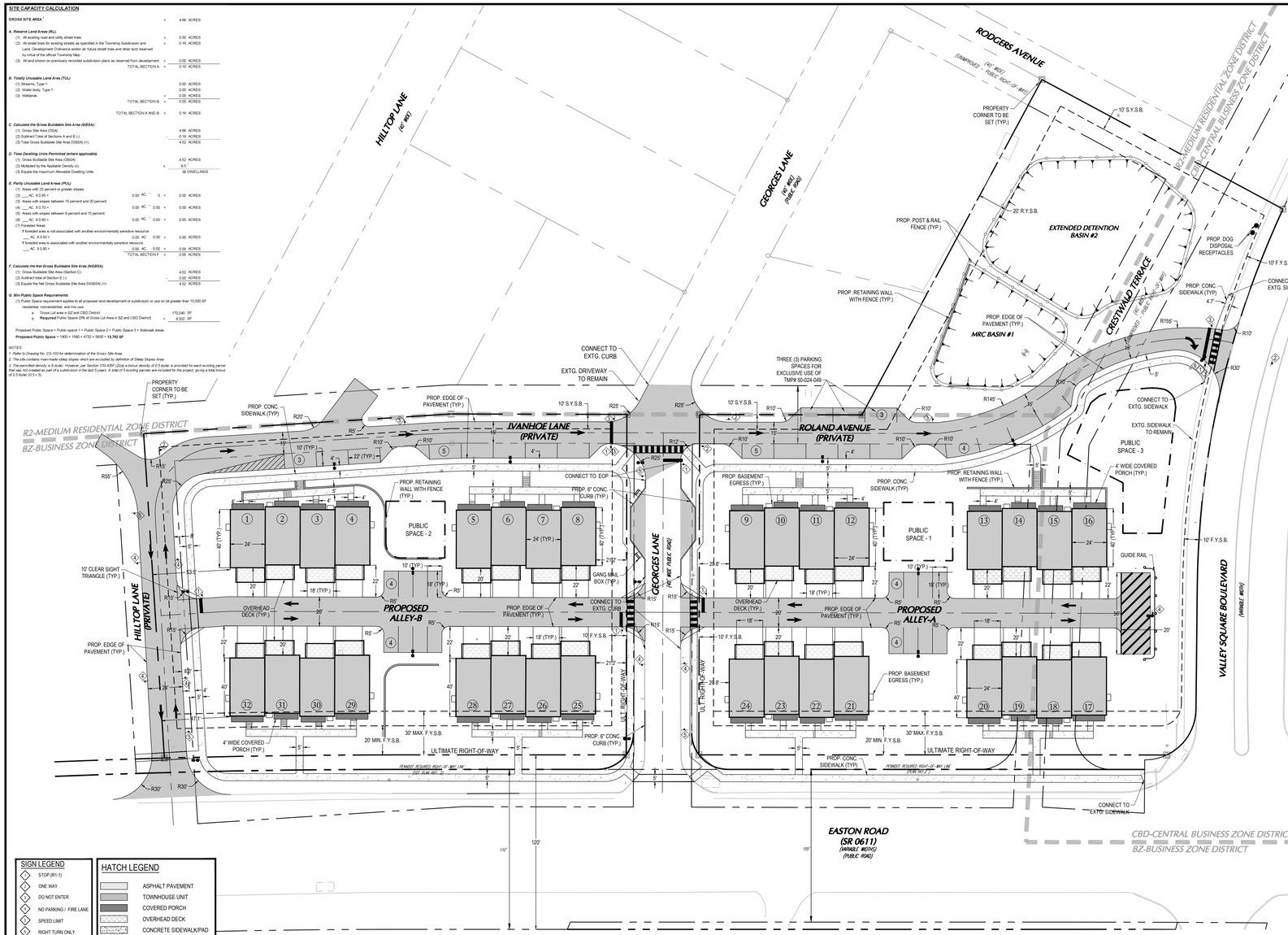
Proposed Public Space = 1900 + 1500 + 4700 + 9000 = **19,700 SF**

NOTES:

1. Refer to Drawing No. CS-103 for determination of the Gross Site Area

2. The site contains man-made steep slopes which are excluded by definition of Steep Slopes Area

3. The permitted density is 6 du/ac. However, per Section 370-435F (2)(a) a bonus density of 0.5 du/ac is provided for each existing parcel that was not created as part of a subdivision in the last 5 years. A total of 5 existing parcels are included for the project, giving a total bonus of 2.5 du/ac (0.5 x 5).



SIGN LEGEND

- STOP (R1-1)
- ONE WAY
- DO NOT ENTER
- NO PARKING / FIRE LANE
- SPEED LIMIT
- RIGHT TURN ONLY

HATCH LEGEND

- ASPHALT PAVEMENT
- TOWNHOUSE UNIT
- COVERED PORCH
- OVERHEAD DECK
- CONCRETE SIDEWALK/PAD

LEGEND

EXISTING SYMBOLS & LINES

- PROPERTY/ROW LINE
- EASEMENT
- CENTER LINE
- EDGE OF PAVEMENT
- CURBING
- FENCE LINE
- GUIDE RAIL
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE UNDERGROUND
- TELEPHONE UNDERGROUND
- ELECTRIC
- OVERHEAD LINES
- WATER LINE
- BUILDING
- SIGN
- IRON PIN
- CONCRETE MONUMENT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY CLEANOUT
- SANITARY MANHOLE STORM
- MANHOLE
- STORM INLET
- HEADWALL
- LIGHT POLE
- TREE
- SIGNAL POLE
- ZONING BOUNDARY

PROPOSED SYMBOLS & LINES

SITE

- PROPERTY LINE
- RETAIL LINE
- BUILDING
- CURB LINE
- DEPRESSED CURB LINE
- TRAFFIC SIGN
- CURB RAMP
- PARKING ROW COUNT
- BUILDING DOOR
- BOLLARD
- BUFFER
- FENCE
- GUIDE RAIL
- RETAINING WALL
- STORMWATER FACILITY
- PUBLIC SPACE

GRADING AND DRAINAGE

- STORM PIPE
- CATCH BASIN
- STORM MANHOLE
- CONTOUR
- SPOT GRADE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- FLOW ARROW
- HEADWALL / FLARED END SECTION
- RIP-RAP

UTILITY

- WATER LINE
- GAS LINE
- TELEPHONE & ELECTRIC LINE
- HYDRANT
- VALVE
- CLEANOUT
- SANITARY MANHOLE
- PROPOSED SANITARY PIPE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC JUNCTION BOX

PARKING REQUIREMENTS				
Use	Parking Ratio	Required Parking Spaces	Propose Parking Space [2]	
(B18) Traditional Townshouse 32 Dwelling Unit	Min 2.5 per Dwelling Unit [1]	80 (Min)	80	Two driveway sp/Unit = 64 + 16 off-street parking spaces
	Max 3.0 per Dwelling Unit [2]	96 (Max)	80	Two driveway sp/Unit = 64 + 16 off-street parking spaces

Notes:
1. Based on Requirements from Section 370-435.E (5)(c)
2. Based on Requirements from Section 370-435.E (5)(d)
3. In addition, the following parking is available but not counted towards parking requirements = 20 on-street parking and 64 garage spaces

Warrington Township, Bucks County, PA
Section 370-435 : Corridor Mixed-Use Overlay District

Gross Site Area (GSA): 4.68 Acres
Net Site Area(NSA)/Gross Buildable Site Area (GBSA): 4.52 Acres

Item	Required/ Permitted As Permitted By Section 370-435C. (2) B18 Traditional Townhouses	Proposed B18 - Traditional Townhouses
Allowable Use:		
Area and Dimensional Requirements		
Min. Site Area	2.5 AC	4.52 AC
Max. Density	8.5 DU / AC (38 Units)[1]	32 Units
Max. Impervious Surface Ratio	80%	< 80%
Max. Building Coverage	35%	15.6%
Max. Building Height	40 FT	< 40 FT
Min. Lot Width at Building Setback	24 FT	N/A
Max. Residential Building Length	144 FT	96 FT
Max. Row of Townhouse Units	6 Units	4 Units
Min. Landscape Buffers		
Min. Landscape Buffer Adjacent to Nonresidential Use	15 FT	15 FT
Setbacks		
Min. Front Yard Setback	20 FT	25.3 FT
Max. Front Yard Setback	30 FT	27.8 FT
Min. Side Yard Setback	10 FT	47.1 FT
Min. Rear Yard Setback	20 FT	63.7 FT
Parking Requirements		
Min. Parking Spaces for Residential Uses	2.5 Spaces / DU (80 Spaces)	80 Spaces
Max. Parking Spaces for Residential Uses	3.0 Spaces / DU	80 Spaces
Min. Public Open Space		
Min. 5% of GSA in CBD & BZ Districts	8,502 SF	> 8,502 SF

Notes:
1) The permitted density is 6 du/ac. However per Section 370-435F.(2)(a) a bonus density of 0.5 du/ac is provided for each existing parcel that was not created as part of a subdivision in the last 5 years. A total of 5 existing parcels are included for the project, giving a total bonus of 2.5 du/ac (0.5 x 5).

APPROVAL OF THE WARRINGTON TOWNSHIP PLANNING COMMISSION

THIS SUBDIVISION (LAND DEVELOPMENT) (PLANNED RESIDENTIAL DEVELOPMENT) PLAN WAS APPROVED BY THE WARRINGTON TOWNSHIP PLANNING DEPARTMENT OR PLANNING COMMISSION ON THIS _____ DAY OF _____, 20 _____.

ATTEST:

_____ SECRETARY

_____ CHAIRMAN

APPROVAL OF THE TOWNSHIP ENGINEER, WARRINGTON TOWNSHIP

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY _____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR WARRINGTON TOWNSHIP ON THIS _____DAY OF _____, 20 _____.

_____ P.E.
TOWNSHIP ENGINEER

ATTEST:

_____ SECRETARY

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS:

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 LOTS AND PROPERTY SHOWN THERETO SITUATED IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20 _____.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATION OF INTENT

I _____ OF _____, HAVE LAID OUT UPON OUR LAND SITUATED IN WARRINGTON TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, A LAND DEVELOPMENT ACCORDING TO THE ACCOMPANYING PLAN WHICH IS PREPARED WITH CONSENT AND INTENDED TO BE FORTHWITH RECORDING, TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

WITNESSES MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

_____ PETER S. MILLER, MEMBER

ACKNOWLEDGEMENT

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, SIGNED THE WITHIN PLAN OF LAND DEVELOPMENT DESIRING THAT THE PLAN BE RECORDED ACCORDING TO LAW.

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

_____ NOTARY PUBLIC

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

CERTIFICATION OF RECORDING

THIS SUBDIVISION (LAND DEVELOPMENT) (PLANNED RESIDENTIAL DEVELOPMENT) PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS DAY OF _____, 20____.

BY: _____ RECORDER OF DEEDS

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION, BCPC NO._____

THIS SUBDIVISION & LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20 _____.

_____ CHAIRMAN

_____ DIRECTOR

LAND SURVEYOR'S CERTIFICATE

I, MATTHEW D. KELLY, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ROMSO LAND SURVEYING, INC., THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____ REGISTERED PROFESSION LAND SURVEYOR
REGISTRATION NUMBER: SU-075449

DEDICATION OF LAND

TITLE TO LAND LOCATED BETWEEN EXISTING AND ULTIMATE RIGHTS-OF-WAY IS HEREBY DEDICATED TO THE TOWNSHIP OF WARRINGTON.

_____ (OWNER)

APPROVAL OF THE BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP ON THIS _____ DAY OF _____, 20 _____.

ATTEST:

_____ CHAIRPERSON

_____ TOWNSHIP SECRETARY

ENGINEER CERTIFICATION

I, CHIRAG THAKKAR, P.E., A CERTIFIED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE MEETS AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS .

I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT PLAN, INCLUDING THE ZONING ORDINANCE OF THE TOWNSHIP OF WARRINGTON, AS AMENDED, IN WHICH THIS SUBDIVISION, LAND DEVELOPMENT IS LOCATED.

_____ PROFESSIONAL ENGINEER
REGISTRATION NUMBER: 075153

UTILITY AND UTILITY EASEMENT NOTES:

1. ALL WATER FACILITIES WITHIN THIS DEVELOPMENT, INCLUDING THE WATER MAIN AND WATER SERVICE PIPING UP TO AND INCLUDING INDIVIDUAL CURB STOPS, FIRE LINE ISOLATION VALVES AND FIRE HYDRANTS, SHALL BE OFFERED FOR DEDICATION TO THE NORTH WALES WATER AUTHORITY. ALL WATER PIPING AND ASSOCIATED APPURTENANCES DOWNSTREAM OF THESE FACILITIES TO THE INDIVIDUAL HOMES SHALL BE PRIVATELY OWNED.
2. A 20' WIDE EASEMENT FOR THE WATER MAINS IS OFFERED TO NORTH WALES WATER AUTHORITY (NWWA) FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED WATER FACILITIES.
3. PROPOSED SANITARY SEWER SYSTEM WILL BE DEDICATED TO BCWSA. THE UTILITY EASEMENT IS OFFERED TO BCWSA FOR OPERATION AND MAINTENANCE OF PROPOSED SANITARY SEWER SYSTEM.

SITE INFORMATION:

OWNER: KNIGHT, LEWIS & PAULINE
ADDRESS: 807 EASTON ROAD
WARRINGTON, PA 18976

PARCEL No: 50-024-046 & 50-024-047

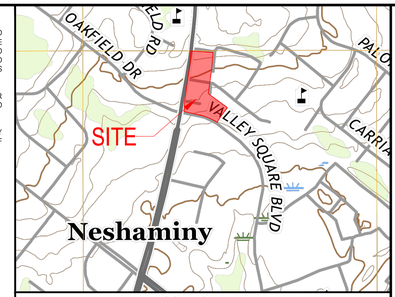
APPLICANT: VALLEY RIDGE GROUP, LLC
510 TOWNSHIP LINE ROAD, SUITE 130,
BLUE BELL, PA 19422
ATTN: PETER. S. MILLER
(P): 215.370.1291

SITE INFORMATION:

OWNER & APPLICANT: VALLEY RIDGE GROUP, LLC
510 TOWNSHIP LINE ROAD, SUITE 130
BLUE BELL, PA 19422
ATTN: PETER. S. MILLER
(P): 215.370.1291

PROPERTY ADDRESS: 2169 CRESTWALD TERRACE
WARRINGTON, PA 18976

PARCEL No: 50-024-048 & 50-033-011, 50-033-018



LOCATION MAP
SCALE: 1" = 800'

GENERAL PLAN NOTES:

1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
2. ALL CONCRETE STRUCTURES TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
3. ALL STRIPING AND PAVEMENT MARKINGS TO BE WATERBORNE.
4. ALL DISTURBED AREAS ARE TO RECEIVE MINIMUM OF EIGHT (8) INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
5. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE DESIGNED IN ACCORDANCE WITH THE "NJDOT GUIDELINES", LATEST EDITION.
6. ALL CURB AND EDGE PAVEMENT RADII SHALL BE 4 FT, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
11. THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES / AGENCIES REQUIRED NOTICE PRIOR TO ANY LAND DISTURBANCES.
12. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
13. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
14. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING SITE IMPROVEMENTS SUCH AS BUILDINGS, FINISHED FLOOR ELEVATIONS OF STRUCTURES, ROAD GRADES, EXISTING UTILITIES, ETC. AS SHOWN ON THESE PLANS IS BASED ON FIELD SURVEY(S) AND RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE ALL EXISTING IMPROVEMENTS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF IMPROVEMENTS DURING ENTIRE CONSTRUCTION PERIOD. IF NECESSARY, CONTRACTOR SHALL RELOCATE AND/OR MODIFY ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
15. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND DETAILS FOR PROPOSED BUILDINGS, SIDEWALKS ALONG PROPOSED BUILDINGS, ACCESS LOCATIONS AND ACTUAL LOCATIONS, SIZE, MATERIAL AND DEPTH OF INSTALLATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, WATER SERVICE, ELECTRICAL, TELEPHONE, GAS AND CABLE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES. UTILITY SERVICES TO EXISTING USERS AT THE SITE SHALL BE MAINTAINED AT ALL TIMES.
16. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SUBMITTALS TO OWNER AND OWNER'S ENGINEER FOR REVIEW AND APPROVAL PRIOR PROCURING ANY MATERIAL OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON. CONTRACTOR SHALL PROVIDE WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO ORDER OR CONSTRUCTION OF ANY SITE IMPROVEMENTS ITEM IF ANY SUCH ITEM WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR MUST BE RESPONSIBLE FOR SITE IMPROVEMENTS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN ABSENCE OF SUBMITTING A REQUEST FOR INFORMATION.
18. ALL DEMOLITION MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL RULES AND REGULATIONS.
19. CONTRACTOR MUST COORDINATE INSTALLATION OF GUIDE RAIL AND FENCE WITH THE LIGHT POLE BASES AND RETAINING WALLS PRIOR TO ORDERING OR INSTALLATION. THE GUIDE RAILFENCE MAY BE REQUIRED TO BE INTERRUPTED TO ACCOMMODATE PLACEMENT OF THE LIGHT POLE BASE.
20. RETAINING WALLS WITH FENCE SHOWN ON THIS PLAN SET ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR MUST PROVIDE A RETAINING WALL & FENCE DESIGN PREPARED BY PROFESSIONAL ENGINEER LICENSED IN STATE OF PENNSYLVANIA TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF RETAINING WALLS. FINAL RETAINING WALL DESIGN SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS DEPICTED ON THIS PLAN SET, INCLUDING BUT NOT LIMITED TO POLE BASES, FENCE, GUIDE RAILS, UNDERGROUND UTILITY PIPES AND STRUCTURES, ETC.
21. TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-8700 SERIES IN PENNDOT PUBLICATION 111M
22. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 236M," "HANDBOOK OF APPROVED SIGNS.

SUBDIVISION NOTES:

EXISTING LOT TMP# 50-033-011 IS TO BE SUBDIVIDED INTO TWO LOTS. LOT #AA IS FOR THE (B18) TRADITIONAL TOWNHOUSE DEVELOPMENT, LOT #AB IS NOT PROPOSED FOR DEVELOPMENT AT THIS TIME.

1. A HOMEOWNERS ASSOCIATION (HOA) WILL BE CREATED WHICH WILL OWN AND MAINTAIN ALL COMMON AREAS INCLUDING BUT NOT LIMITED TO THE PROPOSED ALLEYS, PRIVATE STREETS (IVANHOE LANE, HILLTOP LANE & ROLAND AVE) SITE LIGHTING, SIDEWALKS, STORM DRAINS, STORMWATER MANAGEMENT AREAS, AND OTHER COMMON AREAS.
2. REFER TO "LOT CONSOLIDATION & SUBDIVISION PLAN" DRAWING NO. CS-103, FOR THE LEGAL OWNERSHIP OF THE PAPER STREETS AND SUBDIVISION OF TMP# 50-033-011.
3. EASTON ROAD (ROUTE 611) IS DESIGNATED AS ARTERIAL STREET PER WARRINGTON TOWNSHIP SALDO.

SITE PLAN NOTES:

1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
2. THE GROSS BUILDABLE SITE AREA (GBSA) IS 4.52 ACRES. THE SUBJECT SITE CONSISTS OF TAX ID/PARCEL NO. 50-024-046, 50-024-047, 50-024-048, 50-033-018 & PORTION OF 50-033-011. TAX ID/PARCEL NO. 50-024-046, 50-024-047 & 50-024-048 ARE LOCATED IN THE BZ BUSINESS ZONE. PARCEL 50-033-018 IS LOCATED IN R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT. TAX ID/PARCEL NO. 50-033-011 IS LOCATED IN THE CBD - CENTRAL BUSINESS DISTRICT OF WARRINGTON TOWNSHIP. THE SUBJECT DEVELOPMENT PARCELS ARE LOCATED WITHIN CORRIDOR MIXED-USE (CMU) OVERLAY DISTRICT AND THE PROPOSED DEVELOPMENT IS CONCEIVED BASED ON THE CMU OVERLAY ZONE REQUIREMENTS.
3. PROPERTY IS LOCATED WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 42017C0282J, MAP REVISED MARCH 16, 2015.
4. SITE BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A FIELD SURVEY PERFORMED BY NAVE NEWELL, INC., DATED JUNE 26, 2023. PROVIDED TO ARNA ENGINEERING ON CAD FORMAT.
5. VERTICAL DATUM FOR THE PROJECT BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BEARING BASIS FOR THE SURVEY IS BASED ON THE DEED REFERENCE THEREIN. BEARINGS NOTED AS NAD 83, REFERENCE THE PENNSYLVANIA STATE PLAN COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS. THE NAD 83 BEARINGS ARE ROTATED 03°24'25" COUNTERCLOCKWISE FROM THE DEED BEARINGS.
7. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAYS OF GEORGES LANE AND VALLEY SQUARE BOULEVARD MUST COMPLY WITH THE WARRINGTON TOWNSHIP STANDARDS AND SPECIFICATIONS. ALL IMPROVEMENTS WITH THE PUBLIC RIGHT-OF-WAY OF EASTON ROAD (SR 0611) MUST COMPLY WITH PENNDOT STANDARDS AND SPECIFICATIONS.
8. ALL TOWNSHIP PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
9. REFER TO ROADWAY IMPROVEMENTS PLANS PREPARED BY OTHERS FOR CONSTRUCTION OF ALL OFF-SITE ROADWAY IMPROVEMENTS WITHIN EASTON ROAD ULTIMATE RIGHT-OF-WAY. OFF-SITE INFORMATION IS PROVIDED ON THIS PLAN SET FOR INFORMATION PURPOSES ONLY.
10. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED BUILDINGS. ALSO REFER TO ARCHITECTURAL PLANS FOR UTILITY TIE IN LOCATIONS.
11. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE DESIGNED IN ACCORDANCE WITH THE "PENNDOT GUIDELINES", LATEST EDITION.
12. THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES / AGENCIES REQUIRED NOTICE BEFORE BEGINNING ANY ON-SITE OR OFF-SITE WORK.
13. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR WRITTEN CONSENT BY THE TOWNSHIP.
14. REFUSE GENERATED BY RESIDENTIAL UNITS TO BE MANAGED BY INDIVIDUAL HOME OWNERS. WILL BE PLACED CURBSIDE AND WILL BE COLLECTED BY PRIVATE HAULER.
15. THE DESIGN SPEED FOR GEORGES LANE, IVANHOE LANE, ROLAND AVE, & HILLTOP LANE SHALL BE 15 MPH.
16. THE STREET IS NOT TO BE USED AS STORAGE AREAS. THERE IS NOT TO BE ANY TYPE OF STORAGE ON THE STREET AT ANY TIME.
17. TYPE & MATERIAL OF THE "PROPERTY CORNER TO BE SET" MUST BE BASED ON THE GROUND SURFACE COVER .

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

40 0 20 40
SCALE IN FEET

PROJECT: 230025201 CRESTWALD REDEVELOPMENT

Project
CRESTWALD REDEVELOPMENT
PARCEL No. 50-024-046, 50-024-047, 50-024-048, 50-033-011, & 50-033-018

WARRINGTON TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title
SITE PLAN (RECORD)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHIRAG V. THAKKAR ENGINEER No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

DATE	COMMENTS	NO.

REVISIONS

Project No.	230025201
Date	05-01-2025
Scale	1" = 40'
Drawn By	JMS
Checked By	AAB

Drawing No.
CS-101

Sheet 4 of 23

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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: Warwick Township Board of Supervisors
Warwick Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 3, 2025

Subject: BCPC #6219-F
Preliminary Plan of Subdivision for Hallmark Building Group, LLC
TMP #51-3-88-10
Applicant: Tom Imperato
Owner: Steven and Gail Ostroff
Plan Dated: April 4, 2024
Date Received: May 5, 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 an existing 7.27-acre lot into nine single-family detached dwelling lots ranging in size from 12,522 to 40,546 square feet. Lot 9, 40,546 square feet, is shown to contain the proposed stormwater management area within an easement. The plan proposes both active and common open space totaling 3.02 acres. The site contains an existing single-family dwelling, barn, and accessory buildings which will be removed. Public water and sewer facilities are intended to serve the development.

Location: Southeast corner of the intersection of Stony Road and Meyer Way.

Zoning: The O Office District permits Use B1 Single-family detached dwellings on a minimum lot area of 12,500 square feet if served by public sewer and public water supply. The maximum permitted building and impervious surface coverages are 30 and 35 percent, respectively.

The property is also in the Corridor Overlay District. The purpose of the Corridor Overlay District is to regulate design of the streetscape and buildings along the York Road corridor.

Present Use: Residential

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

COMMENTS

We reviewed a sketch plan submission for this site in January of 2025 (BCPC #6219-F, dated January 31, 2025). 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. **Requested waiver**—The site plan indicates that the applicant is requesting a waiver from the following subdivision and land development ordinance (SALDO) requirement:

   Section 163-24.B.(2)(c)[2]
   to not require the plans include the location, names, and widths of streets; the location of property and governmental boundary lines and the names of adjacent owners; and the location of watercourses, sanitary sewers, water distribution lines, storm drains, monuments, easements or rights-of-way and similar features within 400 feet of the site; the application indicates an aerial photograph has been provided and additional information will be provided as requested

   The final plan should note all granted waivers.

2. **Pedestrian connections**—The plan shows proposed sidewalks along three of the four site boundaries. The applicant should consider making the sidewalk along York Road into an internal loop trail that connects to the sidewalk along Stony Road, through the site's planned open space.

3. **Stormwater maintenance**—The stormwater management basin for the development is shown within an easement on Lot 9. Note 11 on Sheet 6 indicates that all costs associated with maintenance and repairs of the stormwater facilities shall be the sole responsibility of the individual property owner. Note 9 on Sheet 14 indicates that the BMP located on the property is the responsibility of the property owner to maintain. However, according to information on the township's Application for Preliminary Plan Review, on-site stormwater management is to be maintained by a newly created owners' association. This discrepancy should be clarified.

4. **Individual tree replacement**—Section 163-51.2. of the SALDO states that any individual trees, outside a forest, having a diameter of 8 inches or more (DBH), which are removed as a result of development of a parcel and cannot be relocated shall be replaced with a new tree of like kind having a minimum diameter of 2.5 caliper inches. This section further states that replacement trees are in addition to all other plantings as required by the ordinance. The Landscape Requirements Chart on Sheet 16 indicates that 39 individual trees meeting the criteria will be removed and replaced with 8 shade trees. The chart references an arborist report, dated November 25, 2024, and states that trees noted as "dead" in the report are not included in the removal count. We recommend compliance with the tree replacement requirement be assured.

5. **Parking**—The Zoning Table indicates that three off-street parking spaces will be provided for each lot. We recommend the plan include a diagram of a typical lot, delineating the parking spaces.

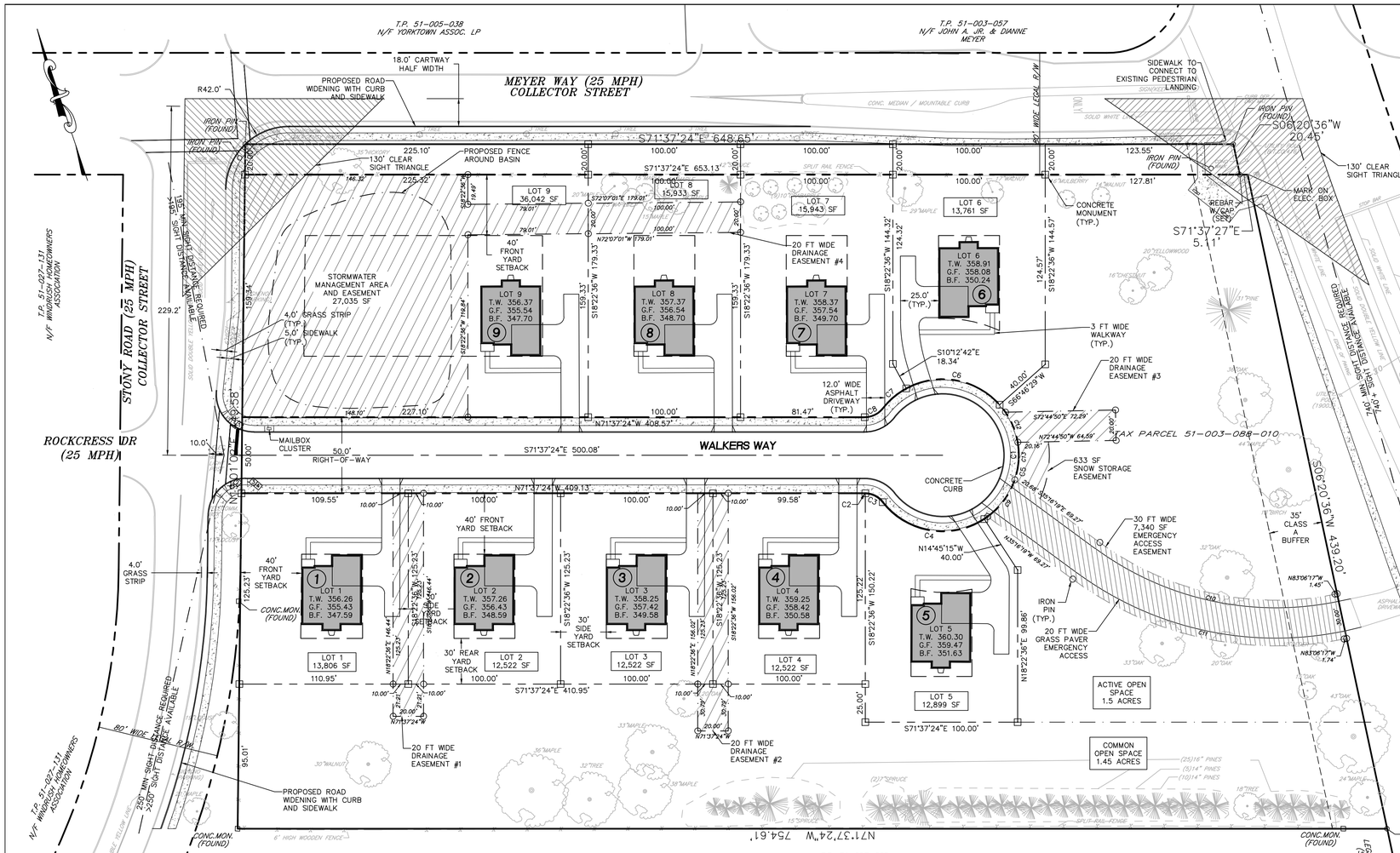
6. **Corridor Overlay District**—Since the proposed project is in the Corridor Overlay District, compliance with the design standards in Section 163-51.3. of the SALDO is required. This includes submission of architectural drawings of proposed buildings, pedestrian circulation, lighting and sign standards, and streetscape design.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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
25-0127

cc: Tom Imperato, Director of Land Acquisition, Hallmark Building Group, Inc. (via email)
Richard Carroll, III, President, Hallmark Building Group, Inc. (via email)
Kristin Holmes, PE, LEED AP, Holmes Cunningham Engineering (via email)
Julie L. Von Spreckelsen, Esq., Eastburn Gray PC (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Engineer (via email)
Kyle Seckinger, Township Manager (via email)
Brandy McKeever, BCO, CZO, Township Director of Planning & Zoning (via email)
Thomas Jones, CZO, Zoning Officer (via email)



NOTES:

1. THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES DATED AUGUST 19, 2021.
2. BY GRAPHIC PLOTTING ONLY, 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. 401 & 402 OF 532, COMMUNITY MAP NO. 42017C0401J & 42017C0402J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY OF MEYER WAY IS ALREADY DEDICATED TO WARWICK TOWNSHIP IN THE FORM OF AN EASEMENT.
4. VISUAL OBSTRUCTION AND LANDSCAPING SHALL BE RESTRICTED TO A HEIGHT OF NOT MORE THAN 2 FEET ABOVE STREET GRADE WITHIN REQUIRED SIGHT DISTANCE AND CLEAR SIGHT TRIANGLES SHOWN ON THIS PLAN.
5. THE APPLICANT HAS A RIGHT TO ENTER THE PROPERTIES AND PERFORM ANY NECESSARY GRADING/DRAINAGE/STABILIZATION IMPROVEMENTS THAT ARE REQUIRED TO OBTAIN A NOTICE OF TERMINATION FOR THE NPDES PERMIT FROM THE BUCKS COUNTY CONSERVATION DISTRICT.
6. ANY INDIVIDUAL TREES HAVING A DIAMETER OF EIGHT INCHES OR MORE, MEASURED AT BREAST HEIGHT, WHICH IS REMOVED AS A RESULT OF THIS DEVELOPMENT AND CANNOT BE RELOCATED, SHALL BE REPLACED WITH A NEW TREE OF LIKE KIND HAVING A MINIMUM DIAMETER OF 2.5 CALIPER INCHES, MEASURED AT BREAST HEIGHT.
7. A BLANKET EASEMENT WILL BE EXECUTED WITH THE TOWNSHIP TO ALLOW ACCESS AND INSPECTION OF THE PROPOSED BASIN. THIS BLANKET EASEMENT SHALL BE REVIEWED BY THE TOWNSHIP PRIOR TO RECORDING.
8. AN INSPECTION BY THE TOWNSHIP ENGINEER OF EXISTING CURBING ALONG STONY ROAD AND MEYER WAY IS REQUIRED AND ANY DAMAGED SECTION OF CURBING SHALL BE REPLACED.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	247.87'	50.00'	284°02'25"	N18°22'36"E	61.54'
C2	0.42'	15.00'	001°37'20"	N70°48'44"W	0.42'
C3	13.19'	15.00'	050°23'53"	N44°48'08"W	12.77'
C4	74.31'	50.00'	085°09'04"	N62°10'43"W	67.66'
C5	85.93'	50.00'	098°28'16"	S26°00'37"W	75.74'
C6	67.18'	50.00'	076°59'11"	S61°43'07"E	62.24'
C7	20.45'	50.00'	023°25'54"	N68°04'21"E	20.31'
C8	13.62'	15.00'	052°01'12"	N82°22'00"E	13.16'
C9	30.47'	50.00'	034°54'55"	S54°43'41"W	30.00'
C10	162.79'	195.00'	047°49'59"	S59°11'18"E	158.11'
C11	187.84'	225.00'	047°49'59"	S59°11'18"E	182.43'
C13	25.04'	50.00'	028°41'34"	S22°35'27"W	24.78'

OWNER
STEVEN & GAIL OSTROFF
3745 MIDVALE LANE
HUNTINGDON VALLEY, PA 19006

APPLICANT/EQUITABLE OWNER:
HALLMARK BUILDING GROUP INC.
C/O RICHARD CARROLL, III
865 EASTON ROAD, SUITE 320
WARRINGTON, PA 18976
(215) 491-7757

ZONING TABLE			
Zone: O - Office District			
ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:	B1 Single Family Detached	B1 Single Family Detached	195-30.A
B1 Use Requirements for Lots:			
Min. Lot Area per Dwelling Unit (SF)	12,500 SF *	12,522 SF	195-16.B(1)(a)[2]; 195-75
Min. Lot Width at Setback	100 FT	100 FT	195-16.B(1)(a)[2]
Max. Building Coverage	30%	13.8%	195-16.B(1)(a)[2]
Min. Front Yard Setback	40 FT	40 FT	195-16.B(1)(a)[2]
Min. Side Yard Setback	30 FT	30 FT	195-16.B(1)(a)[2]
Min. Rear Yard Setback	30 FT	30 FT	195-16.B(1)(a)[2]
Max. Lot Impervious Coverage	35%	35%	195-16.B(1)(a)[2]
Max. Building Height	<35 FT	<35 FT	195-54.A
Min. Building Area	12,500 SF	>12,500 SF	195-61.A(1)(a)
B1 Use Requirements for Tracts:			
Max. Site Impervious Coverage	45%	22.3%	195-16.B(1)(a)[2]
Min. Active Open Space (5-10 lots)	1.5 AC	1.5 AC	195-16.B(1)(a)[4]
Min. Common Open Space (3+ lots)	20% = 1.45 AC	1.45 AC	195-16.B(1)(a)[4]
Parking Requirements: **			
Off-Street Parking Spaces (4+ bed)	3 Spaces / DU	3 Spaces / DU	195-16.B(1)(a)[5]
Buffer Requirements: ***			
Min. Buffer to Arterial Street (including yards)	Class A - 35 FT	35 FT	195-63; Table 1
Notes			
* If not served by public sewer and public water supply, lot size shall be 40,000 square feet. All lots are proposed to be served by public water and sewer.			
** Spaces inside a garage shall not be counted as off-street parking spaces.			
*** The buffer yard may be coterminous with required front, side, or rear yards and, in case of conflict, the larger yard requirements shall apply. No structure, manufacturing or processing activity, parking or other paved surfaces, or storage of materials shall be permitted in the buffer yard except fences permitted pursuant to § 195-16B(12). The buffer yard may be part of the open space area or individual lots.			

LEGEND

	EXISTING	PROPOSED
CONTOUR		185
SPOT ELEVATION	185.2 x	185.2 x
TOP/BOTTOM CURB	x TC 154.75 BC 154.25	x TC 154.75 BC 154.25
CURB LINE		
PROPERTY/R.O.W. LINE		
FENCE	X X X X X	
GUARDRAIL		
STORM SEWER	Ex.Storm MH Ex.Inlet	MH-3 RIM 185.56 INV 180.00 CB-X GR. 185.56 INV 180.00
SANITARY SEWER	Ex.San MH	SAN. MH RIM 185.56 INV 180.00
WATER MAIN, VALVE	W	W
FIRE HYDRANT		
UTILITY POLE, OVERHEAD ELECTRIC	POLE O.E.	PROP. U.P. O.E.
GAS MAIN, VALVE	4"G G.V.	4"G G.V.
TRAFFIC SIGNAGE		
PROPOSED MONUMENT		
PROPOSED IRON PIN		

SIGN LEGEND

STOP SIGN
STREET NAME SIGN
"LOCAL TRAFFIC ONLY" SIGN
"NO OUTLET" SIGN

NATURAL RESOURCE TABLE

Resource	Min. Required Protection Ratio	Acres of Land in Resource (Ac.)	Resource Protection Land (Ac.)	Proposed Protected Resource Land (Ac.)
Floodplain	1.00	0.00	0.00	0.00
Floodplain Soil	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Riparian Buffers	1.00	0.00	0.00	0.00
Wetlands**	1.00	0.00	0.00	0.00
Watercourse**	1.00	0.00	0.00	0.00
Woodlands (Environmentally Sensitive)	0.90	0.00	0.00	0.00
Steep Slopes (25% or more)*	0.85	0.00	0.00	0.00
Wetland Margins	0.80	0.00	0.00	0.00
Lake or Pond Shorelines	0.80	0.00	0.00	0.00
Woodlands (other)	0.80	0.00	0.00	0.00
Steep Slopes (15% to 25%)*	0.70	0.00	0.00	0.00
Steep Slopes (8% to 15%)*	0.60	0.00	0.00	0.00

Tract Calculations

Lot #	Gross Area (SF)	Legal ROW Area (SF)	Ultimate ROW Area (SF)	Net Lot Area (SF)	Easement Area (SF)	Impervious Area (SF)	Future Impervious To Be Included in SWM Calculations	Impervious % (Including Future Impervious)	Building Area (SF)	Building Coverage (%)
1	13,806	0	0	13,806	1,253	4,832	1,675	35.0%	1,725	12.5%
2	12,522	0	0	12,522	1,253	4,383	1,226	35.0%	1,725	13.8%
3	12,522	0	0	12,522	1,253	4,383	1,226	35.0%	1,725	13.8%
4	12,522	0	0	12,522	1,253	4,383	1,226	35.0%	1,725	13.8%
5	12,899	0	0	12,899	0	4,515	1,244	35.0%	1,725	13.4%
6	15,761	2,000	0	13,761	0	4,816	1,623	35.0%	1,725	12.5%
7	17,943	2,000	0	15,943	0	4,802	1,675	30.1%	1,725	10.8%
8	17,933	2,000	0	15,933	2,000	4,832	1,675	30.3%	1,725	10.8%
9	40,546	4,504	0	36,042	25,035	4,832	1,675	13.4%	1,725	4.8%
Open Space	131,596	2,514	0	129,082	9,732	2,200	0	1.7%	0	0.0%
Street ROW	28,484	0	0	28,484	0	23,664	0		0	0.0%
Proposed Overall	316,534	13,018	0	303,516	41,779	67,641	13,244	22.3%	8,625	2.8%
Existing Tract	316,534	13,018	0	303,516	0	2,925	0	1.0%	1,725	0.6%

APPROVAL OF THE WARWICK TOWNSHIP PLANNING COMMISSION
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY THE WARWICK TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.

ATTEST:

_____ _____
(SECRETARY) (CHAIRMAN)

APPROVAL OF THE BOARD OF SUPERVISORS OF WARWICK TOWNSHIP
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF WARWICK TOWNSHIP THIS _____ DAY OF _____ 20____.

_____
(CHAIRMAN)

ATTEST:

_____
(TOWNSHIP SECRETARY)

APPROVAL OF THE TOWNSHIP ENGINEER, WARWICK TOWNSHIP
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY _____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR WARWICK TOWNSHIP ON THIS _____ DAY OF _____ 20____.

_____, P.E.
(TOWNSHIP ENGINEER)

CERTIFICATION OF MORTGAGE STATUS
(I, WE), _____, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS LAND DEVELOPMENT PLAN OF 800 ALMSHOUSE ROAD DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER'S OFFICE OF BUCKS COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING THEREON.

_____ _____ _____
(MORTGAGEE) (WITNESS) (DATE)

TOWNSHIP WAIVER OF RESPONSIBILITY

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.

ATTEST:

_____
CHAIRMAN, BOARD OF SUPERVISORS

_____
SECRETARY (SEAL)

CERTIFICATION OF REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION
THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.
BCPC # _____

_____CHAIRMAN

_____EXECUTIVE DIRECTOR

CERTIFICATION FOR RECORDING
THIS LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA ON THIS _____ DAY OF _____ 20____.

_____RECORDER OF DEEDS

OWNER'S CERTIFICATION OF INTENT
KNOW ALL MEN BY THESE PRESENTS, THAT HALLMARK BUILDING GROUP, INC., A CORPORATION OF THE COMMONWEALTH OF PENNSYLVANIA, DOES HEREBY ADOPT THIS AS ITS SUBDIVISION AND 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 HALLMARK BUILDING GROUP, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS SOLE MEMBER, THIS _____ DAY OF _____ A.D., 20____.

HALLMARK BUILDING GROUP, INC.

_____
RICHARD CARROLL, III, PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF BUCKS

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

_____
(NOTARY SIGNATURE) (SEAL)

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, KRISTIN HOLMES , A REGISTERED PROFESSIONAL ENGINEER 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 FURTHER 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.

_____
KRISTIN HOLMES, P.E.
PENNSYLVANIA LICENSE NO. PA073604

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 THREE WORKING DAYS NOTICE 10 WORKING DAYS IN DESIGN STAGE
1-800-242-1776
Pennsylvania One Call System, Inc.
Call 3 Days Prior

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PER PA. ACT 187 TO CONTACT UTILITY COMPANIES FOR EXACT LOCATIONS. (SERIAL# 20183119)

WALKERS CROSSING

T.M.P. # 51-003-088-010
1908 YORK ROAD
WARWICK TOWNSHIP, BUCKS COUNTY, PA

RECORD PLAN

KRISTIN R. HOLMES, P.E.
PA Lic. No. PE073604

File No.
1423C_C1.0 Record.DWG

Date	Scale	HCE Job	Designed	Sheet
4/4/2025	1"=40'	1423C	RS	5 of 18

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: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 20, 2025

Subject: BCPC #13066
Final Plan of Minor Subdivision for Garner/Heidelberg Materials
TMPs #53-12-2-2, 53-12-3, 53-12-1.2, and 53-12-6-2
Applicant: Donald & Beverly Garner and Heidelberg Materials Northeast LLC
Owner: Same
Plan Dated: February 21, 2025
Last Revised April 21, 2025
Date Received: May 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: Reconfigure four lots through a series of lot line adjustments. The resulting lots have proposed areas of 35.35 acres (TMP #53-12-2-2), 7.27 acres (TMP #53-12-3), 6.53 acres (TMP #53-12-1.2), and 12.77 acres (TMP #53-12-6-2). No improvements are proposed at this time.

Location: Along the south side of Penns Park Road, approximately 1,000 feet west of its intersection with SR 232.

Zoning: The RIA – Rural Industrial A District permits Use B-1 Single Family Detached, Use G-4 Mini Storage, and Use G-12 Recycling and Refuse Facility as conditional uses on lots of at least 3 acres. The uses collectively require minimum setbacks of 100, 50, and 75 feet for front, side, and rear yards, respectively. The maximum impervious surface ratio is 0.5.

The RI – Rural Industrial District permits Use B-1 Single Family Detached as a conditional use on lots of at least 3 acres with setbacks of 75, 30, and 20 feet, respectively. The maximum impervious surface ratio is .08. Use G-14 Quarry is not permitted in this district.

The CM – Conservation Management District requires lots of at least 1 acre for Use B-1 Single-Family Detached and 10 acres for most other uses.

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

The plan notes existing nonconformities with respect to building separation and front yard setbacks on TMP #53-12-2-2 and TMP #53-12-3.

Present Use: Residential, commercial, and industrial

COMMENTS

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

   Sections 22-401.2. and 402.1.B.
   to waive the requirement for an Existing Resources and Site Analysis Plan (ERSAP); the application indicates that this is a lot line adjustment/minor subdivision with no proposed improvements

   Sections 22-401.2. and 402.1.E.
   to waive the requirement for a four-step design process; the application indicates that this is a lot line adjustment/minor subdivision with no proposed improvements

   Section 22-407.4.B.(15)
   to waive the requirement for various significant features to be shown within 100 feet of the property; the application indicates that no improvements are being proposed

   Sections 22-407.5.A. and 514.
   to waive the requirement for a Sedimentation and Erosion Control Plan; the application indicates that no improvements are being proposed

   Sections 22-407.5.B. and 515.
   to waive the requirement for Stormwater Management and a Stormwater Management Plan; the application indicates that no improvements are being proposed

   Section 22-407.5.C.
   to waive the requirement for a Grading Plan; the application indicates that no improvements are being proposed

   Sections 22-407.5.D. and 537
   to waive the requirement for a Wastewater Disposal Systems/Sewage Facilities Planning Module; the application indicates that no improvements are being proposed

   Section 22-502.1.
   to waive the requirement that all portions of a tract being subdivided or developed be taken up in lots, streets, open spaces, or other proposed uses so the remnants and landlocked areas are not created; the application indicates that TMP #53-12-6-2 is already landlocked and that the landlocked parcel will have access to Swamp Road through parcels owned by the same entity

   Sections 22-503.1. and 402.1.E.
   to waive the requirement that improvements be made along existing street on which a subdivision abuts; the application indicates that this is a lot line adjustment/minor subdivision with no proposed improvements

   The final plan should note all granted waivers.

2. **Split-zoned lot**—The proposed lot consolidation would create a split-zoned lot between the RIA – Rural Industrial-A District and the CM – Conservation Management District. Split-zoned parcels often present difficulties to develop due to multiple and differing regulations. If the proposed subdivision and lot line adjustment is approved, the applicant and township 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.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 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.

JS:emh
25-0067

cc: Donald & Beverly Garner (via email)
Heidelberg Materials Northeast LLC (via email)
Samuel Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)

OWNERS CERTIFICATION (TMP 53-012-002)

TO ALL WHOM THESE PRESENTS MAY COME WE, DONALD AND BEVERLY GARNER SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS ____ DAY OF ____, 20____.

OWNER SIGNATURE OWNER SIGNATURE

NOTARY

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS COUNTY ON THE ____DAY OF 20___, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

OWNER OWNER

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO THE LAW.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE ___DAY OF _____ 20___.

OWNERS CERTIFICATION (TMP 53-012-003 & 53-012-006-002)

TO ALL WHOM THESE PRESENTS MAY COME WE, (OWNER NAME(S) _____ SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS DAY OF __ 20____.

OWNER SIGNATURE OWNER SIGNATURE

NOTARY

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS COUNTY ON THE ____DAY OF 20___, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

OWNER OWNER

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO THE LAW.

NOTARY PUBLIC

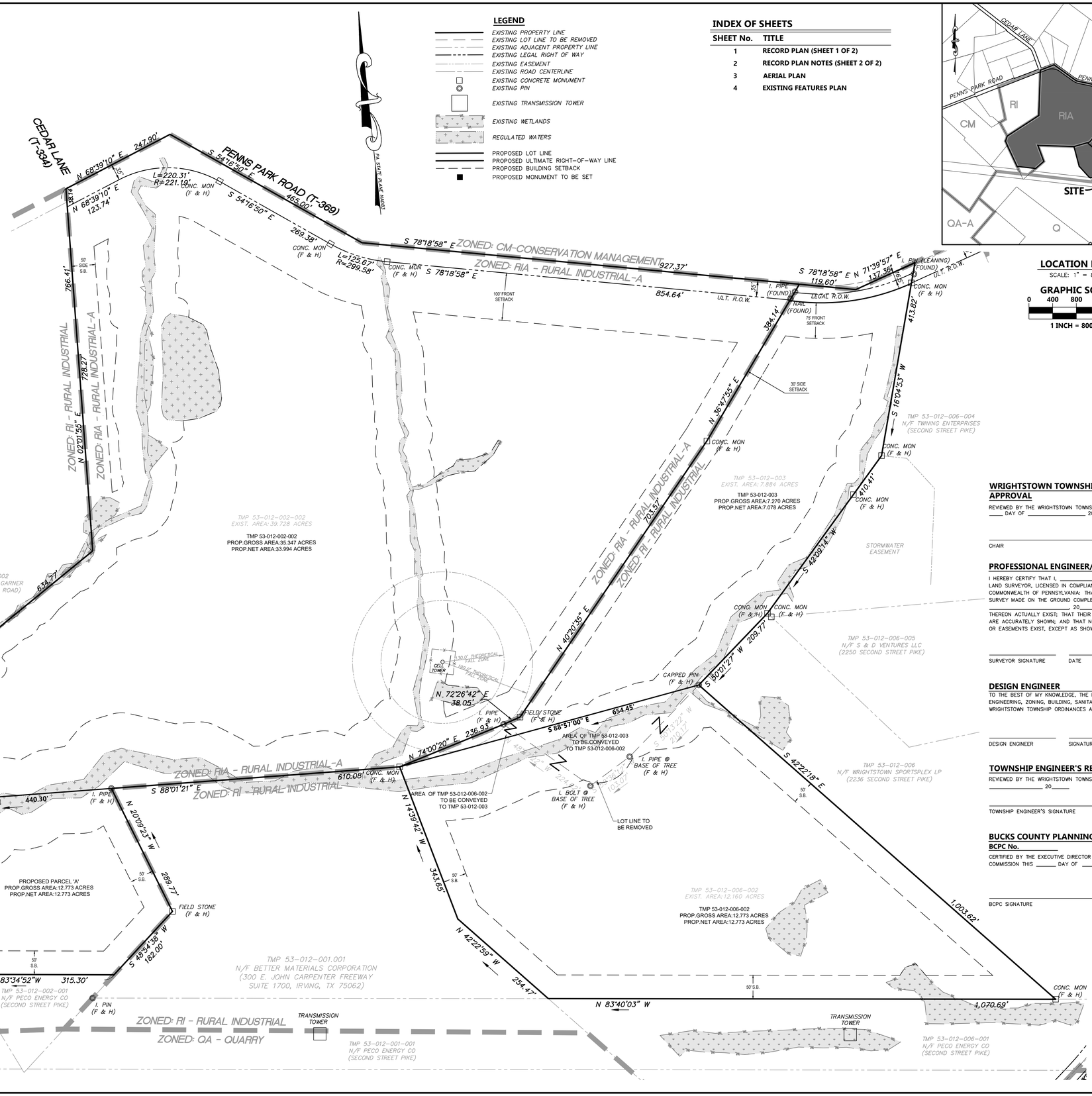
MY COMMISSION EXPIRES ON THE ___DAY OF _____ 20___.

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE WRIGHTSTOWN BOARD OF SUPERVISORS ON THIS ____ DAY OF _____ 20____.

SUPERVISOR SUPERVISOR SUPERVISOR

SECRETARY

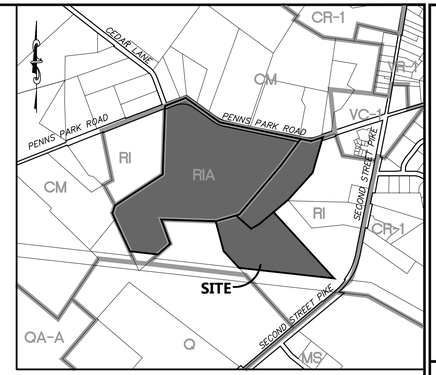


LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE TO BE REMOVED
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- EXISTING TRANSMISSION TOWER
- EXISTING WETLANDS
- REGULATED WATERS
- PROPOSED LOT LINE
- PROPOSED ULTIMATE RIGHT-OF-WAY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED MONUMENT TO BE SET

INDEX OF SHEETS

SHEET No.	TITLE
1	RECORD PLAN (SHEET 1 OF 2)
2	RECORD PLAN NOTES (SHEET 2 OF 2)
3	AERIAL PLAN
4	EXISTING FEATURES PLAN



LOCATION MAP

SCALE: 1" = 800'

GRAPHIC SCALE

0 400 800 1600

1 INCH = 800 FT

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION ON THIS ____ DAY OF _____ 20____.

CHAIR

PROFESSIONAL ENGINEER/SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I, _____, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE _____ DAY OF_ _____ 20_____ THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS OF WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

SURVEYOR SIGNATURE DATE LICENSE NUMBER

DESIGN ENGINEER

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE WRIGHTSTOWN TOWNSHIP ORDINANCES AND REGULATIONS.

DESIGN ENGINEER SIGNATURE DATE

TOWNSHIP ENGINEER'S REVIEW

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20_____

TOWNSHIP ENGINEER'S SIGNATURE

BUCKS COUNTY PLANNING COMMISSION REVIEW:

BCPC No. _____

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20_____

BCPC SIGNATURE

Van Cleef ENGINEERING WITH FOCUS

Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

REV	DESCRIPTION	AUTH	DATE

Before You Dig Anywhere In... PENNSYLVANIA
811 Know what's below. Call before you dig.
STOP! CALL 1-800-242-1776 TOLL FREE
PA Law requires 3 working days notice before any excavation
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 50 100 200

1 INCH = 100 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

RECORD PLAN (SHEET 1 OF 2)

FOR

GARNER / HEIDELBERG LOT LINE CHANGE/ MINOR SUBDIVISION FINAL PLAN

DATE:	FEBRUARY 21, 2025
SCALE:	1"=100'
DESIGNED BY:	LSM
DRAWN BY:	JEM
CHECKED BY:	RWC/SDM
JOB NUMBER:	2304WR

TMPs 53-012-002-002, 53-012-003, AND 53-012-006-002

WRIGHTSTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

F:\pfiles\2023\2304WR\DWG\SHEETS\01-02-Record.dwg smill 2/21/2025 8:19:40 AM

Bucks County Planning Commission

Planning Module Reviews

May 24, 2025 to June 20, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Lower Makefield Township	1511 Lindenhurst Road	12873	24-0689	20-3-17	1-09929-319-3J
Richland Township	1320 North West End Boulevard	36-6-6	25-0120	36-6-6	1-09940-200a-3s
Sellersville Borough	Famers Lane Subdivision	12966	25-0129	39-2-2	1-09812-058-3J
West Rockhill Township	109 Augustine Road	12949	25-0135	52-10-166 and 52-10-144-002	1-09952-297-J

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: Don Meadows

FROM: Staff of the Bucks County Planning Commission

DATE: June 10, 2025

SUBJECT: 1511 Lindenhurst Road Development Planning Module
PaDEP Code #1-09929-319-3J
TMP #20-3-17
Lower Makefield Township, Bucks County, PA

We have revised the original review after receiving correspondence from the applicant which indicated that the project is now seeking a connection to public sewer systems instead of installing on-lot sewage disposal facilities. The applicant has provided a Component 3 form and a project narrative. Our review now reflects that a connection to the public sewer system is proposed. The original planning module review letter and Component 4.B County Planning Agency Review, dated November 26, 2024, should be disregarded.

LR:emh
24-0689

cc: Don Meadows, Dumack Engineering (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)

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

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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Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

June 10, 2025

Don Meadows
Dumack Engineering
1038 Second Street Pike
Richboro, PA 18938

RE: 1511 Lindenhurst Road Planning Module
PaDEP Code #1-09929-319-3J
BCPC #12873
TMP #20-3-17
Lower Makefield Township, Bucks County, PA

Dear Mr. Meadows:

We have received a copy of the planning module[1] regarding the subdivision of an existing 197,999-square-foot lot into two single-family detached dwellings lots, one existing dwelling and one proposed, and have them served by individual on-lot water and sewage facilities. The site is located at the northwest corner of Lindenhurst Road and Timber Lakes Drive. The site currently is served by one elevated sand mound. The elevated sand mound will be abandoned and both lots will be connected to the public sewer system.

The proposed sewage disposal method is via installation of a grinder pump system from each parcel to an existing sewer main in the Dolington Estates II subdivision, owned by Aqua PA. The flow will then travel to the Core Creek Interceptor, then to the Neshaminy Interceptor owned by Bucks County Water Sewer Authority, and ultimately to the Philadelphia Northeast Treatment Plant owned by Philadelphia Water Authority. The site will generate 2 EDUs or 500 gallons per day.

The *Lower Makefield Township Act 537 Sewage Facilities Plan Special Study* is the official plan for this portion of Lower Makefield Township. The proposal to install a grinder pump system and connect to the public sewer system is consistent with the official Act 537 Plan, since the plan indicates that the site is within an area to be served by public sewer systems.

Sections G.6, Historic Preservation Act, and G.7, Protection of Rare, Threatened or Endangered Species, indicate that documentation has been included to confirm project consistency with the Historic Preservation Act and Protection of Rare, Endangered or Threatened Species. However, the packet does

[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*

not include the completed Cultural Resources Notice, a return receipt for its submission to the PHMC, the PHMC review letter, and the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt.

Component 3, Sewage Collection and Treatment Facilities, has sections which are incomplete. Section G, Proposed Wastewater Disposal Facilities, Section J, Chapter 94 Consistency Documentation, and Section Q, False Swearing Statement are missing signatures and initials.

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
24-0689

Attachment

cc: Don Meadows, Dumack Engineering (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 #:
1-09929-319-3J
BCPC #:
12873

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

1511 Lindenhurst Road Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency June 3, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 10, 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 See attached letter.
☐	☐	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts See attached letter.
☐	☒	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: June 10, 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

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

June 2, 2025

Gabrielle Landis
All County and Associates
PO Box 472
St. Peters, PA 19470

RE: Dale – 1320 North West End Boulevard Planning Module
PaDEP Code #1-09940-200a-3s
BCPC #36-6-6
TMP #36-6-6
Richland Township, Bucks County, PA

Dear Ms. Landis:

We have received a copy of the planning module[1] regarding the construction of a small flow treatment facility (SFTF) to serve a proposed warehouse and carwash on a 3.0-acre site at 1320 North West End Boulevard. The site is located 500 feet to the south of the intersection of North West End Boulevard (PA 309) and Shelly Road.

The proposal is to construct a SFTF consisting of two 1,000 gallons tanks with two compartment effluent filters. The new wastewater discharge will be 735 gallons per day and will flow into an unnamed tributary of Tohickon Creek.

The *Act 537 Sewage Facilities Plan for Richland Township* is the official Act 537 Plan for this portion of Richland Township. The proposal to construct a SFTF is consistent with the official Act 537 plan, since this plan indicates the site is within an area to be served by individual onsite septic systems. A SFTF was determined to be the best option for the site as public sewer does not reach the site and there is lack of undisturbed ground on the site to accommodate other systems.

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 3s and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters should be sent to Elizabeth

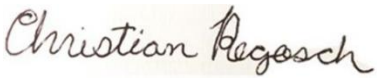
[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Richland Township sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (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*

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,



Christian Regosch
Senior Planner

CPR:emh
25-0120

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Leslie Huhn, Township Manager (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 #: 1-09940-200a-3s
BCPC #: 36-6-6

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

Dale - 1320 North West End Boulevard

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency April 23, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 2, 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 N/A

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: Christian Regosch

Title: Senior Planner

Signature: Christian Regosch

Date: June 2, 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

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

May 28, 2025

Jason Smeland, PE
Lenape Valley Engineering
PO Box 74
Chalfont, PA 18914-0074

RE: Farmers Lane Subdivision Planning Module
PaDEP Code #1-09812-058-3J
BCPC #12996
TMP #39-2-2
Sellersville Borough, Bucks County, PA

Dear Mr. Smeland:

We have received a copy of the planning module[1] regarding the subdivision of a 2.22-acre parcel into five single-family detached lots ranging in size from 12,500 to 15,577 square feet. The site is located on the northeast corner of the intersection of Maple Avenue and Farmers Lane. New wastewater flows, totaling 1,750 gallons per day (5 EDUs), will be conveyed via a shared force main and individual grinder pumps to the existing gravity main located in Maple Avenue. The effluent will then flow via gravity to the Pennridge Wastewater Treatment Plant for treatment.

The *Pennridge Area Wastewater Facilities Plan* is the official Act 537 Plan for this portion of Sellersville Borough. The proposal to connect the proposed single-family dwellings to public sewer is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by public sewer.

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.

[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 Sellersville Borough 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*

Sincerely,

David C. Zipf

David C. Zipf, AICP
Planner

DCZ:emh
25-00129

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Brenda L. Detweiler, Borough Manager (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 #: 1-09812-058-3J
BCPC #: 12966

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

Farmers Lane Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency April 30, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency May 28, 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 Applicant indicates that adjacent residents are interested in connecting to public sewer.
☐	☒	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: David C. Zipf, AICP

Title: Planner

Signature: David C. Zipf

Date: May 28, 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

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

June 11, 2025

Nicole Gambone
Ebert Engineering, Inc.
PO Box 540
4397 Skippack Pike
Skippack, PA 19474

RE: 109 Augustine Road Planning Module
PaDEP Code #1-09952-297-J
BCPC #12949
TMP #52-10-166 and 52-10-144-002
West Rockhill, Bucks County, PA

Dear Ms. Gambone:

We have received a copy of the planning module[1] regarding the proposed nine lot subdivision with eight proposed new single-family dwellings on the east side of Augustine Road.

The proposal will generate 3,150 gallons per day (9 EDUs) of wastewater that will be collected through a proposed low-pressure sanitary sewer system. Wastewater from each dwelling will be conveyed via an individual grinder pump station to a low-pressure sewer lateral then to the proposed low-pressure force main in Augustine Road. The force main will continue onto Ridge Road for a short distance and then turn onto Almont Road where it will connect into Telford Borough Authority's newly installed eight-inch force main. The wastewater will ultimately be treated at the Pennridge Wastewater Treatment Authority (PWTA) Wastewater Treatment Plan.

The *West Rockhill Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of West Rockhill Township. The proposal to construct a low-pressure sanitary 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 the Telford Borough Authority and PWTA Wastewater Treatment Plant.

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;

[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 West Rockhill 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*

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,

Deanna Miller
Planner/Recycling Coordinator

DM:emh
25-0135

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Greg Lippincott, Township Manager (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 #:
1-09952-297-3J
BCPC #:
12949

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

109 Augustine Road

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 June 11, 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: Deanna Miller

Title: Planner/Recycling Coordinator

Signature: Deanna Miller

Date: June 11, 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.