BCPC
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, OCTOBER 8, 2025
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from September 3, 2025
5. Executive Director's Report
6. **Presentation:** Agricultural Land Preservation Program Annual Summary 2024, 2025
   by Bryn-Erin Kerr, Director of Agricultural Land Preservation

   Presentation: BCPC #13129 – Bensalem Township – 4600 Street Road
   by David Zipf, Planner
7. Act 247 Reviews for October 8, 2025
8. Old Business
9. New Business
10. 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 October 8, 2025.

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MINUTES OF MEETING

WEDNESDAY, SEPTEMBER 3, 2025

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Richard Donovan; James Keenan; James E. Miller Jr.; Edward Tokmajian; Tom Tosti
MEMBERS ABSENT:	Harold Hayes; Thomas Jennings; David R. Nyman
STAFF PRESENT:	Scott Burton; Andrew G. Heimark; Lynn Lai; Michael A. Roedig; Patricia Rosica; Evan J. Stone; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Trevor Gross, Esq.
IT SUPPORT:	Shawn Loughlin, Bucks County IT Department

- **CALL TO ORDER**
  Mr. Donovan called the meeting to order at 2:03 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, AUGUST 6, 2025**
  Upon motion of Mr. Tosti, seconded by Mr. Tokmajian, the motion carried to approve the minutes of the August 6, 2025, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Stone introduced Scott Burton as the new Director of Transportation Planning.

  Mr. Stone reminded everyone that the October 8, 2025, BCPC meeting is the second Wednesday of the month.

  Mr. Stone reported that in August 2025, we received 26 applications, reviewed a total of 162 lots or units and 250,367 square feet of nonresidential land development, collecting $38,189.20 in revenue. Year-to-date we have received 191 applications, reviewed a total of 1,634 lots or units and 960,089 square feet of nonresidential development, collecting $169,363.67 in revenue. In comparison to last year, year-to-date in August 2024, we received a total of 153 applications, reviewed a total of 664 lots or units and 1,017,706 square feet of nonresidential development, collecting $102,397.89 in revenue.

- **DOYLESTOWN BOROUGH COMPREHENSIVE PLAN – DB2035**
  BY MICHAEL ROEDIG, DIRECTOR OF PLANNING
  Mr. Roedig explained the process of developing the *Doylestown Borough Comprehensive Plan – DB 2035*, the first municipal implementable plan prepared by our office. During the presentation, a copy of the plan was distributed. Afterward, there was a discussion about the choice municipalities have between adopting an implementable comprehensive plan or a traditional comprehensive plan. See Attachment A for presentation.

- **ACT 247 REVIEWS**
  The reviews of September 3, 2025, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews, by Mr. Tosti and seconded by Mr. Miller.

  There were no comments on the reviews.

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

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

- **ADJOURNMENT**
  Upon the motion of Mr. Tosti, seconded by Mr. Tokmajian, Mr. Donovan adjourned the meeting at 2:36 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Bryn-Erin Kerr began her new role as Director of Agricultural Land Preservation on September 22, 2025.

  To fill the two vacant planner positions created by the promotions of Jeremy Stoff to Senior Planner and Bryn-Erin Kerr to Director, we interviewed a total of eight candidates. We have extended and received acceptance of contingent offers for both positions. Samantha Niven will begin her role as a Planner on October 20, 2025. Abigail Thomas, who previously served as our summer intern in 2024, will officially join the team on January 12, 2026, following her graduation from West Chester University. We are excited to welcome both of them to the department.

  Additionally, Cassandra Goodmansen will assume the role of County Recycling Coordinator effective October 6, 2025. This transition will better align our recycling efforts with our broader sustainability initiatives.

- **Perkiomen Flood Mitigation Project** – The draft study has been released and is available here.

- **Buckingham 325** – Dan Greiser and I attended the Buckingham 325 land preservation event on Friday evening, September 12, 2025. The event, facilitated by Buckingham Township Supervisor Maggie Rash, provided residents with an overview and history of the township's land preservation efforts. Dan and I had the opportunity to speak about the county's role in supporting agricultural preservation in partnership with the township.

- **Hazard Mitigation Plan (HMP)** – Staff and I continue our work on the HMP update, coordinating with the Michael Baker team led by Jessica Jahre. The annual meeting will be held on Friday, November 7, 2025.

- **ACT 167** – Our work on the Act 167 Plan continues and can be found here. Phase 2 field visits have been completed, and coordination with the consultant team is ongoing. Staff and I met with the consultants on September 29, 2025, to review project progress. The next Watershed Plan Advisory Committee (WPAC) meeting is scheduled for October 30, 2025, at 11:00 AM. Invitations will be sent to all 54 municipalities and relevant stakeholders.

- **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:

- Newtown Area Joint Zoning Council

Langhorne Borough Planning Commission – Continued working on a second traditional neighborhood development overlay district. Continued to work on an update to the borough's comprehensive plan.

New Britain Township Open Space Plan – Staff met with the township open space committee to discuss the draft plan. The committee will provide comments by the end of October.

New Hope Borough Comprehensive Plan – Continued working on the borough's comprehensive plan update. Prepared for Workshops 3A and 3B scheduled for September and October, respectively.

Newtown Area Joint Zoning Council – Began updating the sign regulations in the Newtown Area Joint Zoning Ordinance. Draft sign definitions were prepared and discussed with the council at their September monthly meeting.

Nockamixon Township Comprehensive Plan – Staff continued working on the township's comprehensive plan update and presented the hazard mitigation chapter and recommendations to the Nockamixon Township Planning Commission.

Plumstead Township Comprehensive Plan – Staff continued working on the second draft document of *Plumstead Forward*, the township's implementable comprehensive plan update.

Solebury Township Comprehensive Plan – Continued gathering background information and preparing draft material for the plan introduction and the focus areas for sustaining agriculture, preserving Solebury's character, and environmental stewardship and sustainability. A public forum on the topic of the future of the Route 202 corridor was held on September 17, 2025.

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:

16	Subdivision and Land Development Proposals
4	Sketch Plans
9	Municipal Plans and Ordinances
1	Sewage Facility Planning Modules
2	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff attended the following:

- GeoGov Summit
- Quarterly ArcGIS User Group Meeting

Department Header Website – Staff is working with IT to update the Bucks County Planning Commission website. The new website will be similar in style to the Parks Department page with navigation buttons on the front page. Staff met with various Planning Commission sections to discuss an overhaul of websites and what information will be brought over during the transition.

GeoGov Summit – Drew Heimark was a virtual panelist in a session titled *Centering Community Voices: Identifying Needs that Matter* at the GeoGov Summit. This session brought together leaders from federal, state, local, and tribal government to discuss critical needs in geospatial data, tools, and infrastructure.

Bucks County America250PA – Staff met with the America250 Bucks County Commission to discuss development of the Bucks County America 250PA Revolutionary War web map experience. Staff went through various map templates, discussed potential sites, and spoke about the process of building the map.

Sustainability

The sustainability staff attended the following meetings:

- Sustainable Energy Partnership board meeting
- Jingoli Construction Management & DCO meeting on county building energy audit
- **Solebury Township** Energy Transition Committee presentation
- Constellation Energy pre-assessment for county building energy audits

Transportation and Trails

The transportation and trails staff attended the following meetings:

- 2025 TASA Draft application review (Frosty Hollow Park Trail)
- 2025 TASA Draft application review (Green Street Complete Street)
- 2025 TASA Draft application review (River Road Trail)
- Agreement L00688 – NGT Core Creek CI TPD invoice submission
- Bucks County EV MPMS 82028 discussion
- Bucks/Montgomery County Bike Summit Coordination Meeting
- Croydon Woods County Held Conservation Easement Meeting
- Delaware River Bridge Project Virtual Public Officials Meeting
- Doylestown Bike and Hike Meeting
- DVRPC Board and Executive Meeting
- DVRPC PA TIP Subcommittee Meeting
- DVRPC Project Phone Book Meeting: Bucks and Montgomery Counties
- DVRPC Regional Technical Committee Meeting
- Joint NJ & PA TCDI Meeting
- Langhorne-Yardley Road Intersection Improvements – Coordination Call
- MPMS 107636 - NGT Status Update Meeting
- PA Greenway and Trail Summit (Harrisburg, PA)
- Progress Meeting ECMS 110773 (Core Creek Park)
- Protect Railbanks against Congressional Attack Meeting
- RVZ Steering Committee Meeting
- Solebury SR 0202 Workshop
- TASA Draft application review (Taylorsville Road Sidewalk and Drainage Project)
- US1 (Roosevelt Blvd.) Long Term Improvement Status Update

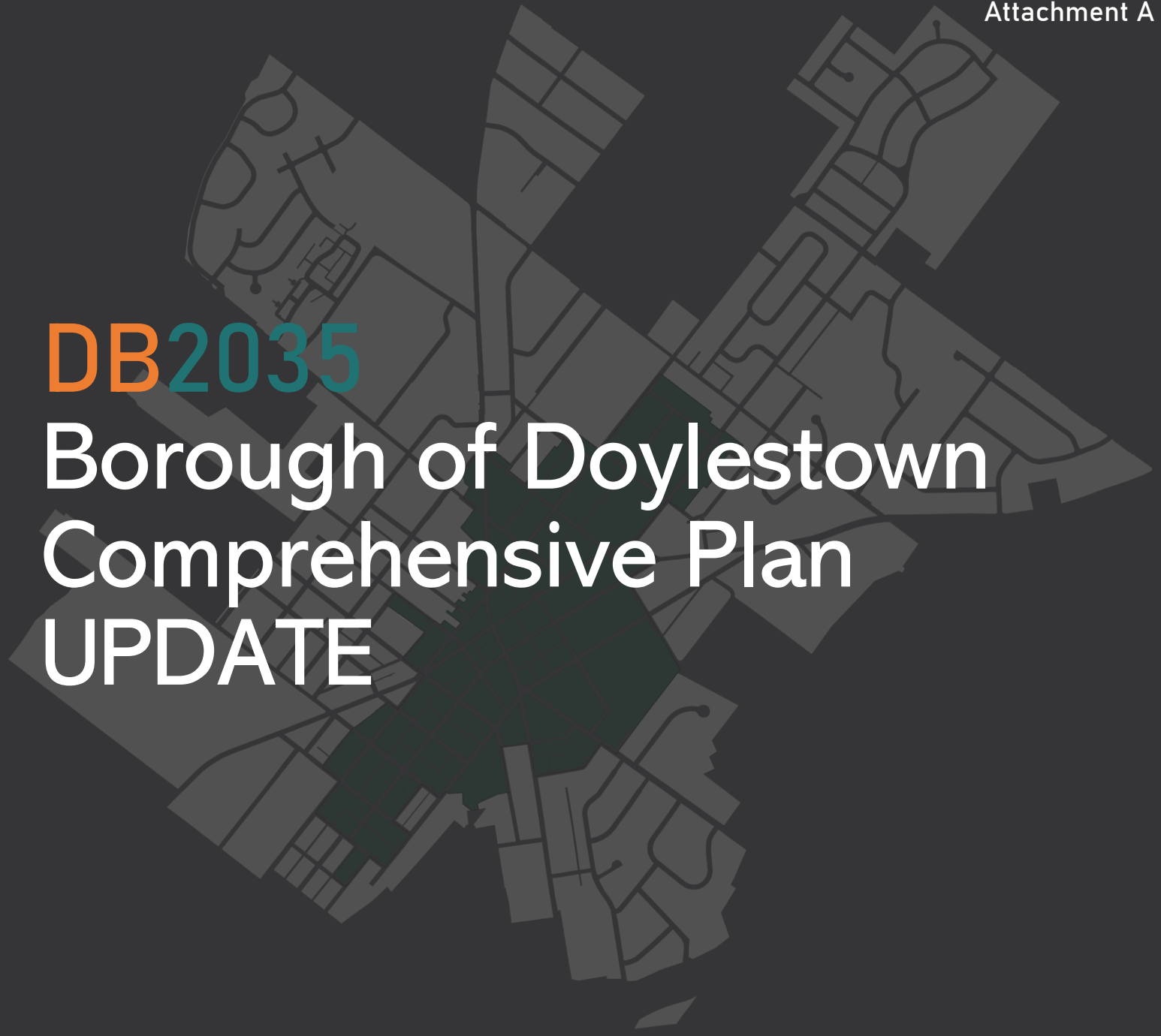
The Transportation and trails staff are developing a TASA application to fund the construction of the Frosty Hollow Trail. The staff is also assisting the Doylestown Bike and Hike Committee with the updating of their Bike Network Map.

Attachment A

Comprehensive Plan Overview

September 2025

DB2035 Borough of Doylestown Comprehensive Plan UPDATE



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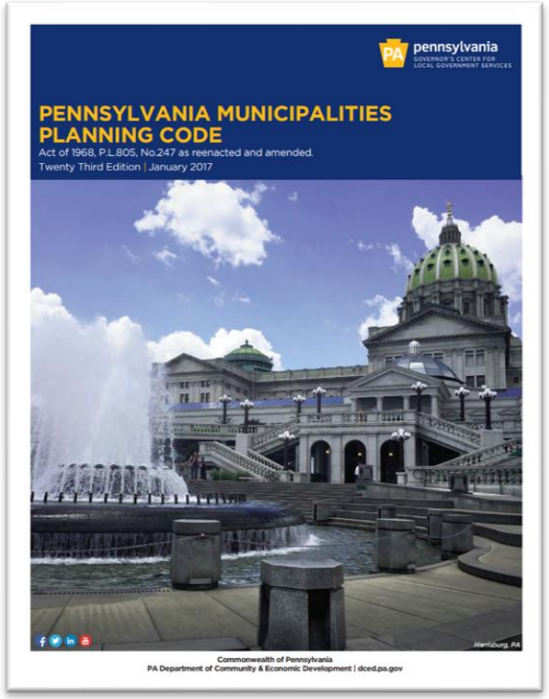
What is DB2035?

DB2035 is Doylestown's new comprehensive plan. Comprehensive plans are municipal land use plans that help communities make decisions on priorities such as zoning, transportation improvements, and historic resources planning.

Comprehensive Plan VS Implementable Comprehensive Plan



A guide to future decision-making for municipal actions;

Developed in accordance with the Pennsylvania MPC.

Seek to identify solutions to local and regional problems through a community-based planning process

Bases its structure around the most important issues to the community

Meet with MPC requirements by backfilling this information into the remainder of the plan

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Implementable Plan

DB2035 Plan Process

- Where are we as a community?
- What do residents love about Doylestown Borough? What are residents concerned about most?
- What is our vision of the future? How can we get there?
- What can we do to meet these challenges and carry out our vision of the future?

DB2035 Plan Process

Plan Development

- Data Collection
- Planning Commission Meetings
- Plan Development
- Draft Review
- Adoption

Public Outreach

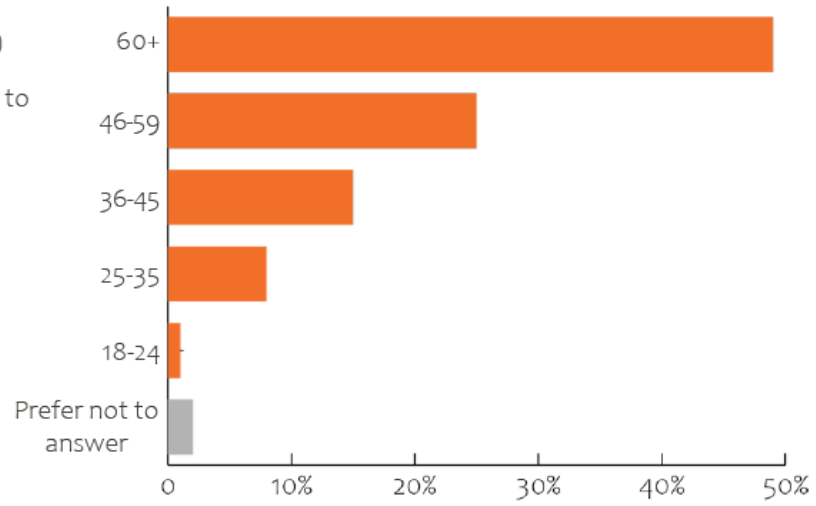
- Resident Survey
- Project Website
- Workshops
  - Identifying Community Issues
  - Organizing Teams and Visioning
  - Solutions and Choices
- Public Meeting

Resident Survey

Participants' Gender

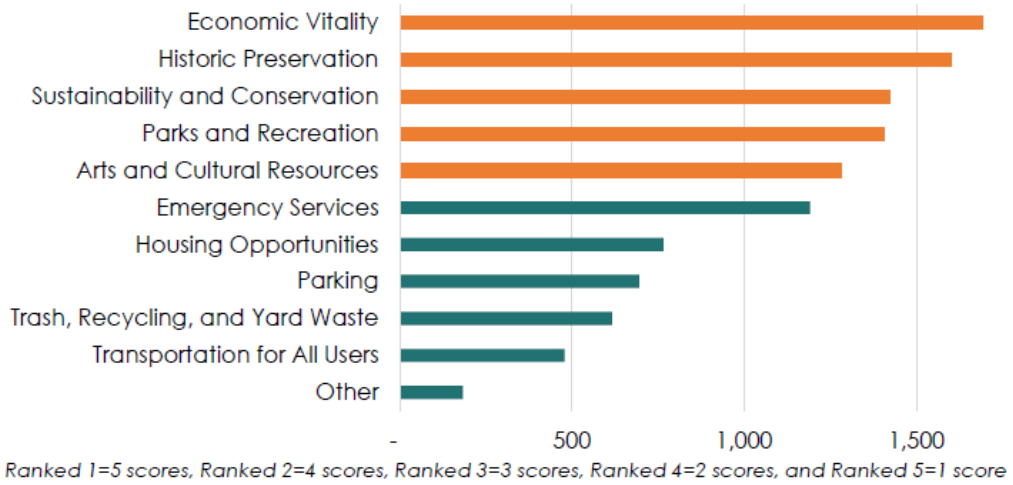
Participants' Residency

Participants' Age



Survey Participants Place of Residence

Doylestown Borough Resident Survey Priority Ranking



Ranked 1=5 scores, Ranked 2=4 scores, Ranked 3=3 scores, Ranked 4=2 scores, and Ranked 5=1 score

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Workshops

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Community Findings

A Densely Populated and Aging Community

Median Age, 2010-2022

	2010	2020	2023
DB	46	48	51
BC	42	44	44

US ACS Estimates, 2010, 2020, and 2023. Years Old

Population Density, 2020 persons/square mile

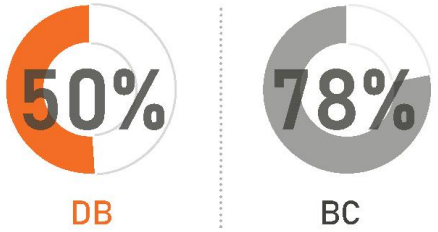
Doylestown Borough
3,879 pers/SQMI

Bucks County
1,070 pers/SQMI

U.S. Census 2020.

A Desirable Housing Market

Owner Occupied Housing, 2023



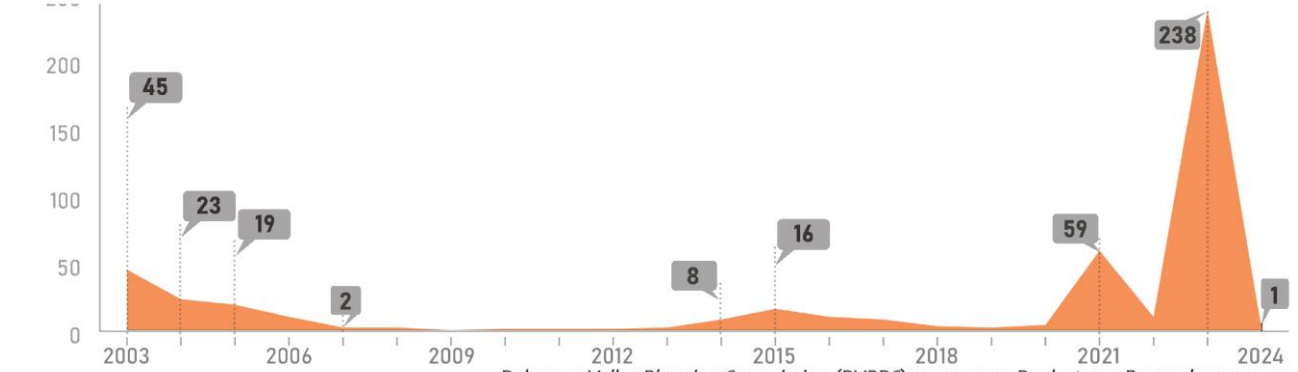
Average Housing Price of Properties Sold, 2023

DB $797K

BC $530K

HomExpert Market Report, 2023

New Constructed Housing Units, 2000-2022



Delaware Valley Planning Commission (DVRPC), 2003-2020; Doylestown Borough 2021-2024.

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Community Findings

A Working Professional Community

Doylestown Borough Careers, 2023

81% White Collar

12% Services

6% Blue Collar

Daytime and Nighttime Population, 2023

17,423 Persons — Workers and residents

ESRI, 2023.

8,338 Residents

ACS Estimates, 2023.

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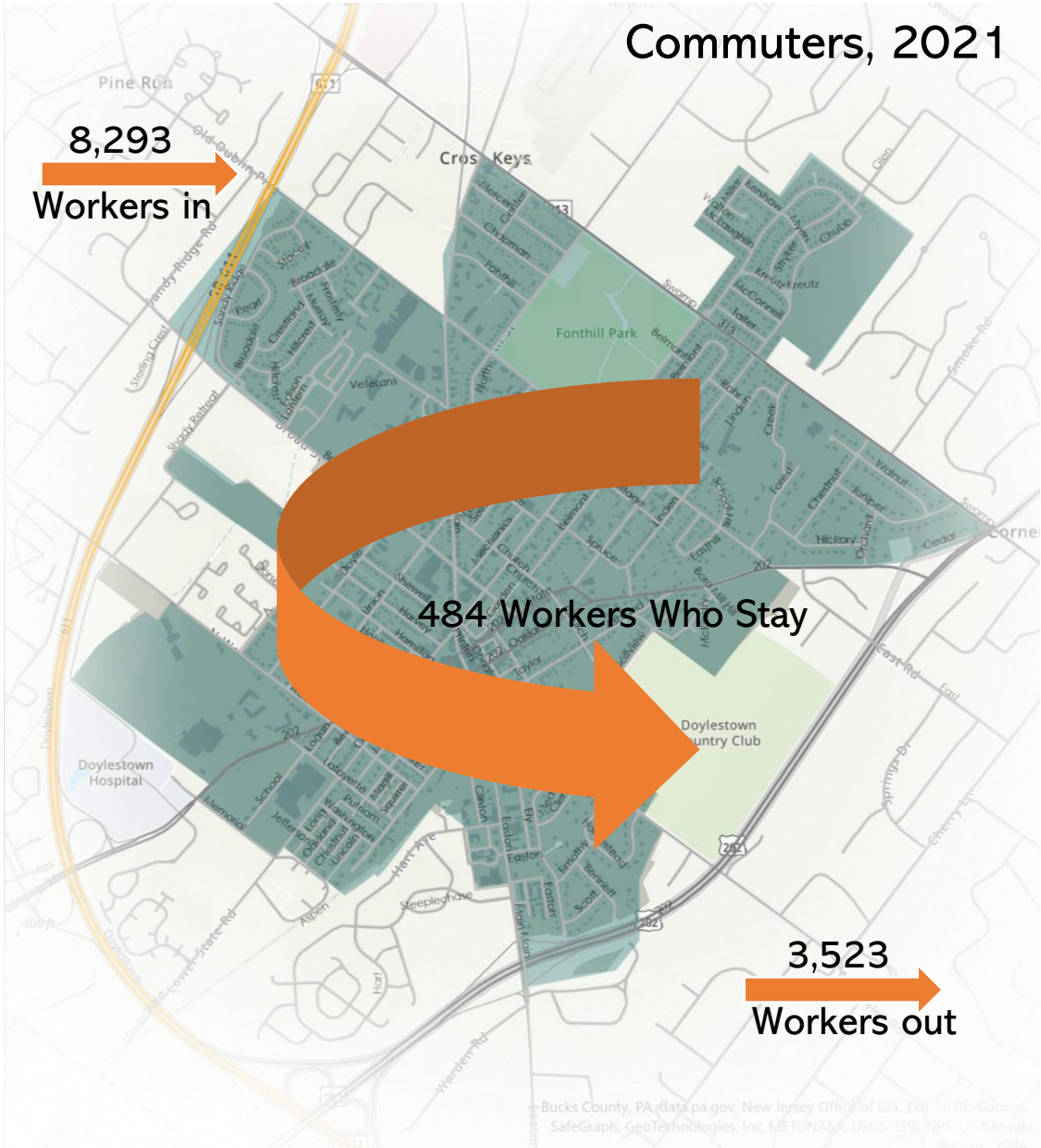
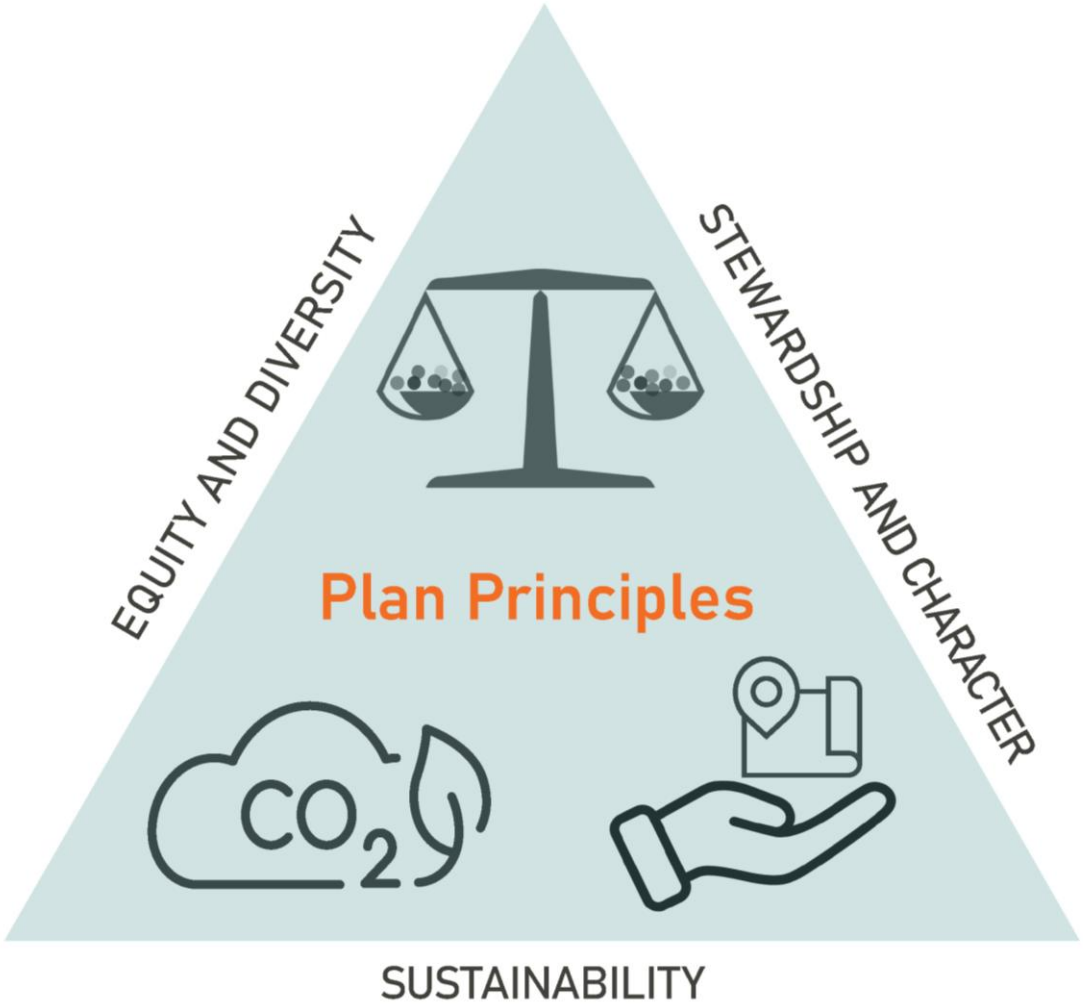


Plan Vision

Community Values

- Our actions are sustainable, and we are stewards of the environment.
- We value people and places over cars and roads.
- Our neighborhoods have character and sense of place.
- We have a sense and appreciation for history.
- There is cultural diversity, inclusion, and equity.

Plan Principles



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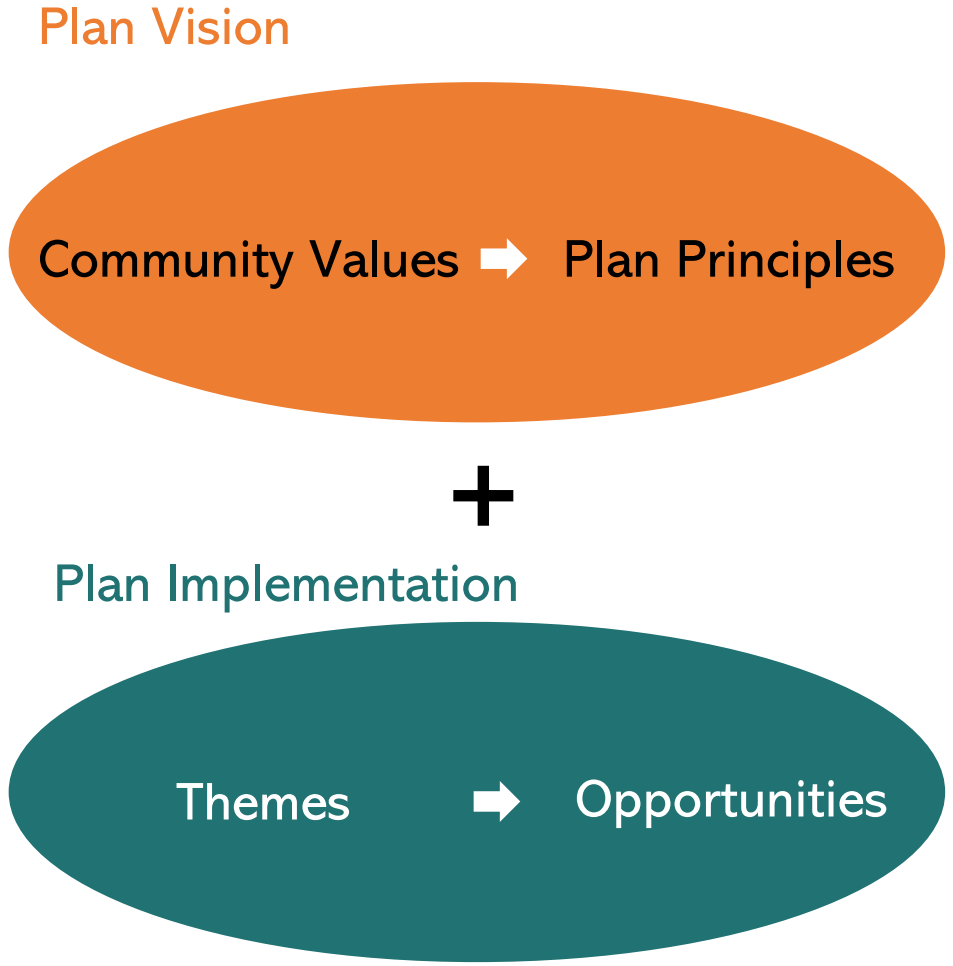
Plan Themes

1. Community Character and History
2. Economic Opportunity and Diversity
3. Housing Diversity and Attainability
4. Mobility and Connections
5. A Sustainable Community
6. A Center of Civic, Cultural, and Recreational Activity



THEME 01. COMMUNITY CHARACTER AND HISTORY

Theme Goals

- **Educate and promote the positive economic benefits and environmental impact of historic preservation policy and practices**
- **Coordinate with historic preservation organizations to enhance existing policies and programs**
- **Implement a detail-oriented approach to historic preservation**
- **Improve the overall look of the central business district streetscape**

Doylestown Borough is known for its rich historic character, traditional street pattern, walkable business district, and tree-lined neighborhoods. It features well-preserved, historically significant 18th and 19th-century residences and buildings, including the Mercer Museum and Fountain House. The central business district, lined with shops and restaurants, reflects its small-town charm and community-focused atmosphere. Due to its character and strong sense of cultural identity, the Borough is both a center of tourism and a desirable place to live.

What We Heard

While the community survey results show a general satisfaction with the preservation of the Borough's historic features, participants in the workshops expressed multiple concerns, including the demolition of smaller houses to make room for larger, modern structures (teardowns), lack of funding for preservation efforts, and the need to preserve original materials and construction features through the Historical and Architecture Review Board (HARB). Participants also desired an improvement in streetscapes by improving walkability and bike-ability, adding green spaces, providing appropriate outdoor seating, and ensuring new buildings are appropriately scaled and designed.

Historic Duplex at East Oakland Avenue

Survey Results

87%

were either strongly satisfied or satisfied with the preservation of the Borough's historic features.

74%

strongly agreed or agreed that the Borough should continue to protect its historic character, including the regulation of demolitions and the expansion of the historic district.

DRAFT

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Example Theme

THEME 01. COMMUNITY CHARACTER AND HISTORY

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BCPC Bucks County Planning Commission

Example Theme

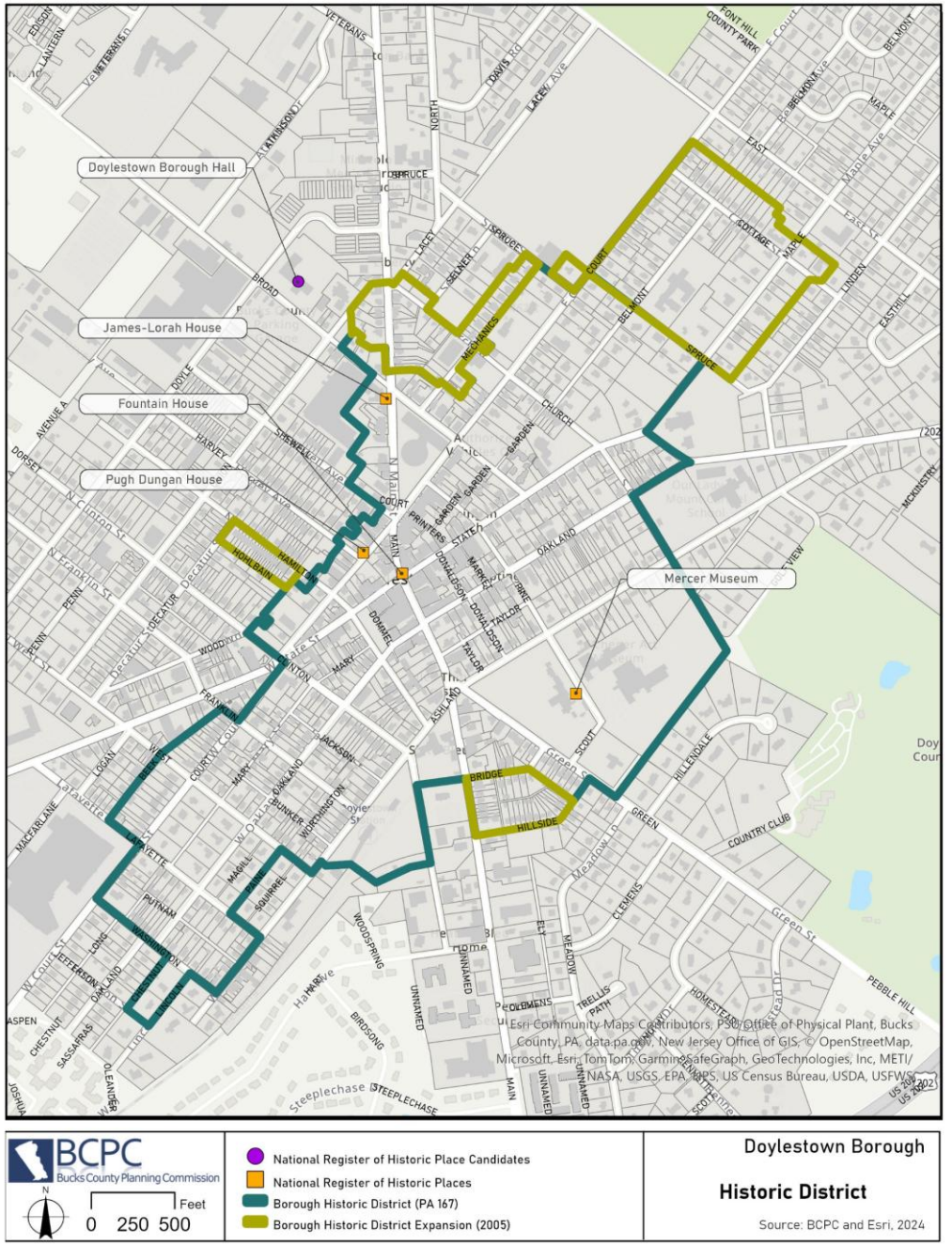
The Borough has several National Register of Historic Places resources. Doylestown Borough Hall (the former PennDOT Maintenance Building) is eligible for inclusion on the register.

Where We Are

Doylestown Borough's commitment to recognize and preserve its buildings, character, and resources has its origins in the early 1960s when the 1877 Victorian County Courthouse was demolished and replaced by a new county administration building and courthouse rotunda. The loss of the old courthouse and other significant historic buildings was upsetting for many residents and in the intervening years the Borough has worked hard to maintain and enhance its historic character.

Doylestown Borough's main tool in protecting its historic resources is its Act 167 historic district. The Doylestown Borough Historic District was created by ordinance in 1970 and was expanded in 1982, 1984, and 2005. The historic district ordinance defines the boundaries of the historic district, establishes a historical architectural review board (HARB), and sets administrative and regulatory procedures for enforcement. HARB review is required for exterior building changes, additions, new construction, demolition, and signs, within the designated historic district. The HARB reviews applications for and provides recommendations to Borough council to approve or deny a certificate of appropriateness for the work.

As recommended by the 1997 comprehensive plan, the *Doylestown Community Design Guidelines* were developed to provide design guidance for physical improvements in the historic district and areas outside of the district. These guidelines—which include standards for building orientation and siting, scale, and massing, roofs and walls, storefronts and entrances, windows and shutters, signage and materials, landscaping and streetscaping, and parking lots—are intended to help applicants to develop improvement plans that reflect good urban design. These guidelines are also intended to help HARB in their evaluation of applications for qualified improvements in the historic district. However, the community design guidelines have not always been effective in ensuring development and improvements occurring outside the historic district have been complementary in design and character.



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N

0 250 500 Feet

- National Register of Historic Place Candidates
- National Register of Historic Places
- Borough Historic District (PA 167)
- Borough Historic District Expansion (2005)

Doylestown Borough

Historic District

Source: BCPC and Esri, 2024

Example Theme

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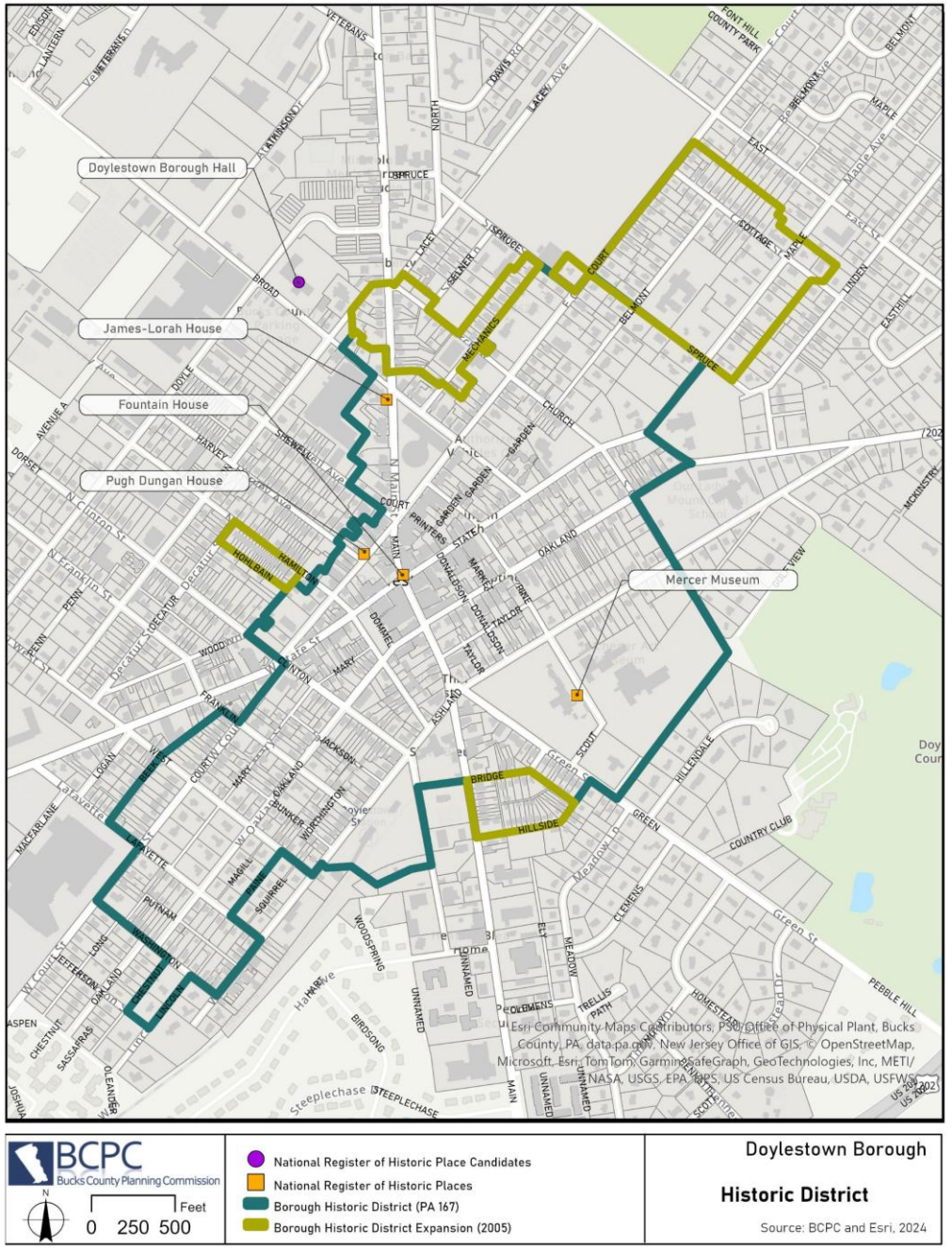

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Example Theme

Doylestown Borough
Community Design Guidelines

OPPORTUNITY

Improve Public Guidance and Enforcement

While concise and well-illustrated, the Community Design Guidelines are limited in scope to what is considered good design in preserving the Borough's character and what is inappropriate. The guide also does not detail appropriate materials or account for more recent advancements in the durability and suitability of material substitutes.

An updated community design guide could provide a more detailed guide to preserving the Borough's historic character, including design and materials appropriate to specific periods and architectural styles. These updated design guidelines could serve as an umbrella document for historic preservation efforts, enforcement, and public outreach. For example, brochures could be created that describe appropriate materials and include pre-approved materials, such as roof shingles, siding, and windows, reducing the need for owners to come before HARB for approval.

"Zoning ordinances... may permit, prohibit, regulate, restrict and determine... [the] protection and preservation of natural and historic resources..."

The Pennsylvania Muncipalities Planning Code, Section 603(b)(5)

While there are data from the 1984 National Register nomination, maps depicting the historic district and footprints of structures, at present the Borough does not have a comprehensive historic resources survey. An updated historic resources survey would be complementary to the design guidelines and assist with enforcement of the historic district ordinance. The survey will provide photographs and details of each building in the historic district which can be useful for detecting violations.

Further community guidance intended to educate the public and property owners could be developed. For example, the process of obtaining a permit for work that requires HARB review can be daunting for some property owners. Educational materials that describe what an historic district is, why it's important, and also detail the process of obtaining of Certificate of Appropriateness (COA) would help property owners understand how the historic district works and encourage them to follow the required permitting process. Such materials could also educate property owners on the installation of alternative energy sources, such as solar panels.

Moreover, much of this community guidance could also be applied to areas outside the historic district. This would encourage homeowners make good design decisions when making improvements to their property and contribute to the overall character of the Borough.

The Borough could also explore using zoning to protect historic resources outside the historic district. Section 603(b)(5) of the Pennsylvania Municipalities Planning Code specifically grants municipalities the power to use zoning to protect natural and historic resources. Zoning provisions, such as regulating demolition, alterations, or construction of new buildings, could be crafted to protect and enhance historic resources not under the protection of the historic district.

Opportunity Champion:
Doylestown Borough
Planning Commission
Historical Architectural Review Board

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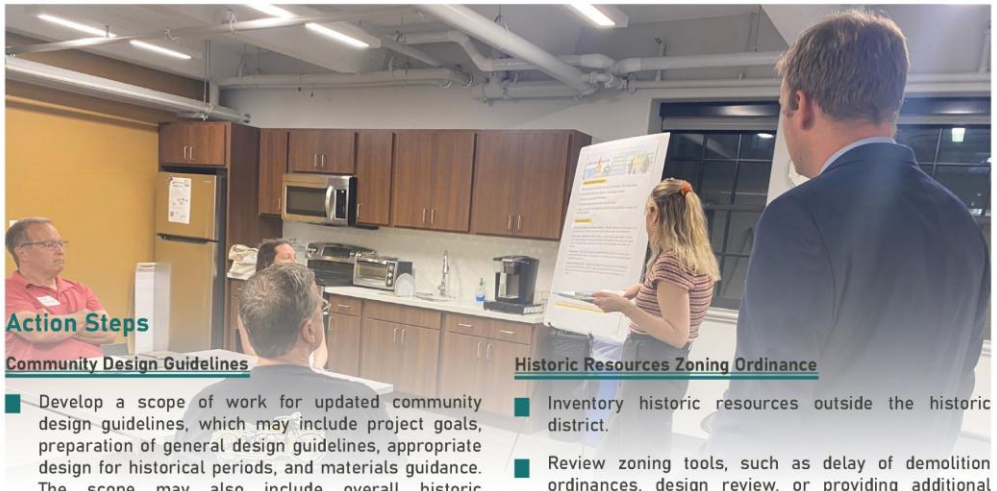

Action Steps

Community Design Guidelines

- Develop a scope of work for updated community design guidelines, which may include project goals, preparation of general design guidelines, appropriate design for historical periods, and materials guidance. The scope may also include overall historic preservation guidance in the form of an abbreviated historic preservation plan.
- Apply for grant funding. Keystone Historic Preservation Planning Grants are available to all municipalities, but CLG status increases the borough's chances of receiving these grants.
- Hire a historic preservation consultant that is an architectural historian or an architect that specializes in historic preservation.
- Develop updated community design guidelines.

Historic Resources Survey

- Develop a scope of work for an historic resources survey, including project goals, fieldwork, preparation of historic resources database, and GIS mapping of resources.
- Apply for grant funding.
- Hire a historic preservation consultant.
- Develop historic resources survey.

Historic Resources Zoning Ordinance

- Inventory historic resources outside the historic district.
- Review zoning tools, such as delay of demolition ordinances, design review, or providing additional permitted uses, to be applied to historic resources.
- Draft and enact new historic resource zoning provisions.

Public Guidance

- Consider whether public guidance will be developed in-house or as a continuation of previous consultant work, depending on scope of work, including project goals, media type (brochure or online resources), and project phasing.
- Develop scope of work. Guidance materials may include:
  - History of the Borough
  - House types, periods, and architectural features
  - The historic district ordinance and map
  - The role of the Historic and Architectural Review Board
  - The Certificate of Appropriateness
  - Materials guidance
  - FAQs
- Develop public guidance

Resources

Certified Local Government Program https://www.pa.gov/en/agencies/phmc/historic-preservation/clg-program/how-to-become-a-clg.html
Pennsylvania Historical and Museum Commission Grant Funding https://www.pa.gov/en/agencies/phmc/historic-preservation/grants-and-funding.html

DRAFT

Example Theme

Doylestown Borough
Community Design Guidelines

OPPORTUNITY

Improve Public Guidance and Enforcement

While concise and well-illustrated, the Community Design Guidelines are limited in scope to what is considered good design in preserving the Borough's character and what is inappropriate. The guide also does not detail appropriate materials or account for more recent advancements in the durability and suitability of material substitutes.

An updated community design guide could provide a more detailed guide to preserving the Borough's historic character, including design and materials appropriate to specific periods and architectural styles. These updated design guidelines could serve as an umbrella document for historic preservation efforts, enforcement, and public outreach. For example, brochures could be created that describe appropriate materials and include pre-approved materials, such as roof shingles, siding, and windows, reducing the need for owners to come before HARB for approval.

"Zoning ordinances... may permit, prohibit, regulate, restrict and determine... [the] protection and preservation of natural and historic resources..."

The Pennsylvania Muncipalities Planning Code, Section 603(b)(5)

While there are data from the 1984 National Register nomination, maps depicting the historic district and footprints of structures, at present the Borough does not have a comprehensive historic resources survey. An updated historic resources survey would be complementary to the design guidelines and assist with enforcement of the historic district ordinance. The survey will provide photographs and details of each building in the historic district which can be useful for detecting violations.

Further community guidance intended to educate the public and property owners could be developed. For example, the process of obtaining a permit for work that requires HARB review can be daunting for some property owners. Educational materials that describe what an historic district is, why it's important, and also detail the process of obtaining of Certificate of Appropriateness (COA) would help property owners understand how the historic district works and encourage them to follow the required permitting process. Such materials could also educate property owners on the installation of alternative energy sources, such as solar panels.

Moreover, much of this community guidance could also be applied to areas outside the historic district. This would encourage homeowners make good design decisions when making improvements to their property and contribute to the overall character of the Borough.

The Borough could also explore using zoning to protect historic resources outside the historic district. Section 603(b)(5) of the Pennsylvania Municipalities Planning Code specifically grants municipalities the power to use zoning to protect natural and historic resources. Zoning provisions, such as regulating demolition, alterations, or construction of new buildings, could be crafted to protect and enhance historic resources not under the protection of the historic district.

Opportunity Champion:
Doylestown Borough
Planning Commission
Historical Architectural Review Board

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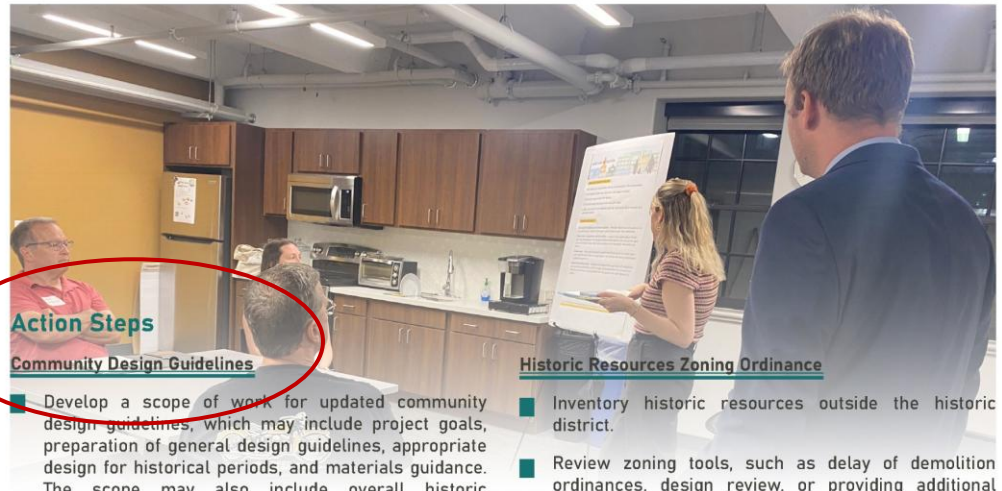

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DRAFT

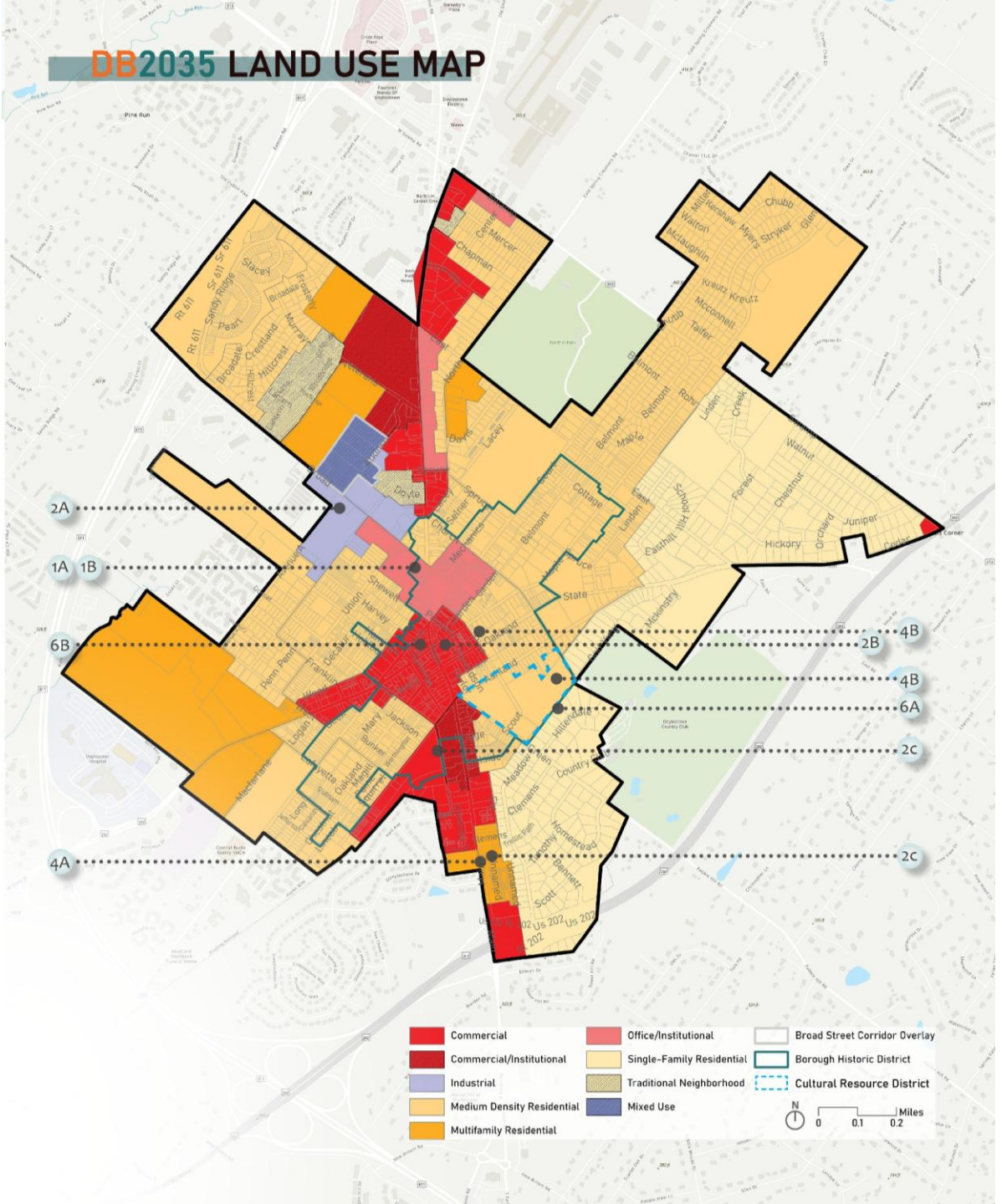
Example Theme

Future Land Use

The DB2035 Land Use Vision provides a physical framework for land use planning in Doylestown Borough.

The land use and economic development strategy established by the zoning ordinance and zoning map is exemplified by the DB2035 Land Use Map.

Future zoning actions, including amendments and variances, should be consistent with the DB2035 Land Use Map.



BCPC
Bucks County Planning Commission

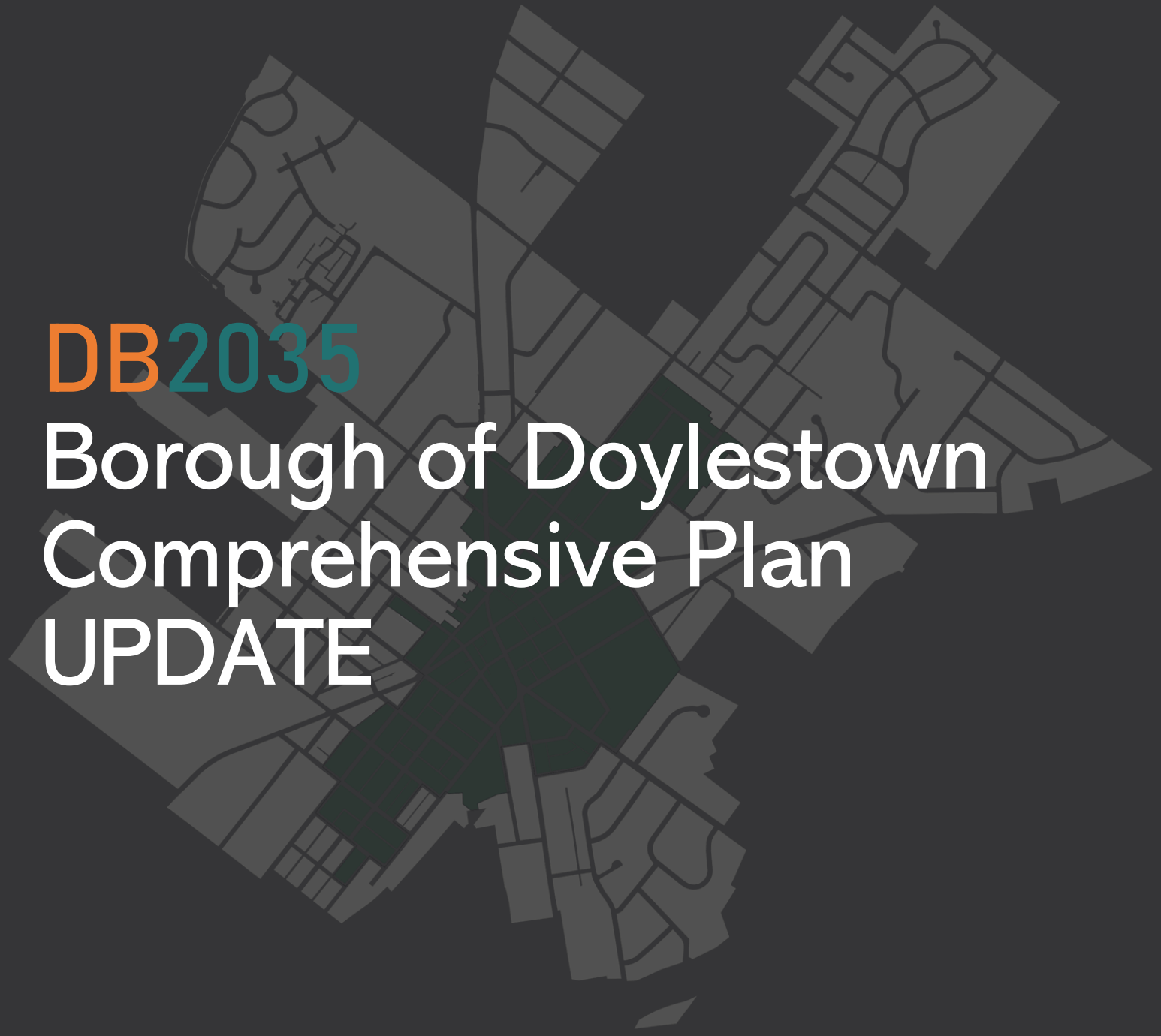
Appendices

- MPC Consistency
- Resident Survey Results
- Detailed Community Findings

Comprehensive Plan Overview

September 2025

DB2035 Borough of Doylestown Comprehensive Plan UPDATE



BCPC Bucks County Planning Commission

Bucks County Planning Commission

Municipal Reviews

October 8, 2025

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Falls Township	13-25-SD1	25-0237	Pennsbury School District	13-15-175; 13-15-175-1; 13-18-3; 13-18-3-1; 13-18-3-3; 13-18-3-5; 13-18-3-7; 13-18-22; 13-18-25	Preliminary Land Development
Hilltown Township	15-25-1(P)	25-0259	Front Porch Cohousing	-	Zoning Ordinance Amendment: Collaborative Living Community
Lower Makefield Township	20-22-1R	25-0256	Board of Supervisors	-	SALDO Amendment: Street Trees and Buffer Yards
Lower Makefield Township	20-25-3	25-0248	Board of Supervisors	-	Zoning and SALDO Amendment: Floodplain Regulations
Lower Makefield Township	20-25-4	25-0257	Board of Supervisors	-	SALDO Amendment: Tree Bank
Morrisville Borough	24-21-2R	25-0242	Borough Council	-	Zoning Ordinance Amendment: Smoke Shops and Tobacco Stores
New Britain Borough	25-25-2	25-0247	Borough Council	-	Zoning Ordinance Amendment: LI Light Industrial Uses and Regulations
New Hope Borough	27-25-1	25-0258	Borough Council	-	Zoning Ordinance Amendment: Rooftop Decks
Richland Township	36-25-4	25-0260	Board of Supervisors	-	Zoning Ordinance Amendment: Mixed-Use Development

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

UNOFFICIAL

MEMORANDUM

To: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #13-25-SD1
Preliminary Plan of Land Development for Pennsbury School District
TMPs #13-15-175; 13-15-175-1; 13-18-3; 13-18-3-1; 13-18-3-3; 13-18-3-5; 13-18-3-7; 13-18-22; 13-18-25
Applicant: Pennsbury School District
Owner: Same
Plan Dated: March 28, 2025
Last Revised: August 21, 2025
Date Received: August 22, 2025

In accordance with the provisions of Sections 305 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 October 8, 2025.

GENERAL INFORMATION

Proposal: Consolidate nine parcels to create a 118.54-acre (gross) site on which the Pennsbury High School campus is located. Redevelop the high school campus by constructing a new 497,000-square-foot high school, 7,150-square-foot bus maintenance garage, 1,837-square-foot transportation office, 2,400-square-foot field maintenance building, and 684-square-foot concession/bathroom building. Demolish the two existing high schools, elementary school, several accessory buildings, and parking areas. Public water and sewer serve the site.

Location: Along the northern side of Hood Boulevard between South Queen Anne Drive and New Falls Road. The 118.54-acre site has frontage along Hood Boulevard, South Queen Anne Drive, New Falls Road, Olds Boulevard, Hanford Road, Unity Drive, and Village Turn.

Zoning:

Falls Township—The IN Institutional District permits schools as a by right use on a minimum lot area of 40,000 square feet with a minimum lot width of 200 feet. A minimum frontage of 200 feet is

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

required on collector, arterial, or primary roads. The permitted maximum building coverage and maximum impervious surface coverage are 30 and 70 percent, respectively. A maximum building height of 50 feet is permitted.

Falls Township (TMP #13-18-3-5)—The NCR Neighborhood Conservation Residential District permits schools as a by-right use on a minimum lot area of 10,500 square feet with a minimum lot width of 80 feet. The permitted maximum building coverage and maximum impervious surface coverage are 35 and 50 percent, respectively.

Bristol Township (small portions of TMPs #13-15-175 and 13-18-3)—The R-1 Residence District permits schools as a by-right use on a minimum lot area of 10,000 square feet with a minimum lot width of 75 feet.

Present Use: School campus

COMMENTS

1. **Requested waivers**

   a. **Subdivision and land development ordinance**—The plan and related correspondence indicate waivers from the following requirements of the subdivision and land development ordinance (SALDO) are requested:

   Section 191-18.1.
   to allow concurrent preliminary and final plan approval; the application indicates that the requirements of Sections 191-78, 191-80, and 191-81 will be met

   Section 191-37.(G)(1)
   from providing an island for every 20 parking spaces in a row; the application indicates that islands consisting of 10- and 20-feet-wide are proposed between each double-loaded parking aisle which provides more green space and allows trees to be distributed more regularly through the parking lot, and a waiver is requested to accept the parking lot island layout as depicted on the plans

   Section 191-37.(G)(3)
   from providing 10-foot-wide islands between double-loaded rows of parking with a sidewalk, shade trees, and lighting; the application indicates that islands are not proposed in the bus maintenance or bus loading areas to allow for better bus access and parking, and a waiver is requested to accept the plan as submitted relative to parking lot island, sidewalks, lighting and shade trees

   Section 191-44.(D)
   to allow grading within 5 feet of the property lines; the application indicates grading within 5 feet of property lines is needed for sidewalks, driveways, and an area along the northern side of the site

   The final plan should note all granted waivers.

   b. **Stormwater management ordinance**—The plan and related correspondence indicate that the applicant is requesting a waiver from the following requirement of the stormwater management ordinance:

Section 187-13.(C)4
from providing a minimum freeboard of 1 foot in all inlets; the application indicates it has been determined that no inlets overtop for a 100-year storm event and a partial waiver is requested to allow the freeboard(s) as presented in the Post Construction Stormwater Management Analysis Report to be acceptable

Since this is a stand-alone ordinance, relief for 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.

c. **Tree protection standards ordinance**—The plan and related correspondence indicate that the applicant is requesting a waiver from the following requirement of the tree protection standards ordinance:

Section 199-4
from providing a tree survey plan identifying all trees and denoting each tree as to be saved or destroyed and to provide a replacement tree or trees for every healthy tree with a breast height diameter of 6 inches or more that is being removed; the application indicates the landscape plans provide 152 shade trees in addition to required street and parking lot trees and the plan shows the area of the tree canopy to be removed, and a waiver is requested so that a tree survey plan and replacement tree calculations are not required

Since this is a stand-alone ordinance, relief for 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. **Right turn lane**—The traffic impact study indicates that a right turn lane is warranted for the signalized Hood Boulevard driveway. It appears that the queues could extend beyond the school's frontage along Hood Boulevard and may impact the driveway for the adjacent property. Therefore, we recommend a right-turn lane be provided from Hood Boulevard onto the site.

3. **Off-street parking**

a. **Parking area buffer**—Section 209-42.B.(1) of the zoning ordinance requires a clustered planting of dense plant material not less than 4 feet in height and 10 feet in width between the off-street parking areas and any lot line or street line, except where a building intervenes or where the distance between such area and the lot line or the street line is greater than 150 feet. The landscape plans show proposed plantings for portions of the parking area buffer and existing vegetation in the remaining buffer area. Township officials should determine if the existing vegetation provides an adequate buffer.

b. **Parking space setback**—Section 191-37.B. of the SALDO requires that no less than 15 feet of open space shall be provided between the curbline of any uncovered parking area and the outside wall of any building. Parking spaces are located within 15 feet of the office building and bus maintenance garage on the east side of the site.

c. **Street tree location**—Section 191-48.D. of the SALDO requires street trees to be located no closer than 30 feet from the intersection of the street right-of-way lines nor within 15 feet of a driveway entrance. A tree is proposed at the intersection of the easternmost driveway with Hood Boulevard that is within 15 feet of the driveway and also encroaches on the clear sight triangle.

4. **Landscape plan**

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

   b. **Required number of street trees**—Plan sheets 58 through 66 include landscaping calculations for the required number of street trees. The plan indicates a total of 122 street trees are required for the project, but based on plan information, our calculations indicate that 138 street trees are required. Further, the plan indicates that only 109 street trees are provided. That is 29 fewer street trees than required. We recommend that the plan be revised to indicate the correct number of required trees in the calculations and show all required trees on the landscape plan.

   c. **Parking lot islands**—Rather than planting turf, we recommend the long parking lot islands be planted with a low-growing perennial groundcover and shrub groupings. This will reduce the need for maintenance and provide better biodiversity and heat island reduction.

   d. **Gingko trees**—The landscape plan proposes gingko trees *(Gingko biloba)* around the parking lots. Gingko trees produce fruit which can be messy, especially in a parking lot setting. We recommend another more appropriate tree species be used, or a fruitless gingko variety, such as Autumn Gold, be specified.

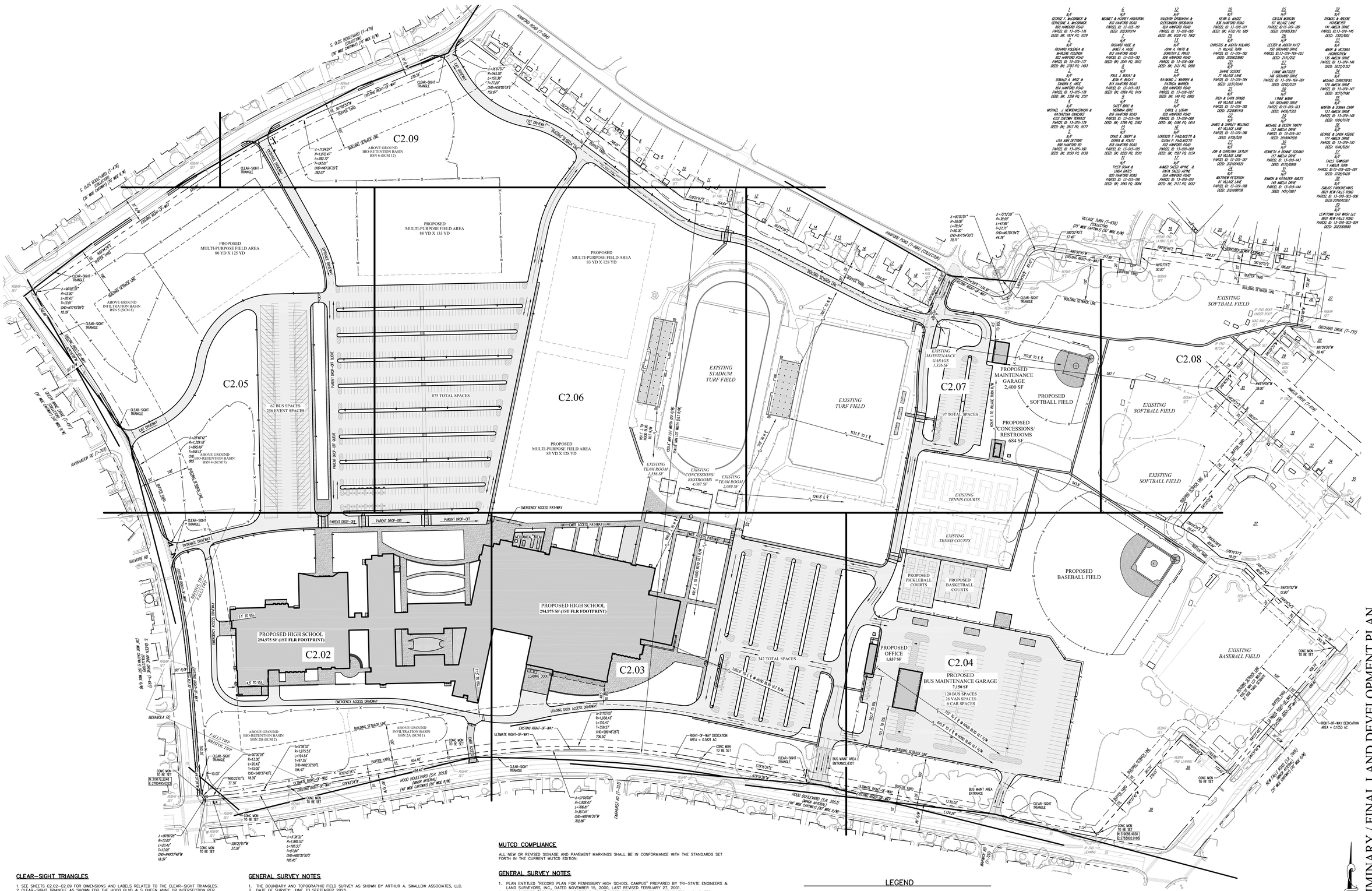
   e. **Ash trees**—The landscape plan proposes 41 green ash trees *(Fraxinus pennsylvanica 'Marshall's seedless')*. Due to the presence of the emerald ash borer (EAB) in Bucks County, we recommend replacing the green ash trees with another type of canopy tree from the township's tree list. The EAB is very destructive and once ash trees are infested, they will die without continuing insecticide treatment. Additionally, township officials should remove the *Fraxinus* species from municipal tree lists and consider developing a strategy for ash trees located in municipal parks and other public property.

   f. **Screening around dumpsters**—Section 191-51.H.(2) of the SALDO requires outdoor refuse collection stations be screened from view and landscaped. We recommend the plan be revised to provide the required landscaping around the collection stations.

We would appreciate being notified of the board of supervisors' decision regarding this matter.

MMW:emh
25-0237

cc: Tom Smith, Superintendent, Pennsbury School District (via email)
Shridhuli Solanki, Pennsbury School District (via email)
Terry DeGroot, PE, Terraform Engineering, LLC (via email)
Michael Strohecker, KCBA Architects (via email)
Kellie A. McGowan, Esq., Obermayer (via email)
Joseph G. Jones, PE, Jones Engineering Associates, Falls Township Engineer (via email)
Matthew Takita, Falls Township Manager (via email)
Diane Beri, Falls Township Planning & Zoning, Administrative Assistant (via email)
Rose Molle, Falls Township Executive Administrative Assistant (via email)
Michael Clarke, Esq., Rudolph Clarke, LLC, Falls Township Solicitor (via email)
Randee J. Mazur, Bristol Township Manager (via email)



CLEAR-SIGHT TRIANGLES

1. SEE SHEETS C2.02–C2.09 FOR DIMENSIONS AND LABELS RELATED TO THE CLEAR-SIGHT TRIANGLES.
2. CLEAR-SIGHT TRIANGLE AS SHOWN FOR THE HOOD BLVD & S QUEEN ANNE DR INTERSECTION PER BRISTOL TWP REQUIREMENTS. 130 FEET FROM THE INTERSECTION OF THE CENTERLINES, ALONG EACH OF THE STREET CENTERLINES.
3. CLEAR-SIGHT TRIANGLE AS SHOWN FOR THE ENTRANCE DRIVEWAY ALONG S QUEEN ANNE DR PER BRISTOL TWP REQUIREMENTS. 10 FEET FROM THE INTERSECTION OF THE DRIVEWAY & STREET CURB LINES, ALONG EACH OF THE CURB LINES.
4. CLEAR-SIGHT TRIANGLES AS SHOWN FOR THE DRIVEWAYS ALONG S OLDS BLVD, THE EXIT DRIVEWAY ALONG S QUEEN ANNE DR, VILLAGE TURN, & HOOD BLVD, PER FALLS TWP REQUIREMENTS.
   - S OLDS BLVD – 36 FT WIDE CARTWAY; 70 FT WIDE R/W; COLLECTOR –
     - 15 FT FROM CURB LINE @ DRIVEWAY CENTERLINE, 530 FT ALONG STREET CENTERLINE
   - S QUEEN ANNE DR – 36 FT WIDE CARTWAY; 60 FT WIDE R/W; COLLECTOR –
     - 15 FT FROM CURB LINE @ DRIVEWAY CENTERLINE, 530 FT ALONG STREET CENTERLINE
   - VILLAGE TURN – 24 FT WIDE CARTWAY; 50 FT WIDE R/W; COLLECTOR –
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   - HOOD BLVD – 48 FT WIDE CARTWAY; 80 FT (EX), 90 FT (PR) WIDE R/W; PRINCIPAL ARTERIAL ST –
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   - S QUEEN ANNE DR – 36 FT WIDE CARTWAY; 60 FT WIDE R/W; COLLECTOR –
     - 15 FT FROM CURB LINE OF INTERSECTING STREET @ STREET CENTERLINE, 530 FT ALONG INTERSECTING STREET CENTERLINE

GENERAL SURVEY NOTES

1. THE BOUNDARY AND TOPOGRAPHIC FIELD SURVEY AS SHOWN BY ARTHUR A. SWALLOW ASSOCIATES, LLC.
2. DATE OF SURVEY: JUNE TO SEPTEMBER 2023.
3. A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
4. HORIZONTAL DATUM: PA STATE PLANE, SOUTH ZONE, NAD 83, (2011) EPOCH 2010.00.
5. VERTICAL DATUM: NAVD88.
6. THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
7. TOPOGRAPHIC FEATURES SHOWN BASED ON TOPOGRAPHIC MAP PREPARED BY COOPER AERIAL SURVEY CO. INC. FROM PHOTOGRAPHY FLOWN ON JULY 5, 2023.
8. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT COMPLY WITH NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA) FOR A CONTOUR INTERVAL OF 1–FOOT AND A MAP SCALE OF 1"= 50'.
9. UNDERGROUND UTILITY LOCATION ARE SHOWN BASED ON DATA LOCATED BY GROUND PENETRATING RADAR SYSTEMS, LLC. AND FIELD SURVEY.
10. A RIGHT–TO–KNOW REQUESTED WAS SUBMITTED TO BRISTOL TOWNSHIP ON JUNE 21, 2023. THEY RESPONDED WITH NO INVOLVEMENT ON THIS PROJECT.
11. A RIGHT–TO–KNOW REQUESTED WAS SUBMITTED TO FALLS TOWNSHIP ON JUNE 21, 2023. PER TOWNSHIP NO PLANS CAN BE SENT DUE TO COPY RIGHT LAW. WE REVIEWED DOCUMENTS AT FALLS TOWNSHIP BUILDING.
12. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT. THE PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
13. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATION 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 THE PLAN PREPARER.
14. 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.

GENERAL SURVEY NOTES

1. PLAN ENTITLED "RECORD PLAN FOR PENNSBURY HIGH SCHOOL CAMPUS" PREPARED BY TRI–STATE ENGINEERS & LAND SURVEYORS, INC., DATED NOVEMBER 15, 2000, LAST REVISED FEBRUARY 27, 2001.
2. PLAN ENTITLED "RECORD PLAN – ENTIRE CAMPUS", PREPARED BY GILMORE & ASSOCIATES, INC., DATED NOVEMBER 13, 2003.

GENERAL PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MUNICIPAL CODES, ORDINANCES, STANDARDS AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH PADOT 408 OR MUNICIPAL STANDARDS, WHICHEVER REQUIREMENT(S) IS/ARE MORE RESTRICTIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS AT A LEGAL OFF–SITE LOCATION.
4. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES. DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.
5. THE CONSTRUCTION DETAILS ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE MUNICIPALITY, AND THAT INCORPORATION OF PORTIONS OR ALL OF THE MUNICIPAL STANDARD CONSTRUCTION DETAILS ON THE PLANS CONSTITUTE AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
6. THE GC SHALL PERFORM ANY/ALL TRAFFIC CONTROLS IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
7. EXISTING PAVING SHALL BE SAWCUT AS NECESSARY TO RECEIVE NEW PAVING, CURBING, UTILITIES, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT PAVEMENT RESTORATION FOR ALL DISTURBANCE WITHIN ANY PUBLIC STREET. PROVIDE FULL DEPTH PAVEMENT REPAIR IN ALL AREAS OF DISTURBANCE TO EXISTING PAVEMENT.
8. THE LIMITS OF CURB AND SIDEWALK (WHERE PROPOSED CONNECTS TO EXISTING) AS SHOWN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND CURB AND SIDEWALK RECONSTRUCTION TO THE NEXT NEAREST EXISTING JOINT AND SHALL MATCH THE EXISTING SIDEWALK SCORING PATTERN. ALL CURB, SIDEWALK, AND RAMP CONSTRUCTION SHALL MEET CURRENT ADA REQUIREMENTS.
9. CONTRACTOR SHALL REFER TO CURRENT PENNDOT STANDARDS (RC–67M) FOR THE BASIS OF RAMP DESIGNS. ALL CURB, SIDEWALK, AND RAMP CONSTRUCTION SHALL MEET CURRENT ADA REQUIREMENTS. THE GC SHALL PROVIDE AN AS–BUILT SURVEY AND A COMPLETED PENNDOT CS–4401 FORM FOR EACH ADA ACCESS RAMP.
10. THE CONTRACTOR SHALL COORDINATE PLAYGROUND EQUIPMENT INSTALLATION WITH THE OWNER. PLAYGROUND EQUIPMENT IS TO BE PURCHASED AND INSTALLED BY THE OWNER.
11. REFER TO ARCHITECTURAL PLANS FOR ALL SITE STAIR, RAILING, FENCE, WALL, SIGN, AND FLAGPOLE DETAILS.
12. NO MERCHANDISE, PRODUCTS, EQUIPMENT OR SIMILAR MATERIALS OR OBJECTS SHALL BE DISPLAYED OR STORED OUTSIDE.

MUTCD COMPLIANCE

ALL NEW OR REVISED SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE STANDARDS SET FORTH IN THE CURRENT MUTCD EDITION.

LEGEND

	EXISTING	PROPOSED
ADJOINING LOT LINE		
RIGHT–OF–WAY		
IRON PIN/CONCRETE MONUMENT	⊕ IP ⊠ CONC MON	
BUILDING RESTRICTION LINE		
EASEMENT		
FENCE		
SIGNS		
CURBING		DEP
PAVEMENT		FULL DEPTH / MILL & OVERLAY
CONCRETE		
BUILDING	EXISTING	PROPOSED
SYNTHETIC GRASS/SOFT PLAY		SYNTHETIC GRASS / SOFT PLAY MULCH
UTILITY POLE	"L" UP	UP
LIGHT POLE	SNGL DBL CAN	FLOOD BLRD

PA ONE CALL NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE–GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1–800–242–1776)."

THE SITE SERIAL #'S ARE 20231713811, 20231713812, & 20242701665

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TO WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1–800–242–1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE
-50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 100 ft.

KCBA Architects
Eight East Broad Street
Hatfield, PA
19440-1904
t 215 368 5806
kcba-architects.com

CONSULTANTS

Terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-6832
www.terraformengineering.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TERRY P. PREGRONT
ENGINEER
NO. 044553
PENNSYLVANIA

REVISIONS

MARK:	DATE:	DESCRIPTION
1	8/12/2025	FALLS TWP REQ COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

SITE PLAN

PENNSBURY HIGH SCHOOL
FOR THE
PENNSBURY SCHOOL DISTRICT
FALLS TOWNSHIP
BUCKS COUNTY, PA

JOB NO.	2673.00
DATE	03.28.2025
DWN. BY	TPD/JQM/KVA
SHEET NO.	22 of 109

C2.01

T:\PROJECTS\2402\PENNSBURY HS\DWGS\C2-SITE.DWG

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Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #15-25-1(P)
Proposal to Amend the Zoning Ordinance—Collaborative Living Community
Applicant: Front Porch Cohousing
Date Received: September 26, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 8, 2025.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance to create a new use, B11 Collaborative Living Community, and permit it as a conditional use in the RR Rural Residential District.

Proposed Zoning Provisions:

Amend Section 160-11 to add definitions for the following terms:

- Collaborating Living Community–A development intentionally designed and restricted to accommodate and foster a supportive environment for a neurodiverse population, encompassing both neurodivergent individuals (e.g., those with autism, Down syndrome, cerebral palsy, Fragile X syndrome, etc.) and neurotypical individuals (those with typical neurological functioning).
- Dedicated Access Units–A dwelling unit designed for and restricted to occupancy by neurodivergent individuals.
- Neighborhood Open Space–Open space that is enhanced for the benefit of the residents of the development and may include central greens, picnic areas, plazas, patios, community gardens, trails, tot lots, and other similar improved common areas and amenities.
- Neurodivergent Individuals–Persons with neurological differences, including but not limited to autism spectrum disorder, Down Syndrome, cerebral palsy, and other conditions that

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impact cognitive, developmental, or sensory functioning as recognized by medical or community standards.

- Neurodiverse Population–A group encompassing both neurodivergent individuals and neurotypical individuals.
- Neurotypical Individuals–Persons with typical neurological functioning.

Amend Section 160-22, Table of Use Regulations, to add B11 Collaborative Living Community as a use permitted by conditional use.

Add the following to Section 160-23, Use Type Regulations:

- (11) B11 Collaborative Living Community.
  - Base site area: Minimum of 3 acres, maximum of 15 acres
  - Frontage: Minimum frontage of 500 feet on State Route 113, also known as Souderton Pike
  - Maximum density: 6.0 dwelling units per acre based on base site area as calculated per Section 160-25.B.
  - Maximum building coverage: 20 percent of the net buildable site area
  - Maximum impervious surface: 45 percent of the net buildable site area
  - Minimum neighborhood open space: 15 percent of the base site area shall be developed as neighborhood open space. These open spaces, as described in the definitions, are amenities provided for the benefit of the residents and visitors of the Neuro-inclusive Cohousing Community. Neighborhood open space shall comply with the following:
    - Shall be centrally located
    - The community center and all residential buildings shall surround the neighborhood open space
    - Shall have a minimum dimension of 35 feet
    - Shall be located to the rear and side of the buildings surrounding the open space
    - Is not subject to the open space standards of Section 160-57
    - The requirement for recreational facilities as provided for in Section 140-47 shall not apply to Neuro-Inclusive Cohousing Communities
  - Minimum setbacks to principal buildings:
    - Front yard: 50 feet
    - Side yard (each): 25 feet
    - Rear yard: 75 feet
  - Maximum building height: 35 feet
  - Buffer yard: A Type 1 buffer yard shall be provided along all property lines of the tract and shall meet the requirements of Section 160-33 of this chapter. Buffer yards within a B11 Collaborative Living Community shall be available for stormwater management purposes.
  - This use may include multifamily dwellings, including the following dwelling types:
    - Townhouse-style (2-story) dwelling units
      - Maximum number of units per building: 8
    - Garden apartment dwelling units (flats)
      - Maximum number of units per building: 12
  - There shall be a minimum 15 feet distance between a parking lot and any dwelling unit, and a minimum 20 feet between a parking lot and any interior cartway.
  - Parking:
    - Two off-street parking spaces shall be provided per neurotypical dwelling unit, including dwelling units in the community center building.

- One off-street parking space shall be provided per neurodivergent dwelling unit.
- One off-street parking space shall be provided per 1,000 square feet of community center building floor area, excluding the floor area of storage areas and the floor area of dwelling units in the community center building.
- A minimum of 10 percent of the total number of required parking spaces shall be handicap accessible spaces.

- General Requirements
  - A community center shall be required as a permitted accessory use.
    - The community center shall contain at least three of the following facilities and may contain other socially beneficial spaces:
      - Fitness center
      - Computer room/technology hub
      - Private meeting spaces for service providers
      - Communal kitchen and dining area
      - Therapeutic garden/outdoor recreation space
    - A community center may not contain more than two dwelling units restricted to occupancy by caretakers of neurodivergent residents of the community.
  - All buildings within a Collaborative Living Community shall be served by public sanitary sewer service and public water supply as approved by Hilltown Township and built pursuant to specifications of the providers of such services.
  - Neighborhood open space shall be restricted from further subdivision and development by plan notes on the recorded land development plan or by declaration duly recorded in the Office of the Recorder of Deeds of Bucks County. Required neighborhood open space shall be owned and maintained by a homeowners, planned community, or condominium association.
  - Streets within the community may be gated and private and shall be owned and maintained by a homeowners, planned community, or condominium association.
  - An internal pedestrian circulation system shall be provided connecting all buildings, community facilities, and neighborhood open space, as an integral part of the proposed development.
  - Occupancy of units shall be in accordance with the federal Fair Housing Act, 42 U.S.C. § 3601 et seq., and the Pennsylvania State Human Relations Act, 43 P.S. § 951 et seq.
  - Not fewer than 50 percent of the total number of housing units shall be designed to meet the needs of and restricted to occupancy by neurodivergent individuals.
  - The township police department shall be given the right to enforce the provisions of the Pennsylvania Motor Vehicle Code, 75 Pa.C.S.A. § 101 et seq., on streets throughout the development.
- Resolution of Ordinance Conflicts
  - In recognition of the fact that the Collaborative Living Community is a unique type of residential community, the township acknowledges that conflicts may arise between this and other provisions of the zoning ordinance and the subdivision and land development ordinance (SALDO). The following standards shall be used to resolve such disputes:
    - In the event that provisions of Section 209-32.5. are inconsistent with any other provisions of the zoning ordinance, the provisions of this section shall supersede and apply in lieu of such inconsistent provisions.

- Where the standards set forth in Section 160-23.B(11) are inconsistent or in conflict with any express standards set forth in the SALDO, the provisions of this section shall supersede and apply in lieu of such inconsistent provisions.
- In order to give effect to the purposes and objectives sought to be advanced by permitting a Collaborative Living Community, where strict application of this section of the SALDO is not directly in conflict with the provisions of this Section 160-23.B(11) would frustrate the ability of an applicant to develop a B11 Collaborative Living Community, the board of supervisors shall be authorized to grant waivers.

Amend Section 160-25.B. to add Use B11 Collaborative Living Community to the list of uses that require site capacity calculations using the table found in Section 160-25.B.

Amend Section 160-26, Table of Performance Standards: Bulk and Area, to include standards for B11 Collaborative Living Community.

COMMENTS

1. **Bulk and area requirements**

   a. **Proposed density**—With the exception of Use B1 Single-family detached, the permitted maximum density for all other residential uses permitted in the RR District is based on the net buildable site area of a site. The draft amendment allows a maximum density of 6.0 dwelling units per acre based on base site area, as calculated in Section 160-25.B. The proposed maximum density of 6.0 dwelling units per acre is more than double the maximum density allowed for other residential uses in the district. Additionally, calculating density on the base site area will allow a greater intensity of development than calculating density on the net buildable site area, as typically is required. The density permitted is inconsistent with the with the intent and purpose of the RR District.

   b. **Open space and recreational facilities**—Sites developed as a B11 Collaborative Living Community would be required to have a minimum of 15 percent of the base site area as neighborhood open space. This is considerably smaller than the amount of open space required for most other permitted residential uses in the RR District (a minimum open space ratio of 65 percent is required for Conservation Management Developments, and a minimum of 55 percent is required for Single-Family Cluster developments).

      Further, aside from requiring a community center for each Collaborative Living Community, there is no requirement for recreation facilities for the use. The draft provisions state that neighborhood open space may consist of commons, central greens, picnic areas, plazas, patios, community gardens, trails, tot lots, and other similarly improved common areas and amenities for the benefit of residents and visitors. Such amenities are permitted, but none are required. Section 160-23.(11)(a)[6][e] states that the recreational facility requirements in Section 140-47 of the subdivision and land development ordinance (SALDO), do not apply to a Collaborative Living Community.

   c. **Impervious surface coverage**—The amendment permits a maximum impervious surface coverage of 45 percent for B11 Collaborative Living Community, almost double the maximum currently permitted in the RR District (current permitted maximum ranges from 12 to 25 percent). The

intensity of development permitted by a higher impervious surface ratio is inconsistent with the intent and purpose of the RR District.

2. **Impact statements**

   a. **Sketch plan**—A proposed sketch plan was included within the impact statements; however, the details of the plan were not legible. As a result, we are unable to provide comments on the plan.

   b. **Editorial comment**—The impact statement refers to the NIR Neuro-Inclusive Residential Overlay District on page 2. This refers to a previous proposal and should be removed.

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.

PF:emh
25-0259

cc: Jim Richardson, Front Porch Cohousing, Inc. (via email)
John H. Kennedy, AICP, Kennedy & Associates, LLC (via email)
Joyce Lenhardt, AIA, LEED AP, Lenhardt Rodgers (via email)
John A. VanLuvanee, Eastburn and Gray, PC (via email)
Jack D. Wuerstle, Law Office of Jack D. Wuerstle, Township Solicitor (via email)
Deanna Ferry, DPA, Township Manager (via email)

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MEMORANDUM

To: Lower Makefield Township Board of Supervisors
Lower Makefield Township Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #20-22-1R
Proposal to Amend the Subdivision and Land Development Ordinance—Street Trees and Buffer Yards
Applicant: Board of Supervisors
Date Received: September 19, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance street tree and buffer yard planting requirements to allow for a reduction in the minimum sizes required for plantings and to update references to standard planting practices. Other amendments include the expansion of the farmland buffer width, allowing additional native species within buffer yards, and an allowance for non-native species within buffer yards.

Proposed Subdivision and Land Development Ordinance Provisions:

Section 178-81.B.(1)(e) is amended to require trees to be a minimum of 2 to 3 inches caliper when planted based on the standards of the American standard for Nursery Stock (ANSI Z60.2.) and ANSI A300 Tree Care Standards-2023. The existing ordinance requires a minimum of 3 inches caliper.

Sections 178-81.B.(2)(a) and 178-81.E.(2) are amended to require street trees to be a minimum of 2 to 3 inches caliper. The existing ordinance requires a minimum of 3 inches caliper.

Section 178-81.E.(3) is amended to add a minimum height range of 12 to 14 feet for street trees with a minimum of 2 to 3 inches caliper.

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Section 178-81.E.(4) is amended to add a minimum root ball diameter of 24 inches for street trees with a minimum of 2 to 3 inches caliper.

Section 178-81.G.(8) is amended to require pruning based on best current ANSI A300 and ANSI Z60.2 practices. The existing ordinance requires pruning based on ANSI Z60.1 practices.

Section 178-81.H.(1) is amended to include a hyperlink to the ANSI A300 Tree Care Standards-2023 and reference to the Tree Care Industry Association (TCIA). The existing ordinance does not contain a hyperlink and refers to the American National Standards Institute.

Section 178-81.H.(2) is amended to include American Standard for Nursery Stock, ANSI Z60.2-2025, American Horticulture Industry Association d/b/a American Hort and ANSI-accredited Standards Developing Organizations as applicable standards and to provide a hyperlink to the standards. The existing ordinance refers to ANSI Z60.1 without a hyperlink.

Section 178-82.B.(3) is amended to require evergreen trees to be a minimum of 5 to 6 feet in height. The existing ordinance requires a minimum of 6 feet.

Section 178-82.B.(4) is amended to require shade trees to be a minimum of 2 to 3 inches caliper. The existing ordinance requires a minimum of 3 inches.

Section 178-82.B.(5) is amended to require ornamental flowering trees to be a minimum of 6 to 8 feet in height and a minimum of 1.5 to 2.5 inches caliper. The existing ordinance requires a minimum height of 8 feet and a minimum of 2.5 inches caliper.

Section 178-82.B.(6) is amended to require shrubs to not be less than 18 to 36 inches in height. The existing ordinance requires shrubs to be at least 3 feet in height.

Sections 178-82.B.(7), 178-82.C.(4), and 178-82.D.(5) are amended to update the plant size requirements for Type I, Type II, and Type III buffers, respectively. Evergreens shall be a minimum of 5 to 6 feet in height (existing ordinance requires 6 feet), shade trees shall be a minimum of 12 to 14 feet in height (existing ordinance requires 14 feet) and a minimum of 2 to 3 inches caliper (existing ordinance requires 3 inches), ornamental flowering trees shall have a minimum of 6 to 8 feet in height (existing ordinance requires 8 feet) and a minimum of 1.5 to 2.5 inches caliper (existing ordinance requires 2.5 inches), and shrubs shall be a minimum of 18 to 36 inches in height (existing ordinance requires 3 feet).

Section 178-82.D.(1) is amended to require the Type III buffer width to be 35 feet. The existing ordinance requires a minimum width of 25 feet.

Section 178-82.D.(4) is amended to require the 25 feet (existing ordinance requires only 15 feet) of buffer yard abutting farmland on the farmland side of the property to be planted in grasses, wildflowers to be mowed, or groundcover plants.

Section 178-82.E.(3) is amended to update the plant size requirements for Type IV buffers. Shade trees shall be a minimum of 12 to 14 feet in height (existing ordinance requires 14 feet) and a minimum of 2 to 3 inches caliper (existing ordinance requires 3 inches), ornamental flowering trees shall have a minimum of 6 to 8 feet in height (existing ordinance requires 8 feet) and a minimum of 1.5 to 2.5 inches caliper (existing ordinance requires 2.5 inches), and shrubs shall be a minimum of 18 to 36 inches in height (existing ordinance requires 3 feet).

Section 178-82.F.(3) is amended to require the minimum shrub and upright habit evergreen height at planting to be 3 feet. The existing ordinance requires a minimum height of 4 feet.

Section 178-82.G.(3) is amended to update the plant size requirements for Type VI buffers. Shade trees shall be a minimum of 12 to 14 feet in height (existing ordinance requires 14 feet) and a minimum of 2 to 3 inches caliper (existing ordinance requires 3 inches) and ornamental flowering trees shall be a minimum of 6 to 8 feet (existing ordinance requires 8 feet) in height and a minimum of 1.5 to 2.5 inches caliper (existing ordinance requires 2.5 inches).

Section 178-82.H. is amended to permit native species not listed on the township's Native Plant List and native cultivars to be used with prior approval of the township's plant expert. All required plants shall be native plants with the exception that no more than 10 percent of required ornamental flowering trees and shrubs may be non-native species, subject to approval of the township. The existing ordinance does not allow for native species not listed and does not provide a 10 percent allowance for non-native ornamental flowering trees and shrubs.

COMMENT

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

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

LR:emh
25-0256

cc: Maureen Carlton, Esq., Curtin and Heefner LLP, Township Solicitor (via email)
Juni Shahjabin Alam, PE, Herbert, Rowland, and Grubic, Inc., 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)

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MEMORANDUM

To: Lower Makefield Township Board of Supervisors
Lower Makefield Township Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #20-25-3
Proposal to Amend the Zoning and Subdivision and Land Development Ordinance—Floodplain Regulations
Applicant: Board of Supervisors
Date Received: September 12, 2025
Hearing Date: Not indicated

In accordance with the provisions of Section 304, 505, 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 October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to remove floodplain regulations and update cross references. Township floodplain regulations will now be found in the recently enacted Chapter 114 Floodplains. The subdivision and land development ordinance is also amended to update the cross references to the zoning ordinance that have been renumbered due to the repeal of the floodplain regulations.

Proposed Zoning Ordinance Provisions:

Amend Section 200-7 to revise the definition of Clear Sight Triangle to reference Section 200-53 and remove the definition of Floodplain Soils.

Amend Sections 200-13, 200-18, 200-22, 200-25.C., 200-26.B., 200-26.C.(5), 200-30, and 200-33.C., 200-34.B., 200-34.C.(5), 200-47.A.(3)(c), 200-47.A.(5)(b)[1], 200-50.9., 200-69.A.(4)(c)[7][a], and 200-69.A.(12) to update cross references.

Section 200-51.(B)(1) is amended to require floodplains to include areas identified as Special Flood Hazard areas on the Flood Insurance Rate Maps and Flood Insurance Study, and to include any additional areas identified by the board of supervisors. Resource protection ratio for floodplain shall be 100 percent. No structures, filling, piping, diverting or stormwater detention basins shall

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be permitted within the floodplain district except as provided for in Chapter 114 Floodplain Management.

The floodplain regulations of Sections 200-53 through 200-59 are removed. Sections 200-60 through 200-66 are renumbered accordingly.

Section 200-60 is added to list the uses permitted by right and special exception in the floodplain. The uses and activities are permitted in the floodplain provided they comply with the provisions of the underlying zoning district and are not prohibited by any other ordinance and provided they do not require structures, fill or storage of materials or equipment and provided that within the floodway there would be no increase in the base flood elevation.

Proposed Subdivision and Land Development Ordinance Provisions:

Sections 178-43.(C) and 178-44.(E)(2) are amended to update the zoning ordinance cross references to the renumbered sections of the ordinance.

COMMENTS

We recognize that the proposal is consistent with the land use policies of the municipal comprehensive plan and zoning ordinance. However, we recommend that the township not adopt the proposal until the following concerns have been addressed:

1. **Floodplain use regulations**—The first paragraph in Section 200-60 is repeated in Section 200-60.A. We recommend removing the repeated language and keeping it in Section 200-60.A.

2. **Editorial**—Amended Section 200-51.(B)(1) references Chapter 114 Floodplain Management. This should be changed to Chapter 114 Floodplains.

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 Sections 505.(b) and 609.(g) of the Pennsylvania Municipalities Planning Code.

LR:emh
25-0248

cc: Maureen Carlton, Esq., Curtin and Heefner LLP, Township Solicitor (via email)
Juni Shahjabin Alam, PE, Herbert, Rowland, and Grubic, Inc., 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)

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MEMORANDUM

To: Lower Makefield Township Board of Supervisors
Lower Makefield Township Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #20-25-4
Proposal to Amend the Subdivision and Land Development Ordinance—Tree Bank
Applicant: Board of Supervisors
Date Received: September 19, 2025
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance (SALDO) tree replacement fee-in-lieu standards.

Proposed Subdivision and Land Development Ordinance Provisions:

Section 175-85.H.(4)(d)[1] is amended to require a replacement tree capital account ("tree bank") be established by the township where fees-in-lieu of on-site improvement shall be deposited. These funds shall be used for the purpose of purchasing and planting native trees and native shrubs at approved locations in the township. This section is changed to add the word "native" as a descriptor to replacement trees and shrubs.

Section 175-85.H.(4)(d)[2] is amended to require the contribution by the developer to the tree bank to be no less than $450 per replacement tree (from $374 per tree).

COMMENT

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

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

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

LR:emh
25-0257

cc: Maureen Carlton, Esq., Curtin and Heefner LLP, Township Solicitor (via email)
Juni Shahjabin Alam, PE, Herbert, Rowland, and Grubic, Inc., 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)

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MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #24-21-2R
Proposal to Amend the Zoning Ordinance—Smoke Shops and Tobacco Stores
Applicant: Morrisville Borough Council
Date Received: August 29, 2025
Hearing Date: October 21, 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 October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise the definition and land use regulations for smoke shops and tobacco stores.

Proposed Zoning Provisions:

Amend Section 465-6 of the zoning ordinance to revise the definition of Smoke Shop to any premises having more than 100 square feet or 10 percent of its net floor area, whichever is less, dedicated to the delivery, display, distribution, furnishing, marketing, offering and/or sale of cigarettes, cigars, e-cigarettes, chewing tobacco, other tobacco products and paraphernalia or CBD products.

Section 465-6 currently describes Smoke Shops as having more than 250 square feet of such areas and does not include CBD products.

Amend Section 465-17.D.(26) of the zoning ordinance to revise the land use regulations for use D23 Smoke Shops and Tobacco Stores to any premises having more than 100 square feet or 10 percent of its net floor area, whichever is less, dedicated to the delivery, display, distribution, furnishing, marketing, offering and/ or sale of cigarettes, cigars, e-cigarettes, chewing tobacco, or other tobacco products and paraphernalia or CBD products. For the purposes of this section, net floor area shall mean the area of the premises dedicated to sales activities and/ or can be accessed by

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the public. Net floor area shall not include storage or loading areas, employee offices, lunchrooms or breakrooms, or restroom facilities.

Section 465-17.D.(26) currently describes Smoke Shops and Tobacco Stores as having more than 250 square feet of such areas and does not include CBD products. The use also does not describe what net floor area comprises.

COMMENTS

We issued a review of a previous version of this proposal (BCPC #24-21-2 on January 5, 2022). The ordinance was adopted by borough council on January 18, 2022. Borough officials should consider the following comments before the amendment's adoption:

1. **FDA regulations**—The proposed zoning ordinance provisions will be required to comply with the Federal Food, Drug, and Cosmetic Act and FDA regulations. We are relying on borough officials to ensure that the proposed regulations are consistent with these laws and any other applicable laws.

2. **CBD**—We recommend that "CBD" be spelled out and defined in the use definition.

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

B-EK:emh
25-0242

cc: Randall Flager, Esq., Flager & Associates, PC, Borough Solicitor (via email)
James Dillon, Borough Manager (via email)
Virginia E. Cyphers, Borough Secretary (via email)
Michael T. Italia, Barry Islett & Associates, Borough Zoning Officer (via email)

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Evan J. Stone
Executive Director

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MEMORANDUM

To: New Britain Borough Council
New Britain Borough Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #25-25-2
Proposal to Amend the Zoning Ordinance—LI Light Industrial Uses and Regulations
Applicant: Borough Council
Date Received: September 5, 2025
Hearing Date: October 8, 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 October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the LI Light Industrial District regulations to update permitted uses by right, special exception, and conditional use; revise the maximum impervious surface ratio and building coverage; and establish enhanced buffer requirements for industrial parcels adjoining residential districts or uses.

Proposed Provisions: The amendment contains revised provisions to the LI Light Industrial District regulations with respect to purpose, permitted uses (by right, special exception, and conditional use), impervious surface coverage, building coverage, and buffer requirements. The existing and proposed changes are outlined in the table below:

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Provision	Existing	Proposed[1]
Purpose	LI District broadly intended "to provide for light industrial development and employment opportunities."	Replaces purpose with emphasis on permitting light industrial development along the railroad line with setbacks, buffers, and intensity limits to protect neighboring districts.
Permitted Uses	**By Right:** • Contractor service • Forestry/timber harvesting • Microwave or satellite dish antennas • Motel/hotel • Nonresidential accessory building • Nonresidential accessory structure • Nursery/greenhouse/garden center • Office, business or professional • Office, governmental • Public recreation facility • Research • Temporary use or structure • Utilities • Veterinary office **Special Exception:** • Adult commercial • Automobile body repair or paint shop • Fuel storage and distribution • Light manufacturing • Sober living facility • Telecommunications facility • Truck sales • Warehousing and distribution • Wholesale trade **Conditional:** • Lawful use not otherwise permitted • Medical marijuana dispensary • Medical marijuana grower/processor	**By Right:** • ***Automobile body repair or paint shop*** *(previously by special exception)* • ***Automobile and truck repair*** • ***Automobile and truck sales*** • ***Beer/soda distribution*** • ***Commercial recreation/sports facility*** • Contractor service • ***Emergency services*** • Forestry/timber harvesting • ***Kennel*** • ***Light manufacturing*** *(previously by special exception)* • Microwave or satellite dish antennas • Motel/hotel • Nonresidential accessory building • Nonresidential accessory structure • Nursery/greenhouse/garden center • Office, business or professional • Office, governmental • Public recreation facility • Research • ***Telecommunications facility*** *(previously by special exception)* • Temporary use or structure • ***Trade or commercial school*** • Utilities and operating facility • ***Warehousing and distribution*** *(previously by special exception)* • ***Wholesale storage*** • ***Wholesale trade*** *(previously by special exception)* • Veterinary office

[1] For proposed uses, added uses are shown as bolded and italicized, while removed uses are shown with a strikethrough line.

		Special Exception: • Adult commercial • ~~Automobile body repair or paint shop~~ *(proposed as by right)* • Fuel storage and distribution • ~~Light manufacturing~~ *(proposed as by right)* • ***Lumber/mill facility*** • ***Outside storage*** • ***Place of worship*** • ***Self-storage/miniwarehouse*** • Sober living facility • ~~Telecommunications facility~~ *(proposed as by right)* • ~~Truck sales~~ • ***Truck terminal*** • ~~Warehousing and distribution~~ *(proposed as by right)* • ~~Wholesale trade~~ *(proposed as by right)* **Conditional:** • ***Junk yards*** • Lawful use not otherwise permitted • Medical marijuana dispensary • Medical marijuana grower/processor • ***Recycling facility***
Impervious Surface Coverage	65 percent maximum	70 percent maximum
Building Coverage	40 percent maximum	50 percent maximum
Buffer Requirements	General buffer rules under Section 450-39 of the zoning ordinance.	New provision whereby if LI abuts residential, side/rear yards must be increased to 65 ft, used only for buffer planting/landscaping (no parking, loading, access).

COMMENT

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

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

JWS:emh
25-0247

cc: Michael Peters, Esq., Eastburn and Gray, PC, Borough Solicitor (via email)
John Wolff, Borough Manager (via email)

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E-mail: planningcommission@buckscounty.org

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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

UNOFFICIAL

MEMORANDUM

To: New Hope Borough Council
New Hope Borough Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #27-25-1
Proposal to Amend the Zoning Ordinance—Rooftop Decks
Applicant: Borough Council
Date Received: September 23, 2025
Hearing Date: October 21, 2025

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to prohibit rooftop decks in all zoning districts and move provisions for lot coverage and intrusions into required yard setback areas into amended Section 275-38, Area and Dimensional Requirements, and Prohibited Structures.

Proposed Zoning Provisions:

Amend Section 275-6, Terms Defined, to define Rooftop Deck.

Amend Section 275-38, Area and dimensional requirements, to read "Area and Dimensional Requirements, and Prohibited Structures."

Amend Section 275-38.B.(1) to add language that specifies the restriction that no building, structure, or use shall occupy any yard applies to all buildings, structures, uses, accessory structures, parking areas, outdoor activities, and outdoor displays.

Amend Section 275-38.B.(5) to add a provision that allows uncovered and unenclosed decks and patios on residential properties and uses to extend 6 feet into a required yard. Such decks and patios may be no higher than 2 feet above ground level. Decks and patios higher than 2 feet may not encroach into any yard.

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For nonresidential uses, all decks and patios must be located within the required building setback lines and may not extend into required yard areas.

Amend Section 275-38 to add Section 275-38.E., Prohibited Structures, to prohibit rooftop decks in all zoning districts in the borough.

Delete Section 275-47, Lot coverage requirements; intrusions into required yard setback areas. These requirements are now found in Section 275-38.B.(5).

Amend Section 275-37.1.E.(3)(d) to change a cross reference from Section 275-47 to Section 275-38.

COMMENTS

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

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

MMW:emh
25-0258

cc: John C. Fenningham, Fenningham, Dempster & Coval, Borough Solicitor (via email)
Peter Gray, Borough Manager (via email)
Lisa Littlefield, Borough Zoning Officer (via email)

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Evan J. Stone
Executive Director

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MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #36-25-4
Proposal to Amend the Zoning Ordinance—Mixed-Use Development
Applicant: Board of Supervisors
Date Received: September 26, 2025
Hearing Date: November 10, 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 October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to create a new use, E31 Mixed-Use Development, and to permit it by right in the PC Planned Commercial District.

Proposed Zoning Provisions:

Amend Section 27-404, Table of Use Regulations, to add use E31 Mixed-Use Development.

Add the following use regulations for E31 Mixed-Use Development in Sections 27-405.E.(31)(a) through 27-405.E.(31)(q):

- Minimum tract area for Mixed-Use Development shall not be less than 50 acres
- Frontage required along two public streets, with 300 feet of frontage required on PA Route 309
- Minimum open space ratio of 55 percent for all Mixed-Use Developments, with 75 percent of said area to be provided as a single contiguous area
- Require a mix of residential and nonresidential uses, all nonresidential and apartment uses shall only be in the PC District
- Maximum site density of 4 dwelling units per net buildable acre
- Maximum impervious surface ratio of 45 percent
- Require onsite walkability and pedestrian amenities
- Permitted residential uses include Twin, Townhouses, and Apartment

COUNTY COMMISSIONERS:
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- Permit the following nonresidential uses:
  - Retail Shop
  - Large Retail Shop
  - Service Business
  - Financial Establishment
  - Eating Place
  - Hotel or Inn
  - Indoor Entertainment
  - Athletic Facility
  - Outdoor Entertainment
  - Tavern
  - Service Station with Retail Convenience
  - Parking Lot or Garage
  - Multiple Commercial Uses
  - Dwelling Combination
  - Accessory Drive-through
  - Signs
  - Accessory Eating Area
- Standards for permitted residential uses
  - Site access requirements
  - Twins require a minimum lot area of 4,500 square feet
  - Townhouses permit a maximum of 8 units per block
  - Twins and townhouses to not exceed 35 feet in height
  - Apartment facades shall not exceed 250 feet in length
  - Apartments permit a maximum height of 50 feet
  - Defines apartments as 3 or more dwelling units in a single structure
- Standards for permitted nonresidential and mixed-use buildings
  - Access requirements
  - Minimum lot width of 125 feet
  - 100-foot setback from route 309
  - Maximum impervious surface ratio of 75 percent
  - Maximum height of 50 feet
- Parking standards
  - Twin and townhouse dwellings require 2 parking spaces per unit plus an additional 0.5 spaces per unit in a shared common parking area
  - Apartments require 2 parking spaces per unit with 0.33 spaces per unit for guest parking
  - Nonresidential use parking requirements shall adhere to section 27-541
  - Promotes shared parking lots between adjoining sites
- Class A buffer yards are required between tract boundaries and twin and townhome uses
- Mixed-Use Development is required to have a consistent architectural theme

COMMENTS

We offer the following comments for the township board of supervisors when considering this proposal:

1. **Comprehensive plan**—The Future Land Use plan of the *Richland Township Comprehensive Plan* (2009) recommends permitting mixed use within the Primary Development Area. The PC District along Route

309 is located in the Primary Development Area. The proposal is consistent with the comprehensive plan.

2. **Permitted uses**—Section 27-404, Table of Use Regulations, is amended to permit use E31 Mixed-Use Development in the PC District. However, Section 27-405.E.(31)(a)(1) permits the use to occur on split-zoned tracts where a minimum of 15 percent of the tract is zoned PC and the remainder of the tract is located in any other zoning district, except RP, PI, and EXT. The provision appears to conflict with the amended Table of Use Regulations.

3. **Mix of uses**—The E31 Mixed-Use Development is described as a preplanned development of complementary uses designed to provide residential dwellings within walking distance of employment opportunities, shopping, neighborhood services, and open spaces. Section 27-405.E.(31)(a)(d) requires a mix of residential and nonresidential uses but does not specify a percentage mix of use types. We also note that the Service Station with Retail Convenience use is a vehicle-oriented use that is incompatible with a mixed-use development as described by the use definition. We recommend that use mix standards be provided to encourage a more integrated and walkable community.

4. **Buffer yards**—In Section 27-405.E.(31)(n) a Class A buffer is required between tract boundaries and twin or townhouse uses in accordance with Section 27-516. We recommend that this requirement is also applied to apartment uses.

5. **Arterial Corridor Overlay**—The proposed amendment requires Mixed-Use Development to have 300 feet of frontage along PA Route 309. As currently written, this would place the majority of Mixed-Use Development sites within the township's arterial corridor overlay district. We recommend the township include language that ensures all proposed mixed-used sites comply with the regulations for Arterial Corridor Overlay.

6. **Table of Performance Standards**—Section 27-513, Area and Dimensional Requirements establishes performance standards for the various zoning districts to ensure compliance with the dimensional and site capacity requirements of the zoning ordinance. We recommend that the dimensional standards for use E31 Mixed-Use Development be added to the table.

7. **Connectivity**—The proposed amendment contains provisions to require on-site amenities that would enable walkability and pedestrian access. We recommend Section 27-405.E.(31)(g) be revised to include language requiring any proposed mixed-use site to comply with the township's *2018 Open Space and Trails System Map*.

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:emh
25-0260

cc: Leslie Huhn, Township Manager (via email)
Rich Brittingham, Township Zoning Officer (via email)
B. Lincoln Treadwell Jr., Esq., Treadwell Law Offices, Township Solicitor (via email)

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Bucks County Planning Commission

Subdivision and Land Development Reviews

August 23, 2025 to September 26, 2025

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	13119	25-0224	2-8-6-1	Gail C. Faulkner, Trustee, and Joseph Faulkner, Trustee, Henry Faulkner III Trust	P	Commercial Land Development: 39,990 square feet
Bensalem Township	13129	25-0209	2-3-7	CCT Partnership	P	Commercial Land Development: 35,900 square feet
Bristol Township	13084	25-0118	5-20-5-1; 5-20-5-2; 5-20-4	Herring Management, Inc.	P	Industrial Land Development: 129,000 square feet
Bristol Township	13113	25-0212	5-65-143	Kevin Tapia	F	2 Single-family lots
Bristol Township	13116	25-0216	5-7-11	Sergei Fedorov	S	Industrial Land Development: 1,485 square feet
Bristol Township	13122	25-0193	5-20-3	Amerco Real Estate Company	P	Commercial Land Development: 19,764 square feet
Bristol Township	13123	25-0232	5-34-156	Bailey's Bar & Grille	P	Commercial Land Development: 1,440 square feet
East Rockhill Township	13130	25-0238	12-14-65 and -65-2	Del Ron Enterprises Inc., C/O Mary Muse	S	Lot Line Adjustment
Falls Township	6253-UU15	25-0215	13-51-1	NP Falls Township Industrial, LLC	F	2 Industrial lots
Falls Township	13128	25-0236	13-17-231	654 Lincoln Highway, LLC	P	Age Restricted Development: 84 Attached Dwellings
Hilltown Township	5761-D	25-0218	15-22-26	Robert and Jeanette Johnson	F	2 Single-family lots
Middletown Township	13110	25-0203	22-55-196	Redford Acquisitions, LP	P	34 Attached units

Milford Township	11660-O	25-0211	23-10-175-1; 23-10-179; 23-15-99-5; 23-15-121	Del Markward	P	Road Improvements
Nockamixon Township	13125	25-0233	30-4-20; -24	George & Barbara Karr, c/o Kimberly Karr	S	Lot Line Adjustment
Northampton Township	13115	25-0214	31-23-3-1-1	DC Investments Group, LLC	P	6 Single-family lots
Northampton Township	13121	25-0228	31-5-39	Founders Development I, LLC	P	18 Single-family lots
Richland Township	12981	25-0221	36-6-6 and -7	Richland Associates LLC	P	Lot line change; Commercial Land Development: 6,202 square feet Industrial Land Development: 16,000 square feet
Solebury Township	13063	25-0063	41-22-142	Shire York Holdings, LLC	P	Commercial Land Development: 22,400 square feet
Springfield Township	13109	25-0196	42-4-51-1	Dan Ryszewski	P	1 Residential lot; 1 Industrial lot; Industrial Land Development: 21,600 square feet
Wrightstown Township	13124	25-0172	53-14-27 and 53-14-27-1	TCT Property Management, LLC	S	Conversions: Office space to Commercial space; Parking lot improvements

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Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: September 11, 2025

Subject: Preliminary Plan of Land Development for Faulkner Buick GMC Showroom and Service Building
BCPC #13119
TMP #2-8-6-1
Applicant: Gail C. Faulkner, Trustee, and Joseph Faulkner, Trustee, Henry Faulkner III Trust
Owner: Same
Plan Dated: June 6, 2025
Date Received: August 12, 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 39,990-square-foot commercial auto showroom and service building on a 22.75-acre site. The proposed development is to replace a building destroyed by a tornado in 2021. The site contains additional auto sales and service buildings. Public water and sewer serve the site.

Location: North side of the intersection of Old Lincoln Highway and Street Road. The Pennsylvania Turnpike borders the site to the south.

Zoning: The H-C1 Highway Commercial District permits automobile sales and repair by right. Lots used for automobile sales are required to have a minimum net lot area of 40,000 square feet. The permitted maximum building area and impervious surface ratio are 35 percent and 75 percent, respectively.

Present Use: Commercial

COUNTY COMMISSIONERS:
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COMMENTS

1. **Natural resources**

   a. **Resource protection**—Section 232-57 of the zoning ordinance specifies required protection rates for natural resources. The plan shows a stream on the site, which is a tributary of the Neshaminy Creek, but does not provide any information on the stream or other natural resources that may exist on the site. Section 201.41.(d)(12) of the subdivision and land development ordinance (SALDO) requires that all zoning requirements be listed, and a tabulation be provided demonstrating that the land development is in conformance with the resource protection requirements. The plan should be revised to show the required information.

   b. **Wetlands certification**—The plan requires a wetlands certification, signed by the site investigator, as required by Section 201-41.(d)(15) of the SALDO.

2. **Loading space**—Section 232-587 of the zoning ordinance requires that adequate off-street loading and unloading space be provided on any lot on which a building is hereafter erected, substantially altered, or used for commercial purposes and for any use involving the receipt or distribution of material or merchandise. The space for off-street loading and unloading shall be in addition to the required off-street parking spaces and aisles and in no case shall less than one space be provided. The plan should be revised to show a designated loading space.

3. **Parking separation from building**—Section 201-112.(d) of the SALDO requires a planting strip with an average width of 10 feet and a minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building. The plan shows that the paved area on the site directly abuts the proposed building in several areas. The plan should be revised to show a planting strip of the required width around the building.

4. **Landscaping**

   a. **Landscape plan**—The submission should be revised to include a landscape plan as required for all land developments per Section 201-106.(9) of the SALDO. We recommend the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

   b. **Parking lot plantings**—Section 201-106.(10)b. of the SALDO requires 10 trees per acre of gross site area plus 1 tree for every 5 parking spaces for nonresidential land developments. The plan should indicate compliance with this requirement.

5. **Fire lanes**—Section 232-386 of the zoning ordinance requires that fire lanes be provided and marked in accordance with the Bensalem Township Fire Prevention Ordinance No. 93-15. The plan should delineate the intended location of the required fire lanes.

6. **Plan information**—Section 201-41.(d)(6) of the SALDO requires that tax map parcels within the proposed land development be indicated on the plan. The proposed improvements will take place on a portion of the larger TMP #2-8-6-1. The plan does not identify TMP #2-8-6 which is surrounded by the subject parcel. The plan should be revised to show all tax parcels on the site.

7. **Electric vehicle charging stations**—We recommend that this proposal include some parking spaces designated for electric vehicle (EV) 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 such 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 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.

8. **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.

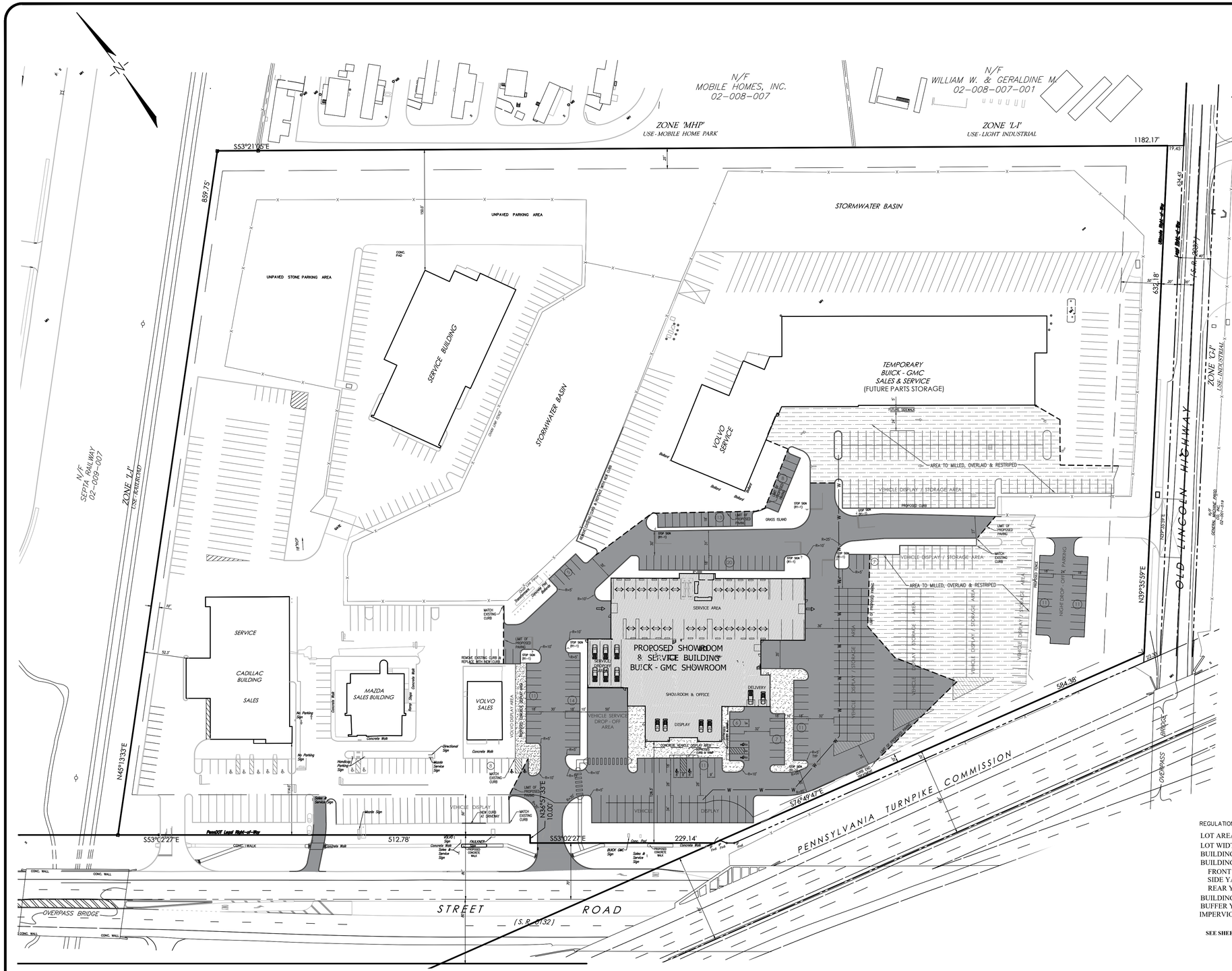
This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0224

cc: Gail C. Faulkner, Trustee, and Joseph Faulkner, Trustee, Henry Faulkner III Trust (via email)
Chad Brensinger, PE, Charles E. Shoemaker, Inc. (via email)
Phil Wurst, PE, WK2 Consulting, Township Engineer (via email)
Nicole Khan, PE, WK2 Consulting, Township Engineer (via email)
John Chaykowski, Township Manager (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
Loretta Alston, Township Department of Building and Planning (via email)

[1] https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023#:~:text=This%20model%20ordinance%20provides%20definitions,locations%2C%20aesthetics%2C%20and%20effectiveness.
[2] https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023


N/F
MOBILE HOMES, INC.
02-008-007
ZONE 'MHP'
USE - MOBILE HOME PARK
N/F
WILLIAM W. & GERALDINE M.
02-008-007-001
ZONE 'LI'
USE - LIGHT INDUSTRIAL
S53°21'05"E
1182.17'
859.75'
UNPAVED PARKING AREA
UNPAVED STONE PARKING AREA
CONC. PAD
SERVICE BUILDING
STORMWATER BASIN
STORMWATER BASIN
TEMPORARY
BUICK - GMC
SALES & SERVICE
(FUTURE PARTS STORAGE)
VOLVO SERVICE
FUTURE SIDEWALK
AREA TO MILLED, OVERLAID & RESTRIPED
VEHICLE DISPLAY / STORAGE AREA
PROPOSED CURB
GRASS ISLAND
LIMIT OF PROPOSED PAVING
SERVICE AREA
PROPOSED SHOWROOM
& SERVICE BUILDING
BUICK - GMC SHOWROOM
SHOWROOM & OFFICE
DISPLAY
VEHICLE SERVICE DROP - OFF AREA
CONCRETE MONOLITHIC DISPLAY MIX
DELIVERY
SERVICE
ENTRANCE
VEHICLE DISPLAY / STORAGE AREA
NIGHT DROP - OFF PARKING
SERVICE
CADILLAC
BUILDING
SALES
MAZDA
SALES BUILDING
VOLVO
SALES
VOLVO DISPLAY AREA
EXPRESS SERVICE DRIVE-IN
VEHICLE DISPLAY
NEW CURB AT DRIVEWAY
MATCH EXISTING CURB
REMOVE EXISTING CURB & REPLACE WITH NEW CURB
Handicap Parking Sign
No Parking Sign
Mazda Service Sign
Directional Sign
Sales & Service Sign
Mazda Sign
VOLVO Sign
CADILLAC Sign
BUICK GMC Sign
Sales & Service Sign
Concrete Walk
Concrete Wall
Post Sign
Grass Strip
Gravel Area
Asphalt Curb
Gravel Area
Asphalt Curb
Asphalt Curb & Gutter
Asphalt Curb & Gutter
Asphalt Curb & Gutter

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

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

MEMORANDUM

To: Bensalem Mayor
Bensalem Township Council
Bensalem Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 30, 2025

Subject: BCPC #13129
Preliminary Plan of Land Development for 4600 East Street Road
TMP #2-3-7
Applicant: CCT Partnership
Owner: Same
Plan Dated: August 19, 2025
Date Received: September 4, 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 23,300-square-foot grocery store and a separate 12,600-square-foot building consisting of 10,150 square feet of retail/restaurant space and 2,450 square feet for a restaurant with drive-through on an 8.532-acre site. Three office buildings, totaling 37,880 square feet, will be removed. The site is served by public water and sewer.

Location: The site is located along the southwest side of Street Road, opposite its intersection with Reading Avenue. The Pennsylvania Turnpike borders the site to its south.

Zoning: The G-C General Commercial District permits restaurants with drive-through and retail stores on lots with a minimum area of 7,200 square feet and a minimum lot width of 60 feet. The maximum impervious surface and building coverage are 60 percent and 35 percent, respectively.

Present Use: Office

COMMENTS

1. **Requested waivers**

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

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

Sections 201-41 and 201-61
from providing separate preliminary and final plan submissions; the application indicates that a combined preliminary/final land development approval is requested, and notes that the plans are designed to final plan standards

Section 201-41.(d)(9)
from providing all existing features within 400 feet and utility easements and rights-of-way within 50 feet of the land development area and boundary

Section 201-106.(a)(2)a.(6)
from prohibiting grading within 3 feet of any site property line; the application indicates that grading within 3 feet of the site property line is needed to tie into existing access drives

The final plan should note all granted waivers.

b. **Stormwater management ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following requirements of the stormwater management ordinance:

Section 196-47.(2)(b)(1)(B)
from providing the locations of all existing and proposed utilities, sanitary sewers, stormwater BMPs, and water lines on site and within 100 feet of property lines; the application indicates that utilities are shown within Street Road along the northern property line but not shown along the southern property line, as no access or utility connection will be made to the turnpike

Section 196-61.(b)(1)
from providing storm sewer pipes having a minimum diameter of 18 inches where required soil/pavement cover is not otherwise available or where drainage computations validate a smaller pipe size; the application indicates that one 15-inch pipe is proposed, as required for connection to a trench drain within the truck parking area

Because this is a stand-alone ordinance, relief from these provisions may not be granted under the subdivision and land development ordinance. For this reason, we did not review these waiver requests, but this issue should be resolved before plan approval.

2. **Resource protection**—The plan indicates that existing vegetation is located along the southern and eastern lot lines. Section 232-56.(1) of the zoning ordinance defines woodland to include a grove of trees forming one canopy where 10 or more trees measure at least 10 inches in diameter at breast height. Section 232-57 of the zoning ordinance specifies protection rates for natural resources such as woodlands. The plan does not provide information about natural resources on the site. Section 201.41.(d)(12) of the SALDO requires that all zoning requirements be listed, and a tabulation be provided demonstrating that the subdivision and/or land development is in conformance with the requirements. The plan should be revised to show the required information.

3. **Site circulation**

a. **Drive-through traffic**—To access the restaurant drive-through, vehicles entering the site will likely travel across the front of the grocery store, then turn left and through a parking aisle lined with spaces on both sides. Exiting the drive-through, vehicles will also have to drive through a parking aisle lined with spaces, then make two quick right-hand turns to head toward the signalized intersection in front of the site. We recommend that the applicant consider whether this portion of the development can be redesigned to provide a more direct connection between the main

entrance and the drive-through. Such a redesign may eliminate unnecessary vehicle trips in front of the grocery store and through parking lot aisles lined with spaces.

b. **Loading area access**—Section 232-384.(e) of the zoning ordinance requires that areas be provided for loading and unloading of delivery trucks and other vehicles, and refuse collection, be adequate in size, and shall be so arranged that they may be used without blockage, or interference with access ways or automobile parking facilities. The loading area for the restaurants/retail use is shown parallel and adjacent to the building, separating the drive-through lane from the building. Other than three narrow curbed islands shown between the loading area and the drive-through lane, there is no separation between the two lanes. We recommend the loading area be relocated away from the drive-through lane to reduce confusion for customers using the drive-through window.

   If the loading area isn't relocated, we suggest clear signage and pavement markings be provided to guide drive-through customers safely through the drive-through. Also, the plan should include a truck turning plan showing how delivery trucks will safely travel through the site to access and exit the loading area for the restaurants.

c. **Bypass/escape lane**—The plan proposes a single drive-through lane alongside an adjacent loading area. However, the plan does not show a bypass/escape lane along the drive-through lane. Consideration should be given to providing an option for motorists to exit the drive-through lane in the event of an emergency or unexpected delay. We recommend that township officials require a bypass/escape lane that will allow motorists to exit the drive-through lane, if necessary.

d. **Dumpster enclosure**—The proposed dumpster enclosure in the rear-most portion of the site is located at the smallest end of a triangular-shaped parking area. To access the dumpster, trash trucks will have to make several turns and travel through the parking lot lined with vehicle parking spaces. We recommend a truck turning plan be provided, showing how trash trucks will maneuver through the parking lot to reach the dumpster and then leave the site.

4. **Traffic study**

   a. **Traffic counts**—We recommend consideration be given to using traffic count data at other intersections to calculate the ratio of Saturday peak hour volumes versus weekday peak hour volumes at the site driveway intersection.

   b. **Nearby intersections**—We recommend consideration be given to including relevant data on the intersections of Street Road/Old Lincoln Highway and Street Road/Trevose Road/Old Street Road in the study.

5. **Parking separation from building**—Section 201-112.(d) of the SALDO requires a planting strip with an average width of 10 feet and a minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building. The plan shows sidewalks directly abutting some areas of the proposed buildings but does not show the required planting strip.

6. **Electric vehicle charging station and EV-ready equipment**—We recommend the inclusion of 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.

7. **Landscaping**

   a. **Parking lot screening**—Section 201-112.(p) of the SALDO requires that off-street commercial parking facilities that parallel any public right-of-way be screened from view with earthen berms, masonry or brick walls, or a combination of both, and landscaping. The plan does not show the required screening along Street Road.

   b. **Gingko trees**—The landscape plan proposes gingko trees *(Gingko biloba)* around the parking lots. Gingko trees produce fruit which can be messy, especially in a parking lot setting. We recommend another more appropriate tree species be used, or a fruitless gingko variety, such as Autumn Gold, be specified.

   c. **Stormwater basin**—We recommend that the basin bottom be planted with wetland tolerant trees and shrubs. This will help provide some needed tree cover and help with bio-uptake in the basins. It is recommended to follow the Pennsylvania Department of Conservation and Natural Resources (PaDCNR) native garden templates.[3]

8. **Signage**—The plan does not provide any information about signage to be placed on the site. We recommend that sign details be placed on the plan to show compliance with Article XIV of the zoning ordinance.

9. **Fire lanes**—Section 232-386 of the zoning ordinance requires that fire lanes be provided and marked in accordance with the Bensalem Township Fire Prevention Ordinance No. 93-15. The plan should delineate the intended location of the required fire lanes.

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.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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.

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[1] https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023#:~:text=This%20model%20ordinance%20provides%20definitions,locations%2C%20aesthetics%2C%20and%20effectiveness

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

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

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
25-0209

cc: Michael Markman, BE Investments (via email)
Eric Clase, PE, Gilmore & Associates, Inc. (via email)
Phil Wursta, PE, WK2 Consulting, Township Engineer (via email)
Nicole Khan, WK2 Consulting Township Engineer (via email)
John Chaykowski, Township Manager (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
Loretta Alston, Township Department of Building and Planning (via email)
Jennifer Dougherty, AICP, Manager of Long Range Planning, SEPTA (via email)
Kenny Starr, Manager of Joint Real Estate Development, SEPTA (via email)

GENERAL NOTES:

1. PROPERTY KNOWN AS TAX PARCEL 02-003-007 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BENSALEM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. CONTAINING 6.532 ACRES (284,550 SQ.FT.), MORE OR LESS.
3. THIS PLAN SET IS BASED ON A SURVEY PLAN ENTITLED 'ALTA/ACSM LAND TITLE SURVEY' FOR 4600 STREET ROAD, DATED 02/03/2014, BASED ON A FIELD SURVEY PERFORMED BY BLUE MARSH ASSOCIATES, INC. IN JANUARY OF 2013 AND THE REFERENCED INFORMATION LISTED HEREON. GILMORE & ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BLUE MARSH ASSOCIATES, INC.
4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARKOUTS, ABOCE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
5. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF FIELD SURVEY.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. THE PROPERTY IS LOCATED IN FLOOD HAZARD AREA X (MINIMAL HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA. MAP NO. 42017C0438J, EFFECTIVE DATE MARCH 16, 2015.
9. NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. NO STRUCTURES, FENCE, PLANTINGS, OR OTHER OBSTRUCTIONS SHALL BE INSTALLED BETWEEN A VERTICAL PLANE TWO FEET ABOVE STREET LEVEL AND A PLANE SEVEN FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT SHOWN AT THE DRIVEWAY ENTRANCE.
11. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION) STANDARDS.
12. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED. ALL CONSTRUCTION WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
13. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN FIVE FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
14. THE STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY. ALL COSTS & EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY THE OWNER IN PERPETUITY. IF, IN THE JUDGEMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE SWM FACILITIES IN SUCH A MANNER AS TO ENSURE THEIR PROPER FUNCTIONING, THE TOWNSHIP AFTER PROVIDING A WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER & TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE FACILITIES TO ENSURE THAT SUCH FACILITIES FUNCTION & PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY & ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN SIXTY (60) DAYS.
    a. THE PROPERTY OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE FACILITIES ON AN ANNUAL BASIS.
    b. O&M OF STORMWATER FACILITIES SHALL INCLUDE THOSE FACILITIES SHOWN HEREON, INCLUSIVE OF FACILITIES LOCATED WITHIN PUBLIC RIGHTS-OF-WAY. PCSM PLANS SHALL BE ATTACHED TO O&M AGREEMENT TO BE RECORDED.
15. STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE A BASIC & PERPETUAL PART OF THE STORM DRAINAGE SYSTEM, & AS SUCH TO BE PROTECTED & PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE OWNER TO WHICH THESE STRUCTURES ARE LOCATED WITHIN. THE TOWNSHIP AND/OR ITS AGENTS RESERVE THE RIGHT TO ENTER THE SITE FOR THE PURPOSE OF INSPECTION OF THESE FACILITIES TO VERIFY THE DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER.
16. THERE SHALL BE AN 18-MONTH MAINTENANCE PERIOD FOR ALL TREES, EXISTING AND PROPOSED, DURING WHICH TIME THEY SHALL BE REMOVED AND REPLACED IN THE EVENT THE TREES DIE. REPLACEMENT TREES SHALL BE AN APPROVED SHADE TREE LOCATED PER TOWNSHIP DIRECTION.
17. PERMITS SHALL BE OBTAINED FOR ALL PROPOSED SIGNAGE.
18. LAND ALTERATION PERMIT FROM BENSALEM TOWNSHIP SHALL BE OBTAINED PRIOR TO START OF WORK.
19. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

WAIVERS REQUESTED

THE FOLLOWING WAIVERS FROM BENSALEM TOWNSHIP'S ORDINANCE CHAPTER 201, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 196, STORMWATER MANAGEMENT, ARE REQUESTED:

SECTION 201-41& 201-61 – A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE SEPARATE PRELIMINARY PLAN AND FINAL PLAN SUBMISSIONS.

SECTION 201-41(d)(9) – A WAIVER IS REQUESTED FROM PROVIDING ALL EXISTING FEATURES WITHIN 400 FEET AND UTILITY EASEMENTS AND RIGHTS-OF-WAY WITHIN 50 FEET OF THE LAND DEVELOPMENT AREA AND BOUNDARY.

SECTION 201-106(a)(2)a(6) – A WAIVER IS REQUESTED TO ALLOW GRADING WITHIN 3 FEET OF THE SITE PROPERTY LINE.

SECTION 196-47(2)(b)(1)(B) – A WAIVER IS REQUESTED FROM THE REQUIREMENTS TO PROVIDE LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES, SANITARY SEWERS, ON-SITE SEPTIC SYSTEMS, WELLS, STORMWATER BMP'S, AND WATER LINES ON SITE AND WITHIN 100 FEET OF THE PROPERTY LINES.

SECTION 196-61(b)(1) – A WAIVER IS REQUESTED TO ALLOW STORM SEWER PIPES LESS THAN 18" IN DIAMETER WHERE REQUIRED SOIL/PAVEMENT COVER IS NOT OTHERWISE AVAILABLE AND DRAINAGE COMPUTATION VALIDATE A SMALLER PIPE SIZE.

LEGEND

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
BUILDING SETBACK		
PARKING SETBACK		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
FENCE LINE		
TREE LINE		
GUIDE RAIL		
SIGN		
UTILITY POLE		
FIRE HYDRANT		
IRON PIN FOUND		
CONCRETE MONUMENT FOUND		
LIGHT FIXTURE		

ZONING INFORMATION

1. ZONING DISTRICT: "GC" – GENERAL COMMERICIAL DISTRICT
2. EXISTING USE: COMMERCIAL – OFFICE
   PROPOSED USE: MIXED-USE DEVELOPMENT
   COMMERCIAL USES PERMITTED BY RIGHT: RETAIL STORE AND RESTAURANT
3. AREA REGULATIONS

		REQUIRED	EXISTING	PROPOSED
A.	MIN. LOT AREA:	7,200 SF. (0.16 AC)	284,534 SF. (6.532 AC.)	284,534 SF. (6.532 AC.)
B.	MIN. LOT WIDTH:	60 FT.	744.00 FT.	744.00 FT.
C.	MAX. BUILDING AREA:	35%	13.20%	12.70%
D.	MAX. IMPERVIOUS COVER:	60%	54.9%	59.97%
E.	FRONT YARD:	75 FT.	94.90 FT.	102.33 FT.
F.	REAR YARD	35 FT.	40.70 FT.	57.90 FT.
G.	SIDE YARD (2 EA)	8 FT.	34.84 FT.	51.29 FT.
H.	BUILDING HEIGHT	45 FT.	<45 FT.	<45 FT

SITE PARKING CALCULATIONS:

§232-586.(C).(3): MAJOR SHOPPING CENTER: 5 PARKING SPACES PER 1,000 S.F. GROSS LEASEABLE AREA

GROSS LEASEABLE AREA
35,900 S.F./1,000 * 5 = 180 SPACES REQUIRED

ADA PARKING REQUIREMENTS
151 TO 200 TOTAL SPACES = 6 ADA SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED: 190 SPACES

STANDARD SPACES PROVIDED: 182 SPACES
ADA SPACES PROVIDED: 8 SPACES

§232-586.(C).(3): DRIVE-THRU STACKING SPACES: 5 SPACES PER DRIVE-THRU WINDOW

1 DRIVE-THRU WINDOW * 5 = 5 SPACES REQUIRED

STACKING SPACES PROVIDED: 22 SPACES

LOT AREA:

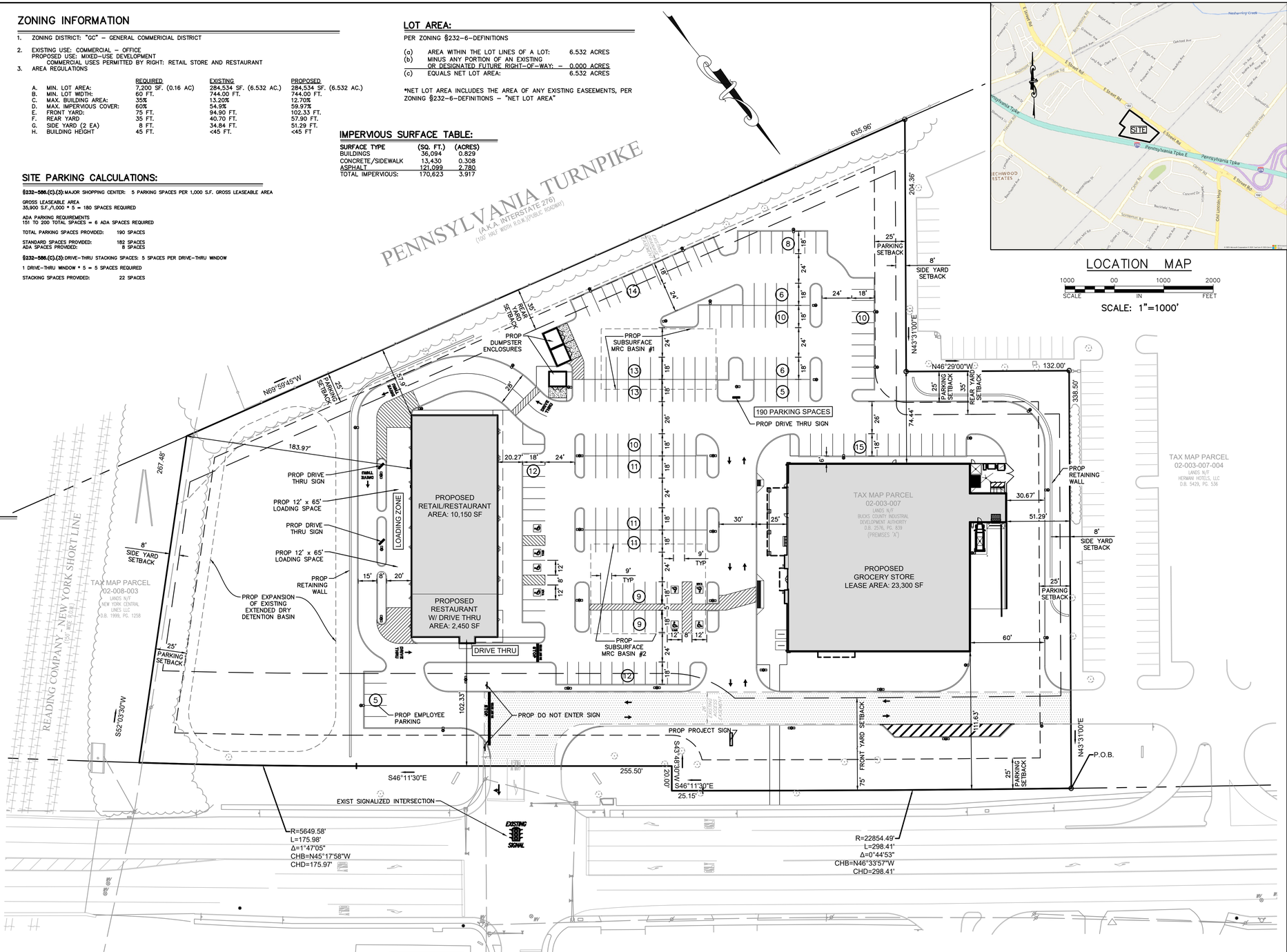
PER ZONING §232-6-DEFINITIONS

(a)	AREA WITHIN THE LOT LINES OF A LOT:	6.532 ACRES
(b)	MINUS ANY PORTION OF AN EXISTING OR DESIGNATED FUTURE RIGHT-OF-WAY: –	0.000 ACRES
(c)	EQUALS NET LOT AREA:	6.532 ACRES

*NET LOT AREA INCLUDES THE AREA OF ANY EXISTING EASEEMENTS, PER ZONING §232-6-DEFINITIONS – "NET LOT AREA"

IMPERVIOUS SURFACE TABLE:

SURFACE TYPE	(SQ. FT.)	(ACRES)
BUILDINGS	36,094	0.829
CONCRETE/SIDEWALK	13,430	0.308
ASPHALT	121,099	2.780
TOTAL IMPERVIOUS:	170,623	3.917



LOCATION MAP

SCALE: 1"=1000'

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA AS

INSTRUMENT NO. _____,

ON _____, 20____

_____
(RECORDER OF DEEDS)

I/WE, _____ OF CCT PARTNERSHIP, HAVE LAID OUT UPON OUR LAND SITUATED IN BENSALEM TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS, STREETS AND/OR IMPROVEMENTS, ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED.

I/WE, _____ OF CCT PARTNERSHIP, AS THE OWNER(S) OF THIS PROPERTY, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FIXTURE AND THAT IT SHALL NOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY BENSALEM TOWNSHIP. I/WE FURTHER ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED DRAINAGE PLAN AND/OR EROSION & SEDIMENT CONTROL PLAN, EITHER PRIOR TO OR DURING CONSTRUCTION, MUST BE SUBMITTED TO BENSALEM TOWNSHIP AND BUCKS COUNTY CONSERVATION DISTRICT, RESPECTIVELY, FOR APPROVAL.

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

_____ _____
(PRESIDENT) (VICE PRESIDENT)

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

_____ _____
(SIGNATURE) (DATE)

THIS PLAN WAS APPROVED BY THE COUNCIL OF THE TOWNSHIP OF BENSALEM AT A PUBLIC MEETING HELD ON

THE _____ DAY OF _____, 20____.

_____ _____
(CHAIRMAN) (SECRETARY)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS:

ON THIS, THE _____ DAY OF _____ 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, _____, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE A GENERAL PARTNER OF _____ AND THAT HE AS GENERAL PARTNER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS/HER NAME TO THE PARTNERSHIP BY HIMSELF AS GENERAL PARTNER.

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

_____ _____
(NOTARY PUBLIC) (MY COMMISSION EXPIRES)

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA AS

INSTRUMENT NO. _____,

ON _____, 20____

_____
(RECORDER OF DEEDS)

BCPC No. ____
PROCESSED AND REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT PLAN, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF BENSALEM, IN WHICH THIS SUBDIVISION AND LAND DEVELOPMENT IS LOCATED.

_____ _____
(REGISTERED PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

WETLANDS CERTIFICATION

I, _____, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROJECT SITE DOES CONTAIN WETLANDS.

_____ _____
(REGISTERED PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

SCALE: 1"=40'

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

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 50715-E

DATE: 08/19/25

REV.	DESCRIPTION	DATE	BY

PRELIMINARY-FINAL LAND DEVELOPMENT PLAN
4600 STREET RD
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500124

OWNERS INFO:
CCT PARTNERSHIP
200 DRYDEN ROAD
SUITE 2000
DRESHER, PA. 19025
215-938-7300

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 02-003-007

TOTAL AREA:	TOTAL LOTS:
6.532 AC.	1
DATE: 08/19/25	SCALE: 1"=40'
DRAWN BY: LEH	CHECKED BY: TMC

SHEET NO.: 2 OF 26

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500124_4600_Street_Rd\Project Files\2024\2500124\DESIGN\CAD\Prod_Dwgs\2500124-REC.dwg Layout: RECORD PLAN Plotted By: lhess, on Tue Aug 19, 2025 at 12:59pm

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

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

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 26, 2025

Subject: BCPC #13084
Preliminary Plan of Land Development for 3113 Veterans Highway
TMPs #5-20-5-1; 5-20-5-2; 5-20-4
Applicant: Herring Management, Inc.
Owner: AVH Hospitality, LLC, William L. Golden, III, and Thomas Golden
Plan Dated: April 4, 2025
Last Revised: June 13, 2025
Date Received: August 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: Consolidate three parcels to create a 9.59-acre lot. Construct a 129,000-square-foot warehouse with 20 loading spaces for large trucks, 19 trailer parking spaces, and 103 vehicle parking spaces on the newly created lot. A new driveway to Ford Road from the site is shown across a proposed 50-foot-wide access easement on adjacent TMP #5-20-5. An existing commercial structure (tavern), a garage, and a concrete pad are to be removed. Public water and sewer currently serve the site.

Location: Along the western side of Route 413, approximately 200 feet north of the intersection of Route 413 and Ford Road.

Zoning:

TMPs #5-20-5-1 and 5-20-5-2 – The C Commercial District permits a variety of commercial uses on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. The maximum building area and impervious surface ratios are 35 and 70 percent, respectively. Use F3 Wholesale Business, Wholesale Storage, Warehousing is not a permitted use in the C District.

TMP #5-20-5-4 – The M-1 Light Manufacturing District permits Use F3 Wholesale Business, Wholesale Storage, Warehousing on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. The maximum building area and impervious surface ratios are 35 and 65 percent, respectively.

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

The site is also located within the TC Town Center (Overlay) District that runs along the Route 413 corridor.

On October 14, 2024, the Bristol Township Zoning Hearing Board granted variances from the following zoning ordinance requirements:

Section 205 Attachment 1
to permit Use F3 Wholesale Business, Wholesale Storage, Warehousing in the C Commercial District on the subject property

Section 205-37.D.
to allow a maximum impervious surface ratio of 92 percent instead of the permitted maximum of 70 percent

Section 205-37.G.
to allow a maximum building height of 80 feet instead of the maximum permitted height of 50 feet

Section 205-107.B.
to allow 0.16 acres of woodlands as resource protected land instead of the required 1.23 acres based on the 50 percent protection ratio for woodlands with no other resource

Section 205-108.D.(2)
from requiring a maximum woodlands disturbance ratio of 20 percent for woodlands with other resources

Section 205-109
to allow a buffer yard of 20 feet in width instead of the required 75-foot width

Section 205-127
to allow a maximum access width of 46 feet instead of the maximum permitted 35 feet

Section 205-130
to allow a minimum front yard special setback of 105.5 feet instead of the required 120-foot setback along Route 413

Present Use: Commercial and vacant

COMMENTS

1. **Requested waivers**

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

      Section 177-41.F.
      from requiring a 15-foot parking separation from the outside wall of the nearest building

      Section 177-41.K.
      from requiring that all internal parking lots, separator islands, and aisles be confined within curbing

      Section 177-43
      from providing sidewalks along the abutting street

Section 177-48.D.3.
from requiring the edges of slopes to be a minimum of 5 feet from property lines or right-of-way lines of streets

We recommend that the governing body not waive Section 177-43 of the SALDO and require the existing sidewalk to be improved and extended along the site frontage along Route 413. Sidewalks exist along Route 413 to the north and south of the site.

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

b. **Stormwater management**—The site plan indicates that the applicant is requesting waivers from the following sections and requirements related to stormwater management requirements:

Section 518.l.4.a.2.
from the stormwater basin side slope requirement

Section 518.l.4.a.3.
from the stormwater basin bottom slope requirement

Section 518.m.2.
from the 0.5 percent storm drainage pipe slope requirement

We note that the section numbers listed on the plan do not appear to coincide with that in the SALDO or stormwater management ordinances. We recommend this information be clarified and that this issue be resolved before plan approval.

2. **Setbacks from resource-protected land**—Section 205-130.C. of the zoning ordinance requires that on lots that include lands with resource restriction, the minimum building setbacks shall be measured from the limit of the resource-protected lands rather than from the lot lines so that the required minimum yard is free from resource-protected land. The plan should clearly identify the proposed 0.16-acre of woodland protection land and indicate compliance with this requirement.

3. **Transportation issues**

a. **Traffic impact assessment (TIA)**—We recommend that the TIA provide peak hour queue analysis and gap analysis to determine if the proposed access points along Route 413 can function as designed.

b. **Left turn lane**—It appears that the eastbound left turn lane at the signalized intersection of Route 413 and Ford Road will be reduced in length in the post-development condition. If this lane is to be shortened, we recommend that the plan show that it will retain sufficient capacity to accommodate the 95th percentile AM and PM peak hour queues.

c. **Turning movements**—To adequately determine safe site circulation, we recommend that vehicle turning templates for the largest vehicle anticipated to access the site be provided.

d. **Driveway alignment**—The southern full movement driveway access should be better aligned with the existing opposing driveway on the other side of Route 413 to minimize left turn conflicts.

4. **Building design guidelines for development within the TC District**—Section 1304.E. of the zoning ordinance contains building design guidelines for future development within the Town Center (Overlay) District. Although only recommendations, we strongly encourage the proposed land development follow the suggested guidelines so that future development along the Route 413 corridor is consistent with that envisioned by the township when council created the Town Center (Overlay) District.

5. **Impacts on adjacent residential areas**—Section 177-55.F. of the SALDO requires that adjacent residential areas shall be protected from potential nuisance of proposed nonresidential developments, in accordance with relevant zoning ordinance requirements. The proposed development, consisting of a warehouse with a height of 80 feet, is adjacent to an existing apartment complex. Most of the woodlands and vegetation will be removed and an impervious surface ratio of 76.4 percent is proposed for the site. We strongly recommend consideration be given to how all potential impacts to adjacent residences from the development can be mitigated or eliminated. Concerns with stormwater, lighting, and truck traffic should all be carefully considered given the intended removal of woodlands, the height of the structure, potential lighting impacts, and the location of building loading areas and truck driveway access to Ford Road bordering the apartment complex to the east.

6. **Landscape plan**

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

    b. **Pin oak trees**—The landscape plan proposes pin oaks (*Quercus palustris*) next to parking areas and along access drives. Pin oaks trees aren't desirable along driveways and sidewalks due to their low-branching habits. We recommend the proposed pin oaks be replaced with another tree on the township's approved planting list.

    c. **Screening around dumpsters**—Section 191-51.H.(2) of the SALDO requires outdoor refuse collection stations to be screened from view and landscaped. We recommend the plan be revised to provide the required landscaping around the collection station.

    d. **Trailer parking**—We recommend trees and landscaping be planted along the northern side of the 19 trailer parking spaces shown north of the proposed building. This would provide better biodiversity and heat island reduction on the site.

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

7. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan does not identify any proposed fire lanes but does include a note on Sheet 4 indicating that fire lanes are to be located per the request of the fire marshal. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.

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

8. **Sustainable energy**—Given the size and nature of the project, we recommend that the applicant consider the use of alternative forms of energy generation and conservation for this project. This could include solar-ready roofs, solar panels, electric vehicle charging equipment, geothermal systems, or buildings that meet a certified energy efficiency standard. Financial assistance is also available through Bucks County's C-PACE program, which provides low-interest loans to businesses for the installation of renewable energy systems.[2] The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

   The Bucks County Planning Commission completed a model alternative energy ordinance[3] that provides examples of various incentives that could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a nonresidential development proposal. We recommend the township consider adopting the model, or relevant portions, to address the growing demand for alternative energy generation and conservation techniques.

9. **Electric vehicle charging station and EV-ready equipment**—We recommend the inclusion of 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*[4] 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*[5] which provides guidelines and standards for EV charging stations.

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

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

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[2] https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf

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

[4] https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023#:~:text=This%20model%20ordinance%20provides%20definitions,locations%2C%20aesthetics%2C%20and%20effectiveness.

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

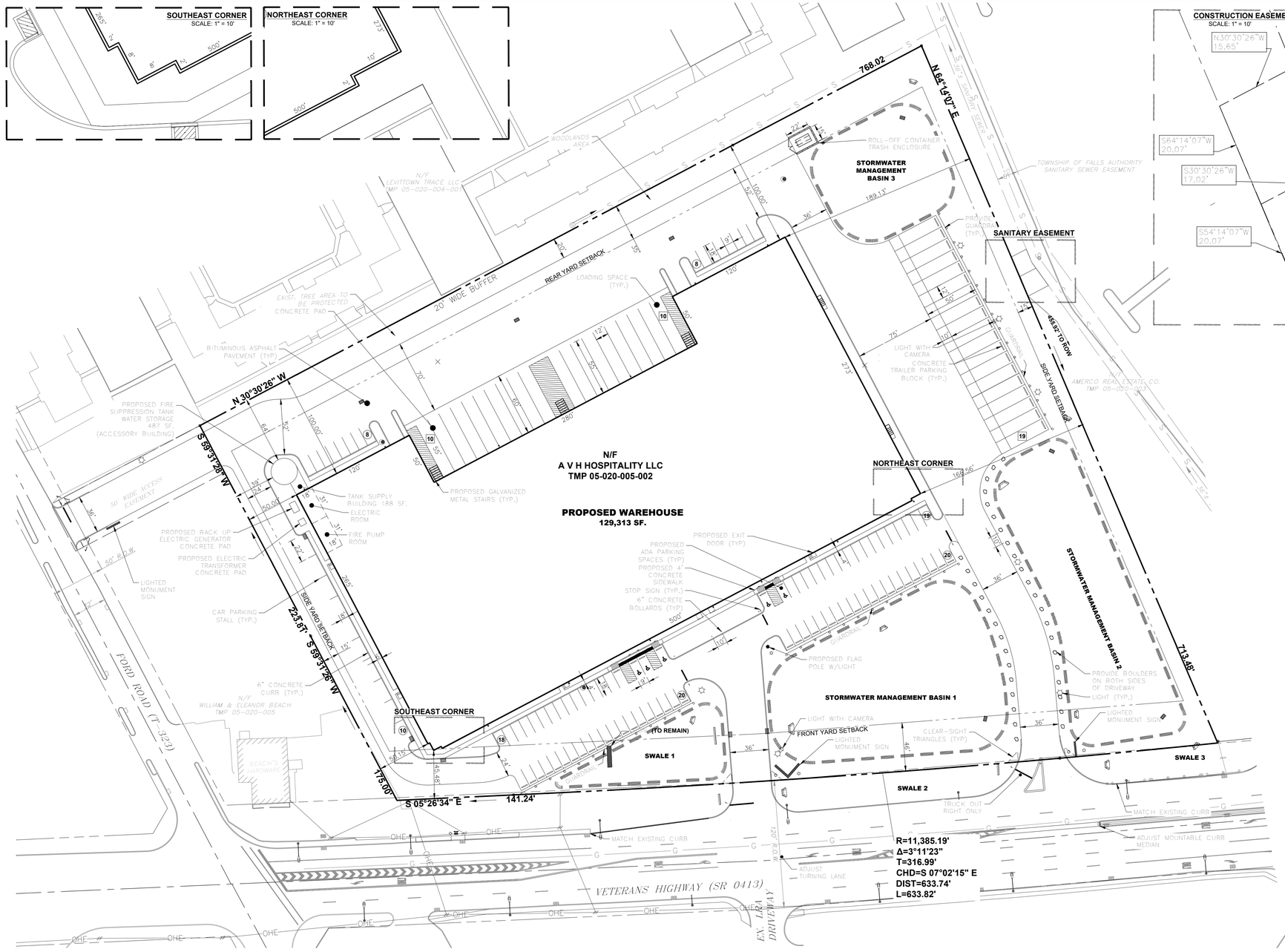
11. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

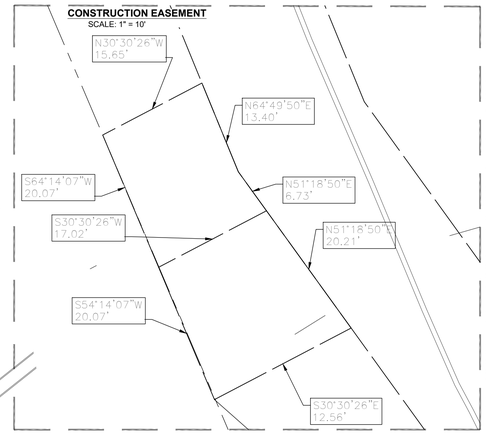
This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:emh
25-0118

cc: Herring Management (via email)
Jeffrey Skinner, PE, PLS, Atlas (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)





All components of construction not specifically called for or detailed on the drawings (blocking, bulkheads, sills, plates, sleepers, anchors, ties, fasteners, flashing, misc. trim, etc.) but are required, necessary and considered good practice for construction shall be included in the design.

To All To Whom These Present Shall Come, We Send Greetings. Know Ye That We Have Had Laid Out Upon A Portion Of Our Land Situate In The Township Of Bristol, County Of Bucks, Commonwealth Of Pennsylvania, Certain Lots On The Accompanying Plan Which Is Intended To Be Forthwith Recorded.
Witness Our Hand And Seal This ___ Day of _____, 20___.

_____ _____
Witness Applicant

_____ _____
Witness Applicant

Commonwealth of Pennsylvania (ss)
County Of Bucks (ss)

On The ___ Day of _____, 20___ Before Me, The Subscriber, A Notary Public Of The Commonwealth Of Pennsylvania,

_____ Personally Appeared, Who Acknowledged The Accompanying Plan To Be The Official Plan Of Streets And Property Shown Thereon, Situated In The Township Of Bristol, County Of Bucks, Commonwealth Of Pennsylvania, And Desired That This Plan Be Recorded According To Law.

_____
Notary Public
My Commission Expires _____

At A Meeting Of The Members Of Council Of The Township Of Bristol, County Of Bucks, Commonwealth Of Pennsylvania, Held In Said Township On The ___ Day Of _____, 20___.
On A Motion By _____,
Seconded By _____,
It Was Resolved That This Plan Of Lots, Situate In Bristol Township, Bucks County, Pennsylvania, As Prepared By Cardno BCM Engineers, Dated _____ Be Approved.

_____
President Date Signed

_____
Secretary Date Signed

Approved By The Bristol Township Planning Commission
This ___ Day Of _____, 20___.

_____
Chairman

_____
Secretary

Reviewed By The Bristol Township Engineer
This ___ Day Of _____, 20___.

_____
Township Engineer

Reviewed By The Bucks County Planning Commissioner
This ___ Day Of _____, 20___.

_____
Chairman

_____
Secretary

Recorded In The Office For Recording Of Deeds, At Doylestown, Pennsylvania, In Deed Book ___, Page Number ____
On _____ By _____.

RECORD OWNERS
TMP 05-020-005-001
WILLIAM L. GOLDEN III & THOMAS GOLDEN
6 WEST OLD WHALING LN.
LONG BEACH TOWNSHIP, NJ 08008

SITE ADDRESS:
3105 VETERANS HWY.
BRISTOL, PA 19007
DEED BOOK INST. 2021062589

TMP 05-020-005-002 & TMP 05-020-004
A V H HOSPITALITY LLC
123 BRENNA LN.
PALM DESERT, CA 92211

SITE ADDRESS:
3113 VETERANS HWY.
BRISTOL, PA 19007
DEED BOOK 4925, PAGE 2317

APPLICANT
HERRING MANAGEMENT, INC.
281 WITHERSPOON DR., SUITE 105
PRINCETON, NJ 08540

Site Capacity Calculations

Base Site Area
Total Site Area = 417,544 Sqft. (9.585 AC.)
Right-of Way Area − 0 Sqft. (0.000 AC.)

Base Site Area = 417,544 Sqft. (9.585 AC.)

Net Buildable Site Area
Base Site Area = 417,544 Sqft. (9.585 AC.)
Resource Protection Land − 7,000 Sqft. (0.160 AC.)

Net Buildable Site Area = 410,544 Sqft. (9.425 AC.)

Number of Dwelling Units
Not Applicable

Impervious Surfaces
Net Buildable Site Area = 410,544 Sqft. (9.425 AC.)
Maximum Impervious Surface Ratio x 92%*

Maximum Impervious Surface Area = 377,700 Sqft. (8.671 AC.)

Site Capacity Summary
Net Buildable Site Area: 410,544 Sqft. (9.425 AC.)
Maximum Number of Dwelling Units: Not Applicable
Maximum Impervious Surface Area: 377,700 Sqft. (8.671 AC.)

ZONING DATA		
ZONED: C − COMMERCIAL WITH TC − TOWN CENTER OVERLAY		
EXISTING USE: D13 − TAVERN PROPOSED USE: (F3) WHOLESALE BUSINESS, WHOLESALE STORAGE, AND WAREHOUSING		
	REQUIRED	PROPOSED
MIN. LOT AREA	5,000 SF	417,544 SF.
MIN. LOT WIDTH	50 FT.	774.24 FT.
MAX. BLDG. AREA	35%	30%
MAX. IMPERV. SURFACE	92%*	76.4%
MIN. YARDS		
FRONT	105.5 FT.*	107.48 FT.
SIDE	15 FT.	50.00 FT.
REAR	35 FT.	100.00 FT.
MAX. HEIGHT	80 FT.*	80 FT.
BUFFER YARD	20 FT.*	20 FT.
ZONING NOTES		
* PER ZONING HEARING DECISION 10/14/24		

GENERAL NOTES

1. The properties depicted are identified as Bucks County Tax Map Parcel (TMP) #05-020-004, 05-020-005-001 & 05-020-005-002 and are to be consolidated into one parcel.

2. Information from the following sources was incorporated into this plan:
   2.A. Bristol Township Zoning Ordinances as amended to date of application.
   2.B. Bristol Township Subdivision and Land Development Ordinances as amended to date of application.
   2.C. National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) #42017C0444K, dated March 21, 2017 and #42017C0507K, dated March 21, 2017.
   2.D. ALTA/ACSM Land Title Survey for Stephen Davidson, prepared by Van Cleef, dated 2/25/2022, last revised 4/15/2022.
   2.E. Wetland Determination Report for Herring Properties, LLC, 3113 Veterans Highway, prepared by Nova Consultants Ltd., dated November, 2024.

3. All underground utilities shown are based on surface evidence and information obtained from existing plans and records. Additional utilities may exist in the property and surrounding area. Actual locations must be verified by the PA One Call System and the individual utility companies at least three (3) working days prior to any excavation.

4. Title Report issued by Lake Abstract Company, Commitment #11766077, for TMPs #05-020-004 & 05-020-005-002. The property may be subject to additional restrictions.

5. The topography shown is based on NGVD datum. The local benchmarked used is noted on the plan.

6. The existing and proposed development is serviced by public water and sewer.

7. The Bucks County Conservation District must be notified prior to any earth disturbance greater than 1,000 square feet. All required erosion and sediment control measures must be installed and operating prior to any earth disturbance.

8. Waivers are requested from the following Land Development Ordinances:
   177-41.F 15' parking separation from building requirement
   177-41.K Curbed parking area requirement
   177-43 Street sidewalk requirement
   177-48.D.3 Grading within 5' of property and right-of-way lines
   518.I.4.a.2 Stormwater basin side slope requirement
   518.I.4.a.3 Stormwater basin bottom slope requirement
   518.m.2 0.5% storm drainage pipe slope requirement

9. Variances obtained from the Bristol Township Zoning Hearing Board on 10/14/24:

Section	Restriction	Approved
205 Att 1	F3 use restriction	Allowed
205-37D	70% Maximum impervious surface	92%
205-37G	50' Maximum height	80'
205-109	75' Buffer setback	20'
205-130	120' special setback requirement	105.5'
205-108.D.(2)	20% of woodlands disturbance	Allowed with sensitive resource
205-107.B	Environmental Perf. Standards regarding: Woodlands protection	0.16 acres
205-127	Maximum Access Width	46'

10. Entire drainage system is to be maintained for the property owner.

11. Fire lanes to be located per the request of the Fire Marshal.

12. Proposed building to be protected by a fire sprinkler system.

13. Roof drains to be connected directly to the storm drainage system.

14. All proposed parkings, utilities, drainage systems, basins and other improvements will be owned and maintained by the property owner.

15. Trash collection station to be located outdoors and screened per Bristol Township requirements.

16. Building access, details and actual ADA parking location to be shown on Building permit plans.

17. It is the responsibility of the property owner to clean and maintain the detention basins and drainage systems in operating condition at all times. The drainage system is to be kept clean and free from debris which may impede flow and reduce the drainage capacity of the system. The basin embankments and rip-rap aprons are to be repaired at the first sign of erosion or weakening of the stabilized surface.

Site Layout Calculation

Off-Street Parking Space
Total Floor Area = 129,000 sqft
Min. Req. off-street parking space = 65 Spaces (1 Space per 2000 sqft of floor area)
Proposed off-street parking space = 105 Spaces

ADA Parking Space
Total ADA Parking Spaces = 5 Spaces (for every 101-150 off-street spaces)

Off-Street Loading Spaces Calculations
Total Floor Area = 129,000 sqft
Min. Req. Off-Street Loading Spaces = 14 Spaces (1 first 2,000 sqft, 1 next 8,000 sqft, and 1 for each additional 10,000 sqft of floor area)

Proposed Off-Street Loading Spaces = 20 Spaces

50 25 0 50 100 150
SCALE IN FEET

Pennsylvania One Call System, Inc.
Call Before You Dig in Pennsylvania 1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System
SERIAL NO.
#_____

Date	Draft	Chkd	
06/13/2025	NM	JES	REVISED BRISTOL TOWNSHIP SUBMISSION
04/04/2025	NM	JES	BRISTOL TOWNSHIP SUBMISSION

LAND DEVELOPMENT RECORD PLAN

3113 VETERANS HIGHWAY

Prepared For:
HERRING MANAGEMENT, INC

Situate In:
BRISTOL TOWNSHIP, BUCKS CO., PA.

Jeffrey E. Skinner
PE-042652-E
SU-052889-E

ATLAS
920 GERMANTOWN PIKE, SUITE 200,
PLYMOUTH MEETING, PA 19462

PROJECT #: Z057000596
DRAWING #: 103
SHEET #: 4 of 28

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: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 28, 2025

Subject: BCPC #13113
Final Plan of Subdivision for Terrapin Street
TMP #5-65-143
Applicant: Kevin Tapia
Owner: ADR Investments, LLC
Plan Dated: May 1, 2025
Date Received: July 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 12,294-square-foot lot into two single-family detached dwelling lots consisting of 5,687 square feet (Lot 1) and 5,687 square feet (Lot 2). A single-family detached dwelling is proposed on each lot. Public water and sewer will serve the lots.

Location: East side of Terrapin Street, approximately 225 feet southeast of the intersection of Schumacher Drive and Terrapin Street.

Zoning: The R-3 Residence District permits single-family detached dwellings on a minimum lot size of 5,000 square feet with a minimum lot width of 50 feet. The permitted maximum building coverage and impervious surface ratio are 30 and 40 percent, respectively.

Present Use: Vacant

COMMENTS

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

   Section 177-14.E.
   to permit simultaneous preliminary plan/final plan approval

   Section 177.43.A.
   to not be required to install sidewalks along the property frontage of Terrapin Street

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

Sections 177-91.A.(1) and 177-92.A.(1)
to permit the plan to be drawn at 1-inch equals 10 feet instead of 1-inch equals 50 feet or 1-inch equals 100 feet

Sections 177-91.C.(3) and 177-92.C.(3)
to not be required to show all existing features within 200 feet of the property

Section 177-48.D.3.
to permit some minor grading within 5 feet of the property line and/or right-of-way

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

2. **Road improvements**—A notation on the plan indicates that this section of Terrapin Street has existing asphalt paving and that the roadway will be reconstructed as necessary upon inspection. Township officials should ensure that the roadway is reconstructed to meet minimum street standards as outlined in Section 177-35 of the SALDO.

3. **Stormwater management**—The plan proposes a stormwater infiltration trench in the rear yard on each lot. We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the stormwater facility. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facility. Copies of the manual should also be provided to those responsible for stormwater facility maintenance which the plan indicates will be the future homeowners. In addition, any restrictions for the area containing the infiltration trench (e.g., placement of play structures, trees and shrubs, etc.) should be made clear to future homeowners in order to maintain proper function of the facility and to avoid enforcement issues for the township.

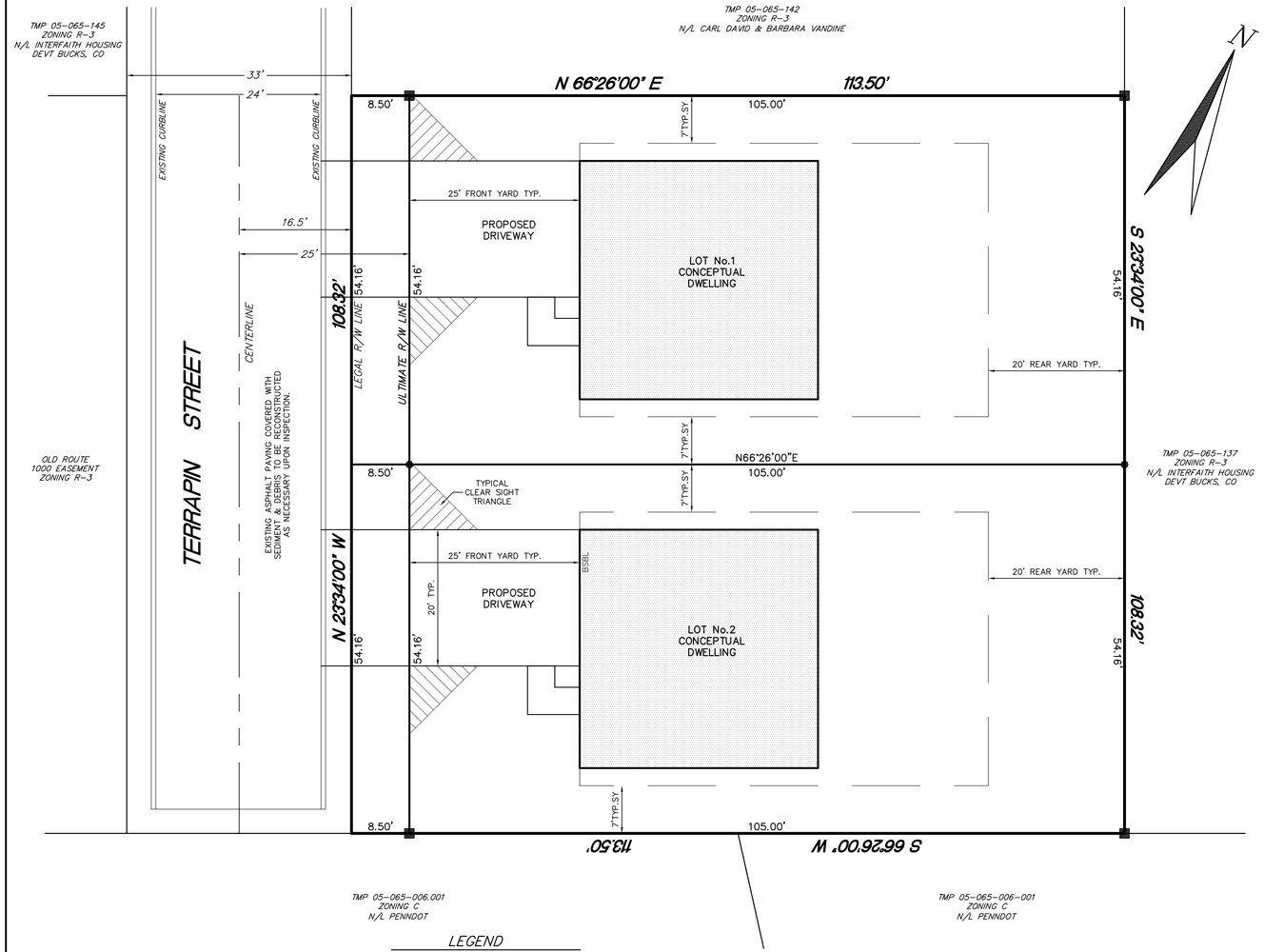
4. **Landscape architect**—We recommend that a landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:emh
25-0212

cc: Kevin Tapia (via email)
Lawrence J. Byrne, PE, Eastern/Chadrow Associates, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



Summary and General Notes

1. Tax Parcel Number 05-065-143
2. Area to Legal right of way = 12,294 sf
   Area to Ultimate right of way = 11,374 sf
3. Owner of Record: ADR Investments, LLC
   7998 New Falls Road
   Levittown, PA 19055
   Applicant: Kevin Tapia
   2300 Virginia Drive
   Bensalem, PA 19020
   267-945-9217
4. Zoning: R3 - Residential District
   Existing Use - Vacant
   Proposed Use: A1- Single family detached dwelling - Permitted by Right

   Area and Dimensional Requirements

Required/Permitted	Provided Lot 1	Provided Lot 2
a. Lot Area - 5,000 sf. min.	5,687 sf.	5,687 sf.
b. Lot Width - 50 ft. min.	54.16 ft.	54.16 ft.
c. Impervious Surface Area - 40% max.	40%	40%
d. Building Area - 30% max.*	21.5%	21.5%
e. Building Height - 35 ft. max.*	35 ft. max.	35 ft. max.
f. Front Yard - 25 ft. min. *	25 ft. min.	25 ft. min.
g. Side Yard - 6 ft. min./14 ft. aggregate *	6 ft/14 ft. min.	6 ft/14 ft. min.
h. Rear Yard - 20 ft. min. *	20 ft. min.	20 ft. min.

   * Actual building area, setbacks and building height for each lot shall be based on final architectural drawings and shall not exceed or be less than the permitted.

5. Impervious Areas (conceptual)

	Lot 1	Lot 2
Dwelling	1,225 sf.	1,225 sf.
Driveway	500 sf.	500 sf.
Walkway	43 sf.	43 sf.
Future *	506 sf.	506 sf.
Total	2,274 sf.	2,274 sf.

   * The stormwater management facilties are designed for the maximum allowable impervious area of 40% or 2,274 sf per lot. Future impervious area may be allocated to the dwelling, driveway or any other proposed impervious area.

6. Required and Provided Parking - Single family detached dwelling use A1. Two (2) off street spaces per dwelling unit.
7. Public sanitary sewer service shall be provided by Bucks County Water and Sewer Authority and public water service shall be provided by Aqua PA water company.
8. Property boundary and topographic information was determined from field survey by Eastern/Chadrow Associates, Inc. in February 2025. Various deeds, plans and other information of record was utilized to determine the property boundary. Topographic information was obtained by field survey in February 2025 and represents site conditions at that time. The Datum of Topography is NAVD 88. Site Benchmark is manhole rim located at the intersection of Terrapin Street and Schumacher Drive, El:20.71.
9. There are no floodplains located on the site based on FEMA Flood Insurance Rate Map number 42017C0526K effective date March 21, 2017.
10. Soils - (UtB) Urban land-Matapeake complex, 0 to 8 percent slopes
11. The site is tributary to the Silver Lake/Mill Creek, which is located in the Delaware River South watershed managment district C. PA Chapter 93 existing and designated use classification is WWF (Warm water fishes) - MF (migratory fishes). Stormwater management facilities are designed in accordance with Chapter 173 Delaware River South Stormwater Management Ordinance.
12. Burying of construction debris on site is prohibited.
13. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction. PA One Call 1-800-242-1776
14. All construction materials and specifications shall be in accordance with Bristol Township, Aqua PA water company, Bucks County Water and Sewer Authority, PADEP, PennDOT, County Conservation District and all other applicable regulatory agency requirements.
15. The engineer is not responsible for the construction methods/means for completion of the work depicted on these plans nor any conflicts/scope revisions, which result from same. Contractor is responsible for determining methods/means for completion of the work prior to the commencement of construction and notification of the owner and engineer of record when a conflict is identified.
16. The engineer of record herein is not responsible for job site safety or construction supervision nor has he been retained for such purposes.
17. No person shall modify, remove, fill, landscape, or alter any Stormwater Management (SWM) Best Management Practices (BMPs), facilities, area, or structure unless it is part of an approved maintenance program and written approval of the municipality has been obtained. No person shall place any structure, fill, landscaping, or vegitation into a stormwater facility or BMP or within a drainage easement which would limit or alter the functioning of the stormwater facility or BMP without the written approval of the municipality. A blanket easement shall be provided for maintenance of the stormwater BMP in accordance with the stormwater operation and maintenance agreement.
18. The applicant proposes to pay a fee in lieu of recreation land as required by SALDO 177-53.A(1).

List of Waivers

The applicant received waivers from the following sections of the Bristol Township subdivision and land development ordinance (SALDO):

1. Section 177-14.E - To permit simultaneous Preliminary Plan / Final Plan approval.
2. Section 177.43.A - Sidewalks. To not be required to install sidewalks along the property frontage of Terrapin Street. .
3. Sections 177-91.A(1) and 177-92.A(1) - Drafting Standards. To permit the plan to be drawn at 1"=10' instead of 1"=50' or 1"=100'.
4. Sections 177-91.C(3) and 177-92.C(3) - Drafting Standards. To not be required to show all existing features within 200 feet of the property.
5. Section 177-48.D.3 - Grading. To permit some minor grading within 5 feet of the property line and/or right of way.

To all whom these presents may come, we_____, send greetings. Know ye that we have laid out upon our lands, situate in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania, intended to be forthwith recorded. Witness our hand and seal this_____day of_____, _____.

_____, _____.

Commonwealth of Pennsylvania, County of Bucks, on the_____day of _____, _____, before me, the subscriber, a notary public of the Commonwealth of Pennsylvania, personally appeared , who acknowledged this plan to be the offical plan of property shown hereon, situate in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania and desired that this plan be recorded according to law.

_____, _____.
Notary Public My Commission Expires

Approved by the Bristol Township Planning Commission this_____day _____, _____.

_____, _____.

Reviewed by the Bristol Township Engineer this_____day of _____, _____.

_____, _____.

Approved by the Bristol Township Resolution of Council at a meeting held on the_____day of

_____, _____,

_____, _____.

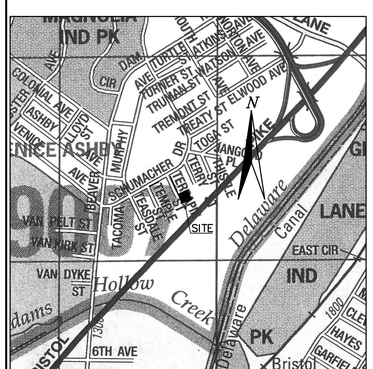
BCPC No._____.
Processed and Reviewed. Report prepared by the Bucks County Planning Commission in accordance with the Pa Municipalities Planning Code. Certifed this date_____.

_____.
Executive Director
Bucks County Planning Commission

Recorded in the Office of the Recorder of Deeds at Doylestown, Pennsylvania in plan book_____, page_____on the day of

_____, _____.

By_____.



LOCATION MAP
SCALE: 1"=800'

LEGEND

- FLOW ARROW
- PROPOSED SPOT ELEVATION (100.2)
- EXISTING SPOT ELEVATION (+100.2)
- PROPOSED CONTOUR (100)
- EXISTING CONTOUR (100)
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN
- UTILITY POLE
- EXISTING WATERLINE (W)
- EXISTING SANITARY SEWER (Sa)
- EXISTING MANHOLE
- EXISTING WATER SERVICE (WS)
- EXISTING SANITARY LATERAL (Sal)
- CONCRETE SIDEWALK OR PAD
- EDGE OF PAVING
- PROPOSED WATER SERVICE (PWS)
- PROPOSED SANITARY LATERAL (PSal)
- 12" COMPOST FILTER SOCK (CFS)
- DRAINAGE BOUNDARY LINE
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- STORMWATER TEST PIT
- PROPOSED STREET TREE (Pa)
- EXISTING OVERHEAD WIRE (OHW)

STOP-CALL BEFORE YOU DIG!

1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20250592045

ACT 187 USERS LIST FOR BRISTOL TOWNSHIP

1. BRISTOL TOWNSHIP	2501 BATH ROAD BRISTOL, PA 19007 CONTACT: RANDEE ELTON	relton@bristoltownship.org 267-812-2914
2. COMCAST	190 SHOEMAKER ROAD POTTSTOWN, PA 19464 CONTACT: MIKE KIMBERLY	mike_kimberly@cable.comcast.com 215-285-8786
3. AQUA PENNSYLVANIA	762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010 CONTACT: THOMAS WADDY	tbwaddy@aquaamerica.com 610-525-1400 EXT. 52105
4. PECO ENERGY C/O USIC	450 S. HENDERSON ROAD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS	nikkiasimpkins@usiclic.com 484-681-5720
5. FALLS TOWNSHIP AUTHORITY	557 LINCOLN HIGHWAY FAIRLESS HILLS, PA 19030 CONTACT: JOHN RYBA	jryba@falls-pa.com 215-416-4560

SHEET 1 of 6

SHEET INDEX

1. PLAN OF MINOR SUBDIVISION
2. EXISTING FEATURES PLAN
3. EROSION & SEDIMENT CONTROL/SITE CONSTRUCTION PLAN
4. DETAIL SHEET
5. DETAIL SHEET
6. OFF-SITE IMPROVEMENT PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
LAWRENCE J. BYRNE
ENGINEER
40487-E

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40487-E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
EDMUND A. CHADROW, III
LAND SURVEYOR
NO. 75128

EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.75128

PLAN OF MINOR SUBDIVISION (Preliminary Not to be recorded)
Tax Map Parcel #05-065-143
BRISTOL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
MADE FOR
KEVIN TAPIA

SCALE: 1"=10' 0 20 30 40 1 MAY 2025

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-6765
EST. 1967

COMM.#11327
FB-368/132

E-2872-1

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: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 8, 2025

Subject: BCPC #13116
Sketch Plan of Land Development for 518 Browns Lane
TMP #5-7-11
Applicant: Sergei Fedorov
Owner: 518 BrownsLane LLC
Plan Dated: June 27, 2025
Date Received: August 7, 2025

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

GENERAL INFORMATION

Proposal: Construct a 1,485-square-foot nonresidential building on a 77,980-square-foot lot. The site contains a dwelling, a one-story office, a one-story shop, and eight trailers. Three of the existing trailers are to be removed. Public water and sewer serve the site.

Location: Along the southwest side of Browns Lane, approximately 250 feet northwest of the intersection of Browns Lane and New York Avenue.

Zoning: The M-1 Light Manufacturing District permits nonresidential uses including manufacturing, wholesale business, wholesale storage, warehousing, contracting, and nonresidential accessory building or structure on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. The permitted maximum building area and impervious surface ratio are 35 and 65 percent, respectively. Residential uses are not a permitted use in the M-1 District.

The existing dwelling is a nonconforming use in the M-1 District. Also, the plan indicates existing nonconformities for the front, side, and rear yards and the maximum impervious surface ratio on the site. No changes are proposed to the yard areas and the impervious surface on the site.

Present Use: Industrial, residential

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

COMMENTS

1. **Use of proposed building**—Section 177-90.E. of the subdivision and land development ordinance (SALDO) recommends that sketch plan submissions include a brief description of the proposal. The plan shows several existing structures on the site including a dwelling, an office, a shop, and trailers. There is no use indicated for the proposed 1,485-square-foot building. We recommend that a description of the existing use(s) on the site as well as that of the proposed building be provided to ensure compliance with ordinance requirements, specifically those related to the zoning district, use, and parking.

2. **Floodplain**—Section 177-56.D. of the SALDO requires that subdivisions and land developments in the flood fringe and approximated floodplain districts shall be subject to restrictions and regulations of the zoning ordinance and building code. While almost the entire site is shown within the 100-year floodplain, the floodway is delineated on the portion of the site closest to the Neshaminy Creek, with a base flood elevation of 11 feet and 4 inches. The proposed building is outside of the floodway but located in the 100-year flood fringe. At a minimum, compliance with the applicable floodplain regulations should be confirmed.

3. **Buffer**—A Class C buffer, which is 30 feet wide, is required between industrial/retail/consumer service uses and residential uses. There is currently no planted buffer yard between the site and adjacent residential uses. With additional building proposed on the site, the township should determine if a planted buffer should be provided.

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. 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 October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

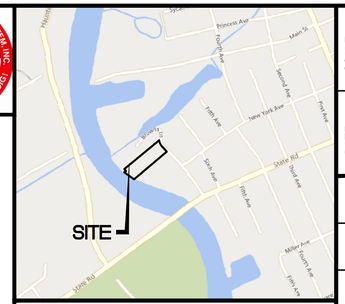
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
25-0216

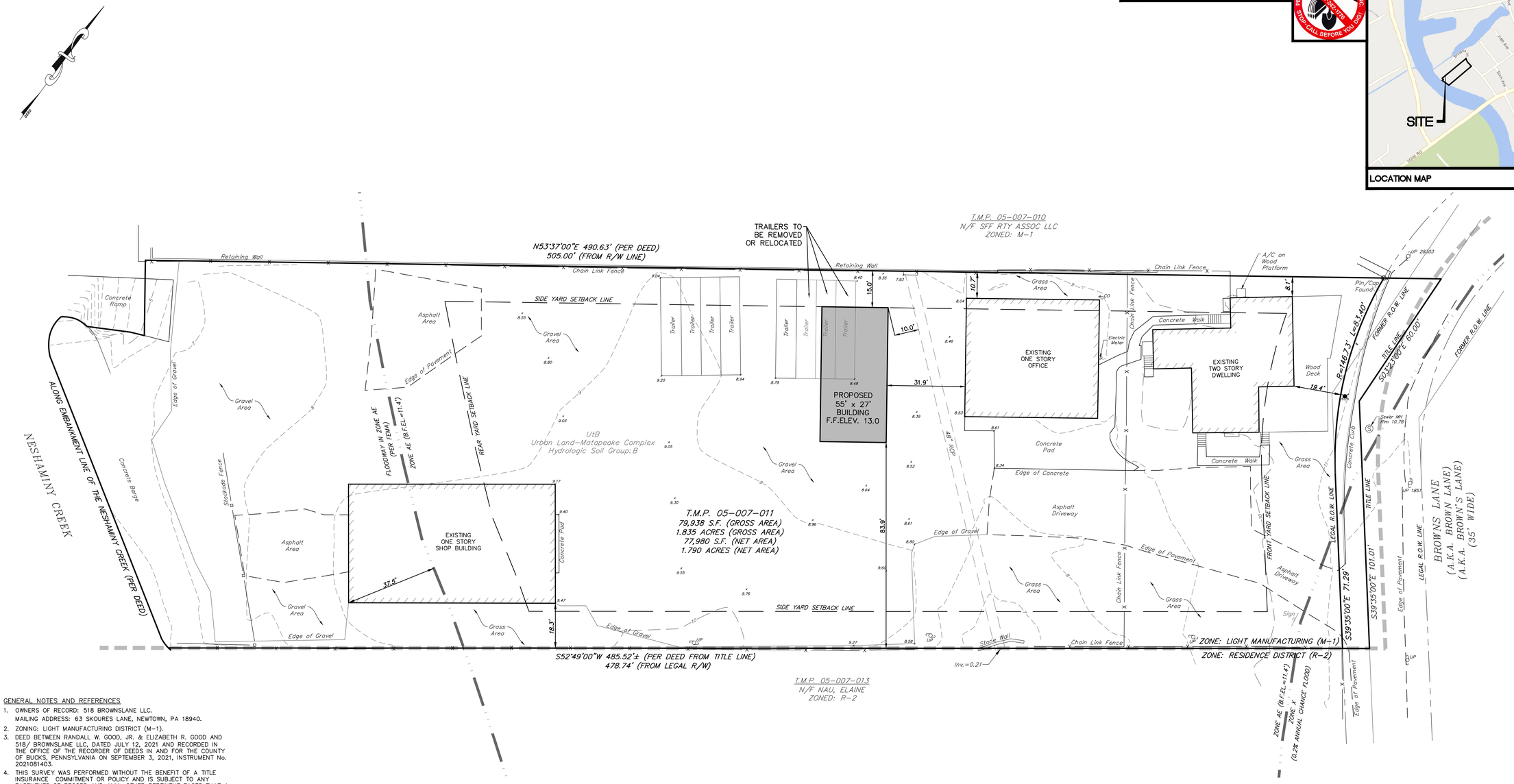
cc: Sergei Fedorov (via email)
Mikhail Zavyazkin, PLS, LD Land Delineation (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)

NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

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



LOCATION MAP SCALE: 1"=800'



GENERAL NOTES AND REFERENCES

1. OWNERS OF RECORD: 518 BROWNSLANE LLC.
   MAILING ADDRESS: 63 SKOURES LANE, NEWTOWN, PA 18940.
2. ZONING: LIGHT MANUFACTURING DISTRICT (M-1).
3. DEED BETWEEN RANDALL W. GOOD, JR. & ELIZABETH R. GOOD AND 518 / BROWNSLANE LLC, DATED JULY 12, 2021 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS, PENNSYLVANIA ON SEPTEMBER 3, 2021, INSTRUMENT No. 2021081403.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
5. THE CONTRACTORS MUST CALL THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) TO DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. THE LOCATION OF UNDERGROUND OR OTHERWISE CONCEALED STRUCTURES AND UTILITIES DOES NOT FALL WITHIN THE SCOPE OF THIS SURVEY. ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE OTHER UTILITIES MAY EXIST. THE LOCATION OF THE UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
6. THE SUBJECT PROPERTY PARTIALLY LIES IN:
   - SPECIAL FLOOD HAZARD AREA (SFHA) FLOODWAY AREA IN ZONE AE;
   - SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE (THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), BASE FLOOD ELEVATIONS 11.4';
   - ZONE X (AREAS 0.2% ANNUAL CHANCE FLOOD),

   AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 508 OF 532, MAP NUMBER 42017C0508K, MAP DATED MAY 18, 1999 AND MAP REVISED MARCH 21, 2017.
7. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
8. ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) DERIVED FROM GPS OBSERVATIONS.
9. BUILDING OFFSETS AND DIMENSIONS SHOWN ARE MEASURED TO THE MOST EXTERIOR CORNERS.
10. BUILDING LOCATION DIMENSIONS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE ERECTION OF PERMANENT STRUCTURES OR FENCES.
11. THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED ON MARCH AND JUNE 2025.
12. IF THIS DOCUMENT DOES NOT CONTAIN THE SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

SITE CAPACITY CALCULATIONS

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCE	RESOURCE PROTECTION
FLOODPLAIN	1.00	0.437	19,035 S.F.

TOTAL SITE AREA	=	79,938 S.F.
	–	1,958 S.F. (LEGAL R/W)
BASE SITE AREA	=	77,980 S.F.
RESOURCE PROTECTION	–	19,035 S.F.
NET BUILDABLE SITE AREA	=	58,945 S.F.
MAXIMUM IMPERVIOUS AREA	=	38,314 S.F.

SITE ZONING DATA: LIGHT MANUFACTURING DISTRICT (M-1)			
ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	10,000	77,980	NO CHANGES
MINIMUM LOT WIDTH (FT.)	100	151	NO CHANGES
MAXIMUM BUILDING AREA (%)	35	22.9	26.8
MINIMUM FRONT YARD (FT)	30	19.4 (*)	NO CHANGES
MINIMUM SIDE YARD, EACH (FT)	15	8.1 (*)	NO CHANGES
MINIMUM REAR YARD (FT)	30	-37.5 (*)	NO CHANGES
MAXIMUM IMPERVIOUS SURFACE RATIO (S.F.)	38,314	58,913 (*)	NO CHANGES

* - EXISTING NON-CONFORMITY

IMPERVIOUS SURFACE CALCULATION BUILDABLE SITE AREA = 38,314		
EXISTING CONDITIONS	AREA (SQ.FT.)	
BUILDINGS	8,785	
DECK, PORCHES	1,190	
ASPHALT	7,208	
GRAVEL AREA	37,455	
CONCRETE	1,688	
TRAILERS ON GRAVEL	2,587	
TOTAL BUILDING COVERAGE	8,785	22.9%
TOTAL LOT COVERAGE (SF)	58,913	

TO BE REMOVED	AREA (SQ.FT.)
TRAILERS ON GRAVEL	964
GRAVEL AREA	521
TOTAL TO REMOVED (SF)	1,485

PROPOSED	AREA (SQ.FT.)	
BUILDING	1,485	
TOTAL NEW BUILDING COVERAGE	10,270	26.8%
TOTAL LOT COVERAGE (SF)	58,913	

LEGEND

PROJECT BOUNDARY
LOT LINE
SETBACK LINE
BUILDING
CURB LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
CONTOUR MAJOR
CONTOUR MINOR
CHAIN LINK FENCE
STOCKADE FENCE
ZONING LINE
FLOOD ZONE LINE
STORM PIPE
IRON PIPE / PIN FOUND
SANITARY MH
CLEAN-OUT
UTILITY POLE
CURB STOP
FIRE HYDRANT
EXISTING GRADE

SCALE	CHECKED:
1" = 20'	MZ
DATE	DRAWN:
06/27/2025	IZ

PROJECT: SF-BRSLN-0625

FILE: Zoning.dwg

No.	Date	Revision	DRWN. BY	CHKD BY

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR MIKHAIL ZAVYAZKIN PS-SU075404-E

MIKHAIL ZAVYAZKIN
PA PLS Lic. № SU075404

GRAPHIC SCALE 20' 0' 20' 40'

LAND DELINEATION
50 Creek Road
Chalfont, PA 18914
(215) 350-5390
mzavyazkin@comcast.net

SKETCH PLAN - NOT TO BE RECORDED

518 BROWNS LANE
TMP 05-007-011
SITUATED IN
518 BROWNS LANE, CROYDON PA 19021
BRISTOL TOWNSHIP ~ COUNTY OF BUCKS ~ PENNSYLVANIA

SHEET NUMBER
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: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 24, 2025

Subject: BCPC #13122
Preliminary Plan of Land Development for 2631 and 2701 Durham Road
TMP #5-20-3
Applicant: Amerco Real Estate Company
Owner: Same
Plan Dated: May 1, 2025
Date Received: August 22, 2025

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

GENERAL INFORMATION

Proposal: Construct an 18,000-square-foot mini-warehouse building, a 1,000-square-foot mini-warehouse building, and a 764.3-square-foot canopy on a 25.588-acre site. The new buildings are an expansion of the existing mini-warehouse use. The site is served by public water and sewer.

Location: At the western corner of the intersection of Durham Road and Veterans Highway (SR 413).

Zoning: The C Commercial District permits a variety of commercial uses on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. The maximum building area and impervious surface ratios are 35 and 70 percent, respectively.

The site is also located within the TC Town Center (Overlay) District that runs along the Route 413 corridor.

On June 9, 2025, the Bristol Township Zoning Hearing Board granted special exceptions from Section 205-36 of the zoning ordinance to allow the construction of Use F4 Mini-Warehouse and from Section 205-37.G. to allow a building height of 53 feet.

On June 9, 2025, the Bristol Township Zoning Hearing Board granted variances from the following zoning ordinance requirements:

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

Section 205-16.F.(4)(a)
to allow a building height of 53 feet where a maximum of 12 feet is permitted for storage units

Section 205-16.F.(4)(c)
to allow an 18,000-square-foot mini-warehouse instead of the maximum 6,000 square feet

Section 205-16.F.(4)(d)
to not screen the proposed outdoor storage/advertising spaces along Durham Road

Sections 205-16.F.(4)(e) and 205-134
to not require fencing around the proposed mini-warehouse uses

Section 205-16.F.(4)(g)
to allow multiple uses on the site as they currently exist

Section 205-109.D.(1)(b)
to not require screen planting in the buffer yard along Durham Road, five flowering trees and four evergreen trees are proposed in lieu of the buffer

Present Use: Commercial

COMMENTS

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

   Section 177-14.E.
   to allow for simultaneous Preliminary/Final Plan approval rather than separate approvals

   Section 177-35.A.
   to maintain the existing 80-foot-wide right-of-way; the application states this is due to the existing infrastructure and curb cut access

   Section 177-35.A.
   to not install a sidewalk along the entire property frontage, the application states this is due to the north side bridge abutment and the south side being obstructed with traffic equipment, utilities, and a guiderail

   Section 177-41.F.
   to provide less than 15 feet of open space between the curb line of any uncovered parking area and the outside wall of the nearest building, the project proposes 2.5 feet and 7.1 feet

   Sections 177-91.C.(3) and 177-92.C.(3)
   to not provide existing features within 200 feet of the site, the application indicates that information on the subject property will be provided and an aerial photo will account for the remaining 200 feet

   Section 177-51.B.(1)
   to provide plantings less than 6 feet high in the front yard buffer, the application proposes 5 flowering trees and shrubs with a maximum height of 30 inches

   Section 177-41.G.
   to allow less than 24-foot-wide drive aisles

Sections 177-91.A.(1) and 177-92.A.(1)
to allow plan sheets drawn at a scale of 1-inch equals 60 feet, 1-inch equals 20 feet, and 1-inch equals 30 feet

The applicant has not provided the reasons for all of the waiver requests and the proposed change 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 the waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

2. **Building design guidelines for development within the TC District**—Section 1304.E. of the zoning ordinance contains building design guidelines for future development within the Town Center (Overlay) District. Although only recommendations, we strongly encourage the proposed land development follow the suggested guidelines so that future development along the Route 413 corridor is consistent with that envisioned by the township when council created the Town Center (Overlay) District.

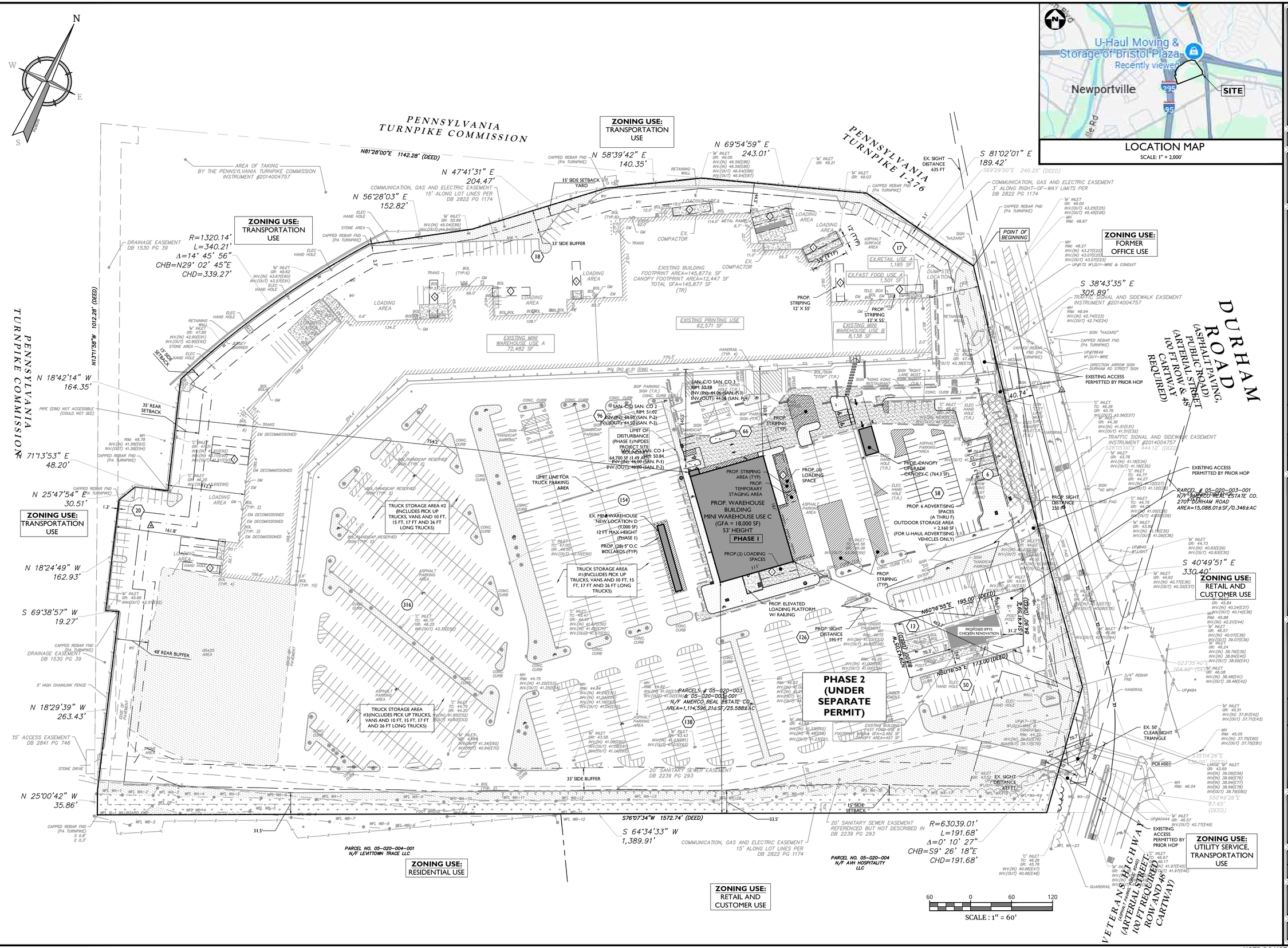
3. **Fire lanes**—Section 177-55.M. of the SALDO requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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
25-0193

cc: Dan DiBuo, Amerco Real Estate (via email)
Rhett N. Chiliberti, PE, Colliers Engineering & Design, Inc. (via email)
Gabrielle Buchter, Assistant Project Manager, Colliers Engineering & Design, Inc. (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



LOCATION MAP
SCALE: 1" = 2,000'

Colliers
Engineering & Design
www.colliersengineering.com

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REV	DATE	DRAWN BY	DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RHETT N. CHILIBERTI PE073158

Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS
FOR
U-HAUL

PROJECT TYPE:
WAREHOUSE ADDITION

PROJECT LOCATION:
BRISTOL PLAZA
TAX PARCEL #05-020-003 & #05-020-003-001
2631 & 2701 DURHAM ROAD,
BRISTOL, PA, 19007

Colliers Engineering & Design
PHILADELPHIA
2 Penn Center, Suite 700
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/01/25	MPD	GEB
PROJECT NUMBER:		DRAWING NAME:	
21003400A		C-LAYT	

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
5 OF 32

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20212100\3400A\Engineering\Civil\Dwg\C5-OVERALL SITE PLAN.dwg, C5-OVERALL SITE PLAN, 4/30/2025 3:49:51 PM, By: LOUIS.DELUCA

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: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 18, 2025

Subject: BCPC #13123
Preliminary Plan of Land Development for Bailey's Bar & Grille
TMP #5-34-156
Applicant: Bailey's Bar & Grille
Owner: Baileys Plaza, LLC
Plan Dated: April 7, 2025
Date Received: August 18, 2025

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

GENERAL INFORMATION

Proposal: Construct a 1,440-square-foot outdoor seating and bar area on a 3.02-acre site. Public water and sewer serve the site.

Location: Eastern side of Bristol Emilie Road, about 600 feet south of the five-point intersection of Woodbourne, Edgely, and New Falls roads.

Zoning: The C Commercial District permits retail shops and taverns on lots of 5,000 square feet or more. The permitted maximum impervious surface and building coverage is 70 percent and 35 percent, respectively.

The Bristol Township Zoning Hearing Board granted variances from the following sections of the zoning ordinance on July 14, 2025

Section 205-39.A.
to not provide street trees

Section 205-39.C.
to not provide a lighting plan

Section 205-109
to not provide buffer yards

Section 205-114
to not provide a lighting plan

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

Section 205-120.A.(19)
to provide 124 parking spaces in lieu of the required 170 spaces

Section 205-121.A(3)
to allow a minimum drive aisle of 11.17 feet instead of the required 24 feet

Present Use: Commercial

COMMENTS

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

   Section 177-14
   to allow for simultaneous preliminary and final plan review

   Section 177-41.F.
   to allow less than 15 feet of open space between the curbline and any uncovered parking area and the nearest building

   Section 177-41.G.
   to allow a parking aisle of less than 24 feet

   Section 177-41.K.
   to allow parking separators to be striped and not curbed

   Section 177-41-N.
   to allow parking in the future right-of-way of Bristol-Emilies Road

   Section 177-41.O.
   to provide raised parking landscaped parking aisles

   Section 177-41.P.
   to allow more than 20 parking spaces without a raised separation

   Section 177-41.Q.
   to not provide street trees in parking area

   Section 177-42.A.
   to not provide a lighting plan

   Section 177-43.A
   to not provide sidewalks along Bristol Emilie Road

   Section 177-51.A.
   to not provide street trees

   Section 177-66
   to not provide sidewalks along Bristol Emilie Road

   Section 177-91.A.(1)
   to allow a scale other than 1 inch equals 50 feet or 1 inch equals 100 feet

   Section 177-91.C.(3)
   to allow an aerial photograph in lieu of showing existing features within 200 feet of the tract

The applicant has not provided the reason for all waiver requests or the proposed change 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 the waiver is based and the minimum modification necessary. The final plan should note all granted waivers.

2. **Land use**—Section 205-16.D. of the zoning ordinance establishes use regulations for Retail and Consumer Service uses. The plan indicates that the existing and proposed use is a D1 Retail Store which includes the sale of soft drinks, beer and other alcoholic beverages in sealed containers not for consumption on the premises.

   However, based on the information provided, the proposed use will likely involve the on-premises consumption of alcoholic beverages. This activity aligns more closely with a D13 Tavern, defined as an establishment that serves alcoholic beverages for on-premises consumption and is licensed by the Pennsylvania Liquor Control Board. We recommend that plan be revised to indicate the proper land use.

3. **Noise level**—The proposed outside bar in the rear of the existing strip center abuts a residential zone. Section 205-110.C.(2) of the zoning ordinance prohibits sounds over 65 dBA. The Pennsylvania Liquor Control Board (PLCB) prohibits noise over 75 dBA which is more permissive than the township standard. The Liquor Code permits a municipality to petition the PLCB to allow the municipal noise ordinances to supersede the Liquor Code provisions. We recommend that the township consider petitioning the PLCB to allow the more restrictive township noise regulations to supersede the PLCB standard.

4. **Tree protection**—Section 171-52 of the zoning ordinance requires that a tree protection zone (TPZ) be constructed around any tree which is to be retained. The plan shows several existing trees along the eastern property line, only one of which is to be protected by a tree protection fence. The plan should be revised to show a tree protection fence around the dripline of all the existing trees.

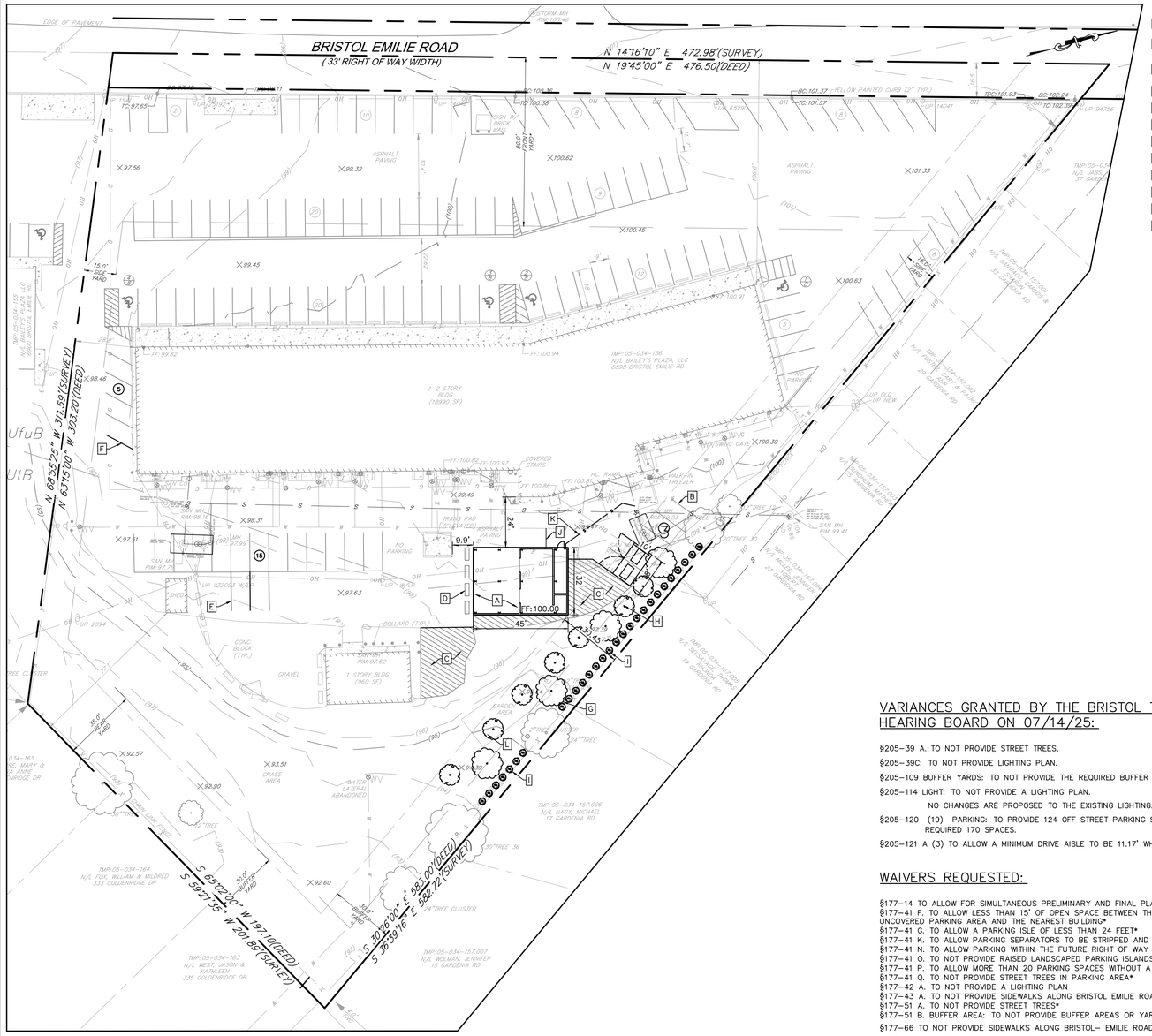
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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
25-0232

cc: Chris Ward, Bailey's Bar & Grille (via email)
Brian W. Binney, PLS, Jones Engineering Associates (via email)
Bryce H. McGuigan, Esq., Begley, Carlin & Mandio, LLP (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



A PROPOSED OUTDOOR SEATING STRUCTURE.

B PROPOSED RELOCATED DUMPSTER & ENCLOSURE

C EXISTING PAVEMENT TO BE REMOVED. GRASS AREA IS PROPOSED.

D 4 RELOCATED CONCRETE BLOCKS

E 2 RELOCATED PARKING SPACES

F 1 RELOCATED PARKING SPACE

G PROPOSED KOUSA DOGWOOD – 4 PCS

H PROPOSED AMERICAN HOLLY – 7 PCS

I PROPOSED THUJA OCCIDENTALIS – 28 PCS

J PROPOSED WATER SERVICE

K PROPOSED SEWER SERVICE

L GARDEN AREA TO BE REMOVED

VARIANCES GRANTED BY THE BRISTOL TOWNSHIP HEARING BOARD ON 07/14/25:

§205–39 A.: TO NOT PROVIDE STREET TREES,

§205–39C: TO NOT PROVIDE LIGHTING PLAN.

§205–109 BUFFER YARDS: TO NOT PROVIDE THE REQUIRED BUFFER YARDS.

§205–114 LIGHT: TO NOT PROVIDE A LIGHTING PLAN.
NO CHANGES ARE PROPOSED TO THE EXISTING LIGHTING.

§205–120 (19) PARKING: TO PROVIDE 124 OFF STREET PARKING SPACES IN LIEU OF THE REQUIRED 170 SPACES.

§205–121 A (3) TO ALLOW A MINIMUM DRIVE AISLE TO BE 11.17' WHERE 24' IS REQUIRED.*

WAIVERS REQUESTED:

§177–14 TO ALLOW FOR SIMULTANEOUS PRELIMINARY AND FINAL PLAN APPROVAL
§177–41 F. TO ALLOW LESS THAN 15' OF OPEN SPACE BETWEEN THE CURBLINE AND ANY UNCOVERED PARKING AREA AND THE NEAREST BUILDING*
§177–41 G. TO ALLOW A PARKING ISLE OF LESS THAN 24 FEET*
§177–41 K. TO ALLOW PARKING SEPARATORS TO BE STRIPPED AND NOT CURBED*
§177–41 N. TO ALLOW PARKING WITHIN THE FUTURE RIGHT OF WAY OF BRISTOL– EMILIE ROAD*
§177–41 O. TO NOT PROVIDE RAISED LANDSCAPED PARKING ISLANDS*
§177–41 P. TO ALLOW MORE THAN 20 PARKING SPACES WITHOUT A RAISED SEPARATION*
§177–41 Q. TO NOT PROVIDE STREET TREES IN PARKING AREA*
§177–42 A. TO NOT PROVIDE A LIGHTING PLAN
§177–43 A. TO NOT PROVIDE SIDEWALKS ALONG BRISTOL EMILIE ROAD*
§177–51 A. TO NOT PROVIDE STREET TREES*
§177–51 B. BUFFER AREA: TO NOT PROVIDE BUFFER AREAS OR YARDS
§177–66 TO NOT PROVIDE SIDEWALKS ALONG BRISTOL– EMILIE ROAD*
§177–91 A (1) TO ALLOW A SCALE OTHER THAN 1" = 50' OR 1"=100'
§177–91 C (3) TO ALLOW AN AERIAL PHOTO IN LIEU OF SHOWING EXISTING FEATURES WITHIN 200'OF THE TRACT

EXISTING NON CONFORMING CONDITION.

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

_____ _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS:

ON THE_____ DAY OF_____20 , BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

APPROVED BY THE BRISTOL TOWNSHIP PLANNING COMMISSION THIS_____ DAY OF_____ 20 .

_____ _____
CHAIRMAN SECRETARY

REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER ON THIS_____ DAY OF_____ 20 .

_____
TOWNSHIP ENGINEER

APPROVED BY THE BRISTOL TOWNSHIP COUNCIL ON THIS_____ DAY OF_____ 20 .

_____ _____
PRESIDENT SECRETARY

BUCKS COUNTY PLANNING COMMISSION

BCPC No._____

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

BY _____

PROFESSIONAL SURVEYOR CERTIFICATION

I, BRIAN W. BINNEY, DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REFERENCES A FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT THE BOUNDARY SURVEY DOES NOT HAVE AN ERROR OF CLOSURE GREATER THAN ONE PART IN 10,000 (1:10,000).

_____ SU–056449 _____
SIGNATURE – PROFESSIONAL SURVEYOR REGISTRATION NUMBER DATE

GENERAL NOTES:

SITE ADDRESS:
6922 BRISTOL EMILIE RD
LEVITTOWN, PA 19057

OWNER:
BAILEY'S PLAZA, LLC
57 CRESTWOOD RD
LEVITTOWN, PA 19057

NOTES:
LOCATION: THE PROJECT IS LOCATED ON BRISTOL EMILIE ROAD BETWEEN GARDINIA ROAD AND GOLDEN PASS.

PROPERTY ID: 05–034–154

TOTAL AREA: 3.02 AC.

ZONING DISTRICT: C–COMMERCIAL

EXISTING USE: D1 RETAIL SHOP

PROPOSED USE: D1 RETAIL SHOP

1. THE INTENT OF THIS PLAN IS TO DEPICT THE LOCATION OF A PROPOSED 35'x45' OUTDOOR SEATING FACILITY.
2. THE SITE IS SERVED BY PUBLIC WATER AND SEWER THROUGH LOWER BUCKS COUNTY JOINT MUNICIPAL AUTHORITY.
3. HORIZONTAL GEOMETRY IS REFERENCED TO PENNSYLVANIA STATE PLAN COORDINATE SYSTEM, ZONE SOUTH, HAD 83 AND VERTICAL DATUM IS BASED ON NAVD 88.
4. NO UTILITIES OR IMPROVEMENTS ARE PROPOSED TO BE DEDICATED TO BRISTOL TOWNSHIP WITH THIS APPLICATION.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDING OF A FULL AND COMPLETE TITLE SEARCH.
6. LOADING AND UNLOADING TAKES PLACE IN THE REAR OF THE BUILDING.

FLOOD ZONE INFORMATION
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL AREA (TMP #05–034–156) IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE OF FLOOD) OR THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO.4217C0463K, WHICH BEARS THE EFFECTIVE DATE OF MARCH 21, 2017.

REFERENCE
1. A FIELD SURVEY WAS PERFORMED IN OCTOBER 2024 BY JONES ENGINEERING ASSOCIATES.
2. SUBDIVISION MAP "GOLDENRIDGE & RED CEDAR HILL" LEVITTOWN SECTION 24–S AND AMENDED MAP OF PLOT 'A' RED CEDAR HILL, LEVITTOWN SECTION 24 RECORDED IN PLAN BOOK 9 PAGE 49.
3. SUBDIVISION MAP OF GOLDENRIDGE, LEVITTOWN SECTION 35 RECORDED IN PLAN BOOK 7 PAGE 7.
4. DEED OF RECORD RECORDED IN DEED BOOK 2107 PAGE 454.

ZONING TABLE

ZONED: C, COMMERCIAL: TMP # 05–034–156
EXISTING USE: D–1 RETAIL SHOP
PROPOSED USE: D–1 RETAIL SHOP

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	3.02 AC	3.02 AC
MINIMUM LOT WIDTH	50 FT	417.51 FT	417.51 FT
MINIMUM FRONT YARD	80 FT*	106.60 FT*	106.60 FT*
MINIMUM SIDE YARD	15 FT	14.30 FT**	14.30 FT**
MINIMUM REAR YARD	35 FT	77.12 FT	77.12 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	12 FT	27.14 FT	24.00 FT
MAXIMUM BUILDING AREA	35%	15.63%	16.47%
MAXIMUM IMPERVIOUS SURFACE RATIO	70%	78.34%**	77.18%
MAXIMUM BUILDING HEIGHT	50 FT	< 50 FT	< 50 FT

*SPECIAL SETBACK FROM EMILIE ROAD PER ZONING SECTION §205–130
**EXISTING NON–CONFORMITY
SEE §205–17 C–F

PARKING REQUIREMENTS

DESCRIPTION	SECTION	REQUIRED	EXISTING	PROPOSED
01 – RETAIL SHOP ONE PER 150 SQUARE FEET OF GROSS FLOOR AREA PLUS ONE FOR EACH EMPLOYEE ON THE LARGEST SHIFT	205–120.(A)(19)	18,990 SF/150 = 127 SPACES + 43 EMPLOYERS = 170 SPACES	124*	124*

*EXISTING NON–CONFORMITY

IMPERVIOUS SURFACE TABULATION

SURFACE TYPE	EXISTING	PROPOSED
BUILDINGS	20,578.18 SF	21,550.39 SF
ASPHALT	74,831.91 SF	73,028.75 SF
GRAVEL	2,348.69 SF	2,348.69 SF
CONCRETE	5,380.78 SF	4,683.44 SF
TOTAL	103,139.56 SF (78.34%)	101,611.27 SF (77.18%)

RESOURCE PROTECTION DATA TABLE

NATURAL RESOURCES	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND
STEEP SLOPES:			
15–25%	0.70	0.027*	0.019
25% OR MORE	0.85	0.006*	0.005
WOODLANDS:			
NO OTHER RESOURCE	0.50	0.000	0.000
WITH OTHER RESOURCE	0.80	0.000	0.000
LAKES AND PONDS	1.00	0.000	0.000
LAKESHORE AREAS	0.70	0.000	0.000
POND SHORE AREAS	0.80	0.000	0.000
WATERS OF THE COMMONWEALTH	1.00	0.000	0.000
WETLANDS	1.00	0.000	0.000
WETLAND MARGINS	0.80	0.000	0.000
LAND WITH RESOURCE RESTRICTIONS		0.000	0.000
RESOURCE PROTECTION LAND		0.033	0.024

*MANMADE SLOPES

NET BUILDABLE SITE AREA

Base site area – 3.02 acres
Subtract resource protection land – 0.024 acres
Net buildable site acres = 2.996 acres

NUMBER OF DWELLING UNITS

Net buildable site area – 2.996 acres
Multiply by maximum density – 0.35
Number of dwelling units (do not round up) = 1.049 acres

IMPERVIOUS SURFACES

Net buildable site area – 2.996 acres
Multiply by maximum impervious surface ratio – 0.70
Impervious surfaces = 2.097 acres

LOCATION MAP

SCALE: 1" = 800'±

LEGEND

Existing	Description	Proposed
	PROPERTY LINE	
	LEGAL R.O.W.	
	ROAD CENTERLINE	
	EASEMENT	
■	CONCRETE MONUMENT	
	BUILDING SETBACK LINE	
	CONCRETE CURB	
	CONCRETE	
(90)	CONTOUR	
	WOODLINE	
S	SANITARY SEWER MAIN	S
LAT	SANITARY LATERAL	
	SAN MANHOLE	
W	WATER LINE	W
G	GAS LINE	
	STORM SEWER	
E	U/G ELECTRIC	
OH	OVERHEAD WIRES	
	STORM MANHOLE	
	UTILITY MANHOLE	
	FIRE HYDRANT	
	TREE	
	WATER VALVE	
	LIGHT	
	UTILITY POLE	
	GAS METER	
	DOWNSPOUT	
	ELECTRIC METER	
	EXISTING PAVEMENT TO BE REMOVED	

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

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS, TOWNSHIP FILES 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 38 (AMENDED BY ACT 121 OF 2008), CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

PA ONE CALL SERIAL NUMBERS
20251213294

PRELIMINARY NOT TO BE RECORDED

GRAPHIC SCALE
10' 5' 0 10' 20'
1" = 10'

JONES ENGINEERING ASSOCIATES
YOUR PARTNER FOR EXCELLENCE.
10 CANAL STREET SUITE 532
BRISTOL, PA 19007
(215) 3779244
www.jaassoc.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOSEPH GERARD JONES ENGINEER PE-075233

4/07/2025 DATE

JOSEPH G. JONES, PE, CFM
PA. PE LICENSE # PE075233

NO.	DATE	REVISION	BY	CHK.

RECORD PLAN
OF:
BAILEY'S BAR & GRILLE
LAND DEVELOPMENT
PREPARED FOR:
BAILEY'S BAR & GRILLE
SITUATE IN:
BRISTOL TOWNSHIP, BUCKS COUNTY, PA

DRAWN BY: AK	CHECKED BY: JGJ
DATE: 5/15/25	SCALE: 1" = 10'
PROJECT NUMBER: BRST LD24–02	DESIGNED BY: BWB

DRAWING:
RECORD PLAN.DWG

SHEET NO:
2 OF 9

Tuesday, July 29, 2025
P:\BRST\LD24–02\Plans\Plot\RECORD PLAN.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: East Rockhill Township Board of Supervisors
East Rockhill Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 19, 2025

Subject: BCPC #13130
Sketch Plan of Lot Line Adjustment for 623 Blooming Glen Road
TMPs #12-14-65 and -65-2
Applicant: Del Ron Enterprises Inc., C/O Mary Muse
Owner: Same
Plan Dated: August 7, 2025
Date Received: August 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: The lots lines of TMP #12-14-65 (Lot 1) and TMP# 12-14-65-2 (Lot 2) are both owned by Del Ron Enterprises Inc, which are to be adjusted to increase the size of Lot 2 and to decrease the size of Lot 1, as indicated in the following chart. Both lots are served by public water and sewer.

TMP #	Existing Lot Area (Gross)	Conveyance	Proposed Lot Area (Gross)
#12-14-65 (Lot 1)	39.97 acres	-6.06 acres (to Lot 2)	33.01 acres
#12-14-65-2 (Lot 2)	4.1 acres	+6.06 acres (from Lot 1)	10.15 acres

Location: The northeastern corner of the intersection of Branch and Blooming Glenn roads.

Zoning: The AP Agricultural Preservation District permits use A1 General Farming on a minimum lot area of 3 acres and use B1 Detached Dwelling on a minimum lot area of 80,000 square feet.

Present Use: Agriculture

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

COMMENT

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 October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CPR:emh
25-0238

cc: Mary Muse, Del Ron Enterprises, Inc. (via email)
Adam D. Crews, PLS, Crews Surveying, LLC (via email)
Steven Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Marianne Hart-Morano, Township Manager (via email)
Deanna Ferry, DPA, Hilltown Township Manager (via email)

SOIL INFORMATION									
SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA - SEPTEMBER 2002									
CERTIFIED BY NATURAL RESOURCES CONSERVATION SERVICE									
SOIL SYMBOL	*NAME AND TEXTURE*	*SLOPE*	*HYDROLOGIC SOILS GROUP*	*HYDRIC SOIL*	*DEPTH TO SEASONAL HIGH WATER TABLE*	*DRAINAGE CLASS*	*RESTRICTIVE FEATURES AND DEPTH*	*LAND CAPABILITY CLASSIFICATION*	*FARMLAND CLASSIFICATION*	*RESOLUTION TO SOIL LIMITATIONS*
AbA	ABBOTTSTOWN SILT LOAM	0 TO 3%	D	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 18" TO 22" BEDROCK (LITHIC): 46" TO 50"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
AbB	ABBOTTSTOWN SILT LOAM	3 TO 8%	D	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 18" TO 22" BEDROCK (LITHIC): 40" TO 60"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
Bo	BOWMANSVILLE-KNAUERS SILT LOAMS	0 TO 3%	C/D	YES	AT SOIL SURFACE	POORLY DRAINED	BEDROCK (LITHIC): 72" TO 99"	3W/4W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
ReC	READINGTON SILT LOAM	8 TO 15%	C	NO	1.5' TO 3.0'	MODERATELY WELL DRAINED	FRAGIPAN: 20" TO 36" BEDROCK (LITHIC): 40" TO 70"	3E	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
RIB	REAVILLE CHANNERY SILT LOAM	3 TO 8%	D	NO	0.5' TO 3.0'	SOMEWHAT POORLY DRAINED	BEDROCK (LITHIC): 20" TO 40"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.

PLAN LEGEND

- 300 — EXISTING CONTOUR LINES
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- x — x — FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- POOL — SWIMMING POOL
- RW — RETAINING WALL

WHITE ROAD

S52° 36' 39"E 580.95'

S34° 26' 46"W 740.10'

HILLTOWN TOWNSHIP

EAST ROCKHILL TOWNSHIP

BRANCH ROAD

BLOOMING GLEN ROAD

BRIDGEVIEW DRIVE

PROPOSED 12-014-065-002
GROSS: (10.1561 AC)
442,400.68 SF

PROPOSED 12-014-065
GROSS: (33.9101 AC)
1,477,126.12 SF

MINIMUM BUILDING ENVELOPE 7,500 SF

MINIMUM BUILDING ENVELOPE 20,000 SF

S52° 36' 39"E 1217.70'

N34° 53' 21"E 1107.15'

N34° 53' 21"E 358.88'

S34° 56' 21"W 392.20'

N53° 23' 14"W 608.40'

N53° 23' 14"W 394.15'

S33° 30' 49"W 713.79'

N52° 55' 58"W 1426.87'

S 34° 26' 46" W 740.10'

214.25'

195.68'

22.02'

75' FRONT YARD SETBACK

30' SIDE YARD SETBACK

100' REAR YARD SETBACK

STATE PLANE NORTH

ZONE "AE" 100-YEAR FLOODPLAIN

FLOODWAY

BFE: 326.00

WOODED

POND

T.M.P: 12-014-052
N/F: STEINMANN, CONRAD C & SARA C

T.M.P: 12-014-033
N/F: AUSTIN, MICHAEL & DOROTHY

T.M.P: 12-014-032
N/F: HICKOX, RYAN P & JENNIFER E CRESSMAN

T.M.P: 12-014-34
N/F: BOGEN, CHRISTOPHER R

T.M.P: 12-014-035
N/F: EAST ROCKHILL TWP

T.M.P: 12-014-065
N/F: DEL RON ENTERPRISES INC

T.M.P: 12-014-065-002
N/F: DEL RON ENTERPRISES INC

T.M.P: 12-014-065-001
N/F: MUSE, MARY L

T.M.P: 15-017-008
N/F: MUSE, MARY L

T.M.P: 12-014-049
N/F: WILSON, KELLY A NORMA D

T.M.P: 12-014-049-002
N/F: COOK, DANIEL

T.M.P: 12-014-049-003
N/F: MORMANDO, JAMES

T.M.P: 12-014-051-003
N/F: MORMANDO, JAMES

T.M.P: 12-014-051
N/F: SMITH, JOHN JR

T.M.P: 12-014-050
N/F: MOYER, KIM R & BOBBY L

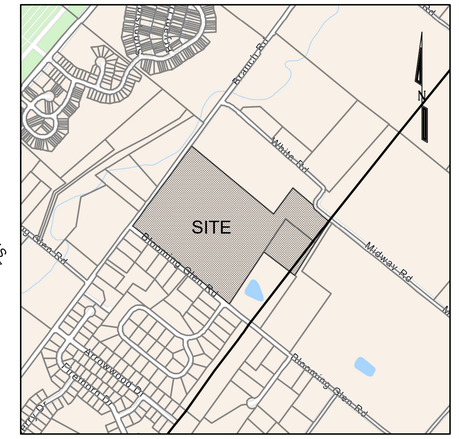
T.M.P: 12-027-001
N/F: BROWN, ROBERT V & APRIL L

T.M.P: 12-014-051-001
N/F: VALERIO, JOEL

Lot Line/ Sketch Plan

GRAPHIC SCALE 1"=80'

80 0 80 160 180



Location Map

GRAPHIC SCALE 1"=800'

800 0 800 1600

ZONING INFORMATION (T.M.P: 12-014-065)								
ZONED: AP - AGRICULTURE PRESERVATION DISTRICT								
	PERMITTED BY ORDINACE			EXISTING			PROPOSED	
GROSS LOT AREA				39.9678	AC		33.9101	AC
MINIMUM LOT AREA	0.0000	AC		38.2254	AC		32.3111	AC
MINIMUM LOT WIDTH (BLOOMING GLEN RD)	125.0	FT		1,320.3	FT		1,320.3	FT
MINIMUM LOT WIDTH (BRANCH RD)	125.0	FT		1,002.3	FT		1,002.3	FT
MAXIMUM BUILDING COVERAGE	N/A			-			-	
MAXIMUM LOT IMPERVIOUS SURFACE	15.00%			-			-	
USE: A1 - GENERAL FARMING								
	PERMITTED BY ORDINACE			EXISTING			PROPOSED	
FRONT (BLOOMING GLEN RD)	50.0	FT		-	FT		-	FT
FRONT (BRANCH RD)	50.0	FT		-	FT		-	FT
SIDE (EACH)	30.0	FT		-	FT		-	FT
MAXIMUM BUILDING HEIGHT	35.0	FT		-	FT		-	FT
*EXISTING NON-CONFORMING								
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION								

ZONING INFORMATION (T.M.P: 12-014-065-002)								
ZONED: AP - AGRICULTURE PRESERVATION DISTRICT								
	PERMITTED BY ORDINACE			EXISTING			PROPOSED	
GROSS LOT AREA				4.0984	AC		10.1561	AC
MINIMUM LOT AREA	0.0000	AC		2.3560	AC		10.0128	AC
MINIMUM LOT WIDTH (WHITE RD)	125.0	FT		N/A	FT		428.3	FT
MAXIMUM BUILDING COVERAGE	N/A			-			-	
MAXIMUM LOT IMPERVIOUS SURFACE	15.00%			-			-	
USE: B1 - DETACHED DWELLING								
	PERMITTED BY ORDINACE			EXISTING			PROPOSED	
FRONT (WHITE RD)	50.0	FT		-	FT		-	FT
REAR	50.0	FT		-	FT		-	FT
SIDE (EACH)	30.0	FT		-	FT		-	FT
MAXIMUM BUILDING HEIGHT	35.0	FT		-	FT		-	FT
*EXISTING NON-CONFORMING								
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION								

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

OWNER:

DEL RON ENTERPRISES INC

In Care Of:
C/O MARY MUSE
623 BLOOMING GLEN RD
PERKASIE PA 18944

SITE CALCULATIONS								
	EXISTING T.M.P: 12-014-065		EXISTING T.M.P: 12-014-065-002		PROPOSED T.M.P: 12-014-065		PROPOSED T.M.P: 12-014-065-002	
Area Calculation:	sf	ac	sf	ac	sf	ac	sf	ac
Gross Area:	1,740,998.56	39.9678	178,528.24	4.0984	1,477,126.12	33.9101	442,400.68	10.1561
minus Ult R/W Area (Branch Rd)	31,725.69	0.7283	31,725.69	0.7283	31,725.69	0.7283	-	0.0000
minus Ult R/W Area _Blooming Glen Rd)	37,930.53	0.8708	37,930.53	0.8708	37,930.53	0.8708	-	0.0000
minus Ult R/W Area (White Rd)	6,243.99	0.1433	6,243.99	0.1433	-	0.0000	6,243.99	0.1433
Net Area:	1,665,098.35	38.2254	102,628.03	2.3560	1,407,469.90	32.3111	436,156.69	10.0128

NOTES:

1. BEING TAX MAP PARCEL 12-014-065
   DEED BOOK 2054 PAGE 1169; DATED - OCTOBER 04, 1972

   BEING TAX MAP PARCEL 12-014-065-002
   DEED BOOK 2054 PAGE 1169.; DATED - OCTOBER 04, 1972
2. THIS PLAN DOES NOT REPRESENT A BOUNDARY RETRACEMENT SURVEY PERFORMED BY THIS OFFICE.
   T.M.P: 12-014-065: GROSS AREA BY DEED: 39.9678 ACRES (1,740,998.56 SF.)
   T.M.P: 12-014-065-002: GROSS AREA BY DEED: 4.0984 ACRES (178,528.24 SF.)
3. EXISTING FEATURES SHOWN BASED UPON ARE NOT ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE.
4. VERTICAL DATUM IS NAVD88 (FEET)
   HORIZONTAL DATUM REFERENCED TO PA STATE PLANE SOUTH ZONE MERIDIAN
5. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION
6. 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
7. PUBLIC OWNED UNDERGROUND UTILITIES. IF SHOWN ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.
8. FLOODPLAIN SHOWN IS BASED ON FEMA FIRM 42017C0114J EFF: 3/16/2015
   BASE FLOOD ELEVATION IS TAKEN FROM FLOOD INSURANCE STUDY
   FOR BUCKS COUNTY 42017CV003D 3/21/2017 PROFILE 73P
   SITE CONTAINS ZONE AE.
   BASE FLOOD ELEVATION: 324.0 - 326.0 FEET NAVD88.

REV #	DATE	DESCRIPTION	INITIALS

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
info@crewssurveying.com
P.O. BOX 360
NEW HOPE, PA 18938

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ADAM D. CREWS, PLS — SURVEYOR — No. SU75214

LOT LINE/ SKETCH PLAN
PREPARED FOR
623 BLOOMING GLEN RD
TAX MAP PARCEL 12-014-065
SITUATE IN
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
AUGUST 07, 2025	ATB	ADC	1" = 80'	-/-	5942	1 OF 2

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2025-8-14
E:\JOBFILES\5900-5999\5942 MUSE, BERES\DWG FILES\5942 2025-07-14 EXISTING FEATURES.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: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 2, 2025

Subject: BCPC #6253-UU15
Final Plan of Subdivision for Keystone Trade Center – Lot 11
TMP #13-51-1
Applicant: NP Falls Township Industrial, LLC
Owner: Same
Plan Dated: July 23, 2025
Date Received: August 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: Subdivide a 10.58-acre lot (Lot 11) from a 565.97-acre parcel. The plan indicates the principal permitted use is product distribution and warehousing; however, no lot improvements or development of the lots are currently proposed.

Location: At the northern corner of the intersection of Sorrells Boulevard and Energy Drive in the Keystone Trade Center.

Zoning: The MPM Materials Processing and Manufacturing District permits industrial and manufacturing buildings, product distribution and warehousing, wholesale business, and similar uses. The MPM District requires a minimum tract size of 50 acres, with a minimum lot area for individual buildings of 5 acres. The minimum lot width is 100 feet, the minimum lot depth is 200 feet, and the maximum building coverage is 40 percent. The maximum permitted impervious coverage is 80 percent for parcels greater than 8 acres.

Present Use: Industrial

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

COMMENTS

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

Section 191-52.1.C.(2)
from providing natural resource protection calculations; the application indicates that no improvements or earth disturbance are proposed, and it is requested that full documentation of natural resources and protection calculations be deferred if or until the lots are proposed for development

Section 191-79.C.(3)
from providing mapping of existing natural resources; the application indicates that no improvements or earth disturbance are proposed, and it is requested that full documentation of natural resources and protection calculations be deferred if or until the lots are proposed for development

The final plan should note all granted waivers.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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:pr
25-0215

cc: Jeremy Michael, NP Falls Township Industrial, LLC (via email)
Eric S. Clase, PE, Gilmore Associates, Inc. (via email)
Megan Frederick, Gilmore Associates, Inc. (via email)
Joseph G. Jones, PE, CFM, Jones Engineering Associates, Township Engineer (via email)
Matthew Takita, Falls Township Manager (via email)
Diane Beri, Falls Township Planning & Zoning, Administrative Assistant (via email)
Rose Molle, Falls Township Executive Administrative Assistant (via email)
Michael Clarke, Esq., Rudolph Clarke, LLC, Falls Township Solicitor (via email)

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES DEPICTED ON THIS PLAN HAVE BEEN PREPARED BASED ON:
   A. PER PLAN ENTITLED GALVANIZED MINOR SUBDIVISION PLAN, PREPARED FOR USS REAL ESTATE, BY R.L. SHOWALTER & ASSOCIATES, INC., DATED 08/17/2020, AND LAST REVISED 09/18/2020
   B. PER PLAN ENTITLED ALTA/NSPS LAND TITLE SURVEY PARCEL PLAN – KEYSTONE INDUSTRIAL PORT COMPLEX, PREPARED FOR NORTHPOINT DEVELOPMENT, DATED 10/09/2020, LAST REVISED 12/23/2020.
   C. PER PLAN ENTITLED SECOND AMENDED PLAT FOR FLEXIBLE PLANNED COMMUNITY – KEYSTONE TRADE CENTER – A PLANNED INDUSTRIAL DEVELOPMENT, PREPARED BY GILMORE & ASSOCIATES, INC., DATED 10/11/2024.
2. THIS SITE PLAN'S HORIZONTAL DATUM IS IN PENNSYLVANIA STATE PLAN COORDINATE SYSTEM (NAD83)
3. WETLANDS AND WATERWAYS WERE FIELD DELINEATED BY GHD AND ARE SHOWN AS DEPICTED ON A PLAN TITLED 'DELINEATION OF WETLANDS AND OTHER WATERS – NORTHPOINT DEVELOPMENT KEYSTONE INDUSTRIAL PORT COMPLEX U.S. STEEL' DATED NOVEMBER 5, 2020.
4. PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE LOT 1 AND 99 SITES ARE LOCATED IN FLOOD ZONE AE – BASE FLOOD ELEVATIONS DETERMINED – SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND FLOOD ZONE X – OTHER FLOOD AREAS – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS INFORMATION IS FOUND ON FLOOD INSURANCE RATE MAP (FIRM) 42017C0467J EFFECTIVE MARCH 16, 2015, 42017C0469K EFFECTIVE MARCH 21, 2017, 42017C0486J EFFECTIVE MARCH 16, 2015, AND 42017C0488J EFFECTIVE MARCH 16, 2015. THERE IS NO PROPOSED SITE WORK SO THERE WILL BE NO IMPACT ON ANY AREAS IN FLOOD ZONE AE CONTAINED ON–SITE.
5. THE KEYSTONE TRADE CENTER INCLUDES A NUMBER OF SITES THAT ARE SUBJECT TO EXISTING LEASES BETWEEN THE FORMER OWNER – US STEEL – AND VARIOUS INDUSTRIAL USERS. THE CURRENT OWNER AND APPLICANT, NP FALLS TOWNSHIP INDUSTRIAL, LLC, DESIRES TO CREATE SEPARATE LOTS CONTAINING THESE EXISTING LEASES. NO DEVELOPMENT IS PROPOSED, AND THE LOTS ARE PROPOSED TO REMAIN UNDER EXISTING OWNERSHIP. THE LOTS ARE CONFIGURED FOR COMPLIANCE WITH THE DIMENSIONAL AND COVERAGE REQUIREMENTS OF THE ZONING ORDINANCE TO THE MAXIMUM EXTENT POSSIBLE, THOUGH CERTAIN EXISTING CONSTRAINTS OF BUILDING AND ROAD LOCATION CREATE NON–CONFORMITIES THAT WILL REQUIRE ZONING RELIEF.
6. OWNER/APPLICANT (TAX PARCEL 13–051–001):
   NP FALLS TOWNSHIP INDUSTRIAL, LLC.
   4805 MONTGOMERY ROAD, SUITE 310
   CINCINNATI, OH 45212
   816–888–7380

WAIVERS REQUESTED:

THE FOLLOWING WAIVERS ARE REQUESTED FROM FALLS TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE, DATED 6–28–2001, AMENDED IN ITS ENTIRETY 12–4–2018:

A. FROM THE PROVISIONS OF §191–52.1.C(2), WHICH REQUIRES EXISTING NATURAL RESOURCE PROTECTION CALCULATIONS TO BE PROVIDED ON THE MINOR SUBDIVISION PLANS;
   A PARTIAL WAIVER IS REQUESTED FROM PROVIDING EXISTING NATURAL RESOURCE PROTECTION CALCULATIONS ON THE SUBDIVISION PLAN AS NO IMPROVEMENTS OR EARTH DISTURBANCE ARE PROPOSED. ANY FUTURE IMPROVEMENTS OF THESE LOTS WILL REQUIREMENT SUBMISSION LAND DEVELOPMENT PLANS. IT IS REQUESTED THAT FULL DOCUMENTATION OF NATURAL RESOURCES AND PROTECTION CALCULATIONS BE DEFERRED IF/UNTIL THE SUBJECT LOTS ARE DEVELOPED AND RESPECTIVE LAND DEVELOPMENT PLANS ARE SUBMITTED.
B. FROM THE PROVISIONS OF §191–79.C(3), WHICH REQUIRES THE MINOR SUBDIVISION PLANS TO DISPLAY SOILS, SPECIES AND SIZE OF LARGE TREES, STEEP SLOPES GREATER THAN OR EQUAL TO 15% SLOPE, AND OTHER SUCH FEATURES WHICH MAY SERVE TO AFFECT THE SUBDIVISION OR BUILDING LAYOUT;
   A PARTIAL WAIVER IS REQUESTED FROM PROVIDING EXISTING NATURAL RESOURCE MAPPING ON THE SUBDIVISION PLAN AS NO IMPROVEMENTS OR EARTH DISTURBANCE ARE PROPOSED. ANY FUTURE IMPROVEMENTS OF THESE LOTS WILL REQUIREMENT SUBMISSION LAND DEVELOPMENT PLANS. IT IS REQUESTED THAT FULL DOCUMENTATION OF NATURAL RESOURCES AND PROTECTION CALCULATIONS BE DEFERRED IF/UNTIL THE SUBJECT LOTS ARE DEVELOPED AND RESPECTIVE LAND DEVELOPMENT PLANS ARE SUBMITTED

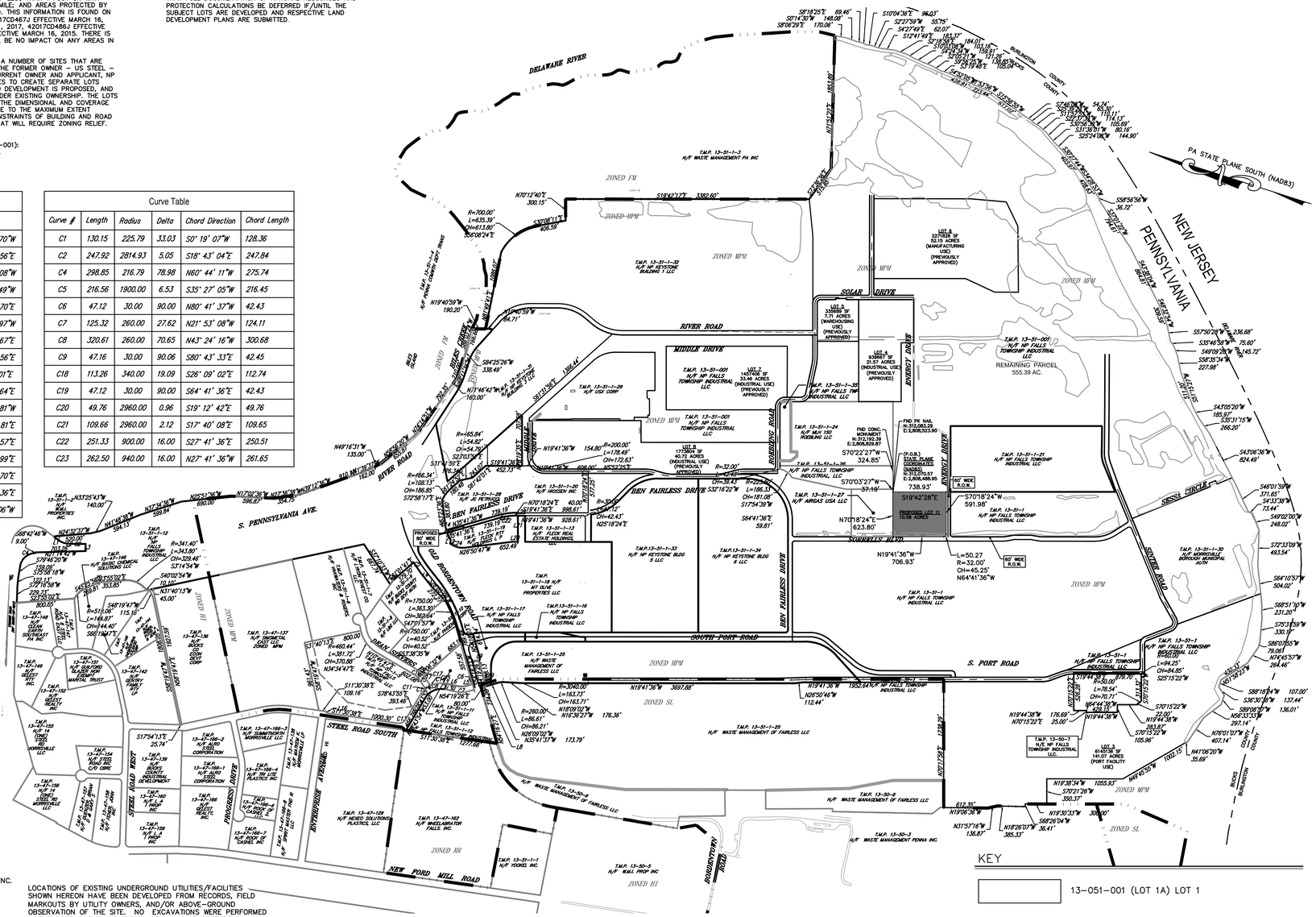
ZONING TABLE: (SECT. 209–30)

ZONING DISTRICT: MPM – MATERIALS PROCESSING AND MANUFACTURING DISTRICT
PRINCIPLE PERMITTED USE: PRODUCT DISTRIBUTION AND WAREHOUSING – PERMITTED BY–RIGHT

	REQUIRED	EXISTING TMP 13–051–001	PROPOSED TMP 13–051–001	PROPOSED LOT 11
MIN. TRACT AREA	50 AC	565.97 AC.	555.39 AC	10.58 AC
MIN. LOT AREA FOR PRINCIPAL BUILDING	5 AC	565.97 AC.	555.39 AC	10.58 AC
MIN. LOT FRONTAGE	100 FT	>100 FT	>100 FT	1326.91 FT
MIN. LOT WIDTH	100 FT	>100 FT	>100 FT	738.9 FT
MIN. LOT DEPTH	200 FT	>200 FT	>200 FT	623.9 FT
MIN. FRONT YARD	100 FT	>20 FT	>20 FT	100 FT
MIN. SIDE YARD (EACH)	20 FT	>20 FT	>20 FT	20 FT
MIN. REAR YARD	20 FT	>20 FT	>20 FT	20 FT
MAX. BLDG COVERAGE (LOT AREA)	4.23 AC.(40%)	<40%	<40%	<40%
MAX. IMPERVIOUS SURFACE (LOT AREA)	8.46 AC.(80%)	<80%	<80%	6.12 AC.(57.84%)

Parcel Line Table		
Line #	Length	Direction
L1	92.17	S16° 50' 03.70"W
L2	1.80	S16° 06' 27.56"E
L3	99.99	S68° 45' 26.08"W
L4	199.99	S32° 11' 09.49"W
L5	55.48	S35° 41' 36.70"E
L7	80.00	S81° 55' 20.97"W
L8	40.92	S35° 41' 36.67"E
L9	59.88	N81° 37' 08.56"E
L10	28.29	S7° 46' 33.01"E
L11	25.00	S35° 41' 36.64"E
L12	156.13	S76° 49' 25.81"W
L13	111.91	N44° 27' 43.81"E
L14	40.00	N54° 18' 23.57"E
L18	176.36	S16° 36' 26.99"E
L19	173.77	S35° 41' 36.70"E
L28	70.26	S74° 36' 00.36"E
L30	162.70	N8° 04' 40.06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	130.15	225.79	33.03	S0° 19' 07"W	128.36
C2	247.92	2814.93	5.05	S18° 43' 04"E	247.84
C4	298.85	216.79	78.98	N60° 44' 11"W	275.74
C5	216.56	1900.00	6.53	S35° 27' 05"W	216.45
C6	47.12	30.00	90.00	N80° 41' 37"W	42.43
C7	125.32	260.00	27.62	N21° 53' 08"W	124.11
C8	320.61	260.00	70.65	N43° 24' 16"W	300.68
C9	47.16	30.00	90.06	S80° 43' 33"E	42.45
C18	113.26	340.00	19.09	S26° 09' 02"E	112.74
C19	47.12	30.00	90.00	S64° 41' 36"E	42.43
C20	49.76	2960.00	0.96	S19° 12' 42"E	49.76
C21	109.66	2960.00	2.12	S17° 40' 08"E	109.65
C22	251.33	900.00	16.00	S27° 41' 36"E	250.51
C23	262.50	940.00	16.00	N27° 41' 36"W	261.65


DELAWARE RIVER
ZONED FM
ZONED MPM
ZONED SL
ZONED RR
ZONED HI
T.M.P. 13–51–1–3 N/F WASTE MANAGEMENT PA INC
T.M.P. 13–51–1–32 N/F NP KEYSTONE BUILDING 1 LLC
LOT 6 2271826 SF 52.15 ACRES (MANUFACTURING USE) (PREVIOUSLY APPROVED)
LOT 5 3336518 SF 7.71 ACRES (WAREHOUSING USE) (PREVIOUSLY APPROVED)
LOT 4 939957 SF 21.57 ACRES (INDUSTRIAL USE) (PREVIOUSLY APPROVED)
LOT 3 1457456 SF 33.46 ACRES (INDUSTRIAL USE) (PREVIOUSLY APPROVED)
LOT 2 1727102 SF 39.29 ACRES (INDUSTRIAL USE) (PREVIOUSLY APPROVED)
SOLAR DRIVE
RIVER ROAD
MIDDLE DRIVE
ENERGY DRIVE
ROBERDEL ROAD
BEN FAIRLESS DRIVE
OLD ROBERDONIA ROAD
S. PENNSYLVANIA AVE.
SOUTH PORT ROAD
S. PORT ROAD
STEEL ROAD SOUTH
NEW FORD MILL ROAD
BYBERRY ROAD
BURLINGTON COUNTY
PA STATE PLANE SOUTH (NAD83)
NEW JERSEY
PENNSYLVANIA
T.M.P. 13–51–1–29 N/F USX CORP
T.M.P. 13–51–1–35 N/F NP FALLS TWP INDUSTRIAL LLC
T.M.P. 13–51–1–24 N/F MLH 150 ROEBLING LLC
T.M.P. 13–51–1–36 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–27 N/F AIRGAS USA LLC
T.M.P. 13–51–1–21 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–1 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–30 N/F MORRISVILLE BOROUGH MUNICIPAL AUTH
T.M.P. 13–51–1–31 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–33 N/F NP KEYSTONE BLDG 5 LLC
T.M.P. 13–51–1–34 N/F NP KEYSTONE BLDG 6 LLC
T.M.P. 13–51–1–25 N/F WASTE MANAGEMENT OF FAIRLESS LLC
T.M.P. 13–51–1–18 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–17 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–11 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–10 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–9 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–8 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–7 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–6 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–5 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–4 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–3 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–2 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–1 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–19 N/F FLUOR REAL ESTATE HOLDINGS, INC
T.M.P. 13–51–1–13 N/F FLUOR REAL ESTATE HOLDINGS, INC
T.M.P. 13–51–1–18 N/F NT OLDE PROPERTIES LLC
T.M.P. 13–51–1–16 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–15 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–14 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–12 N/F NP FALLS TOWNSHIP INDUSTRIAL LLC
T.M.P. 13–51–1–25 N/F WASTE MANAGEMENT OF FAIRLESS LLC
T.M.P. 13–50–2 N/F WASTE MANAGEMENT OF FAIRLESS LLC
T.M.P. 13–50–6 N/F WASTE MANAGEMENT OF FAIRLESS LLC
T.M.P. 13–50–3 N/F WASTE MANAGEMENT PENNA INC
T.M.P. 13–50–5 N/F WALL PROP INC
T.M.P. 13–47–129 N/F MIXED SOLUTIONS PLASTICS, LLC
T.M.P. 13–47–162 N/F WHEELABRATOR FALLS INC.
T.M.P. 13–47–137 N/F INDUSTRIAL ZONED MPM
T.M.P. 13–47–148 N/F BASIC CHEMICAL SOLUTIONS LLC
T.M.P. 13–47–149 N/F GUARD TERMINAL INC
T.M.P. 13–47–150 N/F GUARD TERMINAL INC
T.M.P. 13–47–151 N/F GUARD TERMINAL INC
T.M.P. 13–47–152 N/F GUARD TERMINAL INC
T.M.P. 13–47–153 N/F GUARD TERMINAL INC
T.M.P. 13–47–154 N/F STEEL ROAD INC C/O CBRE
T.M.P. 13–47–155 N/F 14 OMG STEEL ROAD MORRISVILLE LLC
T.M.P. 13–47–156 N/F 14 OMG STEEL ROAD MORRISVILLE LLC
T.M.P. 13–47–139 N/F BASIC CHEMICAL SOLUTIONS, GENERAL DEVELOPMENT
T.M.P. 13–47–160 N/F 1 A PLASTICS INC
T.M.P. 13–47–159 N/F 1 A PLASTICS INC
T.M.P. 13–47–166 N/F GUARD TERMINAL INC
T.M.P. 13–47–167 N/F GUARD TERMINAL INC
T.M.P. 13–47–168–2 N/F AERO CONTAINER CORPORATION
T.M.P. 13–47–168–4 N/F TRI STATE PLASTICS INC
T.M.P. 13–47–168–5 N/F SUMITOMO (SHI) MORRISVILLE LLC
T.M.P. 13–47–168–6 N/F AERO CONTAINER CORPORATION
T.M.P. 13–47–168–7 N/F ROOF CASHEL INC
T.M.P. 13–47–168–8 N/F ROOF CASHEL INC
T.M.P. 13–47–168–9 N/F SPIRIT AEROSYSTEMS
T.M.P. 13–47–169 N/F 1 A PLASTICS INC
T.M.P. 13–47–170 N/F GUARD TERMINAL INC
T.M.P. 13–47–171 N/F GUARD TERMINAL INC
T.M.P. 13–47–172 N/F GUARD TERMINAL INC
T.M.P. 13–47–173 N/F GUARD TERMINAL INC
T.M.P. 13–47–174 N/F GUARD TERMINAL INC
T.M.P. 13–47–175 N/F GUARD TERMINAL INC
T.M.P.

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

MEMORANDUM

To: Falls Township Board of Supervisors
Falls Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 25, 2025

Subject: BCPC #13128
Preliminary Plan of Land Development for 654 Lincoln Highway
TMP #13-17-231
Applicant: 654 Lincoln Highway, LLC
Owner: Same
Plan Dated: July 31, 2025
Date Received: August 22, 2025

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

GENERAL INFORMATION

Proposal: Construct a two-story 84-unit apartment building on a 137,560-square-foot site. The apartment building will be restricted to occupants 55 years or older. The existing vacant commercial buildings on the site are to be removed. The site is served by public water and sewer.

Location: The southern side of Lincoln Highway, about 1,000 feet west of Tyburn Road. The site also has frontage along Trenton Road.

Zoning: The HC Highway Commercial District permits convenience stores, offices, restaurants, and a variety of retail and commercial service uses. The minimum lot size is 40,000 square feet, the maximum building coverage is 30 percent, and the maximum impervious coverage is 70 percent.

On March 4, 2025, the applicant, Falls Township, and the Falls Township Zoning Hearing Board entered into a settlement agreement and stipulation that granted variances from the following zoning ordinance requirements:

Section 209-Table 4
to not require a 25-foot buffer along a residential district

Section 209-Table 4
to permit an impervious surface ratio of 79.3 percent where a maximum of 70 percent is permitted

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

Section 209-Table 4
to permit a building coverage of 31.1 percent instead of the maximum permitted 30 percent

Section 209-23.B.
to permit an apartment/condominium use and to allow a building height greater than 50 feet

Section 209-23.H.(2)
to permit the parking area to be 3.58 feet from the property line instead of the required 10 feet and 3.39 feet from any street line instead of the required 30 feet

Section 209-38.1.E.(2)
to not require a buffer yard along the NCR District

Section 209-42.B.(1)
to not require the clustered planting of dense material greater than 4 feet in height and 10 feet in width between the off-street parking areas and any lot line, the plan shows 3.58 feet of buffer plants along with reserve parking of an additional 18 feet

Section 209-42.H.(2)(a)[1] and [4]
to permit 148 parking spaces instead of the required 231 spaces

Present Use: Commercial

COMMENTS

1. **Requested waivers**

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

   Section 191-8.B.
   to allow for simultaneous Preliminary/Final Plan approval rather than separate approvals

   Sections 191-31.A., 191-39.G., and 191-61
   to not require sidewalks along road frontages

   Section 191-37.B.
   to permit separation between a building and parking spaces of 6.4 feet instead of the required 15 feet and to permit a separation of 6.58 feet between a property line and parking spaces instead of the required 12 feet

   Section 191-37.F.
   to permit parking spaces to be 3.39 feet from the right-of-way instead of the required 5 feet

   Section 191-37.G.(2)
   to not require trees in curbed islands where underground obstructions occur

   Section 191-44.D.
   to permit grading closer to the property line than 5 feet

   Section 191-52.1.B.(4)(b)[2]
   to permit a woodland disturbance of 100 percent instead of the allowable 50 percent and not require mitigation

Section 191-78.C.(2)
to allow the features shown to fulfill the requirements to show existing features within 200 feet

The applicant has not provided the reason for all the waiver requests and the proposed change 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 the waiver is based, the ordinance sections involved, and the minimum modification necessary. The final plan should note all granted waivers.

b. **Tree protection requirements**—The plan indicates that a waiver is requested from the following requirement of the Tree Protection Standards Ordinance:

Section 199-4.B.(6)(a)
to permit 5 replacement trees instead of the required 667 trees

Because the Tree Protection Standards Ordinance is a stand-alone ordinance, relief from this provision may not be granted under the provisions of the SALDO. For this reason, we did not review this waiver request, but the replacement tree issue should be resolved by the township before plan approval.

2. **Architectural renderings**—Section 209-23.H.(6) of the zoning ordinance requires that all building walls facing any street or residential district shall be suitably finished for aesthetic purposes. We recommend that the applicant provide architectural renderings or elevations clearly depicting all applicable building façades to allow for a determination of compliance with this requirement.

3. **Building sidewalk**—We recommend that a 5-foot-wide sidewalk be provided along the entire perimeter of the building to promote pedestrian accessibility and circulation. A 5-foot-wide heavy-duty walk is already proposed along the eastern side of the building; continuing this sidewalk width around the entire building will ensure consistency and support safe, efficient pedestrian movement.

4. **Gap study for Lincoln Highway driveway**—To ensure the safe and efficient operation of the proposed access on Lincoln Highway, we recommend the applicant provide a gap study evaluating existing traffic conditions and available gaps in traffic flow. This study will help determine whether the proposed driveway location supports safe ingress and egress, particularly during peak travel times.

5. **Unopened street ("paper street")**—Bordering the site to the west is the right-of-way of Highland Avenue, which was on an official plan or map and intended to be dedicated but not opened, also known as a "paper street." The plan indicates that a portion of the Highland Avenue right-of-way is to be vacated. The status of the paper street should be verified by the township. If the paper street is intended to be opened the municipality should ensure the right-of-way is improved to township street standards. If the street is intended to be vacated, the municipality should consult with utilities that may have easements within the area of the paper street. The municipality should also ensure that state regulations regarding street vacations and openings, including those outlined in the Municipalities Planning Code, be followed prior to approval of the plan.

6. **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.

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

8. **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 October 8, 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
25-0236

cc: 654 Lincoln Highway, LLC (via email)
Heath Alan Dumack, MS, PE, PLS, CME, FASCE, President, Dumack Engineering (via email)
John Richardson, MS, PE, Director of Land Development, Dumack Engineering (via email)
Jacqueline Aimino, MS, Project Manager, Dumack Engineering (via email)
Joseph G. Jones, PE, CFM, Jones Engineering Associates, Township Engineer (via email)
John Shepherd, Township Manager (via email)
Diane Beri, Township Planning & Zoning, Administrative Assistant (via email)
Rose Molle, Township Executive Administrative Assistant (via email)
Michael Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor (via email)
Jennifer Dougherty, AICP, Manager of Long Range Planning, SEPTA (via email)
Kenny Starr, Manager of Joint Real Estate Development, SEPTA (via email)

[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

ZONED: HC, HIGHWAY COMMERCIAL DISTRICT
EXISITNG USE: COMMERCIAL (VACANT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	119,484 SF**	137,560 SF
MINIMUM FRONTAGE	200 FT	137.92 FT.*	165.38 FT.*
MINIMUM LOT WIDTH	200 FT	137.92 FT.*	165.38 FT.*
MINIMUM LOT DEPTH	175 FT	868.91 FT.	868.91 FT.
MINIMUM FRONT YARD			
ALONG LINCOLN HIGHWAY	100 FT	31.95 FT.*	142.29 FT.
ALONG TRENTON AVENUE	100 FT	608.81 FT	116.13 FT
MINIMUM SIDE YARD	20 FT	2.85 FT*	24 FT
MINIMUM REAR YARD	35 FT	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE RATIO	70%	8.07%	79.30%
MAXIMUM BUILDING COVERAGE	30%	1.53%	31.11%
MAXIMUM BUILDING HEIGHT	50 FT	<50 FT.	<50 FT.

* INDICATES AN EXISTING NON-CONFORMITY
**AREA TO ULT. ROW OF LINCOLN HWY, LEGAL ROWs OF TRENTON AVE & HIGHLAND AVE.

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024-127.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0454K, EFFECTIVE DATE MARCH 21, 2017.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. ALL CURB RADII TO BE 5 FT UNLESS OTHERWISE NOTED.
6. THE SITE IS LOCATED WITHIN THE DELAWARE RIVER SOUTH WATERSHED DISTRICT. THE SITE DRAINS TO AN UNNAMED TRIBUTARY TO MARTINS CREEK WITH A CHAPTER 93 EXISTING AND DESIGNATED USE OF WARM WATER FISHES (WWF) AND MIGRATORY FISHES (MF).
7. ALL OPERATIONS ON THE TRACT SHALL CONFORM TO FALLS TOWNSHIP ZONING ORDINANCE 209-32.3(D) AND 209-43.
8. NO ACTIVITIES THAT INVOLVE THE STORAGE, UTILIZATION OR MANUFACTURING OF EXPLOSIVE SHALL OCCUR ON THE TRACT.
9. NO USE SHALL GENERATE TOTAL SUSPENDED PARTICLES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
10. NO USE SHALL GENERATE FUMES AND GASES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
11. ALL NEW OR REVISED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM WITH THE STANDARDS SET FOURTH IN 2009 MUTCD.
12. THE LARGEST NON-EMERGENCY VEHICLE TO REGULARLY UTILIZE THE SITE WILL BE A SU-30.
13. THE STORMWATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. THE LOT OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE UNDERGROUND BASIN. THIS ACCESS EASEMENT SHALL BE USED BY THE TOWNSHIP TO INSPECT THE CONDITION OF THE UNDERGROUND BASIN ON AN ANNUAL BASIS. ALL COSTS AND EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY THE LOT OWNER IN PERPETUITY, IF IN JUDGMENT OF THE TOWNSHIP ENGINEER THE LOT OWNER HAS FAILED TO MAINTAIN THE UNDERGROUND DETENTION FACILITY IN SUCH A MANNER AS TO INSURE ITS PROPER FUNCTIONING, THE TOWNSHIP, UPON PROVIDING WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE LOT OWNER AND TO MAKE ANY REPAIRS NECESSARY TO THE UNDERGROUND BASIN AND ASSOCIATED FACILITIES TO INSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE LOT OWNER.
14. ALL PROPOSED ROOF DOWNSPOUTS ARE TO ROUTED TO THE RESPECTIVE SCMs.
15. FALLS TOWNSHIP SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
16. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) STORMWATER CONTROL MEASURES (SCMs), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
17. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR SCM OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR SCM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
18. THE STORMWATER FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE PROPOSED SITE LOCATED IN FALLS TOWNSHIP, 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. FALLS TOWNSHIP 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 THAT THE STRUCTURAL AND DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER.
19. OTHER THAN THE OPERATION OF MOTOR VEHICLES OR OTHER TRANSPORTATION FACILITIES, OPERATIONS INVOLVED IN THE CONSTRUCTION OR DEMOLITION OF STRUCTURES, EMERGENCY ALARM SIGNALS, OR TIME SIGNALS, THE SOUND LEVEL OF ANY OPERATION SHALL NOT EXCEED THE DECIBEL LEVELS AS STATED IN FALLS TOWNSHIP ZONING ORDINANCE 209-43.F.
20. RIGHT OF WAY INFORMATION FOR TRENTON ROAD, S.R. 2018, HIGHLAND AVENUE & LINCOLN HIGHWAY, S.R. 2037 HAS BEEN OBTAINED USING RECORDED DEEDS OF PROPERTY.
21. AREA BETWEEN THE LEGAL RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE ALONG LINCOLN HIGHWAY IS OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.

EXISITNG IMPERVIOUS SURFACE TABULATION

BLDGS/FOUNDATION	= 1,717 SF
SHED	= 114 SF
PAVED DRIVE	= 366 SF
STONE AREA	= 3,515 SF
CONC/WALLS	= 3,936 SF
TOTAL	= 9,648 SF
	= 8.07%

PROPOSED IMPERVIOUS SURFACE TABULATION

BUILDINGS	= 42,801 SF
PAVED PARKING AREA	= 58,381 SF
PERMEABLE PAVING/	
PAVERS	= 4,212 SF
WALKS	= 3,686 SF
TOTAL	=109,080 SF
	= 79.30%

THE FOLLOWING VARIANCES FROM THE FALLS TOWNSHIP ZONING ORDINANCE WERE GRANTED VIA COURT DECISION FROM MARCH 4, 2025:

SECTION:	VARIANCE:
209-TABLE 4	TO NOT REQUIRE A 25 FOOT BUFFER ALONG A RESIDENTIAL DISTRICT. THIS IS AN EXPANSION OF AN EXISTING NONCONFORMITY. THE EXISTING AUTOMOTIVE REPAIR USE DID NOT HAVE A BUFFER ADJACENT TO RESIDENTIAL DISTRICTS.
209-TABLE 4	TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 79.30% INSTEAD OF THE ALLOWABLE 70%. WE ARE PROPOSING 26 SPACES TO BE CONSTRUCTED OF PERMEABLE PAVING/PAVERS REDUCING THE IMPERVIOUS IMPACT TO 76.23 %
209-TABLE 4	TO PERMIT A BUILDING COVERAGE OF 31.11% INSTEAD OF THE ALLOWABLE 30%.
209-23.B	TO PERMIT AN APARTMENT/CONDOMINIUM USE. 2-STORY BUILDING MAX. 50 FT HEIGHT.
209-23.H(2)	TO PERMIT THE PARKING AREA TO BE 3.58 FEET FROM PROPERTY LINE INSTEAD OF THE REQUIRED 10 FEET AND 3.39 FEET FROM ANY STREET LINE INSTEAD OF THE REQUIRED 30 FEET.
209-38.1.E(2)	TO NOT REQUIRE A BUFFER YARD ALONG TO NCR DISTRICT. THIS IS AN EXPANSION OF AN EXISTING NONCONFORMITY. THE EXISTING AUTOMOTIVE REPAIR USE DID NOT HAVE A BUFFER ADJACENT TO RESIDENTIAL DISTRICTS.
209-42.B.(1)	TO NOT REQUIRE THE CLUSTERED PLANTING OF DENSE PLANT MATERIAL NOT LESS THAN 4 FEET IN HEIGHT AND 10 FEET IN WIDTH BETWEEN THE OFF-STREET PARKING AREAS AND ANY LOT LINE. WE PROVIDE 3.58 FEET OF PROPOSED BUFFER PLANTS ALONG WITH RESERVE PARKING OF AN ADDITIONAL 18 FEET.
209-42.H.(2a)[1] & [4]	TO PERMIT 148 PARKING SPACES INSTEAD OF THE REQUIRED 231 SPACES

THE FOLLOWING WAIVER FROM THE FALLS TOWNSHIP TREE PROTECTION ORDINANCE IS REQUESTED:

SECTION	WAIVER
199-4.B.(6)(a)	TO ALLOW PERMIT 5 REPLACEMENT TREES INSTEAD OF THE REQUIRED 667 TREES.

THE FOLLOWING WAIVERS FROM THE FALLS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:

SECTION	WAIVER
191-8.B.	TO ALLOW PLANS TO BE SUBMITTED AS PRELIMINARY/FINAL.
191-31.A, 191-39.G, & 191-61	TO NOT REQUIRE SIDEWALKS ALONG ROAD FRONTAGES
191-37.B	TO PERMIT A SEPARATION BETWEEN A BUILDING AND PARKING SPACES OF 6.4 FEET INSTEAD OF THE REQUIRED 15 FEET. TO PERMIT A SEPARATION OF 6.58 FEET BETWEEN A PROPERTY LINE AND PARKING SPACES INSTEAD OF THE REQUIRED 12 FEET.
191-37.F	TO PERMIT PARKING SPACES TO BE 3.39 FEET FROM THE RIGHT-OF-WAY INSTEAD OF THE REQUIRED 5 FEET.
191-37.G(2)	TO NOT REQUIRED TREES IN CURBED ISLANDS WHERE UNDERGROUND OBSTRUCTIONS OCCUR.
191-44.D	TO PERMIT GRADING CLOSER TO THE PROPERTY LINE THAN 5 FEET.
191-52.1.B.(4)(b)[2]	TO PERMIT A WOODLANDS DISTURBANCE OF 100% INSTEAD OF THE ALLOWABLE 50% AND NOT REQUIRE MITIGATION.
191-78.C(2)	TO ALLOW THE FEATURES SHOWN TO FULFILL THE REQUIREMENTS OF THE LOCATION, NAMES AND WIDTHS OF STREETS; THE LOCATION AND NAMES OF RAILROADS; THE LOCATION OF PROPERTY LINES, THE NAMES OF ADJACENT PROPERTY OWNERS AND THE BUCKS COUNTY TAX PARCEL NUMBER OF EACH PROPERTY; AND THE LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS AND SIMILAR FEATURES WITHIN 200 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED BE PROVIDED ON THE PLAN.

I, WE _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF FALLS, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LAND DEVELOPMENT ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS OUR HAND AND SEAL THIS_____DAY OF _____20____.

_____

ON THE_____DAY OF _____ 20_____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA

PERSONALLY APPEARED _____WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF FALLS, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
NOTARY PUBLIC (SEAL)

APPROVED BY THE FALLS TOWNSHIP PLANNING COMMISSION

_____ 20 _____.

_____ _____
CHAIRMAN SECRETARY

REVIEWED BY THE FALLS TOWNSHIP ENGINEER ON THIS_____DAY OF _____ 20____.

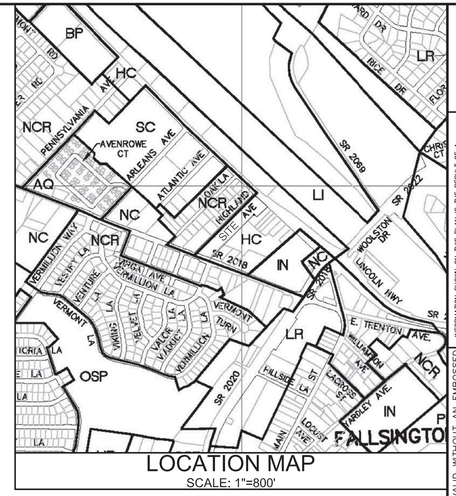
_____

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF_____20 _____

_____ _____
CHAIRMAN SECRETARY

BCPC No. _____
PROCESSED AND REVIEWED: REPORT PREPARED BY BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

RECORDED BY THE RECORDER OF DEEDS THIS DATE _____
RECORDED IN PLAN BOOK _____PAGE No. _____



LOCATION MAP
SCALE: 1"=800'

SERIAL No. 2025-0372058
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A PROFESSIONAL SERVICE RENDERED BY AND IS OWNED BY DUMACK ENGINEERING AND IS PROTECTED BY COPYRIGHT. WITHOUT APPROVAL OF DUMACK ENGINEERING IS NOT PERMITTED TO REPRODUCE, MODIFY OR USE THIS PLAN IN WHOLE OR IN PART FOR THE PURPOSE OF CREATING ADDITIONAL COPIES OR REVISING SAID PLAN. ANY UNAUTHORIZED USE OF THIS PLAN SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS RESTRICTION SHALL BE CONSIDERED A VIOLATION OF BOTH CORPORATE ASSETS, BOTH OF WHICH SHALL BE PROSECUTED THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER AND DEVELOPER NAMED HEREON AND IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY PURPOSE OTHER THAN THAT WHICH IT IS INTENDED SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT AND LIABILITY OF THE APPLICABLE PARTY, SOLE DISCRETION AND LIABILITY OF THE APPLICABLE
THIS PROJECT HAS BEEN PREPARED FOR MUNICIPAL PURPOSES. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION. OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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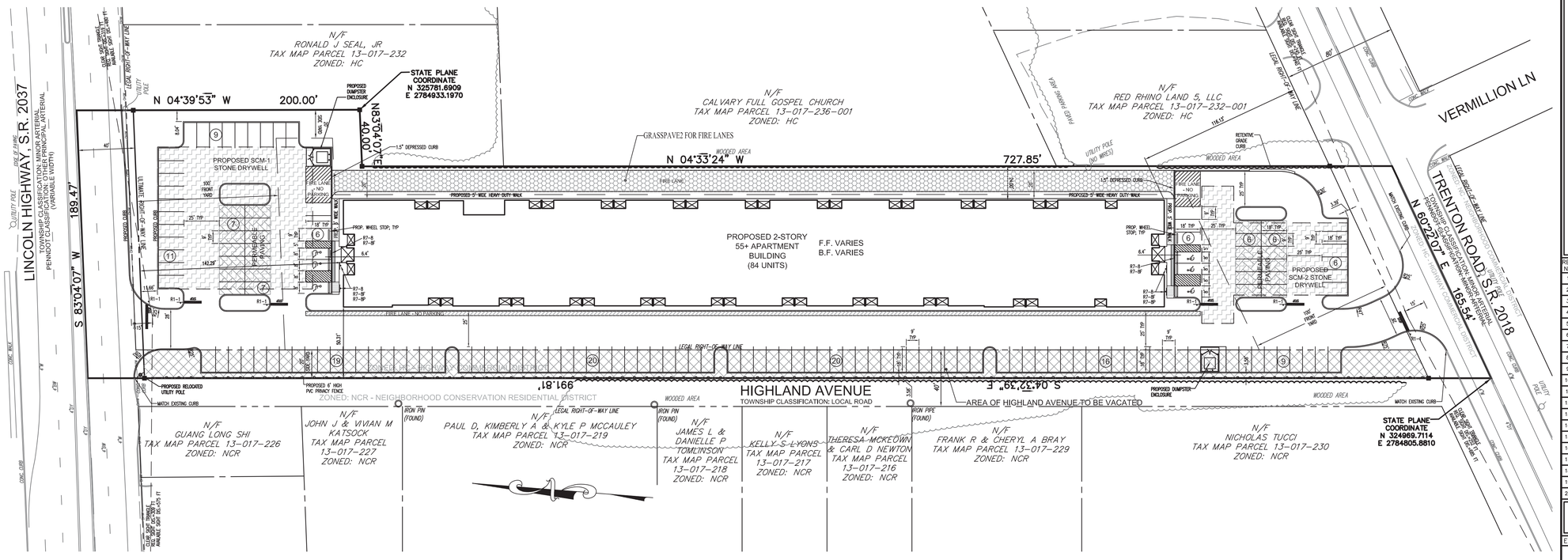
NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE IN RED INK.
HEATH ALAN DUMACK, P.E. & P.L.S.
PA P.E. LICENSE No. PE-084500-E
PA P.L.S. LICENSE No. SU-054500-E

DUMACK ENGINEERING
ESTABLISHED IN 1964
P.O. BOX 487
PENNS PARK, PA 18943
PHONE: (215) 598-1230
FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
www.Dumack.com



SIGN LEGEND

SERIES #	REMARKS	
R1-1	STOP SIGN	30" x 30"
R7-8	RESERVED PARKING SIGN	12" x 18"
R7-8P	VAN ACCESSIBLE SIGN	12" x 6"
R7-8F	RESERVED PARKING PENALTIES SIGN	12" x 18"

I, HEATH DUMACK, P.E. ON THIS DATE_____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER WATERSHED STORMWATER MANAGEMENT ORDINANCE.

_____ _____
SIGNATURE DATE

I HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITIES ARE TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP OF FALLS AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

_____ _____
SIGNATURE DATE

PARKING REQUIREMENTS

DESCRIPTION	
ATTACHED DWELLING SEC. 209-42.H.(2)(a)[1] FOR EACH EFFICIENCY AND ONE-BEDROOM UNIT, THERE SHALL BE PROVIDED 1.75 SPACES.	84 UNITS*1.75 = 147 SPACES 147 REQUIRED SPACES
SEC. 209-42.H.(2)(a)[4] IN EACH DEVELOPMENT, THERE SHALL BE PROVIDED FOR GUESTS ONE SPACE FOR EACH ONE DWELLING UNIT OR FRACTION THEREOF.	84 UNITS*1 SPACE = 84 SPACES 84 REQUIRED SPACES

TOTAL PARKING SPACES

REGULAR PARKING SPACES	142	
HANDICAP SPACES	6	
TOTAL PARKING SPACES	148	SPACES REQUIRED 231

SITE CAPACITY TABLE

NATURAL RESOURCE	NATURAL RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	TOTAL NATURAL RESOURCE LAND IN ACRES	TOTAL RESOURCE PROTECTED LAND	PROPOSED DISTURBANCE	% DISTURBANCE
191-52-1B(1)(a)	FLOODPLAIN	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(2)(b)	WETLANDS	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(5)(a)	WETLANDS MARGIN	80 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(6)(a)	LAKES AND PONDS	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(6)(a)	LAKE AND POND SHORELINES	80 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(7)(a)	WATERCOURSES	100 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0 %
191-52-1B(3)(b)(1)	SLOPES:					
191-52-1B(3)(b)(2)	STEEP SLOPES (15-25%)	70 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0%
	STEEP SLOPES (>25%)	85 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0%
191-52-1B(4)(b)(1)	WOODLANDS ENVIRONMENTALLY SENSITIVE AREAS	80 %	0.0 ACRES	0.0 ACRES	0.0 ACRES	0.0%
191-52-1B(4)(b)(2)	OTHER WOODED AREAS.	50 %	1.01 ACRES	0.51 ACRES	1.01 ACRES	100%
	TOTALS:		1.01 ACRES	0.51 ACRES	1.01 ACRES	

LEGEND

TRACT BOUNDARY LINE	
MONUMENT TO BE SET	■
BUILDING SETBACK LINE	
EXISTING UTILITY POLE	-○-
EXISTING EDGE OF ROADWAY	
CLEAR SIGHT TRIANGLE LINE	
EXISTING EDGE OF STONE	
EXISTING TREELINE	
EXISTING TREELINE TO REMAIN	
SCM STONE DRYWELL	
AREA OF PERMEABLE PAVING	
AREA OF HIGHLAND AVE. TO BE VACATED	
AREA OF GRASSPAVERS	

40 0 20 40
GRAPHIC SCALE

RECORD PLAN

654 LINCOLN HIGHWAY
FALLS TOWNSHIP
BUCKS COUNTY, PA

REV No.	DATE	REVISION
1		
2		
3		
4		
5		
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15		
16		
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18		
19		
20		

EXISTING PARCEL INFO:
T.M.P. No. 13-017-231
DEED BOOK: PAGE No.
INSTRUMENT No.: 2024022345
CURRENT ZONING: HC

OWNER of RECORD:
654 LINCOLN HIGHWAY LLC
269 CANAL ROAD
FAIRLESS HILLS, PA 19030

APPLICANT:
SAME AS ABOVE

DRAWN BY:	CHECKED BY:
HAD	
SCALE: 1"=40'	PROJECT No: 7644
PLAN DATE: JULY 31, 2025	SHEET No: 2 OF 17

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: September 10, 2025

Subject: BCPC #5761-D
Final Plan of Subdivision for 120 Schultz Road
TMP #15-22-26
Applicant: Robert and Jeanette Johnson
Owner: Same
Plan Dated: August 5, 2025
Date Received: August 11, 2025

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

GENERAL INFORMATION

Proposal: Subdivide a 197,147-square-foot lot into lots of 146,365 square feet (Lot 1) and 50,782 square feet (Lot 2). Lot 1 contains an existing single-family dwelling and a garage that is to remain. A single-family dwelling is proposed for Lot 2. Lot 1 is served by on-site sewer and water, and Lot 2 will be served by public sewer and water.

Location: On the southeast side of Schultz Road, about 1,000 feet from its intersection with Diamond Street.

Zoning: The RR Rural Residential District permits use B1 Single-Family Detached Dwellings by right on sites with a minimum lot area of 50,000 square feet, a maximum impervious surface coverage of 15 percent, and a maximum density of 0.75 dwelling units per acre. Minimum yard requirements are 50, 25, and 75 feet for front, side, and rear yards, respectively.

Present Use: Residential

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

COMMENTS

We reviewed the sketch plan submission for this site in December of 2006 (BCPC #5761-D, dated December 12, 2006). 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:

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

   Section 140-27.B.(4)
   to allow lot lines not substantially at right angles due to the existing driveway for the proposed Lot 1

   Section 140-27.B.(11)
   to allow the lot width-to-depth ratio to exceed 3:1 due to the existing tract configuration

2. **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.

3. **Sidewalks**—Section 140-36.A. of the SALDO requires sidewalks along both sides of all existing streets unless waived by the board of supervisors, and along all new streets where curbing is required. We recommend that the plans be revised to include sidewalks along the site's frontage.

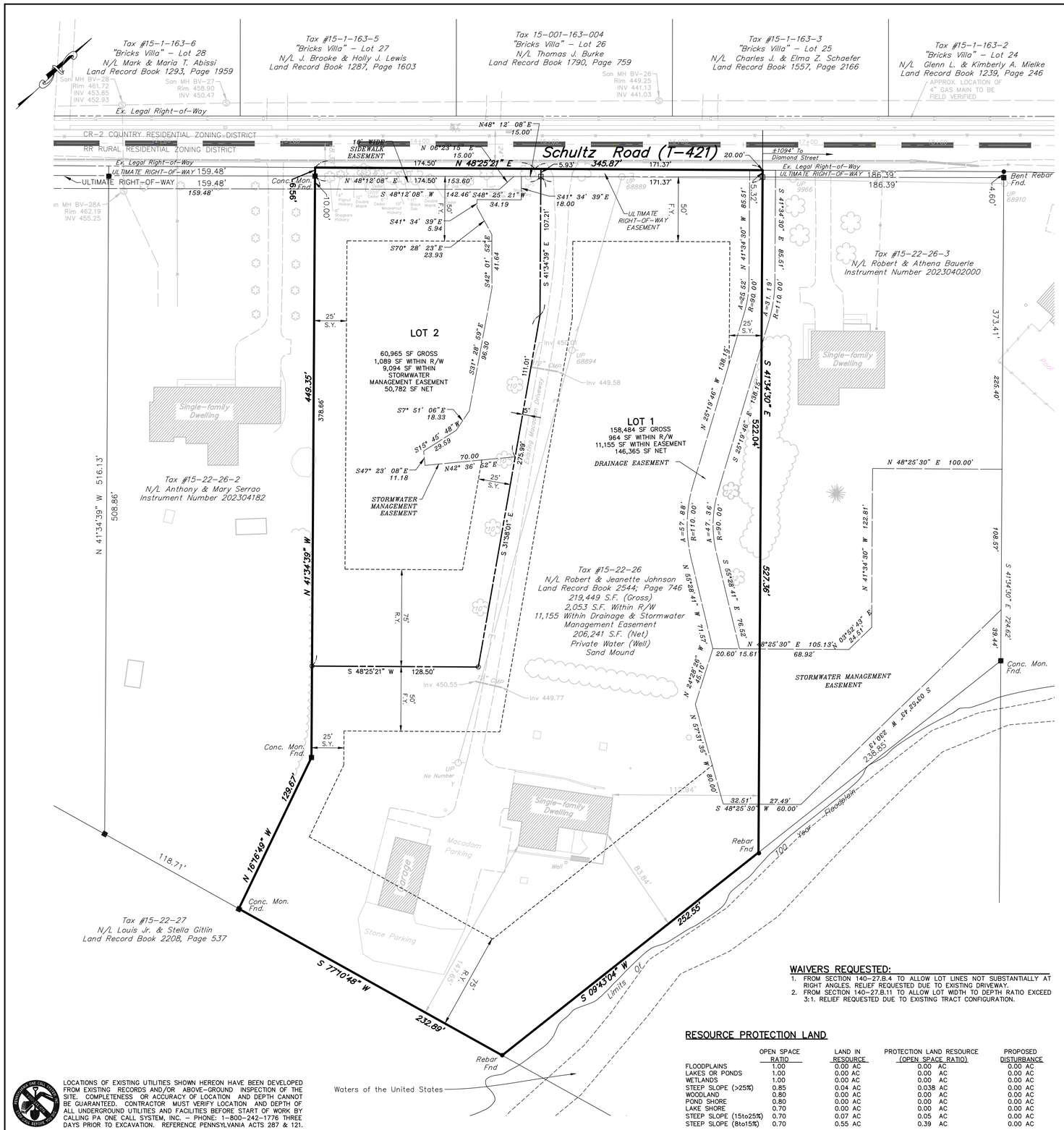
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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
25-0218

cc: Robert and Jeanette Johnson (via email)
Kirk W. Clauss, PE, Schlosser & Clauss Consulting Engineers, Inc. (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, DPA, Township Manager (via email)



LOCATION MAP
SCALE: 1"=1000'

NOTES:

1. THIS APPLICATION IS FOR A MINOR SUBDIVISION OF ONE EXISTING LOT TO CREATE 2 SINGLE FAMILY LOTS, ONE WITH AN EXISTING HOUSE AND ONE WITH NEW HOUSE/DRIVEWAY AND REQUIRED UTILITIES.
2. BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES ESTABLISHED FROM A FIELD SURVEY DATED DECEMBER, 2024 BY SCHLOSSER & CLAUSS CONSULTING ENG. INC. VERTICAL DATUM IS BASED ON HTWSA. SEWER DATUM; BENCHMARK: CONCRETE MONUMENT ALONG SOUTHWESTERN SIDE OF SCHULTZ ROAD, TOP OF MONUMENT ELEVATION 467.98.
3. THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAINS ON THE SUBJECT PARCEL AS VERIFIED BY FLOOD INSURANCE RATE MAP #42017C0259 F, EFFECTIVE DATE DECEMBER 19, 1996.THE FLOODPLAIN SHOWN IS TAKEN FROM A REPORT ENTITLED HECRAS STUDY PREPARED FOR ROBERT L. AND JEANETTE S. JOHNSON, PREPARED BY MAJOR & TRACY, INC. DATED AUGUST 25, 2003.
4. THE RECEIVING STREAM IS PLEASANT SPRING CREEK, CLASSIFIED AS TSF (TROUT STOCK FISHING) UNDER CHAPTER 93.
5. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO STANDARDS AND SPECIFICATIONS AS ESTABLISHED BY HILLTOWN TOWNSHIP AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (FORM 408).
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND (INCLUDING MAINS AND SERVICE LINES) IN ACCORDANCE WITH PREVAILING STANDARDS AND SPECIFICATIONS OF THE UTILITY INVOLVED.
7. THE AREA WITHIN THE ULTIMATE RIGHT OF WAY FOR SCHULTZ ROAD WAS PREVIOUSLY DEDICATED AS AN EASEMENT TO HILLTOWN TOWNSHIP.
8. ⊙–INDICATES CONCRETE MONUMENT TO BE SET. ALL OTHER UNMONUMENTED CORNERS AREΦTO BE SET WITH IRON PINS.
9. SCHLOSSER AND CLAUSS DOES NOT GUARANTEE THE VERTICAL OR HORIZONTAL LOCATION FOR THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR MUST VERIFY THE LOCATION OF ON–SITE UNDERGROUND UTILITIES IN THE AREAS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING ANY EXCAVATION.
10. LOT 2 IS TO BE SERVED WITH PUBLIC WATER AND SEWER. PUBLIC WATER AND SEWER FACILITIES WILL BE SUPPLIED BY HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY. THE PROPOSED PUBLIC WATER AND SEWER FACILITY SHALL CONFORM TO CURRENT HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY STANDARDS. REFER TO HTWSA DRAWINGS FOR INSTALLATION DETAILS. LOT 1 IS SERVED BY ON–SITE SEPTIC AND WATER. THE EXISTING SEPTIC AND WELL WILL REMAIN IN USE. THESE FACILITIES HAVE BEEN PROPERLY PERMITTED.
11. WHERE A 10 FOOT HORIZONTAL SEPARATION OF THE WATER LINE FROM THE SANITARY SEWER LINE CANNOT BE MAINTAINED, THE UTILITIES WILL BE VERTICALLY SEPARATED A MINIMUM OF 18 INCHES AND CONSTRUCTED IN SEPARATE TRENCHES UNLESS INSTALLATION IS IN ACCORDANCE WITH "THE INTERNATIONAL PLUMBING CODE."
12. ALL O.S.H.A. REQUIREMENTS SHALL BE FOLLOWED DURING THE INSTALLATION OF PIPES WITHIN TRENCHES.
13. PROPOSED GRADING SHALL NOT BE MORE THAN 3:1 SLOPE.
14. ALL LAND CLEARING DEBRIS AND CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE; NO OPEN BURNING OF THESE IS PERMITTED.
15. ALL LAWN AREAS SHALL HAVE 8" OF TOPSOIL MINIMUM.
16. STREET ADDRESS NUMBERS SHALL BE PROVIDED ON THE BUILDING AS DIRECTED BY THE FIRE MARSHAL.
17. PARKING SHALL BE RESTRICTED TO THE DRIVEWAYS PAVED AREA AND THE GARAGES.
18. THERE ARE NO HAZARDOUS USES PROPOSED WITH THIS DEVELOPMENT.
19. HILLTOWN TOWNSHIP IS HEREBY GRANTED A PERPETUAL EASEMENT ON, OVER, AND UNDER THE PROPOSED STORMWATER MANAGEMENT EASEMENT FOR THE PURPOSE OF EMERGENCY MAINTENANCE AND REPAIR OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES.
20. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT AND RESPONSIBILITY TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/LAND DEVELOPMENT DEPICTED HEREON, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF ANY LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH AT SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENTS FACILITIES, STORM SEWER STRUCTURES AND PIPES AND/OR COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND, FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORM WATER MANAGEMENT FUNCTION.
21. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
22. ALL DISTURBED TOPSOIL ON SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL FROM A SITE IS ALLOWED UNLESS APPROVED BY HILLTOWN TOWNSHIP.

NOTICES:

1. NOTICES FOR DRAINAGE FACILITIES AND EASEMENTS
   - A. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION, IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT. ALL THESE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTION, INCLUDING BUT NOT LIMITED TO SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS (OTHER THAN GRASS). THE MAINTENANCE OF ALL SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHICH THE EASEMENT EXISTS.
   - C. DRAINAGE EASEMENTS SHALL ALLOW PASSAGE OF STORMWATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES, AND/OR ALLOW PASSAGE OF STORMWATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM CONVEYANCE SYSTEMS.
2. NOTICE REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY.

   MUD SEDIMENT AND/OR DEBRIS TRACKED FROM THE SITE ONTO PUBLIC CARTWAY SHALL BE IMMEDIATELY REMOVED BY BROOMING AND/OR MECHANICAL MEANS TO THE SATISFACTION OF THE TOWNSHIP. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE MUD AND/OR SEDIMENT IS CAUSING SLICK AND/OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE IMMEDIATELY PRESSURE WASHED TO REMOVE CONDITION. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE BUCKS CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.

APPLICANT INFO:
ROBERT L. & JEANETTE S. JOHNSON
120 SCHULTZ RD
SELLERSVILLE, PA 18960
215–257–3029

PARCEL INFO:
PARID 15–022–026
DB 2544; PG 0746
SITE ADDRESS:
120 SCHULTZ RD
SELLERSVILLE, PA 18960
OWNERS OF RECORD:
ROBERT L. & JEANETTE S. JOHNSON
120 SCHULTZ RD
SELLERSVILLE, PA 18960
GROSS SITE AREA: 5.0379 Ac.

SHEET INDEX

1	OF	7	SUBDIVISION PLAN
2	OF	7	EXISTING FEATURES PLAN
3	OF	7	AERIAL PLAN
4	OF	7	LAND DEVELOPMENT PLAN
5	OF	7	EROSION CONTROL PLAN
6	OF	7	LANDSCAPING PLAN
7	OF	7	CONSTRUCTION DETAILS

NOTE: SHEETS 2 THROUGH 7 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME." THESE SHALL BE LISTED BY SHEET NUMBER AND TITLE ON THE RECORD PLAN.

ZONING INFORMATION
ZONING: RR – RURAL RESIDENTIAL DISTRICT
PROPOSED USE: B1 – SINGLE FAMILY DETACHED DWELLING

	REQUIRED	PROPOSED LOT 2
MINIMUM LOT AREA:	50,000 SF	50,782 SF
MINIMUM LOT WIDTH:	150 FT	170 FT
MAXIMUM BUILDING HEIGHT:	35 FT	35 FT
BUILDING SETBACKS:		
FRONT YARD:	50 FT	51 FT
SIDE YARD (MINIMUM):	25 FT	55 FT
REAR YARD:	75 FT	263 FT
MAXIMUM IMPERVIOUS SURFACE:	12%	8.15% **

**IMPERVIOUS TABULATION

HOUSE	2,400 SF
DRIVEWAY	1,383 SF
PATIO	450 SF
SIDEWALK	335 SF
TOTAL	4,568 SF

NOTE: STORMWATER MANAGEMENT HAS BEEN DESIGNED TO ACCOMMODATE AN ADDITIONAL 2,000 SF OF POSSIBLE FUTURE IMPERVIOUS, YIELDING 6,568 SF OF IMPERVIOUS FOR AN IMPERVIOUS RATIO OF 11.71%.

WAIVERS REQUESTED:
1. FROM SECTION 140–27.B.4 TO ALLOW LOT LINES NOT SUBSTANTIALLY AT RIGHT ANGLES. RELIEF REQUESTED DUE TO EXISTING DRIVEWAY.
2. FROM SECTION 140–27.B.11 TO ALLOW LOT WIDTH TO DEPTH RATIO EXCEED 3:1. RELIEF REQUESTED DUE TO EXISTING TRACT CONFIGURATION.

RESOURCE PROTECTION LAND

	OPEN SPACE RATIO	LAND IN RESOURCE	PROTECTION LAND RESOURCE (OPEN SPACE RATIO)	PROPOSED DISTURBANCE
FLOODPLAINS	1.00	0.00 AC	0.00 AC	0.00 AC
LAKES OR PONDS	1.00	0.00 AC	0.00 AC	0.00 AC
WETLANDS	1.00	0.00 AC	0.00 AC	0.00 AC
STEEP SLOPE (>25%)	0.85	0.04 AC	0.038 AC	0.00 AC
WOODLAND	0.80	0.00 AC	0.00 AC	0.00 AC
POND SHORE	0.80	0.00 AC	0.00 AC	0.00 AC
LAKE SHORE	0.70	0.00 AC	0.00 AC	0.00 AC
STEEP SLOPE (15to25%)	0.70	0.07 AC	0.05 AC	0.00 AC
STEEP SLOPE (8to15%)	0.70	0.55 AC	0.39 AC	0.00 AC

SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

DATE

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF BUCKS: SS.

ON THE _____ DAY OF _____, 20_____ AD, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED ROBERT L. AND JEANETTE S. JOHNSON, KNOWN TO ME (OR SATISFACTORILY PROVED) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT THEY DESIRE THE FOREGOING PLAN BE DULY RECORDED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
(SEAL)

WE HEREBY CERTIFY THAT WE, ROBERT L. AND JEANETTE S. JOHNSON, ARE THE REGISTERED OWNERS OF THE LAND HEREIN DEVELOPED AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

_____
OWNER: ROBERT L. JOHNSON

_____
OWNER: JEANETTE S. JOHNSON

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA ON THE _____ DAY OF _____, 20_____ AD.

_____
ATTEST: _____

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA ON THE _____ DAY OF _____, 20_____ AD.

_____
_____
ATTEST: _____

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

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

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

REV.	DATE	DESCRIPTION	BY

SUBDIVISION PLAN

120 SCHULTZ ROAD

SITUATE:
HILLTOWN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCHLOSSER & CLAUSS
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EFFECTIVE MAY 1, 2025
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A RED INKED PROFESSIONAL SEAL MUST BE CLEARLY VISIBLE ON THIS PLAN FOR IT TO BE CONSIDERED OFFICIAL FOR RECORDING OR CONSTRUCTION.

SCALE: 1"= 40'

DRAWN BY: RDT	DATE: 08–05–2025
CHECKED BY: KWC	DWG NO: 24048
JOB NO: 24048	SHEET 1 OF 7

LOCATIONS 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, INC. – PHONE: 1–800–242–1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121. DESIGN SERIAL NUMBER:

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*
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Harold Hayes
James J. Keenan
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Executive Director

MEMORANDUM

To: Middletown Township Board of Supervisors
Middletown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 3, 2025

Subject: BCPC #13110
Preliminary Plan of Land Development for Redford Acquisitions, LP
TMP #22-55-196
Applicant: Redford Acquisitions, LP
Owner: GK Realty Group, LP
Plan Dated: July 18, 2025
Date Received: August 11, 2025

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

GENERAL INFORMATION

Proposal: Construct 34 attached dwelling units (townhouses) under the attainable housing option on a 4.14-acre site. A density of 8.76 dwelling units per acre is proposed. An existing two-story building, parking lot, and driveways will be demolished. Public water and sewer facilities serve the site.

Location: Along the southern side of Woodbourne Road, approximately 650 feet southeast of its intersection with Wistar Road.

Zoning: The P Professional District permits townhouse developments with an attainable housing option as a conditional use. The housing option requires at least 20 percent of the residential units to be attainable housing units, as defined in Section 500-202 of the zoning ordinance. Developments constructed under this option require a minimum gross tract area of 3.5 acres and a minimum open space ratio of 30 percent of the gross site area. A maximum permitted density of 9.25 dwelling units per acre is permitted. The maximum building coverage and maximum impervious coverage are 30 and 55 percent, respectively.

Present Use: Vacant building

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

COMMENTS

1. **Conditional use**—Section 500-1802.Q. of the zoning ordinance requires conditional use approval for townhouse units in the P Professional District. The proposed plan should not be approved until this zoning issue is resolved.

2. **Open space**—Information in the zoning chart on Sheet 7 indicates that the amount of open space provided is greater than the required 30 percent of the site. We recommend that the plan be revised to clearly identify the proposed open space on the site.

3. **Recreation land**—Section 440-424.B.(1) of the subdivision and land development ordinance (SALDO) requires a minimum of 1,500 square feet of recreation space per residential dwelling unit, which is in addition to any open space required under the zoning ordinance. The plan should be revised to indicate how this requirement will be met.

4. **Bike parking**—The applicant should consider providing bike parking fixtures, such as bike racks or bike sheds, to serve future residents. Should such fixtures be provided, we recommend *The Essentials of Bike Parking* (2015)[1], prepared by the Association of Pedestrian and Bicycle Professionals (APBP), and referenced in The *Bucks County Bicycle Master Plan* (2012)[2], be consulted for information on recommended designs.

5. **Streets**—Section 440-409.F. of the SALDO prohibits dead-end streets and cul-de-sac streets except at the discretion of the board of supervisors. The plan proposes two dead-end streets, one serving 12 dwellings and one serving 11 dwellings. If the board determines dead-end streets are acceptable for this development, we recommend that sufficient vehicle turning area be provided at the end of each dead-end street.

6. **Landscape plan**

    a. **Landscape architect**—Section 440-303.D.(4)(e) of the SALDO requires a landscape plan with a plant list and proposed contours to be submitted to the Middletown Township Arbor Commission for review and approval. We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

    b. **Street trees**—Section 440-417.A. of the SALDO requires that street trees shall be planted along streets where suitable street trees do not exist and where existing conditions warrant the planting of street trees. The plan does not show street trees or landscaping along the frontage of the proposed townhouse units. We note there is limited space between the driveways.

    c. **Basin 1 plantings**—The landscape plan shows proposed ornamental grass and shrubs in Basin 1 which is located toward the rear of the site. We recommend consideration be given to including some small native trees suitable for basin conditions. This would provide shade relief and help soften the linear building pattern along the loop street.

7. **Townhouse design**—Section 500-1803.J.(13) of the zoning ordinance contains architectural requirements applicable to the proposed type of dwelling unit in the P District. We recommend that

[1] https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf
[2] https://www.buckscounty.gov/DocumentCenter/View/1714/2012-Bucks-County-Bicycle-Master-Plan-PDF?bidId=

illustrative architectural plans with elevations be provided to the township to ensure compliance with these requirements.

8. **Mail delivery**—The plan does not provide any information about mail delivery. Group mailboxes promote community and are more efficient for mail delivery. If community mailboxes are intended, the location, as well as parking and pedestrian access, should be shown on the plan.

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

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

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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:pr
25-0203

cc: Redford Acquisitions, LP (via email)
Justin A. Geonnotti, PE, Dynamic Engineering (via email)
Ryan Maccariella, Design Engineer, Dynamic Engineering (via email)
Brian Dormer, Project Manager, Dynamic Engineering (via email)
Isaac Kessler, PE, Remington & Vernick Engineers, Township Engineer (via email)
Eden Ratliff, Township Manager (via email)
Nick Valla, Assistant Township Manager (via email)
Jim Ennis, AICP, Zoning Officer (via email)

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   DATED: APRIL 25, 2025
2. APPLICANT/OWNER: REDFORD ACQUISITIONS, LP
   404 SUNNYTOWN PIKE
   NORTH WALES, PA 19454
3. PARCEL DATA: 1492 WOODBOURNE ROAD (SR-2033)
   PARID: 22-055-196
   TOWNSHIP OF MIDDLETOWN
   BUCKS COUNTY, PENNSYLVANIA
4. ZONE: PROFESSIONAL (P) DISTRICT
5. EXISTING USE: FRATERNAL INSTITUTION **(PERMITTED USE)** (§500-1802.J)
6. PROPOSED USE: TOWNHOUSE DEVELOPMENT (ATTAINABLE HOUSING OPTION) **(CONDITIONAL USE)** (§500-1802.Q)
7. SCHEDULE OF EXISTING ZONING REQUIREMENTS (§500-1803.J)

ZONE REQUIREMENT (PER CURRENT ORDINANCE)	P DISTRICT	EXISTING
MINIMUM LOT AREA [1]	10,000 SF	168,980 SF (3.88 Ac)
MINIMUM LOT WIDTH	80 FT	218.3 FT
MINIMUM FRONT YARD SETBACK (WOODBOURNE ROAD)	50 FT	87.8 FT
MINIMUM REAR YARD SETBACK	25 FT	591.1 FT
MINIMUM SIDE YARD SETBACK	20 FT	27.7 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MAXIMUM BUILDING COVERAGE	20%	8.0% (13,224 SF)
MAXIMUM IMPERVIOUS COVERAGE	50%	41.1% (69,391 SF)
MINIMUM BUFFER YARD [2] [3]	75 FT	0.0 FT **(E)**

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE

[1] AS MEASURED FROM TOWNSHIP REQUIRED ULTIMATE RIGHT-OF-WAY

[2] ALONG ANY ADJACENT LAND ZONED FOR OR IN RESIDENTIAL OR AGRICULTURAL USE A BUFFER YARD 75-FT IN WIDTH SHALL BE REQUIRED (§500-1803.C))

[3] NEW RESIDENTIAL DEVELOPMENTS WHICH ABUT EXISTING NON-RESIDENTIAL USES OR DISTRICTS SHALL BE REQUIRED TO PROVIDE A 75-FT WIDE BUFFER YARD (§500-2605A(1))

9. SCHEDULE OF PROPOSED ZONING REQUIREMENTS (§500-1803.J & §500-1803.J(15))

ZONE REQUIREMENT [1]	P DISTRICT (ATTAINABLE HOUSING OPTION)	PROPOSED
MINIMUM TRACT AREA [2]	3.50 Ac.	168,980 SF (3.88 Ac)
MINIMUM LOT WIDTH	80 FT	218.3 FT
MAXIMUM DENSITY	9.25 DU/Ac.	6.76 DU/Ac.
MINIMUM BUILDING SETBACK:		
FRONT YARD TO EXISTING PUBLIC ROAD (WOODBOURNE ROAD)	50 FT	50.0 FT
FRONT YARD TO INTERNAL ROAD (MEASURED FROM CARTWAY)	22 FT	22.0 FT
SIDE YARD TO TRACT BOUNDARY	20 FT	20.0 FT
SIDE YARD TO INTERNAL ROAD (MEASURED FROM CARTWAY)	10 FT	15.0 FT
REAR YARD TO TRACT BOUNDARY	50 FT	198.0 FT
MINIMUM BUILDING SEPERATION:		
FRONT FAÇADE TO FRONT FAÇADE	60 FT	77.0 FT
REAR FAÇADE TO REAR FAÇADE	40 FT	40.0 FT
SIDE FAÇADE TO SIDE FAÇADE	20 FT	N/A
SIDE FAÇADE TO FRONT/REAR FAÇADE	30 FT	N/A
MAXIMUM BUILDING HEIGHT	40 FT	40 FT
MAXIMUM UNITS PER BUILDING	6 UNITS	6 UNITS
MAXIMUM BUILDING COVERAGE	30%	18.5% (31,323 SF)
MAXIMUM IMPERVIOUS COVERAGE	55%	53.4% (90,279 SF)
MINIMUM OPEN SPACE	30%	> 30%
MINIMUM BUFFER YARD [3]	25 FT	25.8 FT

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE

[1] ZONING REQUIREMENTS ASSOCIATED WITH PROPOSED ATTAINABLE HOUSING OPTION. THE DEVELOPMENT AS CONTEMPLATED WILL PROPOSE A MINIMUM OF 20% OF UNITS AS ATTAINABLE HOUSING UNITS

[2] AS MEASURED FROM TOWNSHIP REQUIRED ULTIMATE RIGHT-OF-WAY

[3] ALONG ANY ADJACENT LAND ZONED FOR OR IN RESIDENTIAL OR AGRICULTURAL USE, EXCEPT FOR AN APARTMENT USE, A BUFFER YARD SHALL BE PROVIDED WHICH SHALL NOT BE LESS THAN 25-FT IN WIDTH, MEASURED FROM THE PROPERTY LINE OR STREET LINE OF THE TRACT BOUNDARY. THE BUFFER YARD SHALL BE LEFT FREE OF STRUCTURES AND LEFT AS OPEN GREEN SPACE. THIS REQUIREMENT SHALL SUPERCEDE THE PROVISIONS SET FORTH IN §500-2605, AND THE BUFFER YARD MAY OVERLAP THE REQUIRED FRONT, SIDE OR REAR YARDS.

10. PARKING REQUIREMENTS
    A. REQUIRED PARKING CALCULATION PER §500-1803.J(7):

    TOWNHOUSES: TWO OFF-STREET PARKING SPACES FOR EACH DWELLING UNIT (INCLUSIVE OF DRIVEWAYS). GARAGE AREAS SHALL NOT BE COUNTED AS AND/OR OTHERWISE CONSIDERED AS OFF-STREET PARKING SPACES.

    THEREFORE:

    (34 UNITS) X (2 SPACES/UNIT) = 68 SPACES REQUIRED

    (34 UNITS) X (2 SPACES/DRIVEWAY) = 68 SPACES PROPOSED **(COMPLIES)**

11. ACCESSORY STRUCTURES REQUIREMENTS
    A. UNENCLOSED DECKS, PORCHES AND PATIOS MAY ENCROACH NO GREATER THAN TEN (10') FEET INTO A REQUIRED YARD AREA SETBACK. (§500-1803.J(11)(a))
    B. BAY WINDOWS AND BOX BAY WINDOWS MAY PROJECT NO GREATER THAN TWO (2') FEET INTO A REQUIRED YARD AREA SETBACK FOR A LENGTH OF NO GREATER THAN TEN (10') FEET. (§500-1803.J(11)(b))

12. ARCHITECTUAL REQUIREMENTS
    A. THE FRONT ELEVATION OF A RESIDENTIAL BUILDING SHALL INCLUDE A MINIMUM OF THREE ARCHITECTURAL FEATURE CHANGES WHICH MAY BE ACCOMPLISHED THROUGH ANY COMBINATION OF THE FOLLOWING: MATERIAL CHANGES (VINYL SIDING, CEDAR SHAKE STYLE VINYL SIDING, BOARD AND BATTEN SIDING, ETC.), MASONRY PRODUCT (STONE, BRICK, ETC.), BAY AND BOX WINDOWS, PORCH ROOFS, TRELLIS, BALCONIES, PENT ROOF, BAND BOARD, TRIM, ETC. (§500-1803.J(13)(a))
    B. THERE SHALL BE A MINIMUM TWO (2) FOOT OFFSET AT THE COMMON PARTY WALL OR WITHIN TEN FEET OF THE COMMON PARTY WALL OF DWELLING UNITS FOR AT LEAST 67% OF THE DWELLING UNITS IN A BUILDING. THE OFFSET DOES NOT NEED TO EXTEND FROM THE FOUNDATION TO THE ROOF. EXAMPLE: A FOUR DWELLING UNIT BUILDING IS REQUIRED TO HAVE TWO SUCH OFFSETS AND A FIVE DWELLING UNIT BUILDING IS REQUIRED TO HAVE THREE SUCH OFFSETS. (§500-1803.J(13)(b))
    C. THERE SHALL A BE A MINIMUM OF TWO ARCHITECTURAL FEATURE CHANGES ON SIDE ELEVATIONS OF BUILDINGS WHICH MAY BE ACCOMPLISHED THROUGH MATERIAL CHANGES (VINYL SIDING, CEDAR SHAKE STYLE VINYL SIDING, BOARD AND BATTEN SIDING, ETC.), MASONRY PRODUCT (STONE, BRICK, ETC.), BAY AND BOX WINDOWS, PORCH ROOFS, TRELLIS, BALCONIES, PENT ROOF, BAND BOARD, TRIM, ETC. (§500-1803.J(13)(c))
    D. RIDGE AND FASCIA LINES OF THE ROOF OF A BUILDING MAY NOT ALIGN FOR MORE THAN TWO (2) CONSECUTIVE DWELLING UNITS ALONG THE FRONT FAÇADE OF A BUILDING. (§500-1803.J(13)(d))
    E. ALL GARAGE DOORS SHALL HAVE ONE HORIZONTAL PANEL OF WINDOWS. (§500-1803.J(13)(e))
    F. BUILDING MATERIALS INCLUDING SIDING, MASONRY PRODUCTS, GARAGE DOORS, WINDOWS, TRIM, ROOFING, SHUTTERS SHALL BE GENERALLY CONSISTENT THROUGHOUT THE BUILD OUT OF THE DEVELOPMENT. (§500-1803.J(13)(f))

13. ADDITIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENTS
    A. ALL ROADS/ALLEYS, STORMWATER FACILITIES, SIDEWALKS, LANDSCAPING AND OPEN SPACE SHALL BE PRIVATELY MAINTAINED IN PERPETUITY BY A SINGLE ENTITY OR ASSOCIATION. (§500-1803.J(14)(a))
    B. ALL PRIVATE ROADS MUST HAVE A MINIMUM WIDTH OF 24 FEET WITH NO PARKING ON EITHER SIDE OR 28 FEET WITH PARKING LIMITED TO ONE SIDE OF THE STREET. (§500-1803.J(14)(b))
    C. ALL PRIVATE ROADS MUST HAVE SIDEWALK ON AT LEAST ONE SIDE OF THE STREET. (§500-1803.J(14)(c))
    D. FOR UNITS ADJACENT TO EXTERNAL AND EXISTING ROADWAYS, THE FRONT OF THE UNIT SHALL FACE THE EXTERNAL AND EXISTING ROADWAYS. (§500-1803.J(14)(d))
    E. COMMUNITY ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR ENFORCING THE ARCHITECTURAL STANDARDS OF THE DEVELOPMENT AND MAINTAINING THE COMMON AREAS IN PERPETUITY. (§500-1803.J(13)(e))

14. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

15. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

16. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0461J, WHICH BEARS AN REVISED DATE OF MARCH 16, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. 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.

17. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

18. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.

19. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.

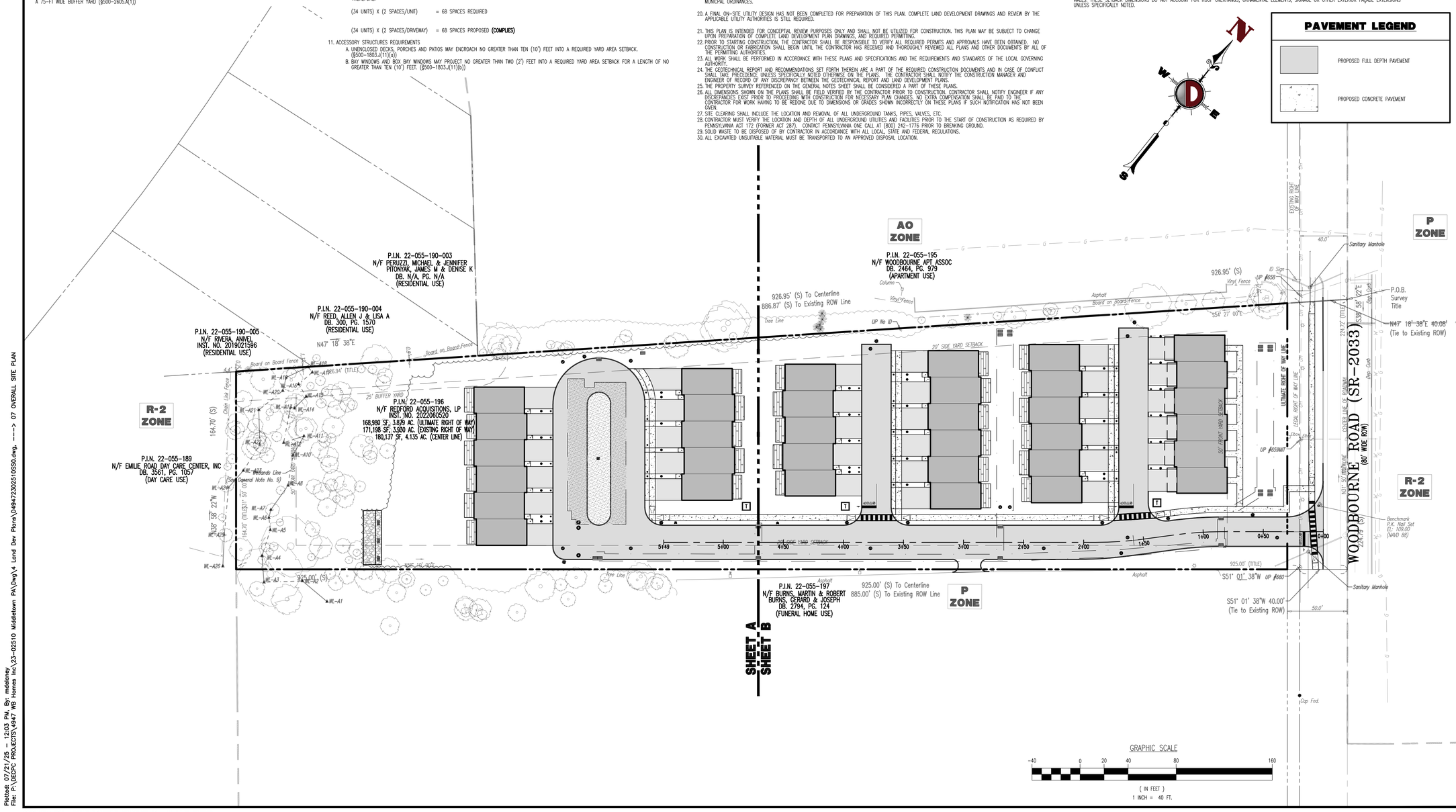
20. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.

21. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.
22. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
23. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
24. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT AND LAND DEVELOPMENT PLANS.
25. THE PROPERTY SURVEY REFERENCED ON THE GENERAL NOTES SHEET SHALL BE CONSIDERED A PART OF THESE PLANS.
26. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
27. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
28. CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION AS REQUIRED BY PENNSYLVANIA ACT 172 (FORMER ACT 287). CONTACT PENNSYLVANIA ONE CALL AT (800) 242-1776 PRIOR TO BREAKING GROUND.
29. SOLID WASTE TO EE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
30. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
31. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ENSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
32. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO ENSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE TIME PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
33. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
34. DYNAMIC ENGINEERING CONSULTANTS, P.C., SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
35. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
36. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
37. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
38. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
39. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
40. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING MUNICIPAL CODES AND SPECIFICATIONS AND PADOT PUBLICATION LATEST REVISION, OR AS LATER AMENDED, UNLESS OTHERWISE NOTED.
41. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.
23. THE TOWNSHIP ENGINEER AND COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED BY THE OWNER OR CONTRACTOR AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY WORK ON REQUIRED IMPROVEMENTS.
24. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE LAND DEVELOPMENT DRAWINGS ARE MEASURED FROM THE OUTSIDE FACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR FAÇADE EXTENSIONS UNLESS SPECIFICALLY NOTED.

PAVEMENT LEGEND

PROPOSED FULL DEPTH PAVEMENT

PROPOSED CONCRETE PAVEMENT



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Plotted: 07/21/25 - 12:03 PM, By: mdelaney
File: P:\DESPC PROJECTS\4947 NB Homes Inc\23-02510 Middletown PA\Dwg\4 Land Dev Plans\4947230251OSSD.dwg, ----> 07 OVERALL SITE PLAN

DYNAMIC ENGINEERING CONSULTANTS, PC
SURVEY • TRACK

BY	COMMENTS	DATE	REV.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: MWD | DESIGNED BY: RAM | CHECKED BY: JAG | CHECKED BY: _

PROJECT: **REDFORD ACQUISITIONS, LP**
PROPOSED TOWNHOUSE DEVELOPMENT (ATTAINABLE HOUSING OPTION)
PARCEL NO. 22-055-196
1492 WOODBOURNE RD (SR-2033)
TOWNSHIP OF MIDDLETOWN, BUCKS COUNTY, PENNSYLVANIA

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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Chanel, New Jersey • T. 908.879.9229
Wall Twp, New Jersey • T. 856.374.2000
Newark, New Jersey • T. 973.733.7200
Toms River, New Jersey • T. 732.974.0198
Newtown, Pennsylvania • T. 267.685.0276
Philadelphia, Pennsylvania • T. (215) 320-4699
Bethlehem, Pennsylvania • T. 610.376.4400
Allen, Texas • T. 972.534.2100
Houston, Texas • T. 281.789.6400
Kihei, Hawaii • T. 323.646.7614
Delray Beach, Florida • T. 561.921.8370
Annapolis, Maryland • T. 410.541.3000
www.dynamicec.com

JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE: OVERALL SITE PLAN

SCALE: (H) 1"=40' (V) | DATE: 07/18/2025
PROJECT No: 4947-23-02510

SHEET No: 7 OF 51 | Rev. #: 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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 29, 2025

Subject: BCPC #11660-O
Preliminary Plan of Land Development—Milford Village Road Improvements
TMPs #23-10-175-1; 23-10-179; 23-15-99-5; 23-15-121
Applicant: Del Markward
Owner: MVP 663 I LLC
Plan Dated: June 20, 2025
Date Received: July 31, 2025

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

GENERAL INFORMATION

Proposal: Construct the public roadways proposed on the Milford Village Unified Master Plan, including the extensions of LifeQuest Drive and Weeping Willow Lane, construction of Abby Lane, roadway improvements of Mill Hill Court, and the widening of John Fries Highway (Route 663). Milford Village Center is a planned development consisting of a mix of residential and nonresidential uses on approximately 220 acres. The site is to be served by public water and sewerage facilities.

Location: Along the northern side of John Fries Highway (PA 663), east of the intersection at Mill Hill Road.

Zoning: The Arterial Mixed Use (AMU) District permits a mix of residential and nonresidential uses on a minimum overall site area of 200 acres. The permitted maximum building coverage is 25 percent, and the maximum impervious surface coverage is 43 percent.

Present Use: Institutional, vacant

COMMENTS

1. **Requested waivers**—Sheet 1 of 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 400
relief to combine the preliminary plan and final plan submissions

Section 512.1.L.1.B.
relief from storm piping material requirements to be Class III reinforced concrete; the application states all storm piping within public rights-of-way will meet the requirements

Section 512.1.L.1.C.
relief from storm piping size requirements; the application states existing storm piping is proposed to remain and all proposed or existing storm piping within the rights-of-way will meet the requirements

The final plan should note all granted waivers.

2. **Unified Master Plan for Milford Village Center**—We acknowledge that the Unified Master Plan for Milford Village Center is conceptual in nature and changes in each section may occur at the time of land development, ultimately affecting the proposed uses and the overall site design/layout. We recommend that township officials be assured that each section of the development and any road improvements, including the proposed extensions of LifeQuest Drive and Weeping Willow Lane, construction of Abby Lane, roadway improvements of Mill Hill Court, and the widening of John Fries Highway (Route 663) associated with the development, comply with the most recently revised master plan for the site.

3. **Transportation impact study**—Per Section 701.h.17. of the SALDO, a transportation impact study should be prepared where a proposed land development could result in traffic generation of 100 or more trips per day. Township officials should determine if a transportation impact study would be necessary for the site. Given the construction of roads through the site and the amount of future residential and nonresidential development that is intended to occur on the site, traffic calming methods along key roadways should be considered as part of the traffic impact study. A circulation plan should also be included to ensure adequate truck access for the loading areas.

4. **Bicycle lanes**—The *Bucks County Bicycle Master Plan* (2012) depicts bike lanes along John Fries Highway (Route 663). We recommend the township consider requiring the applicant to install a bike pathway, in place of bike lanes, to ensure the safety of bicycle riders along Route 663. Vehicular speed poses a great threat to bicycle riders and pedestrians; an ideal bike pathway would be separated from Route 663 to provide pathway users with a needed extra level of protection.

5. **Trails**—Page 24 of the *Milford Township Park & Recreation Plan* proposes a Greenway Concept map which depicts a trail along Route 663. It is recommended to pursue this trail installation with the widening of the road. Additionally, the conceptual Unami Trail could be achieved by installing a trail along LifeQuest Drive. The township should ask the applicant to pursue development of these two trail assets to build out the township's pedestrian network.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

B-EK:emh
25-0211

cc: Del Markward, Markward Group, MVP 663 I LLC (via email)
Martin F. Smith, Jr., PE, Pany & Lentz Engineering Company (via email)
Stephen A. Pany, PE, Pany & Lentz Engineering Company (via email)
Todd Baldwin, PE, Andersen Engineering, Inc., Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)

ADJOINERS LIST

ID #	TAX MAP & PARCEL	PROPERTY OWNER NAME	PROPERTY ADDRESS	DBV	PG
1	23-010-119	WILLIAM E. AND SANDRA L. HAGER	2150 MILL HILL ROAD	2555	820
2	23-010-118	PAUL A. NYE	2180 MILL HILL ROAD	2962	1148
3	23-010-117-002	MARTIN C. & GRACE L. ENGELHARDT	2190 MILL HILL ROAD	6497	0321
4	23-010-117	MILFORD TOWNSHIP	MILL HILL ROAD	3885	87
7	23-010-117-001	ADAM C. SCHULBERGER	2210 MILL HILL ROAD	6502	0610
8	23-010-113	JAMES TYLER WALLET	2220 MILL HILL ROAD	2021071896	
9	23-010-114	DOUGLAS W. & JOYCE M. DONIGIAN	2230 MILL HILL ROAD	6385	0421
10	23-010-180	BRETT & PATRICIA L COLE	2225 MILL HILL ROAD	2020067456	
11	23-015-098	KENT C. & JOHANNA WILLAUER	2235 MILL HILL ROAD	2147	1006
35	23-010-168-008	MILFORD IND COMMONS	JOHN FRIES HIGHWAY	2941	414
36	23-010-168-004	400 COMMERCE DR ASSOCIATES LP	400 COMMERCE BOULEVARD	2022041945	
37	23-010-168-001	UPPER BUCKS AUTHORITY	COMMERCE BOULEVARD	2686	563
38	23-010-172	JAMES A. & PAMELA J. ROTENBERGER	2330 MILFORD SQUARE PARK	2295	2180
39	23-010-175-003	KREVITZ FAM LP	2385 JOHN FIRES HIGHWAY	6751	396
40	23-010-174	ROBERT A. YEAGER	2145 MILL HILL ROAD	5378	667
41	23-015-114-006	THOMAS E. & JESSICA L. GARLICK	2320 BLACKLEDGE DRIVE	2015039745	

MILFORD VILLAGE PARCEL ID TABLE

ID #	PARCEL ID #	TAX MAP & PARCEL	RECORD OWNER NAME
11	Unit #1 (1A & 1B)	23-010-175-001	MVP 663 I, LLC
12	Unit #2	23-010-179	LIFEQUEST
13	Unit #4	23-015-099-005	LIFEQUEST NURSING CENTER
14	Common Areas/ Private Roads	23-015-121	MILFORD VILLAGE MASTER ASSOCIATION (DECLARANT = LIFEQUEST)

LEGEND

EXISTING FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST — ☼ SIGN
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE — Ø UP

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD

MILL HILL ROAD
MILL HILL COURT (PUBLIC)
WEEPING WILLOW LANE
CHERRY BLOSSOM LANE (INTERNAL)
RELOCATED MILL HILL ROAD
CHERRY BLOSSOM LANE
ABBY LANE
LIFEQUEST DRIVE (PRIVATE)
LIFEQUEST DRIVE
SR 663 JOHN FRIES HIGHWAY

Scale 1" = 100'

PA ACT 287, AS AMENDED

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20251683774. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STEPHEN A. PANY — ENGINEER — NO. 32805-E

ENGINEER'S STATEMENT

I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

6/20/25 — DATE
Stephen A. Pany — PLAN PREPARER'S SIGNATURE

Pany & Lentz Engineering Company accepts no responsibility for unauthorized use of this document. Reproduction of this drawing or any portion thereof is prohibited without the written consent of Pany & Lentz Engineering Company. Only final construction documents signed and sealed by the Engineer of Record are valid.

All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown on the drawings.

#	DATE	REVISION	BY

PRELIMINARY/FINAL
SITE PLAN
OVERALL

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

MILFORD VILLAGE
ROAD IMPROVEMENTS
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

LifeQuest
When Caring Is A Matter Of Trust
2460 John Fries Highway Quakertown, PA 18951

DESIGNED	MFS
DRAWN	BMW
CHECKED	SAP
JOB. NO.	2024291
SCALE	1"= 30'
DATE	JUNE 20, 2025
DWG. NO.	2
SHEET NO. OF	2 OF 60 SHEETS
REV.	0

xrefs: -X[ref-TB 24X36] [xrefs labels] [M.V. Road Improvements] [Landscaping] [xrefpp 2025]
C:\ACAD\Acad\DWG\2024291 Milford Village Road Improvements\Landes\Current Rev\02-Site Plan.dwg->Site - Overall Date: June 20,2025-3:17pm ##Pany & Lentz Engineering Company##-- USER: Brian

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: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 16, 2025

Subject: BCPC #13125
Sketch Plan of Subdivision for 61 Gessner Road
TMPs #30-4-20; -24
Applicant: George & Barbara Karr, c/o Kimberly Karr
Owner: Same
Plan Dated: August 12, 2025
Date Received: August 18, 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 44.6958 acres from TMP #30-4-24 to TMP #30-4-20. The resultant lot size of TMP #30-4-24 is 12.3929 acres and the resultant lot size of TMP #30-4-20 is 202.2627 acres. TMP #30-4-24 contains an existing single-family dwelling and a residential accessory structure and TMP #30-4-20 contains agricultural land. No new development is proposed.

Location: TMP #30-4-24 is located along the northwestern side of Gessner Road, approximately 1,500 feet southwest of its intersection with Route 412. TMP #30-4-20 is located along the southern side of Meginnes Road, northeast of its intersection with Haycock Run Road.

Zoning: The RA Residential/Agriculture Zoning District permits Use B-1 Detached Dwelling with a minimum lot area of 2 acres, a minimum lot width of 200 feet, and a maximum impervious surface ratio of 15 percent. Use H-2 Agriculture and Horticulture is permitted with a minimum lot area of 3 acres, minimum lot width of 200 feet, and maximum impervious surface ratio of 15 percent.

Present Use: Agricultural, rural residential

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

COMMENTS

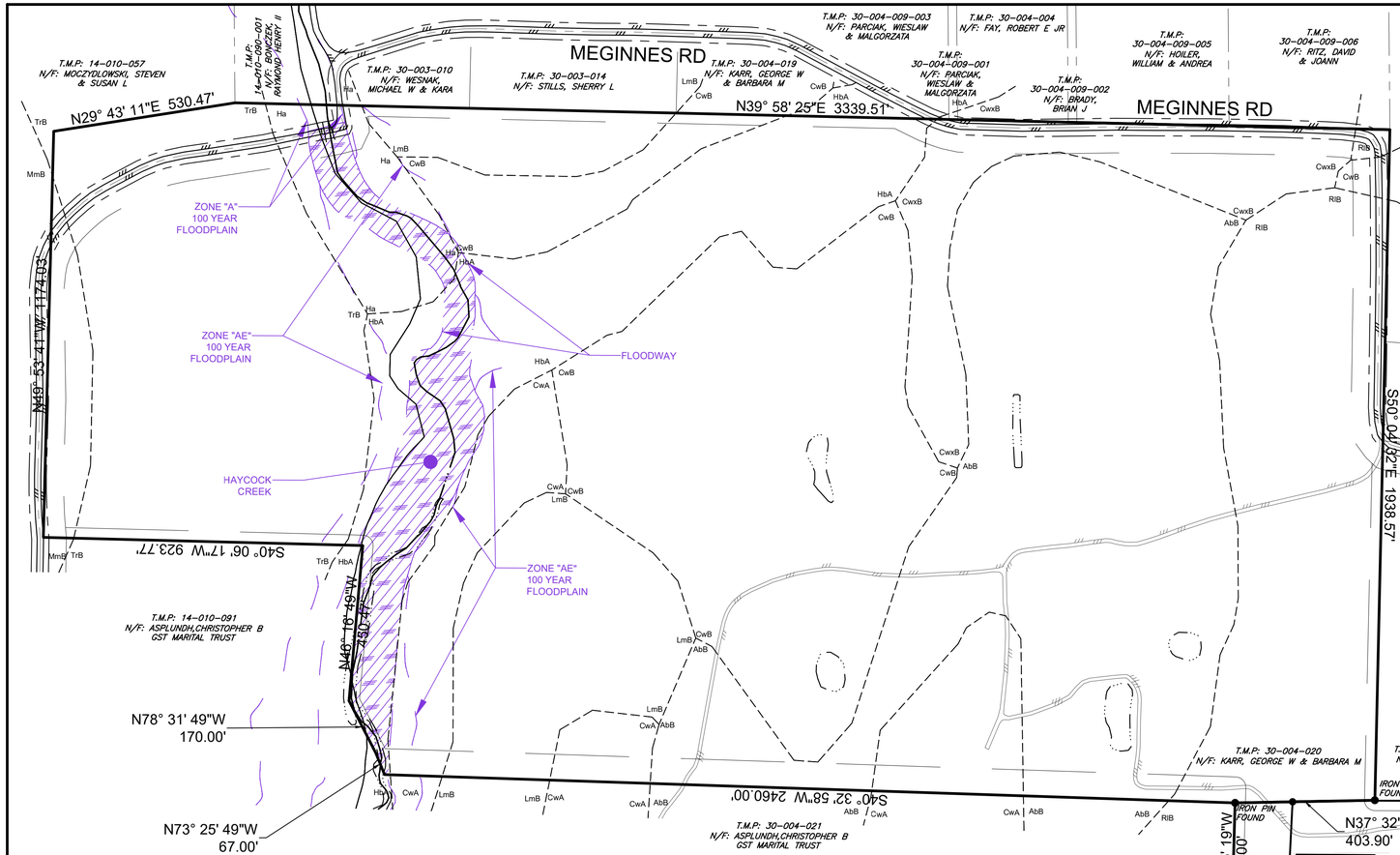
Water and sewer—The applicant does not state how potable water will be supplied to the site, nor do they state how sewage disposal will be provided. Future plan submissions should contain this information.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

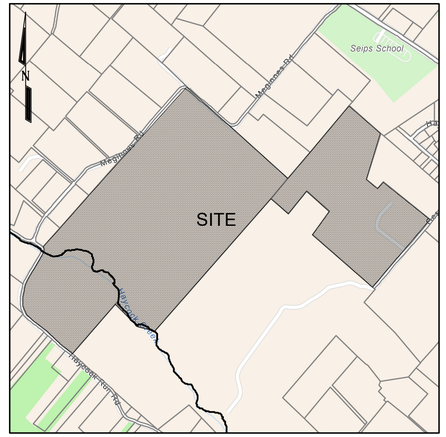
B-EK:emh
25-0233

cc: George & Barbara Karr, c/o Kimberly Karr (via email)
Adam D. Crews, PLS, Crews Surveying, LLC (via email)
Steven Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Teri Lewis, Township Manager/Municipal Administrator (via email)
Christopher Bauer, Haycock Township Secretary (via email)



PLAN LEGEND

- 300 — EXISTING CONTOUR LINES
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- x x FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- POOL SWIMMING POOL
- RW RETAINING WALL
- WELL
- IRON PIN
- MONUMENT
- SIGN
- WL-101 WETLAND FLAG



Location Map

GRAPHIC SCALE 1"=1000'

1000 0 1000 2000

SITE CALCULATIONS								
	EXISTING T.M.P: 30-004-020		EXISTING T.M.P: 30-004-024		PROPOSED T.M.P: 30-004-020		PROPOSED T.M.P: 30-004-024	
Area Calculation:	sf	ac	sf	ac	sf	ac	sf	ac
Gross Area:	6,863,612.25	157.5669	2,486,785.94	57.0887	8,810,565.04	202.2627	539,833.14	12.3929
minus Ult R/W Area (GESSNER RD)	-	0.0000	41,192.27	0.9456	-	3.2157	17,074.74	0.3920
minus Ult R/W Area (MEGINNES RD)	140,076.40	3.2157	-	0.0000	140,076.40	3.2157	-	0.0000
Net Area:	6,723,535.85	154.3511	2,445,593.67	56.1431	8,670,488.64	199.0470	522,758.40	12.0009

ZONING INFORMATION (T.M.P: 30-004-024)								
ZONED: RA - RESIDENTIAL/ AGRICULTURE DISTRICT								
	PERMITTED BY ORDINACE		EXISTING		PROPOSED			
GROSS LOT AREA			57.0887	AC	12.3929	AC		
MINIMUM LOT AREA	2.0000	AC	56.1431	AC	12.0009	AC		
MINIMUM LOT WIDTH (GESSNER RD)	200.0	FT	1,247.3	FT	591.1	FT		
MAXIMUM BUILDING COVERAGE	N/A		-		-			
MAXIMUM LOT IMPERVIOUS SURFACE	15.00%		-		-			
USE: B1 - DETACHED DWELLING								
	PERMITTED BY ORDINACE		EXISTING		PROPOSED			
FRONT (GESSNER RD)	50.0	FT	696.9	FT	696.9	FT		
REAR	75.0	FT	1,161.7	FT	160.7	FT		
SIDE (EACH)	30.0	FT	811.5/ 241.8	FT	218.1/ 241.8	FT		
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	EXISTING	FT		
USE: H-2 RESIDENTIAL ACCESSORY STRUCTURE								
	PERMITTED BY ORDINACE		EXISTING		PROPOSED			
REAR **	75.0	FT	123.1	FT	76.3	FT		
SIDE (EACH) **	30.0	FT	483.0/ 53.5	FT	167.4/ 53.5	FT		
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	EXISTING	FT		

*EXISTING NON-CONFORMING

** A completely detached accessory building may occupy a required rear or side yard bulshall not be located closer than seven feet to any rear or side property line, except thatswimming pools and other accessory construction surrounding swimming pools shall be nocloser than 15 feet to any rear or side property line; and structures with a building area of morethan 120 square feet shall meet the building setback requirements for principal structures

IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION

ZONING INFORMATION (T.M.P: 30-004-020)								
ZONED: RA - RESIDENTIAL/ AGRICULTURE DISTRICT								
	PERMITTED BY ORDINACE		EXISTING		PROPOSED			
GROSS LOT AREA			157.5669	AC	202.2627	AC		
MINIMUM LOT AREA	3.0000	AC	154.3511	AC	199.0470	AC		
MINIMUM LOT WIDTH (BLOOMING GLEN RD)	200.0	FT	1,320.3	FT	1,320.3	FT		
MINIMUM LOT WIDTH (BRANCH RD)	200.0	FT	1,002.3	FT	1,002.3	FT		
MAXIMUM BUILDING COVERAGE	N/A		-		-			
MAXIMUM LOT IMPERVIOUS SURFACE	15.00%		-		-			
USE: A-1 - AGRICULTURE AND HORTICULTURE								
	PERMITTED BY ORDINACE		EXISTING		PROPOSED			
FRONT (BLOOMING GLEN RD)	50.0	FT	-	FT	-	FT		
FRONT (BRANCH RD)	75.0	FT	-	FT	-	FT		
SIDE (EACH)	30.0	FT	-	FT	-	FT		
MAXIMUM BUILDING HEIGHT	35.0	FT	-	FT	-	FT		
USE: H-2 RESIDENTIAL ACCESSORY STRUCTURE								
	PERMITTED BY ORDINACE		EXISTING		PROPOSED			
REAR **	75.0	FT	N/A	FT	286.8	FT		
SIDE (EACH) **	30.0	FT	N/A	FT	483.0/ 109.6	FT		
MAXIMUM BUILDING HEIGHT	35.0	FT	N/A	FT	EXISTING	FT		

*EXISTING NON-CONFORMING

** A completely detached accessory building may occupy a required rear or side yard bulshall not be located closer than seven feet to any rear or side property line, except thatswimming pools and other accessory construction surrounding swimming pools shall be nocloser than 15 feet to any rear or side property line; and structures with a building area of morethan 120 square feet shall meet the building setback requirements for principal structures

IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION

SOIL INFORMATION									
SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA - SEPTEMBER 2002									
CERTIFIED BY NATURAL RESOURCES CONSERVATION SERVICE									
SOIL SYMBOL	*NAME AND TEXTURE*	*SLOPE*	*HYDROLOGIC SOILS GROUP*	*HYDRIC SOIL*	*DEPTH TO SEASONAL HIGH WATER TABLE*	*DRAINAGE CLASS*	*RESTRICTIVE FEATURES AND DEPTH*	*LAND CAPABILITY CLASSIFICATION*	*FARMLAND CLASSIFICATION*	*RESOLUTION TO SOIL LIMITATIONS*
AbB	ABBOTTSTOWN SILT LOAM	3 TO 8%	D	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 18" TO 22" BEDROCK (LITHIC): 40" TO 60"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
Bo	BOWMANSVILLE-KNAUERS SILT LOAMS	0 TO 3%	C/D	YES	AT SOIL SURFACE	POORLY DRAINED	BEDROCK (LITHIC): 72" TO 99"	3W/4W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
BwB	BUCKINGHAM SILT LOAM	3 TO 8%	C/D	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 20" TO 40" BEDROCK (LITHIC): 80" TO 99"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
CwA	CROTON SILT LOAM OCCATIONALLY PONDED	0 TO 3%	D	YES	0' TO 0.5'	POORLY DRAINED	FRAGIPAN: 18" TO 20" BEDROCK (LITHIC): 40" TO 60"	4W	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
CwB	CROTON SILT LOAM OCCATIONALLY PONDED	3 TO 8%	D	YES	0.5' TO 1.0'	POORLY DRAINED	FRAGIPAN: 18" TO 20" BEDROCK (LITHIC): 40" TO 60"	4W	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
CwxB	CROTON SILT LOAM EXTREMELY STONY	0 TO 8%	D	YES	0' TO 0.5'	POORLY DRAINED	FRAGIPAN: 15" TO 20"	7S	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
Ha	HATBORO SILT LOAM	0 TO 3%	B/D	YES	0.0' TO 0.5'	POORLY DRAINED	BEDROCK (LITHIC): 60" TO 99"	4W	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
HbA	HATBORO-CODORUS COMPLEX	0 TO 3%	B/D	YES	0.0' TO 0.5'	POORLY DRAINED	>80"	5W	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
LmB	LEHIGH CHANNERY SILT LOAM	3 TO 8%	C/D	NO	0.5' TO 3.0'	MODERATELY WELL DRAINED	BEDROCK (LITHIC): 40" TO 60"	2W	ALL AREAS ARE PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
MmB	MOUNT LUCAS SILT LOAM	0 TO 8%	C/D	NO	0.5' TO 3.0'	MODERATELY WELL DRAINED	BEDROCK (LITHIC): 48" TO 99"	7S	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
RIA	REAVILLE CHANNERY SILT LOAM	0 TO 3%	D	NO	0.5' TO 3.0'	SOMEWHAT POORLY DRAINED	BEDROCK (LITHIC): 20" TO 40"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
RIB	REAVILLE CHANNERY SILT LOAM	3 TO 8%	D	NO	0.5' TO 3.0'	SOMEWHAT POORLY DRAINED	BEDROCK (LITHIC): 20" TO 40"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
TrB	TOWHEE SILT LOAM EXTREMELY STONY	0 TO 8%	C/D	YES	0.0' TO 0.5'	POORLY DRAINED	FRAGIPAN: 20" TO 30" BEDROCK (LITHIC): 48" TO 96"	7S	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
W	Water	-	-	-	-	-	-	-	-	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.

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

OWNER:

KARR, GEORGE W JR
& BARBARA M

In Care Of:
61 GESSNER RD
KINTNERSVILLE PA 18930

NOTES:

1. BEING TAX MAP PARCEL 30-004-024
DEED 1428, PAGE 570; DATED - AUGUST 04, 1997
GROSS AREA BY DEED: 57.0887 ACRES (2,486,785.94 SF)

BEING TAX MAP PARCEL 30-004-020
BOOK: 2777, PAGE: 1080; DATED - SEPTEMBER 22, 1987
GROSS AREA BY DEED: 157.5669 ACRES (6,863,612.25 SF)

2. THIS PLAN DOES NOT REPRESENT A BOUNDARY RETRACEMENT SURVEY PERFORMED BY THIS OFFICE.

3. EXISTING FEATURES SHOWN ARE NOT BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE.

4. VERTICAL DATUM IS NAVD88 (FEET)
HORIZONTAL DATUM REFERENCED TO PA STATE PLANE SOUTH ZONE MERIDIAN

5. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION

6. 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

7. PUBLIC OWNED UNDERGROUND UTILITIES, IF SHOWN ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.

8. FLOODPLAIN SHOWN IS BASED ON FEMA FIRM 42017C0063J & 42017C0064J EFF: 3/16/2015.
BASE FLOOD ELEVATION IS TAKEN FROM FLOOD INSURANCE STUDY FOR BUCKS COUNTY 42017CV004C 3/16/2017 PROFILE 103P.
SITE CONTAINS ZONE A & ZONE AE.
BASE FLOOD ELEVATION: 420.67 - 434.29 FEET NAVD88.

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GRAPHIC SCALE 1"=200'

200 0 200 400 600

Lot Line/ Sketch Plan

REV #	DATE	DESCRIPTION	INITIALS

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
info@crewssurveying.com
P.O. BOX 360
NEW HOPE, PA 18938

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ADAM D. CREWS No. SU75214

LOT LINE/ SKETCH PLAN
PREPARED FOR
61 GESSNER RD
TAX MAP PARCEL 30-004-024
SITUATE IN
NOCKAMIXON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

AUGUST 12, 2025	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
	ATB	ADC	1" = 200'	-/-	5923	1 OF 1

2025-8-13
E:\JOBFILES\5900-5999\5923 KARR - GESSNER RD\DWG FILES\5923 2025-07-14 EXISTING FEATURES.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: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 8, 2025

Subject: BCPC #13115
SLD #25-1
Preliminary Plan of Subdivision for 400 Twining Ford Road
TMP #31-23-3-1-1
Applicant: DC Investments Group, LLC
Owner: Same
Plan Dated: July 24, 2025
Date Received: August 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 a 4.89-acre parcel into six single-family detached building lots and one lot for stormwater management. Lots 1 through 6 range in size from 20,006.08 square feet to 20,374.41 square feet, and each lot will be developed with a single-family dwelling. Lot 7 consists of 42,663.86 square feet and will contain an infiltration basin to be owned and maintained by a homeowners' association. The existing dwelling and pool will be demolished. Public water and sewer will serve the site.

Location: Along the south side of Twining Ford Road, south of its intersection with Cloverly Drive.

Existing Zoning: The R-2 Single-Family District permits single-family detached dwellings by right on a minimum lot area of 20,000 square feet with a minimum lot width of 100 feet. The permitted maximum impervious surface ratio is 20 percent.

Present Use: Residential

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

COMMENTS

1. **Requested waivers**

   a. **Subdivision and land development ordinance (SALDO)**—The plan and associated correspondence indicate that the applicant has requested waivers from the following requirements of the SALDO:

   Section 22-301.1.B.
   from requiring separate preliminary and final plans; the application indicates that a simultaneous preliminary and final land development plan has been submitted for approval consideration

   Section 22-304.2.
   from providing all storm drainage, sanitary sewer, and public water supply lines or facilities within 400 feet of the site

   Section 22-304.5.
   from providing the location of names and widths of street curbs and pavement, public or private; all property lines; and names of owners of tracts or parcels located within 200 feet of the site

   Section 22-403.2.A.
   from providing curbing along Twining Ford Road

   Section 22-403.2.B.
   from providing a sidewalk along Twining Ford Road and the proposed private roadway

   Section 22-612.1.C.
   from providing a minimum driveway width of 20 feet for residential homes, where 10 feet is proposed at the street

   Section 22-618
   to allow the disturbance of 98 percent of woodlands, where a maximum percentage of 20 percent is permitted

   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 the applicant 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.

   We recommend that township officials not grant the requested waiver from Section 22-403.2.B. and require sidewalks to be installed within the development and along the site's frontage on Twining Ford Road. We note that the *Northampton Township Master Trail & Bicycle Facilities Plan*, 2019, recommends sharrows on Twining Ford Road, so a sidewalk would provide safe separation between cyclists, drivers, and pedestrians.

   b. **Stormwater management ordinance**—The plan and associated correspondence indicate that the applicant has requested waivers from the following requirements of the stormwater management ordinance:

   Section 23-501.5.K.
   from providing a minimum distance of 100 feet from the highest free water surface of any aboveground or partially aboveground detention basin or drainage facility to a dwelling unit

Section 23-502.10.A. and Section 23-502.10.B.(2)
to allow grading within 5 feet of the property line

Because this is a stand-alone ordinance, relief from this provision may not be granted under the SALDO. For this reason, we did not review this waiver request, but this issue should be resolved before plan approval.

2. **Open space**—Sections 27-406.2.A.(6) and 27-1001 of the zoning ordinance require a minimum open space of 15 percent for single-family developments in the R-2 District. Plan Sheet 2 indicates that no open space is provided, and the applicant requests a fee-in-lieu. The board of supervisors should determine if the proposed fee-in-lieu of dedication is acceptable.

3. **Recreation land**—Section 27-1001.1.D.(8) of the SALDO requires that unless otherwise required by the board of supervisors, a minimum of 0.03 acres of undeveloped land shall be dedicated and improved with park and recreation facilities for each new individual housing unit within the development. The plan should indicate compliance with this requirement.

4. **Tree replacement**—Section 22-304.5.G.(7) of the SALDO requires a landscape plan showing existing tree calipers. The preliminary plan should provide an existing tree inventory that contains tree number, trunk location and caliper size. We note the applicant has requested a waiver to remove 98 percent of the trees on the site.

   Section 22-618.2. of the SALDO requires that if the subdivision or land development plan requires destruction of more than 20 percent of existing viable trees having a caliper of 6 inches or more, the developer shall replace those trees removed in excess of 20 percent with new tree plantings. The plan should indicate compliance with this requirement.

5. **Tree protection zone**—Plan Sheet 2 shows the proposed tree line along the eastern parcel line. The plan should delineate a tree protection zone, as required in Section 22-304.(7)(b).3. of the SALDO. Per Section 22-202 of the SALDO, the tree protection zone is an area 15 feet radially from the trunk of the tree to be retained, or the distance from the trunk to the tree dripline, whichever is greater, in which no construction activity shall occur. A tree protection fence shall be shown along the edge of the tree protection zone to help ensure the survival of trees intended to remain.

6. **Cul-de-sac length**—Section 22-403.1.R.(1) of the SALDO states that a permanent or temporary cul-de-sac street exceeding 600 feet in length may be approved by the board of supervisors only if conditions of the tract warrant a cul-de-sac of greater length. The proposed cul-de-sac has an estimated length of 800 feet.

7. **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.

8. **Stormwater facilities**

   a. **Detention basin fence**—The detention basin proposed for the site has a depth of 6 feet with a retaining wall along three sides. Given its depth, we recommend consideration be given to providing a fence around the basin.

b. **Access for basin maintenance**—The proposed stormwater management basin does not include a means of access for maintenance and repair purposes. A stable, gently sloping accessway should be provided to allow entry by machinery into the basin for repairs and regular maintenance purposes.

9. **Editorial**—Plan Sheet 2 and related correspondence indicate several requested waivers. Section 22-304.2 should be edited to read as Section 22-304.5.E.(4), and Section 22-503.10.A and Section 22-503.10.B.(2) should be edited to read as Section 23-502.10.A. and Section 23-502.10.B.(2).

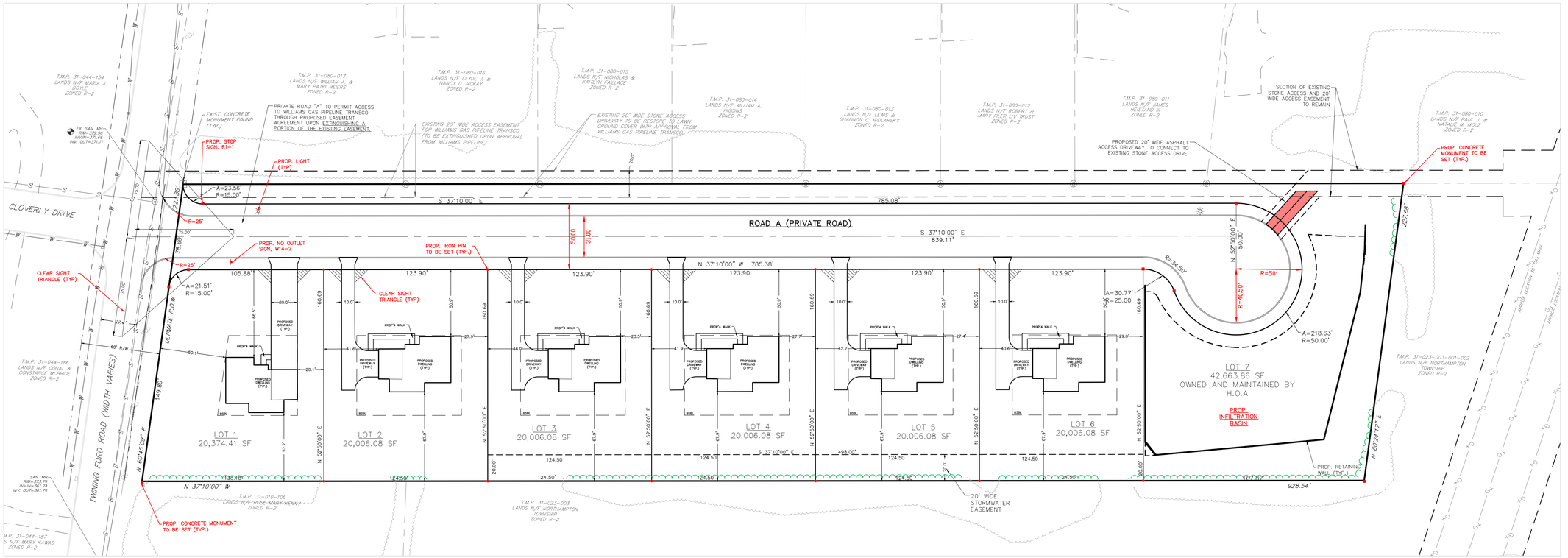
10. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

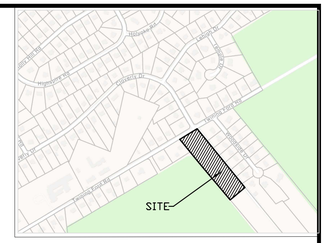
This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
25-0214

cc: DC Investment Group, LLC (via email)
Larry Young, PE, Tri-State Engineers & Land Surveyors, Inc. (via email)
Cody Spadaccino, Tri-State Engineers & Land Surveyors, Inc. (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Robert Pellegrino, Township Manager (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)





LOCATION MAP
SCALE: 1"=800'

LEGEND:

- EXISTING BOUNDARY
- EXISTING CONTOURS
- X 48.2 EXISTING SPOT ELEVATION
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING SANITARY
- W_X EXISTING WATER
- EXISTING UTILITY POLES
- EXISTING SANITARY MANHOLE
- EXISTING BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ADJOINER LOT LINES
- EXISTING IRON PIPE/COPPERWELD FOUND
- SURVEY BENCHMARK
- PROPOSED BOUNDARY LINE
- WL PROPOSED WATER LATERAL
- SL PROPOSED SANITARY LATERAL
- DRAINAGE FLOW ARROW & SLOPE
- X 67.6 PROPOSED SPOT ELEVATION
- F.F.F. PROPOSED FIRST FLOOR ELEVATION
- F.G.F. PROPOSED GARAGE FLOOR ELEVATION
- CO PROPOSED CLEANOUT
- PROPOSED TREE
- MONUMENT TO BE SET
- PROPOSED INLET
- PROPOSED HEADWALL
- PROPOSED LIGHTPOLE
- PROPOSED CONTOUR
- PROPOSED BUILDING SETBACK LINES
- ST PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- S PROPOSED SANITARY SEWER
- WL PROPOSED WATER MAIN

ZONING TABLE

1	SITE ADDRESS:	400 TWINING FORD ROAD RICHBORO, PA 18954								
				LEGAL R/W		ULTIMATE R/W				
2	TAX MAP NUMBER	31-023-003-001-001		212,550.36 S.F.		209,409.94 S.F.				
3	ZONING DISTRICT	R-2 RESIDENCE DISTRICT								
4	EXISTING USE	SINGLE FAMILY DETACHED DWELLING								
5	PROPOSED USE	SINGLE FAMILY DETACHED DWELLING								
6	**DIMENSIONAL REQUIREMENTS**	REQUIRED		EXISTING TMP 31-023-003-001-001	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7
	MINIMUM LOT AREA (SF)	20,000		212,550.36	20,374.41	20,006.08	20,006.08	20,006.08	20,006.08	20,006.08	42,663.86
	MINIMUM LOT WIDTH AT B.S.B.L. (FT.)	100		228.10	125.81	124.50	124.50	124.50	124.50	124.50	>100
	MINIMUM FRONT YARD (FT.)	50		520.10	50.1	50.9	50.9	50.9	50.9	50.9	50
	MINIMUM SIDE YARD, MIN./AGGR. (FT.)	20/45		31.2 / 89.7	20.1 / NA	37.9 / 69.5	23.5 / 69.5	27.7 / 69.6	27.4 / 69.6	29 / 69.6	20/45
	MINIMUM REAR YARD (FT.)	50		216.20	52.20	67.90	67.90	67.90	67.90	67.90	50.00
	MAXIMUM BUILDING HEIGHT (FT.)	35		<35	<35	<35	<35	<35	<35	<35	<35
	MAXIMUM BUILDING COVERAGE (%)	15		2.71%	15.74%	16.73%	16.73%	16.73%	16.73%	16.73%	0.00%
	MAXIMUM IMPERVIOUS SURFACE RATIO (%)	20		7.45%	8.80%	9.16%	9.16%	9.16%	9.16%	9.16%	13.31%
	MIN. OPEN SPACE (%)*	15	0.73 acres								
	*FEE IN LIEU OF REQUESTED										
	IMPERVIOUS BREAKDOWN										
	DWELLING			5,601.10	1,792.00	1,833.53	1,833.53	1,833.53	1,833.53	1,833.53	0.00
	PORCH			0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.00
	DRIVEWAY			8,409.70	1,369.73	1,320.66	1,320.66	1,320.66	1,320.66	1,320.66	5,678.00
	SERVICE WALK			232.60	46.00	192.00	192.00	192.00	192.00	192.00	0.00
	PATIO/POOL			1,427.87							0.00
	SHED			159.51							0.00
	TOTAL IMPERVIOUS (S.F.)			15,830.78	3,207.73	3,346.19	3,346.19	3,346.19	3,346.19	3,346.19	5,678.00
	TOTAL BUILDING COVERAGE (S.F.)			5,760.61	1,792.00	1,833.53	1,833.53	1,833.53	1,833.53	1,833.53	0.00
	MAXIMUM IMPERVIOUS SURFACE (%)			7.45%	15.74%	16.73%	16.73%	16.73%	16.73%	16.73%	13.31%
	MAXIMUM BUILDING COVERAGE (%)			2.71%	8.80%	9.16%	9.16%	9.16%	9.16%	9.16%	0.00%
	PARKING REQUIREMENTS										
	REQUIRED PARKING (2 SPACES/DWELLING)				2	2	2	2	2	2	2
	PROPOSED PARKING				2	2	2	2	2	2	2

NOTE: THE PROPOSED STORMWATER FACILITIES HAVE BEEN DESIGNED FOR A MAXIMUM IMPERVIOUS SURFACE OF 20% OF THE LOT AREA FOR LOTS 1 THROUGH 6.

STORMWATER MANAGEMENT NOTES:

1. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREAS OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
2. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OF BMP WITH THE WRITTEN APPROVAL OF THE MUNICIPALITY.
3. THE APPLICANT GRANTS THE TOWNSHIP A BLANKET EASEMENT FOR ALL STORMWATER FACILITIES ON-SITE TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE SWM FACILITIES.

BMPs OPERATION & MAINTENANCE:

- UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED ANNUALLY.
- THE VEGETATION (FOR THE ABOVEGROUND INFILTRATION BASIN AND CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION AND ANY BARE SPOTS REVEGETATED.
- CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.
- INSPECT AT LEAST TWO TIMES PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT RUNOFF DRAINS DOWN WITH THE DESIGN PARAMETERS. THE DRAWDOWNS REQUIRED SHALL BE THE 10, 50, AND 100-YR STORMS SHALL COMPLETELY DRAWDOWN INTO THE SOIL MEDIA WITHIN 72 HOURS OF THE END OF THE STORM
- AT LEAST TWO TIMES PER YEAR, INSPECT THE ACCUMULATION OF SEDIMENT. DAMAGE TO OUTLET STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.
- AS NEEDED, REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN INFILTRATION TO MAINTAIN WATER QUALITY FUNCTIONALITY. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT.
- ALL BMP COMPONENTS SHALL BE MAINTAINED AS INDICATED IN PENNSYLVANIA STORMWATER BMP MANUAL.

MAINTENANCE RESPONSIBILITY

LOCATION	FACILITY	RESPONSIBLE PARTY
Lot 7	ABOVE-GROUND INFILTRATION BASIN AND OPEN SPACE	HOMEOWNERS ASSOCIATION
LOTS 3, 4, 5, & 6	CONVEYANCE SYSTEM	HOMEOWNERS ASSOCIATION

ALL FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN THIS CHAPTER (ORDINANCE).

I, LARRY YOUNG P.E. ON THIS DATE MARCH 18, 2025, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF "THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN."

Larry Young (PE-053219-E) 7/24/2025
REGISTERED PROFESSIONAL ENGINEER (REGISTRATION NUMBER) DATE

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT.

OWNER DATE

STORMWATER FACILITIES DESIGNED FOR THE FOLLOWING ON-LOT IMPERVIOUS SURFACES

	LOT AREA (SF)	20% IMPERVIOUS COVERAGE (SF)	PROPOSED IMPERVIOUS COVERAGE SHOWN ON THIS PLAN (SF)	PROPOSED IMPERVIOUS REMAINING (SF)
LOT 1	20,374.41	4,074.88	3,207.73	867.15
LOT 2	20,006.08	4,001.22	3,346.19	655.03
LOT 3	20,006.08	4,001.22	3,346.19	655.03
LOT 4	20,006.08	4,001.22	3,346.19	655.03
LOT 5	20,006.08	4,001.22	3,346.19	655.03
LOT 6	20,006.08	4,001.22	3,346.19	655.03
TOTAL IMPERVIOUS		**24,080.96**	**19,938.68**	**4,142.28**

NOTE:
ALL DOCUMENTS PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., FOR THE SPECIFIC PURPOSE INTENDED WILL BE THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO TRI-STATE ENGINEERS & LAND SURVEYORS, INC., AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS TRI-STATE ENGINEERS & LAND SURVEYORS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Pennsylvania One Call System, Inc.
SERIAL NO: 2024-2910687
SERIAL NO: 2024-2920489
Call Before You Dig in Pennsylvania 1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System

OWNER OF RECORD:
DC INVESTMENTS GROUP, LLC.
1909 VETERANS HIGHWAY
LEVITTOWN, PA. 19056

APPLICANT:
DC INVESTMENTS GROUP, LLC.
1909 VETERANS HIGHWAY
LEVITTOWN, PA. 19056

JOB NO.	DATE:	SCALE:
24-09004	7/24/25	1" = 40'
ACREAGE: 4.98 AC. (TO TITLE LINE)		NO. OF LOTS: 6
DESIGNED BY: L.Y.	DRAWN BY: L.Y./C.S.	CHECKED BY: L.Y.

REVISION	DESCRIPTION	DATE	DRAWN BY
4			
3			
2			
1			

SCALE IN FEET
40 20 0 40 80 160

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEER • MUNICIPAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECT
801 WEST STREET ROAD, FEASTERVILLE, PENNSYLVANIA 19053
PHONE: 215-357-5950 EMAIL: ADMIN@TSE-LS.COM
FOUNDED 1959

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LARRY P. YOUNG ENGINEER PE053219-E

PRELIMINARY/FINAL
T.M.P. 31-023-003-001-001
400 TWINING FORD ROAD, RICHBORO PA 18954
RECORD PLAN
(RECORD PLAN 2 OF 2)
NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET 2 of 19

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: Northampton Township Board of Supervisors
Northampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 15, 2025

Subject: BCPC #13121
SLD #25-2
Preliminary Plan of Subdivision and Land Development for Founders Development I, LLC
TMP #31-5-39
Applicant: Founders Development I, LLC
Owner: Jeanne Smoyer Russell
Plan Dated: August 11, 2025
Date Received: August 15, 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 14.5-acre parcel into 18 single-family detached dwelling lots. The lots range in size from 23,093 square feet to 45,389 square feet, with two open stormwater management areas (20,269.6 and 54,146.8 square feet). The existing greenhouse and associated structures will be demolished and the existing trees will be removed. Public water and sewer will serve the site.

Location: Along the south side of New Road, south of its intersection with Cedarbrook Drive.

Existing Zoning: The R-2 Single-Family District permits one single-family detached dwelling by right, requiring a minimum lot area of 20,000 square feet, a minimum lot width of 100 feet, minimum open space of 15 percent, and a maximum impervious surface ratio of 20 percent.

Present Use: Nursery

COMMENTS

1. **Recreation land**—Section 27-1001.1.D.(8) of the zoning ordinance requires that unless otherwise required by the board of supervisors, a minimum of 0.03 acres of undeveloped land shall be dedicated

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

and improved with park and recreation facilities for each new individual housing unit within the development. The plan should indicate compliance with this requirement.

2. **Bike sharrows**—The *Northampton Township Master Trail & Bicycle Facilities Plan* (2019)[1] depicts bike sharrows (Segment 23) running along New Road. The township should coordinate the installation of the sharrows along this segment of New Road as the site is developed.

3. **Sidewalks**—Section 22-403.2.B. of the subdivision and land development ordinance (SALDO) requires that sidewalks be provided on both sides of all existing and proposed streets as part of the land development process. The plan should be revised to provide a sidewalk along both sides of proposed Road A.

4. **Trees to be removed**—Section 22-618.2. of the SALDO allows a maximum of 20 percent of the viable trees having a caliper of six inches or greater on the lot to be removed. The demolition plan (Sheet 5) shows that all existing trees on the lot will be removed; however, caliper measurements are not provided. Section 22-304.5.G.(7) requires the landscape plan to identify the calipers of existing trees. We recommend revising the plan to include a tree inventory listing both the number and caliper size of the trees to be removed to confirm compliance with Section 22-618.2.

   If the inventory demonstrates that more than 20 percent of the existing viable trees having a caliper of six inches or greater are to be removed, a reforestation plan must be submitted under Section 22-618.3.

5. **Stormwater management**

   a. **Fence around basin**—The plan indicates the detention basins will be constructed to have a depth of 5 to 6 feet. As a safety precaution, we recommend that a fence be provided around the basin.

   b. **Access for basin maintenance**—Section 23-804.2. of the Stormwater Management and Grading (SMG) chapter of the Township Code requires that stormwater management (SWM) easements shall be provided by the property owner for access for inspections and maintenance if necessary. The proposed SWM basin does not include a means of access for maintenance and repair purposes. A stable, gently sloping accessway should be provided to allow entry by machinery into the basin for repairs and regular maintenance purposes.

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

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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.

---

[1] https://www.northamptontownship.com/media/1913/northampton-township-master-trail-bicycle-facilities-plan-december-2019.pdf

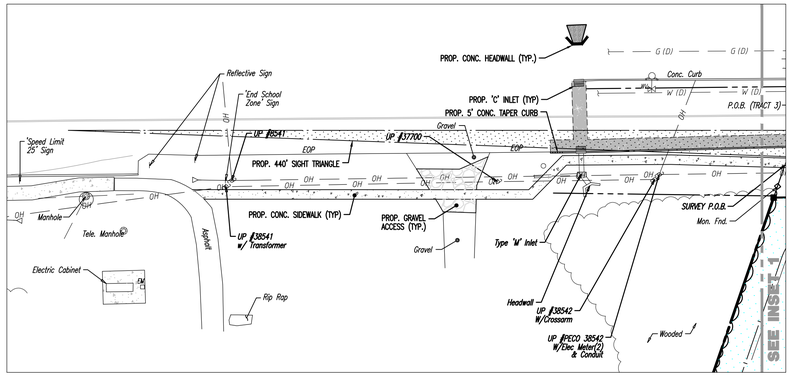
LYL:emh
25-0228

cc: Justin Geonnotti, PE, Dynamic Engineering (via email)
Dan Cronin, Dynamic Engineering (via email)
Kevin Sookhu, Dynamic Engineering (via email)
Thomas Newman, PE, Dynamic Engineering (via email)
Amanda Fuller, PE, Gilmore & Associates, Township Engineer (via email)
Mike Solomon, Township Director of Planning and Zoning (via email)
Robert Pellegrino, Township Manager (via email)

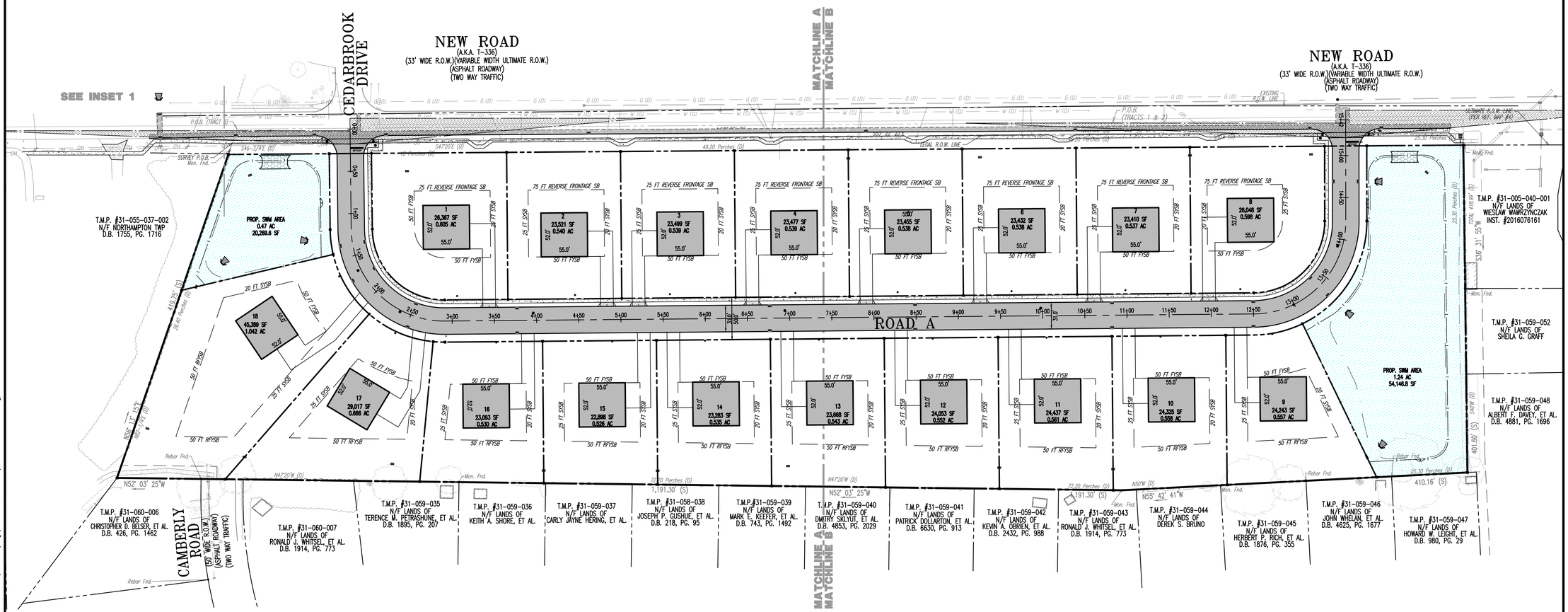
SEE SHEET 04 OF 62 FOR SITE PLAN NOTES

LEGEND

- PROPOSED ASPHALT PAVEMENT DRIVEWAY
- PROPOSED ROAD ASPHALT PAVEMENT
- PROPOSED TOWNSHIP ASPHALT PAVEMENT
- PROPOSED MILL & OVERLAY PAVEMENT
- PROPOSED 6" CONCRETE (APRON)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASS PAVERS
- PROPOSED STORMWATER MANAGEMENT AREA



INSET 1
SCALE: 1" = 30'



GRAPHIC SCALE

−60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.

DYNAMIC ENGINEERING CONSULTANTS, PC
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: AJW
DESIGNED BY: MTM
CHECKED BY: JAG
CHECKED BY: –

PROJECT: **FOUNDERS DEVELOPMENT I, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
PARCEL #31-005-039
600 NEW ROAD (T-336)
TOWNSHIP OF NORTHAMPTON
BUCKS COUNTY, PENNSYLVANIA

811 Know what's below. Call before you dig.
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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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826 Newtown Yardley Road
Suite 201
Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located throughout the United States:
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JUSTIN A. GEONNOTTI
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE: **OVERALL SITE PLAN**

SCALE: (H) 1"=60'
(V)
DATE: 08/11/2025
PROJECT No: 5697-25-00993

SHEET No: 8 OF 62
Rev. #: 0

Plotted: 08/11/25 – 4:10 PM, By: cjwright, – Product Ver: 25.0
File: P:\DEC\PC PROJECTS\5697 Founders Development I LLC\25-00993 Northampton PA\Dwg\4 Land Dev Plans\D5697250099350.dwg, ---> 08 OVERALL SITE PLAN

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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:
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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: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 9, 2025

Subject: BCPC #12981
Preliminary Plan of Land Development for Richland Associates
TMPs #36-6-6 and -7
Applicant: Richland Associates LLC
Owner: Same
Plan Dated: July 31, 2025
Date Received: August 25, 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: Relocate an existing lot line between TMPs #36-6-6 and 36-6-7, resulting in the following parcel sizes: TMP #36-6-6 will be 3.73 acres and TMP #36-6-7 will be 2.67 acres. Construct a 6,202-square-foot carwash with three stacking lanes on the 3.73-acre lot and a 16,000-square-foot storage building on the 2.67-acre lot. Three existing site entrances onto North West End Boulevard will be reduced to two and a connecting driveway is shown to an adjacent parcel. All existing structures on the parcels will be removed. On-lot water and sewer will serve the site.

Location: Along the western side of Route 309, approximately 900 feet south of the intersection of Route 309 and Cherry Road.

Zoning: The PC Planned Commercial District permits Use E-17 Car Wash by right and Use G-3 Warehouse by conditional use. A maximum impervious surface ratio of 85 percent is permitted for all developments within the PC district with a minimum lot area of 1 acre.

The site is also within the Arterial Corridor Overlay District and is subject to additional requirements regarding yard setbacks and access management measures.

At a hearing held on March 30, 2000, the Richland Township Zoning Hearing Board granted variances from the following requirements of the zoning ordinance:

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

Section 27-503
to construct a building within 100 feet of the front yard setback

Section 27-505
to encroach upon the front and rear buffer yards

Sections 27-404, -516, and -517
to permit the development of 70 off-street parking spaces in lieu of the required number of parking spaces

Sections 518 and 602
to permit driveways in excess of the dimensional requirements of Section 518 and to allow two driveway entrances onto Route 309; the application indicates that driveway widths in excess of the limitations of Section 518 shall be in accordance with all PennDOT requirements

Sections 27-404.H7.b. and c.
to allow outside display areas to occupy more than one-half of the existing building coverage and to be seen from public streets

Present Use: Commercial

COMMENTS

1. **Granted waivers**—The site plan indicates that waivers from the following requirements of the subdivision and land development ordinance (SALDO) were granted by the zoning hearing board at a hearing held on May 22, 2000:

   Section 22-517
   from requirements pertaining to site distance

   Section 22-514
   from requirements for utility and stormwater easements

2. **Conditional use**—Section 27-404.F. of the zoning ordinance permits Use G-3 Wholesale Business, Wholesale Storage, and Warehouse in the PC District by conditional use approval. Also, Section 27-602 of the zoning ordinance requires conditional use approval for any proposed use in the Arterial Corridor (Overlay) District. The proposed plan should not be approved until this zoning issue is resolved.

3. **Requested waivers**

   a. **Subdivision and land development ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following requirements of the SALDO:

      Sections 22-510.2. and 22-522.2.
      from developing a common ingress/egress point for two adjacent commercial parcels; the application indicates the site has three access points that will be reduced to two

      Section 22-516.e.
      to permit a curb radius of less than 5 feet; the application indicates the requirement is not practical for the narrow islands that are proposed

Section 22-516.5.B.
to permit a parking area within 20 feet of a building wall; the application indicates that two handicapped parking spaces are located less than 20 feet from the proposed building

Sections 22-516.5.C. & M.(2)
to permit a driveway width of less than 20 feet; the application indicates the proposed widths are standard for this type of use

Sections 22-518.1. and 22-609.1.
from constructing sidewalks; the application indicates that there are no sidewalks to connect to in the vicinity of the site

Section 22-702.C.2.
from displaying the details of features within 400 feet of the development site; the application indicates that all offsite features that may impact the development have been provided and an aerial photo is provided to depict other off-site features

The final plan should note all granted waivers.

b. **Stormwater management ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following requirements of the stormwater management ordinance:

Section 25-307.10.B.
from constructing emergency spillways with reinforced concrete checker blocks; the application indicates that, due to the shallow depth of the basins and minimal flow, a vegetated spillway is more applicable and less obtrusive

Section 25-314.3.B.
from constructing a minimum culvert of 15 inches inside diameter; the application indicates that 12-inch pipes are proposed as there is limited cover over the proposed pipes due to existing conditions, minimal flow is anticipated, and the pipes are to remain private

Because this is a stand-alone ordinance, relief from these provisions may not be granted under the SALDO. For this reason, we did not review these waiver requests, but this issue should be resolved before plan approval.

4. **Zoning data**—The site is located within the township's Arterial Corridor Overlay District and is subject to additional access management and setback requirements. The zoning data found on Sheet 1 of 17 should be revised to include this information.

5. **Arterial Overlay District requirements**—The site plan depicts two access points that may be within 500 feet of each other. Section 27-603.A. of the zoning ordinance requires that access points for developments along the arterial corridor be at least 500 feet from adjacent access points or intersections unless one of the access points is right-in/right-out. The site plan should be revised to indicate compliance with this requirement.

6. **Water recycling facility**—The site plan does not depict a water recycling facility, as required for a car wash by Section 27-405.E.(17)(a) of the zoning ordinance. The plan should be revised to indicate the required facility.

7. **Bypass lane**—The proposed site plan depicts three stacking lanes to hold cars in reserve prior to entering the car wash facility. Section 27-405.E.(17)(b) of the zoning ordinance requires that the stacking area not conflict with traffic circulation or parking. Consideration should be given to providing an option for motorists to exit the lanes in the event of an emergency. We recommend the outer stacking lane be designated as a bypass/escape lane that will allow motorists to exit the drive-through lanes, if necessary.

8. **Planting materials**—The Landscape Plan on Sheet 6 of 17 proposes balsam fir *(Abies balsamea)*, douglas fir *(Pseudotsuga menziesii)*, paperbark maple *(Acer griseum)*, and glossy abelia *(Abelia x grandifolia)* as street trees or buffer planting material. These plants are not listed in Sections 27-516 of the zoning ordinance and Section 22-519 of the zoning ordinance, which specify approved plant materials to use for these features. We recommend the plan be revised to include plant material found within these ordinance sections.

9. **Shared parking agreement**—Sheet 1 of 17 shows nine parking spaces for the proposed warehouse. Section 27-541.9. of the zoning ordinance requires one parking space per 1,000 square feet of floor area for Use G-3, which requires an additional 7 spaces for the use. A sidewalk from neighboring TMP #36-6-7-1 provides access to additional parking spaces. We recommend the applicant investigate the possibility of developing a shared parking agreement with the neighboring parcel to satisfy the parking requirements for the site.

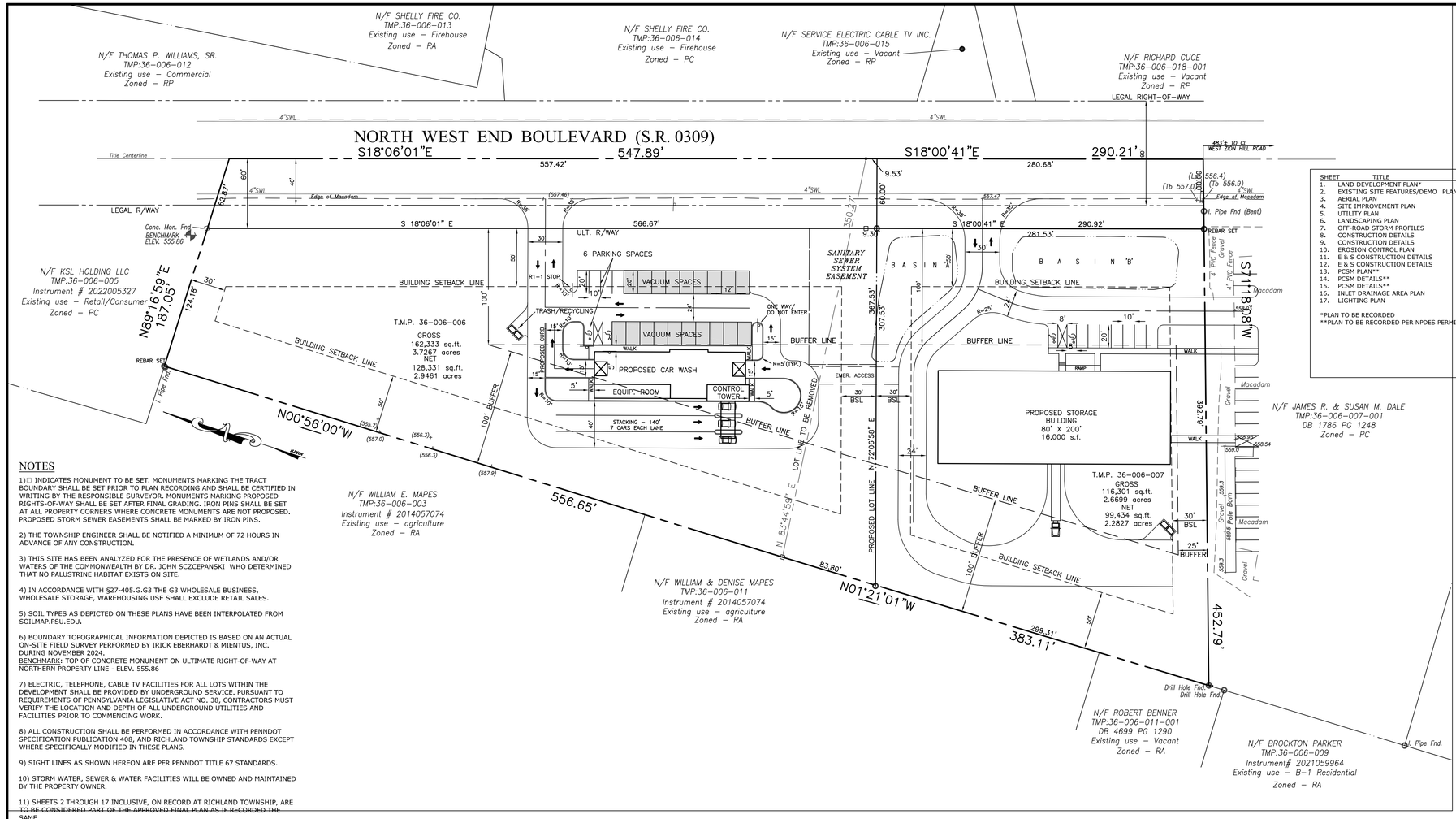
10. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CPR:emh
25-0221

cc: Richland Associates LLC (via email)
Robert F. Irick, PE, Horizon Engineering Associates LLC (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)
Matthew Walters, QAPC (via email)



NOTES

1)□ INDICATES MONUMENT TO BE SET. MONUMENTS MARKING THE TRACT BOUNDARY SHALL BE SET PRIOR TO PLAN RECORDING AND SHALL BE CERTIFIED IN WRITING BY THE RESPONSIBLE SURVEYOR. MONUMENTS MARKING PROPOSED RIGHTS-OF-WAY SHALL BE SET AFTER FINAL GRADING. IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS WHERE CONCRETE MONUMENTS ARE NOT PROPOSED. PROPOSED STORM SEWER EASEMENTS SHALL BE MARKED BY IRON PINS.

2) THE TOWNSHIP ENGINEER SHALL BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

3) THIS SITE HAS BEEN ANALYZED FOR THE PRESENCE OF WETLANDS AND/OR WATERS OF THE COMMONWEALTH BY DR. JOHN SCZCEPANSKI WHO DETERMINED THAT NO PALUSTRINE HABITAT EXISTS ON SITE.

4) IN ACCORDANCE WITH §27-405.G.G3 THE G3 WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING USE SHALL EXCLUDE RETAIL SALES.

5) SOIL TYPES AS DEPICTED ON THESE PLANS HAVE BEEN INTERPOLATED FROM SOILMAP.PSU.EDU.

6) BOUNDARY TOPOGRAPHICAL INFORMATION DEPICTED IS BASED ON AN ACTUAL ON-SITE FIELD SURVEY PERFORMED BY IRICK EBERHARDT & MIENTUS, INC. DURING NOVEMBER 2024.
BENCHMARK: TOP OF CONCRETE MONUMENT ON ULTIMATE RIGHT-OF-WAY AT NORTHERN PROPERTY LINE - ELEV. 555.86

7) ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NO. 38, CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO COMMENCING WORK.

8) ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATION PUBLICATION 408, AND RICHLAND TOWNSHIP STANDARDS EXCEPT WHERE SPECIFICALLY MODIFIED IN THESE PLANS.

9) SIGHT LINES AS SHOWN HEREON ARE PER PENNDOT TITLE 67 STANDARDS.

10) STORM WATER, SEWER & WATER FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

11) SHEETS 2 THROUGH 17 INCLUSIVE, ON RECORD AT RICHLAND TOWNSHIP, ARE TO BE CONSIDERED PART OF THE APPROVED FINAL PLAN AS IF RECORDED THE SAME.

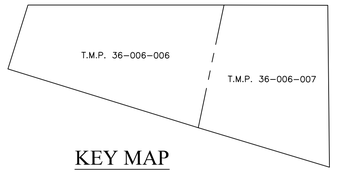
12) STOCKPILE TOPSOIL IS TO BE DISTRIBUTED THROUGHOUT THE SITE AT FINAL GRADING. EXCESS TOPSOIL REMAINING AFTER FINAL GRADING IS TO BE PROVIDED FOR USE BY RICHLAND TOWNSHIP.

13) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FROM THE PA DEPARTMENT OF TRANSPORTATION FOR THE TWO ACCESS DRIVES PRIOR TO CONSTRUCTION.

14) A SHARED ACCESS EASEMENT FOR EMERGENCY USE SHALL BE PROVIDED.

15) ANY PROPOSED WELLS SHALL BE OF THE DRILLED TYPE, CASED AND GROUT SEALED INTO THE BEDROCK.

16) APPROVAL OF THE SANITARY SEWER SYSTEM IS REQUIRED FROM THE BUCKS COUNTY DEPARTMENT OF HEALTH PRIOR TO CONSTRUCTION.



KEY MAP

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 UNDERGROUND UTILITY LINE PROTECTION (UULP) LAW, PA ACT 287, AS AMENDED BY ACT 50 OF 2017.
TELE. #: 1-800-242-1776 OR 8-1-1.

WORK LOCATION NO.: _____

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

VARIANCES/WAIVERS GRANTED

AT A MEETING OF THE RICHLAND TOWNSHIP ZONING HEARING BOARD, HELD ON MARCH 30, 2000, THE FOLLOWING VARIANCES WERE GRANTED:

1) SECTION 503 - APPLICANT'S REQUEST FOR A VARIANCE TO SECTION 503 OF THE ORDINANCE IS HEREBY GRANTED TO ALLOW APPLICANT TO CONSTRUCT ITS PROPOSED BUILDING WITHIN THE 100 FOOT FRONT YARD SETBACK REQUIREMENT. THE PROPOSED BUILDING WILL BE CONSTRUCTED SO AS TO MAINTAIN THE SAME SETBACK AS EXISTING RETAIL STORE ON SITE.

2) SECTION 505 - APPLICANT'S REQUEST FOR A VARIANCE TO SECTION 505 OF THE ORDINANCE IS HEREBY GRANTED PERMITTING APPLICANT TO ENCROACH UPON THE REQUIRED BUFFER YARDS ALONG THE FRONT AND REAR YARDS AS PROPOSED. APPLICANT WILL COMPLETE ALL REQUIRED BUFFER PLANTINGS AS PROPOSED ALONG THE REAR PROPERTY LINE AND AS SHOWN BY APPLICANT'S EXHIBIT #2, ITS RECORD PLAN, DATED FEBRUARY 2000, ADDITIONALLY APPLICANT IS GRANTED A VARIANCE TO SECTION 505 WITH RESPECT TO THE NORTHERN SIDE YARD AND BUFFER YARDS ALONG EXPRESSWAYS AND ARTERIAL STREETS.

3) SECTIONS 404 AND 516 AND 517 - APPLICANT IS HEREBY GRANTED A VARIANCE TO THE OFF-STREET PARKING REQUIREMENTS OF THE AFOREMENTIONED SECTIONS. APPLICANT WILL CONSTRUCT 70 PARKING SPACES AS PROPOSED AND AS SHOWN BY APPLICANT'S PLAN.

4) SECTIONS 518 AND 602 - APPLICANT IS HEREBY GRANTED VARIANCES TO SECTION 518 AND 602 TO ALLOW DRIVEWAYS IN EXCESS OF DIMENSIONAL REQUIREMENTS OF SECTION 518 AND TO ALLOW TWO DRIVEWAY ENTRANCES ONTO ROUTE 309. DRIVEWAY WIDTHS IN EXCESS OF THE LIMITATIONS OF SECTION 518 SHALL BE IN ACCORDANCE WITH ALL PENNDOT REQUIREMENTS.

5) SECTIONS 404H7b AND c - APPLICANT IS HEREBY GRANTED VARIANCES TO SECTION 404H7b AND c TO ALLOW OUTSIDE DISPLAY AREAS AS PROPOSED BY APPLICANT BY ITS RECORD PLAN DATED FEBRUARY 16, 2000, APPLICANT'S EXHIBIT #2.

6) WAIVERS FROM SECTIONS 516e. 17, 514, AND 702.c OF THE RICHLAND TOWNSHIP SUBMISSION AND LAND DEVELOPMENT ORDINANCE WERE GRANTED BY THE BOARD OF SUPERVISORS ON MAY 22, 2000. A DEFERRAL FROM SECTION 518 WAS GRANTED ON THE CONDITION THAT SIDEWALKS WILL BE INSTALLED BY THE OWNER AT THE DISCRETION OF RICHLAND TOWNSHIP.

SUBDIVISION AND LAND DEVELOPMENT WAIVERS REQUESTED

Section 22-510.2 & Section 22-522.2 - *When two adjacent lots proposed for non-residential uses front on a collector or arterial road the applicant shall be required to provide common ingress and egress.* The site currently has three existing access points. This we be reduced to two access points.

Section 22-516.c - *No less than a five-foot radius of curvature shall be permitted for all curblines in all parking areas.* Five foot radius is not practical for narrow islands proposed.

Section 22-516.5.B - *The edge of any parking area shall not be closer than 20 feet from the outside wall of the nearest building.* Two handicapped parking spaces are located less than 20' from the proposed car wash.

Section 22-516.5.C & M(2) - *Driveway width of 20' required* . The widths proposed are standard for this type of use.

Section 22-518.1 & Section 22-609.1 - *Sidewalks shall be provided where required by the Municipality.* No sidewalks in vicinity to connect to.

Section 22-702.C.2 - *The location, names and widths of streets, the location of property lines and names of owners, the location of water courses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed.* All offsite features that would impact this development have been provided. An aerial photograph has been provided to depict the other off-site features.

Section 25-307.10.B - *Emergency spillways discharging over embankment fill shall be constructed of reinforced concrete checker blocks to protect the berm against erosion. The checker block lining shall extend to the toe of the fill slope on the outside of the berm and shall extend to an elevation three feet below the spillway crest on the inside of the berm* . Due to the shallow depth of the basins and minimal flow, a vegetated spillway is more applicable and less obtrusive.

Section 25-314.3.B - *The minimum culvert shall be 15 inches inside diameter* . 12" diameter pipes are proposed as there is limited cover over the proposed pipes due to existing conditions. There is minimal flow and these pipes are to remain private.

ZONING DATA

DISTRICT: PC - PLANNED COMMERCIAL
PROPOSED USE: E-17 - CAR WASH
G-3 - WAREHOUSE*
MIN. SITE AREA: 1 ACRE
MIN. LOT AREA: 1 ACRE
MIN. LOT WIDTH: 150'
SETBACKS:
MIN. FRONT YARD: 50'
MIN. SIDE YARD: 30'
MIN. REAR YARD: 50'
MAX. FLOOR AREA RATIO: .40
MAX. IMPERVIOUS SURFACE RATIO: .85
MAX. BLDG. HEIGHT: 35'
*REQUIRES CONDITIONAL USE APPROVAL

PROPOSED IMPERVIOUS COVERAGE

T.M.P. 36-006-006 (CARWASH)
MAXIMUM IMPERVIOUS COVERAGE - 2.50 ACRES(85%)
PROPOSED IMPERVIOUS COVERAGE 0.77 ACRES (26.1%)

T.M.P. 36-006-007 (WAREHOUSE)
MAXIMUM IMPERVIOUS COVERAGE - 1.94 ACRES(85%)
PROPOSED IMPERVIOUS COVERAGE - 0.95 ACRES(41.6%)

PROPOSED FLOOR AREA RATIO

T.M.P. 36-006-006 (CARWASH)
EXISTING BUILDING COVERAGE- 22,602 S.F.
MAX. FLOOR AREA - 46,520 (40%)
PROPOSED FLOOR AREA - 6202 s.f.(4.8%)

T.M.P. 36-006-007 (WAREHOUSE)
EXISTING BUILDING COVERAGE - 1489 S.F.
MAX. FLOOR AREA - 39,773 (40%)
PROPOSED FLOOR AREA - 16,000 s.f.(16.1%)

APPLICANT & OWNER OF RECORD

T.M.P. 36-006-006 & 007
RICHLAND ASSOCIATES, LLC
1230 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

SITE ADDRESSES

T.M.P. 36-006-007
1300 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

T.M.P. 36-006-006
1320 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

SITE STATISTICS

36-006-007
GROSS TRACT AREA - 3.7267 ACRES
LESS ULTIMATE RIGHT-OF-WAY - 0.7806 ACRES
NET TRACT AREA - 2.9461 ACRES
36-006-006
GROSS TRACT AREA - 2.6699 ACRES
LESS ULTIMATE RIGHT-OF-WAY - 0.3872 ACRES
NET TRACT AREA - 2.2827 ACRES

EXISTING BUILDING COVERAGE - 1.16 ACRES (13.6%)
EXISTING IMPERVIOUS SURFACE - 4.06 ACRES (47.8%)

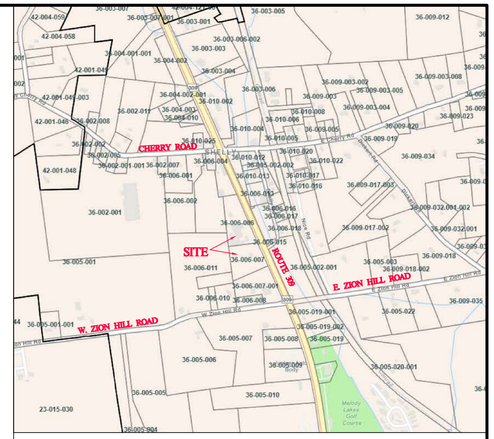
PROJECT DESCRIPTION

THIS PROJECT ENTAILS A LAND DEVELOPMENT INCLUDING A 16,000 S.F. WAREHOUSE AND A PROPOSED CAR WASH FACILITY TO BE SERVED BY ON-LOT WATER AND SEWER.

50 25 0 50 100
SCALE: 1" = 50'

SHEET	TITLE
1.	LAND DEVELOPMENT PLAN*
2.	EXISTING SITE FEATURES/DEMO PLAN
3.	AERIAL PLAN
4.	SITE IMPROVEMENT PLAN
5.	UTILITY PLAN
6.	LANDSCAPING PLAN
7.	OFF-ROAD STORM PROFILES
8.	CONSTRUCTION DETAILS
9.	CONSTRUCTION DETAILS
10.	EROSION CONTROL PLAN
11.	E & S CONSTRUCTION DETAILS
12.	E & S CONSTRUCTION DETAILS
13.	PCSM PLAN**
14.	PCSM DETAILS**
15.	PCSM DETAILS**
16.	INLET DRAINAGE AREA PLAN
17.	LIGHTING PLAN

*PLAN TO BE RECORDED
**PLAN TO BE RECORDED PER NPDES PERMIT REQUIREMENT



LOCATION MAP

SCALE: 1" = 800'

OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUCKS :

ON THE _____ DAY OF _____, A.D., 202_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF RICHLAND ASSOCIATES LLC, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID LIMITED PARTNERSHIP BY HIMSELF AS _____ OF THE GENERAL PARTNER ON BEHALF OF THE LIMITED PARTNERSHIP AND OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID LIMITED PARTNERSHIP DESIRE THAT THIS PLAN BE DULY RECORDED.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

I, _____, ACKNOWLEDGE MYSELF TO BE THE _____ OF RICHLAND ASSOCIATES, LLC, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE CORPORATION IS THE OWNER OF THE LAND HEREIN DESCRIBED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THAT SAME TO BE RECORDED.

RICHLAND ASSOCIATES, LLC

BY: _____

TOWNSHIP APPROVAL CERTIFICATION

THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF THE SUPERVISORS OF THE TOWNSHIP OF RICHLAND THIS _____ DAY OF _____, 20_____.

_____ _____
(CHAIRPERSON) (SECRETARY)

TOWNSHIP PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE RICHLAND TOWNSHIP PLANNING COMMISSION ON THIS _____DAY OF _____20_____.

MEMBER:_____ MEMBER:_____

BUCKS COUNTY PLANNING COMMISSION REVIEW

BCPC NO.

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____DAY OF _____20_____.

_____

CERTIFICATION OF THE COUNTY RECORDER OF DEEDS

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

BY:_____
RECORDER OF DEEDS

PROFESSIONAL SURVEYOR'S CERTIFICATION

I,_____, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HERON WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

SIGNATURE LICENSE # DATE

REVISION DATE:	DESCRIPTION:

DATE: JULY 31, 2025
MANAGER: RFI | TEM JOB NUMB.: 23-30
DRAWN BY: RFI | HEA JOB NUMB.: 3022
FILE NAME: 23-30 BASE
SCALE: 1" = 50' | SHEET: 1 OF 17

LAND DEVELOPMENT PLAN

PREPARED FOR
RICHLAND ASSOCIATES, LLC
SITUATE
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Irick Eberhardt Mientus INCORPORATED
Land Use Consultants
Now a Part of Horizon Engineering Associates, LLC
Civil Engineering
Land Surveying
Landscape Architecture
Land Planning
www.leandm.com
www.horizonengineers.com
Horizon ENGINEERING
428 Main Street · Pennsburg, PA 18073
Phone 267.923.8673 · Fax 267.923.8679

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: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 5, 2025

Subject: BCPC #13063
Preliminary Plan of Land Development for 6538 Lower York Road
TMP #41-22-142
Applicant: Shire York Holdings, LLC
Owner: Same
Plan Dated: February 11, 2025
Date Received: August 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: Construct a 22,400-square-foot athletic facility on a 5-acre site. An existing farmhouse and an existing barn are to remain for use as a clubhouse and as storage, respectively. An existing framed dwelling is to be removed. A total of 76 parking spaces is shown for the development. The site is to be served by public water and sewerage systems.

Location: Along the southern side of Lower York Road (US 202), at its intersection with Gazebo Place.

Zoning: The TNC Traditional Neighborhood Commercial District permits the athletic facility use by right with a minimum lot area of 1 acre, a minimum lot width at the street line of 100 feet, and a maximum impervious surface ratio of 60 percent.

Variances from the following zoning ordinance requirements were granted by the Solebury Township Zoning Hearing Board on January 10, 2024:

Section 27-1604.1.A.(3)
to permit a minimum lot width of 20 feet instead of the required 100 feet

Section 27-1604.1.A.(6)(a)
to permit a minimum front yard setback of 14.7 feet instead of the required 30 feet

Section 27-1604.1.A.(9)
to permit a minimum side yard setback of 11.66 feet instead of the required 25 feet

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

Section 27-1604.1.A.(12)
to permit 60 parking spaces instead of the required 100 spaces

Section 27-2305.5.
to permit a driveway width of 20 feet instead of the required 24 feet

The approval of variances is subject to the following conditions:

- all proposed improvements shall be consistent with the proposed plans, and all required permits shall be obtained
- the applicant shall not conduct or host any events which would exceed the parking capacity
- the existing driveway shall be improved and maintained to provide its full 20-foot width

Present Use: Rural residential

COMMENTS

1. **Requested waivers**

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

   Section 22-402
   relief from requiring separate submission approvals for preliminary and final plans

   Sections 22-404.2.I.(19)(G) and 22-523
   relief from the park and recreation dedication requirements

   Section 22-503
   relief from street improvements

   Section 22-505.3.
   relief from roadway widening requirements

   Section 22-517.1.
   relief from curb requirements

   Section 22-517.4.
   relief from sidewalk requirements

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

   b. **Stormwater management ordinance**—The applicant is requesting waivers from the following Stormwater Management ordinance requirements:

   Section 23-306.D.(5)
   relief from requiring a minimum of 30 feet of undisturbed fill to separate the foundation wall of any building and an infiltration BMP

Section 23-309.3.B.
relief from storm sewer piping material requirements

Section 23-309.3.C.
relief from storm sewer piping size requirements

Section 23-309.3.F.
relief from stormwater collection system design requirements

Section 23-309.3.K.
relief from storm sewer piping within manhole requirements

Section 23-309.7.D.(1)
relief from basin excavation slope requirements

Section 23-309.8.J.
relief from basin slope requirements

Section 23-309.8.O.
relief from minimum basin berm width requirements

Because this is a stand-alone ordinance, relief from these provisions may not be granted under the subdivision and land development ordinance. For this reason, we did not review these waiver requests, but this issue should be resolved before plan approval.

2. **Traditional Neighborhood Commercial District**—Per Section 27-1605.1. of the zoning ordinance, all proposed buildings in the TNC zoning district shall be designed and constructed in accordance with the design guidelines for the Traditional Neighborhood Commercial District.

3. **Route 202 Corridor**—The *Solebury Township 2021 Route 202 Transportation Study* (2021) recommends a 12-foot-wide multi-use trail to be developed along the length of Route 202 within Solebury Township. A multi-use trail should be installed along the site's frontage along Route 202/Lower York Road as recommended by the plan. If the trail cannot be developed, the township should work with the applicant to acquire an easement to permit a trail to run along the site's frontage with Route 202/Lower York Road for completion of the trail at a later date.

4. **Tree protection fencing**—Sheet 18 of the plan set displays the existing trees and the location of tree protection fencing along the proposed tree lines located west of the new recreation building and east and north of the parking lot. The plan indicates several large trees east of the two-story barn that are to remain; however, tree protection fencing is not shown for these trees. In accordance with the definition of tree protection zone in Section 22-302 of the SALDO, we recommend that tree protection fencing be shown 15 feet from the trunk of the trees to be retained, or the distance from the trunk to the dripline, whichever is greater.

This review will be included in the Bucks County Planning Commission board materials for the October 8, 2025, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

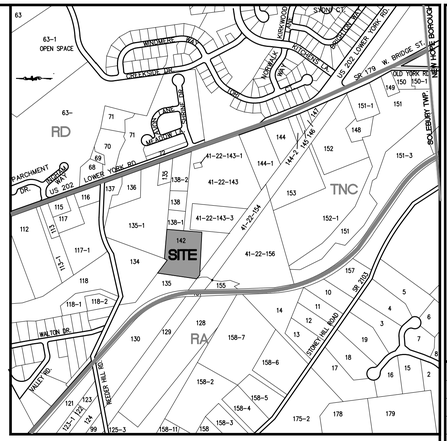
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

B-EK:tr
25-0063

cc: Shire York Holdings, LLC (via email)
Robert W. Cook, PLS, Van Cleef Engineering Associates, LLC (via email)
Kevin Kester, RLA, Van Cleef Engineering Associates, LLC (via email)
Samuel Costanzo, PE, Van Cleef Engineering Associates, LLC (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)

GENERAL NOTES:

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, OWNER'S REPRESENTATIVE, AND ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. BEFORE INSTALLATION OF UTILITIES, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE/SHE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
8. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES INDICATED FOR REMOVAL SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. STRUCTURES INCLUDE FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO 100% OF MAXIMUM DRY DENSITY WITHIN +/-3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROCTOR TESTING (ASTM D 698).
9. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
10. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN AN APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
11. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. UTILITY CONTACTS MAY BE IDENTIFIED AS PER THE PENNSYLVANIA ONE CALL PROGRAM.
12. THE BURNING OF MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION.
13. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
14. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
15. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE PREVAILING REGULATIONS WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
18. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY, DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
19. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE APPROVAL OF THE OWNER AND WRITTEN APPROVAL FROM WASHINGTON TOWNSHIP.
20. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITY.
21. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
22. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATION EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
23. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
24. SITE WORK CONCRETE WALKS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS "A" UNLESS OTHERWISE NOTED.
25. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
26. SITE DIMENSIONS SHOWN ARE TO THE EDGE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
27. THE SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE REGULATIONS. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
28. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION, CALL (800) 242-1776 TO ORDER UTILITY MARKOUTS.
29. THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
30. 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.
31. ALL WATER SERVICE CONSTRUCTION SHALL BE IN CONFORMANCE WITH NORTH WALES WATER AUTHORITY STANDARD SPECIFICATIONS AND DETAILS FOR WATER FACILITIES. ALL SANITARY SERVICE CONSTRUCTION SHALL BE IN CONFORMANCE WITH SOLEBURT TOWNSHIP STANDARD SPECIFICATIONS AND DETAILS FOR SEWER/SANITARY FACILITIES.
32. REFUSE COLLECTION/DISPOSAL WILL BE PROVIDED ON SITE.
33. ANY SOILS TO BE REMOVED FROM THE PROJECT SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH PADEP REGULATIONS.
34. THE PROPOSED BUILDINGS DEPICTED HEREIN HAVE BEEN TRANSPOSED FROM PLANS PREPARED BY OTHERS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC.
35. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
36. THE BUILDINGS SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING ADA REQUIREMENTS.
37. NO INDUSTRIAL WASTE OR BYPRODUCT SHALL BE PERMITTED TO BE DISCHARGED INTO THE STORMWATER OR WASTE WATER SYSTEMS OR OTHER WATER COURSE AT A LEVEL THAT EXCEEDS THE STANDARDS OF THE CLEAN WATER ACT AND/OR ASSOCIATED REGULATIONS IN EFFECT AT THE TIME OF APPLICATION.
38. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATIONS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND REVIEWED THE PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES. THE CONTRACTOR MUST MAINTAIN COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
39. THE OWNER AND CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING(S) ON SITE.
40. DIMENSIONS SHOWN ON THE PLANS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ADDITIONAL WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEERING WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
41. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY REVIEWING THE LATEST CIVIL DESIGN PLANS, ALONG WITH THE LATEST ARCHITECTURAL AND OTHER RELEVANT BUILDING DESIGN PLANS, PREPARED BY OTHERS. CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER, OWNER, AND ARCHITECT IN WRITING, OR ANY CONFLICT, DISCREPANCIES OR AMBIGUITIES.
42. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
43. VAN CLEEF ENGINEERING ASSOCIATES, LLC, HAS NO LEGAL, CONTRACTUAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION.
44. PROJECT DEMOLITION IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY REGARDING THE ITEMS TO BE DEMOLISHED AND/OR REMOVED AT THE PROJECT SITE. THE CONTRACTOR SHALL REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION AND REMOVAL ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS.
45. CONTRACTOR SHALL PROVIDE QUESTIONS IN WRITING TO VAN CLEEF ENGINEERING ASSOCIATES, LLC, CONCERNING THE ACCURACY OR INTENT OF THESE PLANS/SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR RELEVANT THIRD PARTIES, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITY MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
46. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN SITE WORK ACTIVITIES IMPACT EXISTING ROADWAYS.
47. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND WALKWAYS. STREET CLOSURE PERMITS MUCH BE RECEIVED FROM THE APPLICABLE AGENCY WHEN REQUIRED.
48. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PREVENT THE UNAUTHORIZED ENTRY OF THIRD PARTIES.
49. THE EXISTING FEATURES AND DEMOLITION PLAN IS INTENDED TO IDENTIFY EXISTING ITEMS AND CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN ALL MEANS AND METHODS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORKING ENVIRONMENT ON SITE.
50. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND DAMAGE TO ALL ITEMS THAT ARE NOT TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL AND THE REPAIRS SHALL RESTORE THE DAMAGED ITEM(S) TO PRE-DEMOLITION CONDITIONS.
51. EXISTING WELLS, WATER SERVICE APPURTENANCES, SEPTIC FACILITIES, AND SEPTIC FACILITY APPURTENANCES SHALL BE ABANDONED/ REMOVED/DECOMMISSIONED IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
52. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE UTILITY PROVIDER'S REQUIREMENTS WITH RESPECT TO UTILITY INSTALLATION.
53. ALL MATERIALS EXCAVATED FROM UTILITY TRENCHES SHALL BE STOCKPILED A MINIMUM SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE-INS.
54. ALL BACKFILL MATERIALS FOR UTILITIES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING PLACED.
55. THE CONTRACTOR SHALL CONSTRUCT UTILITY TRENCHES AND PROVIDE ADEQUATE SHORING (WHERE NECESSARY) IN CONFORMANCE WITH THE LATEST REQUIREMENTS FOR CONSTRUCTION STANDARDS FOR EXCAVATIONS, AS PROMULGATED BY OSHA.
56. THE CONTRACTOR SHALL VERIFY THE MINIMUM SPECIFIC PIPE COVER IS PROVIDED FOR ALL UTILITIES BETWEEN THE FINAL GROUND SURFACE AND TOP OF PIPE BEFORE LAYING PIPE.
57. INCREASE UTILITY TRENCH WIDTHS AS NECESSARY TO ALLOW FOR PROPER COMPACTION OF BEDDING/BACKFILL.
58. A BLANKET EASEMENT SHALL BE OFFERED TO SOLEBURY TOWNSHIP TO ALLOW ACCESS FOR INSPECTION AND MAINTENANCE OF THE PROPOSED SANITARY SEWER & STORM SEWER FACILITIES. ADDITIONALLY, A BLANKET EASEMENT SHALL ALSO BE OFFERED TO NORTH WALES WATER AUTHORITY TO ALLOW ACCESS FOR INSPECTION AND MAINTENANCE OF THE PROPOSED WATER SERVICE.


SITE
RD
RA
TNC
LOWER YORK RD
SR 179 W. BRIDGE ST.
OLD YORK RD
LAUL ROAD
WINDMILL RD
SHIRE DRIVE
PARCHMENT DRIVE
SHIRE YORK RD
HAMILTON DR
HAMILTON CT
HAMILTON PL
SHIRE YORK DR
SHIRE YORK CT
SHIRE YORK PL
SHIRE YORK WAY
SHIRE YORK CIR
SHIRE YORK LN
SHIRE YORK DRIVE
SHIRE YORK PLACE
SHIRE YORK COURT
SHIRE YORK LANE
SHIRE YORK CIRCLE
SHIRE YORK WAY
SHIRE YORK ROAD
SHIRE YORK

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: Springfield Township Board of Supervisors
Springfield Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: August 26, 2025

Subject: BCPC #13109
Preliminary Plan of Subdivision and Land Development for Ryszewski Property
TMP #42-4-51-1
Applicant: Dan Ryszewski
Owner: Same
Plan Dated: July 9, 2025
Date Received: July 29, 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 64.992-acre lot into two lots of 56.702 acres (Lot 1) and 8.290 acres (Lot 2). An existing single-family dwelling will remain on Lot 1. Two pole buildings will be constructed on Lot 2 for use as contractor services. The building on the northern portion of Lot 2 will be 14,400 square feet and the building on the southern portion will be 7,200 square feet. On-lot water and sewer serve the site.

Location: Along the west side of Clay Avenue, west of Route 309.

Zoning: The RR Rural Residential District permits Use B11 Single Family Detached Dwellings on lots with a minimum lot area of 2 acres and an impervious surface ratio of 15 percent.

The HC Highway Commercial District permits Use G3 Contractor Services on lots with a minimum lot area of 40,000 square feet and an impervious surface ratio of 60 percent.

Correspondence included with the plan indicates on August 16, 2023, the Springfield Township Zoning Hearing Board granted a variance from Section 608.A(1) of the zoning ordinance to permit Use G3 Contractor Services in the HC Highway Commercial District with the condition that the hours of operation be from 7:00 AM to 7:00 PM.

Present Use: Rural residential

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

COMMENTS

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 SALDO requirements:

   Section 403.4.
   from showing all features within 100 feet of the property boundaries; the applicant states the development of the property is limited to the southeast corner of the property and an aerial photo of the site showing the property lines and at least 100 feet beyond the property lines has been submitted

   Section 504.3.
   to allow for angle points for the proposed lot lines between proposed Lot 1 and Lot 2; the applicant states the proposed property line runs parallel to the watercourse and wetlands while providing frontage for Lot 1

   Section 505.14. and 506.3.A.
   from providing road improvements to Clay Avenue; the applicant states road widening is proposed along the frontage of Lot 2 and offsite to the Route 309 intersection

   Section 514 and 515
   from installing curbs and sidewalks for Clay Avenue and the parking facilities; the applicant states curbs and sidewalks are not characteristic of this area of the township where stormwater runoff drains to grass swales for infiltration and the parking facilities are designed for stormwater runoff to sheet flow from the parking area to grass or wooded areas that encourage infiltration

   We recommend that the township not grant approval for the requested waiver from Section 515 for relief from providing sidewalks along Clay Avenue. The property approaches Route 309 and dedicated pedestrian facilities are needed to provide safe alternatives to travel in this area.

   The final plan should note all granted waivers.

   b. **Stormwater management ordinance**—Correspondence submitted with the plan indicates the following waivers are being requested from the requirements of the Stormwater Management Ordinance:

   Section 308.C.2 and 308.C.3
   to permit pipe sizes less than 18 inches and ADS material.

   Section 308.H.16
   to permit a free board of 0.69 inches for the emergency spillway.

   Because this is a stand-alone ordinance, relief from these provisions may not be granted under the subdivision and land development ordinance. For this reason, we did not review the waiver requests, but this issue should be resolved before plan approval.

2. **Landscaping of parking areas**—Section 516.4. of the SALDO requires any land development that includes an off-street parking facility shall propose landscaping so that 50 percent of each parking area will be shaded with trees. Section 516.4.D. requires a parking facilities shading plan to be submitted. The plans should be revised to show compliance with parking area landscaping requirements.

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

This review will be included in the Bucks County Planning Commission board materials for the October 8, 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.

DM:emh
25-0196

cc: Daniel Ryszewski (via email)
Scott Mease, PE, Mease Engineering (via email)
Timothy A. Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Rich Pursell, Township Manager (via email)

SIGNATURE BLOCKS

Commonwealth of Pennsylvania:

_____
T.P. 42-4-51-1 Dan Ryszewski

County of Bucks
SS:

On the_____ day of_____, 20___, before me the subscriber, a Notary Public of the Commonwealth of PA,

residing in _____, personally appeared

_____,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing plan, and and acknowledge that they are the registered owners of the designated plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that they desire that the foregoing plan be recorded according to law.

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

My Commission Expires_____
(SEAL)

_____
Notary Public

Recommended for approval by the Springfield Township Planning Commission this_____ day of_____, 20_____.

_____ _____

Approved by the Board of Supervisors of the Township of Springfield this_____ day of_____, 20_____.

_____ _____ _____

_____ _____

BCPC No. _____
PROCESSED AND REVIEWED. Report prepared by Bucks County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date_____

_____
Executive Director
Bucks County Planning Commission

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

_____
Recorder of Deeds

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces
Buildings 10,077 SF
Driveway +18,840 SF
Total Existing Impervious Surfaces = 28,917 SF
Impervious Surface Ratio [(28,917/43,560)/64.992](100) = 1.02%
Building Coverage [(10,077/43,560)/64.992](100) = 0.36%

Proposed Impervious Surfaces
Lot 1
Total Impervious Surfaces 28,917 SF
Impervious Surface Ratio [(28,917/43,560)/56.702](100) = 1.17%
Building Coverage [(10,077/43,560)/56.702](100) = 0.41%
Lot 2
Building 21,600 SF
Driveway/Parking 44,767 SF
Walk/Wall +4,355 SF
Total Impervious Surfaces = 70,722 SF
Impervious Surface Ratio[(70,722/43,560)/8.290](100) = 19.58%

ZONING REQUIREMENTS

Zoning District	– RR (Rural Residential)	– HC (Highway Comercial)
Min. Lot Area	– 2.0 Acres	– 40,000 SF
Min. Lot Width at Setback	– 200 Feet	– 175 Feet
Min. Front Yard	– 60 Feet	– 50 Feet
Min. Side Yard	– 30 Feet	– 25 Feet (50 Feet*)
Min. Rear Yard	– 60 Feet	– 25 Feet (50 Feet*)
Max. Building Height	– 35 Feet	– 45 Feet
Max. Building Coverage	– 10%	–
Max. Impervious Coverage	– 15%	– 60%

*Side and rear yard setbacks are 50 feet where a principal nonresidential use abuts an existing residential use or residential district.

SITE DATA

Total Tract Area – 64.992 Acres
Tax Parcel Number – 42-4-51-1
Instrument Number – 2021052381
Existing Use – B-11 (Lot 1 – Single Family)
Proposed Use – G-3 (Lot 2 – Contractor Services)
Sewer – On Site
Water – On Site

SITE CAPACITY

Site Area	64.992 Acres
Clay Avenue Right-of-way	-0.026 Acres
Land Zoned or Used For Another Use	-56.697 Acres
Base Site Area	= 8.269 Acres

ENGINEER'S CERTIFICATION

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

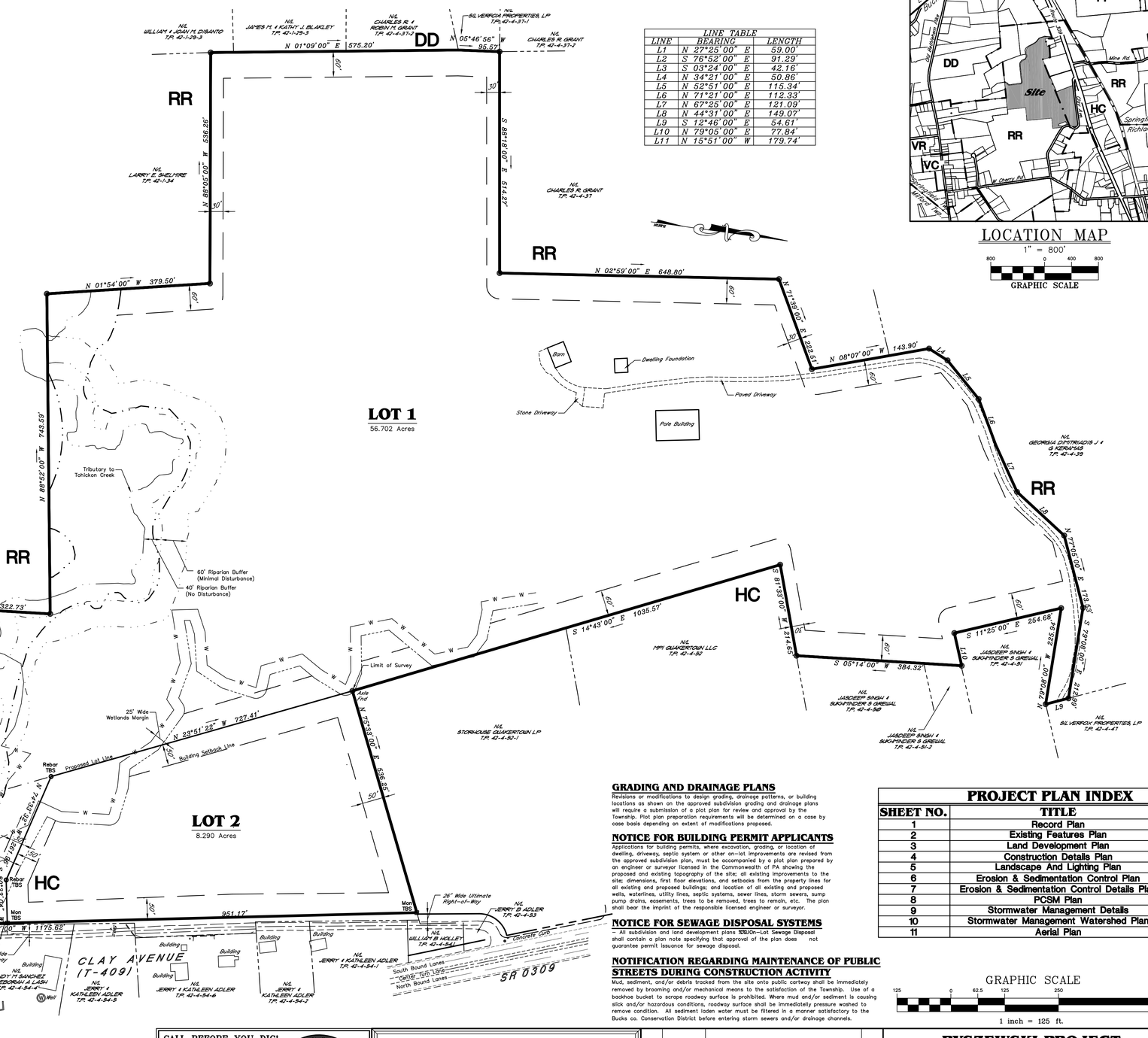
Registered Engineer _____
Registration No. PE036737-E

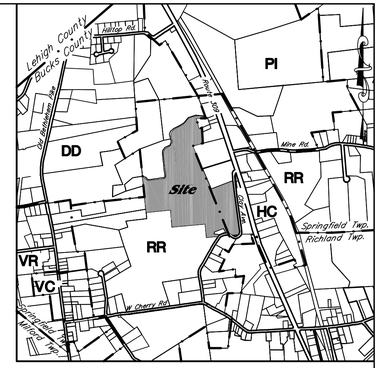
NOTES

1. The property lines located between the "Limit of Survey" labels are based on a field survey. The rest of the property lines are based on a deed plot.
2. Existing features are based on a field survey.
3. Contour lines in the area of the proposed development are based on a field survey. Contour lines for the rest of the site are Lidar. The vertical datum is NAVD88.
4. The floodplain boundary is based upon FEMA map 42017601 10J dated 3/16/15.
5. The wetlands boundary lines are based on a field delineation performance by VM Consultants in March 2024.
6. A variance was granted by the Springfield Township Zoning Hearing Board on 8/16/23 to permit a G-3 Contractor Services use in the Highway Commercial zoning district.
7. Notice for on-lot water supplies: The lots or buildings in this development are planned to be served with water by means of individual wells constructed, owned, and operated by the owner of the lot. No well water supply or quality testing has been conducted to verify suitability of individual wells for this purpose. It is possible that any or all of these lots do not have adequate soils or geology to provide an adequate volume or quality of on-site water. The lot well must be drilled and water supplies tested for volume and quality in accordance with Township requirements prior to issuance of any building permit. New wells are not to be located any closer than 100 feet to the sewage system drainfield.
8. Notice for on-lot sewage permits: The planning module for land development has been approved by the Pennsylvania Dept. of Environmental Protection and the Bucks Co. Dept. of Health as to the subdivision plan. However, the septic system permit has not been issued for the lots upon which new buildings are proposed. Prior to the issuance of a building permit, a septic system permit shall be obtained and presented to the Zoning Officer for each new building. Approval of this plan does not guarantee permit issuance for sewage disposal.
9. Reserve Sewage system areas are to be preserved from development, and protected during construction activity to ensure their viability for future use.
10. The contractor is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
11. All proposed utilities shall be provided by underground service. No new utility poles shall be installed.
12. The stormwater management facilities to be constructed on lot 2 are a basic and perpetual part of the lot and may not be removed and/or altered without approval of Springfield Township.
13. The owner of lot 2 is responsible for the maintenance of the stormwater management BMPs.

SYMBOLS

o	– Property Corner Marker
RR	– Zoning District
	– Zoning District Boundary Line
	– Ultimate Right-of-Way Line
	– Building Setback Line
— W — W — W —	– Wetlands Boundary Line
	– Wetlands Margin Line
	– Riparian Buffer Line
	– Flood Plain Boundary Line
	– Stream
TBS	– To Be Set
Slanted Text	– Existing Features
Straight Text	– Proposed Features





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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 27°25'00" E	59.00'
L2	S 76°52'00" E	91.29'
L3	S 03°24'00" E	42.16'
L4	N 34°21'00" E	50.86'
L5	N 52°51'00" E	115.34'
L6	N 71°21'00" E	112.33'
L7	N 67°25'00" E	121.09'
L8	N 44°31'00" E	149.07'
L9	S 12°46'00" E	54.61'
L10	N 79°05'00" E	77.84'
L11	N 15°51'00" W	179.74'

PARKING

G-3 (Required) – 1 Space/ 1 Employee (1/1)(35 Employees) = 35 spaces
– 1 Space/ 1 Company Vehicle (1/1)(7 vehicles) = 7 spaces
– Total Required = 42 spaces
G-3 (Proposed) – 56 spaces

GRADING AND DRAINAGE PLANS

Revisions or modifications to design grading, drainage patterns, or building locations as shown on the approved subdivision grading and drainage plans will require a submission of a plot plan for review and approval by the Township. Plot plan preporation requirements will be determined on a case by case basis depending on extent of modifications proposed.

NOTICE FOR BUILDING PERMIT APPLICANTS

Applications for building permits, where excavation, grading, or location of dwelling, driveway, septic system or other on-lot improvements are revised from the approved subdivision plan, must be accompanied by a plot plan prepared by an engineer or surveyor licensed in the Commonwealth of PA showing the proposed and existing topography of the site; all existing improvements to the site; dimensions, first floor elevations, and setbacks from the property lines for all existing and proposed buildings; and location of all existing and proposed wells, waterlines, utility lines, septic systems, sewer lines, storm sewers, sump pump drains, easements, trees to be removed, trees to remain, etc. The plan shall bear the imprint of the responsible licensed engineer or surveyor.

NOTICE FOR SEWAGE DISPOSAL SYSTEMS

– All subdivision and land development plans requiOn-Lot Sewage Disposal shall contain a plan note specifying that approval of the plan does not guarantee permit issuance for sewage disposal.

NOTIFICATION REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY

Mud, sediment, and/or debris tracked from the site onto public cartway shall be immediately removed by broaming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surface is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway surface shall be immediately pressure washed to remove condition. All sediment laden water must be filtered in a manner satisfactory to the Bucks co. Conservation District before entering storm sewers and/or drainage channels.

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features Plan
3	Land Development Plan
4	Construction Details Plan
5	Landscape And Lighting Plan
6	Erosion & Sedimentation Control Plan
7	Erosion & Sedimentation Control Details Plan
8	PCSM Plan
9	Stormwater Management Details
10	Stormwater Management Watershed Plan
11	Aerial Plan

GRAPHIC SCALE
125 0 62.5 125 250 500
1 inch = 125 ft.

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

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

NO.	DATE	DESCRIPTION	BY

RYSZEWSKI PROJECT

Springfield Township, Bucks County, Pennsylvania

SCALE: 1" = 125'
DATE: 9 July '25
OWNERS OF RECORD: Dan Ryszewski, 1746 Route 309, Coopersburg, PA 18036
Site Address: 1746 Route 309, Coopersburg, PA 18036
DRAWN BY: FKM
FILE: 22180301

Record Plan

SHEET 1 of 11

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: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: September 18, 2025

Subject: BCPC #13124
Sketch Plan of Land Development for TCT Property Management, LLC
TMPs #53-14-27 and 53-14-27-1
Applicant: TCT Property Management, LLC
Owner: Same
Plan Dated: June 2, 2025
Date Received: August 18, 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: Change the use of the existing buildings from D-1 Office and apartment uses to E-1 Retail Store, E-5 Eating Place, and apartment uses. The applicant also proposes to resurface and restripe the existing parking area on TMP #53-14-27. Public water and sewer serve the site.

Location: At the northeast corner of the intersection of Penns Park Road and Second Street Pike (SR 232).

Zoning: The Village Commercial 1 (VC-1) District permits Use E-1 Retail Store and Use E-5 Eating Place on lots of at least 1 acre with minimum setbacks of 50 feet for front yards and 30 feet for side yards. The maximum impervious surface ratio is 0.5.

The Village Residential Low Density (VR-1) District does not permit Use E-1 Retail Store or Use E-5 Eating Place.

The plan notes an existing nonconformity with respect to an “apartment use” on the site. The plan does not explicitly state the zoning ordinance use category under which this “apartment use” is to be regulated. It further notes existing nonconformities with respect to the setbacks from SR 232, Penns Park Road, and adjacent lot for the principal building, accessory building, and parking area.

Present Use: Residential and office

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

COMMENTS

1. **Anticipated zoning ordinance relief**—The Zoning Plan submitted with this application indicates that variances are anticipated from the following sections of the zoning ordinance:

   Sections 803.B.B-5.1.a., 803.E.E-1.6., and 803.E.E-5.4.
   to permit 25 combined parking spaces when 42 combined parking spaces would otherwise be required

   Section 1001.B.3.
   to permit 9 feet x 18 feet parking spaces when 10 feet x 20 feet would otherwise be required

   We recommend that no formal action be taken on this application until all zoning issues have been resolved.

2. **Split-zoning**—The proposed use spans two parcels located in different zoning districts, Village Commercial 1 (VC-1) and Village Residential Low Density (VR-1), effectively creating a split-zoned lot. Such sites can be challenging to develop due to overlapping and sometimes conflicting regulations. If the proposed use and site improvements are approved, the applicant and township may wish to consider rezoning one of the parcels to align with the overall site use and help avoid potential future complications associated with split-zoned lots.

3. **Accessible parking stalls**—The plan shows one proposed accessible parking stalls as 8 feet in width. Section 1001.B.3. of the zoning ordinance requires that handicapped (accessible) spaces be at least 12.5 feet in width. The plan should be revised to comply with this requirement.

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 October 8, 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
25-0172

cc: TCT Property Management, LLC (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Cindy VanHise, PE, CKS Engineers, Inc., Township Engineer (via email)
Stacy Crandell, Township Manager (via email)

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   BOUNDARY, LOCATION, & TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   SURVEYOR FILE NO: 5766 25-01682
   LAST REVISED: MAY 28, 2025

2. APPLICANT/OWNER: TCT PROPERTY MANAGEMENT, LLC
   1152 SWAMP ROAD
   FURLONG, PA 18925

3. PARCEL DATA: P.I.N. 53-014-027 & 53-014-027-001
   TOWNSHIP OF WRIGHTSTOWN
   BUCKS COUNTY, PA

4. ZONE: VILLAGE COMMERCIAL 1 & VILLAGE RESIDENTIAL LOW DENSITY (ZONE VC-1 & VR-1) DISTRICTS

5. EXISTING USE: OFFICE (PERMITTED USE) (§ 600.A.1.i)
   APARTMENT (EXISTING NON-CONFORMING USE) (§ 600.A)

6. PROPOSED USE: RETAIL STORE (PERMITTED USE) (§ 600.A.1.k)
   EATING PLACE (PERMITTED USE) (§ 600.A.1.k)
   APARTMENT (EXISTING NON-CONFORMING USE TO REMAIN) (§ 600.A)

7. SCHEDULE OF ZONING REQUIREMENTS (§702-B)

ZONE REQUIREMENT	VC-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	1.0 Ac	35,870 SF (0.82 Ac)	35,870 SF (0.82 Ac)
MINIMUM LOT WIDTH @ BLDG SETBACK LINE	150 FT	170.0 FT	170.0 FT
MINIMUM FRONT YARD SETBACK (SECOND STREET PIKE) [1]			
-PRINCIPAL BUILDING	30 FT	0.0 FT **(E)**	0.0 FT **(E)**
-ACCESSORY BUILDING	30 FT	39.8 FT	39.8 FT
-PARKING	30 FT	21.7 FT **(E)**	21.7 FT **(E)**
MINIMUM FRONT YARD SETBACK (PENNS PARK ROAD)			
-PRINCIPAL BUILDING	50 FT	0.0 FT **(E)**	0.0 FT **(E)**
-ACCESSORY BUILDING	50 FT	2.6 FT **(E)**	2.6 FT **(E)**
-PARKING	50 FT	68.7 FT	68.7 FT
MINIMUM SIDE YARD SETBACK [2]			
-PRINCIPAL BUILDING	30 FT	78.5 FT	78.5 FT
-ACCESSORY BUILDING	12 FT	129.9 FT	129.9 FT
-PARKING	10 FT	0.0 FT **(E)**	0.0 FT **(E)**
MAXIMUM BUILDING HEIGHT	35 FT	30 FT	30 FT
MAXIMUM BUILDING COVERAGE	25 %	7.5% (2,679 SF)	7.5% (2,679 SF)
MAXIMUM IMPERVIOUS COVERAGE	50 %	45.1% (16,169 SF)	45.1% (16,183 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE

[1] ONE OF THE FRONT YARDS MAY BE REDUCED TO A DEPTH OF NOT LESS THAN 30 FEET FOR ALL CORNER LOTS

[2] BOTH NON-FRONT YARDS SHALL BE SIDE YARDS FOR A CORNER LOT

8. PARKING REQUIREMENTS
   A. RESIDENTIAL PARKING: NO LESS THAN TWO OFF-STREET PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED ON ANY LOT WHICH A DWELLING IS HEREAFTER ERECTED. (§803.B.B-5.1.a)
   B. RETAIL PARKING: IN ALL ZONING DISTRICTS OTHER THAN THE TC TOWN COMMERCIAL ZONING DISTRICT, NO LESS THAN ONE PARKING SPACE FOR EVERY 120 SF OF GFA, PLUS ONE SPACE FOR EVERY EMPLOYEE. (§803.E.E-1.6)
   C. EATING PLACE PARKING: NO LESS THAN ONE OFF-STREET PARKING SPACE FOR EVERY TWO SEATS PROVIDED FOR USE BY PATRONS, PLUS ONE SPACE FOR EVERY EMPLOYEE. (§803.E.E-5.4)
   D. PARKING STALLS SHALL BE 10 FT IN WIDTH AND 20 FT IN DEPTH. (V) (§1001.B.3)
   E. THE MINIMUM WIDTH OF DRIVES AND PARKING AISLES SHALL BE 20 FT IN THE TC TOWN COMMERCIAL DISTRICT AND 25 FT IN ALL OTHER DISTRICTS. (§1001.B.5)
   F. NO OFF-STREET PARKING SHALL BE PERMITTED WITHIN THE FRONT YARDS, WITHIN FIVE FT OF THE SIDE AND/OR REAR PROPERTY LINES IN THE TC TOWN COMMERCIAL DISTRICT, AND WITHIN 10 FT OF THE SIDE AND/OR REAR PROPERTY LINES IN ALL OTHER DISTRICTS, EXCEPT AS PROVIDED IN §1000.E.1. (§1001.F.4)
   G. NO OFF-STREET PARKING SPACES SHALL BE LOCATED LESS THAN 20 FT FROM ANY PUBLIC STREET RIGHT-OF-WAY LINE AND 10 FT FROM ANY PROPERTY LINE. (§1001.F.6.a)
   H. ANY AREA FOR OFF-STREET PARKING OR FOR STORAGE OR MOVEMENT OF THREE OR MORE MOTOR VEHICLES SHALL BE BUFFERED, EXCEPT AT ENTRANCES OR EXITS, FROM STREETS AND FROM RESIDENTIAL OR OTHER USES WITH LESS INTENSIVE PARKING REQUIREMENTS. (§1001.F.6.b)
   I. PARKING CALCULATION:

      i. DWELLINGS – OFF-STREET PARKING SPACES: TWO PARKING SPACES PER DWELLING UNIT MINIMUM.

      (2 DWELLINGS)*(2 PARKING SPACES/1 DWELLING)= 4 SPACES REQUIRED

      ii. RETAIL USES – ONE PARKING SPACE FOR EVERY 120 SF OF GFA, PLUS ONE PARKING SPACE FOR EACH EMPLOYEE

      ((754 SF + 2096 SF)*(1 PARKING SPACE/120 SF)) + ((6 EMPLOYEES)*(1 PARKING SPACE/1 EMPLOYEE) = 30 SPACES REQUIRED

      iii. EATING PLACES – ONE PARKING SPACE FOR EVERY TWO SEATS PROVIDED FOR USE BY PATRONS, PLUS ONE PARKING SPACE FOR EACH EMPLOYEE

      ((12 SEATS)*(1 PARKING SPACE/2 SEATS)) + ((2 EMPLOYEES)*(1 PARKING SPACE/1 EMPLOYEE) = 8 SPACES REQUIRED

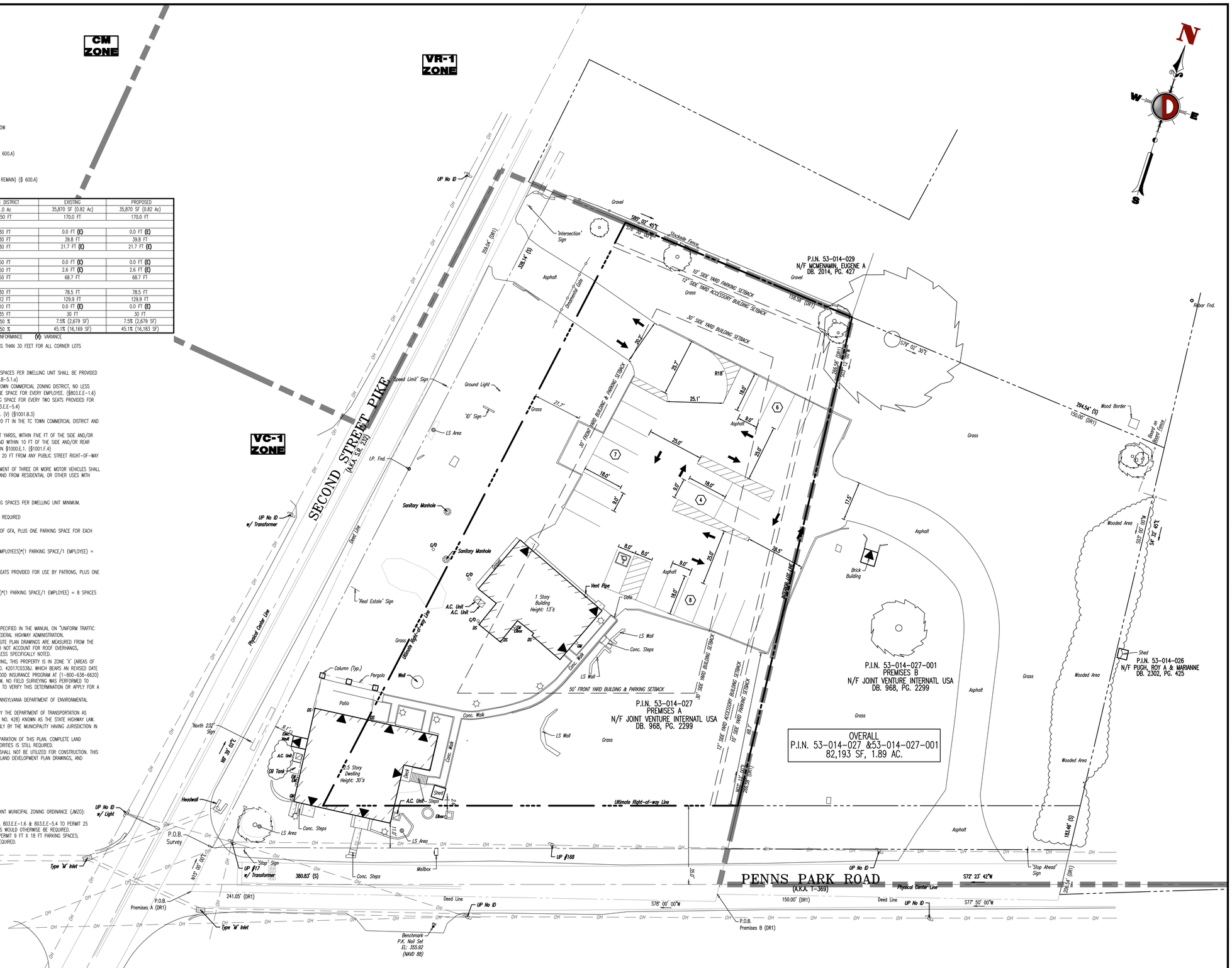
      = 42 TOTAL SPACES REQUIRED
      = 25 SPACES PROPOSED **(V)**

9. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
10. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
11. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0333J, WHICH BEARS AN REVISED DATE OF MARCH 16, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. 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.
12. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
13. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.
14. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.
15. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.
16. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

ANTICIPATED VARIANCES

THE FOLLOWING VARIANCES ARE ANTICIPATED FROM THE NEWTOWN AREA JOINT MUNICIPAL ZONING ORDINANCE (JMZO):

1. A VARIANCE FROM THE PROVISIONS OF JMZO SECTION 803.B.B-5.1.a, 803.E.E-1.6 & 803.E.E-5.4 TO PERMIT 25 COMBINED PARKING SPACES; WHEREAS 42 COMBINED PARKING SPACES WOULD OTHERWISE BE REQUIRED.
2. A VARIANCE FROM THE PROVISIONS OF JMZO SECTION 1001.B.3 TO PERMIT 9 FT X 18 FT PARKING SPACES; WHEREAS 10 FT X 20 FT PARKING SPACES WOULD OTHERWISE BE REQUIRED.



DYNAMIC ENGINEERING CONSULTANTS, PC
CIVIL • ENVIRONMENTAL • GEOTECHNICAL • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: MWD | DESIGNED BY: DCR | CHECKED BY: JAG | CHECKED BY: _

PROJECT: TCT PROPERTY MANAGEMENT, LLC
PROPOSED CHANGE OF USE & SITE IMPROVEMENTS
PARCEL NO. 52-014-027 & 53-014-027-001
793 PENNS PARK ROAD & 2325 SECOND STREET PIKE
TOWNSHIP OF WRIGHTSTOWN, BUCKS COUNTY
PENNSYLVANIA

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JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
No. 080629
DRAFT
THOMAS T[illegible]
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091743

TITLE: ZONING PLAN

SCALE: (H) 1"=20' (V) | DATE: 06/02/2025
PROJECT No: 5766-25-01681
SHEET No: 1 OF 1 | Rev. #: 0

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Plotted: 06/06/25 – 2:35 PM, By: tdoane, I – Product Ver: 25.0a (LMS Tech)
File: P:\DECPC PROJECTS\5766 Thomas Coates\25-01681 Wrightstown PA\Dwg\3 Zoning Plans\D5766250168 1P20.dwg, ----> 01 ZONING PLAN

Bucks County Planning Commission

Planning Module Reviews

August 23, 2025 to September 26, 2025

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Upper Makefield Township	1122 Taylorsville Road	47-15-60	25-0227	47-15-60	1-09948-405-3s

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

September 15, 2025

James Haklar
Penn's Trail Environmental, LLC
21 East Lincoln Avenue
Hatfield, PA 19440

RE: 1122 Taylorsville Road Planning Module
PaDEP Code # 1-09948-405-3s
BCPC #47-15-60
TMP #47-15-60
Upper Makefield Township, Bucks County, PA

Dear Mr. Haklar:

We have received a copy of the planning module[1] regarding the proposal to construct a Small Flow Treatment Facility (SFTF) with perennial discharge to serve two existing apartment buildings, each containing two apartments with either one or two bedrooms. The site is located along the northeast side of Taylorsville Road, approximately 1,150 feet northwest of its intersection with Washington Crossing Road. The proposed SFTF will produce high-quality effluent at a discharge rate of up to 1,600 gallons per day and serve to improve the water quality of the adjacent Tohickon Creek.

The *Township of Upper Makefield, Bucks County, Pennsylvania, Act 537 Sewage Facilities Plan Update (2015)* is the official Act 537 Plan for Upper Makefield Township. The proposal to construct a Small Flow Treatment Facility (SFTF) is consistent with the official Act 537 Plan, since that plan indicates that the site is within an area in which individual subsurface sewage disposal systems can be expected to meet the wastewater disposal needs.

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 Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Upper 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*

If you have any questions about this review, please contact me.

Sincerely,

Jeremy W. Stoff
Planner

JWS:emh
25-0227

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Gregg Schuster, Township Manager (via email)
Amanda Fuller, PE, Gilmore & Associates Inc., Township Engineer (via email)
Act 537 file

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09948-405-3s
BCPC #:
47-15-60

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

1122 Taylorsville Road

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency August 12, 2025
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency September 15, 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: Jeremy W. Stoff

Title: Planner

Signature:

Date: September 15, 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.