BOARD MEETING
AGENDA

WEDNESDAY, APRIL 1, 2026
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from March 4, 2026
5. Executive Director's Report
6. Presentation: State Housing Action Plan Review
   By Janelle McGlasson, Senior Housing Planner
7. Act 247 Reviews for April 1, 2026
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 April 1, 2026.

MINUTES OF MEETING

WEDNESDAY, MARCH 4, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Richard Donovan; Thomas Jennings; James Keenan; James E. Miller Jr.; David R. Nyman; Edward Tokmajian
MEMBERS ABSENT:	Tom Tosti
STAFF PRESENT:	Scott Burton; Andrew G. Heimark; Bryn-Erin Kerr; Michael A. Roedig; Patricia Rosica; Jeremy Stoff; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Trevor L. Gross
IT SUPPORT:	Shawn Loughlin, Bucks County IT Department
IN-HOUSE GUESTS:	Margaret McKevitt, Chief Operating Officer

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

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

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

- **APPROVAL OF MINUTES FOR THE MEETING, FEBRUARY 4, 2026**
  Upon motion of Mr. Nyman, seconded by Mr. Miller, the motion carried to approve the minutes of the February 4, 2026, meeting as presented.

- **EXECUTIVE DIRECTOR'S REPORT**
  Ms. McKevitt announced that Michael Roedig will serve as the new BCPC Executive Director. She also noted that a deputy director position is expected to be created, pending approval at next month's salary board meeting.

  Mr. Roedig reported that Scott Burton and Christian Regosch attended the annual Bucks County Association of Township Officials (BCATO) meeting this past weekend. They sat on a panel discussing electric bikes and data centers.

  Mr. Roedig stated we created a webpage dedicated to data centers. The page is intended to be a reference for municipalities and help provide guidance on data center development, outline potential impacts of data centers, and explain how municipalities can help regulate them. It also

includes links to adopted ordinances and model ordinances. Sources will be listed on the site to note where the information was obtained. Ms. Breslin added that the DVRPC is conducting a seminar on data centers this Friday, March 6, 2026.

Mr. Roedig discussed plans for the planning commission to celebrate its 75th Anniversary. The BCPC was founded in 1951 in response to rapid suburbanization, including developments such as the Levittown project and U.S. Steel. To commemorate the anniversary, the BCPC will highlight past projects, significant historical events, and current projects. Staff will work with the Department of Communications to develop social media posts and will make note of the anniversary on the BCPC letterhead.

Mr. Roedig stated the household hazardous waste (HHW) events for 2026 have been finalized. Copies of the schedule were printed for the board members, and the schedule may also be found on our site at https://www.buckscounty.gov/2212/Household-Hazardous-Waste-Recycling.

Mr. Roedig reported that in February 2026, we received 20 applications, reviewed a total of 611 lots or units and 134,220 square feet of nonresidential land development, collecting $22,708.58 in revenue. Year-to-date we have received 36 applications, reviewed a total of 637 lots or units and 287,844 square feet of nonresidential development, collecting $27,800.73 in revenue.

Ms. McKevitt stated that Commissioner Marseglia recently empaneled a hoarding task force. The BCPC may eventually be asked to develop a model ordinance to help guide municipalities in addressing hoarding cases.

- **PRESENTATION: 2025 ANNUAL REPORT**
  BY MICHAEL ROEDIG, EXECUTIVE DIRECTOR
  Mr. Roedig presented the BCPC 2025 Annual Report. See Attachment A for the complete presentation and find the BCPC 2025 Annual Report on our website, buckscounty.gov/pc.

  Mr. Nyman asked whether there has been involvement from the Pennsylvania Department of Environmental Protection in the Pennsylvania Act 167 Stormwater Management Planning process. Mr. Walters replied that staff are in close contact with the department and are receiving guidance and model ordinances from them.

  Mr. Nyman also commented that the GIS data portals developed by staff are excellent and thanked the team for their work.

- **ACT 247 REVIEWS**
  The reviews of March 4, 2026, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews by Mr. Donovan and seconded by Mr. Nyman.

  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. Keenan, seconded by Mr. Tokmajian, Ms. Breslin adjourned the meeting at 2:33 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **75th Anniversary** – We've done a "mini-rebrand" of the BCPC logo and webpages, now featuring a 75th anniversary celebration banner. We will also be working with the Department of Communications to highlight the work of the BCPC over its 75-year history.

- **Staffing** – We are interviewing candidates for our summer internship position and expect to have it filled by the end of April.

- **Hazard Mitigation Plan (HMP)** – The 2026 Draft Plan has been published for public comment on our BCPC Connects Page and can be found here. The plan has been submitted to PEMA for review, and we are in the process of requesting our first reimbursement. The HMP Grant must be completed by the end of April 2026 to ensure compliance with the grant period of performance.

- **Bucks County Conservation District (BCCD)** – Attended the monthly meeting of the BCCD and provided an update of current department activities.

- **ACT 167** – Information on our Act 167 Plan is available here. The consultant reports that the project remains on schedule; however, PADEP will not release the updated MS4 stormwater ordinance or the new Post-Construction Stormwater Manual until 2027. We are currently evaluating our options and expect to have more direction by the May WPAC meeting.

- **Economic & Workforce Development** – Attended the monthly meeting of the Economic and Workforce Development committee and provided an overview of the BCPC's annual report.

- **Delaware Valley Regional Planning Commission (DVRPC)** – Scott Burton represented the BCPC at the March 19, 2026, board meeting.

- **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:

- Sellersville Borough Planning Commission
- Quakertown Area Planning Committee

Buckingham Township Comprehensive Plan Update – Staff met with the Township Planning Commission to begin the process of developing the township's implementable comprehensive plan.

Langhorne Borough Planning Commission – Staff continued to assist with updating the comprehensive plan.

New Hope Borough Comprehensive Plan – Staff continued to coordinate engagement efforts with area non-profits for stakeholder input and has begun to conduct the business survey result analysis and draft the plan document.

Newtown Area Joint Zoning Council — Staff continued working on updating the sign regulations in the joint municipal zoning ordinance.

Plumstead Township Comprehensive Plan – Staff will host a public meeting with the planning commission to present *Plumstead Forward*, the township's implementable comprehensive plan update. Plan adoption is anticipated in April.

Riegelsville Comprehensive Plan – Staff conducted the public meeting on March 2, 2026, to gather feedback from borough residents on the draft plan. Plan adoption is anticipated in April.

Solebury Township Comprehensive Plan – Staff met with the Solebury Township Comprehensive Plan Committee to discuss the future land use section, as well as the first draft and plan layout of the introduction and all identified focus areas combined.

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 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**
- Wisler Farm #1 and #2 (37 +- acres) in **Bedminster Township**
- Kinney Farm (49 +- acres) in **Buckingham Township**
- Ripp Farm (32 +- acres) in **Buckingham 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:

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

Geographic Information Systems (GIS)

The GIS staff attended the following meetings:

- Staff were invited to attend the 3rd Environmental Literacy Institute session hosted by the Heritage Conservancy. Staff presented several web mapping applications demonstrating how GIS can help identify natural resources, enabling planners and community leaders to make informed and sustainable decisions.
- Staff is assisting Board of Elections in updating their precinct maps. These maps will be used to identify precinct boundaries in the upcoming primary election.

Housing

The housing staff attended the following meetings:

- Attended a Friends Village housing affordability discussion focused on housing affordability, hosted by WHYY. https://whyy.org/bridging-blocks/
- Continued to meet with faith-based leaders across the county to explore strategies for introducing the Yes In God's Backyard (YIGBY).

The housing staff continued working on:

- Drafting policies and procedures for a County Blighted Property Review Board

Sustainability

The sustainability staff attended the following meetings:

- Continued weekly financial meetings with PA Solar Center to advance plans for constructing a solar array on a one-acre brownfield site near the new building in Lower Bucks County.
- Held the March 2026 Sustainability Champions meeting, focused on planning an upcoming Sustainability Champions Open House.
- Participated in a Sustainable Energy Partnership solar meeting to further evaluate project needs for the Bucks County solar initiative.
- Convened a Shared Energy Manager meeting to review project requirements for the Bucks County solar initiative.
- Hosted a Sustainability Dialogue meeting with municipalities across Bucks County.
- Conducted a touch-base meeting with EnergyCAP.

Transportation and Trails

The transportation and trails staff activities include the following:

- Submitted a pre-approval application to Pennsylvania Department of Conservation and Natural Resources for the C2P2 Grant Program.
- Preparing to submit a funding application for NRT Phase 3.
- Initiated the public FONSI process for NRT Phase 2.
- Coordinating with Aqua Pennsylvania regarding a trail easement for NRT Phase 2.
- Coordinating with the COO's office on the release of U.S. Department of Housing and Urban Development funds for NRT Phase 2.
- Working with the Core Creek project team to resolve issues related to the BoardSafe floating pedestrian walkway.
- Met with SEPTA to review the rollout of the new bus network.
- Met with Bucks County Redevelopment Authority to coordinate efforts in Morrisville and align with the NorthPoint development in Falls Township.
- Met with Delaware River Joint Toll Bridge Commission to discuss community outreach for the Washington Crossing Bridge Project, gather additional information, and support ongoing coordination.

Attachment A

2025 Annual Report

BCPC
Bucks County Planning Commission

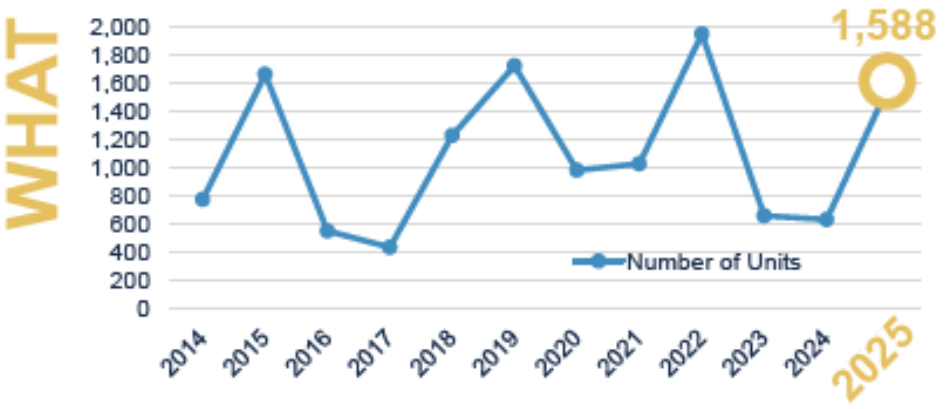
March 4, 2026

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

Residential/Nonresidential Totals

RESIDENTIAL

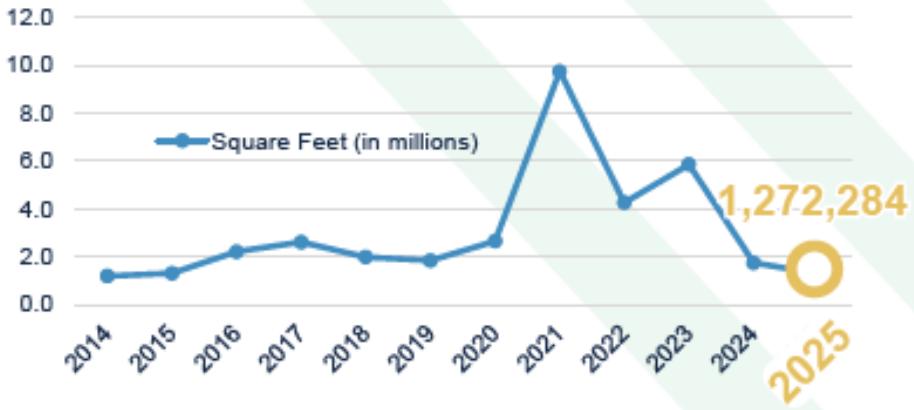
Proposed Residential Development



1,588 RESIDENTIAL UNITS ↑ **149%** (from 2024)

NONRESIDENTIAL

Proposed Nonresidential Development



1,272,284 SQUARE FEET ↓ **26%** (from 2024)

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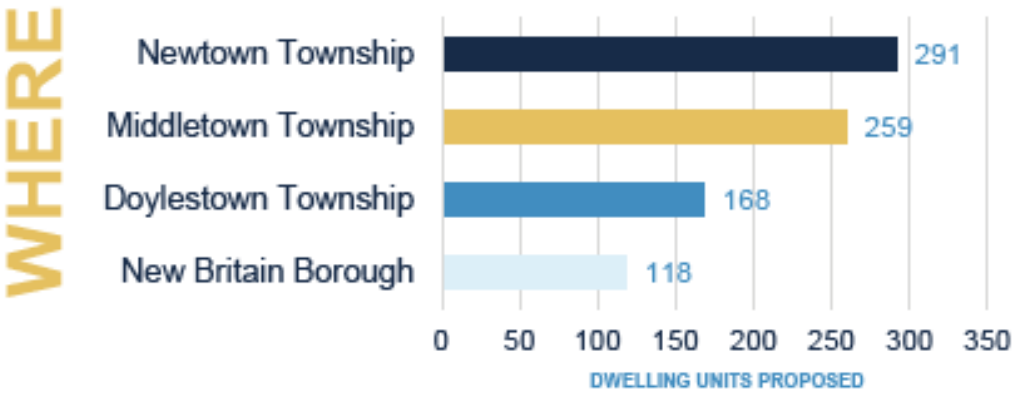
Bucks County Planning Commission

Top Municipalities

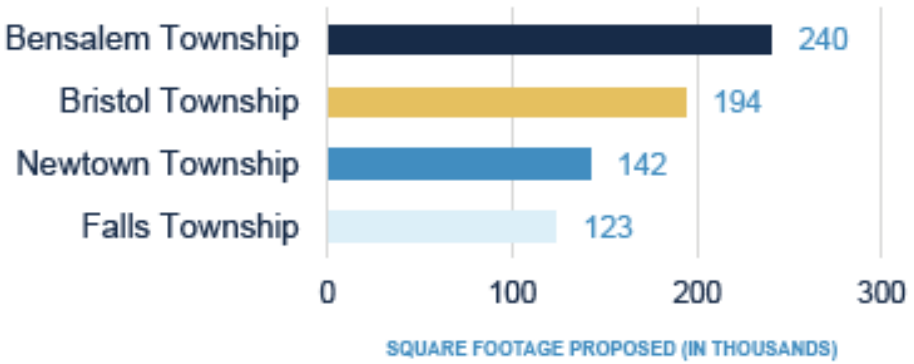
RESIDENTIAL

Top 4 Municipalities



NONRESIDENTIAL

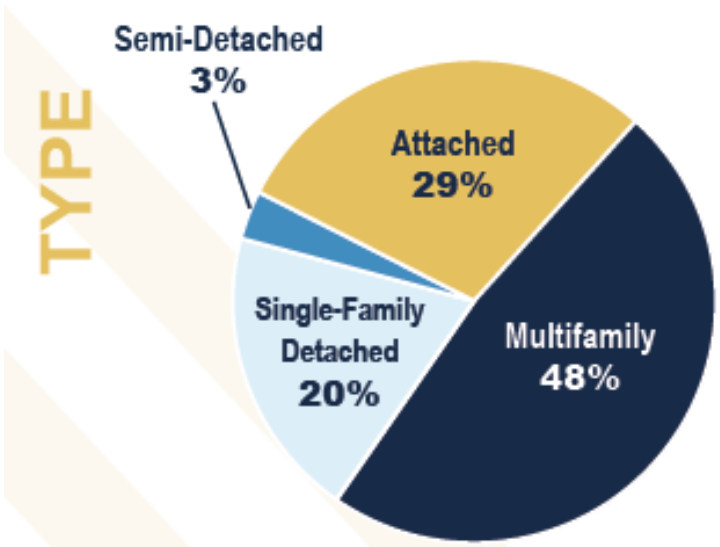
Top 4 Municipalities



BCPC
Bucks County Planning Commission

Development by Type

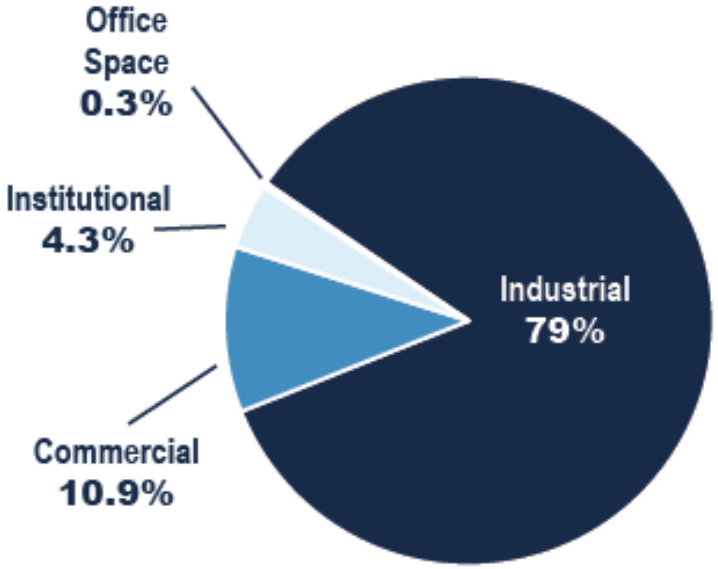
RESIDENTIAL



Multifamily continues to lead all housing types (accounting for 49% of all units proposed since 2020).

2025 was more balanced across housing types and saw the highest number of proposed single-family detached dwellings since 2018.

NONRESIDENTIAL



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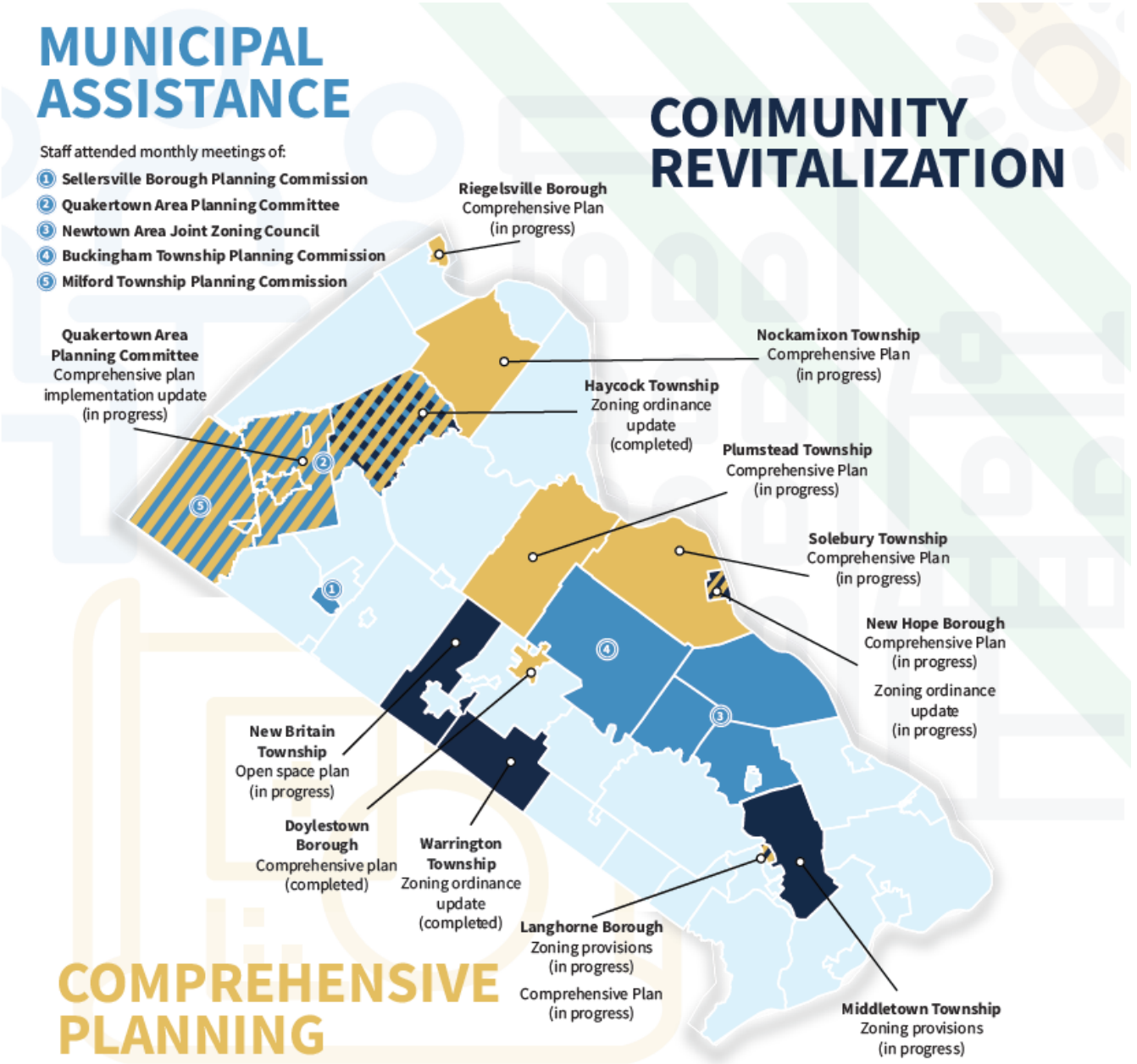
Countywide Contracts

1. **Municipal Assistance**
   - Attended monthly meetings (5)
2. **Ordinance Updates**
   - Various projects (5)
3. **Comprehensive Planning**
   - In progress (8)
4. **Other Projects**
   - Various projects (1)



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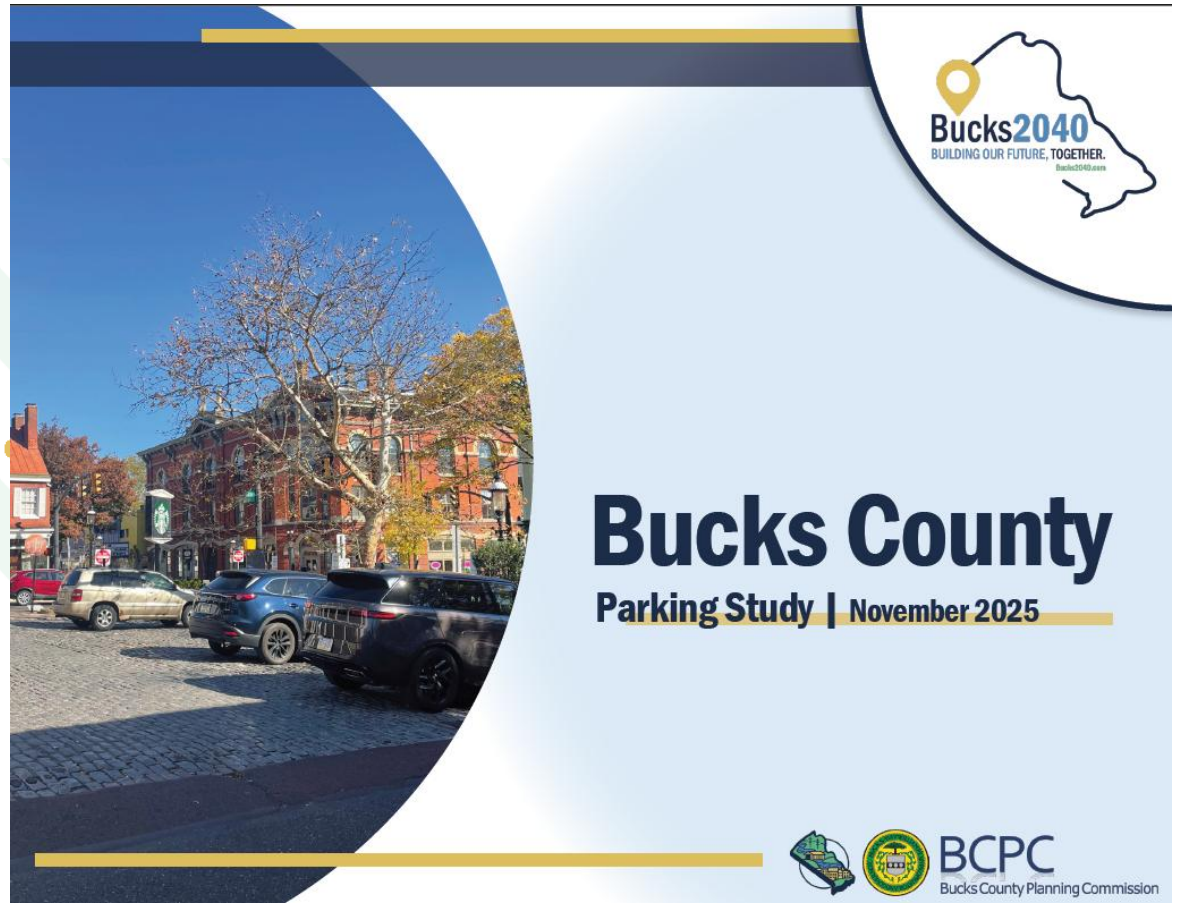
Hazard Mitigation Planning

Act 167 Stormwater Management Planning

Bucks2040
BUILDING OUR FUTURE, TOGETHER.
Bucks2040.com



BCPC
Bucks County Planning Commission

Agricultural Land Preservation Program

- Funds available for 2024
  $5,353,802 (state and county)
- With those funds, the Bucks County Agricultural Land Preservation Program preserved **four farms, totaling 178 acres.**

BCPC
Bucks County Planning Commission

Sustainability Activities

- Implementation of Sustainability Plan for County Operations
  - Energy management activities
  - Employee engagement
- Assigned Recycling Coordinator position under Sustainability team
- Household Hazardous Waste Collection
  - 5 events
  - 6,300 residents
  - 197 tons of materials disposed

Trails Planning

1. **Newtown Rail Trail Phase II –** In design phase
2. **Neshaminy Greenway Phase I – NMC –** Construction expected to begin this year
3. **Neshaminy Greenway Phase III – Core Creek Park –** Under construction
4. **Levittown Trail –** Design work continued
5. **Upper Bucks Rail Trail Phase II** – In design phase

Levittown Trail

Other Activities

- Coordination with SEPTA and DVRPC
  - SEPTA's *Regional Rail Master Plan, Bus Revolution, and Transit Oriented Communities Guidelines*
  - *TIP Participation*
  - *BCPC Connects Page - Planning for Warehouses and Logistics*
- Review of proposals for transportation and circulation comments

Information and Data

- County Building Webmap – Law Department, Parks, General Services, and Sustainability

Data Assistance

- Bucks County Park Police – Internal crime field mapping application
- Bucks County Conservation District – Lake Luxembourg Conservation Pool Restoration Project
- Parks Department – GIS field mapping
- Human Services – Internal co-responder map
- Municipalities – GIS data and technical support
- Maintenance for many other ongoing applications and data initiatives

2025 Revenue Flow

Application Fees		Community Contracts		Grants/Misc	
Residential, Subdivisions, Land Developments, and Conversions	$56,505.00	Ongoing (15)	$123,956.78	HUD (Upper Bucks Rail Trail Phase II)	$87,943.58
Nonresidential Land Developments	$172,681.50			DVRPC (Design for Newtown Rail Trail Phase II; Pass Through Highway and Transit Contracts)	$311,147.57
Nonresidential Subdivisions	$2,980.00			PaDEP (Recycling Coordinator; HHW)	$297,948.76
Private Petitions for Zoning Change	$12,000.00				
TOTALS	$244,166.50		$123,956.78		$697,039.91

For more detailed information about subdivision, land development, and municipal proposals occurring during 2025, please visit our 2025 BCPC Annual Report webpage.

BCPC
Bucks County Planning Commission

2025 BCPC Work Program

- Continue and grow our municipal partnerships
- Continue housing attainability efforts and Bucks2040 implementation
- Continue countywide Act 167 Plan update and 2026 Hazard Mitigation plan update
- Work with departments on implementation of County Operations Sustainability Plan
- Continue with energy benchmarking of county buildings
- Construct Neshaminy Greenway Trail in Core Creek Park
- Move web mapping applications to new Experience Builder

2025 BCPC Work Program

- Continue and grow our municipal partnerships
- Continue housing attainability efforts and Bucks2040 implementation
- Continue countywide Act 167 Plan update and 2026 Hazard Mitigation plan update
- Work with departments on implementation of County Operations Sustainability Plan
- Continue with energy benchmarking of county buildings
- Construct Neshaminy Greenway Trail in Core Creek Park
- Move web mapping applications to new Experience Builder

2026 BCPC Work Program

- Continue and grow our municipal partnerships
- Continue housing attainability efforts and Bucks2040 implementation
- Complete countywide Act 167 Plan update and 2026 Hazard Mitigation plan update
- Work with departments on implementation of County Operations Sustainability Plan
- Continue with energy benchmarking of county buildings
- Selection of construction consultants for NRT-II, NGT-I and Levittown trail projects
- Collaborate with other county departments to identify opportunities where GIS can streamline processes and improve workflow

2025 Annual Report

March 4, 2026

BCPC
Bucks County Planning Commission

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

Bucks County Planning Commission

Municipal Reviews

April 1, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bridgeton Township	3-25-1R1	26-0069	Board of Supervisors	-	Zoning Ordinance Amendment: Short-Term Rental Use
Lower Makefield Township	20-26-1	26-0068	Board of Supervisors	-	Zoning Ordinance Amendment: Chicken Coops
Morrisville Borough	24-26-CR1	26-0059	Morrisville Borough	24-12-81	2 Institutional lots
Perkasie Borough	33-26-WS1	26-0070	Perkasie Regional Authority	33-9-71, 33-9-72	Institutional Land Development: 1,820 square feet
Warminster Township	49-26-WS1	26-0065	Warminster Municipal Authority	49-26-24-41	2 Institutional lots
West Rockhill Township	52-26-1	26-0050	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers

BCPC Celebrating 75 Years
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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James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Bridgeton Township Board of Supervisors
Bridgeton Township Planning Commission

From: Bucks County Planning Commission

Date: April 1, 2026

Subject: BCPC #3-25-1R1
Proposal to Amend the Zoning Ordinance—Short-Term Rental Use
Applicant: Board of Supervisors
Date Received: March 13, 2026
Hearing Date: April 8, 2026

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 April 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend Section 306.B, Table of Use Regulations, to permit Short-Term Rental Use by right in the I Industrial District

COMMENT

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

Further revisions to the Short-Term Rental Use—We recommend that Sections 403.D.18.(c) and (d) be revised to reflect that the Short-Term Rental Use is now permitted in the I Industrial District. Section 403.D.18.(c) states that Short-Term Rental Use is permitted each residential district as an accessory use. This section should be revised to indicate that the Short-Term Rental Use is permitted in all zoning districts as an accessory use. Section 403.D.18.(d) should be revised to indicate the maximum number of bedrooms that may be rented out at any one time in the I Industrial District.

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.

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

CPR:emh
26-0069

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

UNOFFICIAL

BCPC Celebrating 75 Years
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E-mail: planningcommission@buckscounty.org

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Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: April 1, 2026

Subject: BCPC #20-26-1
Proposal to Amend the Zoning Ordinance—Chicken Coops
Applicant: Board of Supervisors
Date Received: March 11, 2026
Hearing Date: Not indicated

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add definitions and provisions related to the keeping of chickens.

Proposed Zoning Ordinance Provisions:

Section 200-69(A)(11) is amended to add definitions and provisions for the keeping of livestock on residential properties in residential districts, including:

- Definitions of chicken, rooster, chicken coop, chicken enclosure, and nuisance.
- Permit requirements for the keeping of chickens.
- Lot size requirements. The minimum lot size for the keeping of chickens is 0.5 acres. If the lot is between 0.5 and 2 acres, up to 5 chickens may be kept. If the lot is between 2 and 5 acres, 10 chickens may be kept.
- Prohibiting roosters and requiring chickens only be kept for personal purposes.
- Requiring chicken coops and enclosures comply with the requirements for residential accessory buildings, structures, or fences.
- Nuisance standards, including noise, sanitation, and maintenance.
- Chicken coop and enclosure size and construction requirements.
- Provisions for complaints and violations.

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

COMMENTS

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

1. **Lot size requirements**—Section (11)(a)[5] provides the number of chickens permitted if the lot size is between 0.5 and 5 acres. We recommend the section be revised to address how many chickens are permitted on lots greater than 5 acres in size. Township officials could also consider setting a maximum limit on the number of chickens per lot, regardless of parcel size.

2. **Nuisances**—Section (11)(a)[9][a] requires noise generated by chickens to comply with the noise performance standards in the ordinance and provides a cross reference. Section (11)(a)[9][b] includes odor requirements. We recommend that the odor requirements include a cross reference to the odor performance standards in Section 200-59.E.

3. **Feed**—Section (11)(a)[9][f] requires all feed be stored in hard-sealed contains to prevent attracting rodents, pests, or wildlife. We recommend the provision be revised to require feed to be stored in an airtight, hard-sealed container.

4. **Duration**—We recommend that a provision be added that prevents unused structures from becoming blighted. For example, a requirement that a coop or enclosure that is not occupied for a period of two years shall 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.

LR:emh
26-0068

cc: Maureen Carlton, Esq., Curtin and Heefner LLP, Township Solicitor (via email)
Kyle Turner, 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)

UNOFFICIAL

BCPC Bucks County Planning Commission
Celebrating 75 Years

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

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Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Morrisville Borough Council
Morrisville Borough Planning Commission

From: Bucks County Planning Commission

Date: April 1, 2026

Subject: BCPC #24-26-CR1
Final Plan of Minor Subdivision Plan for Morrisville Borough
TMP # 24-12-81
Applicant: Morrisville Borough
Owner: Same
Plan Dated: February 12, 2026
Date Received: March 2, 2026

In accordance with the provisions of Sections 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 1, 2026

GENERAL INFORMATION

Proposal: Subdivide a 13.203-acre parcel into two lots. Lot 1 (2.048 acres) contains a parking area and playground. Lot 2 (11.156 acres) is vacant and largely wooded. The subdivision is intended to facilitate the reconstruction of the existing parking lot on Lot 1 and soil remediation of Lot 2 under the Pennsylvania Land Recycling Program (Act 2). No new improvements are proposed at this time.

Location: Along the intersection of East Cleveland Avenue and Penn Avenue, extending approximately 850 feet to the southeast.

Zoning: The RN Riverview District permits a variety of uses encouraging redevelopment that allows neighborhoods to be pedestrian-oriented and comprehensively planned.

Present Use: Institutional and vacant

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

COMMENT

Unimproved (paper) streets—The plan identifies rights-of-way labeled as "unimproved," which appear to represent paper streets (i.e., streets that were platted or intended for dedication but not constructed) and are proposed to be extinguished. The municipality should verify the status of these rights-of-way and ensure that the proposed extinguishment is carried out in accordance with all applicable procedures, including those set forth in the Municipalities Planning Code. The municipality should also consult with any utility providers that may have easements within the area of the paper streets prior to extinguishment.

This review will be included in the Bucks County Planning Commission Board materials for the April 1, 2026, 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.

AXT:emh
26-0059

cc: Randall Flager, Esq., Flager & Associates, P.C., Borough Solicitor (via email)
James Dillon, Borough Manager (via email)
Kurt Schroeder, P.E., Borough Engineer (via email)
Jeff Darwak, Executive Director at Redevelopment Authority of the County of Bucks (via email)
Margaret A. McKevitt, Bucks County Chief Operating Officer (via email)
Bernard Griggs, Jr., Bucks County Director of Operations (via email)
Dan Grieser, Esq., Bucks County Solicitor (via email)
Victoria J. Tasher, Bucks County Asset Manager (via email)

UNOFFICIAL

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Perkasie Borough Council
Perkasie Borough Planning Commission

From: Bucks County Planning Commission

Date: April 1, 2026

Subject: BCPC #33-26-WS1
Preliminary Plan of Land Development for Perkasie Regional Authority Well #10 Treatment Center
TMPs #33-9-71 and 33-9-72
Applicant: Perkasie Regional Authority
Owner: Same
Plan Dated: March 12, 2026
Date Received: March 16, 2026

In accordance with the provisions of Sections 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 1, 2026.

GENERAL INFORMATION

Proposal: Consolidate TMPs #33-9-71 (17,176.65 square feet) and 33-9-72 (17,593.68 square feet) to create a 34,770.33-square-foot lot. Construct a 1,820-square-foot building for water treatment on the consolidated lot. The existing well house and clearwell building are to remain.

Location: Southwest of the intersection of Spring Lane and Clover Lane.

Zoning: The R-1B Residential District permits public utility uses on a minimum lot area of 13,500 square feet and a maximum lot coverage of 30 percent. A 50-foot-wide buffer is required along all property lines.

Present Use: Public utility (well)

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

COMMENTS

1. **Requested variances**—Plan Sheet 3 indicates that the applicant is requesting variances from the following zoning ordinance requirements:

   Section 186-54.C.(1)
   to provide a 19.6-foot buffer yard in lieu of the required 50-foot buffer yard

   Section 186-54.D.(2)
   to not provide two staggered rows of evergreens along Spring Lane

   The requested variances should be discussed and resolved prior to Borough Council taking action on the proposed plan.

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

   Section 164-8.B.
   to allow for simultaneous preliminary/final plan approval

   Section 164-20.B.(3)
   to not require the widening of the existing street

   Section 164-24
   to allow the existing driveway to be less than 24 feet wide

   Section 164-51.A.
   to not provide sidewalks

   Sections 164-68.C.(2) and 164-70.C.(2)
   to provide an aerial photograph in lieu of showing the existing features within 400 feet of the site

   Section 164-68.C.(5)
   to provide contours at one- to five-foot intervals instead of two- to five-foot intervals

   Section 164-70.A.(5)
   to prepare plans on 24-inch by 36-inch sheets

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

3. **Buffer yard**—Section 186-18.F.(2)(a) of the zoning ordinance requires a 50-foot buffer yard along all property lines for Use F(2) Utility. Section 164-35 of the SALDO provides the applicable planting options for buffer yards. The existing and proposed buildings are within the required buffer yard. We recommend that the required buffer yard be clearly delineated on the plan and that the applicant address the encroachments accordingly.

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 April 1, 2026, 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
26-0070

cc: Nick Fretz, Manager, Perkasie Regional Authority (via email)
Sean Torpey, PE, Pennoni Associates, Inc. (via email)
Jakob Reilly, Graduate Engineer, Pennoni Associates, Inc. (via email)
Doug Rossino, PE, Gilmore & Associates, Borough Engineer (via email)
Andrea Coaxum, Borough Manager (via email)
Cassandra Grillo, Borough Zoning Officer (via email)

BCPC Bucks County Planning Commission
Celebrating 75 Years

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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Thomas J. Jennings, *Secretary*

James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Warminster Township Board of Supervisors
Warminster Township Planning Commissions

From: Staff of the Bucks County Planning Commission

Date: April 1, 2026

Subject: BCPC #49-26-WS1
Preliminary Plan of Subdivision for Warminster Municipal Authority
TMP #49-26-24-41
Applicant: Warminster Municipal Authority
Owner: County of Bucks
Plan Dated: May 8, 2025
Last revised: March 4, 2026
Date Received: March 9, 2026

In accordance with the provisions of Section 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 1, 2026.

GENERAL INFORMATION

Proposal: Subdivide a 4.65-acre parcel into two lots. Lot 1 (2.87 acres) contains an existing 3,484-square-foot Bucks County District Justice office. Lot 2 (1.78 acres) contains an existing 131-foot-tall water tower and will be conveyed from Bucks County to the Warminster Municipal Authority.

Location: Along the eastern side of Newtown Road, approximately 240 feet south of its intersection with Street Road.

Zoning: The G Government/Public District permits Use 63 (Municipal Use) and Use 67 (Utility Operating Facility) on lots of one acre or more. The maximum building coverage is 25 percent, and the maximum impervious surface coverage is 50 percent of the lot area.

Present Use: Institutional

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

COMMENTS

1. **Side yard width variance**—The applicant has indicated that a variance will be required from Section 27-1769.1.F.(1) of the zoning ordinance to permit a 51-foot-wide side yard, where a side yard equal to the height of the tower (131 feet) plus 200 feet is required. We recommend that no formal action be taken on this application until all zoning issues have been resolved.

2. **Buffer yard**—Section 27-1769.1.I. of the zoning ordinance requires a buffer yard along all property lines for visual screening. Additionally, Section 27-2006 requires that a fully planted visual barrier or landscape screen of sufficient density and height be provided and maintained in accordance with Section 22-523.5 of the subdivision and land development ordinance.

   The plan indicates the presence of existing large trees along the property boundary; however, it is unclear whether these trees provide adequate visual screening. We recommend that the township determine whether the existing vegetation satisfies the ordinance requirements for screening.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0065

cc: Tim Hagey, Director, Warminster Municipal Authority (via email)
Patrick DiGangi, PE, ARRO Consulting (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Tom Scott, AICP, Township Manager (via email)
Mike Walsh, Township Planning Director (via email)
Mike Italia, Township Zoning Officer (via email)
Bernard Griggs Jr, Bucks County Director of Operations (via email)
Dan Grieser, Esq., Bucks County Solicitor (via email)
Victoria J. Tasher, Bucks County Asset Manager (via email)

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E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

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

From: Bucks County Planning Commission

Date: April 1, 2026

Subject: BCPC #52-26-1
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: February 19, 2026
Hearing Date: April 15, 2026

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 April 1, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding Use G18 Data Center, with the addition of three new definitions for Data Center, Data Center Accessory Uses/Structures, and Data Center Equipment. The new use will be permitted by special exception in the PI Planned Industrial District only.

Proposed Zoning Provisions:

Amend Section 450-201, Definitions, by adding definitions for Data Center, Data Center Accessory Uses/Structures, and Data Center Equipment.

Amend Section 450-1604, Use Regulations, by adding a new use, Use G18 Data Center, defined as a use which is occupied primarily by computers and/or telecommunications and related equipment where information is processed, transferred and/or stored. The use regulations allow accessory uses and structures to be permitted by right in support of a data center and provide regulations for sound, off-street loading, utility lines, emergency access, height, outdoor lighting, environmental impact, on-site solar power systems, and decommissioning. Required dimensional standards are as follows:

- Minimum site area: 25 acres
- Minimum lot width at street line: 350 feet

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

- Minimum parking area setback abutting a residential use or district: 150 feet
- Minimum parking area setback abutting a nonresidential use or district: 100 feet

Amend Section 450-1101, Planned Industrial District, Permitted Uses, to add Subsection 450-1101.C.(4) to allow Use G18 Data Centers to be permitted by special exception in the PI Planned Industrial District.

Amend Table 16-1, Schedule of Uses by District, to permit Use G18 Data Centers by special exception in the PI Planned Industrial District and no other district.

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 609.(g) of the Pennsylvania Municipalities Planning Code.

DM:emh
26-0050

cc: David A. Keightly, Jr., Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Greg Lippincott, Township Manager (via email)

UNOFFICIAL

Bucks County Planning Commission

Subdivision and Land Development Reviews

February 21, 2026 to March 20, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	13158	26-0020	1-11-83	Lynn Builders LLC	P	2 Single-family lots
Bedminster Township	13167	26-0046	1-8-8-1	Sarah and Ryan Steel	P	2 Single-family lots
Bristol Township	11639-A	26-0030	5-65-6-2 and 5-65-6-4	Mirshod Khaydarov	P	Commercial Land Development: 4,800 square feet
Bristol Township	12187-A	26-0051	5-13-95, -96	Charles W. Seeberger	P	Lot Line Adjustment. Industrial Land Development: 3,360 square feet
Bristol Township	13165	26-0040	5-27-116-4	Bristol Investors, LLC	P	Commercial Land Development: 1,969 square feet
East Rockhill Township	13157	26-0017	12-11-63-2	Scott Mease	P	2 Single-family lots
Lower Southampton Township	13161	26-0002	21-7-187	El Car Wash Mid Atlantic, LLC	S	Commercial Land Development: Retrofit 14,762-square-foot building
Milford Township	12512-C	26-0042	23-15-112, 23-15-100-2, and 23-15-100-3	SKAOS, LLC	S	96 Age-restricted attached units with a 5,000-square-foot clubhouse; Institutional Land Development: 25,000 square feet
Newtown Township	13162	26-0026	29-10-37, 29-10-119-1	661 Penn Street LLC, c/o Jim Worthington	P	Mixed-Use Land Development: 308 Multifamily units; 65,200 square feet for parking garages
Newtown Township	13163	26-0033	29-11-60, 29-11-61, 29-11-63-1	Knights of Pythias, Defiance Lodge #335	S	Institutional Land Development: 6,000 square feet
Nockamixon Township	13159	26-0021	30-8-111	Dawn Thompson	P	2 Single-family lots
Plumstead Township	6778-C	26-0027	34-8-11-2	Sharon K. Dotts	P	Commercial Land Development: 6,050 square feet

Plumstead Township	13164	26-0032	34-11-1, 34-11-2	Nancy Kanter, Esquire	P	Lot Line Adjustment
Silverdale Borough	13135	26-0052	40-3-46, 40-3-48	Silverdale Holdings, LLC c/o Joshua Moser	F	Lot Line Adjustment
Trumbauersville Borough	13156	26-0009	45-2-11, 45-2-15, 23-21-13	Bracalente Property Investments, LLC	P	2 Single-family lots; Lot Line Adjustments

BCPC
Bucks County Planning Commission
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PLANNING COMMISSION:
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James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

To: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 25, 2026

Subject: BCPC #13158
Preliminary Plan of Subdivision and Land Development for Elephant Road
TMP #1-11-83
Applicant: Lynn Builders LLC
Owner: Mancino, Robert P. Jr., and Anthony M.
Plan Dated: December 23, 2025
Date Received: January 27, 2026

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 28.95-acre parcel into two lots of 10 acres (Lot 1) and 18.95 acres (Lot 2). Each lot will include a single-family detached dwelling.

Location: Along the northeast side of Elephant Road at its intersection with Twin Oaks Drive.

Zoning: The AP Agriculture Preservation District permits uses A1 General Farming and B1 Detached Dwelling by right. Act 319 large-lot subdivisions are permitted with a minimum lot size of 10 acres and a maximum lot impervious surface coverage of 9 percent.

Present Use: Agricultural

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 403.4.S.
   from showing all features within 500 feet of the tract boundary

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

Section 511.1 (D) & (F)
from satisfying the requirement that 4 percent leveling area be measured from the edge of the right-of way

Section 506., 512., 513. & 516.
from providing the required existing road improvements

Section 516.
from providing stormwater calculations

Section 518.
from seeking approval of erosion and sedimentation control

Section 525.2(A) & 529.
from providing bikeways through this site

Section 504.2.D – Lot Lines
from the requirement that proposed lot lines be right angles to the roadway

The final plan should note all granted waivers.

2. **Driveways**

   a. **Alignment**—To minimize the potential for vehicular conflicts, the applicant should consider aligning the proposed Lot 1 driveway with the existing driveway located directly opposite on Elephant Road.

   b. **Dimensions**—The applicant should provide driveway profiles on the plans and include all relevant dimensions, including driveway widths and curb radii.

   c. **Sight distance**—Due to the existing horizontal curve along Elephant Road, the Township should verify that adequate sight distance is available to the left at the proposed Lot 2 driveway location. Additionally, if the required sight triangle extends onto Lot 2, that area should be maintained free of any obstructions to preserve a clear and unobstructed line of sight.

3. **Bicycle/Pedestrian route**—The parcel's frontage along Elephant Road is identified as a designated bike/pedestrian route in the *Bedminster Township Open Space Plan* (2009). Prior to granting the requested waiver relief from the requirement to provide bikeways through the site, the township should consider whether improvements consistent with the adopted plan are warranted. If deemed appropriate, frontage improvements should be designed in accordance with the plan's recommendations.

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 and land development.

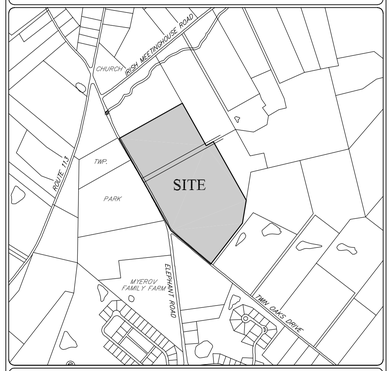
This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

AXT:emh
26-0020

cc: Lynn Builders LLC (via email)
Jason T. Smeland, PE, Lenape Valley Engineering (via email)
Robert P. Mancino, Jr. (via email)
Anthony M. Mancino (via email)
Curtis Genner, PE, Wynn Associates, Inc., Township Engineer (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)

SITE LOCATION MAP (1"=800')



TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:
BEDMINSTER TOWNSHIP
RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA

PARCEL NO.	DEED BOOK/PAGE	RECORD OWNER & APPLICANT	TRACT AREA
01-011-083	4565/01108	IDA ELLEN WEINSTOCK 2710 RT 313 QUAKERTOWN, PA 18951	30.5 Ac.

PROPERTY IS DESCRIBED IN ACCORDANCE WITH A PLAN MADE BY G.D. HOLTMAN & SONS, CIVIL ENGINEERS OF MEDIA, PA, DATED JUNE 18, 1955, BEING DESIGNATED AS PARCELS NOS. 3, 4 AND 8 (TMP 01-011-083). THIS PLAN IS REFERENCED IN THE DEED, BUT WAS NOT ABLE TO BE OBTAINED.

ZONING DATA

OBTAINED FROM THE BEDMINSTER TOWNSHIP ZONING ORDINANCE.
ZO SECTION 400(2)f (i) &(ii) – ACT 319 SUBDIVISION

ZONING DISTRICT: AP AGRICULTURAL PRESERVATION

MINIMUM REQUIREMENTS

LARGE LOT

MINIMUM REQUIREMENTS	REQUIRED	LOT 1	LOT 2
MINIMUM LOT SIZE:	10 Ac.	10.00 Ac.	18.95 Ac.
MAXIMUM IMPERVIOUS COVERAGE:	9%	2.5%	1.2%
MAXIMUM BUILDING COVERAGE:	3%	1.1%	0.6%
MINIMUM LOT WIDTH:	300 FT.	595 FT.	1171 FT.
MINIMUM FRONT YARD:	85 FT.	85 FT.	85 FT.
MINIMUM SIDE YARD:	30/75 FT.	30/75 FT.	30/75 FT.
MINIMUM REAR YARD:.	100 FT.	100 FT.	100 FT.
MAXIMUM HEIGHT:	35 FT.	< 35 FT	< 35 FT

SITE CAPACITY CALCULATIONS

BASE SITE AREA.

A. SITE AREA AS DETERMINED BY AN ACTUAL ON-SITE SURVEY 30.93 ACRES

B. SUBTRACT LAND WITHIN THE ULTIMATE RIGHT-OF-WAY OF EXISTING ROADS, WITHIN UTILITY RIGHTS-OF-WAY OR EASEMENTS, OR WHICH HAS BEEN PRESERVED THROUGH EASEMENT, DEED RESTRICTION, OR TRANSFER OF DEVELOPMENT RIGHTS. 1.98 ACRES

C. SUBTRACT LAND WHICH IS NOT CONTIGUOUS, I.E.,
(I) LAND WHICH DOES NOT ABUT OR ADJOIN, ABUTS AT A POINT WITH, ABUTS FOR A DISTANCE OF LESS THAN FIFTY (50) FEET WITH, OR DOES NOT SHARE COMMON BOUNDARIES WITH, THE REST OF THE SITE; AND/OR
(II) LAND THAT IS CUT OFF FROM THE REST OF THE SITE BY ANYTHING THAT SERVES AS A MAJOR BARRIER TO COMMON USE, OR ISOLATES AND MAKES THIS LAND UNAVAILABLE FOR BUILDING PURPOSES, SUCH AS A ROAD, RAILROAD, EXISTING LAND USE, MAJOR STREAM, OR OTHER BODY OF WATER.
0.0 ACRES

D. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION OR LAND DEVELOPMENT, WAS RESERVED OR RESTRICTED FOR NATURAL RESOURCE PROTECTION, OPEN SPACE, OR RECREATION.
0.0 ACRES

E. SUBTRACT LAND USED OR ZONED FOR ANOTHER USE, I.E., LAND WHICH IS USED OR TO BE USED FOR COMMERCIAL OR INDUSTRIAL USES IN A RESIDENTIAL DEVELOPMENT, OR LAND IN A DIFFERENT ZONING DISTRICT THAN THE REST OF THE SITE. 0.0 ACRES

BASE SITE AREA 28.95 ACRES
(2) CALCULATION OF THE PROTECTED SITE AREA.

RESOURCE ACRES OF LAND RESOURCE PROTECTION

RESOURCE PROTECTION RATIO IN RESOURCE LAND
WATERCOURSE 1.00 X 0.0 = 0.0 ACRES
FLOODPLAIN 1.00 X 0.0 = 0.0 ACRES
FLOODPLAIN SOILS 1.00 X 0.75 = 0.75 ACRES
WETLANDS 1.00 X 0.0 = 0.0 ACRES
LAKES & PONDS 1.00 X 0.0 = 0.0 ACRES
RIPARIAN BUFFER 1.00 X 0.0 = 0.0 ACRES *OVERLAP WITH FLOODPLAIN SOILS*

NATURAL RESOURCES WITH TOTAL PROTECTION 0.0 ACRES

PROTECTED FARMLAND SOILS
FARM SUB. 0.80 X NA = NA ACRES
ESTATE SUB. 0.70 X NA = NA ACRES
RESIDENTIAL SUB. 0.60 X NA = NA ACRES
WETLAND MARGIN 0.80 X 0.0 = 0.0 ACRES
LAKE & POND SHORELINE 0.70 X 0.0 = 0.0 ACRES *OVERLAP WITH FLOODPLAIN SOILS*
STEEP SLOPES(25% OR MORE) 0.85 X 0.0 = 0.0 ACRES
STEEP SLOPES(15 TO 25%) 0.70 X 0.0 = 0.0 ACRES
WOODLAND – ENVIRON. 0.80 X 0.0 = 0.0 ACRES *OVERLAP WITH FLOODPLAIN SOILS*
WOODLAND – OTHER 0.20 X 0.96 = 0.96 ACRES

NATURAL RESOURCES WITH PARTIAL PROTECTION 1.71 ACRES

PROTECTED SITE AREA 1.71 ACRES (SUM OF NATURAL RESOURCES WITH TOTAL AND PARTIAL PROTECTION)

(3) CALCULATION OF THE NET BUILDABLE SITE AREA (NBSA).
BASE SITE AREA 28.95 ACRES
SUBTRACT NATURAL RESOURCES WITH TOTAL PROTECTION 0.75 ACRES
EQUALS NET BUILDABLE SITE AREA 28.20 ACRES

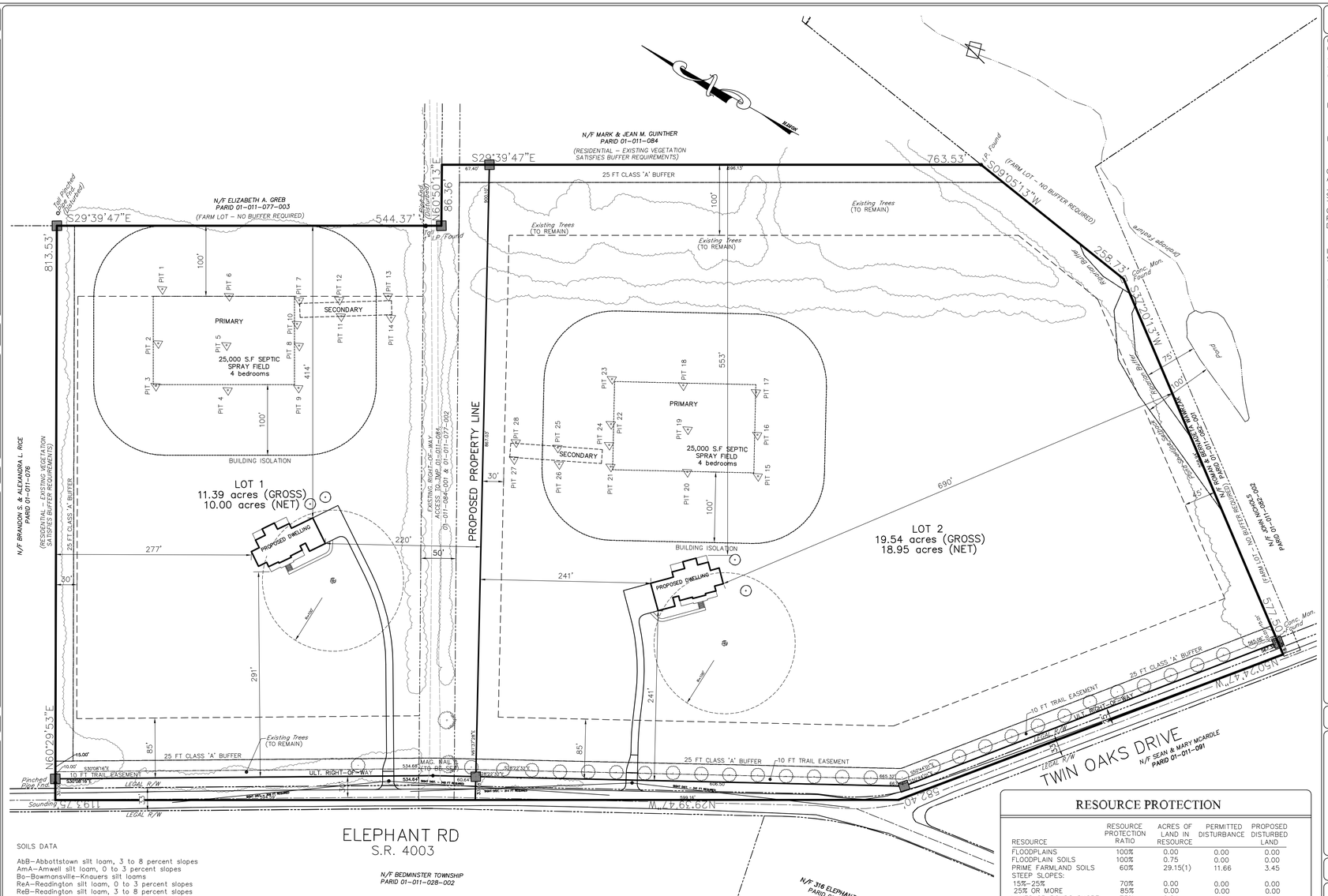
(4) CALCULATION OF PRESERVED FRAMLAND SOILS.
FARMLAND SOILS NA ACRES
SUBTRACT NATURAL RESOURCES WITH HIGHER PROTECTION NA ACRES
MULTIPLY BY FARMLAND SOILS PRESERVATION RATIO NA
EQUALS PRESERVED FARMLAND SOILS NA ACRES

(5) DETERMINATION OF BUILDABLE AREA.
BASE SITE AREA 28.95 ACRES
SUBTRACT PROTECTED SITE AREA 1.71 ACRES
EQUALS BUILDABLE AREA 27.24 ACRES

(6) DETERMINE MAXIMUM NUMBER OF DWELLING UNITS.
NET BUILDABLE SITE AREA (NBSA) NA ACRES
MULTIPLY BY MAX DENISTY NA DU/AC
EQUALS MAXIMUM NUMBER OF LOTS/UNITS NA

(7) DETERMINE THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE FOR SITE.
BASE SITE AREA (BSA) NA ACRES
MULTIPLE BY IMPERVIOUS SURFACE RATIO NA PERCENT
EQUALS MAXIMUM SITE IMPERVIOUS SURFACE NA ACRES

(8) SITE CAPACITY SUMMARY:
BASE SITE AREA (NUMBER 1) 28.95 ACRES
PROTECTED SITE AREA (NUMBER 2) 1.71 ACRES
NET BUILDABLE SITE AREA (NUMBER 3) 28.20 ACRES
PRESERVED FARMLAND SOILS (NUMBER 4) NA ACRES
BUILDABLE AREA (NUMBER 5) 27.24 ACRES
MAXIMUM NUMBER OF LOTS/LOTS (NUMBER 6) NA
MAXIMUM SITE IMPERVIOUS SURFACE (NUMBER 7) NA ACRES



SOILS DATA

AbB–Abbottstown silt loam, 3 to 8 percent slopes
AmA–Amwell silt loam, 0 to 3 percent slopes
Bo–Bowmansville–Knauers silt loams
ReA–Readington silt loam, 0 to 3 percent slopes
ReB–Readington silt loam, 3 to 8 percent slopes
RlB–Reaville channery silt loam, 3 to 8 percent slopes

GENERAL NOTES:

1. TITLE LINE AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY BUX-MONT SURVEYING SERVICE, LLC (BRIAN K. PATTERSON, PLS), COMPLETED IN NOVEMBER 2025.

2. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY AND TITLE LINE OF ELEPHANT ROAD AND TWIN OAKS DRIVE IS HEREBY OFFERED FOR DEDICATION TO BEDMINSTER TOWNSHIP AS AN EASEMENT.

3. THE NEW DWELLINGS ARE PLANNED TO BE SERVED WITH WATER BY MEANS OF AN INDIVIDUAL WELL CONSTRUCTED, OWNED AND OPERATED BY THE OWNER OF THE LOT. NO WELL WATER SUPPLY OR QUALITY TESTING HAS BEEN CONDUCTED TO VERIFY SUITABILITY OF AN INDIVIDUAL WELLS FOR THIS PURPOSE. IT IS POSSIBLE THAT THE LOT DOES NOT HAVE ADEQUATE SOILS OR GEOLOGY TO PROVIDE AN ADEQUATE VOLUME OR QUALITY OF ON-SITE WATER. THE WELLS MUST BE DRILLED AND WATER SUPPLIES TESTED FOR VOLUME AND QUALITY IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS PRIOR TO CONSTRUCTION OF ANY BUILDINGS.

4. THE PLANNING MODULE FOR LAND DEVELOPMENT WILL BR APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE BUCKS COUNTY DEPARTMENT OF HEALTH AS TO THE SUBDIVISION PLAN, PRIOR TO RECORDING. HOWEVER, THE SEPTIC SYSTEM PERMIT HAS NOT BEEN ISSUED FOR THE LOT(S) UPON WHICH NEW BUILDING(S) ARE PROPOSED. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SEPTIC SYSTEM PERMIT SHALL BE OBTAINED AND PRESENTED TO THE ZONING OFFICER FOR EACH NEW BUILDING.

5. CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS.

6. 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 MANOR SATISFACTORY TO THE BUCKS COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.

GENERAL NOTES CONT.:

7. A DRIVEWAY LAMP POST SHALL BE PROVIDED AT THE END OF EACH OF THE PROPOSED DRIVEWAY AND SHALL COMPLY WITH THE TOWNSHIP LIGHTING REQUIREMENTS.

8.THE STORMWATER FACILITIES AS SHOWN IN THIS PLAN ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF BEDMISTER, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN BY THE PROPERTY OWNER.

9. BEARING BASIS FOR THE BOUNDARY RETRACEMENT SURVEY HAS BEEN REFERENCED TO NAD83 PA STATE PLANE COORDINATES SYSTEM. (SOUTH ZONE).

ELEVATION DATUM – NAVD 1988

10. SHEETS 2 THROUGH 8 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME (SEE SHEET INDEX).

11. AGRICULTURAL USES WITHIN THIS ZONING DISTRICT MAY HAVE ASSOCIATED WITH THEM ACTIVITIES INCOMPATIBLE WITH RESIDENTIAL USES. THESE AGRICULTURAL ACTIVITIES MAY HAVE ASSOCIATED WITH THEM NOISE, ODORS, AND OTHER DISTURBANCES WHICH ARE PART OF NORMAL FARMING OPERATIONS BUT CAN NEGATIVELY IMPACT NEARBY RESIDENCES. RESIDENTS OF THE AP ZONING DISTRICT ARE ADVISED THAT NOISE, ODORS, DUST, FUMES, OR OTHER DISTURBANCES ASSOCIATED WITH AGRICULTURAL PRACTICES SHALL NOT BE REGULATED BY TOWNSHIP NUISANCE LAWS.

12. THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY. A BUILDING/ZONING PERMIT, AND STORMWATER MANAGEMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE CONSTRUCTION WORK. A DETAILED PLOT PLAN PREPARED BY AN ENGINEER SURVEYOR LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA SHALL ACCOMPANY THE ABOVE APPLICATIONS. THE PLOT PLAN SHALL DEPICT 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 LOCATIONS OF ALL EXISTING AND PROPOSED WELLS, WATERLINES, UTILITY LINES SEPTIC SYSTEMS, SEWER LINES, STORM SEWER, SUMP PUMP DRAINS, EASEMENT, TREES TO BE REMOVED, TREES TO REMAIN, ETC. THE PLAN SHALL BEAR THE IMPRINT OF THE RESPONSIBLE LICENSED ENGINEER OR SURVEYOR.

GENERAL NOTES CONT.:

ADDITIONALLY, AN EROSION AND SEDIMENTATION CONTROL PERMIT AND/OR N.P.D.E.S. PERMIT SHALL BE OBTAINED FROM THE BUCKS COUNTY CONSERVATION DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT. FURTHERMORE, THE TOWNSHIP WILL REQUIRE THE APPLICANT OF THE BUILDING PERMIT TO ESTABLISH ESCROW FUNDS IN THE AMOUNT EQUAL TO THE FULL COST TO CONSTRUCT ANY STORMWATER MANAGEMENT FACILITIES AND EROSION / SEDIMENT CONTROL MEASURES SHOWN ON THE APPROVED PLAN, PRIOR TO ISSUANCE OF A BUILDING / ZONING PERMIT. THE APPLICANT SHALL DISCLOSE THE NECESSITY OF THE ABOVE REQUIREMENTS TO THE FUTURE LOT OWNER IN WRITING PRIOR TO COMPLETION OF THE SALE.

13. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP PRIOR TO ISSUANCE OF A BUILDING PERMIT. STORMWATER MANAGEMENT IMPROVEMENTS MAY INCLUDE BUT NOT BE LIMITED TO DRIVEWAY PIPES, SWALES, AND OTHER ON LOT STORMWATER FACILITIES. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER. THE TOWNSHIP RESERVES THE RIGHT, ALTHOUGH NOT THE OBLIGATION OT ACCESS THE SITE TO VERIFY THAT THE PROPERTY OWNER IS MAINTAIN THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER MANAGEMENT ORDINANCE.

14. THE PROPOSED DRIVEWAYS MUST BE PAVED FROM THE EDGE OF THE CATWARY TO THE ULTIMATE RIGHT-OF-WAY OR 30 FEET (WHICHEVER IS GREATER) IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.

15. PERMIT APPROVAL MUST BE OBTAINED FROM THE BUCKS COUNTY DEPARTMENT OF HEALTH (BCDH) AND THE TOWNSHIP FOR THE INSTALLATION OF THE PROPOSED SEPTIC SYSTEMS PRIOR TO ISSUANCE OF A BUILDING PERMITS.

16. PROPOSED LANDSCAPING – EXISTING TREES ALONG THE ROAD FRONTAGE SHALL REMAIN TO SERVE AS A CLASS A BUFFER. THE BUFFER/STREET TREES AND ENERGY CONSERVATION TREES DEPICTED ON THE PLAN SHALL BE SELECTED FROM THE FOLLOWING LIST:

ACER RUBRUM – RED MAPLE
ACER SACCHARUM – SUGAR MAPLE
LIQUIDAMBAR STYRACIFLUA – SWEET GUM
PLATANUS X ACERIFOLIA – LONDON PLANETREE
PLATANUS OCCIDENTALIS – AMERICAN SYCAMORE

OTHER SPECIES MAY BE PERMITTED IF APPROVED BY TOWNSHIP ENGINEER AND TOWNSHIP MANAGER

RESOURCE PROTECTION

RESOURCE	RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	PERMITTED DISTURBANCE	PROPOSED DISTURBED LAND
FLOODPLAINS	100%	0.00	0.00	0.00
FLOODPLAIN SOILS	100%	0.75	0.00	0.00
PRIME FARMLAND SOILS	60%	29.15(1)	11.66	3.45
STEEP SLOPES:				
15%–25%	70%	0.00	0.00	0.00
25% OR MORE	85%	0.00	0.00	0.00
LAKES OR PONDS SHORE	75%	0.24	0.06	0.00
FOREST & WOODLANDS	50%	3.84	1.92	0.08
LAKES OR PONDS	100%	0.00	0.00	0.00
RIPARIAN COORIDORE	100%	0.093	0.00	0.00
WETLANDS MARGINS	80%	0.00	0.00	0.00
WATER COURSES	100%	0.00	0.00	0.00
WETLANDS	100%	0.00	0.00	0.00
WOODLANDS – ENVIRO	80%	0.20	0.04	0.00

(1) Bo IS ONLY SOILS NOT FARMLAND

CONC. MON (TO BE SET)
PROP. BUFFER
BUILDING SETBACK LINE
LOT LINE
PROP. EASEMENT
BUFFER/STREET TREES
ENERGY CONSERVATION ZONE TREE
EXIST. CONC. MONUMENT
EXIST. IRON PIN
EXIST. UTILITY POLE
EXIST. WELL
EXIST. SIGN
EXIST. STREET SIGN
FENCE
STREAM
EASEMENT
TRACT BOUNDARY
EXIST. RIGHT-OF-WAY
ADJOINING PROPERTY LINE
EXIST. EDGE OF ROAD
EXIST. DRIVES
EXIST. CENTERLINE

RECORD PLAN 1 OF 3

Plan Origination Date	12-23-2025

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS SS:

WE, _____ THE UNDERSIGNED, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF BEDMINSTER, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTIAN LOTS ACCORDING TO THIS PLAN, WHICH IS INTEDED TO BE FORTWITH RECORDED;

BY: _____ DATE_____
xxxx

BY: _____ DATE_____
xxxx

ON THIS_____DAY OF_____ 20_____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED (OR SATISFACTORY PROVEN) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGES THAT SHE IS THE REGISTERED OWNER OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SHE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

_____
NAME

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

REVIEWED BY THE TOWNSHIP ENGINEER
THIS _____ DAY OF _____ 20___.

APPROVED BY THE BEDMINSTER TOWNSHIP BOARD OF SUPERVISORS
THIS _____ DAY OF _____ 20___.

_____ _____
_____ _____
_____ _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE_____

BCPC #XXX

_____
EXECUTIVE DIRECTOR,
BUCKS COUNTY PLANNING COMMISSION

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

_____
RECORDER OF DEEDS

ENGINEER'S CERTIFICATION

I, JASON T. SMELAND, P.E., DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

(REGISTRATION NUMBER 059306) JASON T. SMELAND, P.E.

SURVEYOR'S CERTIFICATION

I, BRIAN K. PATTERSON, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

BRIAN K. PATTERSON, P.L.S. REGISTRATION NO. 37816E

PRELIMINARY/ FINAL MINOR SUBDIVISION PLAN (ACT 319)
Prepared for
LYNN BUILDERS, LLC
As part of
TMP 01-011-083
ELEPHANT ROAD
BEDMINSTER TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

JASON T. SMELAND
PROFESSIONAL ENGINEER
PA NO. 059306

GRAPHIC SCALE
80 0 40 80 160 240

LENAPE VALLEY ENGINEERING
Civil Engineering • Subdivision • Land Development
P.O. Box 74, Chalfont, Pennsylvania 18914
Tel (215) 822-1414 Fax (267) 308-0524
Lenapeconsultants@yahoo.com

PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.T.S.	1"=80'	1 OF 8
DRAFTED BY	PROJECT NUMBER	
B.C.S.	2714	

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 12, 2026

Subject: BCPC #13167
Preliminary Plan of Subdivision for Steel Tract
TMP #1-8-8-1
Applicant: Sarah and Ryan Steel
Owner: Sarah Steel
Plan Dated: January 19, 2026
Date Received: February 17, 2026

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 26.9-acre parcel into two lots of 19.2 acres (Lot 1) and 7.2 acres (Lot 2). Lot 1 contains an existing dwelling with associated structures and an existing agricultural use. Lot 2 will contain a proposed single-family detached dwelling. Both lots will be served by on-lot water and sewer facilities. The site is preserved under Act 319.

Location: About 400 feet southeast of the intersection of Birch Lane and Edge Hill Road.

Zoning: The AP Agriculture Preservation District permits use A1 General Farming and use B1 Detached Dwelling by right. Act 319 small-lot subdivisions are permitted with a minimum lot size of one acre and a maximum lot impervious surface coverage of 17 percent.

Present Uses: Residential and agricultural

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 402.2(A)
   to allow for a reduced scale plan

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

Sections 506, 512, 513, and 516
from providing all frontage improvements, including widening, curbing, sidewalks, and drainage improvements

Section 515
from providing additional plantings where existing vegetation does not satisfy the requirement

Section 516
to defer compliance with the stormwater management requirements application to the construction of buildings and structures on the new lot until the time that building permits are filed for these improvements

Sections 517 and 518
to defer installation of the erosion and sediment controls associated with and required for the construction of buildings and structures on the new lot until the time that building permits are filed for these improvements and work is commenced on the new lot

The applicant has not provided the reasons for the waiver requests, the section numbers of the ordinance from which the waivers will provide relief, 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, the ordinance sections involved, and the minimum modifications necessary. The final plan should note all granted waivers.

2. **Act 319**—The Bucks County Board of Assessment indicates TMP #1-8-8-1 is preserved under Act 319. The township should ensure compliance with all pertinent sections of Act 319 – Pennsylvania Farmland and Forest Land Assessment Act (Clean and Green), including, but not limited to Sections 137.b.82 and 6(a.1)(1).

3. **Zoning information**—Sheet 1 includes the zoning information table with applicable zoning regulations. The table contains required area and dimensional requirements based on residential subdivisions for sites containing five or more acres of preserved farmland soils, found in Section 408.(4)c of the zoning ordinance. Section 408.(2)f.(i) of the ordinance has a different set of area and dimensional requirements for small-lot subdivisions for properties preserved under Act 319. Township officials should determine which area and dimensional requirements are applicable to the project and the zoning information table should be updated accordingly.

4. **Submission requirements**

Lighting—Section 526.1. of the SALDO requires lighting to be provided along public streets. Birch Lane appears to be a public street. The applicant should comply with or request a waiver from this requirement.

Bikeways—Section 529.1.B. of the SALDO requires all subdivisions to establish bike paths along or through the site. The applicant should comply with or request a waiver from this requirement.

Greenways—Section 529.2. of the SALDO requires all sites containing a watercourse requiring a riparian buffer to provide a greenway within or alongside the riparian buffer. Sheet 2 indicates this site contains a watercourse with a riparian buffer. The plans should be revised to comply with the greenway requirements in Section 529.2.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

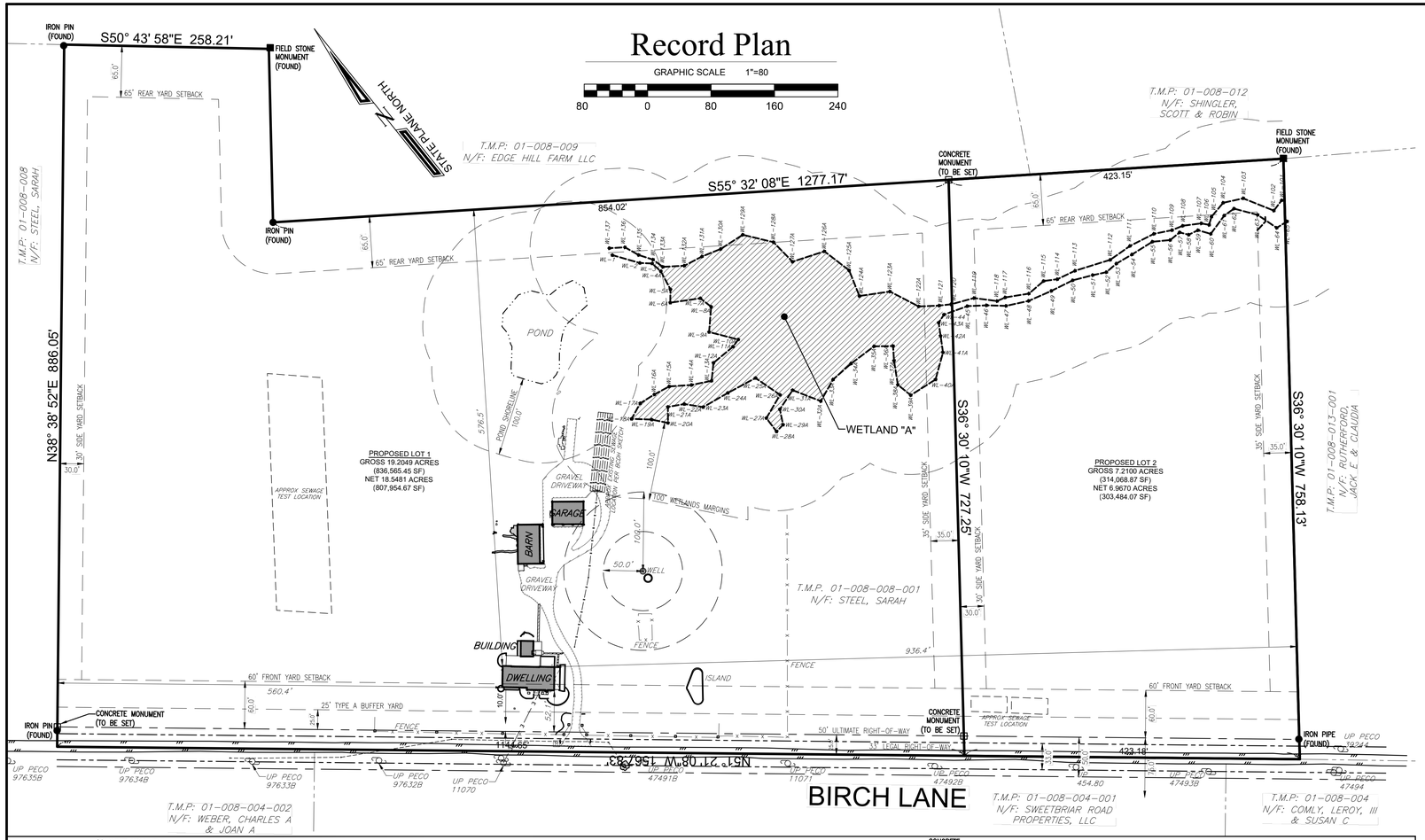
LR:emh
26-0046

cc: Sarah and Ryan Steel (via email)
Crews Surveying, LLC (via email)
Curtis Genner, PE, Wynn Associates, Inc., Township Engineer (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)

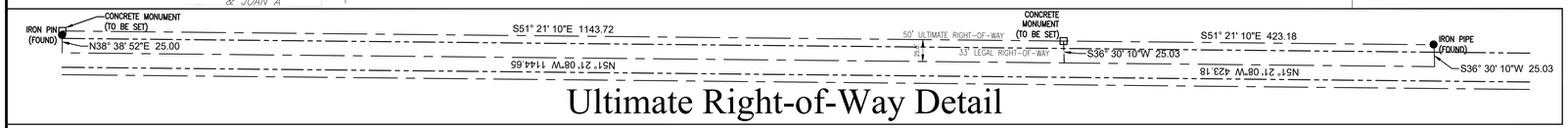
Record Plan

GRAPHIC SCALE 1"=80

80 0 80 160 240



Ultimate Right-of-Way Detail



NOTES:

1. BEING TAX MAP PARCEL 01-008-008-001
INSTRUMENT No. 2021112253; DATED - DECEMBER 09, 2021
2. THIS PLAN REPRESENTS A BOUNDARY RETRACEMENT SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 25, 2025.
GROSS AREA BY SURVEY: 26.4146 ACRES (1,150,620.29 SF)
3. EXISTING FEATURES SHOWN BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 25, 2025.
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 LINES, 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. CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS
9. AGRICULTURAL USES WITHIN THIS ZONING DISTRICT MAY HAVE ASSOCIATED WITH THEM ACTIVITIES INCOMPATIBLE WITH RESIDENTIAL USES. THESE AGRICULTURAL ACTIVITIES MAY HAVE ASSOCIATED WITH THEM NOISE, ODORS, AND OTHER DISTURBANCES WHICH ARE PART OF NORMAL FARMING OPERATIONS BUT CAN NEGATIVELY IMPACT NEARBY RESIDENCES. RESIDENTS OF THE AP ZONING DISTRICT ARE ADVISED THAT NOISE, ODORS, DUST, FUMES, OR OTHER DISTURBANCES ASSOCIATED WITH AGRICULTURAL PRACTICES SHALL NOT BE REGULATED BY TOWNSHIP NUISANCE LAWS
10. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY AND TITLE LINE OF BIRCH LANE IS HEREBY OFFERED FOR DEDICATION TO BEDMINSTER TOWNSHIP AS AN EASEMENT
11. THE WETLANDS DEPICTED ON THIS PLAN WERE IDENTIFIED BY VALLEY ENVIRONMENTAL SERVICES, INC (SEE REPORT DATED NOVEMBER 18, 2025)
12. THE EXISTING DWELLING IS SERVED WITH WATER BY MEANS OF THE EXISTING WELL. ANY FUTURE DWELLING IS PLANNED TO BE SERVED WITH WATER BY MEANS OF AN INDIVIDUAL WELL CONSTRUCTED, OWNED, AND OPERATED BY THE OWNER OF THE LOT. NO WELL WATER SUPPLY OR QUALITY TESTING HAS BEEN CONDUCTED TO VERIFY SUITABILITY OF AN INDIVIDUAL WELL FOR THIS PURPOSE. IT IS POSSIBLE THAT THE LOT DOES NOT HAVE ADEQUATE SOILS OR GEOLOGY TO PROVIDE AN ADEQUATE VOLUME OR QUALITY OF ON-SITE WATER. THE WELLS MUST BE DRILLED AND WATER SUPPLIES TESTED FOR VOLUME AND QUALITY IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS PRIOR TO CONSTRUCTION OF ANY BUILDINGS.
13. THE EXISTING DWELLING IS SERVICED BY AN EXISTING ON-LOT SEPTIC SYSTEM. THE PROPOSED LOT WILL ALSO BE SERVICED BY AN ON-LOT SEPTIC SYSTEM. THE PLANNING MODULE FOR LAND DEVELOPMENT HAS BEEN SUBMITTED TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE BUCKS COUNTY DEPART OF HEALTH AS TO THE SUBDIVISION PLAN. HOWEVER, THE SEPTIC SYSTEM PERMIT HAS NOT BEEN ISSUED FOR THE LOT(S) UPON WHICH NEW BUILDING(S) ARE PROPOSED. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SEPTIC SYSTEM PERMIT SHALL BE OBTAINED AND PRESENTED TO THE ZONING OFFICER FOR EACH NEW BUILDING
14. ANY STORMWATER FACILITIES AS SHOWN IN THIS PLAN ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF BEDMINSTER, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN BY THE PROPERTY OWNER.
15. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP PRIOR TO ISSUANCE OF A BUILDING PERMIT. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER. THE TOWNSHIP RESERVES THE RIGHT, ALTHOUGH NOT THE OBLIGATION, TO ACCESS THE SITE TO VERIFY THAT THE PROPERTY OWNER IS MAINTAINING THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER MANAGEMENT ORDINANCE

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 (FOUND)
- MONUMENT (FOUND)
- SIGN
- IRON PIN (TO BE SET)
- MONUMENT (TO BE SET)

SITE CALCULATIONS

	EXISTING		LOT 1		LOT 2	
Area Calculation:	sf	ac	sf	ac	sf	ac
Gross Area:	1,150,634.32	26.4149	836,565.45	19.2049	314,068.87	7.2100
minus Ult R/W Area	39,195.59	0.8998	28,610.78	0.6568	10,584.80	0.2430
	-	0.0000	-	0.0000	-	0.0000
	-	0.0000	-	0.0000	-	0.0000
Base Site Area:	1,111,438.73	25.5151	807,954.67	18.5481	303,484.07	6.9670

TOTAL TRACT IMPERVIOUS

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	1,899.5		0.0	0.0	0.0	1,899.5	
DETACHED GARAGE	1,183.8		0.0	0.0	0.0	1,183.8	
MISC. ACC. BLDG	1,787.6		0.0	0.0	0.0	1,787.6	
Building Coverage:	**4,870.9**	**0.44%**	**0.0**	**0.0**	**0.0**	**4,870.9**	**0.44%**
DRIVEWAY	10,919.6		0.0	0.0	0.0	10,919.6	
PATIOS	750.4		0.0	0.0	0.0	750.4	
WALKWAYS	696.1		0.0	0.0	0.0	696.1	
WALLS	513.6		0.0	0.0	0.0	513.6	
GRAVEL	20.9		0.0	0.0	0.0	20.9	
-	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	**12,900.5**		0.0	0.0	0.0	**12,900.5**	
Total Impervious=	**17,771.4**	**1.60%**	**0.0**	**0.0**	**0.0**	**17,771.4**	**1.60%**
Remaining per Zoning Max=	204,516.32				Remaining per Zoning Max=	204,516.32	

ZONING INFORMATION

ZONED: AP - AGRICULTURAL PRESERVATION DISTRICT

	PERMITTED BY ORDINANCE		EXISTING		PROPOSED LOT 1		PROPOSED LOT 2	
GROSS LOT AREA			1,150,634.32	SF	836,565.45	SF	314,068.87	SF
MINIMUM BASE SITE AREA	32,000.00	SF	1,111,438.73	SF	807,954.67	SF	303,484.07	SF
MINIMUM LOT WIDTH @ BLDG SETBACK	150.0	FT	1564.6	FT	1141.5	FT	423.2	FT
MAXIMUM BUILDING COVERAGE	10.00%		0.43%		0.60%		0.00%	
MAXIMUM LOT IMPERVIOUS SURFACE	20.00%		1.65%		2.20%		0.00%	

PROPOSED USE: B1 - SINGLE FAMILY DWELLING - RESIDENTIAL SUBDIVISION

	PERMITTED BY ORDINANCE		EXISTING		PROPOSED LOT 1		PROPOSED LOT 2	
FRONT (BIRCH LANE)	60.0	FT	*52.1	FT	*52.1	FT	60.0	FT
REAR	65.0	FT	576.5	FT	576.5	FT	65.0	FT
SIDE (EACH/AGG.)	30.0 / 65.0	FT	560.4 / 1496.8	FT	560.4 / 1496.8	FT	30.0 / 65.0	FT
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	EXISTING	FT	35.0	FT

*EXISTING NON-CONFORMING

IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION

WAIVERS REQUESTED:

SECTIONS 402.2(A) - ALLOWING FOR A REDUCED SCALE PLAN TO FACILITATE THE REVIEW PROCESS

SECTIONS 506, 512, 513, 516 - WAIVING ALL FRONTAGE IMPROVEMENTS ALONG BIRCH LANE, INCLUDING WIDENING, CURBING, SIDEWALKS, AND DRAINAGE IMPROVEMENTS

SECTION 515 - WAIVING ADDITIONAL PLANTINGS WHERE EXISTING VEGETATION DOES NOT SATISFY THE REQUIREMENT

SECTION 516 - DEFERRING COMPLIANCE WITH THE STORMWATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE CONSTRUCTION OF BUILDINGS AND STRUCTURES ON THE NEW LOT UNTIL THE TIME THAT BUILDING PERMITS ARE FILED FOR THESE IMPROVEMENTS

SECTION 517 & 518 - DEFERRING INSTALLATION OF THE EROSION AND SEDIMENT CONTROLS ASSOCIATED WITH AND REQUIRED FOR THE CONSTRUCTION OF BUILDINGS AND STRUCTURES ON THE THE NEW LOT UNTIL THE TIME THAT BUILDING PERMITS ARE FILED FOR THESE IMPROVEMENTS AND WORK IS COMMENCED ON THIS NEW LOT

PLAN SHEET INDEX

1. RECORD PLAN
2. EXISTING FEATURES AND SITE ANALYSIS PLAN
3. AERIAL PLAN
4. SEWAGE PLANNING MODULE PLOT PLAN

Site Capacity Calculations for the AP District

(1) Base Site Area. Certain portions of sites are not usable for the activities proposed for that site. These areas shall be subtracted from the Site Area to determine the Base Site Area.

a. Site Area as determined by an actual on-site survey.	26.4149	ACRES
b. Subtract land within the ultimate right-of-way of existing roads, within utility rights-of-way or easements, or which has been preserved through easement, deed restriction, or transfer of development rights.	0.8998	ACRES
c. Subtract land which is not contiguous, i.e.,		
(i) Land which does not abut or adjoin, abuts at a point with, abuts for a distance of less than fifty (50) feet with, or does not share common boundaries with, the rest of the site; and/or	0.0000	ACRES
(ii) Land that is cut off from the rest of the site by anything that serves as a major barrier to common use, or isolates and makes this land unavailable for building purposes, such as a road, railroad, existing land use, major stream, or other body of water.	0.0000	ACRES
d. Subtract land which, in a previously approved subdivision or land development, was reserved or restricted for natural resource protection, open space, or recreation.	0.0000	ACRES
e. Subtract land used or zoned for another use, i.e., land which is used or to be used for commercial or industrial uses in a residential development, or land in a different zoning district from the rest of the site.	0.0000	ACRES
BASE SITE AREA	**25.5151**	**ACRES**

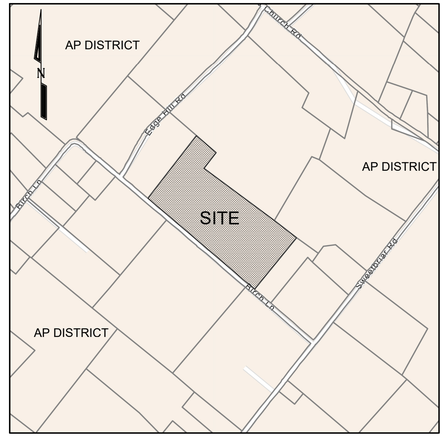
(2) Calculation of the Protected Site Area.

RESOURCE	RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	RESOURCE PROTECTION LAND	
Watercourse	1.00	0.1318	0.1318	ACRES
Floodplain	1.00	0.0000	0.0000	ACRES
Floodplain Soils	1.00	0.0000	0.0000	ACRES
Wetlands	1.00	1.0644	1.0644	ACRES
Lakes & Ponds	1.00	0.1940	0.1940	ACRES
Riparian Buffer	1.00	5.0705	5.0705	ACRES
Natural Resources with Total Protection			**6.4607**	**ACRES**

RESOURCE	RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE*	RESOURCE PROTECTION LAND	
Protected Farmland Soils				
Farm Sub.	0.80	0.0000	0.0000	ACRES
Estate Sub.	0.70	0.0000	0.0000	ACRES
Residential Sub.	0.60	12.8147	7.6888	ACRES
Non-Resid. Sub./Dev.	0.60	0.0000	0.0000	ACRES
Wetlands Margins	0.80	0.8781	0.7025	ACRES
Lake & Pond Shoreline	0.70	0.2694	0.1886	ACRES
Steep Slopes (25% or more)	0.30	0.0020	0.0006	ACRES
Steep Slopes (15 to 25%)	0.25	0.0179	0.0045	ACRES
Woodland - Environ.	0.80	0.0000	0.0000	ACRES
Woodland - Other	0.25	0.4024	0.1006	ACRES
*WHERE TWO (2) OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST PROTECTION RATIO SHALL BE USED IN THE CALCULATIONS				
Natural Resources with Total Protection			**8.6856**	**ACRES**
Protected Site Area			15.1463	ACRES
(Sum of Natural Resources with Total and Partial Protection)				

(3) Calculation of the Net Buildable Site Area (NBSA).

Base Site Area	25.5151	ACRES
Subtract Natural Resources with Total Protection	15.1463	ACRES
Equals Net Buildable Site Area	10.3688	ACRES
(4) Calculation of the Preserved Farmland Soils.		
Farmland Soils (Class I, II, and III soils)	17.1315	ACRES
Subtract Natural Resources with a higher Protection Ratio overlapping with the Farmland Soils	4.8906	ACRES
Multiply by Farmland Soils Preservation Ratio	0.6	
Equals Preserved Farmland Soils	7.3445	ACRES
(5) Determination of Buildable Area		
Base Site Area	25.5151	ACRES
Minus Protected Site Area	15.1463	ACRES
Equals Buildable Area	10.3688	ACRES
(6) Determine Maximum Number of Dwelling Units/Lots		
Net Buildable Site Area (NBSA)	10.3688	ACRES
Multiple by Maximum Density	0.5	DUS/ACRES
Equals Maximum Number of Units/Lots (do not round up)	21	UNITS/LOTS
(7) Determine the Maximum Amount of Impervious Surface for Site		
Base Site Area (BSA)	25.5151	ACRES
Multiple by Maximum Site Impervious Surface Ratio	0.17	PERCENTS
Equals Maximum Site Impervious Surface	4.3376	ACRES
(8) Site Capacity Summary		
Base Site Area (Number 1)	26.4149	ACRES
Protected Site Area (Number 2)	15.1463	ACRES
Net Buildable Site Area (Number 3)	10.3688	ACRES
Preserved Farmland Soils (Number 4)	7.3445	ACRES
Buildable Area (Number 5)	10.3688	ACRES
Maximum Number of Units/Lots (Number 6)	21	UNITS/LOTS
Maximum Site Impervious Surface (Number 7)	4.3376	ACRES



Location Map

GRAPHIC SCALE 1"=800'

800 0 800 1600

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

CERTIFICATION OF MONUMENTATION

CERTIFICATION THAT SITE MONUMENTATION HAS BEEN INSTALLED AS DEPICTED ON THE SUBDIVISION PLAN PREPARED FOR STEEL TRACT DATED JANUARY 19, 2026.

_____
ADAM D. CREWS PLS PENNSYLVANIA LICENSE NO. SU75214

BUCKS COUNTY PLANNING COMMISSION – BCPC NO.: _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____

_____
EXECUTIVE DIRECTOR,
BUCKS COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON THE_____ DAY OF _____ 202_.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BEDMINSTER THIS _____DAY OF _____ 202_.

_____

_____

RECOMMENDED FOR APPROVAL BY THE BEDMINSTER TOWNSHIP PLANNING COMMISSION THIS _____DAY OF _____ 202_.

_____

_____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

_____
OWNER

ON THE _____ DAY OF _____ 202_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED SARAH STEEL, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT SHE IS THE REGISTERED OWNER OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND DESIRED THAT THIS PLAN THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:
(SEAL)

OWNER:

STEEL, SARAH

SITE ADDRESS:
1271 BIRCH LN
PERKASIE PA 18944

MAILING ADDRESS:
1271 BIRCH LN
PERKASIE PA 18944

Record 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 — SURVEYOR — No. SU75214

PRELIMINARY 2 LOT SUBDIVISION PLAN

PREPARED FOR

STEEL TRACT

TAX MAP PARCEL 01-008-008-001

SITUATE IN

BEDMINSTER TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
JANUARY 19, 2026	RFM	ADC	1" = 80'	-/-	5996	1 OF 4

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2026-2-12
E:\JOBFILES\5900-5999\5996 STEEL 2 LOT SUB OLD 5900\DWG FILES\5996 2025-01-08 SUBDIVISION.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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 6, 2026

Subject: BCPC #11639-A
Preliminary Plan of Land Development for Carrier52, LLC
TMPs #5-65-6-2 and 5-65-6-4
Applicant: Mirshod Khaydarov
Owner: Carrier52, LLC
Plan Dated: November 18, 2025
Date Received: February 4, 2026

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

GENERAL INFORMATION

Proposal: Consolidate two parcels to create a 54,299-square-foot lot on which a 4,800-square-foot building is proposed to be constructed. The intended use of the lot is for truck sales. Public water and sewer facilities are intended to serve the development.

Location: Along the northwest side of U.S. Route 13, approximately 1,100 feet northeast of the intersection of U.S. Route 13 and Beaver Dam Road.

Zoning: The C Commercial District permits Use D19 Truck Sales by special exception approval. This district requires a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. The permitted maximum building area and impervious surface ratio are 35 and 70 percent, respectively.

Present Use: Commercial and vacant

COMMENTS

1. **Special exception**—Section 205-36.B.(6) of the zoning ordinance requires special exception approval to allow Use D19 Truck Sales in the C Commercial District. This zoning issue should be resolved before action is taken on the proposal.

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

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

   Section 177-14.E.
   from returning for a presentation with every submission of plan sets during the land development approval process; the application indicates that the layout shown will remain throughout the land development process

   Section 177-41.F.
   from requiring parking spaces to be located no closer than 15 feet from the building; the application indicates that eight parking spaces are within 15 feet of the building with no curbline for separation, to allow for vehicular movement throughout the site

   Section 177-41.Q.
   from planting required parking lot trees in a manner to protect vehicles from the sun; the application indicates that, due to the site's layout, trees will not be able to be planted in a manner to protect vehicles from the sun

   Section 177-48.D.(3)
   from providing the required 5-foot distance between the property boundary and the edge of grading; the application indicates that to provide proper grades and dimensions for vehicular maneuverability, grading to the property line is required

   Section 177-51.A.
   from providing street trees; the application indicates that street trees are not provided due to the proposed clear site triangles and the potential blocking of the proposed sign for the property

   Sections 177-91.A.(1) and 177-92.A.(1)
   to allow plan scales of 1-inch equals 20 feet, 1-inch equals 30 feet, and 1-inch equals 40 feet rather than the required 1-inch equals 50 feet; the application indicates relief is requested due to the size of the lot

   Sections 177-91.C.(3) and 177-92.C.(3)
   from providing the location of utilities and man-made features within 200 feet of the tract; the application indicates that aerial imagery of surrounding areas and some grading and utility locations has been provided

   Sections 177-55.L.(a) and (b)
   to provide a 12-foot by 28-foot area at the rear of the building to be used for loading rather than the required loading area dimensions; the application indicates that required loading area dimensions are larger than needed for the proposed use

   The final plan should note all granted waivers.

3. **Transportation issues**

   a. **Driveway signage**—It appears that the two driveways will constitute a one-way pair. If this is the case, we recommend that appropriate signage be provided in conjunction with this access scheme.

   b. **Inlets at driveways**—The proposed design has existing inlets at both driveway access points. We recommend that the applicant consider moving the inlets or shifting the driveways to optimize the design.

c. **Driveway centerline profiles**—The applicant should provide driveway centerline profiles in conjunction with the proposed design.

d. **Americans with Disabilities Act (ADA)**—In accordance with ADA requirements, ramps should be provided in conjunction with the proposed driveways.

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

5. **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.

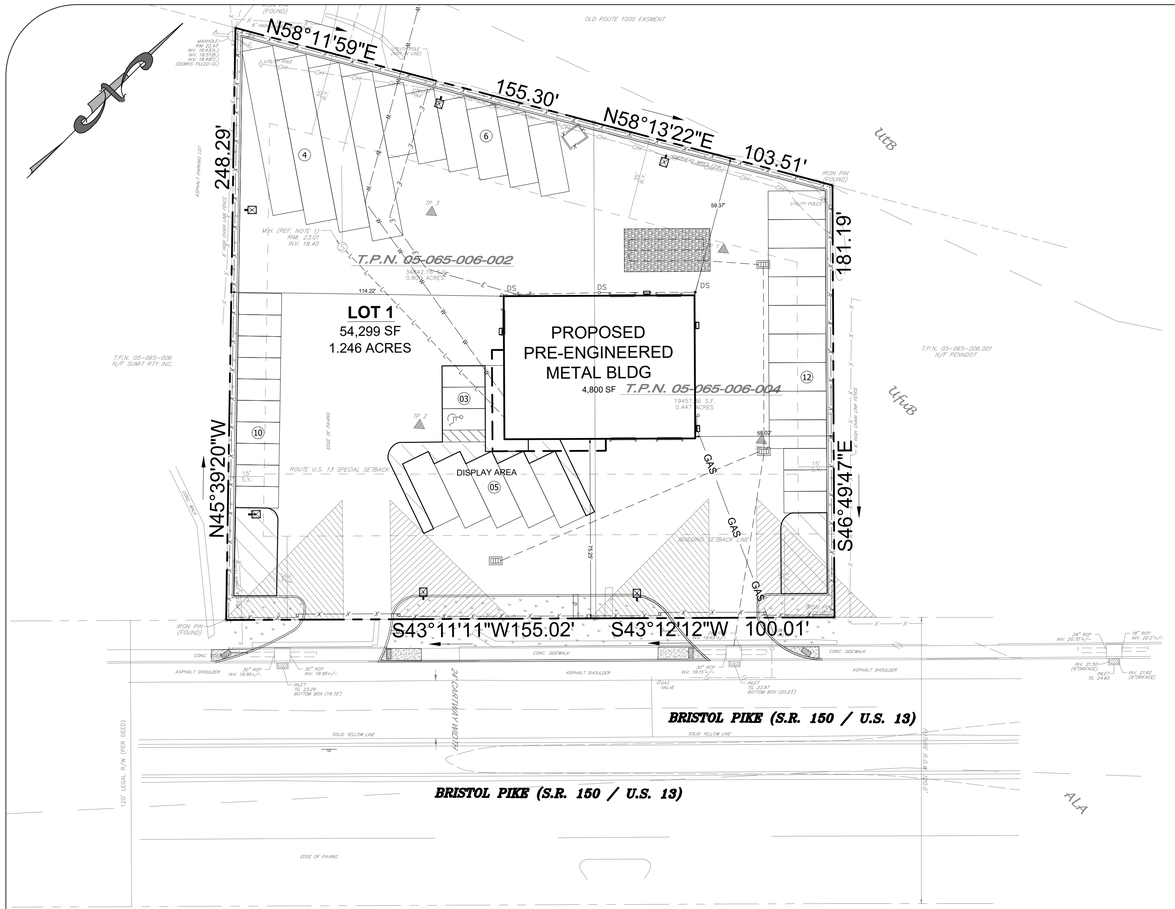
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0030

cc: Mirshod Khaydarov (via email)
Joseph Ingaglio, PE, Bustamante Engineering, Inc. (via email)
Justin DiNardo, EIT, Bustamante Engineering, Inc. (via email)
Brett Webber, Brett Webber Architects, PC (via email)
Mike Meginnis, 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)



2 RECORD PLAN

SCALE: 1" = 30'-0"

0 30' 60'

ZONING REQUIREMENTS

	REQUIRED	EXISTING		LOT 1
		05-065-006-002	05-065-006-004	
MIN. LOT AREA	5,000 SF	34,842 SF	19,457 SF	54,299 SF
MIN. LOT WIDTH @ B.S.L.	50 FT	154.32 FT	100 FT	181.19 FT

MIN. YARD SETBACKS ("C" COMERCIAL DISTRICT)				
PARKING LOT/UNDEVELOPED				
FRONT	35 FT	-	-	75.25 FT
SIDE YARD	15 FT	-	-	58.02 FT 114.22 FT
REAR	35 FT	-	-	59.37 FT
MAX IMPERVIOUS	70%	98.4%	93%	94.2%
BUILDING HEIGHT	50 FT	-	-	

(ENC) DENOTES AN EXISTING NONCONFORMITY

*- EXISTING NON-CONFORMITY (TO REMAIN)

GENERAL SURVEYING NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 23, 2024.
2. DESIGNATIONS 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 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 LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCES TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 07 DEGREES 03 MINUTES 50 SECONDS CLOCKWISE.

MAINTENANCE RESPONSIBILITY NOTE:

1. THE PROPOSED STORMWATER INFILTRATION TRENCH ARE REQUIRED STORMWATER CONTROLS AND CANNOT BE REMOVED BY THE OWNER WITHOUT WRITTEN AUTHORIZATION FROM BRISTOL TOWNSHIP.
2. IT IS THE LANDOWNER'S RESPONSIBILITY TO MAINTAIN THE PROPOSED STORMWATER SYSTEMS AND ENSURE THAT THEY ARE FUNCTIONING PROPERLY. EVALUATE THE DRAIN-DOWN TIME OF THE TRENCH TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE TRENCH VIA PUMPING AND CLEAN OUT PERFORATED PIPING, IF INCLUDED. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.
3. BRISTOL TOWNSHIP MAINTAINS THE RIGHT TO ENTER THE PROPERTY AND INSPECT THE STORMWATER SYSTEMS TO ENSURE THEY ARE BEING MAINTAINED. THE TOWNSHIP ALSO MAINTAINS THE RIGHT TO REPAIR THEM AT THE OWNERS EXPENSE IF IT DEEMS IT TO BE NECESSARY.
4. INSPECT INFILTRATION TRENCH AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
5. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE TRENCH AT A SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
6. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTION TO FACILITATE THE EFFECTIVENESS OF THE INFILTRATION TRENCH.
7. CLEAN OUT CATCH BASIN AT TOP OF SYSTEM AT LEAST ONCE PER YEAR.
8. THE PIPES CAN BE CLEANED BY USING A WATER JET TO FLUSH THE SEDIMENT TO THE INLETS. CARE SHOULD BE TAKEN TO PREVENT TEARING OF THE GEOTEXTILE FABRIC OR DISLODGING THE STONE.

OWNER INFORMATION:
TAX PARCEL NO.: #05-065-006-002, #05-065-006-004
ADDRESS: 5270 BRISTOL PIKE
OWNER: CARRIER 52, LLC
DEED: BOOK NO. 5287, PG. NO. 2072
AREA: **54,299 SF**

OWNER OF RECORD:
CARRIER 52, LLC
5270 BRISTOL PIKE
BRISTOL, PA 19007

SITE DATA:
TAX PARCEL NO.: #05-065-006-002, #05-065-006-004
ZONE: C (Commercial)
USE: D19 - TRUCK SALES
SITE AREA: 1.247 AC

SITE IMPROVEMENT NARRATIVE:

CARRIER52, LLC PROPOSES TO REDEVELOP 5027 BRISTOL PIKE AS A TRUCK SALES FACILITY (USE D19) AS PERMITTED BY A SPECIAL EXCEPTION IN THE 'C' COMMERCIAL DISTRICT IN BRISTOL TOWNSHIP, BUCKS COUNTY, PA.

CERTIFICATIONS:

TO WHOM THESE PRESENTS MAY COME, I (WE) _____ SEND 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 _____ , _____.

_____

_____

APPROVED BY THE BRISTOL TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ , _____.

_____

_____

APPROVED BY THE BRISTOL TOWNSHIP COUNCIL THIS _____ DAY OF _____ , _____.

_____

_____

REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER THIS _____ DAY OF _____ , _____.

_____

_____

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

_____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ , _____.

BY _____

I, _____ (NAME), _____
(REGISTRATION NUMBER) DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY, MONUMENTS, AND METES AND BOUNDS DESCRIBED SHOWN ON THIS PLAN REFERENCES A FIELD SURVEY PERFORMED BY:

_____
(SIGNATURE - PROFESSIONAL SURVEYOR)

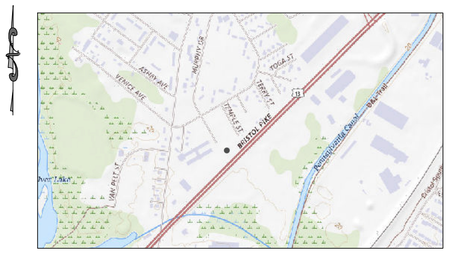
_____ _____
(REGISTRATION NO.) (DATE)

REFERENCE NOTES:

1. EXISTING MANHOLE WAS NOT OBTAINED BY SURVEYORS. MANHOLE LOCATION AND ELEVATIONS ARE APPROXIMATED FROM DEMOLITION PLANS LABELED 'THE INN AT BRISTOL' DATED 12-29-2008 PREPARED BY PRAVIN H. PATEL ASSOCIATES, INC.

I, _____(LAND OWNER), ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM IS TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY, WHICH SHALL BE RECORDED WITH THE RECORD PLAN AND WHICH SHALL BE APPLICABLE TO ALL FUTURE LANDOWNERS.

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



VICINITY MAP

1" = 800'

LEGEND:

- EXIST. WATER LINE
- EXIST. WATER SERVICE
- EXIST. GAS LINE
- EXIST. ELECTRIC LINE
- EXIST. TELEPHONE LINE
- EXIST. FENCE LINE
- EXIST. FLOOD PLAIN
- EXIST. STREAM
- EXIST. EASEMENT
- EXIST. TRACT BOUNDARY
- EXIST. RIGHT-OF-WAY
- EXIST. ADJOINING PROPERTY LINE
- EXIST. EDGE OF ROAD
- EXIST. DRIVES
- EXIST. CENTERLINE
- EXIST. ZONING LINE/TOWNSHIP BOUNDARY
- EXIST. STORM SEWER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. CONTOUR
- EXIST. INDEX CONTOUR
- EXIST. CURB
- PROP. CURB
- PROP. WATER LINE
- PROP. WATER SERVICE
- PROP. SANITARY LATERAL
- PROP. FORCE MAIN LATERAL
- PROP. EASEMENT
- PROP. EDGE OF ROAD
- PROP. CENTERLINE
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUILDING SETBACK LINE
- PROP. BUFFER LINE

STORWATER MANAGEMENT NOTES:

1. SITE IS WITHIN DELAWARE RIVER SOUTH WATERSHED MANAGEMENT DISTRICT 'C'. THIS IS IN ACCORDANCE WITH APPENDIX - D IN BRISTOL TOWNSHIP'S ZONING ORDINANCE. PLAN PREPARED BY BORTON LAWSON ENGINEERING DATED DECEMBER 2003.
2. DURING CONSTRUCTION, THE MUNICIPALITY SHALL INSPECT ALL PHASES OF THE INSTALLATION OF THE BEST MANAGEMENT PRACTICES (BMPS) AND/OR STORMWATER MANAGEMENT (SWM) FACILITIES AS DEEMED APPROPRIATE BY THE MUNICIPALITY.
3. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY SWM BMPS, FACILITIES, AREAS, OR STRUCTURES THAT WERE INSTALLED AS A REQUIREMENT OF THIS CHAPTER UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
4. 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 MUNICIPALITY.

INFILTRATION TRENCH NOTES:

1. PROVIDE ORANGE CONSTRUCTION FENCING AROUND PROPOSED INFILTRATION AREA DURING CONSTRUCTION TO MINIMIZE COMPACTION OF IN-SITU SOILS FROM EQUIPMENT.
2. REFER TO INFILTRATION TRENCH DETAIL FOR MORE INFORMATION.
3. (2) PERFORATED PIPES TO BE INSTALLED AND CONNECTED TO NEW DOWNSPOUTS AND CONNECTED PERPENDICULAR IN THE MIDDLE OF THE TRENCH. PERFORATED PIPES TO BE INSTALLED IN THE MIDDLE OF THE INFILTRATION TRENCH.
4. DISCHARGE OF PIPE TO BE ON OPPOSITE END OF DRIVEWAY, CONNECTED TO POP-UP EMITTER. THE 53 LINEAR FEET OF PROPOSED PIPE CONNECTED TO POP-UP EMITTER TO BE SCHEDULE 80 PVC.

NOTE: THE TOWNSHIP RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSES OF INSPECTION OF PROPOSED STRUCUTRES AND/OR PHYSICAL IMPROVEMENTS IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED. A BLANKET EASEMENT IS PROVIDED OVER THE PROPERTY TO ALLOW TOWNSHIP ACCESS FOR INSPECTION AND FOR THE EMERGENCY REPAIR/MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

PRELIMINARY PLAN - NOT TO BE RECORDED

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH P INGAGLIO
ENGINEER No. PE063357

Drawing Notes

BEFORE YOU DIG CONTACT PA. ONE-CALL 1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE
SN: 20251554009-000

No.	Description	Revised By	Date
1	LD SUBM.	JND	11/18/2025

BUSTAMANTE ENGINEERS INC.

Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client
BRETT WEBBER ARCHITECTS, PC
40 South 4th Street,
Easton, PA 18042

Project
CARRIER52 - 5027 BRISTOL PIKE LAND DEVELOPMENT PROJECT
5027 BRISTOL PIKE
BRISTOL, PA 19007

Revision: LD SUBM.
Date: November 18, 2025
Scale: As Noted
Sheet: RP 3 of 10

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 18, 2026

Subject: BCPC #12187-A
Preliminary Plan of Lot Line Change and Land Development for Seeberger
TMPs #5-13-95, -96
Applicant: Charles W. Seeberger
Owner: Same
Plan Dated: October 11, 2024
Last Revised: January 22, 2026
Date Received: February 20, 2026

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 two parcels. TMP #5-13-95 (Lot 1) will decrease in size from 30,000 to 17,500 square feet and TMP #5-13-96 (Lot 2) will increase in size from 5,000 to 17,500 square feet. Construct a 3,360-square-foot construction equipment storage facility with related site improvements for stormwater management, parking, and utilities on Lot 2. An existing commercial building on Lot 1 is proposed to remain and a 2,800-square-foot water service line easement is proposed to cross the northern portion of Lot 1 for the nonexclusive use of adjacent TMP #5-13-97. Public water and sewer facilities serve the site.

Location: At the northwestern corner of the intersection of U.S. Route 13 and Franklin Avenue. The site has frontage on U.S. Route 13, Franklin Avenue, and Buchanan Street.

Zoning: The C Commercial District permits a variety of commercial uses, including auto repair, auto-related uses, and contracting 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.

Information submitted with the plan indicates that variances from the following zoning ordinance requirements were granted on March 13, 2017, related to a previous proposal on the site involving a three-lot subdivision and two new single-family dwellings:

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

Section 205-36
from the use requirement in the C Commercial District

Section 205-37.D.
to allow a maximum impervious surface ratio of 89.49 percent instead of the required 70 percent

Section 205-37.D.
from the area and dimensional requirements in the C Commercial District

Section 205-107
from the site capacity calculations

Section 205-109
from the buffer requirements as the rear commercial property will encroach 8 to 9 feet into the proposed buffer of the front residential properties located on Buchanan Street

Section 205-120.A.
from the off-street parking standards

Section 205-130.A.
from the special setback provisions

Present Use: Automobile detail shop

COMMENTS

We reviewed a sketch plan submission for this site in April of 2025 (BCPC #12187-A, dated April 10, 2025). 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 variance**—Information submitted with the plan indicates that the applicant is requesting a variance from the following zoning ordinance requirement:

   Section 205-37.D.
   to allow a rear yard setback of 30 feet instead of the required 35 feet

   The requested variance should be adjudicated prior to the township council taking action on the plan.

2. **Requested waivers**

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

      Section 177-14.E.
      to allow plan presentation as a combined submission; the application indicates this is to allow positive use of time

      Section 177-41.F.
      to allow ADA-accessible parking within 15 feet of the proposed building entrance; the application indicates this ensures direct, barrier-free access for individuals with mobility limitations and provides a layout that promotes safe circulation without compromising stormwater or landscaping design

Section 177-41.K.
from constructing curbing around internal parking lots and aisles; the application indicates that sheet flow is essential for infiltration basin performance and curbing would disrupt drainage patterns and reduce basin efficiency

Sections 177-43.A., 177-43.J., and 177-45.A.
from installing sidewalks and curbs along the site frontage; the application indicates that the neighborhood lacks continuous sidewalks and curbing and isolated segments would conflict with existing drainage and create maintenance burdens

Section 177-48.D.(3)
to allow grading within 5 feet of the property line; the application indicates that creating a new lot line with a proposed water service easement will require trenching and removing current stone paving to allow placement of a 10-foot grass strip that will be close to the northeast corner of TMPs #5-13-97-2 and 5-13-97, which the new water line will service

Sections 177-91.A.(1) and 177-92.A.(1)
to allow plan sheets to be 1-inch equals 20 feet and 1-inch equals 30 feet instead of the required 1-inch equals 50 feet or 1-inch equals 100 feet; the application indicates that the reduced scale improves legibility and detail for the compact site and that all required dimensions and features are clearly shown

Sections 177-91.C.(3) and 177-92.C.(3)
to not show all utilities within 200 feet of the site; the application indicates that revised plan sheet 3 of 5 includes a notation that utilities that did not respond through PA One-Call on this document may warrant further investigation to determine underground utility locations

The final plan should note all granted waivers.

b. **Stormwater management ordinance**—Information submitted with the plan indicates that the applicant is requesting a waiver from the following requirement of the township's stormwater management plan:

Section 174-18
from providing an outlet structure for the infiltration basin; the application indicates the basin retains and infiltrates 100 percent of captured runoff between 24-72 hours, that no discharge occurs under normal or flooding conditions, and that the design meets all performance standards without an outlet

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; however, this issue should be resolved prior to final plan approval.

3. **Floodplain**—A portion of the proposed building appears to be located within the designated 100-year floodplain, as shown on Sheets 1 and 2. A No-Rise Certification Submission, stating the proposal demonstrates compliance with the Federal Emergency Management Agency (FEMA) standards, has been included with the submission. Compliance with the township's floodplain regulations in Section 177-56 of the SALDO and Chapter 68 Building Permits and Floodplain Management of the township code should be verified.

The Bucks County Planning Commission, through its *Bucks County Natural Resources Plan* (1999), adopted by the County Commissioners as county policy, recommends that no filling or development be permitted in the 100-year floodplain because it can cause major flood storage loss, increase downstream flood heights, alter drainage patterns, and increase the rate and volumes of stormwater runoff. Development within the 100-year floodplain can also increase the magnitude and frequency of normally minor floods, increasing damage to existing structures.

Also, the *Bucks County Hazard Mitigation Plan* (2021), contains the county's policies, goals, and objectives for reducing the effects of natural hazards, such as flooding, hurricanes, and winter storms, on the property and citizens of Bucks County. Two of the six mitigation techniques identified in the plan include: prevention, which entails actions or processes that influence the way land and buildings are developed and built to reduce hazard losses; and property protection, which includes actions that involve modifying or removing existing buildings or infrastructure to protect them from a hazard.

4. **Buffer yard width**—Section 205-109.B.(1) and Table 1 of the zoning ordinance require a 30-foot-wide buffer yard between proposed industrial uses and adjacent residential areas. Sheet 5 indicates a 30-foot-wide buffer yard along the northern and western lot lines. However, information on Sheet 5 also refers to, and provides planting options for, a Class B buffer yard that requires a 25-foot width between commercial zoning abutting residential uses. The plan should be revised to correctly reference planting options for the required 30-foot-wide buffer yards as Use F6 Contracting is listed as an industrial use in Section 205-16.F. of the zoning ordinance.

   Further, Sheet 5, which includes landscaping information, should be revised to indicate required buffer plantings in compliance with Section 205-109.B.(2) and Table 2 of the zoning ordinance.

5. **Parking lot aisle width**—Section 177-41.G. of the SALDO requires a driveway width of 24 feet for two-way drives in parking lots with 90-degree angle parking. The plan should indicate compliance with this ordinance requirement.

6. **Landscaping**

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

   b. **Buffer plantings**—The landscape plan should indicate the chosen planting option for the required Class C, 30-foot-wide buffer and illustrate the locations of the plantings within the buffer yards.

   c. **Street trees**—The plan should be revised to identify the intended species of the 11 proposed street trees on Lot 2.

7. **Impacts to nearby residential neighborhood**—Section 177-55.I. of the SALDO requires that adjacent residential areas be protected from potential nuisances of proposed nonresidential developments, in accordance with relevant zoning ordinance requirements. The proposed land development is adjacent to a residential neighborhood.

   We recommend consideration be given to how all potential impacts to this established neighborhood from the development can be mitigated or eliminated. Concerns with stormwater, lighting, truck traffic, and ensuring adequate screening should all be carefully considered given the development's proximity to residences.

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

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

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, meeting. You don't need 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
26-0051

cc: Charles W. Seeberger (via email)
Ted Z. Wilson, PE, PLS (via email)
Donaldson M. Simons II, Environmental Alternatives Solutions, 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)

PROPOSED LOT LINE CHANGE BETWEEN TMP 05-013-095 & TMP 05-013-096 AND PROPOSED SITE DEVELOPMENT FOR TMP 05-013-096. THIS PROJECT PROPOSES TO ROTATE 90° THE EASTERNLY SIDE OF LOT #40 {THE PROPERTY BOUNDARY LINE OF LOTS 39 AND 40 OF BLOCK "C," *Plan of Bristol Heights*}, KNOWN AS TMP 05-013-096, RUNNING ON THE SOUTHERLY BOUNDARY LINE BETWEEN LOTS 40 THROUGH 34 OF BLOCK "C," *Plan of Bristol Heights* {LOTS 34 THROUGH 39 ARE CURRENTLY PART OF TMP 05-013-095} AND THE NORTHERLY BOUNDARY LINE OF LOTS 33 THROUGH 27 OF BLOCK "C," *Plan of Bristol Heights* {CURRENTLY TMP 05-013-095}, CREATING 2 EQUAL LOTS 140.00' X 125.00' AND EQUAL TO 17,500 SQ. FT. ≈ 0.40 ACRES TO ALLOW FOR THE SITE DEVELOPMENT OF THE NEW TMP 05-013-096 TO CONSTRUCT A 3,360 SQ. FT. CONSTRUCTION EQUIPMENT STORAGE FACILITY WITH INFILTRATION BASIN, PARKING AND DRIVEWAY ACCESS TO FRANKLIN AVENUE

PROPOSED LOT LINE CHANGE FOR TMP 05-013-095 & TMP 05-013-096 / SITE DEVELOPMENT PLAN FOR TMP 05-013-095 & TMP 05-013-096 / PROPOSING TO ROTATE THE PROPERTY LINE OF TMP 05-013-095 90° EAST FROM BUCHANAN STREET TO FRANKLIN STREET	Area Summary	EXISTING TMP 05-013-095	PROPOSED TMP 05-013-095	EXISTING TMP 05-013-096	PROPOSED TMP 05-013-096	
	Area	30,000 Square Feet 0.6887 Acres LOT #1	17,500 Square Feet 0.417 Acres PROPOSED LOT #1	5,000 Square Feet 0.1148 Acres LOT # 2	17,500 Square Feet 0.417 Acres PROPOSED LOT #2	
	Existing impervious Cover					
	Building	1,165 Square Feet	1,165 Square Feet	N / A	3,360 Square Feet	
	Macadam	19,260 Square Feet	10,200 Square Feet	N / A	4,900 Square Feet	
	Stone Paving	13,750 Square Feet①	2,020 Square Feet①	N / A	0 Square Feet	① Stone Paving to split at new Property Line Covered by paving, building, or replaced with grass area
	Concrete	1,095 Square Feet	1,095 Square Feet	N / A	N / A	
	Grass Area	3,730 Square Feet	2,960 Square Feet	5,000 Square Feet	9,240 Square Feet	
	Area of Disturbance				17,500 Square Feet	
	+ Install Tree and Grass Strip		1,400 Square Feet②		4,600 Square Feet②	② Remove Stone Paving
	Street Utility Tie-in				600 Square Feet	
	Total Area of Disturbance Sq. Ft.		1,400 Square Feet		18,100 Square Feet	19,500 Square Feet
	Total Area of Disturbance Acres		0.032		0.416	=0.45 Acres
ZONING INFORMATION		SEE EXISTING DEED LOT #1	SEE NEW DEED PROPOSED LOT #1	SEE EXISTING DEED LOT # 2	SEE NEW DEED PROPOSED LOT #2	
ZONED C COMMERCIAL REQUIREMENTS	‡ Variance Required * Corner Lot EXISTING NON CONFORMING CONDITIONS: SETBACKS, USE, and IMPERVIOUS COVERAGE**	C COMMERCIAL	C COMMERCIAL	C COMMERCIAL	C COMMERCIAL	NOTE: ** EXISTING NON CONFORMING CONDITIONS: SETBACKS, USE, and IMPERVIOUS COVERAGE
§ 205-36	Permitted uses:	EXISTING TMP 05-013-095 B-18	PROPOSED TMP 05-013-095 B-18	EXISTING TMP 05-013-096 VACANT	PROPOSED TMP 05-013-096 Contracting ; Equipment Storage	* Corner Lot ‡ Variance Required
	Automotive Detail Garage	Automotive Detail Garage	Automotive Detail Garage	VACANT		
§ 205-37	AREA and DIMENSIONAL REQUIREMENTS	EXISTING DIMENSIONS	PROPOSED DIMENSIONS	EXISTING DIMENSIONS	PROPOSED DIMENSIONS	
A. Minimum lot area:	5,000 Square Feet,	30,000 Square Feet	17,500 Square Feet	5,000 Square Feet	17,500 Square Feet	
B. Minimum lot width:	50 Feet	140 Feet	125 Feet*	40 Feet	125 Feet*	
C. Maximum building area:	35%	3.09%	6.70%	0.09%	19.20%	
D. Maximum impervious surface ratio:	70%	97.69% **	85.19% ‡‡	0.09%	47.29%	
E. Minimum yards:						
(1) Front	35 Feet,	22.5 Feet **	22.5 Feet *	N / A	35 Feet / 50 Feet *	
(2) Side	15 Feet each,	5.10 Feet **	5.10 Feet **	N / A	15 Feet *	
(3) Rear	35 Feet.	58.83 Feet	58.83 Feet	N / A	30 Feet ‡	
* (4) Corner Lot: lots front yards one along each street, each having	35 Feet,	22.5 Feet * / + =108.2 Feet	22.5 Feet * / + 108.2 Feet	N / A	54 Feet / 50 Feet *	Franklin St / Buchanan St
(5) Double frontage lots:	N / A	N / A	N / A	N / A	N / A	
(6) Buffer yard: See Sheet 5 of 5:	§ 205-109	N / A	N / A	N / A	30 Feet	
F. Minimum distance between buildings:	12 Feet	N / A	N / A	N / A	N / A	
G. Height requirement	50 Feet	18 Feet	18 Feet	N / A	+30 Feet	
§ 205-130 Routes U.S. 13	Special setbacks. 120 Feet minimum	22.5 Feet **	22.5 Feet **	N / A	N / A	
§ 205-128 PARKING		EXISTING	REQUIRED		REQUIRED	
	B-18 1 per 100 Square Feet	14	1,165/100 = 12			
	+ 1 per employee		2			
	F-6 1 per 2,000 Square Feet LOADING			N / A	3,360/2,000=2	PROPOSED WAREHOUSE OF CONSTRUCTION EQUIPMENT
	1 / 2,000 Sqare Feet	2 OHD	2	N / A	3 OHD	
	1 / 8,000 Square Feet					§174-5 C. THERE ARE NO OUTLET STRUCTURES REQUIRED. 85% OF STORMWATER TO REMAIN ON SITE AND DRAIN WITHIN 24 - 72 HOURS
PROVIDED		14	14	N / A	5 / ± ADA	
INFILTRATION BASIN PROPOSED CAPACITY					8892 Cu. Ft. = 0.197 af	
INFILTRATION BASIN PROPOSED CAPACITY USED					5,619 cu.ft. (74%) + 0.133 ac-ft	

SEE ZONING 205 Attachment 1© SEE SHEET 5 OF 5‡

D18 = AUTOMOTIVE REPAIR
F6 = CONTRACTING

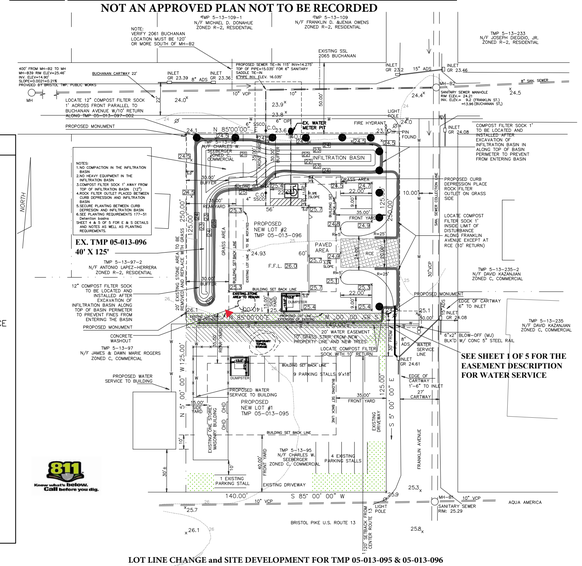
§205-110. to 117. The proposed commercial/industrial uses shall conform to the requirements of the Nuisance Standards Sections (i.e., noise, lighting, smoke, fumes, vapors, gases, etc.).

Ordinance Requirement: §174-21.B.(2)(a)[2] "All underground utilities located in the infiltration basin footprint shall be relocated. If not feasible, they must be encased in concrete and profiled below the basin bottom." SEE SHEETS 3 & 5 OF 5. Existing water meter pit to be utilized for Proposed new TMP 05-013-096, Proposed Lot #2. Sewer main on Franklin street in excess of 15' in depth whereas approximately 10' deep on Buchanan.

DURING CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE TOWNSHIP ENGINEER'S OFFICE THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED BMP STORMWATER MANAGEMENT FACILITY.
THE TOWNSHIP SEWER ENGINEER IS TO BE INFORMED AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION OF ALL PROPOSED SANITARY PIPE AND STRUCTURES INCLUDING MAINS, LATERALS, CLEANOUTS, MANHOLES, AND THE CONNECTION TO THE EXISTING SANITARY MAIN TO ARRANGE OBSERVATION.
NO WORK IS PERMITTED OR SHOULD COMMENCE UNTIL A PLAN HAS BEEN APPROVED BY THE BCCD.
AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THE ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENSYLVANIA ONE-CALL SYSTEM INC. @ 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITY'S LOCATIONS.
SEE SHEETS 2 OF 5 FOR LOCATION OF ROCK CONSTRUCTION ENTRANCE, ROCK FILTER OUTLET, STONE INLET PROTECTION, COMPOST FILTER SOCK AND INFILTRATION BASIN AND SHEETS 2, 3, 4, & 5 OF 5 FOR STANDARD DETAILS.
THERE ARE NO EXISTING TREES ON SITE. SEE PROPOSED TREE LOCATIONS ON SHEET 3 AND TREE CALCULATIONS ON REQUIRED PROPOSED NEW LOT #2 PROPOSED NEW TAX MAP PARCEL 05-013-096 ON THE LANDSCAPING AND LIGHTING SHEET 5. SEE SHEETS 2 & 5 FOR PROPOSED NEW GREEN AREAS ON PROPOSED NEW LOT #1 AS PROPOSED REVISED TMP 05-013-095.

PRELIMINARY / FINAL PLAN FOR PROPOSED LOT LINE CHANGE TMP 05-013-095 & 05-013-096 AND PROPOSED SITE DEVELOPMENT FOR TMP 05-013-095 & 05-013-096

NOT AN APPROVED PLAN NOT TO BE RECORDED



LOT LINE CHANGE and SITE DEVELOPMENT FOR TMP 05-013-095 & 05-013-096

SCALE: 1" = 50'

LEGEND SYMBOLS

- PROPERTY LINE
- EXISTING 6 C/L FENCE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- UNDERGROUND PIPE LINE
- CONCRETE CURB
- EXISTING ELEVATION CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- COMPOST FILTER SOCK
- RCE ROCK CONSTRUCTION ENTRANCE
- PROPOSED TREE
- UTILITY POLE
- EXISTING WATERLINE
- EXISTING STORMWATER LINE W/ INLETS
- LIMIT OF DISTURBANCE
- FIRE HYDRANT
- WATER SERVICE
- SEWER SERVICE
- C.O. (CLEANOUT)
- PROPOSED MONUMENT
- PIN FOUND
- PROPOSED ELEVATION

811 Know what's below. Call before you dig.

PROPERTY OWNERS, ADJOINING and WITHIN 200 FEET

TMP 05-013-098-001
N/L MCMAHON, JAMES E 2030 BUCHANAN AVE CROYDON PA 19021

TMP 05-013-097-001
N/L CARPENTER, SCOTT R KUHN, CATHERINE A
2032 BUCHANAN AVE CROYDON PA 19021

TMP 05-013-097-002
N/L HERRERA, ANTONIO LOPEZ 2034 BUCHANAN AVE CROYDON PA 19021

TMP 05-013-109-001
N/L DOLLINGHAUE, MICHAEL D 2061 BUCHANAN AVE CROYDON PA 19021

TMP 05-013-233
DIEGIDIO, JOSEPH JR
2201 BUCHANAN AVE
c/o PO BOX 1141
BENSALEM PA 19020

TMP 05-013-107
N/L KIPP, RONALD 2031 BUCHANAN AVE
CROYDON PA 19021

TMP 05-013-108
N/L UPDIKE, ANDREW D
2039 BUCHANAN AVE
CROYDON PA 19021

TMP 05-013-108-001 N/L
CARLIN, JOHN & KRISTIE
2041 BUCHANAN AVE
CROYDON PA 19021

TMP 05-013-109
N/L OWENS, FRANKLIN D & JENNA
2065 BUCHANAN AVE
CROYDON PA 19021

TMP 05-013-2342209
MONICHELLI, MARK J
STEFANONI, NICOLE 2215 BUCHANAN AVE
CROYDON PA 19021

TMP 05-013-098
N/L CAPUTO MICHAEL C INC 2029 BRISTOL PIKE
c/o 348 LINCOLN AVE BRISTOL PA 19007

TMP 05-013-097
N/L ROGERS, JAMES & DAWN MARIE
2041 BRISTOL PIKE CROYDON PA 19021

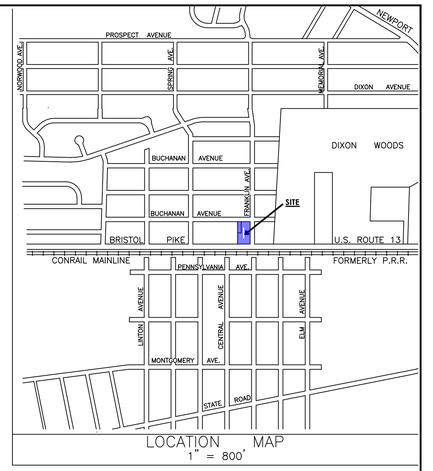
TMP 05-013-235
N/L KAZANJIAN, DAVID 2205 BRISTOL PIKE CROYDON PA 19021

TMP 05-013-235-002
N/L KAZANJIAN, DAVID 100 FRANKLIN AVE
c/o 348 LINCOLN AVE BRISTOL PA 19007

TMP 05-013-235-001
N/L (TWO) BRISTOL HOLDING LLC 2209 BRISTOL PIKE
c/o 503 STATE RD CROYDON PA 19021

TMP 05-013-237
N/L Pennsylvania Railroad Co 1302 Society Dr Claymont DE 19703

SPACE RESERVED FOR WAIVERS AND VARIANCES APPROVED



LOCATION MAP
1" = 800'

OWNERS ACKNOWLEDGEMENT:
*TO ALL TO WHOM THESE PRESENTS MAY COME KNOW YE THAT I, CHARLES W. SEEBERGER, HAVE LAID OUT UPON MY LAND SITUATED IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS, BUILDINGS AND IMPROVEMENTS, ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20 ____.

_____ _____
SEAL

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF BUCKS:

ON THE ___ DAY OF 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CHARLES W. SEEBERGER WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
SEAL NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MUNICIPAL APPROVALS:

*APPROVED BY RESOLUTION OF THE BRISTOL TOWNSHIP COUNCIL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE ___ DAY OF _____, 20___ UPON A MOTION MADE BY _____ AND DULY SECONDED BY _____

_____ _____
CHAIRMAN SECRETARY

*APPROVED BY THE BRISTOL TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____ _____
CHAIRMAN SECRETARY

REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER ON THE _____ DAY OF _____, 20____.

_____
B.C.P.C. NO. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS ON THE _____ DAY OF _____, 20____.

_____
BUCKS COUNTY PLANNING COMMISSION

*RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA, BY INSTRUMENT NO. _____ ON THE _____ DAY OF _____, 20 ____.

BY _____
RECORDER

§174-38 Alteration of SWM BMPs.
A. No person shall modify, remove, fill, landscape, or alter any SWM BMPs, facilities, areas, or structures that were installed as a requirement of this chapter unless it is part of an approved maintenance program and written approval of the municipality has been obtained.
B. 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 municipality.

_____ _____
Charles W. Seeberger Date

RECORD TO PROPOSED NEW DEED FOR NEW TMP 05-013-096 ALONG WITH O & M AGREEMENT

"I, _____ (Design Engineer), on this date _____ 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."

_____ Date: _____
TED Z. WILSON PE, PLS and CONSULTANT
PE: 037531 - E SU: 026120 - E

Professional Engineer * Professional Land Surveyor
PO Box 124 * Morrisville, PA * Cell: 267 316-8694 * EMAIL: TEDZW@AOL.COM

Deed Description
Tax Map Parcel 05-013-095 (As Proposed)
Bristol Pike, Lots 27 through 33, Block "C" *Plan of Bristol Heights*
Bristol Township, Bucks County, PA.

All that certain lot, tract, piece or parcel of land, including the improvements thereon, lying, being and situated in the Township of Bristol, County of Bucks, Commonwealth of Pennsylvania as shown on a plan entitled *"Plan of Bristol Heights"* prepared for the Long Terrace Realty Company by Hebert H. Metz, Civil Engineer in August 1922 and recorded in the Office of the Recorder of Deeds in Doylestown, PA. in Plan Book 1 Page 128, and being more particularly described, as follows; to wit:

Beginning at the point of intersection of the northerly right-of-way line of Bristol Pike (60 feet wide as shown on recorded plan) and the westerly right-of-way line of Franklin Street (50 feet wide), and running from said beginning point; thence,
(1) Running along the northerly right-of-way line of Bristol Pike (60 feet wide) and the southerly lines of lots 33 thru 27, South eighty-five degrees zero minutes West (S 85° - 00' W), one hundred forty and zero one-hundredths feet (140.00') to a point, said point being the southwesterly corner of lot 27 and the southeasterly corner of lot 26; thence

(2) Leaving the northerly right-of-way line of Bristol Pike and running along the westerly line of lot 27, North five degrees zero minutes West (N 5° - 00' W), one hundred twenty-five and zero hundredths feet (125.00') to a point, said point being the northwesterly corner of lot 27 and southwesterly corner of lot 40; thence,

(3) Running along the northerly line of lots 27 thru 33, North eighty-five degrees zero minutes East (N 85° - 00' E), one hundred forty and zero one-hundredths feet (140.00') to a point on the westerly right-of-way of Franklin Street, said point being the northeasterly corner of lot 33 and the southeasterly corner of lot 34; thence,

(4) Running along the westerly right-of-way line of Franklin Street, South five degrees zero minutes East (S 5° - 00' E), one hundred twenty-five and zero hundredths feet (125.00') to the Point and Place of Beginning

Containing 17,500 square feet or 0.4017 acres of land, more or less

PROPOSED WATER SERVICE EASEMENT PASSING THROUGH TMP 05-013-095 FOR THE NON-EXCLUSIVE USE OF TMP 05-013-097, ALSO KNOWN AS 2041 BRISTOL PIKE, CROYDON, PA., 19021

SUBJECT TO A Twenty Foot (20.00') wide water service easement to the benefit of Tax Map Parcel 05-013-097 running thought lots 27 thru 33, Block "C" *Plan of Bristol Heights* (Plan Book 1 Page 128) and being more particularly described as follow; to wit:

Beginning at a point on the westerly right-of-way line of Franklin Street (50 feet wide), said point being the northeasterly corner of lot 33 and the southeasterly corner of lot 34, said point being located North five degrees zero minutes West (N 5° - 00' W), one hundred twenty-five and zero hundredths feet (125.00') from the point of intersection the northerly right-of-way line of Bristol Pike (60.00 feet wide as shown on the recorded *Plan of Bristol Heights*) and the westerly right-of-way line of Franklin Street, and running from said point of the beginning; thence,

(1) Running along the westerly right-of-way line of Franklin Street, South five degrees zero minutes East (S 5° - 00' E), sweat and zero hundredths feet (20.00') to a point of the right-of-way line on Franklin Street; thence,

(2) Leaving the westerly right -of -way line of Franklin Street and passing through lots 33 through 27, Block "C" *Plan of Bristol Heights* (Tax Map Parcel 05-013-095), South eighty-five degrees zero minutes West (S 85° - 00' W) one hundred forty and zero hundredths feet (140.00') to a point on the westerly line of lot 27; thence,

(3) Running along the westerly line of lot 27 and the easterly line of lot 26 (Tax Map Parcel 05-013-097), North five degrees zero minutes West (S 5° - 00' W), twenty and zero hundredths feet (20.00') to the northwesterly corner of lot 27 and the southwesterly corner of lot 40 (Tax Map Parcel 05-013-095); thence,

(4) Running along the southerly line of lots 40 through 34, Block "C" *Plan of Bristol Heights*, (Tax Map Parcel 05-013-096 as revised), North eighty-five degrees zero minutes East (N 85° - 00' E) one hundred forty and zero hundredths feet (140.00') to the Point and Place of Beginning

Containing Two thousand eight hundred square feet (2,800 sq. ft.) or 0.0643 acres of land, more or less

Deed Description
Tax Map Parcel 05-013-096 (As Proposed)
Bristol Pike, Lots 27 through 33, Block "C" *Plan of Bristol Heights*
Bristol Township, Bucks County, PA.

All that certain lot, tract, piece or parcel of land, including the improvements thereon, lying, being thereon, lying, being and situate in the Township of Bristol, County of Bucks, Commonwealth of Pennsylvania as shown on a plan entitled *"Plan of Bristol Heights"* prepared for the Long Terrace Realty Company by Hebert H. Metz, Civil Engineer in August 1922 and recorded in the Office of the Recorder of Deeds in Doylestown, PA. in Plan Book 1 Page 128, and being more particularly described, as follows; to wit:

Beginning at the point of intersection of the southerly right-of-way of Buchanan Avenue, (formerly Washington Avenue, 50 feet wide as shown on the recorded plan) and the westerly right-of-way line of Franklin Street (50 feet wide), and running from said beginning point; thence,

(1) Running along the westerly right-of-way of Franklin Street, South five degrees zero minutes East (S 5° - 00' E), one hundred twenty-five and zero hundredths' feet (125.00') to a point, said point being the southeasterly corner of lot 34 and the northeasterly corner of lot 33; thence,

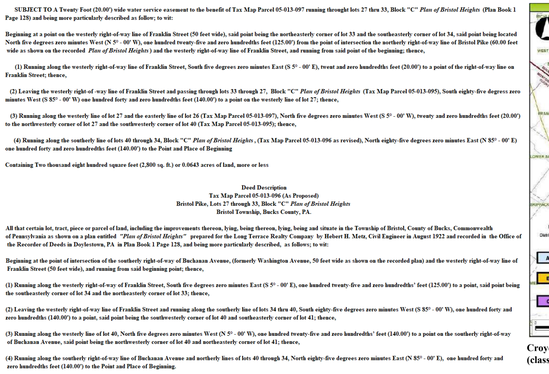
(2) Leaving the westerly right-of-way line of Franklin Street and running along the southerly line of lots 34 thru 40, South eighty-five degrees zero minutes West (S 85° - 00' W), one hundred forty and zero hundredths (140.00') to a point, said point being the southwesterly corner of lot 40 and southeasterly corner of lot 41; thence,

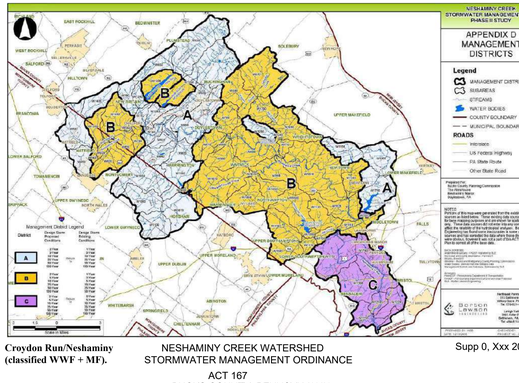
(3) Running along the westerly line of lot 40, North five degrees zero minutes West (N 5° - 00' W), one hundred twenty-five and zero hundredths' feet (140.00') to a point on the southerly right-of-way of Buchanan Avenue, said point being the northwesterly corner of lot 40 and northeasterly corner of lot 41; thence,

(4) Running along the southerly right-of-way line of Buchanan Avenue and northerly lines of lots 40 through 34, North eighty-five degrees zero minutes East (N 85° - 00' E), one hundred forty and zero hundredths feet (140.00') to the Point and Place of Beginning.

Containing 17,500 square feet or 0.4017 acres of land, more or less

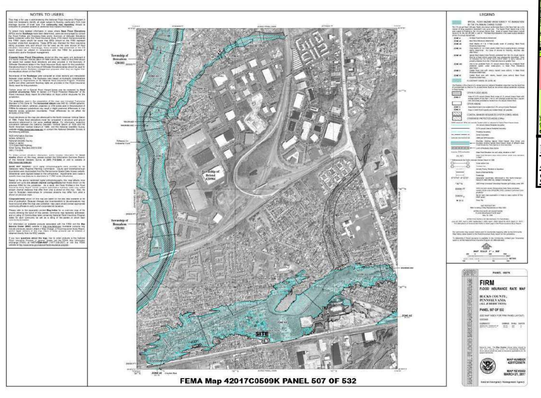
SHEET	SHEET OF CONTENTS
1	COVER AND RECORDING INFORATION
2	GRADING SOIL EROSION PLAN, EXISTING FEATURES PLAN, SITE CAPACITY CALCULATIONS, FEMA OVERLAY AND PROPOSED SITE PLAN
3	SITE DISTANCE, TURNING, TRAFFIC, BRISTOL TOWNSHIP SPECIFICATIONS AND DESIGN STANDARDS
4	E & S DETAILS, REQUIREMENTS AND STANDARDS and NOTES FROM SCHETTER ENVIRONMENTAL
5	LANDSCAPING AND LIGHTING STORM WATER SUMMARY

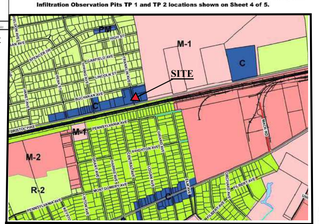




NESHAMINY CREEK WATERSHED STORMWATER MANAGEMENT ORDINANCE
ACT 167
BUCKS COUNTY, PENNSYLVANIA

Supp 0, Xxx 20xx





BRISTOL TOWNSHIP ZONING MAP BY GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES DATED 12/31/2014

PNDI ID. 848063
PA 811 DESIGN SERIAL NUMBER
20251394001 DATED 5/19/2025

PA One Call
Pennsylvania One Call System, Inc.
925 Irwin Run Road
West Mifflin, PA 15122
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE.
STOP CALL
POCS SERIAL NUMBER(S)

NO.	DATE	REVISION	DRAWN	CHECKED
6	01/22/2026	SUMMARY NOTE, EASEMENT DESCRIPTION	DMS II	TZW
5	11/30/2025	UPDATE REVISIONS	DMS II	TZW
4	07/20/2025	PER BT ENG. BT TRAFFIC ENG. REVIEW & AQUA	AB	TZW
3	12/02/2024	STORMWATER	DMS II	TZW
2	11/23/2024	NOTES	AB	TZW
1	11/17/2024	NOTES	DMS II	TZW

SHEET TITLE: SEEBERGER LOT LINE CHANGE AND SITE DEVELOPMENT
PROJECT: LOT LINE CHANGE TMP'S 05-013-095 & 05-013-096 AND PROPOSED SITE DEVELOPMENT FOR TMP'S 05-013-096
PROJECT NO.
SCALE: SHOWN
DATE: 10/11/2024
DRAWN BY: DMS II
CHECKED BY: TZW
DRAWING NO.

ENVIRONMENTAL ALTERNATIVES SOLUTIONS, Inc.
1224 Bristol Pike
Bensalem, Pa. 19020-5604
dsimons.casi@gmail.com
Donaldson M. Simons IV

TED Z. WILSON
PE: 037531 E SU: 026120 E

1 OF 5 SHTS

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Bristol Township Council
Bristol Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 16, 2026

Subject: BCPC #13165
Preliminary Plan of Land Development for Zaxby's
TMP #5-27-116-4
Applicant: Bristol Investors, LLC
Owner: Same
Plan Dated: February 11, 2026
Date Received: February 12, 2026

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 1,969-square-foot restaurant with a drive-through on a 2.0-acre parcel. A total of 23 parking spaces are proposed to serve the restaurant. The proposed restaurant will have driveway access from the access road to the Lower Bucks Campus of Bucks County Community College to the north and will share an access drive with an existing fast-food restaurant on the southern portion of the site. Public water and sewer will serve the development.

Location: Along the eastern side of SR 413 (Veterans Highway), just south of the access road to the Lower Bucks campus of the Bucks County Community College.

Zoning: The TC Town Center (Overlay) District permits Use D5 Fast-food restaurant by conditional use. A minimum lot area of 30,000 square feet and a minimum lot width of 100 feet are required. Permitted maximum building coverage and impervious surface coverage in this district are 33 percent and 65 percent, respectively.

Plan notes and correspondence submitted with the plan indicate that variances from the following sections of the zoning ordinance were granted on July 14, 2025:

Section 205-120.A.(23)
to allow 66 parking spaces (1 per 81.3 square feet) rather than the required 108 spaces based on one space per 50 feet; the plan shows a total of 65 parking spaces for the lot

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

Section 205-54.C.(3)
to permit LED lights

Present Use: Vacant, commercial

COMMENTS

1. **Conditional use**—Use D5 Fast Food Restaurant is permitted by conditional use approval in the TC Town Center (Overlay) District. This issue should be resolved prior to the township council taking action on this proposed land development plan.

2. **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:

   Section 177-41.M.
   to permit curb radii of less than 5 feet; the application indicates the curb radii in question are located at parking spaces and within the curbed island separating the drive-thru lanes and will not impact the ability of vehicles to navigate the property

   Section 177-48.D.(3)
   to permit the edges of slopes to be within 5 feet of a property line; the application indicates that grading needs to occur beyond the northern property line to properly address how improvements to the site will impact stormwater drainage from the property to the north

   Section 205-54.C.(3) *(correct section reference is 177-14.B.)*
   to obtain preliminary and final plan approval concurrently; the application indicates that the proposed development is minor enough to permit the concurrent approval and conditions of approval would be finalized before the plans can be recorded

   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 Neshaminy Creek Watershed Act 167 Stormwater Management Plan:

   Section 174-24.B.(2)(a)[5]
   from providing SWM profiles; the application indicates the opinion is that sufficient information is provided on the plans to accurately review the proposed design

   Section not indicated *(correct section reference is 174-17.A.)*
   from controlling proposed development condition runoff rates to existing conditions runoff rates for the 2-year storm event; the application indicates the discharge is limited to the overland discharge to Veterans Highway and the proposed increase is 0.02 CFS, as compared to the existing conditions before development of the Taco Bell

   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 final plan approval.

3. **Pedestrian issues**

   a. **SEPTA bus stop**—A SEPTA bus stop is located at the intersection of Route 413 and Rockview Drive. We recommend that the township coordinate with SEPTA and the applicant to install a bus shelter at this site for transit users.

   b. **Trail connections**—The site's frontage along Route 413 is identified as a segment for proposed sidewalk and connections on the township's trails map. Improvements to the site should be aligned with this plan.

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 District. Although these guidelines are advisory in nature, we strongly encourage the proposed land development to follow them so that future development along the Route 413 corridor is consistent with the vision the township established when it created the Town Center (Overlay) District.

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

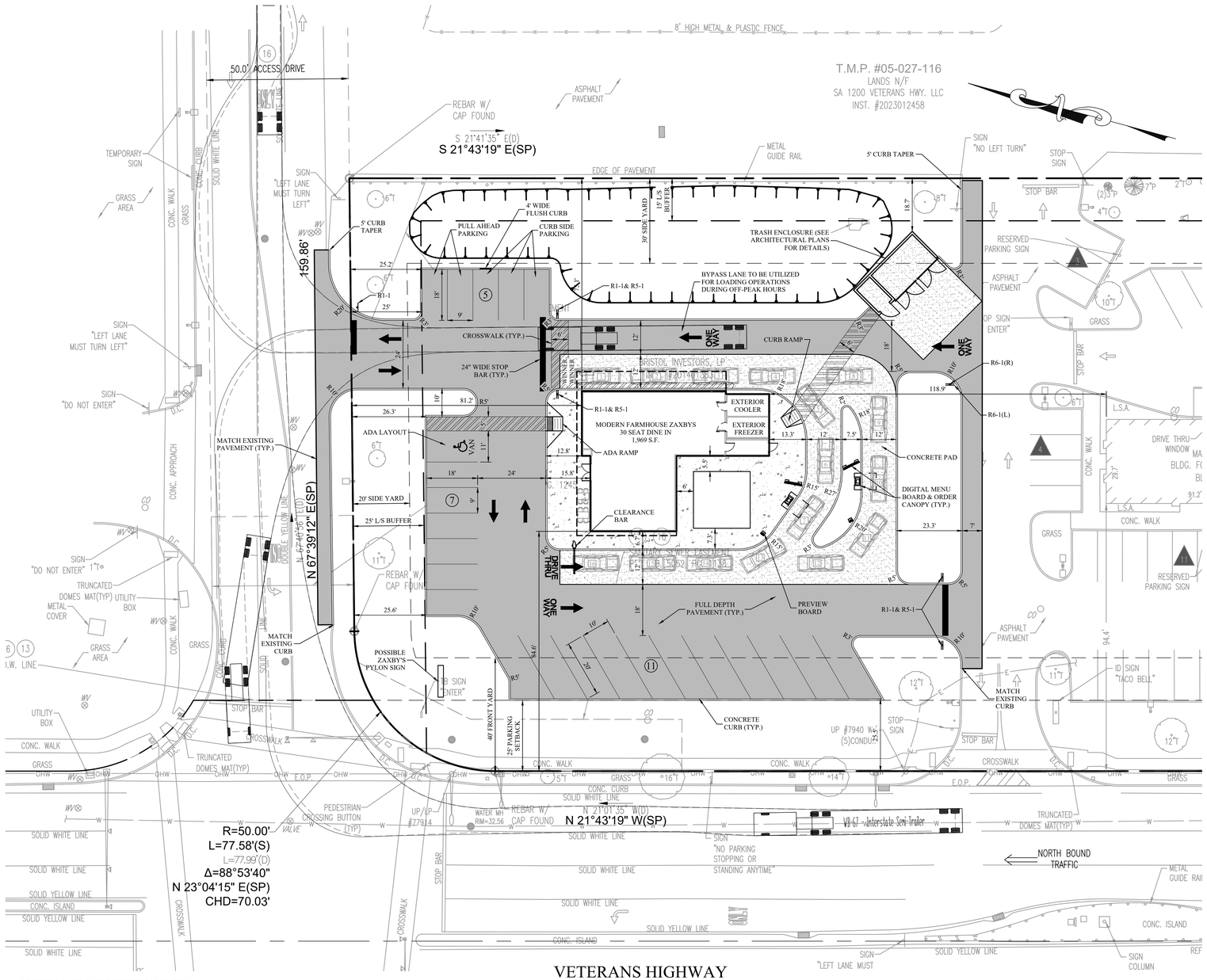
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0040

cc: Bristol Investors, LLC (via email)
Brian W. Cleary, PE, The Pettit Group, LLC (via email)
Kurt Schroeder, PE, Gilmore & Associates, Inc., Township Engineer (via email)
John Shaltens, EIT, Gilmore & Associates, Inc., Township Engineer (via email)
Randee J. Mazur, Township Manager (via email)
Dawn Ragan, Township Department of Building, Planning & Development (via email)
Robert McTague, CZP, BPB, Township Director of Building, Planning & Development (via email)



VETERANS HIGHWAY
(A.K.A. NEW RODGERS ROAD - S.R. 0413)
(120' WIDE R.O.W.)
(CONCRETE ROADWAY)

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PENNDOT STANDARD SPECIFICATIONS.
11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
14. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY REGARDING THE PLACEMENT OF A MAILBOX.

VARIANCES & WAIVERS

1. VARIANCES WERE GRANTED FROM THE FOLLOWING ON JULY 14, 2025 (APPLICATION #2025-0243):
   a. SECTION 205-120.A(23) - OFF STREET PARKING
      REQUIRED: 108 SPACES (1 PER 50 SF)
      APPROVED: 66 SPACES (1 PER 81.3 SF)
      CURRENTLY PROPOSED: 65 SPACES (1 PER 70.9 SF)
   b. SECTION 205-54.C(3) - TO PERMIT LED LIGHTS.
2. SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. SECTION 174-21.B(2)(a)[5] - FROM PROVIDING SWM PROFILES.
   b. SECTION 177-19 - TO OBTAIN PRELIMINARY & FINAL APPROVAL CONCURRENTLY.
3. DESIGN WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. SECTION 177-41.M - TO PERMIT CURB RADII OF LESS THAN FIVE (5) FEET.
   b. SECTION 177-48.D(3) - TO PERMIT EDGES OF SLOPES TO BE WITHIN FIVE (5) FEET OF A PROPERTY LINE.
   c. NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT PLAN - FROM CONTROLLING PROPOSED DEVELOPMENT CONDITION RUNOFF RATES TO EXISTING CONDITIONS RUNOFF RATES FOR THE 2-YEAR STORM EVENT FOR THE DISCHARGE TO VETERANS HIGHWAY. INCREASE OF 0.02 CFS.

20 0 20 40
SCALE 1" = 20' FEET

BRISTOL TOWNSHIP ZONING SCHEDULE

ZONE TC - TOWN CENTER OVERLAY DISTRICT
FAST FOOD RESTAURANT IS A CONDITIONAL USE

ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS:			
MIN. LOT AREA (SF)	30,000	87,224 (2.00 Ac)	§205-53A
MIN. LOT WIDTH (FT)	100	419 ±	§205-53B
BUILDING SETBACKS & HEIGHT:			
MIN. FRONT YARD (FT)	40	84.6	§205-53E.(1)
MIN. SIDE YARD (FT)	20	81.1	§205-53E.(2)
MIN. SIDE YARD AGGREGATE (FT)	50	143.7	§205-53E.(2)
MIN. REAR YARD (FT)	30	75.1	§205-53E.(3)
MIN. DISTANCE BETWEEN BUILDINGS	20	118.9	§205-53F
MAX. BLDG HEIGHT (FT)	35	24	§205-53G
MAX. BUILDING AREA (%)	33	5.28 (4,609 SF)	§205-53C
MAX. IMPERVIOUS SURFACE RATIO (%)	65	61.9 (53,955 SF)	§205-53D
PARKING SETBACKS:			
FROM ANY RIGHT-OF-WAY (FT)	25	25.5	§205-54B.(1)
BUFFERS:			
MIN. BUFFER FROM INSTITUTIONAL USE (FT)	25	25	§205 TABLE 1
MIN. BUFFER FROM OFFICE USE (FT)	15	18.7	§205 TABLE 1

PARKING REQUIREMENTS

PARKING:			
MIN. 90 DEGREE PARKING SPACE SIZE (FT)	9 x 18	9 x 18	§177-41G
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	24	§177-41G
MIN. 60 DEGREE PARKING SPACE SIZE (FT)	10 x 20	10 x 20	§177-41G
MIN. AISLE WIDTH (ONE-WAY 60 DEGREE PARKING) (FT)	18	18	§177-41G
MIN. NUMBER OF SPACES FOR FAST FOOD RESTAURANT	1 PER 50 SF GFA + 1 PER EMP. ON LARGEST SHIFT	4,609 SF 12 EMP.	§205-120A.(23)
TOTAL NUMBER OF SPACES	105	65 *	
LOADING SPACES:			
MIN. NUMBER OF SPACES FOR FOOD STORE UP TO 5,000 SF (PER BUILDING)	2	2	§205-122H

* DENOTES PROPOSED NON-CONFORMANCE (VARIANCE GRANTED PER ZHB APPLICATION #2025-0243)

SITE CAPACITY CALCULATIONS

BASE SITE AREA

TOTAL SITE AREA = 2.00 ACRES
- 0.00 ACRES
BASE SITE AREA = 2.00 ACRES

RESOURCE RESTRICTION AREAS

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (ACRES x OPEN SPACE RATIO)
FLOODPLAINS	1.00	0.00	0.00
FLOODPLAIN SOILS	1.00	0.00	0.00
STEEP SLOPES			
15% - 25%	0.70	0.00	0.00
25% OR MORE	0.85	0.00	0.00
WOODLANDS		0.00	0.00
NO OTHER RESOURCE	0.50	0.00	0.00
WITH OTHER RESOURCE	0.80	0.00	0.00
LAKES & PONDS	1.00	0.00	0.00
LAKESHORE AREAS	0.70	0.00	0.00
POND SHORE AREAS	0.80	0.00	0.00
WATERS OF THE COMMONWEALTH	1.00	0.00	0.00
WETLANDS	1.00	0.00	0.00
WETLANDS MARGINS	0.80	0.00	0.00
LAND WITH RESOURCE RESTRICTIONS		0.00 ACRES	
RESOURCE PROTECTION LAND			0.00 ACRES

NET BUILDABLE SITE AREA

BASE SITE AREA	2.00 ACRES
SUBTRACT RESOURCE PROTECTION LAND	-0.00 ACRES
BUILDABLE SITE AREA =	2.00 ACRES

IMPERVIOUS SURFACES

NET BUILDABLE SITE AREA	2.00 ACRES
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	x 0.65
IMPERVIOUS SURFACES =	1.30 ACRES

SITE CAPACITY SUMMARY

NET BUILDABLE SITE AREA	2.00 ACRES
MAX. IMPERVIOUS SURFACES	1.30 ACRES

GENERAL NOTES

1. OWNER/APPLICANT:
   BRISTOL INVESTORS, LLC
   200 BARR HARBOR DRIVE, SUITE 100
   CONSHOHOCKEN, PA 19428
2. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR BRISTOL INVESTORS, LP, #1298 VETERANS HIGHWAY, T.M.P. #05-027-116-004, TOWNSHIP OF BRISTOL, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA", BY BLUE MARSH, INC., DATED 6-17-2025.
3. APPLICANT SEEKS LAND DEVELOPMENT APPROVAL SO AS TO PERMIT CONSTRUCTION OF A ZAXBY'S RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS.
4. ALL PROPOSED SIGNAGE SHALL BE REVIEWED AND APPROVED SEPARATELY, THROUGH SIGN PERMITS, IF THEY MEET THE ORDINANCE, OR THROUGH THE ZONING HEARING BOARD.
5. PROPOSED BUILDINGS TO BE SERVICED WITH NEW SEWER AND WATER LINES.
6. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
7. ELEVATION DATUM IS NAVD 88.
8. NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED ON THE NATIONAL WETLANDS INVENTORY VIEWER.
9. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 42017C0507K.
10. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. BUCKS COUNTY PLANNING COMMISSION
    b. BUCKS COUNTY SOIL CONSERVATION DISTRICT
    c. AQUA PA
    d. PA DEP - SEWER PLANNING MODULE EXEMPTION

TO ALL WHOM THESE PRESENTS MAY COME; I (WE),_____ SEND 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 _____, _____.

_____
_____
_____

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF:_____

ON THE _____ DAY OF _____, 20___, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATED IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
NOTARY PUBLIC (SEAL) MY COMMISSION EXPIRES

APPROVED BY THE BRISTOL TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20___.

_____
_____

REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 20___.

_____

APPROVED BY THE BRISTOL TOWNSHIP COUNCIL ON THIS _____ DAY OF _____, 20___.

_____

BCPC#_____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PA MUNICIPAL PLANNING CODE.

CERTIFIED THIS DATE _____, 20___.

_____
EXECUTIVE DIRECTOR
BUCKS COUNTY PLANNING COMMISSION

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

BY: _____
RECORDER OF DEEDS

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: BWC	JOB NO: 1061-019
DRAWN BY: BWC	DATE: 02/11/26
CHECKED BY: BWC	SCALE: 1" = 20'

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

1298 VETERANS HIGHWAY
PARCEL NO. 05-027-116-004
BRISTOL TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

FOR

BRISTOL INVESTORS, LLC
200 BARR HARBOR DR., ST 100
CONSHOHOCKEN, PA 19428

COMMONWEALTH OF PENNSYLVANIA
BRIAN W. CLEARY
ENGINEER
PROFESSIONAL
No. PE081074

BRIAN W. CLEARY, PE
Professional Engineer
Pennsylvania • License # PE081074

SITE PLAN

P:\Projects\1061 Waterman Corp\4019 Bristol PA\Eng\Construction Drwgs\1061-019 Sheet 01 - Site Plan.dwg, 2/17/2026 11:11 AM, Brian Cleary

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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: February 26, 2026

Subject: BCPC #13157
Preliminary Plan of Subdivision and Land Development for Schultz
TMP #12-11-63-2
Applicant: Scott Mease
Owner: Lane Schultz and Leighan Herzberger
Plan Dated: January 26, 2026
Date Received: January 29, 2026

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 17.23-acre parcel into two lots of 10.02 acres (Lot 1) and 7.20 acres (Lot 2). An existing single-family dwelling is present on Lot 1, which is proposed to remain. A new single-family dwelling is proposed for Lot 2. A shared driveway is proposed to provide access to the two properties. Private water and sewer will serve the site.

Location: Along the west side of North Ridge Road, approximately three hundred feet southwest of its intersection with Old Bethlehem Road.

Zoning: The AP Agricultural Preservation District permits existing Use B1 Detached dwelling by right on sites with a minimum area of 32,000 square feet and a maximum impervious surface ratio of 15 percent.

Present Use: Residential

COMMENTS

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

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

Sections 22-504.2.D and -504.2.K
to permit lot lines of irregular shape and to exceed the permitted 3 to 1 lot width to depth ratio

Section 22-505.16 and 506
from providing roadway improvements as the site has minimal roadway frontage

Section 22-512
from installing curbs along the existing road since the site has minimal road frontage and curbs are not characteristic of this area of the township

Section 22-513
from providing sidewalks as they are not characteristic of this part of the township

Section 22-516.3
to defer stormwater management requirements as the design and location of the proposed home has yet to be determined

Section 22-518
from obtaining an adequacy letter from the Bucks County Conservation District as the design and layout of lot 2 is not fully determined

Section 22-522.2
to permit rebar to be placed at proposed lot corners

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.

2. **Act 537 plan consistency**

   a. **Septic spray fields**—The site plan proposes septic spray fields to serve the development. Table 3-3 of the Township's Act 537 Plan establishes design standards for spray irrigation systems, including limitations on locating spray fields on slopes exceeding 25 percent and in areas where slopes over 25 percent are more than 25 percent wooded. The applicant should demonstrate compliance with all applicable Act 537 design criteria on the plans.

   b. **Zoning applicability**—The site's current Zoning District was not in existence at the time the Act 537 Plan was adopted. Accordingly, we recommend that the parcel be evaluated under the wastewater facility policies applicable to the Village Residential District, which governed the site at the time of the Plan's adoption, to ensure consistency with the intent of the Act 537 Plan.

3. **Shared driveway**—The plan indicates a shared driveway is proposed through Lot 1 for the benefit of proposed Lot 2. It is recommended the plan indicate who will be responsible for maintaining the driveway since it is likely the lots will have different owners. In addition, any formal agreement should outline maintenance responsibilities and should be incorporated in the deeds for the lots.

4. **Editorial**—The waiver request form submitted with the application references Section 22-504.2.D twice. Based on our review of the plans, the second reference appears to be incorrect and should instead cite Section 22-504.2.K. The applicant should revise the waiver request form accordingly.

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

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0017

cc: Lane Schults and Leighan Herzberger (via email)
Drew Moyer, P.E, Mease Engineering, P.C (via email)
Steven Baluh, P.E, Municipal Engineer (via email)
Marianne Hart-Morano, Municipal Manager (via email)

OWNER'S STATEMENT

Commonwealth of Pennsylvania:

_____

Lane Schultz (TP 12-11-63-2)

_____

Leighan Herzberger (TP 12-11-63-2)

County of Bucks

On the _____ day of _____, 20_____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan, who acknowledges that he is the registered owner of the designated plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that he desires that the foregoing plan be recorded according to law. Witness my hand and notarial seal, the day and year aforesaid.

_____
Notary Public

My Commission expires _____
(SEAL)

TOWNSHIP BOARD OF SUPERVISORS

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

_____

_____

_____

TOWNSHIP PLANNING COMMISSION

Recommended for approval by the East Rockhill Township Planning Commission this ___ day of _____, 20__.

_____

_____

BUCKS COUNTY PLANNING COMMISSION

BCPC No. _____

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

_____
Executive Director, Bucks county Planning Commission

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

ZONING REQUIREMENTS

Zoning District	– AP (Agricultural Preservation)
Min. Lot Area	– 32,000 SF
Min. Lot Width	– 125 Feet
Min. Front Yard	– 50 Feet
Min. Side Yard	– 30 Feet
Min. Rear Yard	– 50 Feet
Max. Impervious Coverage	– 15%
Max. Bldg. Height	– 35 Feet

SITE DATA

Total Tract Area	– 17.226 Acres
Tax Parcel Number	– 12-11-63-2
Instrument	– 2023040864
Proposed Use	– B1 (Detached Dwelling)
Water	– On Site
Sewer	– On Site

IMPERVIOUS SURFACE CALCULATIONS

Lot 1

Existing Impervious Surfaces:

Dwelling	3,309 S.F.
Paved Driveway	4,828 S.F.
Stone Driveway	4,090 S.F.
Walk/Patio	+ 648 S.F.
Total	12,875 S.F.

Proposed Impervious Surfaces:

Driveway	2,292 S.F.

Impervious Surface Calculations:

Existing	12,875 S.F.
Proposed	+ 2,292 S.F.
Total Imp. Surfaces	15,167 S.F.

Impervious Surface Ratio((15,167/43,560)/9.67)x100 = 3.6%

Lot 2

Proposed Impervious Surfaces:

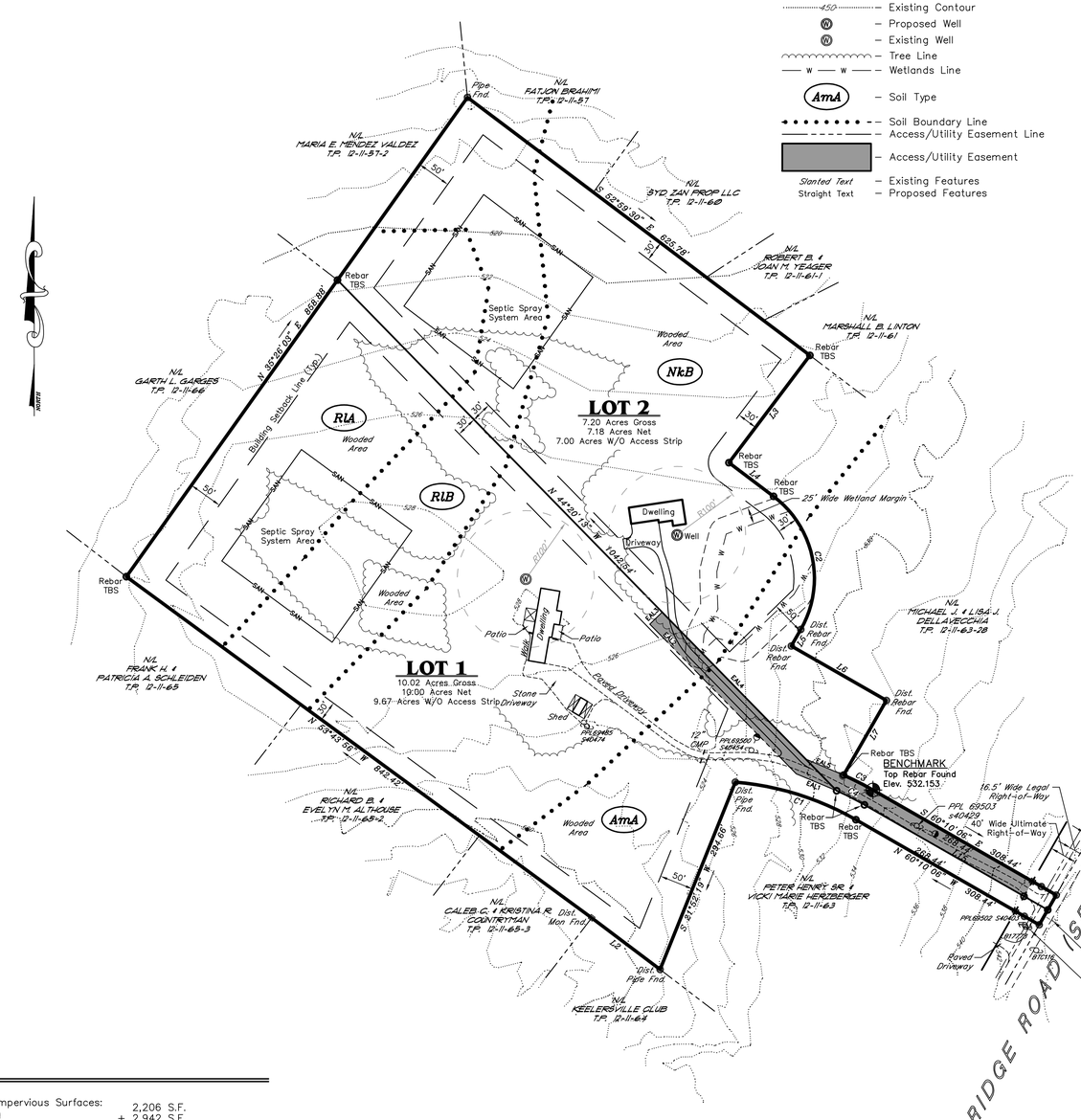
Dwelling	2,206 S.F.
Driveway	+ 2,942 S.F.
Total	5,148 S.F.

Impervious Surface Ratio((5,650/43,560)/7.00)x100 = 1.8%

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._____



SYMBOLS

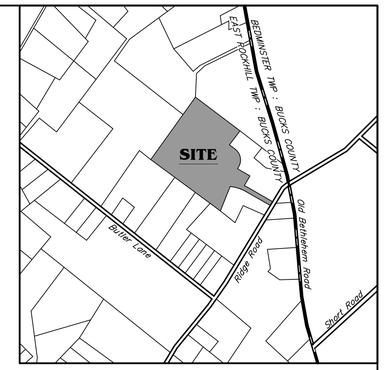
- Concrete Monument Corner Marker
- Property Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- Existing Contour
- Proposed Well
- Existing Well
- Tree Line
- Wetlands Line
- Soil Type
- Soil Boundary Line
- Access/Utility Easement Line
- Access/Utility Easement
- Existing Features (Slanted Text)
- Proposed Features (Straight Text)

LINE TABLE

LINE	BEARING	LENGTH
L1	N 29°49'54" E	50.00'
L2	S 53°00'09" E	124.99'
L3	S 37°00'52" W	196.29'
L4	S 52°59'08" E	81.57'
L5	N 29°49'54" E	27.79'
L6	S 60°10'06" E	160.00'
L7	N 29°49'54" E	125.63'
L8	S 60°10'06" E	40.00'
L9	N 60°10'06" W	40.00'
L10	S 60°10'06" E	40.00'
L11	N 29°49'54" E	25.00'
L12	S 29°49'54" W	25.00'
L13	S 29°49'54" W	25.00'
L14	S 29°49'54" W	25.00'
L15	N 60°10'06" W	268.44'
EAL1	S 67°19'50" E	64.00'
EAL2	S 44°20'13" E	305.62'
EAL3	N 45°39'47" E	25.00'
EAL4	N 44°20'13" W	300.00'
EAL5	S 67°07'33" E	60.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	LENGTH
C1	424.77'	185.86'	S 72°42'13" E	184.38'
C2	150.00'	216.82'	S 11°34'34" E	198.43'
C3	474.77'	48.03'	S 63°04'00" E	48.01'
C4	449.77'	45.50'	S 63°04'00" E	45.48'



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

TABLE OF NATURAL RESOURCES (In Acres)

Natural Resource	Total Resource By Lot: Lot 1	Lot 2	Total	Allowable Disturbance (%)	Allowable Disturbance
Wetlands	0.00	0.43	0.43	0	0.00
Wetlands Margin	0.02	0.28	0.30	20	0.06
Woodlands	5.92	6.02	11.94	75	8.96

Natural Resource	Proposed Disturbance By Lot: Lot 1	Lot 2	Total	Allowable Disturbance	Remaining Allowable Disturbance
Wetlands	0.00	0.00	0.00	0.00	0.00
Wetlands Margin	0.02	0.00	0.02	0.06	0.04
Woodlands	0.09	0.55	0.64	8.96	8.32

Natural Resource	Remaining Allowable Disturbance By Lot: Lot 1	Lot 2	Remaining Allowable Disturbance
Wetlands	0.00	0.00	0.00
Wetlands Margin	0.00	0.04	0.04
Woodlands	2.00	6.32	8.32

SITE CAPACITY CALCULATIONS (In Acres)

Base Site Area:		
Total Site Area		17.226
Road Rights-of-way		-0.046
Base Site Area		17.180
Land in Resources and Density Factor Area:		
Wetlands	(0.434 acres x 1.00)	0.434
Wetlands Margin	(0.302 acres x 0.80)	0.242
Prime Farmland & Farmland of State Wide Importance	(16.444 acres x 0.60)	9.866
Non-buildable Site Area		10.542
Site Capacity:		
Base Site Area		17.180
Non-buildable Site Area		- 10.542
Net Buildable Site Area		6.638

SOILS

Soil survey of n County, PA USDA – NRCS:
Soil Map Legend
AmA – Amwell silt loam, 0 to 3 percent slopes
NkB – Nockamixon silt loam, 3 to 8 percent slopes
RlA – Reaville channery silt loam, 0 to 3 percent slopes
RlB – Reaville channery silt loam, 3 to 8 percent slopes

NOTES

1. The property boundary, existing site improvements, and contours around the existing site improvements are based on a field survey performed by Mease Engineering P.C. in September and November of 2025. The remainder of the property is based on LIDAR contours and aerial information obtained from the PASDA website.
2. A wetlands delineation was completed by VW Consultants in November of 2025.
3. Notice of on-lot sewage permits: The planning module for land development has been submitted to 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 lot(s) upon which the new dwelling(s) is(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 dwelling.
4. Notice for on-lot water supplies: The lots 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 construction of any building. New wells are not to be located any closer than 100 feet to the sewage system absorption area.
5. The contractor performing work on any lot is responsible for contacting "PA ONE CALL" (1-800-242-1776) for the location of all underground lines at least one week prior to the beginning of construction.
6. All new utility services shall be run underground from existing overhead services.
7. Notification regarding maint. of public streets during construction activity: Mud sediment and/or debris tracked from the site onto a public cartway shall be removed immediately by brooming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surfaces is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway shall be pressure washed immediately to remove condition. All sediment-laden water must be filtered in a manner satisfactory to the Bucks County Conservation District before entering storm sewers and/or drainage channels.
8. Revisions or modifications to design grading, drainage patterns, or building locations as shown on the approved subdivision grading plan will require a submission of a plot plan for review and approval by the Township. The plot plan preparation requirements will be determined on a case by case basis depending on the extent of modifications proposed. Plot plans must be prepared by a Professional Engineer or Surveyor licensed in the Commonwealth of Pennsylvania.
9. A stormwater management plan prepared in accordance with the East Rockhill Township Water Ordinance shall be required and approved by East Rockhill Township at the time a building permit application is submitted. A Bucks County Conservation District approved erosion and sedimentation control plan shall be required at the time a building permit application is submitted.

An easement of the right-of-way area along Ridge Road is offered for dedication to East Rockhill Township. (0.046 Acres).

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Erosion & Sedimentation Control Plan
3	Erosion & Sedimentation Control Details

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

SCHULTZ MINOR SUBDIVISION

East Rockhill Township, Bucks County, Pennsylvania

SCALE: 1" = 100' | DRAWN BY: DWM
DATE: 16 Jan. '26 | FILE: 25080201
OWNERS OF RECORD: Lane Schultz & Leighan Herzberger, 2600 Ridge Road, Perkasie, PA 18944
T.P. 12-11-63-2
SHEET 1 of 3

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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: February 27, 2026

Subject: BCPC #13161
Sketch Plan of Land Development for El Car Wash Mid Atlantic, LLC
TMP #21-7-187
Applicant: El Car Wash Mid Atlantic, LLC
Owner: El Car Wash PA Feasterville, LLC
Plan Dated: January 16, 2026
Date Received: January 28, 2026

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: Retrofit an existing 14,762-square-foot building into a proposed car wash facility on a 1.73-acre parcel. The existing parking lot will be improved to accommodate the proposed car wash. Public water and sewer facilities serve the site.

Location: At the northeast corner of the intersection of East Street Road and Bustleton Pike.

Zoning: The C-2 Heavy Commercial District permits Use 36 Car Wash by special exception approval. A minimum lot area of 1 acre is required and a maximum impervious surface coverage ratio of 60 percent is permitted.

Plan notes indicate existing nonconformities regarding the minimum front yard setback from Street Road, the minimum rear yard setback, and the maximum impervious surface ratio.

Present Use: Commercial

COMMENTS

1. **Special exception request**—Notes on the plan indicate that the applicant has requested a special exception to allow the proposed car wash use in the C-2 Heavy Commercial District. This zoning issue should be resolved before action is taken on the proposal.

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

2. **Bypass lane**—Section 27-1403.H.(12)(a) of the zoning ordinance and Section 22-511.6.A. of the subdivision and land development ordinance (SALDO) require that a bypass lane/escape lane shall be provided for all drive-through facilities. While a 10-foot-wide bypass lane is shown along the car wash drive-through lanes in several areas, the lanes narrow to one lane in the eastern corner of the site, essentially eliminating the bypass lane slightly before the car wash entrance. We recommend that a continuous bypass lane be provided along the outside perimeter of the drive-through lanes.

3. **Transportation issues**

   a. **Queue analysis**—We recommend the applicant conduct the PennDOT District 6-0 queue analysis to ensure sufficient space is provided for on-site stacking and that no spillback onto Bustleton Pike will occur. Also, a queue analysis at the adjacent traffic signal should be conducted to ensure that left turns into the site are feasible.

   b. **Driveway channelization**—We recommend the applicant provide better channelization at the proposed driveway to more effectively discourage prohibited left turns out of the site.

   c. **Site distance**—We recommend the applicant confirm that the site distance to the left of the proposed driveway is adequate, due to the vertical curve in Bustleton Pike.

   d. **Turning templates**—Future plans should provide turning templates for the largest type of vehicle intended to access the site, including templates for internal site circulation.

4. **Existing trees**—Section 22-502.4. of the SALDO states that where trees are located within a proposed land development, every possible means to the fullest extent shall be provided to preserve these features. Several existing large street trees are located on the site along Bustleton Pike and East Street Road. We recommend these trees be retained on the site, and that future plan submissions include tree protection measures consistent with the protection standards in Section 22-528 of the SALDO.

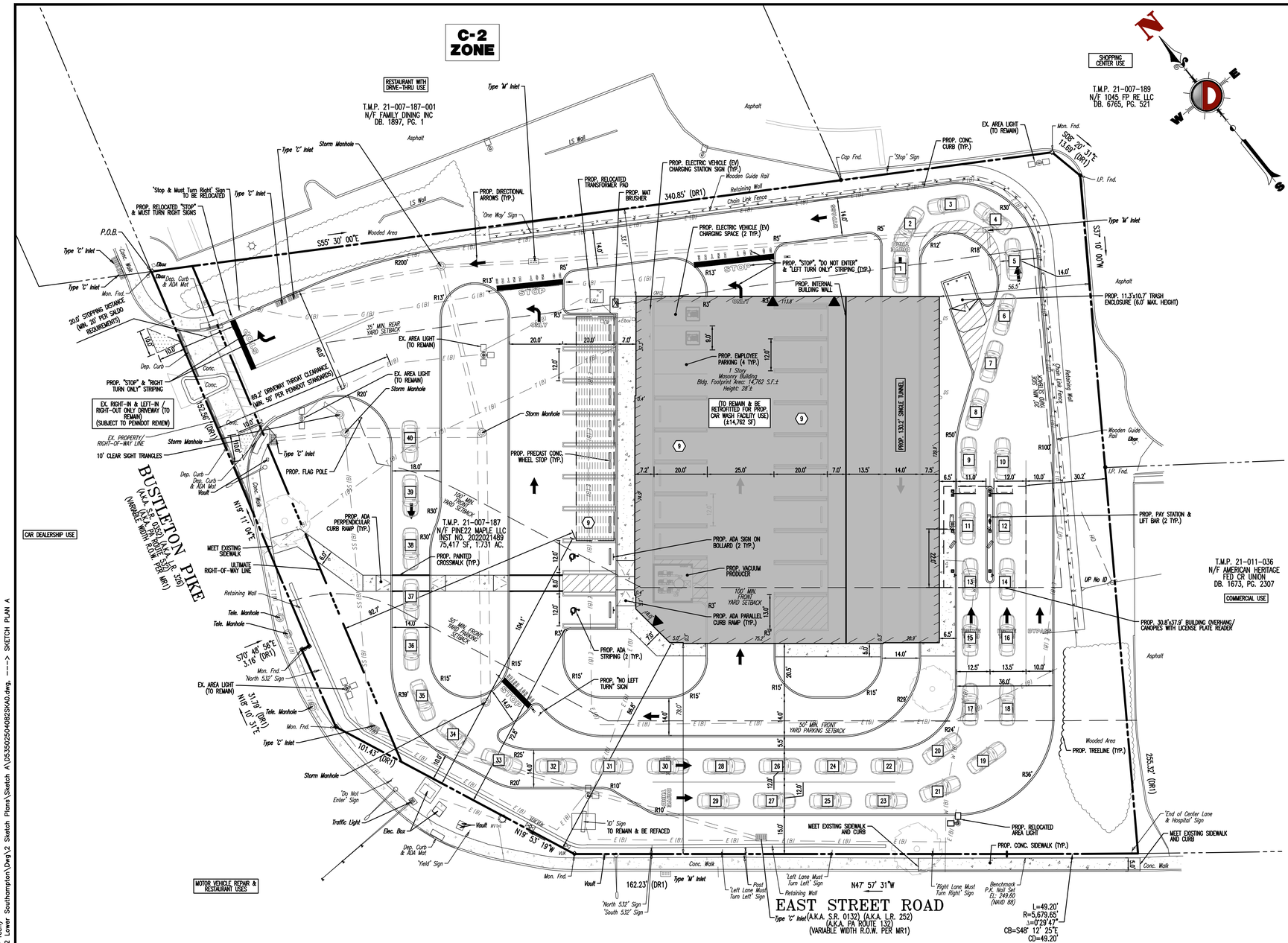
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning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

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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:tmr
26-0002

cc: Samantha Burgner, VP of Development & Construction, El Car Wash Mid Atlantic, LLC (via email)
Katherine E. Weiss, PE, Dynamic Engineering Consultants, PC (via email)
Chris Madonna, Dynamic Engineering Consultants, PC (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
John Evarts, PE, ARRO Consulting, Township Engineer (via email)
Joseph Galdo, Township Manager (via email)


C-2 ZONE
RESTAURANT WITH DRIVE-THRU USE
T.M.P. 21-007-187-001
N/F FAMILY DINING INC
DB. 1897, PG. 1
SHOPPING CENTER USE
T.M.P. 21-007-189
N/F 1045 FP RE LLC
DB. 6765, PG. 521
CAR DEALERSHIP USE
MOTOR VEHICLE REPAIR & RESTAURANT USES
COMMERCIAL USE
T.M.P. 21-011-036
N/F AMERICAN HERITAGE FED CR UNION
DB. 1673, PG. 2307
T.M.P. 21-007-187
N/F PINE22 MAPLE LLC
INST NO. 2022021489
75,417 SF, 1.731 AC.
BUSTLETON PIKE
(AKA S.R. 0532)
(VARIABLE WIDTH R.O.W. PER MR1)
EAST STREET ROAD
(AKA S.R. 0132)
(VARIABLE WIDTH R.O.W. PER MR1)
P.O.B.
S55° 30' 00"E
340.85' (DR1)
S37° 10' 00"W
255.32' (DR1)
S70° 48' 56"E
3.16' (DR1)
N19° 11' 04"E
152.66' (DR1)
N19° 53' 19"W
101.43' (DR1)
N47° 57' 31"W
162.23' (DR1)
S08° 20' 57"E
13.66' (DR1)
N19° 10' 31"E
31.79' (DR1)
PROP. 11.3'x10.7' TRASH ENCLOSURE (6.0' MAX. HEIGHT)
PROP. 130.2' SINGLE TUNNEL
PROP. 30.6'x37.0' BUILDING OVERHANG/ CANOPIES WITH LICENSE PLATE READER
PROP. PAY STATION & LIFT BAR (2 TYP.)
PROP. EMPLOYEE PARKING (4 TYP.)
1 Story Masonry Building Bldg. Footprint Area: 14,762 S.F.± Height: 28'±
(TO REMAIN & BE RETROFITTED FOR PROP. CAR WASH FACILITY USE) (±14,762 SF)
PROP. VACUUM PRODUCER
PROP. ADA SIGN ON BOLLARD (2 TYP.)
PROP. PAINTED CROSSWALK (TYP.)
PROP. ADA PERPENDICULAR CURB RAMP (TYP.)
PROP. ADA PARALLEL CURB RAMP (TYP.)
PROP. ADA STRIPING (2 TYP.)
PROP. "NO LEFT TURN" SIGN
PROP. PRECAST CONC. WHEEL STOP (TYP.)
PROP. FLAG POLE
PROP. INTERNAL BUILDING WALL
PROP. "STOP", "DO NOT ENTER" & "LEFT TURN ONLY" STRIPING (TYP.)
PROP. ELECTRIC VEHICLE (EV) CHARGING SPACE (2 TYP.)
PROP. ELECTRIC VEHICLE (EV) CHARGING STATION SIGN (TYP.)
PROP. CONC. CURB (TYP.)
PROP. DIRECTIONAL ARROWS (TYP.)
PROP. RELOCATED TRANSFORMER PAD
PROP. MAT BRUSHER
PROP. RELOCATED "STOP" & MUST TURN RIGHT SIGNS
"Stop & Must Turn Right" Sign TO BE RELOCATED
EX. AREA LIGHT (TO REMAIN)
EX. RIGHT-IN & LEFT-IN / RIGHT-OUT ONLY DRIVEWAY (TO REMAIN) (SUBJECT TO PENNDOT REVIEW)
69.2' DRIVEWAY THROAT CLEARANCE MIN. 50' PER PENNDOT STANDARDS)
20.0' STOPPING DISTANCE (MIN. 20' PER SALDO REQUIREMENTS)
10' CLEAR SIGHT TRIANGLES
EX. PROPERTY / RIGHT-OF-WAY LINE
ULTIMATE RIGHT-OF-WAY LINE
MEET EXISTING SIDEWALK
Retaining Wall
Tele. Manhole
Mon. Find.
"North 532" Sign
Type 'C' Inlet
Storm Manhole
Type 'M' Inlet
Vault
Elec. Box
Dep. Curb & ADA Mat
"Yield" Sign
"Do Not Enter" Sign
Traffic Light
"D" Sign TO REMAIN & BE REFACED
"Left Lane Must Turn Left" Sign
Post
"Right Lane Must Turn Right" Sign
Type 'W' Inlet
"South 532" Sign
Benchmark P.K. Nail Set El.: 249.80 (NAVD 88)
MEET EXISTING SIDEWALK AND CURB
PROP. CONC. SIDEWALK (TYP.)
Conc. Walk
Wooden Guide Rail
Chain Link Fence
Cap Fnd.
LP. Fnd.
Asphalt
Wooded Area
PROP. TREELINE (TYP.)
"End of Center Lane & Hospital" Sign
Wooden Guide Rail
Retaining Wall
Chain Link Fence
LS Wall
Conc. Wall
Dep. Curb
Conc.
Elbow
Dep. Curb & ADA Mat
Vault
Mon. Find.
Type 'C' Inlet
Type 'M' Inlet
Storm Manhole
Tele. Manhole
Vault
Elec. Box
Dep. Curb & ADA Mat
"Yield" Sign
"Do Not Enter" Sign
Traffic Light
"North 532" Sign
"South 532" Sign
Type 'W' Inlet
Post
"Left Lane Must Turn Left" Sign
"Right Lane Must Turn Right" Sign
Benchmark P.K. Nail Set El.: 249.80 (NAVD 88)
Conc. Walk
Wooden Guide Rail
Chain Link Fence
Retaining Wall
Cap Fnd.
LP. Fnd.
Asphalt
Wooded Area
PROP. TREELINE (TYP.)
"End of Center Lane & Hospital" Sign
MEET EXISTING SIDEWALK AND CURB
PROP. CONC. SIDEWALK (TYP.)
PROP. RELOCATED AREA LIGHT
PROP. RELOCATED AREA LIGHT
PROP. RELOCATED AREA LIGHT

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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 25, 2026

Subject: BCPC #12512-C
Sketch Plan of Land Development for Milford Village Section 6
TMPs #23-15-112, 23-15-100-2, and 23-15-100-3
Applicant: SKAOS, LLC
Owner: Same
Plan Dated: January 19, 2026
Date Received: February 17, 2026

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 49.5-acre site. Construct 96 age-restricted townhouse units, a 5,000-square-foot clubhouse building with an outdoor swimming pool, renovate the existing medical office building, and construct a two-story 25,000-square-foot wellness center on the 49.5-acre site. Public water and sewerage facilities serve the site.

Location: Along the southern side of Old Bethlehem Pike, approximately 1,000 feet southeast of the intersection of Mill Hill Road.

Zoning: The Arterial Mixed Use (AMU) District permits a variety of uses, including wellness center and office by conditional use approval. Mixed use developments are permitted on an overall minimum site area of 200 acres. The permitted maximum building coverage is 25 percent, and the maximum impervious surface coverage is 43 percent.

Present Use: Medical office and vacant

COMMENTS

1. **Eighth Revised Unified Master Plan**—The sketch plan indicates that the governing plan is the Eighth Revised Unified Master Plan. However, this plan was not part of the sketch plan application. Uses

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

within the AMU Overlay District are permitted by conditional use. We recommend that approval of the revised master plan and conditional uses be resolved prior to the board of supervisors taking action on the plan.

2. **Parking**—The parking tabulation table on Sheet 1 indicates that the parking regulations require only two parking spaces for the clubhouse. The plan shows that 70 parking spaces are being provided for the clubhouse. In addition, while 144 parking spaces are required for the townhomes, 192 spaces are proposed.

   We recommend that the applicant provide justification for the excess parking spaces and consider limiting the number to prevent the oversupply of parking, reduce the site impervious surface coverage, allow for more efficient land use, and increase the walkability of the development.

3. **Cul-de-sac**—The plan shows Road 'B' as a 464-foot-long cul-de-sac. Section 504.a. of the subdivision and land development ordinance (SALDO) allows for a maximum cul-de-sac length of 400 feet. We also question whether the proposed cul-de-sac is necessary in this instance. The inclusion of a cul-de-sac increases the amount of impervious surface on the site and may not be warranted if adequate turning movements can be accommodated through an alternative design. The applicant should evaluate whether a reduced pavement design or alternative turnaround configuration would be feasible.

   Additionally, the parking space located nearest to the driveway entrance appears to be too close to the access point. The applicant should review this space for compliance with applicable driveway separation, sight distance, and safety standards, and revise the layout as necessary to ensure safe ingress and egress.

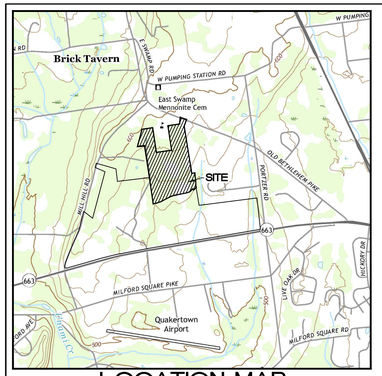
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning 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 April 1, 2026, 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
26-0042

cc: Sean Smith, SKAOS, LLC (via email)
Martin F. Smith, PE, Pany & Lentz Engineering Company (via email)
Robert W. Gundlach, Jr., Fox Rothschild (via email)
Todd Baldwin, PE, Pennoni Associates, Inc., Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matt Walters, Secretary, Quakertown Area Planning Committee (via email)



LOCATION MAP

2000 0 2000 4000 6000

N

Scale 1" = 2000'

SITE DATA

OWNER: SKAOS LLC 3265 NEW HILL WAY SPRINGTOWN, PA 18081

DEVELOPER: SKAOS LLC 3265 NEW HILL WAY SPRINGTOWN, PA 18081

PARCEL ID	1. 23-015-100-002 2. 23-015-100-003 3. 23-015-112
EXISTING LOT AREA	1. 24.7 ACRES (1,075,932.00 SF) 2. 14.72 ACRES (641,203.20 SF) 3. 10.18 ACRES (443,440.80 SF)
NET LOT AREA	49.50 ACRES (2,156,220.00 SF)

UTILITIES

SEWER: PUBLIC (MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY)

WATER: PUBLIC (MILFORD TOWNSHIP WATER AUTHORITY)

NOTE: ENTIRE DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER.

INTENT OF PLAN

PROPOSING TO CONSTRUCT 96 AGE-RESTRICTED ATTACHED TOWNHOMES, A 2-STORY "WELLNESS CENTER" FOR IN-PATIENT PRACTICE, THE RENOVATION OF THE EXISTING MEDICAL OFFICE FOR IN-PATIENT CARE AND RELATED SITE IMPROVEMENTS. EXISTING PARCELS WILL BE COMBINED AND DIVIDED AS NECESSARY

ZONING DATA

ZONING BASE DISTRICT: R-D RURAL DEVELOPMENT
ZONING OVERLAY: AMU (ARTERIAL MIXED USE)
GOVERNING PLAN: EIGHTH REVISED UNIFIED MASTER PLAN
PROPOSED USE: TOWNHOMES (AGE RESTRICTED) & WELLNESS CENTER

TOWNHOMES	REQUIRED	PROPOSED
MINIMUM LOT AREA (2,000 SF PER UNIT)	192,000 SF	>192,000 SF
MINIMUM LOT WIDTH	24 FT	32 FT
MAXIMUM IMPERVIOUS SURFACE RATIO(ON LOT)	55%	(SEE MASTER PLAN)
MINIMUM BUILDING SETBACK: STREET	20 FT	20 FT
MINIMUM BUILDING SPACING	30 FT	30 FT
MINIMUM REAR YARD	20 FT	20 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT

WELLNESS	REQUIRED	PROPOSED
MINIMUM LOT AREA	180,680 SF	>180,680 SF
MAXIMUM BUILDING COVERAGE	25%	<25%
MAXIMUM FLOOR AREA RATIO	3.00	<3.00
MAXIMUM IMPERVIOUS COVERAGE	SEE NOTE 5	27%
MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT	>20 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT

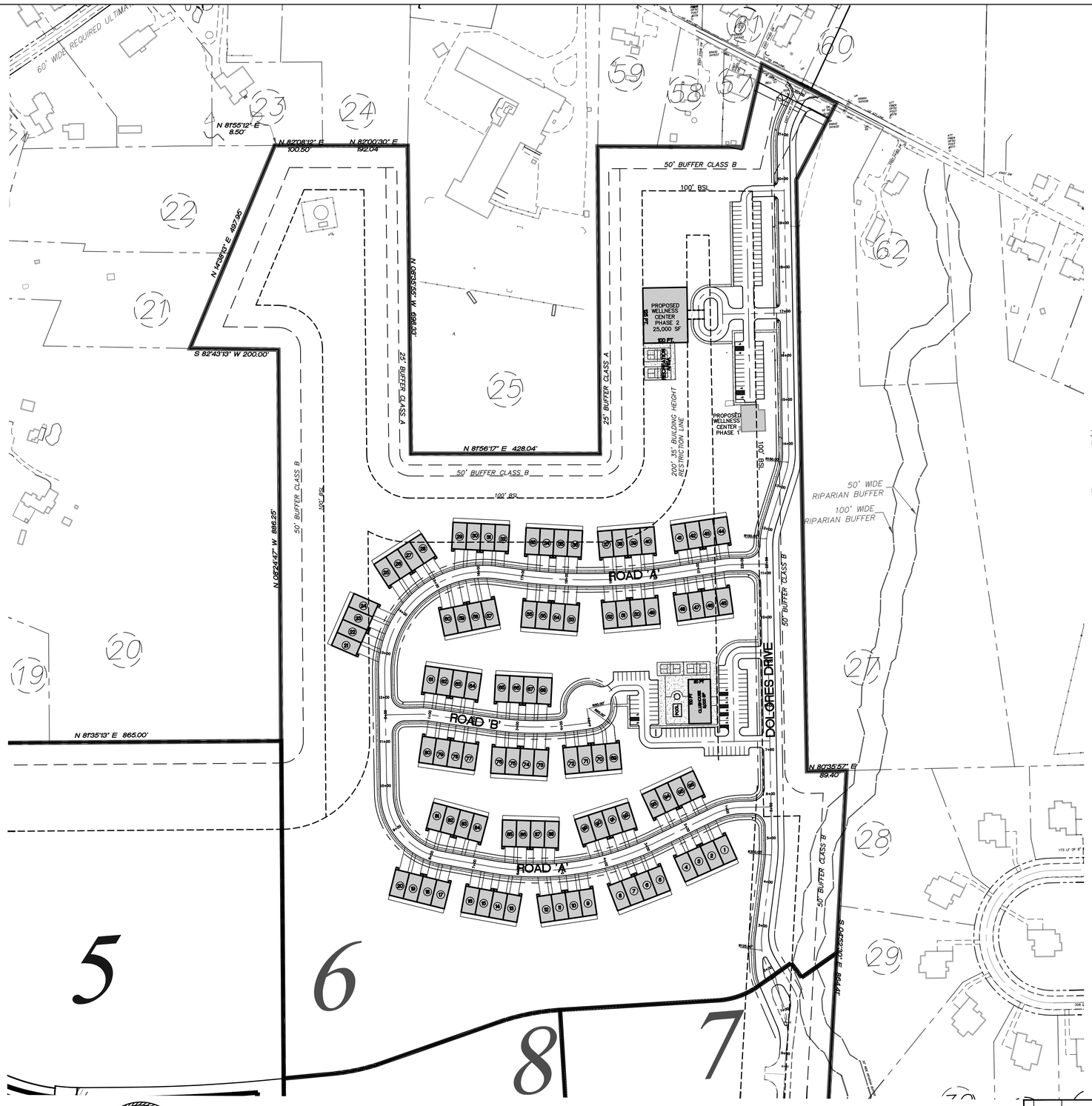
BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	30 FT	30 FT
FRONT YARD ALONG ARTERIAL HIGHWAY	100 FT	100 FT
SIDE YARD	20 FT	20 FT
REAR YARD	25 FT	25 FT

BUFFER YARDS:

OFFICE ABUTTING SINGLE-FAMILY RESIDENCE	50 FEET – CLASS B
RETAIL ABUTTING SINGLE-FAMILY RESIDENCE	100 FEET – CLASS C

SHEET LIST

SHEET #	SHEET NAME
1	SITE PLAN OVERALL
2	EXISTING FEATURES PLAN OVERALL
3	SITE PLAN NORTH
4	SITE PLAN CENTRAL
5	SITE PLAN SOUTH
6	GRADING AND UTILITY PLAN OVERALL
7	GRADING AND UTILITY PLAN NORTH
8	GRADING AND UTILITY PLAN CENTRAL
9	GRADING AND UTILITY PLAN SOUTH



N

120 0 120 240 360

Scale 1" = 120'

LEGEND

EXISTING FEATURES

2 FT. CONTOUR
10 FT. CONTOUR
SPOT ELEVATION
CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE WALK OR PAD
WOOD GUIDERAIL
DIRT/GRAVEL ROAD
STORM SEWER & INLETS
SANITARY SEWER & MANHOLE
WATER LINE & VALVE
OVERHEAD ELECTRIC
EASEMENT LINE
PAINT LINES
PROPERTY LINES
ADJOINERS' PROPERTY LINES
RIGHT-OF-WAY
SIGN POST
FENCE
TREE LINE
DECIDUOUS/PINE TREE
UTILITY POLE
LOT SECTION #
PROPERTY LINE TO BE DELETED

PROPOSED FEATURES

CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE WALK OR PAD
TREE LINE

PARKING TABULATION

TOWNHOMES AND CLUBHOUSE (ZO 404.B6.b)

REQUIRED PARKING- TOWNHOUSE
PER DWELLING UNIT: 1.5 SPACES
96 UNITS X (1.5) = 144 SPACES
TOTAL REQUIRED: 144 SPACES
TOTAL PROPOSED: 192 SPACES

REQUIRED PARKING- CLUBHOUSE
PER EMPLOYEE: 1 SPACES
2 EMPLOYEES X (1) = 2 SPACES
TOTAL REQUIRED: 2 SPACES
TOTAL PROPOSED: 70 SPACES

HANDICAP SPACES REQUIRED: 7 SPACES
HANDICAP SPACES PROPOSED: 8 SPACES

WELLNESS CENTER (ZO 404.C12.d)

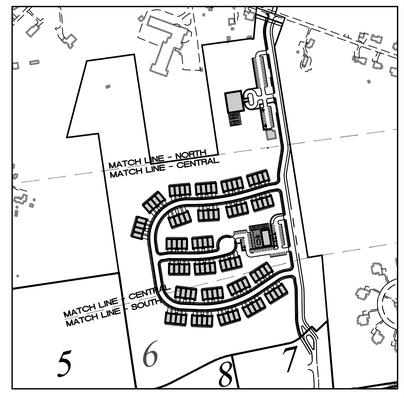
REQUIRED PARKING- PHASE 1
PER 2 BEDS: 1 SPACES
10 BEDS X (0.5) = 5 SPACES
PER 1 EMPLOYEE: 1 SPACE
5 EMPLOYEES X (1) = 5 SPACES
TOTAL REQUIRED: 10 SPACES
TOTAL PROPOSED: 24 SPACES

REQUIRED PARKING- PHASE 2
PER 2 BEDS: 1 SPACES
40 BEDS X (0.5) = 20 SPACES
PER 1 EMPLOYEE: 1 SPACES
20 EMPLOYEES X (1) = 20 SPACES
TOTAL REQUIRED: 40 SPACES
TOTAL PROPOSED: 62 SPACES

HANDICAP SPACES REQUIRED: 3 SPACES
HANDICAP SPACES PROPOSED: 4 SPACES

SHEET KEY MAP

Scale 1" = 450'



SKETCH 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

DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	20205336
SCALE	1"=60' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	1
SHEET NO. OF	9
REV.	0

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

#	DATE	REVISION	BY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MARTIN F. SMITH, JR.
ENGINEER
NO. PE-057455

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., 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.

01/19/2026
DATE

Martin F. Smith, Jr.
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.

xrefs: -->[Xrefs 2025] [Xref-TB 24X36] [unit labels] [existpa Section 6] [Location Map] [Profiles - Road] [Profiles - Overall
C:\Users\gpenpaul\AppData\Local\Temp\AcPublish_15184\01 - Site Plan Overall.dwg-->Site Plan - Overall Date: January 28,2026-11:22pm PWPany & Lentz Engineering Company** USER: gpenpaul

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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 3, 2026

Subject: BCPC #13162
Preliminary Plan of Land Development for 661 Penn Street
TMPs #29-10-37 and 29-10-119-1
Applicant: 661 Penn Street LLC, c/o Jim Worthington
Owner: 661 Penn Street LLC and 660 (Six) Tudor Square, LP
Plan Dated: January 21, 2026
Date Received: February 4, 2026

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

GENERAL INFORMATION

Proposal: Consolidate two parcels to create a 15.75-acre site for redevelopment. Construct a mixed-use development consisting of new residential with parking garage space and existing office space on the site. A vacant building on the site will be removed and three existing buildings will remain. The plan identifies a proposed public space area totaling 58,981 square feet. Other improvements to the site include revised vehicular circulation, parking layout, sidewalks, a trail, and stormwater management. Public water and sewer are intended to serve the development.

The proposed new development consists of 308 multifamily residential units in two four-story buildings. Building 1A will contain 150 apartment units and Building 1B will contain 158 apartment units. The residential buildings surround an internal 41,890-square-foot garage containing 520 parking spaces (labeled as Garage 1). Proposed Garage 2 is a freestanding structure totaling 23,310 square feet, containing 256 parking spaces. Both garages consist of four levels plus the roof area.

Nonresidential uses on the site total 83,976 square feet of existing office and medical office space in three separate buildings as follows: Building 2—19,200 square feet; Building 3—19,320 square feet; and Building 4—45,456 square feet.

Location: The site is located in the western part of the Newtown Business Commons extending between Newtown Yardley Road and Penn Street, with frontage along both roads. The Newtown Cemetery lies on a parcel to the west of the site, a portion of which is located in Newtown Borough.

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

Zoning: Both parcels are within the LI/O-LI Newtown Commons Overlay District, which permits Use B-20 Town Center Apartments and Use J-1 Mixed-Use Development by conditional use approval. Sites developed under the provisions of this overlay must have a minimum lot area of 80,000 square feet and a minimum lot width of 200 feet at the building setback line. A maximum impervious surface ratio of 65 percent and a maximum building height of 50 feet are permitted. Required minimum public space is five percent of the base site area. A maximum permitted density of 20 dwelling units per acre of base site area is permitted.

The underlying zoning districts are the LI Light Industrial District (TMP #29-10-37) and the O-LI Office-Light Industrial District (TMP #29-10-119-1). These districts permit a variety of office and light industrial uses with similar area and dimensional requirements as the overlay. Mixed-Use Development and Town Center Apartments are not permitted in the underlying district regulations.

Present Use: Office and vacant

COMMENTS

1. **Conditional use**—Sections 700-A.8.C.1.a. and b. of the zoning ordinance require conditional use approval for Use B-20 Town Center Apartments and Use J-1 Mixed-Use Development in the LI/O-LI Newtown Commons Overlay District. The proposed plan should not be approved until this zoning issue is resolved.

2. **Newtown Commons Overlay District requirements**—Section 700-A.8. of the zoning ordinance contains overlay district requirements, which include various development and design standards. In particular, we note the following required elements:

   a. **Public spaces**—Sections 700-A.8.E.6.a. and b. require a minimum of 5 percent of the base site area to be designated as public space. This space must be visible and accessible to the public from the street and shall include specific features such as plazas, courtyards, village greens, and central open spaces.

      The plan identifies a proposed 58,981-square-foot public space area to the east of the residential units and Drive B that contains an 8-foot-wide path around a proposed stormwater basin. Per Section 201 of the zoning ordinance, stormwater management areas cannot be counted toward required minimum open space. Township officials should determine if the proposed public space, as shown on the plan, meets the intent of the overlay district.

   b. **Public amenities**—Section 700-A.8.E.6.c. requires public amenities, such as gateway features and landscaping, fountains, artwork, site furnishings including period lighting, benches, bike racks, drinking fountains, and landscaping including planters, potted plants, and window boxes. We recommend that proposed public amenities be clearly delineated on the plan so that compliance with this ordinance requirement can be verified.

   c. **Streetscape design**—Section 700-A.8.E.5.a. requires all development within the overlay to provide streetscape improvements, including benches and bicycle racks, that function to unify the overlay district. For bicycle facilities, 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), be consulted for information on recommended designs.

[1] https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf

d. **Site design and layout**—Section 700-A.7.b. requires the storage of refuse to be provided inside buildings or within outdoor areas enclosed by either walls or opaque fencing. The plan should indicate how this requirement, as well as the requirements in Section 22-535.8. of the subdivision and land development ordinance (SALDO), will be addressed.

3. **Use B-20 Town Center Apartments requirements**

a. **Architectural consistency**—Section 803.B-20.2. of the zoning ordinance states that the design and architecture of the buildings shall be consistent with the architectural style of the surrounding area and shall be subject to review by the board of supervisors. Architectural plans should be submitted for township review to ensure this requirement is met.

b. **Mix of unit types**—Section 803.B-20.3. of the zoning ordinance requires a variety of unit types, including studio, one-bedroom, and two-bedroom units for town center apartments in mixed-use developments. Information on Sheet 3 indicates that parking calculations for all 308 residential units are based on the required number of spaces for two-bedroom units. The plan should indicate compliance with the requirement to provide for a variety of unit types.

4. **Use J-1 Mixed Use Development requirements**—Sections 700-A.8.E.9.d. and 803.J-1.4.d. of the zoning ordinance require that parking spaces for all residential units shall be clearly designated and separate from the nonresidential parking spaces. The parking spaces for the individual residential units shall be clearly numbered and reserved for the exclusive use of the unit occupants.

5. **Length-to-height ratio of residential buildings**—Section 535.7. of the SALDO states that no multiple-family building or group of attached buildings shall have a single façade which has a length-to-height ratio greater than five to one. The plan should clearly indicate compliance with this requirement.

6. **Pedestrian considerations**

a. **Pedestrian circulation**—Section 517.5. of the SALDO requires on-site sidewalks to provide convenient and safe access to all dwelling units and other principal buildings designed for human occupancy from streets, driveways, parking areas, or garages, as well as to ensure convenient circulation to all project facilities.

We recommend that sidewalk connections be provided between Garage 2 and the buildings it is intended to serve. Without such connections, residents and pedestrians may be required to walk through parking areas, which raises both safety and circulation concerns.

b. **Crosswalks on Drive B near nonresidential uses**—The plan depicts crosswalks across Drive B near the residential units. We recommend that crosswalks also be provided across Drive B near the nonresidential uses on the site, near Building 4 and near Building 2.

c. **Trails**—The *Newtown to the D&L Canal – Trail Feasibility Study* (2022) identifies a proposed shared-use trail (Segment YRD-3) along the site's frontage on Newtown Yardley Road. Newtown Township was a participant in the development of the trail feasibility plan. We recommend that the land development plan be revised to include a shared-use trail running along Newtown Yardley Road. A shared-use trail in this location would continue to develop the township's comprehensive trail network, would build out a key connection to the Lower Makefield Trail network, and would align with local and county trail planning priorities.

If development of a shared-use trail is not feasible at this time, we recommend that the township acquire an easement to run a shared-use trail along this portion of Newtown Yardley Road at a later date.

7. **Transportation issues**

   a. **Traffic impact study (TIS)**—Section 22-402.5.C. of the SALDO states that a TIS shall be submitted for all residential land developments consisting of 50 or more dwelling units. The required TIS for this project was not included in this submission.

   b. **Roadway improvements**—Section 1001.F.3. of the zoning ordinance states that in any case where a development for apartments abuts a state or municipal highway, all streets in the vicinity of the development shall be adequate to serve probable increases in traffic, volume, and adequate deceleration lanes and similar facilities shall be provided as required by the township. This requirement should be addressed in the TIS and on future plans.

   c. **Access to Newtown Yardley Road**—To improve the operation and safety of the Newtown Yardley Road access, we recommend the applicant consider providing a porkchop to separate the dual egress lanes.

   d. **Sight distance for left turns onto Penn Street**—Due to the existing horizontal curve, confirmation should be provided to ensure that there is sufficient sight distance to the left for vehicles exiting the Penn Street driveway.

   e. **Sight distance for left turns from Penn Street**—Due to the existing horizontal curve, confirmation should be provided that there is sufficient sight distance looking ahead for vehicles making a left turn into the Penn Street driveway.

   f. **Egress onto Penn Street**—We recommend reducing the width of the egress portion of the Penn Street driveway to discourage vehicles from trying to exit simultaneously.

8. **Parking**

   a. **Location**—Section 700-A.8.9.b. of the zoning ordinance requires that parking shall be located in the side or rear yards of buildings and not in the front yard or in front of the buildings. The plan shows parking between the residential building and Penn Street.

   b. **Distance between parking and building**—Section 22-514.9. of the SALDO requires that the edge of any parking area shall not be closer than 20 feet to the outside wall of the nearest building. It appears that some parking spaces are located below that threshold.

   c. **Dead end parking areas**—Section 1001.B.6. of the zoning ordinance and Section 514.10. of the SALDO require that all dead-end parking areas shall be designed to provide sufficient area for backing and turning movements from the end stalls of the parking area. While the parking lot in the southeast corner of the site, next to Building 1B, provides sufficient space for backing and turning movements for vehicles parked in the end stalls, it is not clear how vehicles entering this parking area will be able to turn around if all the parking spaces are occupied.

   d. **Parking stall size**—Section 1001.B.3. of the zoning ordinance states that, in the LI and O-LI Districts, 75 percent of the required parking spaces may be 9 feet by 18 feet and shall be double-striped. The remaining 25 percent of required parking spaces shall be 10 feet by 20 feet, provided that the larger parking spaces shall be located closest to the main entrance of any building. All

parking spaces appear to be single-striped and only seven percent of the total parking spaces on the site measure 10 feet by 20 feet.

e. **Minimum aisle width**—Section 1001.B.5. of the zoning ordinance requires a minimum width of drives and parking aisles in districts other than the TC District, to be 25 feet. The plan indicates access aisles to be 25 feet in width for the proposed surface parking lots and 24 feet in width within the parking garages. Township officials should determine if the 24-foot-wide access aisle width for the parking garages is adequate.

f. **Perpendicular parking along Drive B**—The plan shows 74 perpendicular parking spaces along proposed Drive B. As designed, Drive B will be the main accessway through the site, connecting Newtown Yardley Road and Penn Street. Consideration should be given to redesigning the circulation system to separate the parking spaces from the primary accessway. Separating perpendicular parking from a main driveway will help to reduce potential conflicts between moving vehicles and vehicles backing out of parking spaces.

g. **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*[2] which provides model zoning ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*[3] which provides guidelines and standards for EV charging stations.

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

10. **Existing trees**

a. **Tree removal permit**—Section 903.B.6.c. of the zoning ordinance states that no tree larger than 10 inches measured at a point 4 feet above grade shall be removed unless a zoning permit is obtained. Sheet 14 indicates the removal of numerous large trees over 10 inches in diameter measured 4 feet above grade, particularly in the southern half of the site.

b. **Tree protection**—Sections 274.1 and 903.B.6.a. and b. of the zoning ordinance and 22-529.2.C. and 22-402.4.M.5. of the SALDO specify tree protection requirements for existing trees that are to remain on a construction site. Sheet 14 shows tree protection fencing along most of the eastern lot line and along a portion of the southern lot line. However, some trees to remain are close to proposed regrading and are not shown to have protection fencing. If not properly protected, earth

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

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

disturbance and construction equipment within the tree protection zone will compromise the health of the trees. We recommend the plan be revised to show the tree protection fencing along all proposed tree lines and around individual trees to remain, in compliance with the protection fencing requirements in the ordinances.

11. **Fire lane**—Section 22-511. of the SALDO requires a fire lane, at least 20 feet in width, be provided for all multifamily buildings. This section states that no parking shall be permitted in the fire lane so that firefighting vehicles shall have direct access to these buildings. The plan identifies a fire lane along the northern side of the Building 1A. The township should determine if this access is sufficient to provide firefighting service to the entire building. Additionally, the only other building on the site shown with fire lanes is Building 4. We recommend the adequacy of access for firefighting vehicles and equipment for Buildings 2 and 3, and proposed Garage 2 be considered, as no other fire lanes are delineated.

12. **Editorial**—Sheet 4, Lot Consolidation Plan, misidentifies the parcel numbers that comprise the site. The plan should be revised to reference the parcel numbers as TMPs #29-010-037 and 29-010-119-001.

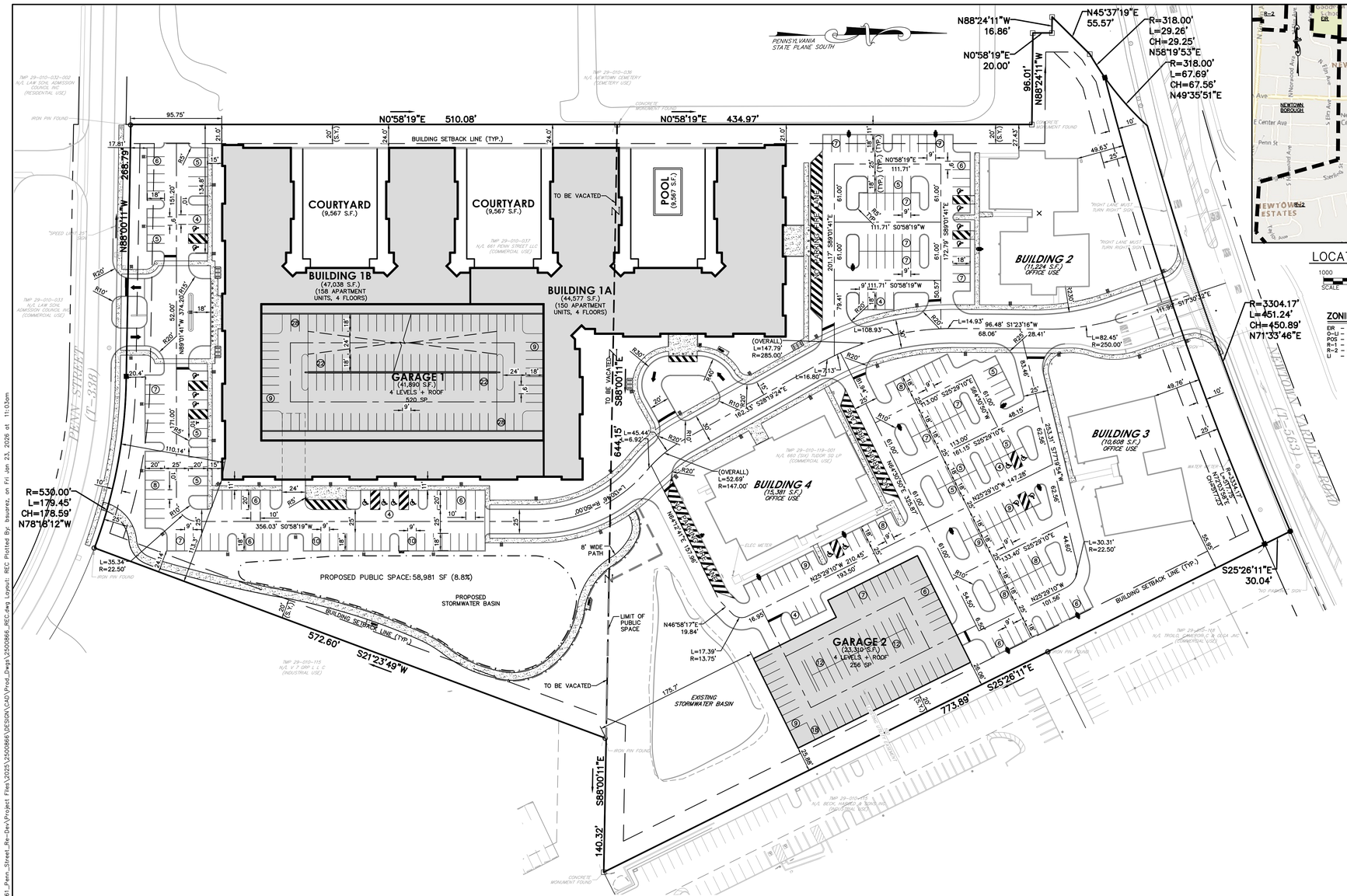
13. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0026

cc: Jim Worthington, 661 Penn Street, LLC (via email)
Ronald G. Monkres II, PE, Senior Project Manager, Gilmore & Associates (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Micah S. Lewis, Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)



NOT APPROVED FOR CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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

NON-MEMBERS MUST BE CONTACTED DIRECTLY

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

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

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.

GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

APPROVED BY THE NEWTOWN TOWNSHIP BOARD OF SUPERVISORS ON THIS ___ DAY OF _____, 20___.

SECRETARY _____

CHAIRMAN _____

REVIEWED BY THE NEWTOWN TOWNSHIP PLANNING COMMISSION ON THIS ___ DAY OF _____, 20___.

SECRETARY _____

CHAIRMAN _____

REVIEWED BY THE NEWTOWN TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 20___.

_____
TOWNSHIP ENGINEER

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

_____

_____

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNA. IN PLAN BOOK _____ PAGE _____ ON _____, _____.

_____
RECORDER OF DEEDS

COMMONWEALTH OF
PENNSYLVANIA COUNTY OF BUCKS

ON THE ___ DAY OF _____ 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF NEWTOWN, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW

_____

BCPC No. _____

PROCESSED AND REVIEWED: REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS _____ DATE OF _____ 20___.

_____
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

I, _____ RUSSELL T. CROSS _____ HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY OF _____ COMPLETED UNDER MY SUPERVISION IN _____; THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

_____
SIGNATURE

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

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DONALD G. MONKES II — PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA

DATE: _____

REV.	DESCRIPTION	DATE	BY

PRELIMINARY LAND DEVELOPMENT PLAN

661 PENN STREET REDEVELOPMENT

NEWTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500866

APPLICANTS INFO:
661 PENN STREET, LLC
209 PENN'S TRAIL
NEWTOWN, PA 18940
215-968-0600

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 29-010-119-001 & 29-010-037

TOTAL AREA: 15.75 AC.

TOTAL LOTS: 2

DATE: 01/21/26

SCALE: 1"=50'

DRAWN BY: GY/BH

CHECKED BY: RGM

SHEET NO.: 2 OF 32

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500866_661 Penn_Street_Re-Dev\Project Files\2025\2500866\DESIGN\CAD\Prod_Dwgs\2500866_REC.dwg Layout: REC Plotted By: bsaurez, on Fri Jan 23, 2026 at 11:03am

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 11, 2026

Subject: BCPC #13163
Sketch Plan of Land Development for Defiance Lodge
TMPs #29-11-60, 29-11-61, 29-11-63-1
Applicant: Knights of Pythias, Defiance Lodge #335
Owner: Same
Plan Dated: January 16, 2026
Date Received: February 9, 2026

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 1.20-acre lot and construct a two-story 6,000-square-foot building for a private club with a 3,750-square-foot outdoor event space on the newly created lot. A total of 62 parking spaces is proposed. All existing structures, which include three primary buildings and two sheds, will be removed. Public water and sewer serve the site.

Location: The site is bounded by Swamp Road to the north, Linden Avenue to the east, German Avenue to the south, and is approximately 1,200 feet east of the Newtown Bypass.

Zoning: The R-2 High Density Residential District permits Use C-8 Private Club by conditional use approval. For uses other than residential, such as a private club, a minimum lot area of 2 acres with a minimum lot width of 200 feet is required and a maximum impervious surface ratio of 35 percent is permitted.

Present Use: Residential and private club

COMMENTS

1. **Conditional use**—Section 405.A.2. of the zoning ordinance permits Use C-8 Private Club in the R-2 District by conditional use approval. The proposal should not be approved until this zoning issue is resolved.

2. **Requested variances**—The sheet plan indicates that the applicant is requesting variances from the following zoning ordinance requirements:

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

Section 405.B
to permit impervious coverage of 59.1 percent, whereas 35 percent would otherwise be required

Sections 405.B and 405.C
to permit a gross site area and lot area of 1.17 acres, whereas a minimum gross site area and lot area of 2 acres would otherwise be required

Section 405.C
to permit a lot width at the building setback line of 159.5 feet, whereas a minimum of 200 feet would otherwise be required

Section 803.C.C-8.3.
to permit 62 parking spaces, whereas 120 parking spaces would otherwise be required

Section 1001.B.3.
to permit parking space dimensions to be 9 feet by 18 feet, whereas 10 feet by 20 feet would otherwise be required

Section 1002.1
to permit zero loading spaces, whereas two loading spaces would otherwise be required

The requested variances should be discussed and resolved prior to the board of supervisors taking action on the plan.

3. **Buffers**—Section 22-531.1. of the SALDO requires buffer yards along two different land uses. Also, Section 22-534.6. of the SALDO requires that adjacent residential areas shall be protected from potential nuisances of the proposed nonresidential development by the provisions of extra depths in parcels backing up on existing residential developments and provisions for a permanently landscaped evergreen buffer strip. The plan includes a proposed 3,750-square-foot outdoor event space next to the building. We recommend that the plan specify the intended uses of the outdoor event area so potential impacts on adjacent residences, including lighting, noise, and traffic, are fully understood, and that appropriate buffers are provided on future plans.

4. **Off-street parking**

   a. **Distance from building**—Section 22-514.9. of the SALDO requires that the edge of any parking area shall not be closer than 20 feet to the outside wall of the nearest building. Four parking spaces are located as close as 6 feet from the building. Future plans should indicate compliance with this requirement.

   b. **Parking lot buffer**—Section 1001.A.6. of the zoning ordinance requires that all off-street parking lots and areas for the display, storage, sale, or movement of three or more motor vehicles shall be adequately buffered from adjacent streets and properties and landscaped in accordance with an overall plan as required in Section 1001.F.6. Future plans should indicate compliance with this requirement, especially in light of the adjacent residential uses.

5. **Transportation issues**

   a. **Traffic impact study**—Section 22-402.5.C. of the SALDO requires that a traffic impact study by a qualified traffic engineer be conducted for all commercial buildings consisting of 10,000 square feet or more of gross leasable floor space or usable outdoor area. The proposed building and outdoor event space have a combined total of 9,750 square feet. While this does not meet the minimum criteria requiring a TIS, we strongly recommend that roadway impacts, particularly to German and Linden avenues, be carefully reviewed.

b. **German Avenue**—While German Avenue is classified as a street, it is worth noting that in practice, this street functions more as a cul-de-sac or driveway than a true street. A traffic impact study or assessment, if required, should prioritize the traffic impact on German Avenue, in particular.

c. **Slopes**—We recommend that future plans provide a profile of the Swamp Road driveway to ensure that proposed slopes will allow safe and efficient operation.

6. **Sidewalks**—Section 22-517.1. of the SALDO requires sidewalks along both sides of all public streets, except that where all lots in a development have frontage at the street line in excess of 125 feet, sidewalks need not be provided unless required to furnish continuity with existing sidewalks in a neighboring tract. Township officials should determine if a sidewalk should be provided along the adjacent roadways.

7. **Recreation land**—Section 22-1203.2.B. of the SALDO requires the dedication of land for park and recreational areas in a nonresidential land development to be 3,000 square feet per 4,000 square feet of floor area. Future plans should indicate compliance with this requirement.

8. **Outdoor refuse collection stations**—Section 22-534.10. of the SALDO states that outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be located to avoid being offensive and shall be screened from view and landscaped. If an outdoor refuse collection station is intended, future plans should indicate compliance with this requirement.

9. **Fire lane**—Section 22-511.B. of the SALDO requires a macadam fire lane within 20 feet of any nonresidential building on a minimum of one side of the building. Future plans should indicate compliance with this requirement.

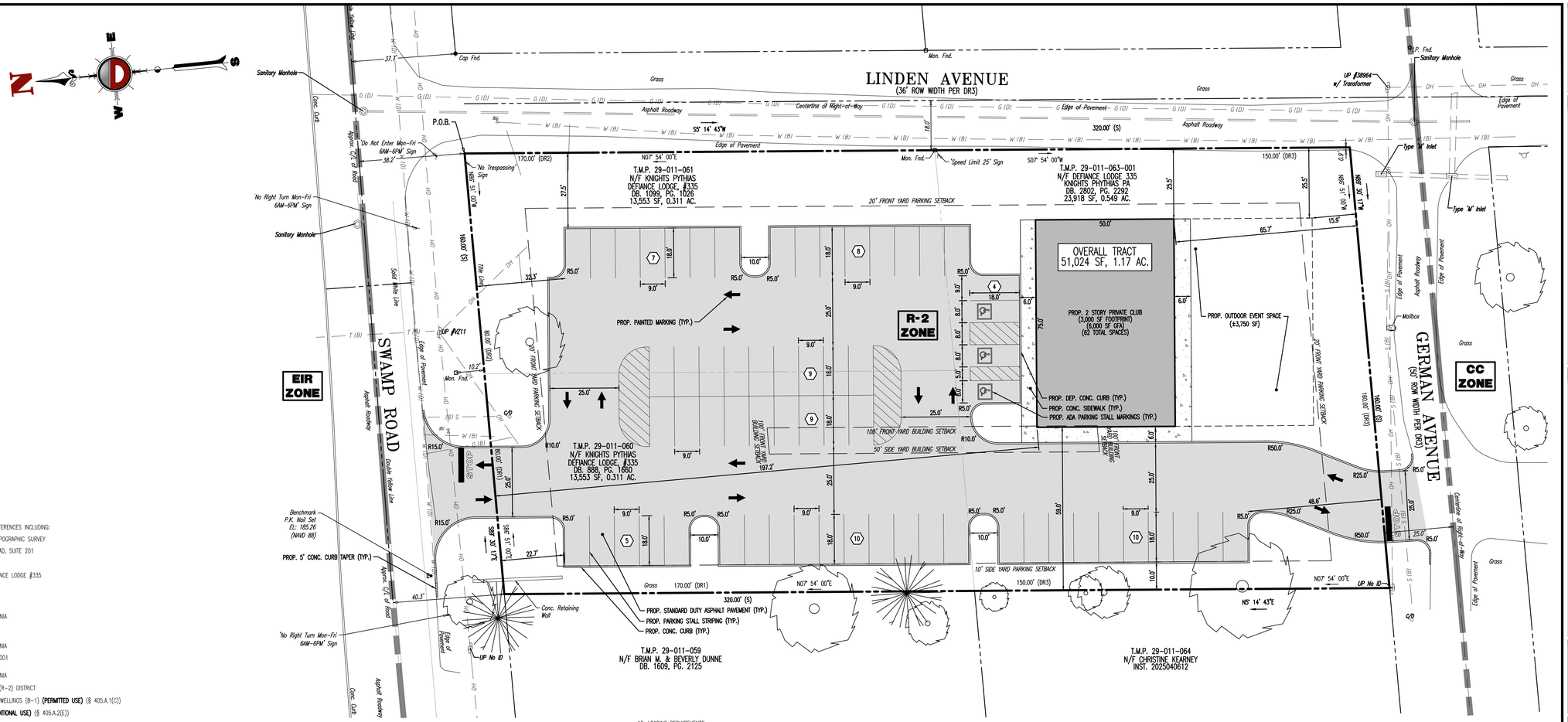
10. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning 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 April 1, 2026, 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.

SGN:emh
26-0033

cc: Knights of Pythias, Defiance Lodge #335 (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Leanna Colubriale, PE, Remington & Vernick Engineers, Township Engineer (via email)
Michele Fountain, PE, CKS Engineers, Inc., Township Planner (via email)
Micah S. Lewis, Township Manager (via email)
Katherine McGovern, Assistant Township Manager (via email)
Kristie Kaznicki, Township Administrative Assistant (via email)
Michael T. Italia, Barry Isett & Associates, Zoning Officer (via email)



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
   DATED: 01-08-2026
2. APPLICANT/OWNER: KNIGHTS OF PYTHIAS, DEFIANCE LODGE #335
   126 N CHANCELLOR STREET
   NEWTOWN, PA 18940
3. PARCEL DATA:
   PARCEL NO: 29-011-060
   57 SWAMP ROAD
   TOWNSHIP OF NEWTOWN
   BUCKS COUNTY, PENNSYLVANIA

   PARCEL NO: 29-011-061
   67 LINDEN AVENUE
   TOWNSHIP OF NEWTOWN
   BUCKS COUNTY, PENNSYLVANIA

   PARCEL NO: 29-011-063-001
   62 GERMAN AVENUE
   TOWNSHIP OF NEWTOWN
   BUCKS COUNTY, PENNSYLVANIA
4. ZONE: HIGH DENSITY RESIDENTIAL (R-2) DISTRICT
5. EXISTING USE: SINGLE-FAMILY DETACHED DWELLINGS (R-1) **(PERMITTED USE)** (§ 405.A.1(C))
6. PROPOSED USE: PRIVATE CLUB (C-8) **(CONDITIONAL USE)** (§ 405.A.2(E))
7. SCHEDULE OF ZONING REQUIREMENTS (§ 405.B & 405.C)

ZONE REQUIREMENT	R-2 DISTRICT [1]	EXISTING (PARCEL NO. 29-011-061) [1]	EXISTING (PARCEL NO. 29-011-063-001) [1]	R-2 DISTRICT [2]	EXISTING (PARCEL NO. 29-011-060) [2]	EXISTING [2][3] (CONSOLIDATED PARCELS)	PROPOSED [2][3] (CONSOLIDATED PARCELS)
MINIMUM GROSS SITE AREA	30,000 SF	0.31 Ac (13,553 SF)**(E)**	0.55 Ac (23,918 SF)**(E)**	2.00 Ac	0.31 Ac (13,553 SF)**(E)**	1.17 Ac (51,024 SF)**(E)**	1.17 Ac (51,024 SF)**(V)**
MINIMUM LOT AREA (NET)	30,000 SF	0.31 Ac (13,553 SF)**(E)**	0.55 Ac (23,918 SF)**(E)**	2.00 Ac	0.31 Ac (13,553 SF)**(E)**	1.17 Ac (51,024 SF)**(E)**	1.17 Ac (51,024 SF)**(V)**
MINIMUM BASE SITE AREA	N/S	0.31 Ac (13,553 SF)	0.55 Ac (23,918 SF)	N/S	0.31 Ac (13,553 SF)	1.17 Ac (51,024 SF)	1.17 Ac (51,024 SF)
MINIMUM LOT WIDTH @ STREET	75 FT	79.7 FT	159.5 FT	N/S	N/A	N/A	N/A
MINIMUM LOT WIDTH @ BLDG SETBACK LINE	100 FT	79.7 FT**(E)**	159.5 FT	200 FT	79.7 FT**(E)**	159.5 FT**(E)**	159.5 FT**(V)**
MINIMUM FRONT YARD SETBACK (SWAMP ROAD)							
--BUILDING	50 FT	8.1 FT**(E)**	N/A	100 FT	7.9 FT**(E)**	7.9 FT**(E)**	197.2 FT
--PARKING	20 FT	89.5 FT	N/A	20 FT	48.0 FT	48.0 FT	22.7 FT
MINIMUM FRONT YARD SETBACK (LINDEN AVENUE)							
--BUILDING	50 FT	7.1 FT**(E)**	80.1 FT**(E)**	100 FT	N/A	7.1 FT**(E)**	25.5 FT**(E)**
--PARKING	20 FT	0**(E)**	88.5 FT	20 FT	N/A	0 FT**(E)**	27.5 FT
MINIMUM FRONT YARD SETBACK (GERMAN AVENUE)							
--BUILDING	50 FT	N/A	15.8 FT**(E)**	100 FT	N/A	15.8 FT**(E)**	65.7 FT**(E)**
--PARKING	20 FT	N/A	0 FT**(E)**	20 FT	N/A	0 FT**(E)**	48.6 FT
MINIMUM REAR YARD SETBACK							
--BUILDING	40 FT	N/A	N/A	50 FT	91.8 FT	N/A	N/A
--PARKING	10 FT	N/A	N/A	10 FT	0 FT**(E)**	N/A	N/A
MINIMUM SIDE YARD SETBACK							
--BUILDING	20 FT [4]	6.3 FT**(E)**	8.8 FT**(E)**	50 FT	41.0 FT**(E)**	6.3 FT**(E)**	59 FT
--PARKING	10 FT	0.9 FT**(E)**	9.0 FT**(E)**	10 FT	12.4 FT	5.43 FT**(E)**	10 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT	35 FT	<35 FT	<35 FT	<35 FT
MINIMUM DISTANCE BETWEEN BLDG	60 FT	54.5 FT**(E)**	54.5 FT**(E)**	N/S	N/A	N/A	N/A
MINIMUM OPEN SPACE RATIO	10%	0%**(E)**	0%**(E)**	N/S	N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE [5]	13%	19.9% (2,691 SF)**(E)**	20.4%(4,898 SF)**(E)**	35%	77.6% (10,520 SF)**(E)**	35.6% (18,173 SF)**(E)**	59.1% (30,177 SF)**(V)**

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(IE)**: IMPROVEMENT OF EXISTING NON CONFORMANCE **(V)**: VARIANCE

[1] CALCULATED PER 'SINGLE FAMILY DETACHED W/ PUBLIC WATER AND SEWER FACILITY' REQUIREMENTS

[2] CALCULATED PER 'OTHER USES' REQUIREMENTS

[3] CALCULATED ASSUMING LOTS TO BE CONSOLIDATED

[4] AGGREGATE SIDE YARDS SHALL BE A MINIMUM OF 50 FT

[5] CALCULATED PER BASE SITE AREA

8. MINIMUM LOT SIZE REQUIREMENTS
   A. ALL RESIDENTIAL LOTS OF MORE THAN 30,000 SQUARE FEET SHALL INCLUDE A MINIMUM OF 30,000 SQUARE FEET OF LAND WHICH IS NOT DEED RESTRICTED OPEN SPACE. IT IS INTENDED THAT THE OPEN SPACE BE IN ONE LARGE CONTIGUOUS PARCEL TO THE MAXIMUM EXTENT PRACTICABLE. (§1000.C.1)
9. PARKING REQUIREMENTS
   A. THE MINIMUM SIZE OF ALL CONVENTIONAL PARKING STALLS SHALL BE 10 FEET BY 20 FEET. (§1001.B.3)**(V)**
   B. NO AREA FOR OFF-STREET PARKING OR FOR THE DISPLAY, STORAGE, SALE, OR MOVEMENT OF MOTOR VEHICLES SHALL ABUT DIRECTLY A PUBLIC STREET OR HIGHWAY UNLESS SEPARATED FROM THE STREET OR HIGHWAY BY A RAISED CURB AND BARRIER PLANTING STRIP, WALL OR OTHER EFFECTIVE BARRIER AGAINST TRAFFIC EXCEPT AT NECESSARY ACCESSWAYS, AND EACH PARKING AREA SHALL HAVE NOT MORE THAN TWO ACCESSWAYS TO ANY ONE PUBLIC STREET OR HIGHWAY FOR EACH 500 FEET OF FRONTAGE.
      WHERE PRACTICABLE, ACCESS TO PARKING AREAS SHALL BE PROVIDED BY A COMMON SERVICE DRIVEWAY OR MINOR STREET IN ORDER TO AVOID DIRECT ACCESS ON A MAJOR STREET OR HIGHWAY. EXCEPT FOR FLARES AND CURB RETURNS, NO SUCH ACCESSWAY SHALL BE MORE THAN 35 FEET CLEAR IN WIDTH. (§1001.C.1)
   C. NO OFF-STREET PARKING SHALL BE PERMITTED WITHIN THE FRONT YARDS, WITHIN FIVE FEET OF THE SIDE AND/OR REAR PROPERTY LINES IN THE TC TOWN COMMERCIAL DISTRICT, AND WITHIN 10 FEET OF THE SIDE AND/OR REAR PROPERTY LINES IN ALL OTHER DISTRICTS, EXCEPT AS PROVIDED IN §1000.E.1. (§1001.F.4)
   D. PARKING CALCULATION (PER §803):

      PRIVATE CLUB: NO LESS THAN ONE (1) OFF-STREET PARKING SPACE FOR EVERY FIVE MEMBERS OF FACILITY OR AT LEAST ONE (1) OFF-STREET PARKING SPACE FOR TOTAL DESIGN CAPACITY OF THE OFF-STREET PARKING SPACE FOR EACH 50 SQUARE FEET OF FLOOR AREA USED OR INTENDED TO BE USED FOR SERVICE TO CUSTOMERS, PATRONS, CLIENTS, GUESTS, OR MEMBERS, WHICHEVER REQUIRES THE GREATER NUMBER OF OFF-STREET PARKING SPACES, PLUS ONE ADDITIONAL SPACE FOR EACH EMPLOYEE.

      (6,000 SF) X (1 SPACE/50 SF) + (1 SPACE) X (0) EMPLOYEES) = 120 SPACES REQUIRED
      = 62 SPACES PROPOSED **(V)**

10. LOADING REQUIREMENTS
    A. ALL REQUIRED LOADING BERTHS SHALL BE LOCATED ON THE SAME LOT AS THE USE TO BE SERVED, AND NO PORTION OF THE VEHICLE SHALL PROJECT INTO ANY TRAFFIC LANE. NO LOADING BERTH FOR VEHICLES OF MORE THAN TWO-TON CAPACITY SHALL BE LOCATED LESS THAN 100 FEET FROM ANY RESIDENCE DISTRICT. NO PERMITTED OR REQUIRED LOADING BERTH SHALL BE LOCATED WITHIN 50 FEET OF ANY PROPERTY LINE. NO LOADING FACILITIES SHALL BE CONSTRUCTED BETWEEN THE BUILDING SETBACK LINE AND A STREET RIGHT-OF-WAY LINE OR WITHIN A REQUIRED YARD. (§1002.B)
    B. ALL OFF-STREET LOADING AREAS SHALL BE ADEQUATELY BUFFERED FROM ADJACENT STREETS AND PROPERTIES AND LANDSCAPED IN ACCORDANCE WITH AN OVERALL PLAN. (§1002.C)
    C. A REQUIRED OFF-STREET LOADING BERTH SHALL BE AT LEAST 15 FEET IN WIDTH BY AT LEAST 50 FEET IN LENGTH, EXCLUSIVE OF AISLE AND MANEUVERING SPACE, AND SHALL HAVE A VERTICAL CLEARANCE OF AT LEAST 16 FEET. (§1002.D) **(V)**
    D. SPACE ALLOWED TO ANY OFF-STREET LOADING BERTH SHALL NOT, WHILE SO ALLOCATED, BE USED TO SATISFY THE SPACE REQUIREMENTS FOR ANY OFF-STREET PARKING FACILITIES OR PORTIONS THEREOF. REQUIRED OFF-STREET PARKING SPACES SHALL NOT BE USED FOR LOADING AND UNLOADING PURPOSES EXCEPT DURING HOURS WHEN BUSINESS OPERATIONS ARE SUSPENDED. (§1002.H)
    E. EXCEPT IN THE TC TOWN COMMERCIAL DISTRICT, AT LEAST ONE LOADING BERTH SHALL BE REQUIRED FOR EACH FACILITY. THERE SHALL BE AT LEAST ONE LOADING BERTH FOR EACH THREE TRUCKS SERVING THE FACILITY ON AN AVERAGE DAY OR A SUITABLE ALTERNATIVE SOLUTION APPLICABLE TO THE PROPOSED USE AS LONG AS NO TRUCKS ARE PARKED ON ANY STREETS AND THE ALTERNATIVE IS APPROVED BY THE LOCAL PLANNING COMMISSION. (§1002.I)
    F. LOADING CALCULATION (PER §1002.I):

       OTHER USES: ONE (1) LOADING BERTH FOR THE FIRST 2,000 SF OF FLOOR AREA, PLUS ONE (1) LOADING BERTH FOR THE NEXT 8,000 SF OF FLOOR AREA, PLUS ONE (1) LOADING BERTH FOR EACH ADDITIONAL 10,000 SQUARE FEET OR FRACTION THEREOF

       THEREFORE:
       (2,000 SF) X (1 SPACE/2,000 SF) = 1 SPACE
       (4,000 SF) X (1 SPACE/8,000 SF) = 1 SPACE
       = 2 SPACES REQUIRED
       = 0 SPACES PROPOSED **(V)**

11. DRIVEWAY REQUIREMENTS
    A. THE MINIMUM WIDTH OF DRIVES AND PARKING AISLES SHALL BE 20 FEET IN THE TC TOWN COMMERCIAL DISTRICT AND 25 FEET IN ALL OTHER DISTRICTS. (§1001.B.5)
12. BUFFER REQUIREMENTS
    A. EXCEPT WITHIN THE TC TOWN COMMERCIAL DISTRICT, NO OFF-STREET PARKING SPACES SHALL BE LOCATED LESS THAN 20 FEET FROM ANY PUBLIC STREET RIGHT-OF-WAY LINE AND 10 FEET FROM ANY PROPERTY LINE. (§1001.F.6(A))
    B. 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. THE BUFFER SHALL CONSIST OF AN ORNAMENTAL FENCE OR WALL CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE SURROUNDING USES, OR BY A COMPACT EVERGREEN HEDGE, NOT LESS THAN FOUR FEET IN HEIGHT. WHERE A PLANTED SCREEN IS PROPOSED, IT SHALL INCORPORATE THE PLANTING OF STAGGERED AND OVERLAPPING EVERGREEN AND DECIDUOUS SHRUBS OF SUCH SPECIES AND SIZE AS WILL PRODUCE WITHIN TWO GROWING SEASONS (MAY THROUGH SEPTEMBER) AFTER PLANTING A SCREEN AT LEAST FOUR FEET HIGHER THAN THE ELEVATION OF THE ADJACENT PARKING AREA AND OF SUCH DENSITY AS WILL OBSCURE 75% OF THE LIGHT EMITTED FROM AUTOMOBILE HEADLIGHTS ON THE PREMISES THROUGHOUT THE FULL COURSE OF THE YEAR. WHERE THE ADJACENT LAND ELEVATION IS HIGHER THAN THE PARKING AREA ELEVATION, TREES AND SHRUBS SHALL BE AT LEAST TWO FEET IN HEIGHT, SATISFACTION OF THE FOUR FOOT REQUIREMENT NOTWITHSTANDING. THESE PROVISIONS SHALL NOT, HOWEVER, INTERFERE WITH THE MAINTENANCE OF CLEAR SIGHT LINES AT INTERSECTIONS. WHERE SUCH SCREENING IS REQUIRED, IT SHALL BE ASSURED BY A PERFORMANCE GUARANTEE POSTED WITH THE GOVERNING BODY IN AN AMOUNT EQUAL TO 20% OF THE ESTIMATED COST OF THE PLANTINGS. SUCH GUARANTEE SHALL BE RELEASED ONLY AFTER PASSAGE OF THE SECOND GROWING SEASON FOLLOWING PLANTING. (§1001.F.6(B))
    C. EXCEPT WITHIN THE TC TOWN COMMERCIAL DISTRICT, PARKING AREAS OF A 20-VEHICLE WIDTH SHALL BE SEPARATED FROM ONE ANOTHER BY PLANTING STRIPS NOT LESS THAN 10 FEET IN WIDTH. (§1001.F.6(C))
    D. EXCEPT IN THE TC TOWN COMMERCIAL DISTRICT, NO LESS THAN 10% OF A PROPOSED PARKING AREA MUST CONSIST OF BUFFER AREAS AND ISLANDS AND MUST BE LANDSCAPED AND CONTINUALLY MAINTAINED. PLANTING ALONG THE PERIMETER OF A PARKING AREA, WHETHER FOR REQUIRED SCREENING OR GENERAL BEAUTIFICATION, WILL BE CONSIDERED AS PART OF THE REQUIRED PARKING AREA LANDSCAPING. (§1001.F.6(D))
    E. A COMPLETELY PLANTED VISUAL BARRIER OR LANDSCAPE SCREEN OF SUFFICIENT DENSITY, WHICH CANNOT BE SEEN THROUGH, AND OF SUFFICIENT HEIGHT TO CONSTITUTE AN EFFECTIVE SCREEN AND GIVE MAXIMUM PROTECTION AND IMMEDIATE VISUAL SCREENING SHALL BE PROVIDED AND CONTINUALLY MAINTAINED BETWEEN ANY INDUSTRIAL OR COMMERCIAL DISTRICT OR INTENSIVE AGRICULTURAL USE AND ADJOINING RESIDENTIALLY ZONED DISTRICT OR RESIDENTIAL USE; IN A RESIDENTIAL DISTRICT BETWEEN ALL TOWNHOUSE, TWIN, DUPLEX, OR APARTMENT DEVELOPMENTS AND ADJOINING LOWER DENSITY RESIDENTIAL USE; AROUND ALL PUBLIC UTILITY OPERATING FACILITIES. (§1003.B.1)
    F. ANY PART OR PORTION OF A SITE WHICH IS NOT USED FOR BUILDINGS, OTHER STRUCTURES, LOADING AND PARKING SPACES AND AISLES, SIDEWALKS, AND DESIGNATED STORAGE AREAS SHALL BE PLANTED WITH AN ALL-SEASON GROUND COVER AND SHALL BE LANDSCAPED ACCORDING TO AN OVERALL PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT. (§1003.C.1)
13. 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.
14. 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.
15. 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. 42017C0427K. WHICH BEARS AN REVISED DATE OF MARCH 21, 2017. 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.
16. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
17. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.
18. 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.
19. 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.

VARIANCES REQUESTED:

THE FOLLOWING VARIANCES FROM THE ZONING HEARING BOARD ARE REQUESTED FROM THE NEWTOWN AREA ZONING JOINTURE (ZO):

1. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §405.B TO PERMIT IMPERVIOUS COVERAGE OF 59.1%; WHEREAS 35% WOULD OTHERWISE BE REQUIRED.
2. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §405.B & 405.C TO PERMIT A GROSS SITE AREA AND LOT AREA OF 1.17 ACRES; WHEREAS A MINIMUM GROSS SITE AREA AND LOT AREA OF 2 ACRES WOULD OTHERWISE BE REQUIRED.
3. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §405.C TO PERMIT A LOT WIDTH AT THE BUILDING SETBACK LINE OF 159.5 FT; WHEREAS A MINIMUM OF 200 FT WOULD OTHERWISE BE REQUIRED.
4. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §803.C.-8.3 TO PERMIT 62 PARKING SPACES; WHEREAS 120 PARKING SPACES WOULD OTHERWISE BE REQUIRED.
5. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §1001.B.3 TO PERMIT PARKING SPACE DIMENSIONS TO BE 9 FEET X 18 FEET; WHEREAS 10 FEET X 20 FEET WOULD OTHERWISE BE REQUIRED.
6. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §1002.I TO PERMIT 0 LOADING SPACES; WHEREAS 2 LOADING SPACES WOULD OTHERWISE BE REQUIRED.

GRAPHIC SCALE
−20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

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Plotted: 01/16/26 - 3:55 PM, By: fdoane, File: P:\DEC\PC PROJECTS\6078 Knights of Pythias Defiance Lodge 335\25-05055 Newtown\Dwg\3 Zoning Plans\D6078250505S250.dwg, ----> 01 ZONING PLAN - Product Ver: 25.0

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DESIGN • PLAN • ENVIRONMENTAL • EARTH • TRANSPORTATION • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: FWD | DESIGNED BY: JAG | CHECKED BY: JMS | CHECKED BY: -

PROJECT: **DEFIANCE LODGE**
PROPOSED PRIVATE CLUB
PARCEL NO. 29-011-060, 29-011-061 & 29-011-063-001
57 SWAMP ROAD, 67 LINDEN AVENUE & 62 GERMAN AVENUE
TOWNSHIP OF NEWTOWN, BUCKS COUNTY, PENNSYLVANIA

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PENNSYLVANIA LICENSE No. 080629

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 085394

TITLE: ZONING PLAN

SCALE: (H) 1"=20' (V) | DATE: 01/16/2026
PROJECT No: 6078-25-05055

SHEET No: 1 OF 2 | 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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

MEMORANDUM

To: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 27, 2026

Subject: BCPC #13159
Preliminary Plan of Subdivision for Center Hill Road
TMP #30-8-111
Applicant: Dawn Thompson
Owner: Same
Plan Dated: December 22, 2025
Date Received: January 28, 2026

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

GENERAL INFORMATION

Proposal: Subdivide a 5.37-acre parcel into two lots of 2.78 acres (Lot 1) and 2.54 acres (Lot 2). A single-family dwelling is currently situated on proposed Lot 1 and is proposed to remain. An existing barn is situated on proposed Lot 2 and is proposed to remain. No new construction is proposed on either of the two lots at this time. The parcels are to be served by individual on-lot water and sewage.

Location: Along the south side of Center Hill Road approximately 850 feet east of its intersection with SR 611.

Zoning: The R-Residential District permits Use B1 Single-family detached dwellings on lots of at least two acres in size with minimum lot widths of 150 feet. Minimum front, side, and rear yard requirements are 50, 25, and 50 feet, respectively.

The plan notes an existing nonconformity with respect to the front yard setback for the existing dwelling on the proposed Lot 1.

Present Use: Residential

COMMENTS

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

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

   Section 196-402.C.14.
   from showing required buildings, driveways, wells, sewer systems, etc. on the site plan. The applicant indicates the waiver is requested due to the minor nature of this proposal.

   Section 196-411.
   from providing an Environmental and Cultural Impact Assessment Report. The applicant indicated that much of the technical information provided in this report is available on the site plan.

   Section 196-505.P & 196-506.
   from providing street improvements, drainage improvements, and cartway widening due to the minor nature of the proposal.

   Section 196-512. & 513.
   from installing curbs, sidewalks, pedestrian paths, and bikeways due to the minor nature of this proposal.

   The final plan should note all granted waivers.

2. **Groundwater ordinance relief**—Correspondence submitted with the application indicates that the applicant is seeking relief from Section 234-113 of the Township Groundwater Ordinance. As the groundwater standards are contained within Article XIV of the Zoning Ordinance, relief from these provisions would appear to require a variance rather than a waiver. The township should clarify the specific form of relief required and confirm the appropriate procedural mechanism for this proposal.

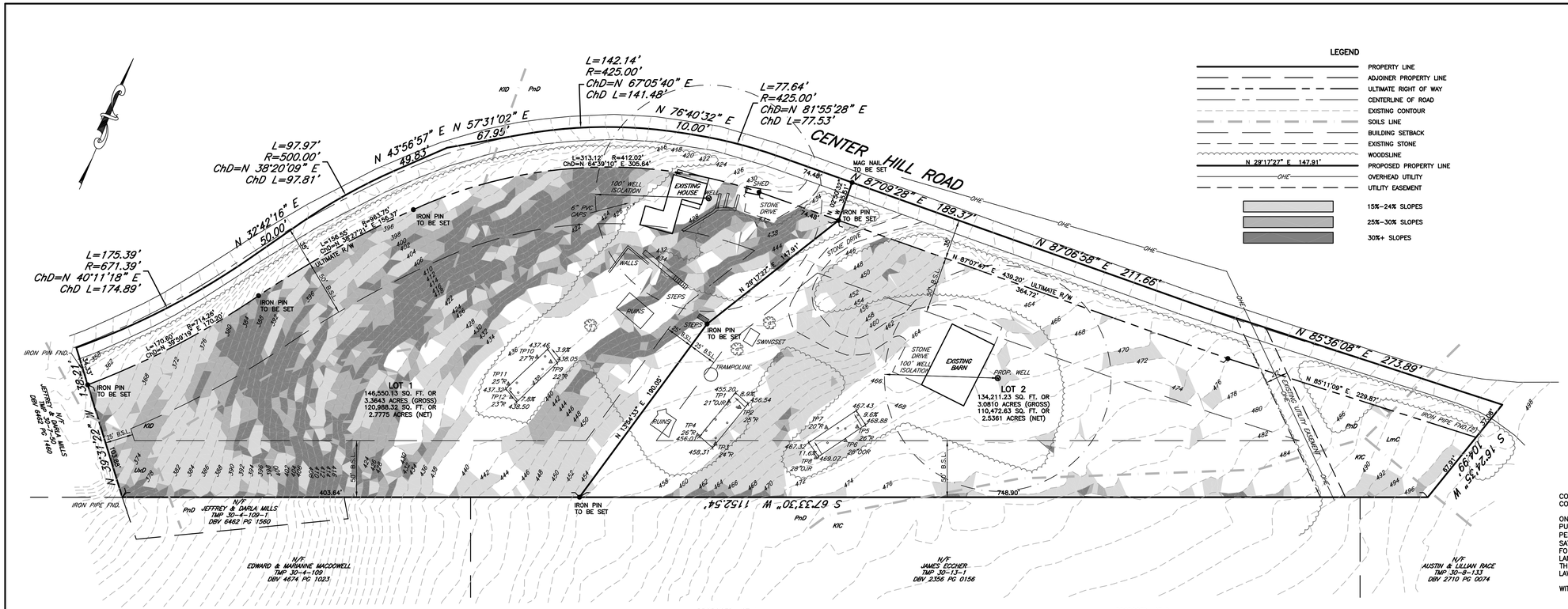
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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.

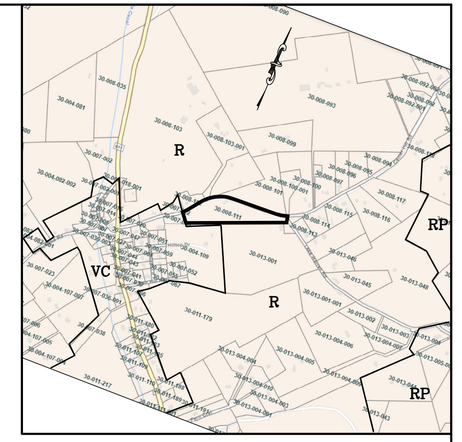
DM:tmr
26-0021

cc: Dawn Thompson (via email)
Todd Myers, PE, Cowan Associates, Inc. (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Teri Lewis, Township Manager (via email)



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ULTIMATE RIGHT OF WAY
- CENTERLINE OF ROAD
- EXISTING CONTOUR
- SOILS LINE
- BUILDING SETBACK
- EXISTING STONE
- WOODSLINE
- N 29°17'27" E 147.91' PROPOSED PROPERTY LINE
- OHE OVERHEAD UTILITY
- UTILITY EASEMENT
- 15%-24% SLOPES
- 25%-30% SLOPES
- 30%+ SLOPES



LOCATION MAP

800 0 400 800

1 inch = 800 ft.

GENERAL NOTES

1. OWNER INFO: DAWN & DANIEL THOMPSON
58 CENTER HILL ROAD
UPPER BLACK EDDY, PA 18972

SITE INFO: TMP 30-8-111
280,761.36 SQ. FT. OR 6.4453 ACRES

2. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.

3. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

4. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED RESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

5. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

6. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

7. 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.

ZONING INFORMATION: DISTRICT = R RESIDENTIAL
USE = B1 SINGLE FAMILY DETACHED

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA:	2 ACRES	5.3690 ACRES (NET)	2.7775 ACRES (NET)	2.5361 ACRES (NET)
MIN. LOT WIDTH:	150 FT.	1,259 FT.	651 FT.	608 FT.
MAX. IMPERVIOUS COVERAGE:	20%	4.72% (11,062 SQ. FT.)	1.81% (2,197 SQ. FT.)	8.02% (8,865 SQ. FT.)
MAX. BUILDING HEIGHT:	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.
BUILDING SETBACKS:				
FRONT YARD:	50 FT.	1.3 FT. (HOUSE)	1.3 FT. (HOUSE)	53.3 FT. (BARN)
SIDE YARD:	25 FT.	433.8 FT. (HOUSE)	82.1 FT. (HOUSE)	135.0 FT. (BARN)
REAR YARD:	50 FT.	80.8 FT. (BARN)	247.6 FT. (HOUSE)	80.8 FT. (HOUSE)

PROPOSED LOT 1

TOTAL SITE AREA = 3.3643 ACRES
– 0.5868 ACRES (ULT. R/W)
BASE SITE AREA = 2.7775 ACRES

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (ACRES x OPEN SPACE RATIO)
FLOOD PLAINS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WETLANDS	1.00	0	0
STREAM/WAERCOURSES	1.00	0	0
STEEP SLOPES			
15%-24%	0.70	0	0
25%-30%	0.80	0.0467	0.0373
30%+	0.85	0.0805	0.0684
WOODLANDS	0.70	2.1942	1.5359
LAND WITH RESOURCE RESTRICTIONS			2.3214 ACRES
RESOURCE PROTECTION LAND			1.6416 ACRES

BASE SITE AREA = 2.7775 ACRES
SUBTRACT UNUSABLE LAND – 1.6416 ACRES
NET BUILDABLE SITE AREA = 1.1359 ACRES

NET BUILDABLE SITE AREA = 1.1359 ACRES
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO X 0.20
IMPERVIOUS SURFACES = 0.2271 ACRES (9,892 SQ. FT.)

ENVIRONMENTAL COMPLIANCE CHART			
RESOURCE	ALLOWED DISTURBANCE	TOTAL ACRES OF RESOURCE	PROPOSED DISTURBANCE
FLOOD PLAINS	0%	0 ACRES	0 ACRES
LAKES OR PONDS	0%	0 ACRES	0 ACRES
WETLANDS	0%	0 ACRES	0 ACRES
STREAMS.WATERCOURSES	0%	0 ACRES	0 ACRES
15%-24% SLOPES	30%	0.9262 ACRES	0 ACRES
25%-30% SLOPES	20%	0.5262 ACRES	0 ACRES
30%+ SLOPES	15%	0.7252 ACRES	0 ACRES
WOODLANDS	20%	2.1942 ACRES	0 ACRES

IMPERVIOUS SURFACES

PROPOSED LOT 1

HOUSE	1,289 SQ. FT.
PORCHES	156 SQ. FT.
STONE DRIVE	752 SQ. FT.
TOTAL	2,197 SQ. FT.

PROPOSED LOT 2

BARN	2,504 SQ. FT.
STONE DRIVE	6,361 SQ. FT.
TOTAL	8,865 SQ. FT.

PROPOSED LOT 2

TOTAL SITE AREA = 3.0810 ACRES
– 0.4895 ACRES (ULT. R/W)
– 0.0554 ACRES (UTILITY EASEMENT)
BASE SITE AREA = 2.5361 ACRES

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (ACRES x OPEN SPACE RATIO)
FLOOD PLAINS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WETLANDS	1.00	0	0
STREAM/WAERCOURSES	1.00	0	0
STEEP SLOPES			
15%-24%	0.70	0	0
25%-30%	0.80	0	0
30%+	0.85	0	0
WOODLANDS	0.70	1.4522	1.0165
LAND WITH RESOURCE RESTRICTIONS			1.4522 ACRES
RESOURCE PROTECTION LAND			1.0165 ACRES

BASE SITE AREA = 2.5361 ACRES
SUBTRACT UNUSABLE LAND – 1.0165 ACRES
NET BUILDABLE SITE AREA = 1.5196 ACRES

NET BUILDABLE SITE AREA = 1.5196 ACRES
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO X 0.20
IMPERVIOUS SURFACES = 0.3039 ACRES (13,238 SQ. FT.)

ENVIRONMENTAL COMPLIANCE CHART			
RESOURCE	ALLOWED DISTURBANCE	TOTAL ACRES OF RESOURCE	PROPOSED DISTURBANCE
FLOOD PLAINS	0%	0 ACRES	0 ACRES
LAKES OR PONDS	0%	0 ACRES	0 ACRES
WETLANDS	0%	0 ACRES	0 ACRES
STREAMS.WATERCOURSES	0%	0 ACRES	0 ACRES
15%-24% SLOPES	30%	0.5495 ACRES	0 ACRES
25%-30% SLOPES	20%	0.0396 ACRES	0 ACRES
30%+ SLOPES	15%	0.0289 ACRES	0 ACRES
WOODLANDS	20%	1.4522 ACRES	0 ACRES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20__, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN NOCKAMIXON TOWNSHIP, PERSONALLY APPEARED, DAWN & DANIEL THOMPSON, TMP 30-8-111, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN BY SIGNING THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, 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 NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

_____ _____
DAWN THOMPSON DANIEL THOMPSON

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

APPROVED BY THE BOARD OF SUPERVISORS OF NOCKAMIXON TOWNSHIP THIS _____ DAY OF _____, 20__.

_____ _____
_____ _____
_____

RECOMMENDED FOR APPROVED BY THE PLANNING COMMISSION OF NOCKAMIXON TOWNSHIP THIS _____ DAY OF _____, 20__.

_____ _____
_____ _____
_____

BCPC NO. _____

I HEREBY CERTIFY THAT THE PLAN SHOWN ON AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NOCKAMIXON TOWNSHIP.

_____, 20__.

_____
TODD R. MYERS, P.L.S. SU-043353-E

SOILS LOG

Symbol	Type	Slope	Dwellings with Basements	Slope Class	Landform	Position on the Landform	Depth to Restrictive Features	Depth to Seasonal High Water Table	Depth to Bedrock
KIC	KLINESVILLE	8-15% SLOPES	VERY LIMITED	SLOPING	ROLLING HILLS, RIDGES AND MOUNTAIN VALLEYS	BROAD HILLTOPS AND HILLSIDES	BEDROCK 10" TO 20"	GREATER THAN 6 FT.	10" TO 20"
KID	KLINESVILLE	15-25% SLOPES	VERY LIMITED	MODERATELY STEEP	ROLLING HILLS, RIDGES AND MOUNTAIN VALLEYS	BROAD HILLTOPS AND HILLSIDES	BEDROCK 10" TO 20"	GREATER THAN 6 FT.	10" TO 20"
LmC	LEHIGH	8-15% SLOPES	VERY LIMITED	SLOPING	UPLANDS	LOWER SLOPES OF HILLS	BEDROCK 40" TO 60"	1.0' TO 2.0'	40" TO 60"
PnD	PENN-LANSDALE	15-25% SLOPES	VERY LIMITED	MODERATELY STEEP	N.A.	N.A.	BEDROCK 20" TO 40"	GREATER THAN 6 FT.	20" TO 40"
	LANSDALE	N.A.	N.A.	N.A.	NEARLY LEVEL TO STEEP UPLANDS IN THE PIEDMONT	SIDE SLOPES AND RIDGES	BEDROCK 40" TO 60"	GREATER THAN 6 FT.	40" TO 60"
UxD	URBAN LAND-PENN	8-25% SLOPES	VERY LIMITED	SLOPING TO MODERATELY STEEP	N.A.	N.A.	N.A.	N.A.	N.A.
	PENN	N.A.	N.A.	N.A.	UPLANDS	BROAD HILLTOPS AND HILLSIDES	BEDROCK 20" TO 40"	GREATER THAN 6 FT.	20" TO 40"

SOILS LOG

Symbol	Type	Permeability	Available Water Capacity	Drainage Class	Depth Class	Potential for Surface Runoff	Ponding	Flooding	Hydric Soil
KIC	KLINESVILLE	MODERATELY RAPID TO RAPID	VERY LOW	SOMEWHAT EXCESSIVELY DRAINED	SHALLOW	MEDIUM	NONE	NONE	NO
KID	KLINESVILLE	MODERATELY RAPID TO RAPID	VERY LOW	SOMEWHAT EXCESSIVELY DRAINED	SHALLOW	HIGH	NONE	NONE	NO
LmC	LEHIGH	SLOW TO MODERATELY RAPID	MODERATE	MODERATELY WELL DRAINED	DEEP	VERY HIGH	NONE	NONE	NO
PnD	PENN-LANSDALE	MODERATELY SLOW TO RAPID	LOW	WELL DRAINED	N.A.	MEDIUM	NONE	NONE	NO
	LANSDALE	MODERATELY SLOW TO RAPID	LOW	WELL DRAINED	DEEP	HIGH	NONE	NONE	NO
UxD	URBAN LAND-PENN	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	NO
	PENN	MODERATE TO RAPID	LOW	WELL DRAINED	MODERATELY DEEP	MEDIUM	NONE	NONE	NO

SOIL TYPES BASED ON USDA WEB SOIL SURVEY WEBSITE SEARCH 12-19-25

RESOLUTIONS:

1. ALL PLANT MATERIALS ARE TO BE SELECTED BASED ON THEIR SUITABILITY FOR USE ON THE SITE. PLANTS MUST BE ABLE TO THRIVE IN SOILS WITH POOR INTERNAL DRAINAGE.
2. THE SOILS ARE SUBJECT TO POOR WINTER GRADING. THEREFORE FINAL GRADING IS RECOMMENDED TO BE COMPLETED OUTSIDE OF THE WINTER SEASON.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS LAND SURVEYOR

TODD R. MYERS, P.L.S. SU-043353-E

NO.	DATE	REVISIONS	BY	CHK.

MINOR SUBDIVISION PLAN

PREPARED FOR

DAWN THOMPSON

58 CENTER HILL ROAD – TMP 30-8-111

NOCKAMIXON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DRAWN BY	JRL
SURVEY CHK. BY	TRM
FINAL CHK. BY	TRM
PROJECT ENGINEER	TRM
DATE	12-22-25
SCALE	1"=50'

COWAN ASSOCIATES, INC.
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582
N.J. General Authorization No. 24GA28059300

DWG. NO. 1 OF 1

JOB NO. 71908.01

X:\SURVEY\DAWN THOMPSON TRACT\MINOR SUBDIVISION PLAN.dwg

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 20, 2026

Subject: BCPC #6778-C
Preliminary Plan of Land Development for Beans Family Partnership
TMP #34-8-11-2
Applicant: Sharon K. Dotts
Owner: Beans Family Partnership
Plan Dated: January 29, 2026
Date Received: February 12, 2026

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

GENERAL INFORMATION

Proposal: Renovate one of two structures associated with an existing motor vehicle sales use on a 15.50-acre site. Portions of the building in the southern part of the tract will be demolished and reconstructed to provide a new showroom along with additional delivery area and service drive-through area totaling 6,050 square feet. This site is served by public sewage and on-lot water.

Location: About 200 feet southeast of the intersection of West Swamp Road and Sawmill Road.

Zoning: The C-2 Highway Commercial District permits Use G-20 Motor Vehicle Sales by right. A minimum lot area of 5 acres is required for this use. Minimum yard requirements of 50 feet are required for front, side, and rear yard setbacks. A maximum impervious surface ratio of 65 percent is permitted.

Present Use: Motor vehicle sales

COMMENTS

1. **Site circulation**

   a. **Driveway improvements**—We recommend the applicant consider installing a porkchop island on the egress side of the driveway to improve the safety and operation of the access.

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

b. **Left-turn lane**—We recommend the applicant consider installing a left-turn lane where the existing rumble median is located on West Swamp Road.

c. **Signage**—We recommend the applicant consider placing additional "One-Way" and "Do Not Enter" signs to better define and direct internal traffic flow.

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

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0027

cc: Nancy Stracione, Building Design Project Manager, Beans Family Partnership (via email)
Sharon K. Dotts, PE, Gilmore & Associates (via email)
Edward M. Wild, Esq., Obermayer Rebmann Maxwell PA (via email)
Timothy A. Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Stacey Mulholland, Plumstead Township Manager (via email)
Stephanie Mason, Doylestown Township Manager (via email)

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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

NON-MEMBERS MUST BE CONTACTED DIRECTLY

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

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

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.

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

SERIAL NO. 2025-3451178, 3451179

PENNSYLVANIA ONE CALL SYSTEM RESPONSE

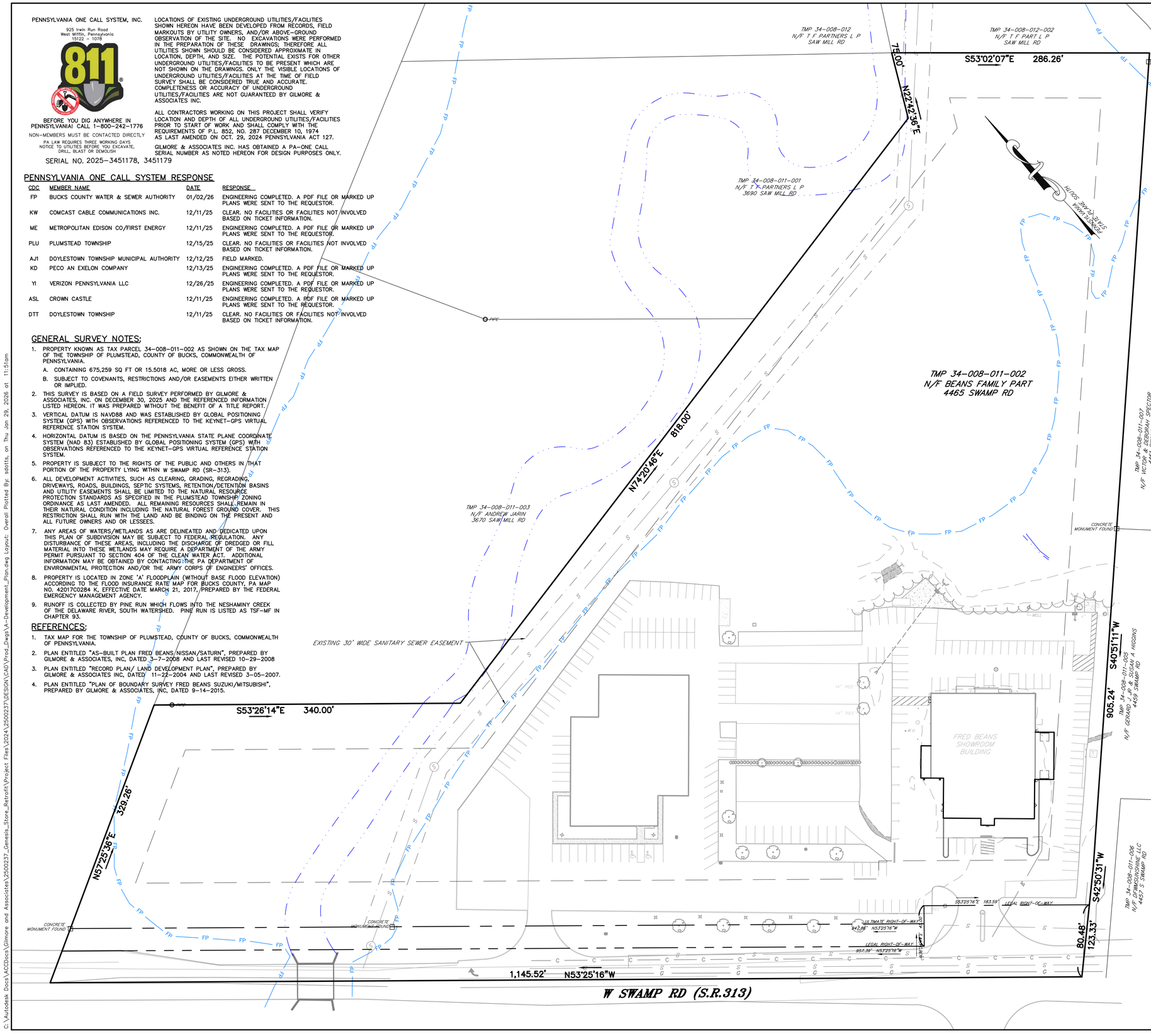
CDC	MEMBER NAME	DATE	RESPONSE
FP	BUCKS COUNTY WATER & SEWER AUTHORITY	01/02/26	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
KW	COMCAST CABLE COMMUNICATIONS INC.	12/11/25	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.
ME	METROPOLITAN EDISON CO/FIRST ENERGY	12/11/25	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
PLU	PLUMSTEAD TOWNSHIP	12/15/25	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.
AJ1	DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY	12/12/25	FIELD MARKED.
KD	PECO AN EXELON COMPANY	12/13/25	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
YI	VERIZON PENNSYLVANIA LLC	12/26/25	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
ASL	CROWN CASTLE	12/11/25	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
DTT	DOYLESTOWN TOWNSHIP	12/11/25	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.

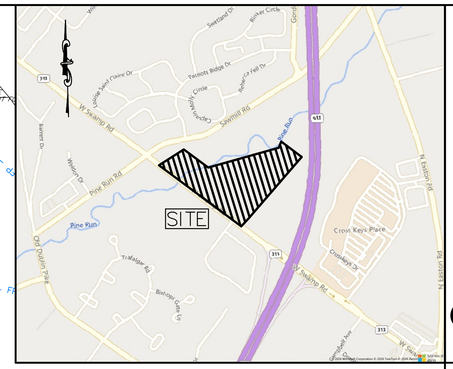
GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS TAX PARCEL 34-008-011-002 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
   A. CONTAINING 675,259 SQ FT OR 15.5018 AC, MORE OR LESS GROSS.
   B. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
2. THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. ON DECEMBER 30, 2025 AND THE REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
4. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
5. PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OTHERS IN THAT PORTION OF THE PROPERTY LYING WITHIN W SWAMP RD (SR-313).
6. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. ALL REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND OR LESSEES.
7. ANY AREAS OF WATERS/WETLANDS AS ARE DELINEATED AND DEDICATED UPON THIS PLAN OF SUBDIVISION MAY BE SUBJECT TO FEDERAL REGULATION. ANY DISTURBANCE OF THESE AREAS, INCLUDING THE DISCHARGE OF DREDGED OR FILL MATERIAL INTO THESE WETLANDS MAY REQUIRE A DEPARTMENT OF THE ARMY PERMIT PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE ARMY CORPS OF ENGINEERS' OFFICES.
8. PROPERTY IS LOCATED IN ZONE 'A' FLOODPLAIN (WITHOUT BASE FLOOD ELEVATION) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA MAP NO. 42017C0284 K, EFFECTIVE DATE MARCH 21, 2017, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. RUNOFF IS COLLECTED BY PINE RUN WHICH FLOWS INTO THE NESHAMINY CREEK OF THE DELAWARE RIVER, SOUTH WATERSHED. PINE RUN IS LISTED AS TSF-MF IN CHAPTER 93.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "AS-BUILT PLAN FRED BEANS NISSAN/SATURN", PREPARED BY GILMORE & ASSOCIATES, INC, DATED 3-7-2008 AND LAST REVISED 10-29-2008
3. PLAN ENTITLED "RECORD PLAN/ LAND DEVELOPMENT PLAN", PREPARED BY GILMORE & ASSOCIATES INC, DATED 11-22-2004 AND LAST REVISED 3-05-2007.
4. PLAN ENTITLED "PLAN OF BOUNDARY SURVEY FRED BEANS SUZUKI/MITSUBISHI", PREPARED BY GILMORE & ASSOCIATES, INC, DATED 9-14-2015.





LOCATION MAP

SCALE: 1"=800'

ZONING INFORMATION:

1. ZONING DISTRICT: "C-2" HIGHWAY COMMERCIAL DISTRICT, REFER TO CHPATER 27, PART 14 OF THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE.
2. USE CLASSIFICATION: G-20 MOTOR VEHICLE SALES, A USE PERMITTED BY RIGHT.
3. AREA, DIMENSIONAL, OPEN SPACE, AND IMPERVIOUS SURFACE REQUIREMENTS:

		REQUIRED	EXISTING	PROPOSED
A.	MINIMUM LOT AREA:	60,000 SF	15.502 AC	15.502 AC
B.	MINIMUM LOT WIDTH AT BSBL:	200 FT	1,145.5 ft	1,145.5 ft
C.	MAXIMUM IMPERVIOUS COVERAGE:	65 %	29.8%	29.8%
			201,545 SF	201,545 SF
D.	MAXIMUM BUILDING COVERAGE:	45 %	5.3%	5.4%
			35,555 SF	36,387 SF
E.	MAXIMUM BLDG HEIGHT:	35 FT	22 FT(avg)	27 FT
F.	MINIMUM YARDS: FRONT	50 FT	71.1'	88.8'
	REAR	50 FT	569.9'	569.9'
	SIDE	50 FT	66.1'/106.7'	50.5'/56.7'

4. ADDITIONAL REQUIREMENTS FOR G20 MOTOR VEHICLE SALE: (PER CHAPTER 27, PART 3, 27-304, 69) SALE AND RENTAL OF MOTOR VEHICLES INCLUDING AUTOMOBILES BY A NEW CAR DEALERSHIP, TRUCKS, TRAILERS, HEAVY EQUIPMENT, CYCLES, BOATS, AND RECREATIONAL VEHICLES. REPAIR WORK MAY BE CONDUCTED AS AN ACCESSORY USE.
   A. MINIMUM LOT AREA 5.0 ACRES
   B. ALL MOTOR VEHICLE PARTS, REFUSE, AND SIMILAR ARTICLES SHALL BE STORED WITHIN A BUILDING OR ENCLOSED AREA.
   C. VEHICLES AWAITING REPAIR AND JUNK VEHICLES MAY NOT BE STORED OUTDOORS MORE THAN 10 DAYS.
   D. NO PARKING SPACE REQUIRED BY THIS ORDINANCE SHALL BE USED FOR THE DISPLAY OF VEHICLES FOR SALE.
   E. DISPLAY AREAS FOR MOTOR VEHICLES AS WELL AS CUSTOMER PARKING AREAS SHALL BE SET BACK FROM THE STREET LINE A DISTANCE OF 25 FEET.
5. PARKING REQUIREMENTS:
   A. PER 27-2504.5.B: 4 SPACES/SERVICE BAY (CLEARLY MARKED FOR SERVICE PATRONS) + 1 SPACE/100 SF OF BUILDING SPACE NOT USED FOR DISPLAY OF VEHICLES TO BE USED FOR PATRON PARKING AND USED FOR DISPLAY OF VEHICLES.
   B.

CALCULATION, GENESIS BLDG ONLY:	REQ'D	EXISTING	PROPOSED
TOTAL BUILDING AREA	16,985 sf		
LESS AREA OF SHOWROOM	3,400 sf		
LESS AREA OF SERVICE DPT	8,547 sf		
	5,038 sf		
6956 x 1sp/100sf =	51 sp		
9 SERVICE BAYS x 4sp=	36 sp		
TOTAL SPACES REQUIRED =	86 SP	92 SP	86 SP

LEGEND

- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- LIGHT STANDARD
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- 425.0 EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING EASEMENT
- ELECTRIC LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- SANITARY LINE
- TELEPHONE LINE
- WATER LINE
- STORM LINE
- STREAM
- WETLANDS
- FEMA 100yr FLOODPLAIN
- DECIDUOUS TREE
- CONIFER TREE

SCALE: 1"=50'

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

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NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
STEVEN K. DOTTS
ENGINEER
No. 70-045464
PROFESSIONAL

REV.	DESCRIPTION	DATE	BY

PERMIT PLANS

BEANS GENESIS RETROFIT

PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

OVERALL SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500237

OWNER/APPLICANT INFO:
BEANS FAMILY PARTNERSHIP
876 NORTH EASTON ROAD
DOYLESTOWN, PA 18902
215-348-2901
#

MUNICIPAL FILE No.: ----

TAX MAP PARCEL No.: 34-08-11-002

TOTAL AREA:	TOTAL LOTS:
15.502	1
DATE: 01/29/26	SCALE: 1"=50'
DRAWN BY: ----	CHECKED BY: SKD

SHEET NO.: 1 OF 6

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500237_Genesis_Store_Retrofit\Project Files\2024\2500237\DESIGN\CAD\Prod_Dwgs\A-Development_Plan.dwg Layout: Overall Plotted By: sdotts, on Thu Jan 29, 2026 at 11:51am

BCPC Bucks County Planning Commission
Celebrating 75 Years

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*

James J. Keenan
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Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 18, 2026

Subject: BCPC #13164
Preliminary Plan of Lot Line Change for 3723 & 3755 Curly Hill Road
TMP# 34-11-1 & 34-11-2
Applicant: Nancy Kanter, Esquire
Owner: Jeffrey A. Yoder & Scott E. and Lorie M. Holtz
Plan Dated: November 26, 2024
Last Revised: February 10, 2026
Date Received: February 2, 2026

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 approximately 0.113 acres from TMP #34-11-2 (Lot 2) to TMP #34-11-1 (Lot 1). The existing and proposed lot areas for each parcel are summarized in the table below. This lot line adjustment results from an agreement reached through an Action to Quiet Title filed in the Bucks County Court of Common Pleas. Both properties are served by on-lot water supply and on-lot septic systems.

TMP #	Existing Lot Area (Gross)	Conveyance	Proposed Lot Area (Gross)
#34-11-1 (Lot 1)	1.115 acres	+ 0.113 acres	1.268 acres
#34-11-2 (Lot 2)	6.259 acres	- 0.113 acres	6.145 acres

Location: At the northwest corner of Worthington Road and Culy Hill Road.

Zoning: The RO Rural Residential District permits single-family detached uses by right with a minimum lot area of 2.0 acres, a maximum impervious surface ratio of 25 percent, and minimum yards of 50, 40, and 40 feet for front, side, and rear yards, respectively.

Present Use: Residential

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

COMMENTS

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

   Section 22-904.5
   to not require lot lines that intersect street lines to be substantially right angles or radial to street lines from the street line to the rear lot line

   Section 22-19
   to provide non-concrete monuments instead of the required concrete monuments at all new property boundaries, due to the 19 boundary segments of the proposed lot line

   Section 22-907.3
   to not require dedication of right-of-way along Curly Hill Road and Worthington Road, as no development is proposed as part of this lot line adjustment, and Curly Hill Road is a state road with existing right-of-way

   Section 22-803.2.L
   to not require the plans to show the placement of on-lot water and on-lot sewage disposal systems, as no new development is proposed as part of this lot line adjustment and both properties on-lot water and sewage will continue to serve their respective dwelling units

   Section 22-803.2.I
   to not require the site boundaries be determined by a field survey

   Section 22-907.1.M, 22-907.3.B & G, and 22-918
   to not provide drainage improvements, cartway reconstruction/overlay, cartway widening, curb, and sidewalks, as there is no construction proposed as part of the subdivision

   The final plan should note all granted waivers.

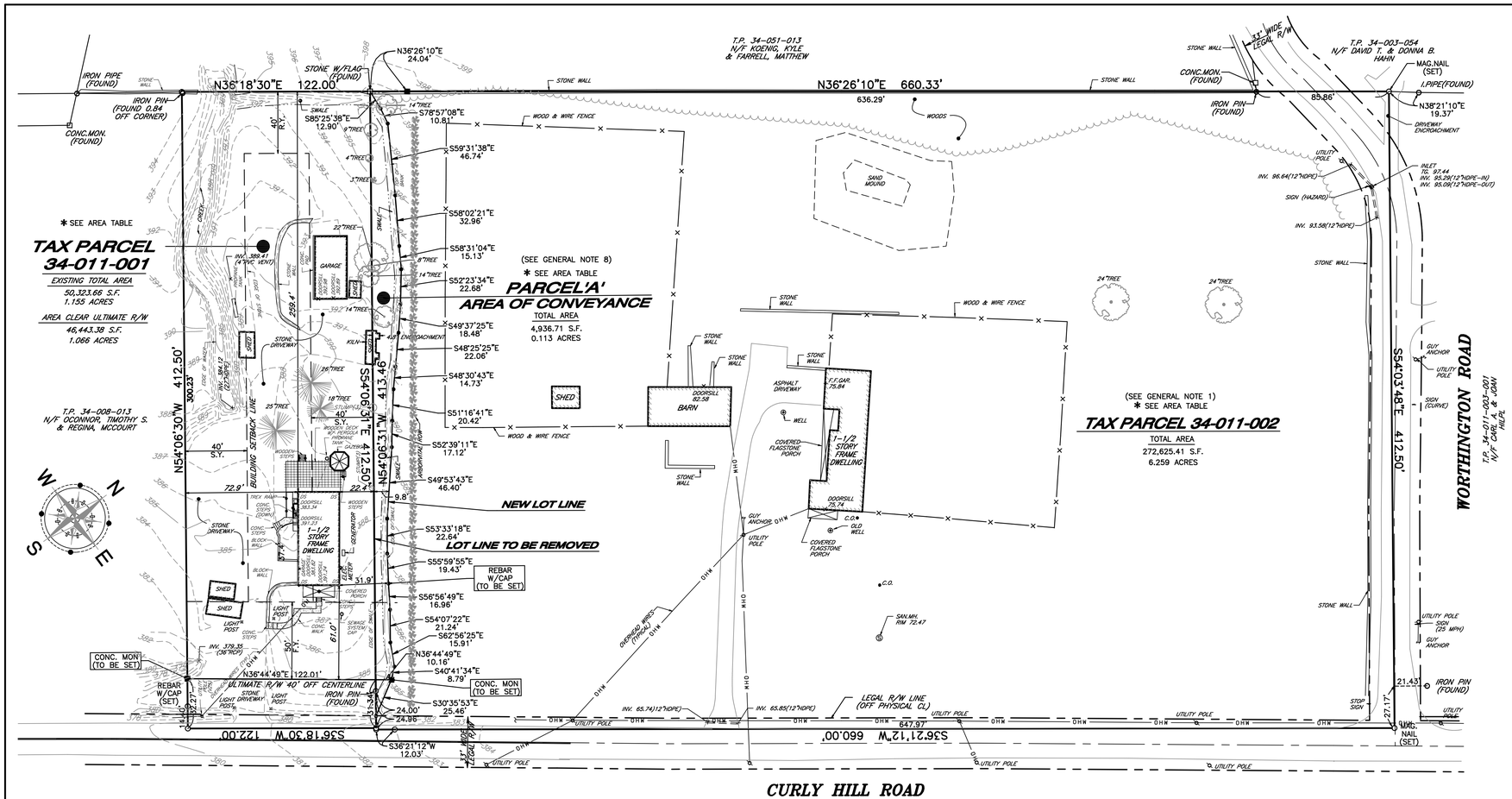
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026 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.

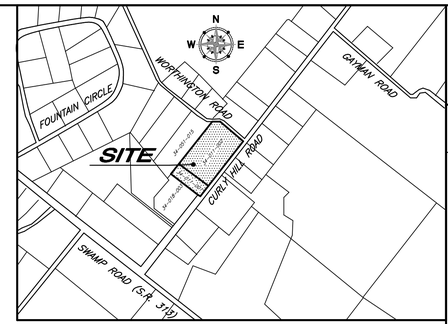
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

PF:emh
26-0032

cc: Nancy Kanter, Esquire (via email)
Patrick Cavanaugh, PLS, Cavanaugh's Surveying Services (via email)
Timothy A. Fulmer, P.E., Wynn Associates Inc, Municipal Engineer (via email)
Stacy Mulholland, Municipal Manager (via email)



CURLY HILL ROAD



LOCATION MAP

SCALE: 1"=800'

800' 0' 800' 1600'
SCALE IN FEET

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES ON T.P. 34-011-001 AND AREA OF CONVEYANCE AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON MARCH 22, 2024. THE BOUNDARY AND EXISTING FEATURES, AS SHOWN, OF T.P. 34-011-002 IS BASED ON A SURVEY PREPARED BY MONCRIEF LAND SURVEYING. (SEE REFERENCE PLAN LISTED BELOW.)
2. DESIGNATIONS 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 LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 03 DEGREES 46 MINUTES 30 SECONDS CLOCKWISE.
7. LOCATION OF BARN AND DWELLING ON T.P. 34-011-002 IS APROXIMATE. (SCALED FROM REFERENCE PLAN LISTED BELOW)
8. PARCEL 'A' (AREA OF CONVEYANCE) TO BECOME PART OF TAX PARCEL 34-011-001 AND IS NOT A LOT IN SINGLE AND SEPARATE OWNERSHIP.
9. THIS PLAN DOES NOT INCLUDE INFORMATION RELATIVE TO RESOURCE PROTECTION; AND ANY FUTURE DEVELOPMENT ACTIVITY ON EITHER PARCEL MAY REQUIRE SUBMISSION OF AN EXISTING FEATURES PLAN TO DOCUMENT THE PRESENCE OF RESOURCES REQUIRING PROTECTION IN ACCORDANCE WITH SECTION 37-2401 OF THE ZONING ORDINANCE.
10. THE AREAS WITHIN THE ULTIMATE RIGHT-OF-WAY TO BE OFFERED FOR DEDICATION TO PLUMSTEAD TOWNSHIP.

IMPERVIOUS CALCULATIONS:

(EXISTING T.P. 34-011-001)

DESCRIPTION	EXISTING
DWELLING	1613 S.F.
DRIVEWAY	14,276 S.F.
SHEDS/GARAGE	1656 S.F.
WALKS/STEPS	293 S.F.
DECK	802 S.F.
FRONT PORCH/LANDING	173 S.F.
WALLS/RAMP	417 S.F.

19,230 S.F. TOTAL

19,230 S.F. / 46,443.38 S.F. = 41.4% IMPERVIOUS

19,230 S.F. / 57,778.98 S.F. = 33.3% IMPERVIOUS

ZONING DATA:

(CURRENT ZONING)

'RO' RURAL RESIDENTIAL DISTRICT

USE: SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	EXISTING (T.P. 34-011-001)	PROPOSED (T.P. 34-011-001)
MIN. LOT AREA	2.0 ACRES (87,120 S.F.)	1.155 AC. (50,323.66 S.F.)*	1.326 AC. (57,778.98 S.F.)
MIN. LOT WIDTH @ B.S.L.	200'	122.0' *	136.4' *
MIN. FRONT YARD	50'	61.0'	61.0'
MIN. SIDE YARD	40'	22.4' *	37.7' *
MIN. REAR YARD	40	259.4'	259.4'
MAX. IMPERVIOUS SURFACE	25%	41.4% *	33.3% *

* EXISTING NON-CONFORMING LOT

* AREA TABLE

EXISTING LOT AREAS

TAX PARCEL 34-011-001

TOTAL AREA
50,323.66 S.F.
1.155 ACRES

AREA CLEAR ULTIMATE R/W
46,443.38 S.F.
1.066 ACRES

TAX PARCEL 34-011-002

TOTAL AREA
272,625.41 S.F.
6.259 ACRES

PROPOSED LOT AREAS
(WITH LOT LINE CHANGE AND PARCEL 'A' CONVEYANCE)

PARCEL 'A'

TOTAL AREA
4,936.71 S.F.
0.113 ACRES

TAX PARCEL 34-011-001

TOTAL AREA + PARCEL 'A'
55,260.37 S.F.
1.269 AC.

AREA WITHIN ULTIMATE R/W + PARCEL 'A'
3999.65 S.F.
0.098 ACRES

AREA CLEAR ULTIMATE R/W + PARCEL 'A'
51,260.72 S.F.
1.177 AC.

TAX PARCEL 34-011-002

TOTAL AREA LESS PARCEL 'A'
267,371.3 S.F.
6.138 AC.

REFERENCE PLAN:

PLAN TITLED "PLAN OF BOUNDARY SURVEY AND EXISTING CONDITIONS TAX PARCEL 34-011-002" PREPARED BY NMONCRIEF LAND SURVEYING DATED 8-30-18.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

OWNERS CERTIFICATION OF INTENT
TAX PARCEL 34-011-001

WE, JEFFREY A. & HEATHER L. YODER, ACKNOWLEDGE THAT WE ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT WE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

NAMES: _____ DATE: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS THE _____ DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED OFFICER A NOTARY PUBLIC PERSONALLY APPEARED _____

_____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

SEAL _____ NOTARY PUBLIC _____

COMMISSION EXPIRATION DATE _____

OWNERS CERTIFICATION OF INTENT
TAX PARCEL 34-011-002

WE, SCOTT E. & LORIE M. HOLTZ, ACKNOWLEDGE THAT WE ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT WE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

NAMES: _____ DATE: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS THE _____ DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED OFFICER A NOTARY PUBLIC PERSONALLY APPEARED _____

_____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

SEAL _____ NOTARY PUBLIC _____

COMMISSION EXPIRATION DATE _____

SUPERVISORS ACKNOWLEDGEMENT

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP THIS_____ DAY OF _____, 20___

_____ _____

_____ _____

_____

BUCKS COUNTY PLANNING COMMISSION:

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

_____

EXECUTIVE DIRECTOR,
BUCKS COUNTY PLANNING COMMISSION

TOWNSHIP ENGINEER

THIS PLAN HAS BEEN REVIEWED BY THE PLUMSTEAD TOWNSHIP ENGINEER

ON THIS _____DAY OF _____, 20_____.

ENGINEER: _____

SURVEYOR'S CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLWDGE THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORECT.

_____

NAME: PATRICK CAVANAUGH, P.L.S.
PLS NO. SU51056E DATE: FEBRUARY 02, 2026

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA

IN PLAN BOOK _____, PAGE _____ ON THIS _____DAY OF _____, 20___.

_____

BUCKS COUNTY RECORDER OF DEEDS

SHEET 1 OF 1

NO.	REVISION	DATE
1.	REVISED PLAN PER TOWNSHIP LETTER	02/10/26

SCALE: 1"= 40' TOTAL AREA: SEE PLAN
DATE: NOVEMBER 26, 2024
PROJECT NO.: 2021-08010

TOWNSHIP APPLICATION NUMBER: 2025-0113

OWNER:
T.P. 34-011-001
JEFFREY A. & HEATHER L. YODER
3723 CURLY HILL ROAD
DOYLESTOWN, PA. 18902

OWNER:
T.P. 34-011-002
SCOTT E. & LORIE M. HOLTZ
3755 CURLY HILL ROAD
DOYLESTOWN, PA. 18902

40' 0' 40'
SCALE: 1" = 40'

LOT LINE CHANGE PLAN

TAX PARCEL 34-011-001 & 34-011-002

3723 CURLY HILL ROAD
& 3755 CURLY HILL ROAD
PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Cavanaugh's
SURVEYING SERVICES
PATRICK CAVANAUGH, P.L.S
28 EAST OAKLAND AVENUE
DOYLESTOWN, PENNSYLVANIA 18901
OFFICE 215-348-8359
CELL 267-614-0473 - 535-SURVEYOR.COM

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
PATRICK A. CAVANAUGH
SURVEYOR
SU-51056-E

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
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David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Silverdale Borough Council
Silverdale Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 9, 2026

Subject: BCPC #13135
Final Plan of Lot Line Adjustment for Moser Tract
TMPs #40-3-46 & 40-3-48
Applicant: Silverdale Holdings, LLC c/o Joshua Moser
Owner: Same
Plan Dated: February 12, 2026
Date Received: March 2, 2026

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 lot lines of TMP #40-3-46 (Lot 1) and TMP #40-3-48 (Lot 2), both owned by Silverdale Holdings, LLC, are to be adjusted to increase the size of Lot 2 and decrease the size of Lot 1, as indicated in the following chart. An existing metal building and garage are located within the conveyance area. Both lots are served by public water and sewer.

TMP # (Lot)	Existing Lot Area (Gross)	Conveyance	Proposed Lot Area (Gross)
#40-3-46 (Lot 1)	.4947 acres	-.2231 acres (to Lot 2)	.2716 acres
#40-3-48 (Lot 2)	.7137 acres	+.2231 acres (from Lot 1)	.9368 acres

Location: Along the west side of Main Street (SR 113), between Baringer Avenue and East Walnut Street.

Zoning: The R-C Residential-Commercial District and the Mixed-Use Overlay District (MUO) both permit Use A1 Single-family detached dwellings with a minimum lot area of 2,000 square feet and a maximum impervious surface ratio of 30 percent.

Correspondence included with the plan submission indicates the applicant was granted variances from the following zoning ordinance requirements at a hearing on January 19, 2026.

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

Section 340-19A.(1)(b)
from the required 15,000-square-foot minimum lot size; the proposed Lot 1 has a net area of 8,020.75 square feet

Section 340-81.A(1)
from the maximum impervious surface coverage of 30 percent to permit an impervious surface coverage of 48.5 percent for Lot 1

Section 340-26.C
to allow an accessory structure 5.1 feet from the property line on Lot 1, where 10 feet is required

Section 340-36.A93)(a)
from the required 30-foot Class B buffer yard on Lot 2

Section 340, Attachment 1 – Table of Dimensional Requirements
from the required 15-foot side yard setbacks

Present Use: Residential

COMMENTS

We have reviewed a prior sketch plan proposal submitted for this site (BCPC #13135, dated October 22, 2025) and note that all comments from our previous review have been addressed through the approved variances.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0052

cc: Silverdale Holdings, LLC c/o Joshua Moser (via email)
Crews Surveying, LLC (via email)
Steven Baluh, PE, Wynn Associates, Inc., Borough Engineer (via email)
Lisa Herrmann, Borough Secretary (via email)

SITE CALCULATIONS LOT 1

	EXISTING		PROPOSED	
Area Calculation:	sf	ac	sf	ac
Gross Area:	21,548.58	0.4947	11,830.31	0.2716
minus Ult R/W Area	3,809.56	0.0875	3,809.56	0.0875
mins Esmts?	-	0.0000	-	0.0000
minus Other?	-	0.0000	-	0.0000
Net Area:	17,739.02	0.4072	8,020.75	0.1841

IMPERVIOUS (T.M.P. 40-003-046) LOT1

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	631.7		0.0	0.0	0.0	631.7	
DETACHED GARAGE/BARN	759.8		0.0	0.0	0.0	759.8	
STORAGE BARN	1,611.5		1,611.5	0.0	-1,611.5	0.0	
Building Coverage:	**3,003.0**	**16.93%**	**1,611.5**	**0.0**	**-1,611.5**	**1,391.5**	**17.35%**
DRIVEWAY	1,769.1		0.0	0.0	0.0	1,769.1	
PATIOS	876.6		281.6	0.0	-281.6	595.0	
WALKWAYS	106.1		0.0	0.0	0.0	106.1	
WALLS	24.5		0.0	0.0	0.0	24.5	
GRAVEL	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
POOL COPING	0.0		0.0	0.0	0.0	0.0	
POOL/ SPA WATER SURFACE	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	**2,776.3**		281.6	0.0	-281.6	**2,494.8**	
Total Impervious=	**5,779.4**	**32.58%**	**1,893.1**	**0.0**	**-1,893.1**	**3,886.3**	**48.45%**

Base District: R-C - Residential - Commercial District

Use: A1 Single Family Detached Dwelling / B2 Residential Accessory Structure

ZONING INFORMATION (40-003-046) LOT 1

	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
GROSS LOT AREA			21,548.58	SF	11,830.31	SF
minus Ult R/W Area			3,809.56	SF	3,809.56	SF
mins Esmts?			-	SF	-	SF
minus Other?			-	SF	-	SF
Net Area:	15,000.00		17,739.02	SF	8,020.75	SF
MINIMUM LOT WIDTH @ SETBACK LINE	100.0	FT	*65.35	FT	*65.35	FT
PRIMARY USE MIN. (REQUIRED YARDS)						
FRONT (MAIN STREET, MIN/MAX)	35.0	FT	*-15.2	FT	*-15.2	FT
REAR	40.0	FT	119.7	FT	92.4	FT
SIDE (EACH)	10.0	FT	11.8	FT	11.8	FT
ACCESSORY USE (GARAGE)						
FRONT (MAIN STREET)	35.0	FT	58.1	FT	*-15.2	FT
REAR	10.0	FT	>10	FT	5.2	FT
SIDE (EACH)	10.0	FT	8.5	FT	8.5	FT
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	EXISTING	FT
MAXIMUM BUILDING COVERAGE	N/A		16.93%		17.35%	
MAXIMUM LOT IMPERVIOUS SURFACE	30.00%		32.58%		48.45%	

*EXISTING NON-CONFORMING

IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES

SITE CALCULATIONS LOT 2

	EXISTING		PROPOSED	
Area Calculation:	sf	ac	sf	ac
Gross Area:	31,089.02	0.7137	40,807.29	0.9368
minus Ult R/W Area	3,371.86	0.0774	3,371.86	0.0774
mins Esmts?	-	0.0000	-	0.0000
minus Other?	-	0.0000	-	0.0000
Net Area:	27,717.16	0.6363	37,435.43	0.8594

IMPERVIOUS (T.M.P. 40-003-048) LOT2

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	0.0		0.0	0.0	0.0	0.0	
DETACHED GARAGE/BARN	0.0		0.0	0.0	0.0	0.0	
STORAGE BARN	0.0		0.0	1,611.5	1,611.5	1,611.5	
Building Coverage:	**0.0**	**0.00%**	**0.0**	**1,611.5**	**1,611.5**	**1,611.5**	**4.30%**
DRIVEWAY	0.0		0.0	0.0	0.0	0.0	
PATIOS	0.0		0.0	281.6	281.6	281.6	
WALKWAYS	0.0		0.0	0.0	0.0	0.0	
WALLS	0.0		0.0	0.0	0.0	0.0	
GRAVEL	6,334.6		0.0	0.0	0.0	6,334.6	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
POOL COPING	0.0		0.0	0.0	0.0	0.0	
POOL/ SPA WATER SURFACE	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	**6,334.6**		0.0	281.6	281.6	**6,616.2**	
Total Impervious=	**6,334.6**	**22.85%**	**0.0**	**1,893.1**	**1,893.1**	**8,227.7**	**21.98%**

Base District: R-C: Residential - Commercial District

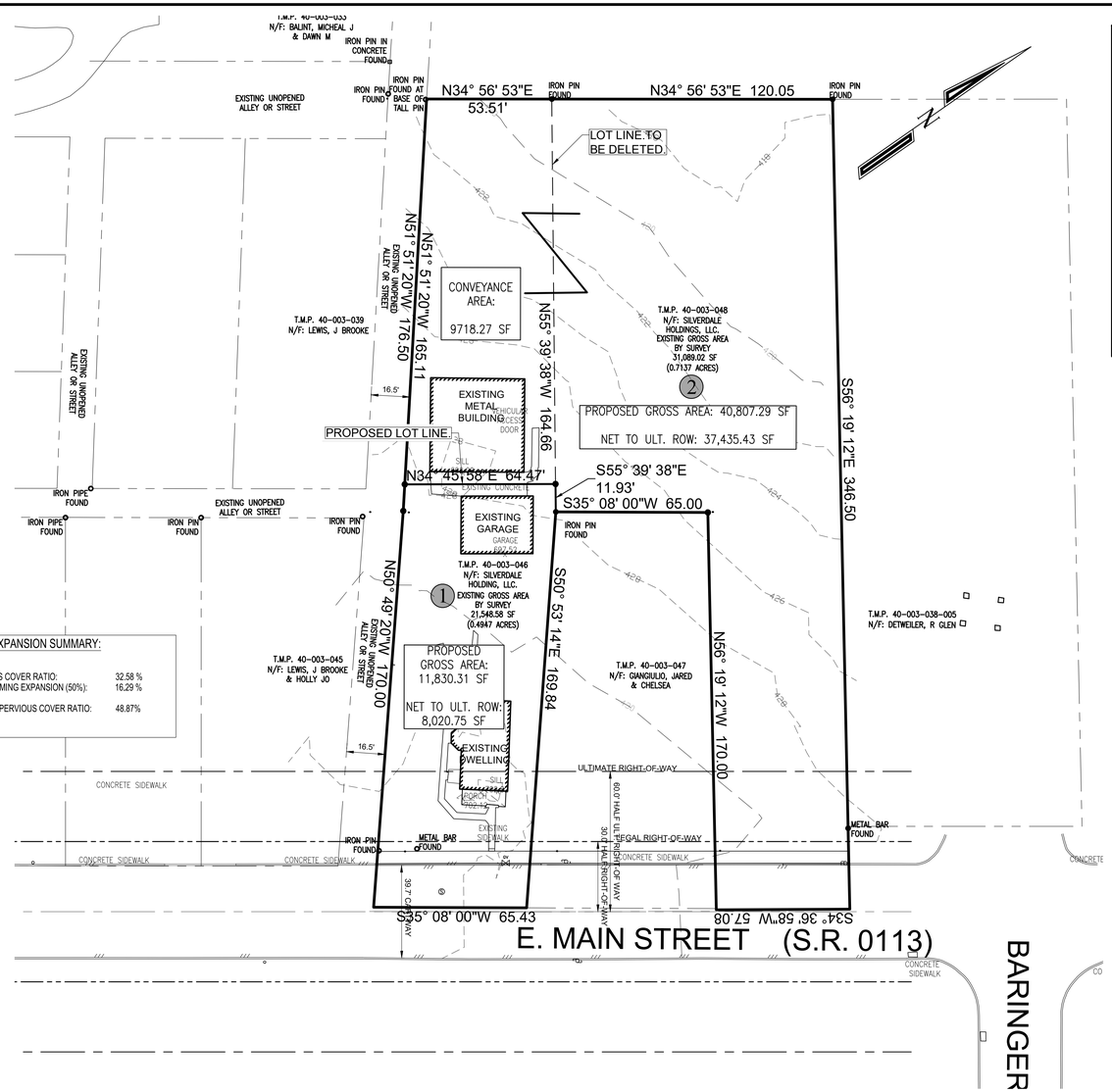
Use: C3 - Private Club

ZONING INFORMATION (40-003-048) LOT 2

	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
GROSS LOT AREA			31,089.02	SF	40,807.29	SF
minus Ult R/W Area			3,371.86	SF	3,371.86	SF
mins Esmts?			-	SF	-	SF
minus Other?			-	SF	-	SF
Net Area:	20,000		27,717.16	SF	37,435.43	SF
MINIMUM LOT WIDTH @ SETBACK LINE	100.0	FT	*57.1	FT	*57.1	FT
PRIMARY USE MIN. (REQUIRED YARDS)						
FRONT (MAIN STREET, MIN/MAX))	35.0	FT	0.0	FT	128.2	FT
REAR	40.0	FT	0.0	FT	119.7	FT
SIDE (EACH)	15.0	FT	0.0	FT	5.0	FT
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	EXISTING	FT
MAXIMUM BUILDING COVERAGE	N/A		0.00%		4.30%	
MAXIMUM LOT IMPERVIOUS SURFACE	60.00%		22.85%		21.98%	
*EXISTING NON-CONFORMING						
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES						

NON-CONFORMING EXPANSION SUMMARY:

EXISTING LOT 1 IMPERVIOUS COVER RATIO:	32.58 %
PERMISSIBLE NON-CONFORMING EXPANSION (50%):	16.29 %
TOTAL PERMITTED LOT 1 IMPERVIOUS COVER RATIO:	48.87%



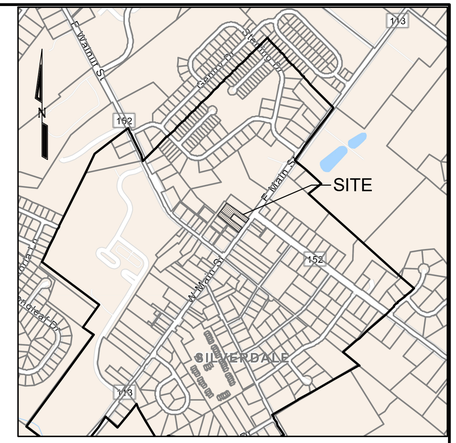
Lot Line Adjustment Plan

GRAPHIC SCALE 1"=30'

30 0 30 60 90

NATURAL RESOURCES LEGEND

- EXISTING CONTOUR LINES (FIELD LOCATED)
- EXISTING CONTOUR LINES (LIDAR)
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- POOL — SWIMMING POOL
- RW — RETAINING WALL
- PROPOSED IRON PIN



Location Map

GRAPHIC SCALE 1"=800'

800 0 800 1600

OWNERS (CORPORATION) CERTIFICATION OF INTENT

SILVERDALE HOLDINGS, LLC. IS THE REGITERED OWNER OF THE DESIGNATED LAND, AND ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED HEREON, AND SAID CORPORATION DESIRES THE FORGOING PLAN BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____ 202__.

ATTEST:

SILVERDALE HOLDINGS, LLC

_____ _____

PRESIDENT (SIGNATURE) SECRETARY (SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____, 202___ BEFORE ME, NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____(NAME OF OFFICER) WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____(TITLE) OF SILVERDALE HOLDINGS, LLC AND THAT HE/SHE AS SUCH _____, BEING AUTHORIZED TO DO SO, EXECUTED THE ACCOMPANYING CERTIFICATE FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS _____ (NAME OF OFFICER OF CORPORATION, TITLE).

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

_____

NOTARY PUBLIC (NAME)

MY COMMISSION EXPIRES THE ____DAY OF _____, 202___.

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE BOROUGH OF SILVERDALE

THIS _____ DAY OF _____ 202____.

_____ _____

CHAIRMAN SECRETARY

BUCKS COUNTY PLANNING COMMISSION REIVEW

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

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, ADAM D CREWS, LAND SURVEYOR NO SU75214

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

_____ _____

SIGNATURE DATE

BOROUGH COUNCIL APPROVAL

APPROVED BY SILVERDALE BOROUGH COUNCIL OF THIS _____ DAY OF _____ 202____.

_____ _____

_____ _____

_____ _____

_____ _____

OWNER:

SILVERDALE HOLDINGS, LLC.
2131 N MAIN ST # 200
LANSDALE, PA 19446

SITE:
113 E MAIN ST

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

NOTES:

1. BEING TAX MAP PARCEL 40-003-046
   INSTRUMENT NO. 2021065140; DATED - JUNE 07, 2021

   BEING TAX MAP PARCEL 40-003-048
   INSTRUMENT NO. 2021065140; DATED - JUNE 07, 2021
2. THIS PLAN REPRESENTS A BOUNDARY RETRACEMENT SURVEY PERFORMED BY THIS OFFICE JULY 08, 2021.
   EXISTING GROSS AREA BY SURVEY TMP 40-003-046: 21,548.58 SF (0.4947 ACRES)
   EXISTING GROSS AREA BY SURVEY TMP 40-003-048: 31,089.02 SF (0.7137 ACRES)
3. EXISTING FEATURES SHOWN BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE JULY 08, 2021.
4. VERTICAL DATUM IS SITE SPECIFIC
   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 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 ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.

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%	C	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 15" TO 30" BEDROCK (PARALITHIC): 40" TO 60"	3W	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
UgB	URBAN LAND-ABBOTTST OWN COMPLEX	0 TO 8%	C	NO	0.5' TO 1.5'	SOMEWHAT POORLY DRAINED	FRAGIPAN: 15" TO 30" BEDROCK (PARALITHIC): 40" TO 60"	3W	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.

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
P.O. BOX 360
NEW HOPE, PA 18938

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ADAM D. CREWS No. SU75214 PROFESSIONAL LAND SURVEYOR

FINAL PLAN-LOT LINE ADJUSTMENT
PREPARED FOR
MOSER TRACT
TAX MAP PARCEL 40-003-046 & 40-003-048
SITUATE IN
SILVERDALE BORO, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
FEBRUARY 12, 2026	SJL	ADC	1" = 30'	-/-	5982; REF:5143	1 OF 3

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

2026-2-12
E:\JOBFILES\5100-5199\5143 MOSER 113 E MAIN ST\DWG FILES\5143 MOSER 2025-08-28 LOT LINE CHANGE.DWG

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Trumbauersville Borough Council
Trumbauersville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 12, 2026

Subject: BCPC #13156
Preliminary Plan of Subdivision for Bracalente
TMPs #45-2-11; 45-2-15; 23-21-13
Applicant: Bracalente Property Investments, LLC
Owner: Bracalente Property Investments, LLC and Bracalente Land Company, LLC
Plan Dated: December 16, 2025
Date Received: March 2, 2026

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 proposal involves a conveyance of land between parcels, two subdivisions, and one consolidation affecting three tracts. First, 0.2201 acres (identified as Parcel D) would be conveyed from TMP #45-2-15 to the adjacent TMP #45-2-11. Following this conveyance, TMP #45-2-15, which currently contains 9.7363 acres, would be reduced to 9.5162 acres and then subdivided into two lots: Parcel A (1.9745 acres), which contains an existing residence, and Parcel B (7.5416 acres), which is vacant. Parcel B would subsequently be consolidated with the adjacent TMP #23-21-13, identified as Parcel C (10.7279 acres), resulting in a single combined tract of 18.2695 acres.

At the same time, TMP #45-2-11, which currently contains 5.9310 acres, would receive the 0.2201-acre Parcel D, increasing its total area to 6.1511 acres. This tract would then be subdivided into two parcels: Parcel E (5.2160 acres), which contains an existing industrial use, and Parcel F (0.7159 acres), which contains an existing residence.

The applicant indicates that no new development is proposed at this time and that the purpose of the subdivisions is to create separate lots for the existing residences prior to pursuing rezoning of the remaining parent tracts.

Resulting Parcels:

Proposed Parcel	Acreage	Description
Parcel A	1.9745 acres	Existing residence
Parcel B + C	18.2695 acres	Consolidated tract
Parcel E	5.2160 acres	Industrial
Parcel F	0.7159 acres	Existing residence

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

Location: TMPs #45-2-15 and 45-2-11 are located within Trumbauersville Borough, south of North Main Street and east of West Creamery Road. TMP #23-21-13 is located east of West Creamery Road in Milford Township, just south of, and adjacent to, TMP #45-2-15 in the borough.

Zoning: Trumbauersville Borough – The SRL Suburban Residential Low District permits Use B-1 Residential on a minimum lot area of 20,000 square feet with a permitted maximum density of 1.9 dwelling units per acre. The permitted maximum building coverage and impervious surface are 10 and 19 percent, respectively.

Milford Township – The RD Rural Development District permits primarily low-density residential uses. Use B1 Single-family detached dwellings are permitted on a minimum lot area of 1 acre with a maximum permitted density of 0.87 dwelling unit per acre. Permitted nonresidential uses require a minimum lot area of 2 acres.

Present Use: Residential, industrial, and vacant

COMMENTS

1. **Building coverage and impervious surface area**—The plan provides existing area and dimensional requirements for the respective zoning districts in the borough and the township but does not indicate the proposed building and impervious surface coverages. In Trumbauersville Borough, the SRL District permits a maximum building coverage and impervious surface area of 10 and 19 percent, respectively. The plan indicates the existing impervious coverage for the farmette (Parcel A) is 16.4 percent. The plan should provide the building coverage and impervious surface area for the proposed residential lots (Parcels A and F), to ensure compliance with ordinance requirements.

2. **Site capacity calculations**—Section 501 of the zoning ordinance requires site capacity calculations to be submitted with all applications for subdivision or land development. Site capacity calculations have not been included.

3. **Buffer yards**—Section 505 of the borough zoning ordinance contains buffer requirements between conflicting land uses. No new development is currently proposed; however, we recommend that borough officials determine if a planted buffer should be provided between the residential lots and adjacent nonresidential uses.

4. **Sidewalks**—Section 517.a. of the borough subdivision and land development ordinance (SALDO) requires sidewalks along both sides of all existing streets unless waived by the governing body. The plan does not show sidewalks along the site frontage on West Creamery Road.

5. **Street trees**—Section 518.a. of the borough SALDO requires that within any land development or subdivision, street trees shall be planted along all streets where suitable trees do not exist. The plan does not show any proposed street trees.

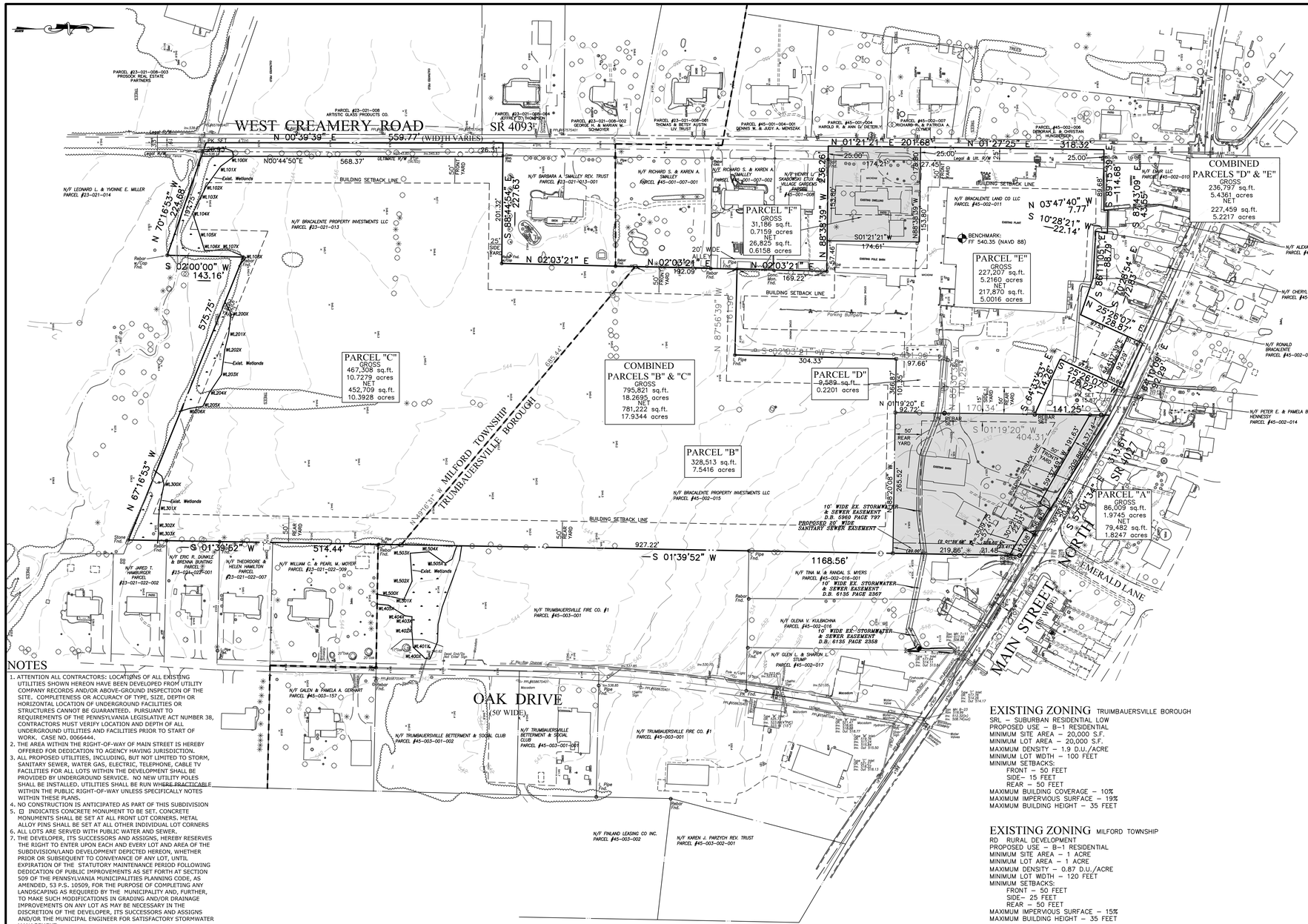
6. **Trumbauersville Borough Official Map**—According to the borough's official map, adopted in 2002, a portion of TMP #45-2-15 is designated as Reserve Open Space. While no development is currently proposed, we recommend this information be noted on the plan.

This review will be included in the Bucks County Planning Commission board materials for the April 1, 2026, 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
26-0009

cc: Bracalente Property Investments, LLC (via email)
Estelle T. Eberhardt, Irick, Eberhardt & Mientas, Inc. (via email)
Steven Baluh, PE, Wynn Associates, Inc. (via email)
Dani McClanahan, Borough Manager (via email)
Jeffrey Vey, Milford Township Manager (via email)


WEST CREAMERY ROAD
SR 4093
(VARIES)
OAK DRIVE
(50' WIDE)
MAIN STREET
SR 4027
EMERALD LANE
MILFORD TOWNSHIP
TRUMBAUERSVILLE BOROUGH
PARCEL "A"
GROSS
86,009 sq.ft.
1.9745 acres
NET
79,482 sq.ft.
1.8247 acres
PARCEL "B"
328,513 sq.ft.
7.5416 acres
PARCEL "C"
GROSS
467,308 sq.ft.
10.7279 acres
NET
452,709 sq.ft.
10.3928 acres
PARCEL "D"
9,589 sq.ft.
0.2201 acres
PARCEL "E"
GROSS
227,207 sq.ft.
5.2160 acres
NET
217,870 sq.ft.
5.0016 acres
PARCEL "F"
GROSS
31,186 sq.ft.
0.7159 acres
NET
26,825 sq.ft.
0.6158 acres
COMBINED PARCELS "B" & "C"
GROSS
795,821 sq.ft.
18.2695 acres
NET
781,222 sq.ft.
17.9344 acres
COMBINED PARCELS "D" & "E"
GROSS
236,797 sq.ft.
5.4361 acres
NET
227,459 sq.ft.
5.2217 acres
BENCHMARK:
FF 540.35 (NAVD 88)
BUILDING SETBACK LINE
REAR YARD
SIDE YARD
FRONT YARD
20' WIDE ALLEY
Existing Wetlands
Parking Bollards
Existing Inlet
Existing Manhole
Existing Utility Pole
Existing Gas Valve
Existing Water Valve
Existing Fire Hydrant
Existing Deciduous Tree
Existing Coniferous Tree
Existing Shrub
Existing Stump
Existing Fence
Existing Concrete
Existing Asphalt
Existing Gravel
Existing Building
Existing Shed
Existing Garage
Existing Pole Barn
Existing Greenhouse
Existing Dwelling
Existing Pool
Existing Deck
Existing Patio
Existing Porch
Existing Plant
Existing Pole Sign
Existing Utility Box
Existing Electric Box
Existing Telephone Box
Existing Cable Box
Existing Gas Box
Existing Mailbox
Existing Light
Existing Flag
Existing Bench
Existing Trash Can
Existing Bird Feeder
Existing Bird Bath
Existing Fire Pit
Existing Grill
Existing Table
Existing Chair
Existing Umbrella
Existing Swing
Existing Slide
Existing Sandbox
Existing Basketball Hoop
Existing Soccer Goal
Existing Tennis Court
Existing Baseball Field
Existing Football Field
Existing Track
Existing Pool
Existing Pond
Existing Stream
Existing Culvert
Existing Bridge
Existing Retaining Wall
Existing Steps
Existing Handicap Ramp
Existing Curb
Existing Gutter
Existing Sidewalk
Existing Driveway
Existing Parking Lot
Existing Loading Dock
Existing Dumpster
Existing Recycling Bin
Existing Trash Enclosure
Existing Generator
Existing Transformer
Existing Meter
Existing Valve
Existing Hydrant
Existing Sprinkler
Existing Irrigation
Existing Well
Existing Septic
Existing Leach Field
Existing Drainage
Existing Inlet
Existing Manhole
Existing Pipe

Bucks County Planning Commission

Planning Module Reviews

February 21, 2026 to March 20, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
Northampton Township	Proposed 18-Lot Single Family Dwellings Residential Subdivision	13121	26-0058	31-5-39	1-09937-477-3J
Quakertown Borough	New Quakertown Elementary School	35-26-SD1	26-0035	35-7-142	1-09811-061-3J
West Rockhill Township	17 Carillon Hill Road Subdivision	12850	26-0044	52-17-65, 52-17-64, 52-17-68	1-09952-303-3J

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

March 18, 2026

Justin Geonnotti
Dynamic Engineering Consultants, PC
826 Newtown Yardley Road, Suite 201
Newtown, PA 18940

RE: Proposed 18-Lot Single Family Dwellings Residential Subdivision Planning Module
PaDEP Code # 1-09937-477-3J
BCPC #13121
TMP #31-5-39
Northampton Township, Bucks County, PA

Dear Mr. Geonnotti:

We have received a copy of the planning module[1] regarding the development of one parcel, totaling 14.5 acres, into 18 single-family detached residential dwellings. The plan will demolish the existing greenhouse and associated structures. The site is located along the southern side of New Road, southwest of its intersection with Lindley Road.

The proposed residential dwellings will generate a total of 4,536 gallons per day (18 EDUs based on Northampton Township calculations and 12 EDUs based on PADEP calculations) of wastewater flows which will be collected and conveyed through Mill Creek Trunk Sewer of the Northampton Township public sanitary sewer system to the Neshaminy Interceptor. The wastewater flows will be treated at the Philadelphia Water Department's Northeast Water Pollution Control Plant. It is unclear from the correspondence provided whether the project has been included in the Neshaminy Interceptor Connection Management Plan.

The *Township of Northampton, Bucks County Act 537 Sewage Facilities Plan Update (2018)* is the official Act 537 Plan for this portion of Northampton Township. The proposal to connect to the existing public sewer facility is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by connection to public sewer.

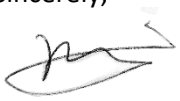
[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the (Northampton Township) sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.

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

Component 3. Sewage Collection and Treatment Facilities has sections that are incomplete and do not contain the requisite signatures. These include Section G. Proposed Wastewater Disposal Facilities, Section J. Chapter 94 Consistency Determination, and Section Q. False Swearing Statement.

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 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.
If you have any questions about this review, please contact me.

Sincerely,



Lynn Y. Lai, AICP
Planner

LYL:emh
26-0058

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09937-477-3J
BCPC #:
13121

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Proposed 18-Lot Single Family Dwellings Residential Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency March 2, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency March 18, 2026

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 _____

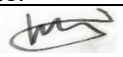
SECTION C. AGENCY REVIEW (continued)

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: Lynn Y. Lai, AICP

Title: Planner

Signature: 

Date: March 18, 2026

Name of County or Areawide Planning Agency: Bucks County Planning Commission

Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901

Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

March 10, 2026

Samantha Fenstermaker
Terraform Engineering, LLC
One East Broad Street, Suite 300
Bethlehem, PA 18018

RE: New Quakertown Elementary School Planning Module
PaDEP Code #1-09811-061-3J
BCPC #35-26-SD1
TMP #35-7-142
Quakertown Borough, Bucks County, PA

Dear Ms. Fenstermaker:

We have received a copy of the planning module[1] regarding the demolition of the existing elementary school and construction of a new 60,241-square-foot elementary school on a 5.33-acre site at the northeast corner of South Seventh Street and Park Avenue.

According to the narrative, the existing elementary school generates 1,415 gallons per day (4 EDUs) of wastewater flows. The new elementary school will generate an additional 1,325 gallons per day (4 EDUs) of wastewater flows. Wastewater flows from the school will enter the Quakertown Borough public sewer system on South 7th Street and then travel through the Lickman Run Interceptor before being treated at the Quakertown Borough Waste Water Treatment Plant.

The *Act 537 Sewage Facilities Plan for Quakertown Borough, Bucks County, Pennsylvania* (1994) is the official Act 537 Plan for this portion of Quakertown Borough. The proposal to connect to the public sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer.

According to the Pennsylvania Department of Environmental Protection (PaDEP), this project is tributary to sewer facilities which are under a Connection Management Plan (CMP). Documentation that capacity has been granted for this project under the CMP must be provided to PaDEP.

[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 Quakertown Borough sewage facilities plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.

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

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,

Matthew M. Walters
Senior Planner

MMW:emh
26-0035

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Scott McElree, Borough Manager (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-09811-061-3J
BCPC #:
35-26-SD1

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

Quakertown Elementary School

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency February 10, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency March 10, 2026

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: Matthew M. Walters

Title: Senior Planner

Signature: Matthew M. Walters

Date: March 10, 2026

Name of County or Areawide Planning Agency: Bucks County Planning Commission

Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901

Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

BCPC Celebrating 75 Years
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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James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

March 16, 2026

Jason T. Smeland, PE
Lenape Valley Engineering
PO Box 74
Chalfont, PA 18914

RE: 17 Carillon Hill Road Subdivision Planning Module
PaDEP Code #1-09952-303-3J
BCPC #12850
TMP #52-17-65, 52-17-64 & 52-17-68
West Rockhill, Bucks County, PA

Dear Mr. Smeland:

We have received a copy of the planning module[1] regarding the subdivision of the 11.05-acre site into two parcels located on Carillion Hill Road, north of Township Road.

The proposal will generate 330 gallons per day (1EDU) of wastewater that will be conveyed via grinder pumps to the gravity main located in the Carillion Hill Subdivision via an existing force main owned partially by TBA and partially by Sellersville Borough. The effluent will then flow via gravity through Sellersville sewer lines to the Pennridge Wastewater Treatment Plan (WWTP).

The *West Rockhill Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of West Rockhill. The project site is located with Region 2 of Telford Borough Authority (TBA) Sewer Service Area. The proposal to connect one new residential lot to the TBA Sewer System is consistent with the official Act 537 Plan.

Component 3. Sewage Collection and Treatment Facilities, Section C. Site Information, misidentifies TMP #52-17-065, which is contiguous with the other two parcels on the site as TMP #52-17-035.

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 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to

[1] Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the *West Rockhill Sewage Facilities Plan*. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.

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

Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,

Deanna Miller
Planner

DM:emh
26-0044

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Greg Lippincott, Township Manager (via email)
Act 537 file (via email)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-09952-303-3J

BCPC #:12850

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

17 Carillon Hill Road Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency February 13, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency March 16, 2026

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq*.)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? If yes, describe impacts _____
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies _____

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? N/A
☐	☒	12.	Is there a county or areawide subdivision and land development ordinance?
☐	☐	13.	Does this proposal meet the requirements of the ordinance? N/A
			If no, describe which requirements are not met _____
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan?
			If no, describe inconsistency _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe _____
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances.
			If no, describe the inconsistencies N/A
☒	☐	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐		If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Deanna Miller

Title: Planner

Signature: Deanna Miller

Date: March 16, 2026

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.

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This component and any additional comments are to be returned to the applicant.