BCPC Celebrating 75 Years
Bucks County Planning Commission

BOARD MEETING
AGENDA

WEDNESDAY, MAY 6, 2026
2:00 PM

1. Call to Order
2. Pledge of Allegiance/Moment of Silence
3. Public Comment
4. Approval of Minutes from April 1, 2026
5. Executive Director's Report
6. Presentation: 2026 Bucks County Hazard Mitigation Plan
   By Matthew Walters, Senior Planner and Deanna Miller, Planner
7. Act 247 Reviews for May 6, 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 May 6, 2026.

MINUTES OF MEETING

WEDNESDAY, APRIL 1, 2026

HYBRID IN-PERSON WEBEX CONFERENCE / VIDEO MEETING

MEMBERS PRESENT:	Eleanor M. Breslin; Richard Donovan; Thomas Jennings; James E. Miller Jr.; David R. Nyman; Edward Tokmajian
MEMBERS ABSENT:	James Keenan; Tom Tosti
STAFF PRESENT:	Andrew G. Heimark; Bryn-Erin Kerr; Janelle McGlasson; Samantha Nevin; Michael A. Roedig; Christian Regosch; Luke Rosanova; Patricia Rosica; Jeremy Stoff; Matthew M. Walters; Lisa M. Wolff
SOLICITOR:	Trevor L. Gross
IT SUPPORT:	Shawn Loughlin, Bucks County IT Department

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

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

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

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

- **EXECUTIVE DIRECTOR'S REPORT**
  Mr. Roedig noted we have completed a "mini-rebrand" of the BCPC logo on our letterhead and webpages, now featuring a 75th anniversary celebration banner.

  Mr. Roedig announced we have extended an offer for summer intern to Justin Magnus. Mr. Magnus is a graduate student at West Chester University.

  Mr. Roedig stated that the U.S. Senate has passed the 21st Century ROADS to Housing Act, House Bill 2651, which is designed to increase the national housing supply. The bill expands Community Development Block Grant (CDBG) eligibility to include new construction, simplifies NEPA reviews, and provides grants to modernize zoning and regional planning. It also establishes a $200 million funding program to support innovation, helping communities adopt new planning strategies.

Mr. Roedig reported that in March 2026, we received 19 applications, reviewed a total of 227 lots or units and 37,073 square feet of nonresidential land development, collecting $7,695.60 in revenue. Year-to-date we have received 55 applications, reviewed a total of 864 lots or units and 324,917 square feet of nonresidential development, collecting $35,496.33 in revenue.

- **PRESENTATION: STATE HOUSING ACTION PLAN REVIEW BY JANELLE MCGLASSON, SENIOR PLANNER (HOUSING)**
  Ms. McGlasson presented an overview of the Pennsylvania Housing Action Plan which was released a few weeks ago.

  After the presentation, the board members discussed the action plan, noting concerns and potential solutions that were not addressed in the report. Overall, they agreed the plan serves as a strong starting point for further conversation.

  The board thanked Ms. McGlasson for her presentation. See Attached A for the complete presentation.

- **ACT 247 REVIEWS**
  The reviews of April 1, 2026, were emailed to the board for their review prior to the meeting; there was a motion made to approve the reviews by Mr. Nyman and seconded by Mr. Jennings.

  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. Nyman, seconded by Mr. Donovan, Ms. Breslin adjourned the meeting at 2:37 PM.

Submitted by:
Patricia Rosica, Administrative Assistant

EXECUTIVE DIRECTOR'S REPORT

- **Staffing** – Transportation Planner Parker Frohlich is leaving for a job opportunity in Connecticut. We have posted the position and hope to have it filled by late spring. Sustainability Planner Cassandra Goodmansen will be out on maternity leave until July. Staff will fill in for her recycling duties and sustainability responsibilities.

- **DelVal University One Health** – I served as a panelist at the spring seminar of Del Val University's One Health Seminar series. One Health is a multi-disciplinary approach that works locally, regionally, nationally, and globally to attain optimal well-being for people and society, the environment and plants, and animals. The panel discussion was attended by a mix of students, faculty, and residents and focused on local climate action planning in Doylestown Borough. My role in the discussion was to detail our comprehensive plan development efforts, specifically the "implementable" plan process.

- **Data Center Webpage** – We've updated our data center webpage on BCPC Connects to streamline information and add new resources. These include ordinance guidance from Montgomery and Chester counties, as well as sample ordinances from Bucks County.

- **Household Hazardous Waste** – BCPC staff held our first Household Hazardous Waste event at the Bucks County Community College Newtown campus on April 4, 2026. The event was well attended, with over 1,600 residents served. Our next event is on May 30, 2026, at the Upper Bucks County Technical School.

- **Bucks County Solid Waste Plan** – It was decided at our April 16, 2026, SWAC meeting to update the county's solid waste plan in-house. Feedback from the Department of Environmental Protection (PaDEP) indicates that the plan will not be a substantial revision and that they often recommend in-house development. PaDEP requires that solid waste plans be updated every 10 years and the Bucks County plan must be completed by 2028.

- **Bucks County Conservation District (BCCD)** – Attended the monthly meeting of the BCCD in my role as Associate Director and provided an update of current department activities.

- **Delaware Valley Regional Planning Commission (DVRPC)** – As a new board alternate, I attended a DVRPC orientation to get an overview of DVRPC structure, process, revenue, and planning activities. I also attended the April 23, 2026, board 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.

The planning staff attended the regularly scheduled meetings of the following local governmental bodies:

- New Hope Borough Planning Commission
- Sellersville Borough Planning Commission
- Quakertown Area Planning Committee

Buckingham Township Comprehensive Plan Update – Staff continued to work on developing the township's implementable comprehensive plan.

Langhorne Borough Planning Commission – Staff continued to assist with updating the comprehensive plan and facilitated a public vision session.

New Hope Borough Comprehensive Plan – Staff continued to draft the plan document and would present the first draft to the Planning Commission on May 21, 2026.

Newtown Area Joint Zoning Council — Staff is waiting to receive feedback from the Jointure's municipal planning commissions on draft sign regulations and which signs to regulate.

Plumstead Township Comprehensive Plan – Staff has completed work on *Plumstead Forward*, the township's implementable comprehensive plan update. Formal public comment period is underway and plan adoption is anticipated in June.

Riegelsville Comprehensive Plan – On April 8, 2026, *Riegelsville Reimagined* was adopted by borough council.

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. The Committee also discussed what maps to include and the contents of plan appendices.

Staff continued researching the history and preparing newsletter articles and media posts about the Bucks County Planning Commission's 75th Anniversary.

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 (14.87 acres) in **Bedminster Township**
- Leopold Farm (32.62 acres) in **Bedminster Township**
- Kashner Farm (18.01 acres) in **Bedminster Township**
- Lokay Farm (59 +/- acres) in **Bedminster Township**
- Wisler Farm #1 (17.39 acres) in **Bedminster Township**
- Kinney Farm (49 +/-acres) in **Buckingham Township**
- Bello Farm (20.42acres) in **Plumstead Township**
- Fleishman/Ottinger Farm (10 acres) in **Springfield Township**

Staff and the Agricultural Land Preservation Board recently went to settlement on the county-only agreement for the **Wisler #2 Farm** (27.96 acres) in **Bedminster Township.**

Staff and the Agricultural Land Preservation Board worked with the Pennsylvania Department of Agriculture, Bureau of Farmland Preservation to approve the following farms for preservation at the April 9, 2026, State Board meeting:

- Ripp Farm (32.55 acres) in **Buckingham Township**
- Bender Farm (17.22 acres) in **Milford 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:

13	Subdivision and Land Development Proposals
4	Sketch Plans
8	Municipal Plans and Ordinances
3	Sewage Facility Planning Modules
2	Traffic Impact Studies

Geographic Information Systems (GIS)

The GIS staff activities include the following:

- Staff are working with Board of Assessment and their vendor, Tyler Technologies, to update our GIS database connection to the new cloud-based BOA CAMA system. This database connection is vital to our GIS system, and we will ensure a seamless transition.
- Staff met with the Bucks County Conservation District to discuss flood mapping analysis in the Perkasie/Sellersville region and identifying potential mitigation strategies upstream.

Housing

The housing staff attended the following meetings:

- Solebury Township Housing Forum on April 9, 2026
- Langhorne Borough Community Vision Session on April 29, 2026

Staff continues to work on policies and procedures for the Blighted Property Review Board, drafting the Fair Housing & Attainable Housing Report, and continue Yes In God's Backyard (YIGBY) conversations.

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. ITB scheduled to go out by April 24, 2026.
- Held the Sustainability Champions / Earth Day Open House - In-person event at the administration building.
- Convened a few meetings with our Shared Energy Manager (from Wilson Engineering) to review Lower Bucks Brownfield site and explore further opportunities Wilson Engineering can assist the county with other projects.

Transportation and Trails

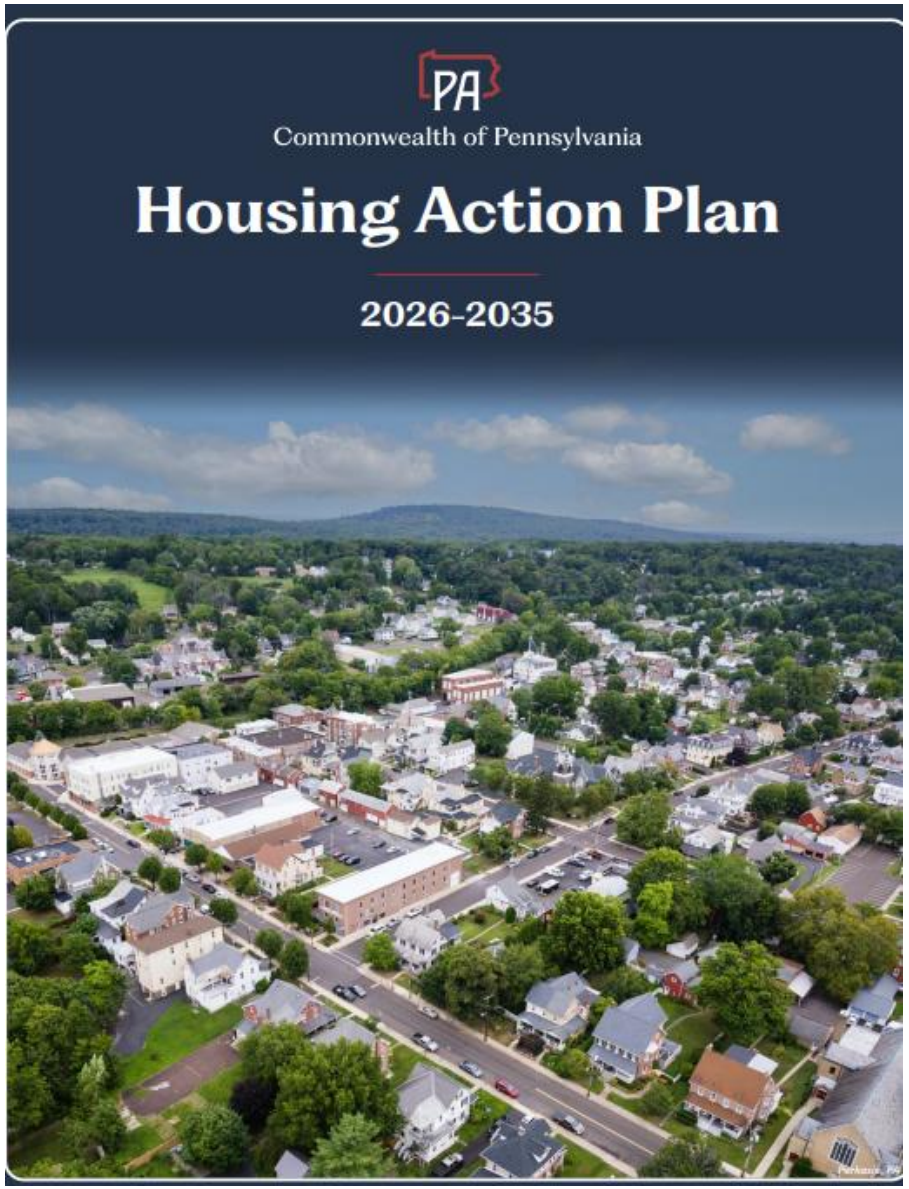
The transportation and trails staff attended the following key meetings:

- DVRPC RTC
- DVRPC Board & Executive
- DVRPC RVZ Steering
- DVRPC CMP Advisory
- DVRPC TCDI Advisory
- Bucks TMA Board

The work of the Transportation and Trails staff continues as follows:

- Posted HUD FONSI for 30-day public comment period commencing on April 23, 2026
- Conducted initial field assessment in conjunction with the appraisal for the Aqua Easement for the NRT-2 project
- Continued the development of the North Point ped, bike, and transit connectivity assessment
- Continued coordination with JDM and BoardSafe regarding needed design changes to floating boardwalk to handle low/no water conditions

State Housing Action Plan Review



Presented by Janelle McGlasson, Housing Planner

BCPC
Bucks County Planning Commission

A ten-year Plan

“By 2035, Pennsylvania will be a national leader in access to safe and affordable housing, and we will work with our local communities and housing stakeholders to advance commonsense solutions that ensure housing opportunity for all residents and communities across the Commonwealth.”



BCPC
Bucks County Planning Commission



Public Comment

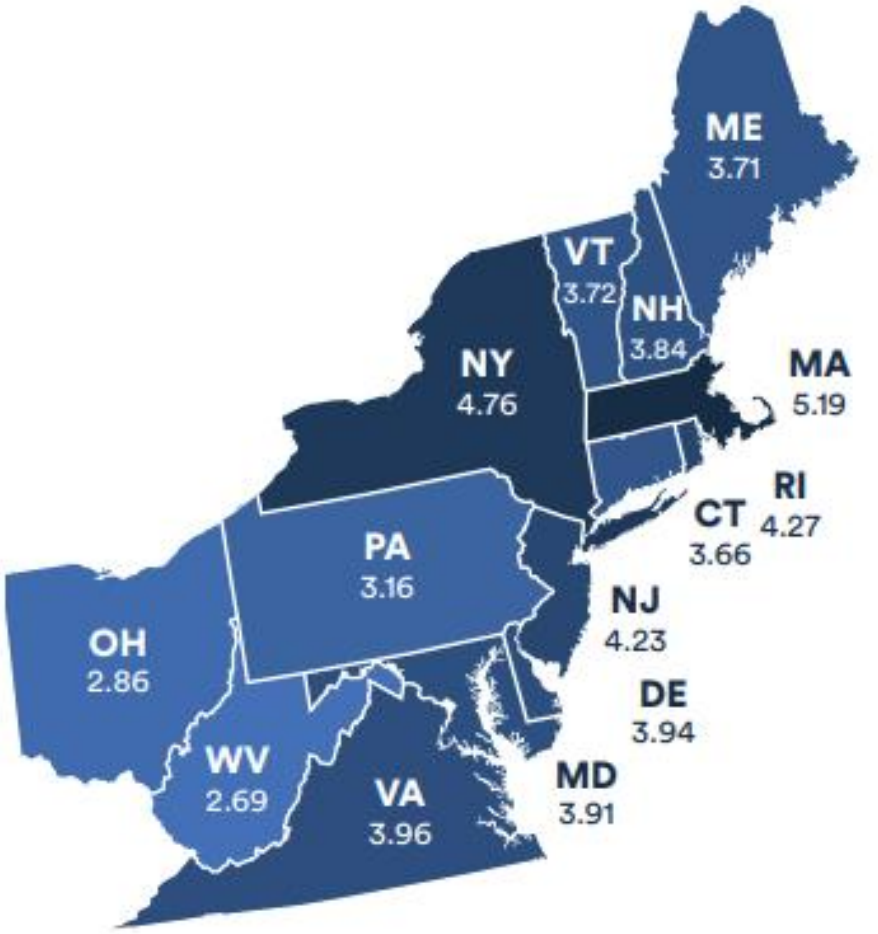
What are the needs:

- More flexibility around State Funding!
- Protections for naturally affordable housing!
- Solutions for seniors!

BCPC
Bucks County Planning Commission

Affordability as a strength

Pennsylvania will need to add 450,000 new housing units to our supply by 2035 to meet anticipated housing demand.



Price-to-Income Ratio

per state in the 14 neighboring and northeastern states[37]

BCPC
Bucks County Planning Commission

40%

The amount Pennsylvania's housing production nearly dropped by from 2010-2019 compared to the previous decade

BCPC
Bucks County Planning Commission

Five Goals

Goal	Summary
Increase and preserve housing supply	Build to keep pace with the economy and preserve naturally occurring affordable housing
Expand housing access and opportunity	Everyone has the right to safe, stable, and affordable housing.
Strengthen pathways to housing stability	Offer support to reduce displacement thereby building community resiliency.
Lower costs and speed up development	Revisit policy that increases the cost of building new housing and update it to streamline development.
Improve coordination and accountability	Align local and state efforts so that work can be efficient and benefit from each other's knowledge.



Build & Preserve Pennsylvania's Housing Stock

"We will work with homeowners, real estate developers, landlords, housing rehabilitation providers, financial institutions, housing and redevelopment authorities, labor organizations, small and mid-sized contractors, and other willing partners to grow our housing supply through new development while preserving our existing units."

BCPC
Bucks County Planning Commission

Build & Preserve Pennsylvania's Housing Stock: What does it mean?

- Invest in residential site infrastructure, office-to-residential conversions, and mixed-use development
  - Calls for the creation of a Critical Infrastructure Investment Fund for site preparation, utility connections, pre-development costs, and building conversions
- Boost housing production where market dynamics make it difficult to build
  - Create a Residential Reinvestment Tax Credit to make it advantageous to still build in areas where demand is high, but the construction cost of new housing exceeds the market price of those units.
- Support small builders and developers where it makes sense
- Monitor the expiration of affordable units and try to preserve them
  - Create a public database for affordable units and their expirations, remind those living in affordable units one year and six months prior to expiration.
- Train the next generation of builders
  - Expand collaborations with labor unions, technical schools, and more.



Expand Housing Opportunity for All Pennsylvanians

“We will make it easier for residents across economic and demographic spectrums to access and maintain safe, stable, and affordable housing.

BCPC
Bucks County Planning Commission

Expand Housing Opportunity for All Pennsylvanians: What does it mean?

- Strengthen Legal Protections for Renters and Tenants
  - Cap on rental application fees, maximum security deposit, obligate landlords to pay six months' rent relocation assistance if property is condemned, and more.
- Prevent and Remediate Tangled Titles through Commonsense Policy Reform
  - Prevent blight by authorizing transfer-on-death deeds and financial support.
- Make It Easier for Pennsylvanians to Purchase their First Home
  - Suggest a state-sponsored first-time homebuyer program and exempting first time homebuyers from local realty transfer tax.
- Expand Housing Choices and Accessibility for Older Adults and People with Disabilities
  - Build and sustain supportive housing and promote the use of Universal Design Principles
- Create More Opportunities for Shared Housing
  - Limit restrictive occupancy limits targeted at unrelated individuals.
- Promote Employer-Assisted Housing Programs and Empower Pennsylvania's Workforce to Attain Safe, Quality Housing
  - Leverage PHFA's existing Employer Assisted Housing initiative

BCPC
Bucks County Planning Commission



Provide Pathways to Housing Stabilization and Sustainability

"We will provide the resources and support necessary for at-risk residents to climb the ladder of housing opportunity, establishing a clear pathway from emergency shelter to sustainable housing."

BCPC
Bucks County Planning Commission

Provide Pathways to Housing Stabilization and Sustainability: What does it mean?

- Align Homelessness Support Programs and Help Pennsylvanians Transition into Safe, Stable Housing
  - Provide communities with tools to humanely address homeless encampments and improve data sharing amongst agencies working on homelessness initiatives.
- Expand Statewide Eviction, Foreclosure, and Displacement Prevention Efforts
  - Strengthen taxpayers' rights to redeem their property after a tax sale to prevent the loss of homes due to unpaid taxes and more.
- Protect, Support, and Stabilize Housing for Survivors of Domestic Abuse
- Invest in Fair Housing Education and Enforcement
  - Support legal aid organizations in addressing repeated violations of the Fair Housing Act
- Connect Unsheltered Medicaid Recipients to Stable Housing and Services through Investments in Health
- Reduce Household Energy Burden by Strengthening Consumer Protections
  - Support balcony-scale solar and more.

What does it mean? Cont.

- Protect Manufactured Housing Affordability from Private Equity
  - Limit annual lot rent increases in manufactured home communities
  - Provide residents with the right of first refusal to purchase land in their manufactured home community
  - Make it easier for potential homeowners to finance manufactured homes by updating how they are categorized, unlocking access to additional loan options.
  - Pursue federal funding to support manufactured housing quality and affordability, including through HUD's Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program.





Modernize Pennsylvania's Housing Development Regulations

"We will reform the state and local regulations governing housing development to reduce costs and accelerate the delivery of high-quality homes."

BCPC
Bucks County Planning Commission

Modernize Pennsylvania's Housing Development Regulations: What does it mean?

- Assess Pennsylvania's Residential Construction and Development Requirements
  - Modernize the building process to reduce development costs
- Strengthen Municipal Land Banks to Return Blighted Residential Properties to Productive Use
- Keep Homeownership Within Reach and Curb Private Equity Purchases of Single-Family Homes
  - impose a transfer tax on corporate purchases of single-family and two-family homes, townhouses, condominiums, and other similar units and direct new transfer tax revenues to other housing initiatives that promote homeownership

What does it mean? Cont.

- Modernize Local Planning and Regulatory Processes for Residential Construction
  - work with municipal officials, planners, developers, and policy experts to modernize the Municipalities Planning Code and address the housing challenges which were not present at the MPC's adoption in 1968
  - Develop model land use ordinances library for rural, urban, and suburban
  - Create a housing-ready community designation that could grant municipalities preferences for select state funding like DCED's Main Street Matters or PHFA's Phare fund.
  - Expand housing choice by allowing ADUs, permitting manufactured homes in areas zoned for single-family housing, and leveraging underutilized property owned by faith-based institutions to become residential development.
  - Easing parking requirements and density limitations to enable opportunity-oriented development and incentivizing mixed-use development on main streets and commercial corridors.



BCPC
Bucks County Planning Commission

HS = Housing Supports

HD = Housing Development

Agency	Enforcement	Funding	Regulatory	Technical Assistance
Department of Aging – HS		●		●
Department of Banking and Securities – HD			●	
Department of Community and Economic Development – HD HS		●	●	●
Department of Corrections – HS				●
Department of Environmental Protection – HD	●		●	
Department of Health – HS		●		
Department of Human Services – HS		●		●
Department of Insurance – HD			●	
Department of Labor and Industry – HD		●	●	
Department of Military and Veteran Affairs – HS				●
Department of State – HD			●	
Department of Transportation – HD		●	●	
Pennsylvania Commission on Crime and Delinquency – HS		●		
Pennsylvania Emergency Management Agency – HS		●		●
Pennsylvania Housing Finance Agency – HD HS		●		●
Pennsylvania Human Relations Commission – HS	●			●
Office of the Attorney General – HS	●			

Achieve Operational Excellence Across State and Local Government

We will reengineer state government to create efficient, accessible, and integrated housing programs and delivery systems across the Commonwealth's executive departments, state-affiliated agencies, counties, and municipalities.

BCPC Bucks County Planning Commission

Achieve Operational Excellence Across State and Local Government: What does it mean?

- Appoint a Deputy Secretary for Housing who would coordinate and oversee housing priorities for the administration.
- Optimize Pennsylvania's Low Income Housing Tax Credits to Cut Costs, Expand Utilization, and Bring More Affordable Homes to Market
  - Use state credits to fund affordable housing developments containing 10 to 23 units which are too small to be supported with federal LIHTC
- Create a Housing One-Stop-Shop and Make It Easier for Pennsylvanians to Access the Commonwealth's Housing Programs and Supportive Systems
- Improve the Commonwealth's Data Collection for Housing Programs and Share Housing Data Across Executive Departments
  - Work with CODE PA to create an internal database of housing programs, program outcomes, and the end users of these programs

What does it mean? Cont.

- Reform and Revamp Pennsylvania's State and Local Housing Programs
  - Increasing the revenue transfer cap on the PHARE fund
  - Raising the fee cap on Optional County Affordable Housing Funds (Act 137 of 1992) (increase deed recording fees for affordable housing)
  - Allow CDBG recipients more flexibility by removing state-imposed requirements used for housing rehabilitation
  - Authorizing the use of the Redevelopment Assistance Capital Program (RACP) to fund housing development



All together:

Modernize Planning & Zoning:

- Update the MPC
- Develop a model land use ordinance library
- Create a housing-ready community designation to prioritize recipients of state funding
- Expand housing choice by allowing ADUs, permitting manufactured homes in areas zoned for single-family housing, and leveraging underutilized property owned by faith-based institutions to become residential development.
- Easing parking requirements and density limitations to enable opportunity-oriented development and incentivizing mixed-use development on main streets and commercial corridors.

Invest & Fund:

- *Critical Infrastructure Investment Fund* for site prep and conversions,
- *Residential Reinvestment Tax Credit* to expand production where the market conditions limit building.
- HUD's PRICE program and more to support manufactured housing.
- Prioritize *Pennsylvania's LIHTCs* to fund projects that are too small for federal eligibility standards.
- Increase the revenue transfer cap on the *PHARE fund.* Raise the fee cap on *Optional County Affordable Housing Funds.*
- More flexibility for *CDBG*. And allowing *RACP* to be used to fund housing development.

BCPC
Bucks County Planning Commission

Questions & Comments

BCPC
Bucks County Planning Commission

Bucks County Planning Commission

Municipal Reviews

May 6, 2026

Municipality	BCPC Number	Plan Review Number	Applicant	Tax Parcel Number(s)	Proposal
Bedminster Township	1-26-ASA1	26-0097	Katie Kashner	1-11-85-1	Addition to Agricultural Security Area
Doylestown Township	9-26-1	26-0076	Board of Supervisors	9-9-66-1	Zoning Map and Zoning Ordinance Amendment
Hilltown Township	15-26-1	26-0085	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers
New Hope Borough	27-26-1	26-0086	Borough Council	-	SALDO Amendment: Comprehensive Amendment
Nockamixon Township	30-26-1	26-0108	Board of Supervisors	-	Zoning Ordinance Amendment: Data Centers
Penndel Borough	32-26-1	26-0100	Borough Council	-	Zoning Ordinance Amendment: Group Homes
Solebury Township	41-26-1	26-0103	Board of Supervisors	-	Zoning Ordinance Amendment: Warehouses and Data Centers
Wrightstown Township	53-26-1	26-0094	Board of Supervisors	-	SALDO Amendment: Landscape Conservation

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: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

SUBJECT: BCPC #1-26-ASA1
Request for an Addition to the Agricultural Security Area
TMP #1-11-85-1
Owner/Applicant: Katie Kashner
Date Received: April 9, 2026
Hearing Date: June 9, 2026

In accordance with the provisions of Pennsylvania Act 43 of 1981, the Agricultural Security Act, as amended, 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 May 6, 2026.

GENERAL INFORMATION

Requested Action: Add tax map parcel #1-11-85-1 to the Agricultural Security Area of Bedminster Township.

Location and Size of Tract:	About 18.5 acres northeast of the intersection of Derstine Road and Deep Run Road.
Landowner:	Katie Kashner
Tax Map Parcel:	#1-11-85-1
Location:	About 920 feet northeast of the intersection of Derstine Road and Deep Run Road
Size of tract:	18.46 acres
Zoning:	AP Agricultural Preservation
Comprehensive Plan:	Agricultural Preservation Area
Soil Classes:	3W, 2W, 2E

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

COMMENTS

Pennsylvania's Agricultural Security Area program[1] includes several criteria for the inclusion of a property in an ASA. These include:

1. Noncontiguous farm parcels must be comprised of 10 acres in size or more or have an anticipated yearly gross income of at least $2,000 from agricultural production.
2. The property must be viable agricultural land. Cropland, pasture, and woodland can all be included in an Agricultural Security Area.
3. Land proposed must have soils that are conducive to agriculture. This is generally met if at least 50 percent of the soils are classified in Classes 1-4 or if the soil is currently in active farm use and is being maintained in accordance with a soil erosion and sedimentation plan.
4. The property must be zoned to permit agricultural uses but does not need to be zoned to exclude other uses.
5. Additional factors to be considered are the extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions, and any other relevant factors.

The parcel appears to be actively farmed and 100 percent of the soils covering the site are designated by the Natural Resources Conservation Service's (NRCS) land capability classification as Class 1 through Class 4. A goal of the *Bedminster Township Comprehensive Plan* (2008) is to retain its farming heritage and support the agricultural industry by conserving land for farming activities. The parcel is also within the Agricultural Preservation planning area and is zoned AP Agricultural Preservation.

Should the proposal be adopted, a description of the area must be filed with the Bucks County Recorder of Deeds and Bucks County Planning Commission within 10 days. The Agricultural Area Security Law further requires that township's ASA be reviewed and renewed every seven years.

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

LR:emh
26-0097

cc: Katie Kashner (via email)
Erik Allgood, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Peter Nelson, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)
Bryn-Erin Kerr, Director of Agricultural Land Preservation & Open Space Programs, Bucks County Planning Commission (via email)

[1] https://www.pa.gov/content/dam/copapwp-pagov/en/pda/documents/plants_land_water/farmland/asa/documents/ASA%20Handbook%2004.06.16%20single%20sider%20full.pdf

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: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #9-26-1
Proposal to Amend the Zoning Map and Zoning Ordinance
TMP #9-9-66-1
Owner: Bucks County Historical Society
Applicant: Board of Supervisors
Date Received: March 20, 2026
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 6, 2026.

GENERAL INFORMATION

Proposed Action:

A. Amend the zoning ordinance by adding a new use, multifamily development in conjunction with the use of historic resources, to be permitted by conditional use in the R-1 Residential District.

B. Amend the Doylestown Township zoning map by rezoning TMP #9-9-66-1 from I-2 Institutional District to the R-1 Residential District.

Location and Size of Tract: The tract comprises about 24.2 acres located west of South Main Street, to the south of Birdsong Way and Steeplechase Drive, and north of the U.S. Route 202 Parkway.

Proposed Zoning Provisions:

A. Zoning Ordinance Amendment

Amend Section 175-16.B. by renumbering Use B-15, Single-family attached dwelling units in conjunction with the use of historic structures, to Use B-15.1.

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

Amend Section 175-16.B. to add a new use B-15.2, multifamily development in conjunction with the use of historic structures. The following provisions are included:

- The use is permitted only if the tract contains eligible historic resources and these resources are preserved as part of the use.
- Proposed buildings must be compatible and consistent with the historic structures on the tract and the applicant must submit architectural renderings for township approval.
- The minimum site area is 20 acres and maximum density is 3.2 dwelling units per acre.
- Multifamily developments of 45 or fewer dwelling units shall provide emergency access if two separate entrances are not provided.
- Multifamily developments of 25 or more units shall provide a community amenity.
- Minimum of 50 percent of the site is required to be deed restricted from future development.
- A sheltered durable plaque describing the historic significance of the property is required.

Amend Section 175-36 by revising the statement of intent for the R-1 Residential District to include multifamily development.

Amend Section 175-37.D. to renumber Use B-15 to B-15.1 and include Use B-15.2 in the list of uses permitted by conditional use in the R-1 Residential District.

B. Proposed Zoning Map Change

The R-1 Residential District permits low-density single-family residential development on lots of a minimum of 40,000 square feet in areas suitable for residences and for single-family residential development on smaller lots where open space is preserved and centralized sewer and water services are provided. Single-family attached townhouse developments are permitted to assist in preserving historic resources.

Existing Zoning Provisions:

The I-2 Institutional District is intended to allow for the use of properties for historic and cultural institutions and is designed for the purpose of preserving historical and cultural landmarks.Site improvements, such as accessways, lights and parking, are to be designed to be consistent with the historic character of the buildings and districts.

COMMENTS

We recommend that the board of supervisors consider the following prior to adopting the proposed zoning ordinance amendment and in addressing the proposal to rezone TMP #9-9-66-1 from the I-2Institutional District to the R-1 Residential District.

A. Zoning Ordinance Amendment

Editorial comment—After Section 175-16.B.(15.2)(f)[12], there are requirements for emergency access. These provisions are not directly related to Subsection [12]. We recommend that the access requirements be established as a new Section 175-16.B.(15.2)(g) and the subsequent subsections be renumbered accordingly to reflect this revision.

B. Zoning Map Change

1. **Comprehensive Plan**—The Future Land Use Map in the *Doylestown Township Comprehensive Plan* (as amended, 2018) designates the parcel to be rezoned within the Institutional Area. While the comprehensive plan does not specifically discuss the site, the plan acknowledges that policy changes by institutional landowners will require the township to make decisions about future land use. The plan recommends that surrounding land use, circulation needs, and availability of community services and facilities be considered when evaluating requests for changes from institutional to other types of activities.

   Based on this guidance, the comprehensive plan appears to support the rezoning, provided township officials determine that it is appropriate with respect to these considerations. However, we recommend that the Future Land Use Map be amended to change from the Institutional Area to the Medium Density Residential Area to ensure consistency with the proposed R-1 Residential District and similarly designated areas.

2. **Compatibility with surrounding land uses and zoning**—To the north and west of the site are single-family detached dwellings within the R-4 Residential District. To the east is a multi-family residential development within the R-3 Residential 3 District and a convenience store in the FC Freestanding Commercial District, both in Doylestown Borough. To the south of the site are U.S. 202 and the R-1 Residential District.

   The adjacent R-4 Residential District permits a variety of residential uses at a maximum density of 10 dwelling units per acre for multifamily development. In comparison, the proposed R-1 Residential District would permit multifamily development at a maximum density of 3.2 dwelling units per acre. As the proposed district allows for significantly lower residential density than the adjacent R-4 District, it would be compatible in terms of intensity of development.

Summary—The proposal seems to be consistent with the township's comprehensive plan and appears to be compatible with existing surrounding land uses and surrounding zoning. If the amendment is adopted, we recommend revising the Future Land Use Map to reflect the new zoning district and use.

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.

AXT:emh
26-0076

cc: Michael P. Clarke, Esq., Clarke Gallagher Barbiero Amuso & Glassman Law, Township Solicitor (via email)
Stephanie J. Mason, Doylestown Township Manager (via email)
John H. Davis, Doylestown Borough Manager (via email)
Karyn Hyland, Doylestown Borough Director of Planning and Zoning (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: A wooded open space consisting of steep slopes. This parcel has a 2-story historic farmhouse and other structures on the property including a warehouse. There is also a small area of wetlands in the southwest corner of the parcel.

Existing Land Use: Vacant and museum warehouse

Surrounding Land Use:

North: Single-family detached dwellings
East: Multifamily units and commercial buildings
South: U.S. Route 202 (transportation)
West: Single-family detached dwellings

Surrounding Zoning:

North: R-4 Residential District
East: R-3 Residential 3 District and GC Freestanding Commercial District (Doylestown Borough)
South: R-1 Residential District
West: R-4 Residential District

Municipal Comprehensive Plan: The *Doylestown Township Comprehensive Plan* (as amended, 2018) shows within Institutional Area on the Future Land Use Map. Changes to this area should be evaluated by considering the surrounding land use, circulation needs, and availability of community services and facilities.

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: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #15-26-1
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: March 31, 2026
Hearing Date: May 11, 2026

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 6, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding Use H10 Data Center, with the addition of five new definitions for Data Center, Data Center Accessory Uses/Structures, Data Center Equipment, Data Center Operator, and Sensitive Receptor. The new use will be permitted by conditional use in the LI Light Industrial District or the HI Heavy Industrial District.

Proposed Zoning Provisions:

Amend Section 160-11, Definitions, by adding definitions for Data Center, Data Center Accessory Uses/Structures, Data Center Equipment, Data Center Operator, and Sensitive Receptor.

Amend Section 160-23, Use Regulations, by adding a new use, Use H10 Data Center, defined as a use, either on-premise or co-location, of one or more buildings which is occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored; this shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A data center may include data center equipment. Such locations shall be designed and intended primarily to house computer, networking and communication systems, equipment and components, such as routers, switches, firewalls, servers, storage systems and application-delivery controllers, for storing, processing,

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

managing, transmitting, and backing up electronic data necessary for the operation of a business, enterprise, institution, or other similar organizational entity.

Data centers shall be permitted by conditional use in either the LI Light Industrial District or the HI Heavy Industrial District; data center equipment and data center accessory uses/structures shall be permitted by right in support of approved data center uses.

Required area and dimensional standards for Use H10 Data Center are as follows:

- Minimum site area: 10 acres
- Maximum building height: 35 feet
- Minimum lot width at street line: 300 feet
- Minimum setback from street lines: 500 feet
- Minimum building setback from all property lines
  - Residential use or Sensitive receptor: 750 feet
  - Industrial use: 150 feet
  - All other uses: 250 feet
- Minimum equipment setback from all property lines
  - Residential use or Sensitive receptor: 500 feet
  - Industrial use: 100 feet
  - All other uses: 200 feet
- Maximum building coverage: 35 percent
- Maximum impervious coverage: 40 percent

Proposed use provisions include requirements for landscape buffering, equipment screening, noise, utility review, emergency access, and emergency response planning.

Compliance with specified environmental standards must be demonstrated; a traffic impact analysis and an economic impact analysis must be submitted as part of the conditional use application for a data center.

As a condition of conditional use approval for a data center, applicants are required to enter into one or more written Community Benefits Agreements with the township. Such agreements are intended to offset the impacts of data center uses on local resources and infrastructure including, but not limited to, environmental resources, historical resources, emergency responders, roads, sanitary sewer, and other local governmental concerns.

COMMENTS

We recognize that the proposal is consistent with the land use policies of the township's comprehensive plan and zoning ordinance. We offer the following additional comments for the township board of supervisors when considering this proposal:

1. **Permitted districts**—Section 160-23.(a) of the amendment states that data centers shall be permitted by conditional use in <u>either</u> the LI – Light Industrial District <u>or</u> the HI Heavy Industrial District. For clarity, we recommend the ordinance be revised to permit the data center use by conditional use in the LI <u>and</u> HI Districts, rather than <u>either/or</u>.

2. **Equipment screening**—For consistency with the defined terms, we recommend Section (f) under Use H(10), titled Equipment Screening, be revised to specifically state the screening requirements shall apply to Data Center, Data Center Equipment, and Data Center Accessory Uses/Structures.

3. **Community benefits agreement**—Subsection (p) under Use H(10) states that, as a condition of conditional use approval, an applicant shall enter into one or more written community benefit agreements with the township, to help offset the impacts of data center uses on local resources and infrastructure. We note that the Pennsylvania Municipalities Planning Code does not permit the requirement of off-site improvements as part of the land development process, except as specifically authorized by the Act. We recommend that the township revise the ordinance's community benefit agreement provisions to make them voluntary or delete them entirely.

4. **Decommissioning**—We suggest that the township consider including provisions to address the decommissioning of data centers if operating centers close or a data center under construction is abandoned before completion. To address such situations, the ordinance can require a decommissioning plan with the conditional use application. The decommissioning plan should outline the procedures for safe shutdown, equipment removal, materials disposal and recycling, and site restoration. The safe disposal of any hazardous materials, including batteries, fuel, or refrigerants, and the safe disconnection and capping of utility connections should be required. The ordinance can also require notification of pending closure and specify timeframes for the commencement and completion of decommissioning.

5. **Table of Use Regulations**—We recommend that the Table of Use Regulations be revised to include Use H10 Data Center and indicate where (zoning districts) and how (permitted by conditional use) the use is permitted for consistency with the use regulations.

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.

LMW:emh
26-0085

cc: Jack D. Wuerstle, Esq., Law Office of Jack D. Wuerstle, Township Solicitor (via email)
Deanna Ferry, Township Manager (via email)
Timothy A. Fulmer, PE, Wynn Associates, Township Engineer (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: New Hope Borough Council
New Hope Borough Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #27-26-1
Proposal to Amend the Subdivision and Land Development Ordinance—Comprehensive Amendment
Applicant: Borough Council
Date Received: March 31, 2026
Hearing Date: April 21, 2026

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 6, 2026.

GENERAL INFORMATION

Proposed Action: Amend various sections of the subdivision and land development ordinance (SALDO) to modernize and clarify language throughout.

Proposed Subdivision and Land Development Ordinance Provisions:

Amend Section 3.08 to clarify that the role of the Borough Administrator is performed by the Zoning Officer, or in the absence of the Zoning Officer, the Borough Manager's designee.

Amend Section 4.00 to reduce the number of physical copies required with submissions, while allowing the borough to request additional copies as needed.

Amend Section 4.00.F. to require applicants to submit plans to outside review agencies. The existing SALDO assigns this responsibility to the borough.

Amend Section 4.02.D.11. to remove redundant sewage facilities planning module requirements that are already mandated under the Pennsylvania Department of Environmental Protection sewage facilities planning process.

Amend Section 4.03.F. to update signature blocks.

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

Amend Sections 5.05 and 5.07 to remove stormwater management requirements. The borough has adopted a standalone Stormwater Management Ordinance in Chapter 228 of the borough code.

Amend Section 5.06 to remove redundant grading, erosion and sediment controls that are already regulated by the Bucks County Conservation District.

Amend Sections 5.09 and 5.10 to modernize street standards.

Amend Section 5.21 to remove the requirement for a water feasibility study and to expand the requirements for the traffic impact study.

Remove Appendix A and Appendix B because the developer agreements contained in the appendices are either provided to the borough by the applicant and reviewed by the borough solicitor or are prepared by the borough solicitor.

COMMENT

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

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

MMW:emh
26-0086

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

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: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #30-26-1
Proposal to Amend the Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: April 22, 2026
Hearing Date: June 18, 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 May 6, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding Use G-24 Data Center, with the addition of two new definitions for Data Center and Cargo Container. The new use will be permitted as a conditional use in the Industrial District only.

Proposed Zoning Provisions:

Amend Section 234-23, Industrial use regulations, by adding a new use, Use G-24 Data Center, defined as any building, structure or facility that primarily houses networks of computer servers and associated computer components designed for the purpose of providing computer services. The proposed use also includes a definition for Cargo Container, which is defined as a standardized, reusable storage and transport unit which was designed for the packing, shipping, movement or transportation of freight, articles, goods or commodities, and which was designated to be, or capable for being, mounted or moved on a railroad car, semi-trailer truck or similar device for subsequent transportation.

The new use includes provisions for the following:

- Existing Data Centers: Any lawful Data Center use existing on the effective date may continue and existing structures devoted to nonconforming existing Data Centers shall not be enlarged, extended, constructed or reconstructed.

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

- Regulations and Requirements including:
  - Providing a licensed electronic waste recycling firm they shall use for the disposal of electronic waste
  - Demonstration from the applicant that the Data Center will not exceed maximum noise levels established in Section 140-9 of the Township Code
  - Use of Cargo Containers are not permitted for operational use of a Data Center
  - Applicant will need to provide emergency management plans, state and federal permits, written verification from the electric utility company serving the Data Center that adequate capacity is available
  - The applicant must demonstrate a process that they shall implement whereby an adverse impacts to residents' electric utility bills will be detected an ameliorated by the applicant
  - Data Centers shall be housed in permanent, non-accessory buildings with a fence surrounding the property
  - Demonstration that no more than 20 percent of heat generated by computer services occurring on the site shall be released directly outside.

Replace the existing Attachment 1 – Attachment A, Table of Use Regulations with an updated table that includes an added row for Data Center under Industrial Uses.

Amend Section 234-45(A)(2) to include Use G-24 Data Center as a conditional use in the Industrial District.

COMMENTS

We recommend that the 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
26-0108

cc: Maureen Burke-Carlton, Esq., Curtin & Heefner, LLP, Township Solicitor (via email)
Teri Lewis, Township Manager (via email)
Joan Tanner, Township Administrator (via email)
Steven Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Sarah Steers, Curtin & Heefner, LLP, Asst. Township Solicitor (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: Penndel Borough Council
Penndel Borough Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #32-26-1
Proposal to Amend the Zoning Ordinance—Group Homes
Applicant: Borough Council
Date Received: April 14, 2026
Hearing Date: Not scheduled

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 May 6, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish standards for a new group homes use.

Proposed Zoning Provisions:

Add to Section 405-5 a new definition for "Group Homes," defined as residential facilities for unrelated individuals requiring special care designed to create a residential setting for mentally and physically handicapped individuals (as a permitted use) and other similar uses (as a special exception).

Amend Section 405-18, Table of Use Regulations, to permit group homes in the R-2 and R-3 zoning districts, subject to additional performance and design standards including:

- Requiring one off-street parking space per resident staff member and one off-street parking space per every five residents.
- Prohibiting off-street parking between the front wall of the principal structure and the street curb.
- Requiring group homes to maintain the type and outward appearance of surrounding residential properties. Accessibility improvements (e.g., ramps or other features) are permitted as needed to serve residents.
- Restricting on-site services such that medical or counseling services are limited to residents. No services may be provided to non-residents.
- Requiring all group homes to be licensed and registered with the appropriate state agency overseeing such facilities.

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 borough council when considering this proposal:

1. **Fair Housing Act considerations**—The Bucks County Planning Commission generally recommends that a community not regulate group homes for people with disabilities any differently than they regulate any other housing. This stems from our understanding and concerns about imposing more strict regulations on the protected classes defined by the Fair Housing Act.

   Due to the contents of the proposed amendment, we consulted the joint statement from the Department of Justice and the Department of Housing and Urban Development, *State and Local Land Use Laws and Practices and the Application of the Fair Housing Act* (November 10, 2016). From these sources we've determined that the following potential issues should be given careful scrutiny by borough officials:

   a. **Use regulations**—The provisions for Group Home in Section 405-18 impose additional requirements specifically on group homes including the location of parking spaces, parking ratios tied to staff and residents, restrictions on services, licensing requirements, and design and appearance conformity.

   b. **Zoning district limitation**—Group Homes are only permitted in the R-2 and R-3 Districts, while single-family dwellings are permitted in the R-1 Low Density Residential, R-2 Moderate Density Residential, R-3 Multifamily Residential, and P Professional districts.

   c. **Discretionary review**—The definition allows group homes for the mentally and physically handicapped as a permitted use, but requires other similar uses (not defined, see Comment 2 below) as a special exception. Discretionary review like a special exception can be seen as a barrier and process that violates the Fair Housing Act.

2. **Use clarification**—The amendment should clarify how the proposed "Group Homes" definition will be incorporated into the Table of Use Regulations. Specifically, it is unclear whether the use will be assigned a distinct use category and number, and how it will be labeled within the table. Clear identification within the use regulations will help ensure consistent administration and interpretation of the ordinance.

   Additionally, the amendment seems to distinguish between group homes for mentally and physically handicapped individuals (as a permitted use) and group homes for other similar uses (as a special exception). It is unclear whether these are intended to be treated as two separate use categories or as a single use with differing approval thresholds. The borough should clarify this distinction and ensure the use structure is consistently reflected throughout the ordinance.

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

JWS:emh
26-0100

cc: Barbara Kirk, Esq., Hill Wallack, LLP, Borough Solicitor (via email)
Geoff Thompson, Borough 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: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #41-26-1
Proposal to Amend the Zoning Ordinance—Warehouses and Data Centers
Applicant: Board of Supervisors
Date Received: April 16, 2026
Hearing Date: May 19, 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 May 6, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding new definitions and regulations for Data Center, Warehouse and Distribution Facility, and associated accessory uses.

Proposed Zoning Provisions:

Amend Section 27-202, Definitions, by adding definitions for Data Center, Data Center Accessory Use, Data Center Equipment (DCE), Distribution Facility, Truck Terminal, Overnight Truck Parking, and Warehouse.

Amend Section 27-1702, Use Regulations, to permit Mini-warehouse as a permitted principal use in the Light Industrial District, and add Warehouse, Distribution Facility, and Data Center as Conditional Uses for the Light Industrial District.

Add Section 27-1702.4.D. to permit Truck Terminal and Overnight Truck Parking as Accessory Uses by Conditional Use for the principal use Warehouse or Distribution Facility.

Add Section 27-1704.E. to include Area and Bulk Regulations for Warehouse, Distribution Facility, and Data Center Uses.

Replace Table in Section 27-2512.5.B.(1) to update the regulations for Continuous Sound Levels Within Receiving District.

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

Add Sections 27-2602.1.VV. and 27-2602.1.WW. to add the following Special Principal use Regulations for the Warehouse and Distribution Facility and Data Center Uses:

- Dimensional requirements including maximum height and building size limitations
- Screening, buffering, and landscaping requirements
- Requirements for a traffic study
- Lighting requirements
- Security and fencing requirements for the Data Center use
- Architectural design regulations to ensure that the size, proportions and design of the buildings deemphasize the visual mass
- Requirements for a master signage plan
- Outdoor storage requirements including fencing, setbacks, and buffering
- Environmental controls with requirements for noise impact, heat mitigation, and air and odor quality
- Water and sewer requirements for the Data Center use including a requiring the applicant to demonstrate that sufficient capacity exists
- Backup generator and use testing requirements for the Data Center use
- Requirements for an Environmental Impact Assessment Report and Energy Use Analysis
- Requirements for a Community Benefits Agreement
- Requirements for the safe removal and recycling or disposal of electronic waste for the Data Center use
- Decommissioning requirements for the Data Center use

Add Sections 27-2603.1.P. and 27-2603.1.Q. to include Special Provision Use Regulations for the Truck Terminal and Overnight Parking Accessory Uses.

COMMENTS

1. **Community benefits agreement**—A community benefits agreement is listed as a requirement for both Warehouse and Distribution Facilities (Section 27-2602.1.VV(11)) and Data Centers (Section 27-2602.1.WW(18)). These provisions require that an applicant enter into one or more written agreements with the township to provide off-site improvements to offset data center impacts on local resources and infrastructure, including environmental resources, historical resources, emergency responders (fire, emergency medical services, and police), roads, sanitary sewer, and local government administration. We note that the Pennsylvania Municipalities Planning Code does not permit the requirement of off-site improvements as part of the land development process, except as specifically authorized by the Act. We recommend that the township revise the ordinance's community benefit agreement provisions to make them voluntary or delete them entirely.

2. **Editorial comments**—Subsection I is used twice in the proposal, once for the Warehouse and Distribution Facility use regulations and again for the Data Center use regulations. The term "Tier" is misspelled in the Warehouse Distribution use regulations in Section 27-2602.1.VV.(1)(d) and in the Data Center use regulations in Section 27-2602.1.WW.(1)(b). Additionally, in Section 27-2602.1.VV., the subsections after 27-2602.1.VV.(10) are misnumbered. These drafting errors should be corrected prior to adoption of the ordinance amendment.

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
26-0103

cc: Mark L. Freed, Esq., Curtin & Heefner, Township Solicitor (via email)
Christopher Garges, Township 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: Wrightstown Township Board of Supervisors
Wrightstown Township Planning Commission

From: Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #53-26-1
Proposal to Amend the Subdivision and Land Development Ordinance—Landscape Conservation
Applicant: Board of Supervisors
Date Received: April 7, 2026
Hearing Date: Not scheduled

In accordance with the provisions of Section 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 6, 2026.

GENERAL INFORMATION

Proposed Action: Amend the township's subdivision and land development ordinance (SALDO) to revise provisions for landscape conservation.

Proposed Subdivision and Land Development Ordinance Provisions: The proposal would remove existing Section 22-525, Landscape Conservation and Improvement Plans, and replace it with updated provisions. Specifically, the proposal would revise the following:

Amend Section 22-525.1.A., Required Landscape Plan, to:

- Add riparian corridors to the natural features that must be shown.
- Require the location of all proposed plant material species, including trees, shrubs, groundcover, perennials, and lawn areas to be shown.
- Addi an 80 percent native plant requirement, requiring at least 80 percent of all required trees, shrubs, and groundcover to be native to eastern North America.

Amend Section 22-525.1.B., Street Tree Types and Spacing, to:

- Revise the existing requirement of one street tree per 35 feet of street frontage/right-of-way to one street tree per 50 feet.

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

- Lower the minimum size requirements for street trees.
- Revise the arrangement requirements to allow for greater design flexibility.
- Permit required street trees to also count toward buffer, parking lot, or stormwater landscaping where locations overlap.
- Revise the existing requirement that street trees be located within the right-of-way so that they would instead be located outside of the right-of-way.
- Add a new requirement that street trees be planted at least six feet from sidewalks or roadways and at least 10 feet from utility lines.

Amend Section 22-525.1.B., Buffers, to replace the numeric planting formulas for Type 1, Type 2, and Type 3 buffers with more flexible, performance-oriented standards.

Amend Section 22-525.1.D., Parking Area Landscaping, to add a cross-reference to zoning provisions, stating that all parking area landscaping shall meet the requirements of the relevant provisions of the zoning ordinance.

Amend Section 22-525.1.E., Stormwater Management Facilities, to:

- Revise the existing perimeter planting requirement of a minimum of one shade tree and three shrubs per 30 linear feet of basin perimeter to instead permit tree and shrub groupings arranged for a more naturalized effect, with at least 50% of the basin perimeter planted and shade, ornamental, and evergreen trees comprising at least 25% of the perimeter planting.
- Revise basin slope and floor planting requirements to emphasize more naturalized seed mix, sod, and related planting options.

Amend Section 22-525.1.G.,Preservation and Replacement of Existing Trees, to expand tree inventory obligations and lowers the size of required replacement trees.

Amend Section 22-525.1.H., Recommended Plant List, to revise the plant list to modernize it, further limit ash species, and expand ornamental planting options.

Amend Section 22-525.1.I., Landscaping Maintenance, by adding a new provision requiring all required trees, buffer yards, and other landscaping to be perpetually maintained by the property owner. The provision also requires that any required landscaping that dies, is removed, or is severely damaged be replaced as soon as practical, but no later than 150 days, subject to growing season considerations.

COMMENTS

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

1. **Native and invasive vegetation**—The amendment seeks to prioritize native trees, shrubs, and other vegetation. It further adds that invasive species should be removed, where practicable. We recommend the applicant consult with the appropriate township boards, or with a consulting licensed landscape architect, to develop a list of which native vegetation species should be used for these plantings, and similarly, which invasive species should be removed. The Pennsylvania Department of Conservation and Natural Resources publishes lists of both native[1] and invasive[2] species that could serve as a starting point for a township list.

[1] https://www.pa.gov/agencies/dcnr/conservation/wild-plants/landscaping-with-native-plants
[2] https://www.pa.gov/agencies/dcnr/conservation/wild-plants/invasive-plants

Such a list would be helpful as it would provide clearer guidance for future applicants, ultimately furthering the township's overall goals in promoting the planting of native vegetation.

2. **Definitions**—We note the Landscape Conservation amendments to the SALDO contain terms and concepts that are not defined in Section 22-302, Definitions of the SALDO. For instance, "Native plants," "Invasive species," "Naturalizing." We recommend that the township review the amendments and add definitions as needed.

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

JWS:emh
26-0094

cc: Terry Clemons, Esq., Clemons, Richter & Reiss, PC, Township Solicitor (via email)
Stacy Crandell, Township Manager (via email)

UNOFFICIAL

Bucks County Planning Commission

Subdivision and Land Development Reviews

March 21, 2026 to April 24, 2026

Municipality	BCPC Number	Plan Review Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	13170	26-0061	2-64-58	Costa Homes, Inc.	P	3 Single-family lots
Doylestown Township	12134-A	26-0056	9-9-39	Triumph Construction Group, LLC	P	1 Single-family lot, 9 Attached unit lots
Doylestown Township	13166	26-0043	9-14-45	Paul, Eric and Andrea Eisold	P	8 Single-family lots
East Rockhill Township	13175	26-0077	12-14-65, 12-14-65-1, 12-14-65-2	Chris & Mary Muse	P	Lot line adjustments
Hilltown Township	13092	26-0015	15-23-25	J. L. Horgan Services, LLC	P	Industrial Land Development: 7,800 square feet
Hilltown Township	13168	26-0054	15-22-8-1 and 15-23-16-2	St. Philip's Orthodox Church	S	Institutional Land Development: 8,961.5 square feet
New Britain Township	8871-B	26-0055	26-3-4	William Dudeck & Kristin Duffy	P	2 Single-family lots
New Britain Township	13173	26-0067	26-1-73	Richard Blake & Eileen Calvitti	P	2 Single-family lots
New Hope Borough	5484-B	26-0047	27-6-64	181 West Bridge Street, LLC	S	14 Semi-detached unit lots; 4 Single-family lots
Newtown Borough	13174	26-0072	28-5-132	SLR Acquisitions, LLC	P	2 Single-family lots
Newtown Township	13171	26-0062	29-10-32 and 29-10-32-2	Lafayette One, LLC	S	4 Single-family lots
Richland Township	13178	26-0048	36-39-25	DJC Paletown Road Acquisitions	P	118 Single-family lots

Solebury Township	10014-A	26-0053	41-22-145, -152, -152-1	Fountainhead Living, LLC	P	Age-Qualified Residential Development: 142 Multifamily units; 18 Single-family units; 10,036-square-foot clubhouse
Tullytown Borough	13172	26-0066	46-7-7, 46-7-7.1, and 46-7-62-1	Center for Student Learning Charter School at Pennsbury	P	Institutional Land Development: 13,453 square feet
Upper Southampton Township	12721	26-0060	48-13-163, -163-1; -164; -167-1 and 48-13-170	Toll Mid-Atlantic LP Company Inc.	RF	Age-Qualified Residential Development: 115 Attached units; 1,642-square-foot clubhouse
West Rockhill Township	13051	26-0034	52-9-125	TNG&D, LLC c/o David Nyce and Krisann Nyce	RP	Commercial Land Development: 14,000 square feet
West Rockhill Township	13169	26-0057	52-17-50-1, -51, -52, -52-3, -58, -60	Rockhill Mennonite Community	S	Institutional Land Development: 72 multifamily units 22,266 square feet of additions

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

Michael A. Roedig
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: April 7, 2026

Subject: BCPC #13170
Preliminary Plan of Subdivision for 2025 State Road
TMP #2-64-58
Applicant: Costa Homes, Inc.
Owner: Same
Plan Dated: February 27, 2026
Date Received: March 5, 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 28,582.10-square-foot parcel into three single-family detached lots of 8,934.60, 8,295.60, and 8,363.60 square feet. Public water and sewer will serve the future dwellings.

Location: Southwest corner of State Road and Cambria Avenue.

Zoning: The R-2 Residential District permits single-family detached dwellings on lots of 7,500 square feet. The maximum permitted building coverage and impervious surface ratios are 40 and 45 percent, respectively.

The applicant received a variance from the township zoning hearing board on September 14, 2023, from Section 232-57.(a)(1)b. to permit the preservation of less than 50 percent of natural and open space, where such area contains neither wetland nor significant features, to permit removal of trees on the subject property to accommodate a three-lot subdivision.

Present Use: Vacant

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

COMMENTS

1. **Granted variance**—The variance granted on September 14, 2023, permits the applicant to preserve less than the minimum of 50 percent of natural and open space, where such area contains neither wetlands nor significant features. Plan notations indicate that the site does not contain regulated waters or wetlands based on National Wetlands Inventory Mapping. Section 201-41.(d)(15) of the subdivision and land development ordinance (SALDO) requires a wetland certification, stating that there are no wetlands or that there are wetlands on the site, signed by the site investigator. The plan should be revised to provide the required wetlands certification and compliance with the provisions of the granted variance should be verified.

2. **Requested waivers**

   a. **Subdivision and land development ordinance**—Sheet 1 of the plan and related correspondence indicate that the applicant is requesting waivers from the following SALDO requirements:

   Section 201-43.C.5.
   to permit the simultaneous submission of a preliminary and final subdivision plan

   Section 201-41.(d)9.
   from showing utility, sewer, and water lines, fire hydrants, culverts, bridges, and other manmade features; the application indicates that an aerial is provided in lieu of this requirement

   Section 201.104.E.(1)
   from providing a 28- to 32-foot-wide cartway and from providing sidewalks on Cambria Avenue; the application indicates that the existing cartway is 25-26 feet wide, and no sidewalks exist along Cambria Avenue

   Section 201-106.(a)(2)(6)
   to permit grading within 3 feet of the property line; the application indicates this is to ensure that stormwater runoff is directed to the stormwater management facilities

   Section 201-106.(c)(2)
   to permit fewer than the required trees along the right-of-way; the application indicates that the number of trees will be arranged in an informal cluster due to overhead utility wires, poles, and underground utilities along the frontage

   Section 201-108.(6)(A)(1)
   from providing a 130-foot distance from the centerline of an arterial road to the centerline of the driveway for Lot 1; the application indicates that the centerline of the proposed driveway for Lot 1 is 92.2 feet

   b. **Stormwater management ordinance**—Sheet 1 of the plan and related correspondence indicate that the applicant is requesting waivers from the following requirements of the Bensalem Township Stormwater Management Ordinance:

   Section 196-61.(b)1.
   to permit storm sewers less than 18 inches in diameter and to use high-density polyethylene pipe (HDPE) instead of the required reinforced concrete; the application indicates the proposed storm sewers are 12 inches in diameter and are HDPE

Section 196-31.K.
to permit Lots 1 and 3 stormwater storage to drain both the volume control and rate control capacities over a time of less than 24 hours and Lot 2 to drain greater than 72 hours; the application indicates Lots 1 and 2 have small watershed areas and Lot 2 has an underground basin will a slow infiltration rate

Section 196-61.(b)(12)
to permit less than 2 feet of cover over the proposed storm sewer pipes; the application indicates this request is due to a shallow trench drain at the driveways

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

The final plan should note all granted waivers.

3. **Natural resources**

   a. **Resource protection**—Section 232-57 of the zoning ordinance specifies protection rates for natural resources. A variance was granted for woodland disturbance. However, the plan does not provide information about existing natural resources on the site. Section 201.41.(d)(12) of the SALDO requires that all zoning requirements be listed, and a tabulation be provided demonstrating that the subdivision is in conformance with the requirements. The plan should be revised to show the required information.

   b. **Existing trees**—Section 201.41.(d)(8) of the SALDO requires that the location of all trees larger than 8 inches in caliper shall be shown. The existing features plan on Sheet 2 indicates the sizes of some large trees along the site's western boundary. However, based on the aerial photograph on Sheet 10, it appears that the site contains additional large trees that may be greater than 8 inches in caliper, including one near the northeast corner of Lot 1. A variance permitting the removal of more than 50 percent of the wooded area on site to accommodate the three-lot subdivision has been granted; however, we recommend that the plan identify all existing trees on the site that meet the size requirement noted in the referenced section of the SALDO. Per Section 201-102.(d) of the SALDO, trees shall be preserved wherever possible.

4. **Sidewalks**—Section 201-111.(a) of the SALDO states that sidewalks shall be provided along streets by the developer. The plan does not show sidewalks along State Road or Cambria Avenue. A segment of the East Coast Greenway circuit trail runs along this portion of State Road. We recommend the applicant revise the site plan to incorporate an 8- to 10-foot-wide trail along the site's frontage with State Road. This would build out the township's trail network and position the neighborhood to eventually tie into the existing trail segment in front of the Waterside residential housing development. The alignment also appears on the township's 2008 trails plan and summarily advances township planning objectives.

   As noted in Comment 2, the applicant is requesting a waiver from providing sidewalks. We recommend that the plan be revised to show sidewalks along Cambria Avenue. We note that Herringbone Lane, which intersects with State Road to the west of the site, has a sidewalk. Placing sidewalks that tie into the trail segment will begin to build out a pedestrian network for the area. Also, we note that Sheet 8 of the plan includes a sidewalk detail, but sidewalks are not shown on the grading and subdivisions plans.

5. **Stormwater management facility maintenance easement**—The proposed on-lot stormwater management systems are shown close to the northern lot line of each lot. We recommend that consideration be given to providing easements on the northern side of the facilities to allow room for maintenance.

6. **Landscape architect**—Landscaping information is shown on the construction details plan (Sheet 9). We recommend submission of a landscape plan that is prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

7. **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 May 6, 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
26-0061

cc: Al Costa, Costa Homes, Inc. (via email)
Larry Young, PE, Tri- State Engineers & Land Surveyors, Inc. (via email)
Cody Spadaccino, Tri-State Engineers & Land Surveyors, Inc. (via email)
Michael J. Meginniss, Esq., Begley, Carlin & Mandio, LLP (via email)
Phil Wursta, PE, WK2, Township Engineer (via email)
Nicole Khan, PE, WK2, Senior Municipal Engineer (via email)
Ken Farrall, Township Director of Building and Planning/Zoning Officer (via email)
John Chaykowski, Township Manager (via email)
Loretta Alston, Township Department of Building and Planning (via email)

PROJECT NARRATIVE:

THIS PROJECT PROPOSES TO SUBDIVIDE EXISTING TAX PARCEL NO. 02-064-058 INTO (3) THREE SEPERATE PARCELS. THE PROJECT THEN PROPOSES TO CONSTRUCT (3) THREE SINGLE FAMILY DWELLINGS ON THE SUBDIVIDED PARCELS. THE SITE IS IN BENSALEM TOWNSHIP, BUCKS COUNTY, PA.

PA ONE CALL UTILITY LIST:

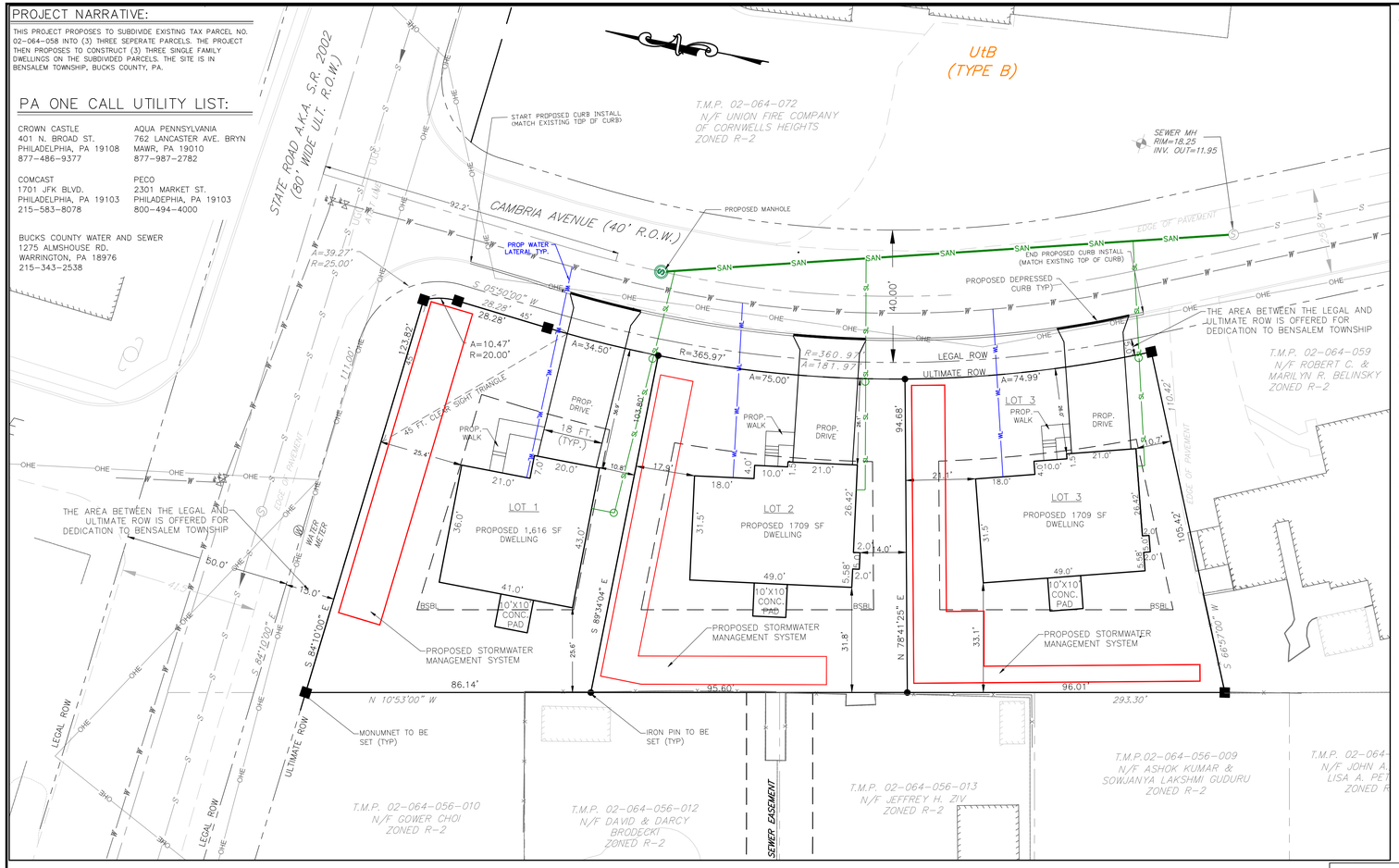
CROWN CASTLE
401 N. BROAD ST.
PHILADELPHIA, PA 19108
877-486-9377

AQUA PENNSYLVANIA
762 LANCASTER AVE. BRYN MAWR, PA 19010
877-987-2782

COMCAST
1701 JFK BLVD.
PHILADELPHIA, PA 19103
215-583-8078

PECO
2301 MARKET ST.
PHILADELPHIA, PA 19103
800-494-4000

BUCKS COUNTY WATER AND SEWER
1275 ALMSHOUSE RD.
WARRINGTON, PA 18976
215-343-2538





LOCATION MAP

SCALE: 1" = 800'

GENERAL NOTES:

1. SITE ADDRESS: 2025 STATE ROAD, BENSALEM, PA 19020
2.
2. TAX MAP PARCEL: 02-064-058; AREA TO THE TITLE LINE=28,582.1 S.F./0.656 ACRES
   AREA TO THE ULTIMATE R.O.W. LINE =25,577.9 S.F./0.587 ACRES
3. REFERENCE MATERIAL:
   - LOTS 18 & 19 ON A "PLAN OF ECHO BEACH, SECTION 3, SHEET 1 OF 3", DATED OCTOBER 21, 1954, PREPARED BY EDWARD PICKERING, III, P.L.S., RECORDED MAY 27, 1955 IN THE OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, PA., AS PLAN BOOK 10, PAGE 6.
   - PLAN ENTITLED "SANITARY SEWER EASEMENT RIGHT-OF-WAY ACQUISITION OVER LANDS N/L FRANK R. BERTOLINO & BARBARA JO BERTOLINO", PREPARED BY CARROLL ENGINEERING CORPORATION; CONSULTING ENGINEERS, DATED AUGUST 12, 1991, RECORDED MAY 14, 1992 IN THE OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, 1968, AS PLAN BOOK 266, PAGE 55.
   - PLAN ENTITLED "RECORD SUBDIVISION PLAN PREPARED FOR RIVER'S WALK, SHEET 1 OF 8", BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, DATED AUGUST 18, 1997, LAST REVISED AUGUST 8, 2000, RECORDED SEPTEMBER 29, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, AS PLAN BOOK 302, PAGE 45.
   - DEEDS AND TAX MAPS
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY TRI-STATE ENGINEERS AND LAND SURVEYORS, INC. IN JANUARY 2024.
6. THE HORIZONTAL DATUM FOR THIS PLAN IS PREPARED THE ON THE STATE PLANE COORDINATE SYSTEM.
7. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
8. SURVEY BENCHMARK = INVERT OUT OF SANITARY MANHOLE IN CAMBRIA AVENUE IN FRONT OF T.M.P. 02-064-059 (SHOWN). INVERT OUT ELEV.=11.95.
9. THE PROPERTY IS DESIGNATED AS ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP OF BUCKS COUNTY, PANEL 504 OF 532, MAP NUMBER 42017C0504K, EFFECTIVE DATE: MAY 18, 1999, LAST REVISED: MARCH 21, 2017.
10. THE PROPOSED DWELLINGS WILL BE SERVICED BY AQUA FOR PUBLIC WATER AND BUCKS COUNTY WATER & SEWER FOR PUBLIC SEWER.APPLICANT TO OBTAIN WILL-SERVE LETTERS FROM EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.
11. TRI-STATE ENGINEERS AND LAND SURVEYORS, INC. IS NOT RESPONSIBLE AS TO THE ACCURACY OF THE INFORMATION OBTAINED FROM VARIOUS SOURCES. WHERE THE PROPOSED UTILITIES CROSS OR CONNECT TO EXISTING UTILITIES, PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SPECIFIC DEPTHS, INVERTS, CLEARANCES, MATERIAL, AND SIZES OF THE UTILITIES INVOLVED. IF THE CONTRACTOR DETERMINES THAT DISCREPANCIES OR CONFLICTS EXIST, THE FIELD INFORMATION SHALL BE FORWARDED TO THIS OFFICE FOR REVIEW AND FIELD CHANGES MUST BE APPROVED BY THIS OFFICE. TEST PITS SHALL BE INCLUDED IN THE CONTRACTORS BID. NO IMPROVEMENTS SHALL BE INSTALLED UNTIL SUCH TIME THIS OFFICE APPROVES OF A FIELD CHANGE.
12. CONTRACTOR IS RESPONSIBLE TO ANY DAMAGE SUSTAINED TO ADJACENT PROPERTIES AS A RESULT OF CONSTRUCTION ON THIS SITE.
13. NO NATURAL STEEP SLOPES, WOODLANDS OR FLOODPLAIN EXISTS ON THIS PROPERTY. ACCORDING TO THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPPING, NO WETLANDS ARE SHOWN FOR THIS PROPERTY.
14. ALL FUTURE PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
15. A PENNSYLVANIA ONE-CALL WAS MADE IN JANUARY 2024 FOR THE REFERENCED SITE AND SERIAL # 2024-0023263 WAS ASSIGNED.
16. THERE ARE NO CURRENT DEED RESTRICTIONS OR EXISTING EASEMENTS IMPOSED ON THIS PROPERTY.
17. CONTRACTOR TO VERIFY INVERTS BEFORE ANY CONSTRUCTION TAKES PLACE.
18. ALL NEW ROOF DRAINS TO BE PIPED INTO THE UNDERGROUND STORMWATER FACILITY.
19. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
20. BURYING OF CONSTRUCTION DEBRIS AND STUMPS ON THE SITE IS PROHIBITED.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT SATISFACTORY COMPACTION.
22. A MINIMUM OF SIX INCHES OF TOPSOIL SHALL BE REDISTRIBUTED OVER ALL DISTURBED AREAS OF THE SITE, WITH THE EXCEPTION OF PAVED AND PROPOSED BUILDING AREAS. SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 5-12" PRIOR TO SPREADING OF TOPSOIL.
23. THE APPLICANT SHALL NOTIFY THE TOWNSHIP ENGINEER'S OFFICE A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION AND THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED INFILTRATION BMP STORMWATER MANAGEMENT FACILITY.
24. THE OWNER(S) OF THE LOT SHALL SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH BENSALEM TOWNSHIP FOR THE PROPOSED STORMWATER FACILITY AND BMP'S. THIS AGREEMENT SHALL BE IN A FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR AND EXECUTED BY THE OWNER AND BENSALEM TOWNSHIP AND BE RECORDED AT THE BUCKS COUNTY COURTHOUSE AS A RESTRICTIVE DEED COVENANT THAT RUNS WITH THE LAND AND SHALL BE TRANSFERRED WITH TRANSFER OF OWNERSHIP.
25. 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 WRITTEN APPROVAL OF THE TOWNSHIP.
26. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER A STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMP'S), FACILITIES, AREA, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED.
27. THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORM WATER MANAGEMENT FACILITY.
28. THE OWNER HEREBY GRANTS THE TOWNSHIP A BLANKET EASEMENT TO ENTER THE PROPERTY TO PERFORM THE NECESSARY INSPECTIONS REQUIRED UNDER THE TOWNSHIP'S MS4 PROGRAM.
29. THE STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED.
30. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER BASIN LOCATED ON THEIR OWN LOT.
31. THE STORMWATER SYSTEM IS DESIGNED FOR THE IMPERVIOUS SURFACES SHOWN ON THE LAND DEVELOPMENT PLANS. SHOULD FUTURE THE LOT OWNER INTRODUCE ADDITIONAL IMPERVIOUS SURFACES BEYOND WHAT IS SHOWN ON THIS PLAN, ADDITIONAL STORMWATER FACILITIES WILL BE REQUIRED AT THAT TIME.
32. A LAND ALTERATION PERMIT WILL BE NEEDED PRIOR TO THE START OF ANY GRADING, EXCAVATION, REMOVAL OF TOPSOIL, REMOVAL OF TREES OR REMOVAL OF ANY OTHER VEGETATIVE COVER.
33. AN AS-BUILT LOT PLAN OF ALL STORMWATER BMP'S ARE REQUIRED UPON THE COMPLETION OF CONSTRUCTION OF EACH LOT.
34. GRADING FOR ALL THREE (3) LOTS SHOULD OCCUR SIMULTANEOUSLY AS PART OF THIS APPROVAL. IN THE EVENT THAT NOT ALL 3 LOTS ARE DEVELOPED SIMULTANEOUSLY THE ENGINEER OF RECORD SHOULD BE CONTACTED TO PROVIDE AN ALTERNATE GRADING DESIGN FOR INDIVIDUAL LOT DRAINAGE/GRADING. NO FENCES, LANDSCAPING, STRUCTURE OR ANYTHING THAT WILL AFFECT FINAL GRADE/ DRAINAGE SHALL BE PERMITTED IN ANY PROPOSED SWALES ON THE LOTS. NO CHANGES TO THE FINISH GRADING CAN OCCUR AT ANY TIME IN THE FUTURE WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE TOWNSHIP. THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT OF THE SUBDIVISION DEPICTED HEREON, UNTIL EXPIRATION OF THE MAINTENANCE PERIOD FOR THE PURPOSE OF COMPLETING GRADING AND/OR DRAINAGE/STORMWATER MANAGEMENT IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS AND/OR THE TOWNSHIP.
35. THE STORMWATER SYSTEMS ARE DESIGNED FOR THE 45% IMPERVIOUS SURFACES ON EACH OF THE PROPOSED LOTS. SHOULD FUTURE LOT OWNERS INTRODUCE ADDITIONAL IMPERVIOUS SURFACES BEYOND THE 45% PER LOT, ADDITIONAL STORMWATER FACILITIES WILL BE REQUIRED AT THAT TIME.

CERTIFICATION OF TRUE OWNERSHIP

WE, AS AUTHORIZED OFFICERS OF _____, DULY CERTIFY THAT THE TITLE OF THE PROPERTIES PRESENTED ARE IN THE NAME OF _____ AS RECORDED IN THE OFFICE OF RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE ____.

_____
PRESIDENT

_____
SECRETARY

OWNER'S CERTIFICATION OF INTENT

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 BENSALEM, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS ____ DAY OF _____, 20__.

ATTEST: _____
(NAME OF CORPORATION)

_____ _____
(SECRETARY) (PRESIDENT)

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

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

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE ___ DAY OF _____, _____.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, LARRY YOUNG, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

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

_____, P.E. PE 055219E
(REGISTERED PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, JOHN E. A. DIHLE, JR., A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

_____ SU 075463
(REGISTERED PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

TOWNSHIP ENGINEER

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

_____, P.E.
(TOWNSHIP ENGINEER) (REGISTRATION NUMBER)

APPROVAL OF THE BUCKS COUNTY PLANNING COMMISSION

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

_____
CHAIRMAN, BUCKS COUNTY PLANNING COMMISSION

_____
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

APPROVAL OF THE COUNCIL OF THE TOWNSHIP OF BENSALEM

THIS PLAN WAS APPROVED BY THE COUNCIL OF THE TOWNSHIP OF BENSALEM THIS _____ DAY OF _____, 20__.

_____

_____

_____

WETLANDS CERTIFICATION

THERE ARE NO WETLANDS ON THE SITE.

_____ _____
(WETLANDS STUDY CONSULTANT) (DATE)

CERTIFICATION FOR RECORDING

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

_____ _____
(RECORDER OF DEEDS) (DATE)

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOURS (115 / 114)
- PROPOSED CONTOURS (115)
- EXISTING STORM SEWER
- EXISTING SANITARY MAIN (SAN)
- EXISTING WATER MAIN (W)
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING ADJOINING PROPERTY LINE
- EXISTING UTILITY POLES
- EXISTING SPOT ELEVATION (29.5)
- EXISTING T.G. INLET
- EXISTING SANITARY MH (S)
- EXISTING WATER VALVE (W)
- EXISTING IRON PIN
- EXISTING TRAFFIC SIGN
- PROPOSED ULTIMATE ROW LINE
- PROPOSED BSBL
- PROPOSED FIRST FLOOR ELEVATION (F.F.E.)
- MONUMENT TO BE SET
- IRON PIN TO BE SET
- PROPOSED WATER LATERAL (WL)
- PROPOSED SANITARY LATERAL (SL)
- EXISTING FIRE HYDRANT (FH)
- EXISTING UTILITY POLE (UP)
- SITE BENCHMARK

SITE DATA					
SITE ADDRESS:	2025 STATE ROAD				
TAX MAP NO.:	02-064-058 (BENSALEM TOWNSHIP)				
EXISTING ZONING	R-2 RESIDENTIAL				
EXISTING USE	VACANT				
PROPOSED ZONING	R-2 RESIDENTIAL				
PROPOSED USE	RESIDENTIAL				
SITE AREA		28,582.1 SQ. FT.	0.656 AC.	To Legal R.O.W.	
		25,577.9 SQ. FT.	0.587 AC.	To Ultimate R.O.W.	
ZONING DATA					
	R-2 REQUIRED	**EXISTING**	**PROPOSED LOT 1**	**PROPOSED LOT 2**	**PROPOSED LOT 3**
MIN. LOT AREA (SF)	7,500	28,582.10	8,934.60	8,295.60	8,363.60
MIN. LOT WIDTH AT BSBL (FT.)	75	128.50	75.14	80.12	80.12
MINIMUM FRONT YARD (FT.)	25	25	25.40	26.10	26.00
MINIMUM SIDE YARD, EACH (FT.)	9 FT/20 FT	9 FT/ NA	10.8/NA	14 FT/31.9 FT	10.7 FT/31.8 FT
MINIMUM REAR YARD (FT.)	25	25.00	25.60	31.80	33.10
MAXIMUM BUILDING HEIGHT (FT.) (STORIES)	<35	<35	<35	<35	<35
MAXIMUM BUILDING COVERAGE (%)	<40	0.00	18.09%	20.60%	20.43%
MAX. IMPERMOUS SURFACE (%)	45	15.97	27.90%	28.24%	28.16%
* PROPOSED LOT AREAS TO ULT. ROW					
STORMWATER MANAGEMENT FACILITY DESIGNED FOR: (% IMPERVIOUS)			45.00%	45.00%	45.00%
IMPERVIOUS SURFACE BREAKDOWN					
DESCRIPTION		**EXISTING**	**PROPOSED LOT 1**	**PROPOSED LOT 2**	**PROPOSED LOT 3**
DWELLINGS		0.00	1,616.00	1,709.00	1,709.00
PAVEMENT		1,790.00	675.00	472.00	484.00
PATIO		0.00	100.00	100.00	100.00
SIDEWALKS, STEPS, ETC.		0.00	102.00	62.00	62.00
	TOTAL	1,790.00	2,493.00	2,343.00	2,355.00

WAIVERS REQUESTED

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE BENSALEM TOWNSHIP SUBDIVISON AND LAND DEVELOPMENT ORDIANCE

NO.	SECTION	DESCRIPTION
1	201-43.C.5	TO PERMIT THE SIMULTANEOUS SUBMISSION OF A PRELIMINARY AND FINAL SUBDIVISION PLAN
2	§201-41.(d).9	FROM SHOWING ALL EXISTING SEWER LINES, WATER LINES, FIRE HYDRANTS, UTILITY TRANSMISSION LINES, CULVERTS, BRIDGES, RAILROADS, OR OTHER MANMADE FEATURES WITHIN THE PROPOSED SUBDIVISION AND/OR LAND DEVELOPMENT AND WITHIN 400 FEET OF THE BOUNDARIES OF THE PROPOSED SUBDIVISION AND/OR LAND DEVELOPMENT OR A LESSER DISTANCE WITHIN WHICH THE TOWNSHIP ENGINEER DETERMINES THAT ALL NECESSARY INFORMATION CAN BE PROVIDED; LOCATION, WIDTH AND PURPOSE OF EXISTING EASEMENTS AND UTILITY RIGHTS-OF-WAY WITHIN 50 FEET OF THE PROPOSED SUBDIVISION AND/OR LAND DEVELOPMENT. AN AERIAL PLAN IS PROVIDED IN LIEU OF THIS REQUIREMENT.
3	201-104(E)(1)	FROM PROVIDING A 28'-32' CARTWAY ON CAMBRIA AVENUE. THE EXISTING CARTWAY IS 25'+/- TO 26'+/- WIDE. ALSO, FROM PROVIDING SIDEWALK ALONG ALL ABUTTING STREETS EXCEPT WHEN IN THE OPINION OF THE COUNCIL WITH ADVICE FROM THE TOWNSHIP ENGINEER AND PLANNING COMMISSION, THEY ARE UNNECESSARY FOR PUBLIC SAFETY AND CONVENIENCE. THERE ARE CURRENTLY NO SIDEWALKS IN THE IMMEDIATE VICINITY OF THRU SITE ALONG CAMBRIA AVENUE.
4	§201-106.(a).(2)(6)	TO PERMIT GRADING WITHIN 3 FEET OF THE PROPERTY LINE. TO ENSURE STORMWATER RUNOFF IS DIRECTED TO BMP.
5	201-106(c)(2)	TO PERMIT LESS THAN THE REQUIRED TREES ALONG THE RIGHT-OF-WAY DUE TO THE LOCATION OF THE EXISTING OVERHEAD UTILITY WIRES, POLES AND PROPOSED UNDERGROUND UTILITIES ALONG THE FRONTAGE. THE NUMBER OF TREES WILL BE ARRANGED IN AN INFORMAL CLUSTER.
6	196-61(b). 1	TO PERMIT STORM SEWERS LESS THAN 18" IN DIAMETER AND TO USE HDPE PIPE INSTEAD OF THE REQUIRED REINFORCED CONCRETE. THE PROPOSED STORM SEWERS ON THE INDIVIDUAL LOTS ARE 12" IN DIAMETER AND ARE HDPE (HIGH DENSITY POLYETHOLINE PIPE)
7	201-108(6)(A)(1)	FROM PROVIDING 130 FEET FROM THE CENTERLINE OF AN ARTERIAL ROAD TO THE CENTERLINE OF THE DRIVEWAY OF PROPOSED LOT 1. THE PROPOSED DISTANCE FROM THE CENTERLINE OF STATE ROAD TO THE CENTERLINE OF THE PROPOSED DRIVEWAY FOR LOT 1 IS 92.2 FEET.
8	196-31.K	to permit the stormwater storage facility on Lot 1 and Lot 3 to completely drain both the volume control and rate control capacities over a period of time not less than 24 hours due to small watershed areas. Also, to permit Lot 2 to drain in a time that is greater than 72 hurs. Lot 2 has a slow infiltration rate. The not greater than 72 hours usually applies to above ground basins and the stagnant surface water which could attract mosquitoes. The basin is underground on lot 2.
9	196-61(b)(12)	TO PERMIT LESS THAN 2 FEET OF COVER ON THE PROPOSED STORM SEWER PIPES DUE TO THE CONNECTION WITH A SHALLOW TRENCH DRAIN AT EACH DRIVEWAY.

LIST OF PLANS:

1 OF 10 RECORD PLAN
2 OF 10 EXISTING FEATURES PLAN
3 OF 10 GRADING PLAN
4 OF 10 UTILITY PLAN
5 OF 10 EROSION & SEDIMENTATION CONTROL PLAN
6 OF 10 EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
7 OF 10 CONSTRUCTION DETAILS
8 OF 10 CONSTRUCTION DETAILS CONT.
9 OF 10 CONSTRUCTION DETAILS CONT.
10 OF 10 AERIAL PLAN

NOTE:

ALL DOCUMENTS PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., FOR THE SPECIFIC PURPOSE INTENDED WILL BE THE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO TRI-STATE ENGINEERS & LAND SURVEYORS, INC., AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS TRI-STATE ENGINEERS & LAND SURVEYORS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Pennsylvania One Call System, Inc.
SERIAL # 2024-0023263
Call Before You Dig in Pennsylvania
1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System

OWNER OF RECORD:
AL COSTA
COSTA HOMES INC.
665 AMALIE LANE
SOUTHAMPTON, PA. 18966

APPLICANT:
AL COSTA
COSTA HOMES INC.
665 AMALIE LANE
SOUTHAMPTON, PA. 18966

Job No.	Date:	Scale:
23-12014	2/27/26	1" = 20'
Acreage: 0.66 ACRES/28,582.1 S.F. (TO TITLE LINE)	No. of Lots: 1	
Designed By: STAFF	Drawn By: STAFF	Checked By: L.Y.

REVISION	DESCRIPTION	DATE	DRAWN BY
4			
3			
2			
1			

SCALE IN FEET
20 10 0 20 40 80

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEER • MUNICIPAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECT
801 WEST STREET ROAD, FEASTERVILLE, PENNSYLVANIA 19053
PHONE: 215-357-5950 FAX: 215-357-2836
FOUNDED 1959

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — LARRY P. YOUNG — ENGINEER — PE055219-E

PRELIMINARY/FINAL

MAJOR SUBDIVISION PLAN
2025 STATE ROAD
T.M.P. 02-064-058

BENSALEM TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET 1 OF 10

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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 6, 2026

Subject: BCPC #12134-A
Preliminary Plan of Subdivision for 651 North Shady Retreat Road
TMP #9-9-39
Applicant: Triumph Construction Group, LLC
Owner: Triumph Development Group, LLC
Plan Dated: February 6, 2026
Date Received: March 3, 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 3.96-acre parcel into one single-family lot of 16,569 square feet, nine townhouse (attached units) lots ranging in size from 2,967 to 6,191 square feet, and one private open space lot consisting of 86,240 square feet. Lot 1 contains a single-family dwelling that will be demolished and rebuilt. The development will be managed under a homeowners' association and will be serviced by public water and sewage.

Location: Southeastern side of Shady Retreat Road, approximately 200 feet west of Mahogany Court.

Zoning: The R-2b Residential District permits Use B-1 Single-family detached dwelling and Use B-4 Single-family attached dwelling by right. Single-family detached dwellings with approved public water and sewer services are permitted on lots having a minimum lot area of 8,000 square feet with a permitted maximum impervious surface ratio of 35 percent. Attached dwelling developments are permitted on a minimum site area of 10 acres, with a minimum lot area of 2,500 square feet per unit. A maximum density of 6 dwelling units per acre and a maximum impervious surface ratio of 50 percent are permitted, and a minimum open space ratio of 20 percent is required for single-family attached developments.

The plan indicates an existing nonconformity with respect to the minimum front yard setback for single-family detached dwellings.

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

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

Section 175-16.B.(4)(d)[4]
to permit a total site width of 271.7 feet for the single-family detached dwelling unit, where a site width of 300 feet would otherwise be required

Section 175-54
to permit a gross site area of 3.85 acres, where a minimum gross site area of 10 acres would otherwise be required

Section 175-21.C.
to permit a buffer yard of 10 feet along a portion of the southern property line, where 30 feet would otherwise be required

Present Use: Residential/vacant

COMMENTS

1. **Requested waivers**—The plan and related correspondence indicate that waivers have been requested from the following requirements of the subdivision and land development ordinance (SALDO):

   Section 153-20.C.(10)
   from providing existing features within 400 feet of the property; the application indicates that an aerial plan has been provided to meet some of the requirements of this section

   Section 153-25
   from providing a multi-use trail along Shady Retreat Road and a sidewalk along both sides of the proposed local road; the application indicates that sidewalks are proposed along one side of the proposed road where there are no driveway conflicts and this sidewalk extends across Shady Retreat Road to meet the existing trail across the street

   Section 153-27
   to allow driveways to be closer than 5 feet to a side property line for the townhouse lots; the application indicates there are garages closer than 5 feet to the side property line on interior units and the curvature of the cul-de-sac bulb creates a pinch point for driveways on some lots

   Sections 153-34.B.(3) and 153-34.E.
   to provide less than the required number of street trees along Shady Retreat Road and the proposed cul-de-sac road; the application indicates 2 street trees are proposed rather than the 6 required along Shady Retreat Road due to the location of an historic home and existing vegetation and 5 street trees are proposed rather than the 18 required along the proposed road due to limited space due to driveway spacing, required sight triangles, utilities, and underground stormwater facility

   Section 153-34.1.
   to provide 48 replacement trees instead of the required 60 replacement trees; the application indicates this request is due to spatial constraints

   Section 153-39.C.(5)
   to permit grading within 5 feet of street right-of-way lines; the application indicates that grading needs to occur within the Shady Retreat Road right-of-way for the installation of the road and various improvements

The final plan should note all granted waivers.

2. **Transportation issues**

   a. **Curbing at access**—Consider revising the design of the egress curb return to better accommodate the design vehicle making the right-out movement so there isn't encroachment on opposing traffic in the township road.

   b. **Sidewalk/trail crossing**—Provide all the appropriate signage associated with the new crossing of Shady Retreat Road.

3. **Open space**

   a. **Open space definition**—Per Section 170-9 of the zoning ordinance, open space does not include land occupied by detention basins, retention basins, or areas of public facilities. We note that an infiltration basin and a seepage pit are proposed on Lot 11, which consists of 1.70 acres and is labeled as open space and stormwater.

   b. **Open space delineation**—In order to clearly identify the boundary line between private lots 7 through 10 and the adjacent open space, we suggest that the placement of visual markers (e.g., landscaping, fencing, or posts located at the corners of the boundary lines that correspond to the limits of the open space) be provided. This would provide the respective property owners with a visual reference to the limits of their lot if they choose to improve their property in the future.

4. **Recreation land**—Section 153-37.C. of the SALDO requires all residential subdivision or land development submissions to provide for public dedication of land suitable for park and/or recreation use or a fee in lieu.

5. **Easement**—Section 153-31.A.(5) of the SALDO states that there shall be no planting or construction within rights-of-way or easements. The plan shows a proposed 20-foot-wide stormwater management easement between Lots 7 and 8. A portion of the driveway on each lot is shown within the area of the easement. Also, part of the walkway from the driveway to the dwelling entrance on Lot 7 is shown within the easement area.

6. **Natural resources**—Plan notations indicate the existing features shown on the site were taken from an existing features plan prepared by Gilmore & Associates, last revised in August of 2017. Notations also indicate that the limit of wetlands shown is based on field delineation by Princeton Hydro with survey mapping provided by Gilmore & Associates, Inc. in August 2012. The township should determine if the applicant should provide more up-to-date site resource information.

7. **Stormwater**—Stormwater from the proposed seepage pit is shown to discharge toward the adjacent residential property to the south. We recommend that consideration be given to proposing an alternate discharge point for the proposed seepage pit instead of towards the southern property line.

8. **Editorial**—Note 2 on Sheet 2 and Note 7 on Sheet 4 state that the site is zoned R1 Residential District. These references should be revised to correctly indicate that the site is in the R-2b zoning district, as noted on Sheet 5.

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

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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
26-0056

cc: Chris Pinto, Triumph Construction Group, LLC (via email)
Brad Bauernshub, Triumph Construction Group, LLC
Kristin Holmes, PE, Holmes Cunningham Engineering (via email)
Kellie McGowan, Esq., Obermayer Rebmann Maxwell & Hippel, LLP (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie Mason, Township Manager (via email)

NOTES:
1. EXISTING FEATURES TAKEN FROM EXISTING FEATURES PLAN PREPARED BY GILMORE AND ASSOCIATES LAST REVISED 8/15/17.
2. THE BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES IN. IN AUGUST OF 2005. ON-SITE TOPOGRAPHY (INCLUDING INDIVIDUAL TREE LOCATIONS AND AREA FOR OFF-SITE SANITARY SEWER TIE IN) IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE AND ASSOCIATES IN. IN SEPTEMBER OF 2012.
3. OFFSITE TOPOGRAPHIC INFORMATION COMPILED BY PHOTOGRAMMETRIC METHODS BY NOR EAST MAPPING STATE ROUTE 53, LARSON ROAD, P.O. BOX 270, KYLERTOWN, PA. 16847-0270 FROM AERIAL PHOTOGRAPHY EXPOSED 4-14-03, AERIAL CONTROL WAS SUPPLIED BY GILMORE AND ASSOCIATES, INC.
4. REFERENCE BENCHMARK IS A STANDARD HCS&GS DISC U-108 SET ON THE WEST HEADWALL OF A CONCRETE CULVERT, 19 FEET WEST OF THE CENTERLINE OF OLD DUBLIN PIKE APPROXIMATELY 0.20 MILES SOUTHEAST OF HIGHWAY 313 AND APPROXIMATELY 800 FEET NORTH OF PINE RUN ROAD. ELEVATION = 315.20 (NGVD 1929)LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND OBSERVATION AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CAN NOT BE GUARANTEED.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 30, 2004, PENNSYLVANIA ACT 187.
6. THIS SITE IS CURRENTLY ZONED R1 – RESIDENTIAL DISTRICT IN THE TOWNSHIP OF DOYLESTOWN.
7. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776).
8. LIMIT OF WETLANDS BASED ON FIELD DELINEATION BY PRINCETON HYDRO, LLC WITH SURVEY MAPPING PROVIDED BY GILMORE & ASSOCIATES, INC. (AUGUST 2012).
9. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED WITHIN ZONE X & ZONE A (AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 284 OF 532, MAP NO. 42017C0284K WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
10. A BLANKET ACCESS EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES. DOYLESTOWN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR MAINTENANCE OF THE STORMWATER FACILITIES, ONLY AS REQUIRED, AND ALL COSTS ASSOCIATED WITH REPAIR TO BE PAID BY THE HOMEOWNER'S ASSOCIATION.
11. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE THE PERMANENT STORMWATER CONTROLS AND BMPS OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO THE APPROVED STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN.
12. COMMON OPEN SPACE SHALL NOT BE SEPARATELY SOLD AND SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION WILL HAVE THE RIGHT TO USE ANY LOT FOR PURPOSES OF ACCESSING AND MAINTAINING THE OPEN SPACE AREAS WITHIN THE COMMUNITY.
13. CONVEYANCE OF THE OPEN SPACE SHALL MEET THE FOLLOWING REQUIREMENTS:
14. THE TERMS OF THE CONVEYANCE SHALL GUARANTEE CONTINUED USE OF THE LAND FOR THE INTENDED PURPOSES IN PERPETUITY.
15. PROPER MAINTENANCE AND CONTINUED FUNDING FOR MAINTENANCE MUST BE GUARANTEED.
16. THE CORPORATION OR ASSOCIATION SHALL BE RESPONSIBLE FOR LIABILITY INSURANCE, TAXES, AND RECOVERY FROM LOSS SUSTAINED BY CASUALTY, CONDEMNATION OR OTHERWISE.
17. THE CORPORATION OR ASSOCIATION SHALL NOT BE DISSOLVED NOR SHALL IT DISPOSE OF THE OPEN SPACE EXCEPT TO ANOTHER SIMILAR ORGANIZATION ESTABLISHED TO OWN AND MAINTAIN THE OPEN SPACE. THE CORPORATION OR ASSOCIATION MUST FIRST OFFER TO DEDICATE THE OPEN SPACE TO THE TOWNSHIP AT NO COST BEFORE SUCH SALE OR DISPOSITION OF THE OPEN SPACE.
18. ALL UTILITIES SERVICING THE PROPOSED SITE ARE TO BE PLACED UNDERGROUND.
19. ALL TRAFFIC SIGNS SHALL MEET APPLICABLE PENNDOT AND DOYLESTOWN TOWNSHIP STANDARDS.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AND THE DOYLESTOWN TOWNSHIP SPECIFICATIONS AND DESIGN STANDARDS.
21. THE PROPOSED NEW HOMES WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
22. OWNERSHIP AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING STORMWATER BASINS, AND ALL STORM SEWER LOCATED OUTSIDE OF THE DEDICATED ROADWAYS, SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
23. ALL CURBING WILL BE INSPECTED BY THE TOWNSHIP PRIOR TO PROJECT COMPLETION, AND ANY CURBING THAT IS DETERMINED TO BE DEFICIENT WILL BE REMOVED AND REPLACED.
24. THE BUILDER/DEVELOPER SHALL ADVISE EACH PROSPECTIVE LOT PURCHASER OF THE EXISTENCE AND LOCATION OF ANY CONDITIONS IMPACTING THE PURCHASED PROPERTY.
25. THE INSTALLATION OF ALL PROPOSED SURVEY MARKERS AND MONUMENTS MUST BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN PENNSYLVANIA.
26. UPON COMPLETION OF ALL PUBLIC/PRIVATE IMPROVEMENTS, THE APPLICANT SHALL FURNISH THE TOWNSHIP WITH AS-BUILT PLANS FOR ALL UTILITIES, STORMWATER MANAGEMENT FACILITIES, AND OTHER PUBLIC/PRIVATE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS.
27. BUILDER/DEVELOPER SHALL HAVE THE RIGHT TO ENTER ALL LOTS UNTIL THE END OF THE MAINTENANCE PERIOD TO REPAIR ANY STORMWATER MANAGEMENT FACILITIES.
28. ALL LOTS WILL HAVE BASEMENTS WITH SUMP PUMPS AS REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE..
29. NO PLANTINGS, STRUCTURES OR FENCES SHALL BE LOCATED WITHIN THE EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED WATER MAINS OR SERVICES.
30. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 175-26 PERFORMANCE STANDARDS OF THE TOWNSHIP ZONING ORDINANCE.

RECORD NOTE:

SHEETS 1 THROUGH 21 INCLUSIVE, ON RECORD AT DOYLESTOWN TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, KRISTIN R. HOLMES , A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

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

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

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER PINTO, MEMBER OF TRIUMPH DEVELOPMENT GROUP, LLC , LEGAL OWNER OF THE LAND DEPICTED UPON THE WITHIN PLAN OF LAND DEVELOPMENT, HAVE LAID OUT UPON THEIR LANDS THE WITHIN PLAN OF LAND DEVELOPMENT AND THAT THEY HEREBY ADOPT THE PLAN OF LAND DEVELOPMENT INTENDING IT TO BE RECORDED IN THE BUCKS COUNTY LAND RECORDS. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE

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

_____
CHRISTOPHER PINTO

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA:
SS.
COUNTY OF _____

ON THE _____ DAY OF _____, 20_____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, _____ PERSONALLY APPEARED CHRISTOPHER PINTO, WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF TRIUMPH DEVELOPMENT GROUP, LLC, A CORPORATION, AND THAT AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MAY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____.

ZONING HEARING BOARD DECISION 12/4/2025:

- ZONING SECTION 175-16.B(4)(a)[4] – RELIEF PERMITS A TOTAL SITE WIDTH OF 271.7 FEET FOR THE ARE ENCOMPASSING THE B-4 SINGLE FAMILY DETACHED DWELLING UNITS, WHERE A SITE WIDTH MINIMUM OF 300 FEET IS REQUIRED.
- ZONING SECTION 175-54 – RELIEF PERMITS A GROSS SITE AREA OF 3.85 ACRES, WHERE A MINIMUM GROSS SITE AREA OF TEN (10) ACRES IS REQUIRED.
- ZONING SECTION 175-21.C – RELIEF PERMITS A BUFFER YARD OF 10 FEET ALONG A PORTION OF THE SOUTHERN PROPERTY LINE, WHERE 30 FEET IS REQUIRED.

CONDITIONS:

- APPLICANT MUST PROCEED THROUGH LAND DEVELOPMENT PROCESS.
- APPLICANT MUST INCLUDE A ZONING CLAUSE OR DISCLOSURE/DISCLAIMER IN ITS CONTRACT WITH THE POTENTIAL PURCHASERS PROVIDING NOTICE THAT THE DESIGN OF THE DEVELOPMENT MAY BE AT ITS MAXIMUM IMPERVIOUS SURFACE RATIO AND NO OTHER IMPROVEMENTS OR REASONABLE ACCOMMODATIONS CAN BE MADE TO THE PROPERTY WITHOUT SEEKING ZONING RELIEF, WHICH IS NOT GUARANTEED. THIS STATEMENT MUST BE APPROVED AND DEEMED ACCEPTABLE BY THE TOWNSHIP SOLICITOR AND EVIDENCE OF THE EXECUTION AND ACKNOWLEDGEMENT OF THE SAME SHALL BE PROVIDED BEFORE A USE AND OCCUPANCY PERMIT CAN BE ISSUED.
- APPLICANT MUST COMPLY IN ALL OTHER RESPECTS WITH ALL OTHER APPLICABLE GOVERNMENTAL ORDINANCES REGULATIONS INCLUDING OBTAINING A BUILDING PERMIT.

APPROVAL OF THE BOARD OF SUPERVISORS

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

_____ _____ _____

_____ _____ _____

APPROVAL OF THE TOWNSHIP ENGINEER

APPROVED BY THE APPOINTED TOWNSHIP OF DOYLESTOWN ENGINEER _____ P.E., ON THIS _____ DAY OF _____, 20_____.

_____ P.E.
(TOWNSHIP ENGINEER)

CERTIFICATION FOR RECORDING

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

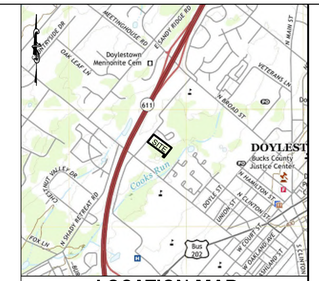
BY: _____
RECORDER OF DEEDS

BUCKS COUNTY PLANNING COMMISSION

BCPC NO._____

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

CERTIFIED ON THIS _____ DAY OF _____ 20_____.



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

OWNER
TRIUMPH DEVELOPMENT GROUP, LLC
2324 SECOND STREET PIKE, SUITE 20
NEWTOWN, PA 18940
(267)879-6469

APPLICANT
TRIUMPH CONSTRUCTION GROUP, LLC
2324 SECOND STREET PIKE, SUITE 20
NEWTOWN, PA 18940
(267)879-9469

IMPERVIOUS COVERAGE TABLE - PROPOSED TRACT

Impervious Area	Area (S.F.)	Area (Acres)
Buildings	16,432	0.38
Lot Walkways, Driveways and Patios	10,275	0.24
Proposed Road ROW Pavement and Curbing	11,915	0.27
Proposed Road ROW Sidewalk	1,685	0.04
Proposed Road ROW Driveways	2,105	0.05
Future Site Impervious	3,646	0.08
Total Impervious	46,058	1.06
Impervious Coverage (NBSA)	50.0%	

SITE PLAN LEGEND

- PROPERTY LINE
- R.O.W. LINE
- 4 LOT NUMBER
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- OPEN SPACE
- EASEMENT
- WETLANDS
- FLOODPLAIN

LOT AREA AND COVERAGE TABLE

Lot	Lot Area	Impervious Surface	Impervious Ratio	Building Area	Building Ratio
#	(sf)	(sf)	(%)	(sf)	(%)
1	16,646	5,565	33.4%	3,400	20.4%
2	6,177	2,382	38.6%	1,482	24.0%
3	4,461	2,372	53.2%	1,482	33.2%
4	6,156	2,377	38.6%	1,482	24.1%
5	5,500	2,310	42.0%	1,380	25.1%
6	3,696	2,135	57.8%	1,380	37.3%
7	5,292	2,265	42.8%	1,380	26.1%
8	4,627	2,547	55.0%	1,482	32.0%
9	3,105	2,337	75.3%	1,482	47.7%
10	4,470	2,417	54.1%	1,482	33.2%
11 (Open Space)	86,240	0	0.0%	0	0.0%
Cul-de-Sac Road R.O.W.	21,225	15,705	74.0%	0	0.0%

Protected Site Area - Existing Tract

Natural Resource	Percent Resource to be protected	Total Natural Resource Land (AC)	Total Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Floodplain	95%	0.58	0.55	0.58
Ponds and Pond Shorelines	100%	0.00	0.00	0.00
Wetlands and Waters of Commwealth/ US	100%	0.57	0.57	0.57
Streams and Watercourses	100%	0.00	0.00	0.00
Woodlands	50%	2.88	1.44	1.44
Steep Slopes (15-25%)	60%	0.00	0.00	0.00
Steep Slopes (25%+)	85%	0.00	0.00	0.00
Riparian Corridor Conserv. District Lands	100%	0.04	0.04	0.04
TOTALS		4.07	2.60	2.63

DOYLESTOWN TOWNSHIP ZONING TABLE

R2B Residential District

ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
R2B District Permitted Uses	B-4 Single-Family Attached Dwelling / B-1 Single Family Detached Dwelling	B-4 Single-Family Attached Dwelling / B-1 Single Family Detached Dwelling	175-53.A
B-4 Single-Family Attached Dwelling Requirements			
Max. Units per Row	8	3	175-16.B.(4)(a)
Min. Variation Between Every 3 Units	2 FT	2 FT	175-16.B.(4)(b)
Min. Group Front Yard Setback (1)	100 FT	100 FT	175-16.B.(4)(d)[1]
Min. Group Side Yard Setback (1)	50 FT	51.8 FT	175-16.B.(4)(d)[2]
Min. Group Rear Yard Setback (1)	50 FT	214.6 FT	175-17.H.
Min. Group Lot Width	300 FT	**271.7 FT (V)**	175-16.B.(4)(d)[4]
Max. Net Density	6.0 DU/Acre = 12 Units	9 Units	175-54
Min. Open Space	20%	1.7 AC	175-54
Max. Impervious Coverage	50%	50.0%	175-54
Min. Gross Site Area	10 AC	**3.85 AC (V)**	175-54
Min. Lot Area	2,500 SF	3,105 SF	175-54 & 55
Min. Lot Width at Building Setback	25 FT	26 FT	175-55
Min. Front Yard Setback (1)	20 FT	20 FT	175-55
Min. Side Yard Setback For End Units (1)	10 FT	10 FT	175-55
Min. Rear Yard Setback (1)	25 FT	25 FT	175-55
Max. Building Height	35 FT	<35 FT	175-55
B-1 Single-Family Detached Dwelling Requirements (served by public water and sewer)			
Min. Lot Area	8,000 SF	16,646 SF	175-55
Min. Lot Width at Building Setback	70 FT	78.7 FT	175-55
Max. Building Height	35 FT	<35 FT	175-55
Min. Front Yard Setback	35 FT	39.4 FT/ 6 FT Shady Retreat (NC)	175-55
Min. Side Yard Setback	10 FT	20.6 FT	175-55
Min. Rear Yard Setback	35 FT	53.2 FT	175-55
Max. Impervious Coverage	35%	33%	175-54
General Requirements			
Min. Street Intersection Clear Sight Triangle	50 FT per SALDO	50 FT	175-18; 153-24E(3)
Min. Driveway Clear Sight Distance to Collector Street	35 MPH = 250 FT per SALDO	250 FT	175-18; 153-24E(8)
Min. Buffer for Residential Developments	30 FT	**10 FT (V)**	175-21.C
Min. Parking Requirements (2)	2 per DU	> 2 per DU	175-22.E
Notes			
(1) 175-17.H - On lots that include lands with floodplains, wetlands, waters of the commonwealth, lakes, ponds, streams and watercourses, or lands found within the Riparian Corridor Conservation District, the minimum building setback shall be measured from the limit of these areas rather than from the lot lines so that all required minimum yards are free from lands with natural resources; provided, however, that the maximum setback from lands with natural resources shall be as follows: front yard, 50 feet; side yard, 25 feet; rear yard, 50 feet; but said lots shall otherwise comply with all other requirements associated with setbacks.			
(2) 175-22.E - Parking spaces within garages shall not be used to meet the off-street parking requirement.			
(3) 175-69.D - Parking shall be located at the side or at the rear of the principal buildings, and the provisions of § 175-23C(13) which would otherwise allow parking in a portion of the front yard shall not apply in the C-1 District. Per 175-69.E, required side yards may be used for parking where a jointly used and coordinated parking area is planned for the abutting property along the side yard line.			
(V) Variance Granted			
(N) Existing Nonconformity			

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

REVISIONS

Description	Date

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

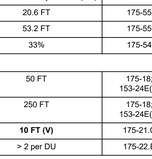
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITIES COMPANIES PRIOR TO ANY EXCAVATION

651 N. SHADY RETREAT ROAD

TMP # 09-009-039

DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD SITE PLAN



Kristin R. Holmes, P.E.
PA Lic. No. PA073604

File No.
1619A_C1.1_SITE.DWG

HCE Job	1619A	Date	2/6/2026	Scale	1"=30'	Designed	KH	Sheet	5 of 21

Drawing No.
C1.1

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: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 23, 2026

Subject: BCPC #13166
Preliminary Plan of Land Development for Eisold Tract
TMP #9-14-45
Applicants: Paul, Eric, and Andrea Eisold
Owner: Same
Plan Dated: February 2, 2026
Date Received: February 24, 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 26.4-acre tract into eight residential lots. Lot 1 will be 4.1 acres and contain an existing single-family detached dwelling. Lots 2 through 8 will be between 2.7 and 3.4 acres and contain new single-family detached dwellings. A 20-foot-wide access easement is proposed on Lots 5 and 6, extending from Pebble Hill Road to adjacent TMP #9-14-45-1. Each lot will be served by individual on-lot water and sewer facilities. The site is currently preserved under Act 319.

Location: About 1,650 feet southeast of the intersection of Lynbrook Lane and Wilkshire Road. The site has frontage on Pebble Hill Road.

Zoning: The R1-A Residential District permits Use B1 Single-Family Detached Dwelling by right with a minimum lot area of 2 acres and a minimum front yard setback of 100 feet.

Present Uses: Residential and agricultural

COMMENTS

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

   Section 153.20.C.10.
   from providing existing features within 400 feet of the site; the application indicates current aerial mapping will be provided in lieu of field verification of off-site features within 400 feet

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

Sections 153.24.B.2.C. and 153.24.K.
from providing roadway shoulder improvements on Pebble Hill Road; the application indicates the plan provides the required right-of-way dedication and expanded 10-foot-wide multi-use trail, and shoulder construction would disturb recently paved roadway and mature trees

Section 153-27.A.5.
to allow driveway grade in excess of 8 percent; the application indicates Lots 6, 7, and 8 need a driveway grade of 10 percent to allow homes to conform to the existing topography while maintaining safe vehicular access and minimizing excessive grading

Section 153-29.A.1.
to permit width-to-depth ratios exceeding 2.5:1 on Lots 1 through 3 due to parent tract configuration; the application indicates these lots maintain over 200 feet of frontage, exceed minimum lot area requirements, and provide adequate building envelopes without adverse impact

Section 153-39.D.1.
to permit a maximum slope of 3:1 for berms associated with the multi-use trail

Section 153-37.C.1.
to allow the proposed 10-foot-wide multi-use trail and connection to adjacent Bucks County land to satisfy the recreation requirement; the application indicates the trail provides public benefit and regional connectivity consistent with township planning objectives

Section 153-38.D.
from providing basin specific design criteria; the application indicates stormwater is managed through distributed rain gardens and infiltration best management practices rather than a centralized basin

The final plan should note all granted waivers.

2. **Pedestrian facilities**—The site is located along a key segment of the Neshaminy Greenway Trail. We offer the following comments to help advance this trail of local and regional significance:

   a. **Access road**—We recommend the township work with the applicant to ensure an access road is provided from Pebble Hill Road to TMP #9-14-45-1, which is owned by the county. Also, a 10-foot-wide shared-use path should run parallel to the access road to ensure the safe travel of cyclists and pedestrians accessing the trail.

   b. **Neshaminy Greenway Trail**—The Doylestown Bike and Hike Committee System Map and Map 15 in the *2014 Upper Neshaminy Creek Trail Feasibility Study* both show a portion of the proposed Neshaminy Greenway Trail along the adjacent, county-owned parcel. We recommend the plans show the proposed trail, trailhead, and access road on all future plans.

   c. **Adjacent site access**—As the site and trail amenities are developed, we recommend the township and applicant coordinate with the Bucks County Planning Commission to ensure the safe and legal entry of cyclists and pedestrians to TMP #9-14-45-1.

   d. **Bike path**—Sheet 1 indicates the 10-foot-wide bike path will be located along the entire frontage of each lot, except for Lot 1. In order to facilitate future connections to the path, we recommend the bike path continue along the frontage of Lot 1 to the greatest extent possible and abut the property boundary.

3. **Landscaping**

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

   b. **Watercourse**—Sheet 5 indicates that the watercourse on Lot 6 will be disturbed for the installation of the bike path. The landscape plan does not show any plantings proposed in the disturbed area or along the watercourse. Without a vegetative buffer, runoff from adjacent lawns will more quickly enter the watercourse, exacerbating streambank erosion, increasing floodwaters during the flood cycle, and decreasing stream flows during the normal stream cycle. Also, pesticides and herbicides used in lawn care will be able to flow directly into the stream's surface waters when it rains. We recommend that consideration be given to providing a vegetative buffer along this waterway and that a deed-restriction be placed on Lot 6 prohibiting the disturbance of the vegetative buffer. This buffer area would help maintain the future integrity of the stream channel and shoreline and reduce the impact of upland sources of pollution.

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.

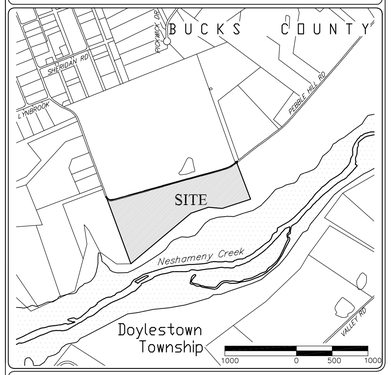
This review will be included in the Bucks County Planning Commission board materials for the May 6, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
26-0043

cc: Mark W. Eisold (via email)
Jason T. Smeland, PE, Lenape Valley Engineering (via email)
Sean Torpey, PE, Pennoni Associates, Township Engineer (via email)
Stephanie J. Mason, Township Manager (via email)

SITE LOCATION MAP (1"=1000')



TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:

DOYLESTOWN 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.	INSTRUMENT NO.	RECORD OWNER	TRACT AREA
09-014-045	2024010255	PAUL W. EISOLD, ERIC D. EISOLD & ANDREA L EISOLD P.O. BOX 551 FURLONG, PA 18925	26.4096 Ac.

ZONING DATA

OBTAINED FROM THE DOYLESTOWN TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED.

DISTRICT CLASSIFICATION: "R1-A" – RESIDENTIAL DISTRICT

PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING

REQUIREMENT	ALLOWED/REQUIRED	PROPOSED
MINIMUM LOT AREA:	2 ACRES	2.5622 Ac. (NET)
MINIMUM LOT WIDTH @ BUILDING LINE:	200 FT.	200 FT.
FRONT YARD RESTRICTION:	100 FT.	100 FT.
SIDE YARD RESTRICTION:	35 FT.	35 FT.
REAR YARD RESTRICTION:	75 FT.	75 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.
IMPERVIOUS COVERAGE RATIO:	15%	15%

SITE CAPACITY CALCULATIONS

	RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	PROTECTED AREA
FLOODPLAINS	100%	0.00	0.00
STEEP SLOPES:			
15%–24%	60%	0.1913	0.1148
25% OR MORE	85%	0.00	0.00
WOODLANDS	50%	0.28	0.14
LAKES/POND SHORE AREAS	100%	0.00	0.00
WATERCOURSES	100%	0.0760	0.0760
WETLANDS	100%	0.1314	0.1314
RIPARIAN CORRIDOR DISTRICT	100%	0.00	0.00
			0.4622

TOTAL TRACT AREA:	26.4096 Ac.
MINUS ULTIMATE RIGHTS–OF–WAYS:	1.3896 Ac.
MINUS RESOURCE PROTECTION LANDS:	0.4622 Ac.
NET BUILDABLE SITE AREA:	24.5578 Ac.

ALLOWABLE IMPERVIOUS AREA: 24.5578 Ac. x 0.15 = 3.68 Ac OR 160,460 S.F.
PROPOSED IMPERVIOUS AREA: 2.44 Ac. OR 106,286 S.F.

RESOURCE PROTECTION

	RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	ALLOWABLE DISTURBANCE	PROPOSED DISTURBANCE
FLOODPLAINS	100%	0.00	0.00	0.00
STEEP SLOPES:				
15%–24%	60%	0.1913	0.0765	0.02475
25% OR MORE	85%	0.00	0.00	0.00
WOODLANDS	50%	0.28	0.14	0.00
LAKES/POND SHORE AREAS	100%	0.00	0.00	0.00
WATERCOURSES	100%	0.0760	0.00	0.0184(1)
WETLANDS	100%	0.1314	0.00	0.00
RIPARIAN CORRIDOR DISTRICT	100%	0.00	0.00	0.00

(1) DISTURBANCE PERMITTED AS IT IS ASSOCIATED WITH TRAIL CROSSING
PROPOSED SLOPE DISTURBANCE (1,078 S.F.)
PROPOSED WATERCOURSE DISTURBANCE (802 S.F.)

GENERAL NOTES:

1. TITLE LINE AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY CAVANAUGH'S SURVEYING SERVICES, COMPLETED ON FEBRUARY 28, 2024. ELEVATION DATUM IS BASED ON NAD 1988.

2. ALL LOTS SHALL BE SERVICED BY ON–LOT WATER AND SEPTIC FACILITIES.

3. CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS. ALL LOT CORNERS WILL BE MARKED WITH IRON PINS UNLESS NOTED OTHERWISE.

4. THE AREA BETWEEN THE ULTIMATE RIGHT–OF–WAY AND TITLE LINE OF PEBBLE HILL ROAD IS HEARBY OFFERED FOR DEDICATION TO DOYLESTOWN TOWNSHIP.

5. THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORM WATER MANAGEMENT.

6. ALL LOTS SHALL BE PROPERLY GRADED TO INSURE DRAINAGE FLOW AWAY FROM BUILDINGS AND TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.

7. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT. ALL THESE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS (OTHER THAN GRASS). THE MAINTENANCE OF ALL SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHICH THE EASEMENT EXISTS.

8. ALL UTILITIES (ELECTRIC, TELEPHONE, CABLE ETC) MUST BE INSTALLED UNDERGROUND.

9. AT LEAST TWO OFF–STREET PARKING SPACES SHALL BE PROVIDED WITHIN THE DRIVEWAY OF EACH DWELLING.

10. THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAN ARE FOR DESIGN PURPOSES ONLY. DUE TO THE LARGE LOT SIZES, THE ULTIMATE LOCATION OF EACH DWELLING MAY VARY FROM THOSE SHOWN ON THE SUBDIVISION PLAN. CONSEQUENTLY, A DETAILED PLOT PLAN PREPARED BY AN ENGINEER OR SURVEYOR LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA SHALL BE PROVIDED FOR REVIEW BY THE TOWNSHIP PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR EACH LOT. THE PLOT PLAN SHALL DEPICT PROPOSED IMPROVEMENT DIMENSIONS, FIRST FLOOR ELEVATIONS, BUILDING SETBACKS FROM THE PROPERTY LINES, IMPERVIOUS COVERAGE INFORMATION, LOCATIONS OF ALL PROPOSED WELLS, WATERLINES, UTILITY LINES, SEPTIC SYSTEMS, SEWER LINES, STORM SEWER, SUMP PUMP DRAINS, LANDSCAPE PLANTINGS, ETC. AND SHALL DOCUMENT COMPLIANCE WITH THE DESIGN DEPICTED ON THE SUBDIVISION AND LAND DEVELOPMENT PLAN SET, AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. THE PLAN SHALL BEAR THE IMPRINT OF THE RESPONSIBLE LICENSED ENGINEER OR SURVEYOR.

GENERAL NOTES CONTINUED:

11. WETLANDS AND REGULATED WATERS DEPICTED ON THIS PLAN WERE DELINEATED BY VW CONSULTANTS, LLC.

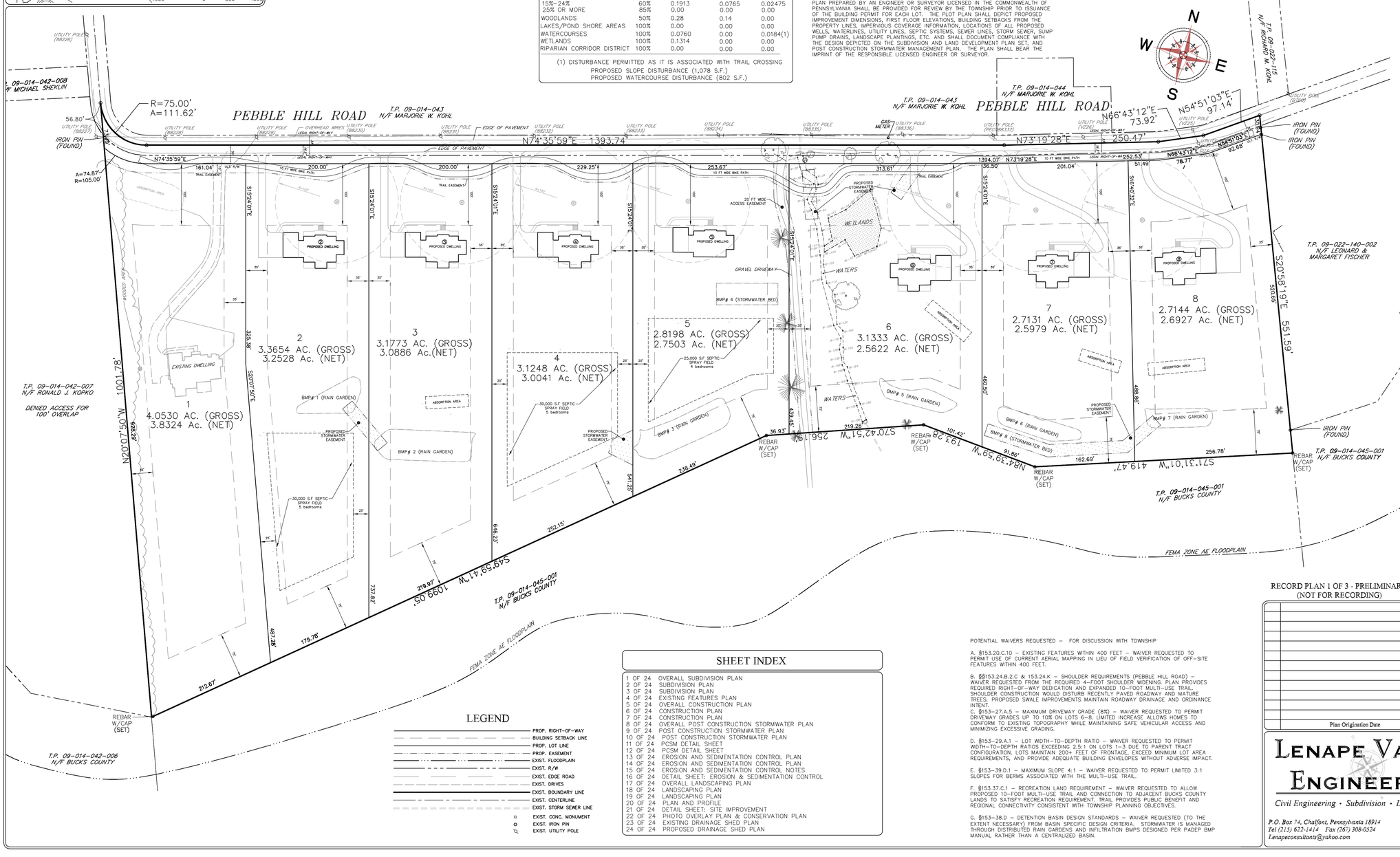
12. STORMWATER MANAGEMENT NOTES:

A. STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED THROUGH A SERIES OF DISTRIBUTED RAIN GARDENS AND SUBSURFACE STORMWATER BMPS LOCATED ON INDIVIDUAL LOTS RATHER THAN A CENTRAL STORMWATER MANAGEMENT FACILITY.

B. ALL PROPOSED STORMWATER FACILITIES SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. A BLANKET EASEMENT SHALL BE PROVIDED FOR THE INDIVIDUAL STORMWATER BMPS AND PIPING LOCATED ON EACH LOT, DEFINED STORMWATER EASEMENTS ARE SHOWN ONLY WHERE RUNOFF FROM ONE LOT IS CONVEYED TO OR IS DEPENDENT UPON A BMP LOCATED ON ANOTHER LOT, OR WHERE SPECIFIC GRADING AND DRAINAGE PATTERNS MUST BE PRESERVED TO ENSURE PROPER FUNCTION OF AN ADJACENT BMP.

C. EACH LOT OWNER SHALL BE REQUIRED TO ENTER INTO A STORMWATER OPERATION AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP REQUIRING THE CONTINUED MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AND PRESERVATION OF THE DRAINAGE PATTERNS SHOWN ON THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. ANY MODIFICATION TO STORMWATER FACILITIES, GRADING, OR DRAINAGE PATTERNS THAT MAY AFFECT STORMWATER MANAGEMENT PERFORMANCE OF THE STORMWATER MANAGEMENT DESIGN, SHALL REQUIRE PRIOR APPROVAL FROM THE TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT.

D. THE TOWNSHIP RESERVES THE RIGHT, ALTHOUGH NOT THE OBLIGATION TO ACCESS THE SITE VIA THE BLANKET EASEMENT TO VERIFY THAT THE HOMEOWNERS ARE MAINTAINING THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER MANAGEMENT ORDINANCE



SHEET INDEX

1 OF 24 OVERALL SUBDIVISION PLAN
2 OF 24 SUBDIVISION PLAN
3 OF 24 SUBDIVISION PLAN
4 OF 24 EXISTING FEATURES PLAN
5 OF 24 OVERALL CONSTRUCTION PLAN
6 OF 24 CONSTRUCTION PLAN
7 OF 24 CONSTRUCTION PLAN
8 OF 24 OVERALL POST CONSTRUCTION STORMWATER PLAN
9 OF 24 POST CONSTRUCTION STORMWATER PLAN
10 OF 24 POST CONSTRUCTION STORMWATER PLAN
11 OF 24 PCSM DETAIL SHEET
12 OF 24 PCSM DETAIL SHEET
13 OF 24 EROSION AND SEDIMENTATION CONTROL PLAN
14 OF 24 EROSION AND SEDIMENTATION CONTROL PLAN
15 OF 24 EROSION AND SEDIMENTATION CONTROL NOTES
16 OF 24 DETAIL SHEET: EROSION & SEDIMENTATION CONTROL
17 OF 24 OVERALL LANDSCAPING PLAN
18 OF 24 LANDSCAPING PLAN
19 OF 24 LANDSCAPING PLAN
20 OF 24 PLAN AND PROFILE
21 OF 24 DETAIL SHEET: SITE IMPROVEMENT
22 OF 24 PHOTO OVERLAY PLAN & CONSERVATION PLAN
23 OF 24 EXISTING DRAINAGE SHED PLAN
24 OF 24 PROPOSED DRAINAGE SHED PLAN

LEGEND

- PROP. RIGHT–OF–WAY
- BUILDING SETBACK LINE
- PROP. LOT LINE
- PROP. EASEMENT
- EXIST. FLOODPLAIN
- EXIST. R/W
- EXIST. EDGE ROAD
- EXIST. DRIVES
- EXIST. BOUNDARY LINE
- EXIST. CENTERLINE
- EXIST. STORM SEWER LINE
- EXIST. CONC. MONUMENT
- EXIST. IRON PIN
- EXIST. UTILITY POLE

POTENTIAL WAIVERS REQUESTED – FOR DISCUSSION WITH TOWNSHIP

A. §153.20.C.10 – EXISTING FEATURES WITHIN 400 FEET – WAIVER REQUESTED TO PERMIT USE OF CURRENT AERIAL MAPPING IN LIEU OF FIELD VERIFICATION OF OFF–SITE FEATURES WITHIN 400 FEET.

B. §§153.24.B.2.C & 153.24.K – SHOULDER REQUIREMENTS (PEBBLE HILL ROAD) – WAIVER REQUESTED FROM THE REQUIRED 4–FOOT SHOULDER WIDENING. PLAN PROVIDES REQUIRED RIGHT–OF–WAY DEDICATION AND EXPANDED 10–FOOT MULTI–USE TRAIL. SHOULDER CONSTRUCTION WOULD DISTURB RECENTLY PAVED ROADWAY AND MATURE TREES; PROPOSED SWALE IMPROVEMENTS MAINTAIN ROADWAY DRAINAGE AND ORDINANCE INTENT.

C. §153–27.A.5 – MAXIMUM DRIVEWAY GRADE (8%) – WAIVER REQUESTED TO PERMIT DRIVEWAY GRADES UP TO 10% ON LOTS 6–8. LIMITED INCREASE ALLOWS HOMES TO CONFORM TO EXISTING TOPOGRAPHY WHILE MAINTAINING SAFE VEHICULAR ACCESS AND MINIMIZING EXCESSIVE GRADING.

D. §153–29.A.1 – LOT WIDTH–TO–DEPTH RATIO – WAIVER REQUESTED TO PERMIT WIDTH–TO–DEPTH RATIOS EXCEEDING 2.5:1 ON LOTS 1–3 DUE TO PARENT TRACT CONFIGURATION. LOTS MAINTAIN 200+ FEET OF FRONTAGE, EXCEED MINIMUM LOT AREA REQUIREMENTS, AND PROVIDE ADEQUATE BUILDING ENVELOPES WITHOUT ADVERSE IMPACT.

E. §153–39.D.1 – MAXIMUM SLOPE 4:1 – WAIVER REQUESTED TO PERMIT LIMITED 3:1 SLOPES FOR BERMS ASSOCIATED WITH THE MULTI–USE TRAIL.

F. §153.37.C.1 – RECREATION LAND REQUIREMENT – WAIVER REQUESTED TO ALLOW PROPOSED 10–FOOT MULTI–USE TRAIL AND CONNECTION TO ADJACENT BUCKS COUNTY LANDS TO SATISFY RECREATION REQUIREMENT. TRAIL PROVIDES PUBLIC BENEFIT AND REGIONAL CONNECTIVITY CONSISTENT WITH TOWNSHIP PLANNING OBJECTIVES.

G. §153–38.D – DETENTION BASIN DESIGN STANDARDS – WAIVER REQUESTED (TO THE EXTENT NECESSARY) FROM BASIN SPECIFIC DESIGN CRITERIA. STORMWATER IS MANAGED THROUGH DISTRIBUTED RAIN GARDENS AND INFILTRATION BMPS DESIGNED PER PADEP BMP MANUAL RATHER THAN A CENTRALIZED BASIN.

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

_____
PAUL W. EISOLD

_____
ERIC D. EISOLD

_____
ANDREA L EISOLD

ON THIS_____DAY OF_____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED PAUL W. EISOLD, ERICK D. EISOLD, & ANDRIA L. EISOLD, KNOW TO ME (OR SATISFACTORY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED, AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

_____
NAME

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

APPROVED BY THE DOYLESTOWN TOWNSHIP BOARD OF SUBPERVISORS
THIS _____ DAY OF _____ 20____.

_____ _____
_____ _____
_____

RECOMMENDED FOR APPROVAL BY THE DOYLESTOWN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

_____ _____

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

_____
TOWNSHIP ENGINEER

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

BCPC # XXXX

_____
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, _____, 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.

NAME: REGISTRATION NO.

Plan Origination Date	02-02-2026

OVERALL SUBDIVISION PLAN
of
THE EISOLD TRACT
As part of
1595 PEBBLE HILL ROAD
TMP 09-014-045

DOYLESTOWN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

LENAPE VALLEY ENGINEERING
Civil Engineering • Subdivision • Land Development
P.O. Box 74, Chalfont, Pennsylvania 18914
Tel (215) 622-1414 Fax (267) 308-0524
Lenapeconsultants@yahoo.com

JASON T. SMELAND
PROFESSIONAL ENGINEER
PA NO. 059306

GRAPHIC SCALE 80 0 40 80 160 240

PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.T.S.	1"=80'	1 OF 24
DRAFTED BY	PROJECT NUMBER	
B.C.S.	2615	

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

From: Staff of the Bucks County Planning Commission

Date: April 24, 2026

Subject: BCPC #13175
Preliminary Plan of Lot Line Changes for 623 Blooming Glen Road
TMPs #12-14-65, 12-14-65-1, 12-14-65-2
Applicant: Chris & Mary Muse
Owner: Same
Plan Dated: December 10, 2025
Date Received: March 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: The lot lines of TMP #12-14-65 and 12-14-65-2, both owned by Del Ron Enterprises, Inc., and TMP #12-14-65-1, owned by Mary Muse, are to be adjusted to increase the size of TMP #12-14-65-1 and 12-14-65-2 and decrease the size of TMP #12-14-65, as indicated in the following chart. A single-family dwelling is proposed on TMP #12-14-65-2; several structures exist and are to remain on TMP #12-14-65-1. Individual on-lot water and sewer facilities are intended to serve the proposed dwelling.

TMP #	Existing Lot Area (Gross)	Proposed Lot Area (Gross)
12-14-65	40.25 acres	33.91 acres
12-14-65-1	7.05 acres	8.09 acres
12-14-65-2	3.57 acres	10.01 acres

Location: The northeastern corner of the intersection of Branch and Blooming Glen Roads. The site also has frontage on White Road.

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

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

Present Use: Residential and agricultural

COMMENTS

We reviewed a preliminary plan submission for part of this site in September of 2025 (BCPC #13130, dated September 19, 2025). The current submission includes an additional parcel (TMP 12-14-65-1).

1. **Submitted plan sheets**—According to the plan sheet legend on the submitted sheets, the plan set consists of 6 sheets. However, only Sheet 2, Record Plan, and Sheet 6, Sewage Plan, were included in the plan submission to our office.

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 May 6, 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
26-0077

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

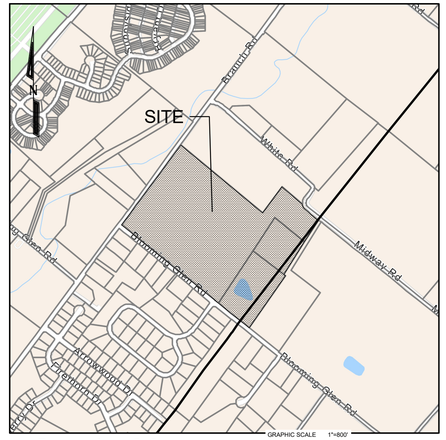
ZONING INFORMATION (12-014-065)						
ZONED: AP - AGRICULTURE PRESERVATION DISTRICT						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
GROSS LOT AREA			40.2518	AC	32.7712	AC
MINIMUM LOT AREA	10.0000	AC	38.5753	AC	31.0947	AC
MINIMUM LOT WIDTH (BLOOMING GLEN RD)	125.0	FT	1,347.8	FT	1,347.8	FT
MINIMUM LOT WIDTH (BRANCH RD)	125.0	FT	1,024.6	FT	1,024.6	FT
MAXIMUM BUILDING COVERAGE	N/A		0.00%		0.00%	
MAXIMUM LOT IMPERVIOUS SURFACE	15.00%		0.00%		0.00%	
USE: A1 - GENERAL FARMING						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
FRONT (BLOOMING GLEN RD)	50.0	FT	N/A	FT	N/A	FT
FRONT (BRANCH RD)	50.0	FT	N/A	FT	N/A	FT
SIDE (EACH)	30.0	FT	N/A	FT	N/A	FT
REAR	50.0	FT	N/A	FT	N/A	FT
MAXIMUM BUILDING HEIGHT	35.0	FT	N/A	FT	N/A	FT
*EXISTING NON-CONFORMING						
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION						

ZONING INFORMATION (12-014-065-002)						
ZONED: AP - AGRICULTURE PRESERVATION DISTRICT						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
GROSS LOT AREA			3.5720	AC	10.0087	AC
MINIMUM LOT AREA	10.0000	AC	3.5720	AC	9.8480	AC
MINIMUM LOT WIDTH	125.0	FT	384.1	FT	384.1	FT
MAXIMUM BUILDING COVERAGE	N/A		1.78%		0.00%	
MAXIMUM LOT IMPERVIOUS SURFACE	15.00%		1.78%		0.00%	
USE: B1 - DETACHED DWELLING						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
FRONT (WHITE RD)	50.0	FT	648.0	FT	N/A	FT
REAR	50.0	FT	* 0.0	FT	N/A	FT
SIDE (EACH)	30.0	FT	* 0.9/ 30.0+	FT	N/A	FT
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	N/A	FT
*EXISTING NON-CONFORMING						
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION						

ZONING INFORMATION (12-014-065-001)						
ZONED: AP - AGRICULTURE PRESERVATION DISTRICT						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
GROSS LOT AREA			7.0529	AC	8.0968	AC
MINIMUM LOT AREA	80,000.00	AC	6.9273	AC	7.9712	AC
MINIMUM LOT WIDTH	200.00	FT	423.0	FT	423.0	FT
MAXIMUM BUILDING COVERAGE	N/A		3.37%		3.74%	
MAXIMUM LOT IMPERVIOUS SURFACE	10.00%		5.96%		5.98%	
USE: B1 - DETACHED DWELLING						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
FRONT (BLOOMING GLEN RD)	75.0	FT	472.6	FT	472.6	FT
REAR	100.0	FT	141.6	FT	256.9	FT
SIDE (EACH)	30.0	FT	209.7/ 163.0	FT	209.7/ 163.0	FT
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	EXISTING	FT
USE: B11 - RESIDENTIAL ACCESSORY BUILDING OR I1 - NONRESIDENTIAL ACCESSORY BUILDING						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
REAR	100.0	FT	* 0.0	FT	53.3'	FT
SIDE (EACH)	30.0	FT	* 0.9	FT	0.9	FT
MAXIMUM BUILDING HEIGHT	35.0	FT	EXISTING	FT	EXISTING	FT
*EXISTING NON-CONFORMING						
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES EXCEPT AS NOTED IN IMPERVIOUS TABULATION						

PLAN LEGEND

- EXISTING CONTOUR LINES (FIELD LOCATED)
- EXISTING CONTOUR LINES (LIDAR)
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- SWIMMING POOL
- RETAINING WALL
- WELL
- IRON PIN
- MONUMENT (FOUND)
- MONUMENT (TO BE SET)
- SIGN



Location Map

SITE CALCULATIONS (EXISTING)			SITE CALCULATIONS (PROPOSED)				
Area Calculation:	sf	ac	Area Calculation:			sf	ac
Gross Area:	307,224.22	7.0529	**Gross Area:**			352,696.79	8.0968
minus Ult R/W Area (Blooming Glen Rd)	5,471.52	0.1256	minus Ult R/W Area (Blooming Glen Rd)			5,471.52	0.1256
	-	0.0000				-	0.0000
	-	0.0000				-	0.0000
Net Area:	301,752.70	6.9273	**Net Area:**			347,225.27	7.9712
IMPERVIOUS (12-014-065-001)							
	Total Existing	**Total %**	**REMOVE**	**ADD**	**NET**	**Total Proposed**	**Total %**
	(sf)					(sf)	
MISC. ACC. BLDG "A"	4,104.5		0.0	0.0	0.0	4,104.5	
MISC. ACC. BLDG "D"	40.4		0.0	2,806.7	2,806.7	2,847.1	
MISC. ACC. BLDG "C"	2,296.0		0.0	0.0	0.0	2,296.0	
MISC. ACC. BLDG "B"	3,729.0		0.0	0.0	0.0	3,729.0	
SHED	0.0		0.0	0.0	0.0	0.0	
Building Coverage:	**10,169.9**	**3.37%**	**0.0**	**2,806.7**	**2,806.7**	**12,976.6**	**3.74%**
DRIVEWAY	7,528.0		0.0	0.0	0.0	7,528.0	
PATIOS	0.0		0.0	0.0	0.0	0.0	
WALKWAYS	152.6		0.0	0.0	0.0	152.6	
WALLS	120.5		0.0	0.0	0.0	120.5	
GRAVEL	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	**7,801.1**		0.0	0.0	0.0	**7,801.1**	
Total Impervious=	**17,970.9**	**5.96%**	**0.0**	**2,806.7**	**2,806.7**	**20,777.6**	**5.98%**
Remaining per Zoning Max=	12,204.36		Remaining per Zoning Max=			9,397.66	
NOT INCLUDED IN IMPERVIOUS SURFACE CALCULATIONS							
-	0.0		0.0	0.0	0.0	0.0	

SITE CALCULATIONS (EXISTING)			SITE CALCULATIONS (PROPOSED)				
Area Calculation:	sf	ac	Area Calculation:			sf	ac
Gross Area:	155,597.45	3.5720	**Gross Area:**			435,979.67	10.0087
minus Ult R/W Area (White Rd)	-	0.0000	minus Ult R/W Area (White Rd)			7,002.13	0.1607
	-	0.0000				-	0.0000
	-	0.0000				-	0.0000
Net Area:	155,597.45	3.5720	**Net Area:**			428,977.54	9.8480
IMPERVIOUS (12-014-065-002)							
	Total Existing	**Total %**	**REMOVE**	**ADD**	**NET**	**Total Proposed**	**Total %**
	(sf)					(sf)	
PRIMARY BUILDING	0.0		0.0	0.0	0.0	0.0	
MISC. ACC. BLDG "D"	2,766.4		2,766.4	0.0	-2,766.4	0.0	
MISC. ACC. BLDG	0.0		0.0	0.0	0.0	0.0	
Building Coverage:	**2,766.4**	**1.78%**	**2,766.4**	**0.0**	**-2,766.4**	**0.0**	**0.00%**
DRIVEWAY	0.0		0.0	0.0	0.0	0.0	
PATIOS	0.0		0.0	0.0	0.0	0.0	
WALKWAYS	0.0		0.0	0.0	0.0	0.0	
WALLS	0.0		0.0	0.0	0.0	0.0	
GRAVEL	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	**0.0**		0.0	0.0	0.0	**0.0**	
Total Impervious=	**2,766.4**	**1.78%**	**2,766.4**	**0.0**	**-2,766.4**	**0.0**	**0.00%**
Remaining per Zoning Max=	20,573.27		Remaining per Zoning Max=			23,339.62	
NOT INCLUDED IN IMPERVIOUS SURFACE CALCULATIONS							
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	

SITE CALCULATIONS (EXISTING)			SITE CALCULATIONS (PROPOSED)				
Area Calculation:	sf	ac	Area Calculation:			sf	ac
Gross Area:	1,753,367.92	40.2518	**Gross Area:**			1,427,513.13	32.7712
minus Ult R/W Area (Branch Rd)	30,905.47	0.7095	minus Ult R/W Area (Branch Rd)			30,905.47	0.7095
minus Ult R/W Area _Blooming Glen Rd)	42,120.38	0.9670	minus Ult R/W Area _Blooming Glen Rd)			42,120.38	0.9670
	-	0.0000				-	0.0000
Net Area:	1,680,342.07	38.5753	**Net Area:**			1,354,487.29	31.0947
IMPERVIOUS (12-014-065)							
	Total Existing	**Total %**	**REMOVE**	**ADD**	**NET**	**Total Proposed**	**Total %**
	(sf)					(sf)	
PRIMARY BUILDING	0.0		0.0	0.0	0.0	0.0	
MISC. ACC. BLDG "D"	0.0		0.0	0.0	0.0	0.0	
MISC. ACC. BLDG	0.0		0.0	0.0	0.0	0.0	
Building Coverage:	**0.0**	**0.00%**	**0.0**	**0.0**	**0.0**	**0.0**	**0.00%**
DRIVEWAY	0.0		0.0	0.0	0.0	0.0	
PATIOS	0.0		0.0	0.0	0.0	0.0	
WALKWAYS	0.0		0.0	0.0	0.0	0.0	
WALLS	0.0		0.0	0.0	0.0	0.0	
GRAVEL	0.0		0.0	0.0	0.0	0.0	
POOL PATIO	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:	**0.0**		0.0	0.0	0.0	**0.0**	
Total Impervious=	**0.0**	**0.00%**	**0.0**	**0.0**	**0.0**	**0.0**	**0.00%**
Remaining per Zoning Max=	252,051.31		Remaining per Zoning Max=			252,051.31	
NOT INCLUDED IN IMPERVIOUS SURFACE CALCULATIONS							
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	

SHEET LEGEND

1 OVERVIEW PLAN
2 RECORD PLAN
3 EXISTING FEATURES PLAN
4 AERIAL PLAN
5 LOT 2 PLOT PLAN
6 SEWAGE PLAN

"SHEETS 2 THROUGH 6, INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALLBE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME

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

LOT LINE ADJUSTMENT AND MINOR SUBDIVISION PLAN
PREPARED FOR
623 Blooming Glen Road
TAX MAP PARCEL 12-014-065-001
SITUATE IN
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
DECEMBER 10, 2025	ATB	ADC	1" = 100'	-/-	6045	2 OF 6

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.

2026-3-24
E:\JOB\FILES\6000-6099\6045 MUSE OLD 5942\DWG FILES\6045 2025-12-25 LOT LINE.DWG

Site ID (Serial) No. 20xxxxxxxxx

--A call was placed to the PA One Call System on Xxx xx, 202x for design purposes only. The contractor shall be responsible for contacting PA One Call for utility facility mark--out in the field three days prior to any excavation.
--Contractor must contact utility providers prior to any and all disconnection of services.

Record Plan
GRAPHIC SCALE 1"=100'
100 0 100 200 300

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: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 2, 2026

Subject: BCPC #13092
Preliminary Plan of Land Development for 3231 Bethlehem Pike
TMP #15-23-25
Applicant: J.L. Horgan Services, LLC
Owner: LMBC Properties, LLC
Plan Dated: November 24, 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: Redevelop a 2.59-acre site by constructing a 7,800-square-foot building consisting of 5,400 square feet of contractor space and 2,400 square feet of office space. Three existing structures and existing fuel tanks are proposed to be removed. The site is currently served by on-lot water and sewer.

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

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

Present Use: Nonresidential

COMMENTS

We reviewed a sketch plan submission for this site in June of 2025 (BCPC #13092, dated June 13, 2025). Although some of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Requested waivers**—The site plan indicates that 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*

Section 140-17
from the requirement to submit a separate preliminary plan; the application indicates that, due to the limited project scope, streamlining the approval process is appropriate, and the content for both submissions is included

Section 140-38
from requiring a minimum pipe size of 18 inches; the application indicates that smaller pipes (6 inches and 12 inches) are being used for the conveyance of lower intensity storms within the stormwater management basin

Section 140-35.(A)
from providing curbing on all parking areas located in new nonresidential developments; the application indicates this project provides curbing in areas of paved parking and additional gravel parking spaces are provided with no curbing

Section 140-36.(A)
from providing sidewalks along both sides of all existing streets; the application indicates there is no existing sidewalk along Bethlehem Pike to connect to in this area

Section 140-45.C.(8)
from paving all nonresidential parking facilities; the application indicates a partial waiver is being requested for the 15 proposed reserve spaces on a gravel surface

Section 134-20.D.
from the requirement of a concrete checker block lining in the spillway; the application indicates that a reinforced vegetated lining will be specified to protect the basin berm from erosion

Section 140-37.D
from the requirement that off-street parking facilities be landscaped so that 50 percent of the facility will be shaded with trees; the application indicates that this is a reconfiguration of an existing lot with no shading along the parking facilities, and that 18 percent shading of the parking area is proposed

Section 140-45.G.(4)
from providing a minimum of 20 feet of open space between the outside wall of a nonresidential building and any parking space to provide access for firefighter equipment; the application requests allowing ADA accessible spaces within 15 feet of the building, pending approval from Hilltown Station 60

The final plan should note all granted waivers.

2. **Sidewalks**—As noted in Comment 1, the applicant has requested a waiver from Section 140-36.(A) of the SALDO that requires sidewalks along both sides of all existing streets. We note that SEPTA Bus Route 132, which currently runs along Bethlehem Pike, may be replaced with a micro transit zone in the future. We recommend the applicant provide sidewalks along the frontages of the site to ensure the safe travel of pedestrians and transit riders.

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

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

4. **Resource protection land**—The environmental performance standards on Sheets 2 and 3 show that the plan does not comply with the resource protection requirements for steep slopes. For all steep slope categories, the resource land to be protected is less than the amount required to be protected. The plan should be revised to indicate compliance with all resource protection standards per Section 160-28 of the zoning ordinance.

5. **Reverse frontage lot**—The plan shows that the site is a reverse frontage lot, located between roadways that have different street classifications. Section 140-28.I. of the zoning ordinance states that screening through the use of appropriate plant materials and berms should be provided along the property lines of lots with reverse frontage to buffer the lot from the higher order street. The required buffer along Route 309 is not shown and the Landscape Requirements Chart on Sheet LP-1 indicates this is an existing nonconformity. Since existing structures are being removed and new buildings and parking areas are proposed, we recommend that the plan be revised to comply with this requirement where the rear portion of the site abuts the Route 309 corridor.

6. **Transportation issues**

   a. **Sight distance**—We recommend the plan confirm that there is sufficient sight distance to the left of the driveway for exiting vehicles as well as for vehicles turning left into the site.

   b. **Driveway profile**—We recommend a driveway profile be included with the plan set.

   c. **Signage**—We recommend the plans be revised to add a stop sign and stop bar on the egress side of the driveway.

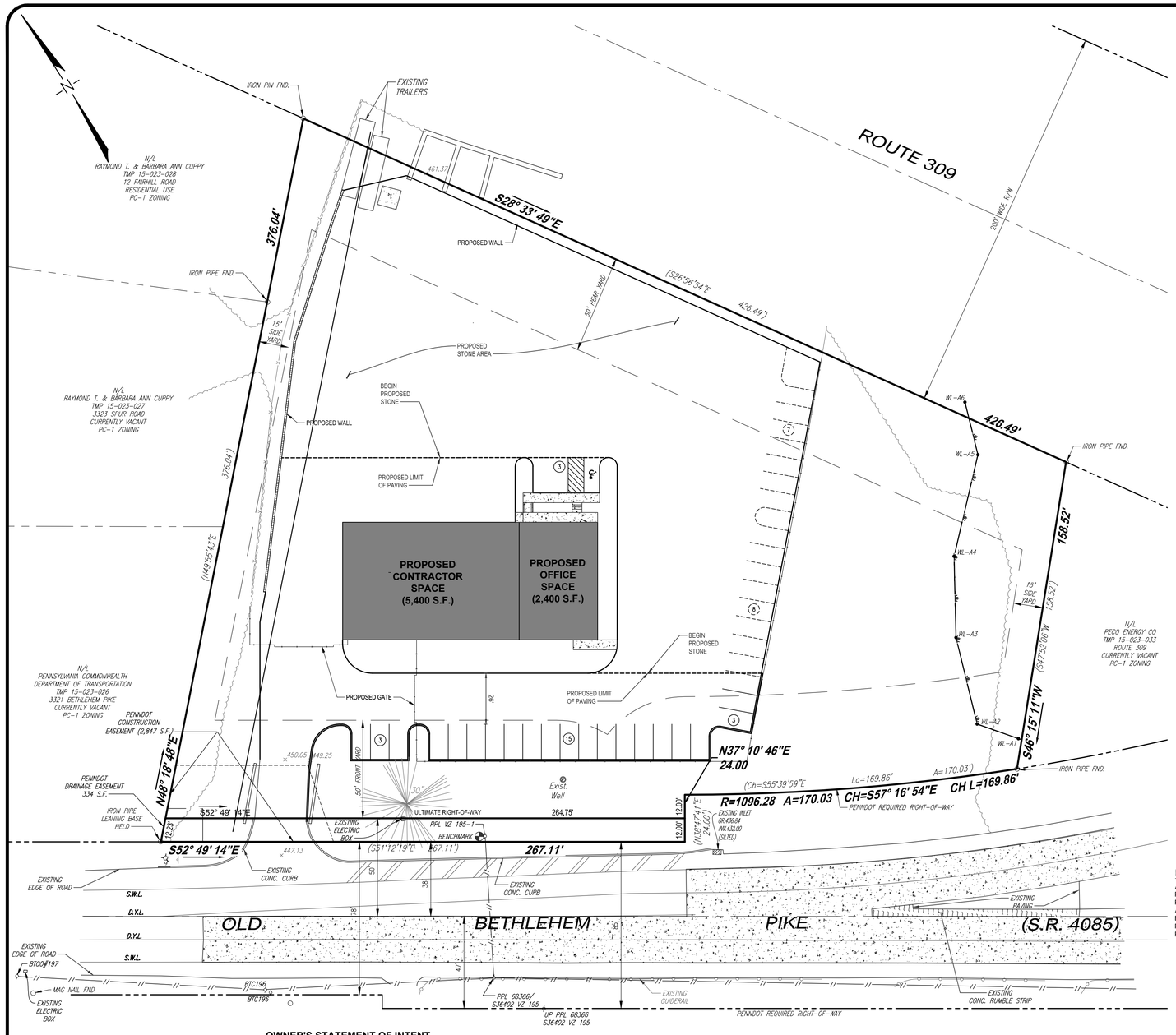
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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
26-0015

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



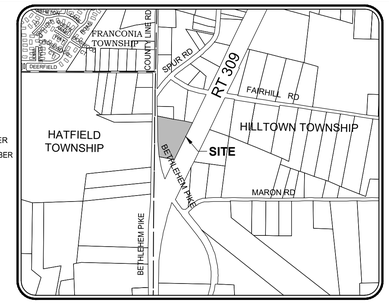
LEGEND

EXISTING FEATURES

- IRON PIPE FOUND
- FENCE
- OVERHEAD WIRE
- MAILBOX
- WATER CURB STOP
- GAS VALVE
- WATER VALVE
- SANITARY CLEANOUTS
- UTILITY POLE
- FIRE HYDRANT
- SIGN
- LIGHT STANDARD
- MANHOLE
- STORM SEWER
- INLET
- SOILS
- ZONING LIMIT
- WOODLAND TREELINE
- DECIDUOUS TREE
- EVERGREEN TREE
- WATER MAIN
- WATER SERVICE
- GAS MAIN
- UNDERGROUND ELECTRIC
- ROOF DRAIN
- GUIDE RAIL
- CONTOUR

PROPOSED FEATURES

- STORM SEWER
- CONTOUR
- CONCRETE
- CURB
- ROOF DRAIN
- WATER LINE
- FIRE SERVICE
- WALL
- BUILDING
- PARKING SPACE NUMBER
- RESERVED PARKING NUMBER
- LIMIT OF PAVING



LOCATION MAP
SCALE: 1" = 800'

NOTES

1. BOUNDARY INFORMATION TAKEN FROM DEEDS, PLANS, FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING JUNE, 2024. METES & BOUNDS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED BEARINGS IS 01° 36'55" CLOCKWISE.
2. HORIZONTAL DATUM IS BASED ON NAD 83 SPC83 PENNSYLVANIA (SOUTH), GEIOD MODEL G2003U08 STATE PLANE COORDINATE BEARING BASIS.
3. TOPOGRAPHY INFORMATION SHOWN FROM FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING JUNE, 2024 VERTICAL DATUM BASED ON NAVD 1988, USING TOPNET LIVE VIRTUAL NETWORK SYSTEM. BENCH MARK: BMS CUT NAIL IN UTILITY POLE #VZ 195-1, EL=443.87 (SEE PLAN FOR LOCATION.
3. EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 121 (2008) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 121 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776 SERIAL NO. 20241562070.
4. REFERENCE WAS MADE TO THE FOLLOWING:
   a. BUILDING PERMIT PLAN OF 3231 BETHLEHEM PIKE, PREPARED BY STA ENGINEERING, INC.,OCTOBER 20, 2023, NO REVISION.
   b. DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 153, SECTION NO. 3 IN MONTGOMERY & BUCKS COUNTY, FROM STATION 835+50 TO STATION 958+50 BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS.
   c. DRAWINGS ESTABLISHING LIMITED ACCESS HIGHWAY DESIGNATING FUTURE LOCATION AND WIDTH, LEGISLATIVE ROUTE 1027, SECTION I R/W, FROM STATION 11+00 TO STATION 219+01, AND AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY, PREPARED BY McCORMICK,TAYLOR ASSOCIATES FOR THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS.
5. FLOOD DESIGNATION IS ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DEPICTED IN FIRM OF BUCKS COUNTY, MAP NO. 42017C0270J, EFFECTIVE DATE: MARCH 16, 2015.
6. THE WETLANDS NOTED AND SHOWN ON THIS PLAN ARE SUBJECT TO EXISTING FEDERAL WETLANDS REGULATIONS. THE WETLANDS SHALL NOT BE DISTURBED. WETLANDS WERE FLAGGED BY VW CONSULTANTS, LLC. ON FEBRUARY 14, 2025.

ENVIRONMENTAL PERFORMANCE STANDARDS

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

PERFORMANCE STANDARDS

	S.F.	ACRES
GROSS SITE AREA	115,100	2.6423
FUTURE RIGHT-OF-WAY OF EXISTING PUBLIC OR PRIVATE ROADS	2,407	0.0553
EXISTING UTILITY EASEMENTS AND/OR RIGHT-OF-WAY	0.00	0.00
LAND NOT CONTIGUOUS OR SEPARATED BY BARRIER	0.00	0.00
BASE SITE AREA	**112,693**	**2.5870**

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

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

PARKING DATA

G5 CONTRACTING REQUIREMENT	D3 OFFICE REQUIREMENT
1 SPACE PER EA. 4 EMPLOYEES ON LARGEST SHIFT OR 1 FOR EVERY 250 S.F. OF GROSS FLOOR AREA, WHICHEVER IS GREATER PLUS ONE SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES. CONTRACTING SPACE: 5,400 S.F. / 250 S.F. = 21.6 SPACES, PLUS 3 COMPANY VEHICLE SPACES.	1 SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA OFFICE AREA: 2400 S.F. / 200 S.F. = 12 SPACES
TOTAL NUMBER OF SPACES REQUIRED = 37 SPACES	
PROVIDED = 39 SPACES (24 CONSTRUCTED, 15 RESERVE)	

IMPERVIOUS COVERAGE

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

AREA TO PENNDOT REQUIRED RIGHT OF WAY LINE
115,100 S.F. or 2.6423 AC.
AREA TO ULTIMATE RIGHT OF WAY LINE
112,963 S.F. or 2.5932 AC.

POST CONSTRUCTION STORMWATER MANAGEMENT ACKNOWLEDGEMENT

AS LANDOWNER OF THIS SUBJECT PROPERTY, WE ACKNOWLEDGE THAT THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS (SHEETS 5-7 OF 13) ARE RECORD PLANS. ANY CHANGES MADE TO THE APPROVED STORMWATER MANAGEMENT SYSTEM MUST BE APPROVED, IN WRITING, BY HILLTOWN TOWNSHIP, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE BUCKS COUNTY CONSERVATION DISTRICT. THE PROPOSED STORMWATER MANAGEMENT SYSTEM IS TO BE CONSTRUCTED AND MAINTAINED PER THESE PLANS FOR THE LIFE OF THE PROJECT.

LANDOWNER DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHAD WILLIAM BRENSINGER — ENGINEER — PE-074204-E

BUCKS COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA, INSTRUMENT NUMBER _____ ON THE DAY OF _____, 20_____.

BCPC No. _____

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

Certified this date _____

Executive Director

BUCKS COUNTY PLANNING COMMISSION

OWNER'S STATEMENT OF INTENT

LMBC PROPERTIES, INC, A PENNSYLVANIA COMPANY, HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS OUT HAND THIS _____ DAY OF _____, _____.

_____
JOSEPH L. HORGAN, PRESIDENT

ACKNOWLEDGEMENT OF OWNER'S STATEMENT OF INTENT

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____, 20_____ BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF LMBC PROPERTIES, LLC, A PENNSYLVANIA LIMITED PARTNERSHIP, AT THAT AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREIN, AND THAT HE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

(SEAL) _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REVIEW OF THE HILLTOWN TOWNSHIP ENGINEER

_____ _____
DATE TOWNSHIP ENGINEER

REVIEW OF THE HILLTOWN TOWNSHIP PLANNING COMMISSION

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

_____
CHAIRMAN

_____
SECRETARY

APPROVAL OF THE HILLTOWN TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, ON THE _____ DAY OF _____, 20___.

_____
CHAIRMAN

_____
SECRETARY

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — KEITH A. HOUSER — LAND SURVEYOR No. SU075710 — PENNSYLVANIA

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

_____
KEITH A. HOUSER, P.L.S., SU-075710-E (Date)

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

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA ACT 121 (2008) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NUMBER: 20241562070

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — KEITH A. HOUSER — LAND SURVEYOR No. SU075710 — PENNSYLVANIA

BY	REVISION	NO.	DATE

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

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

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

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

DATE NOVEMBER 24, 2025
DWG NO HILL – 124
JOB NO. 27345
SHEET NO. 2 OF 13

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

Michael A. Roedig
Executive Director

MEMORANDUM

To: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 26, 2026

Subject: BCPC #13168
Sketch Plan of Land Development for St. Philip's Orthodox Church
TMPs #15-22-8-1 and 15-23-16-2
Applicant: St. Philip's Orthodox Church
Owner: Same
Plan Dated: February 20, 2026
Date Received: February 24, 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 TMPs #15-22-8-1 and 15-23-16-2 into one lot totaling 4.507 acres that serves as the overall campus for the existing church. Construct three additions totaling 6,350 square feet to an existing place of worship, a 331.5-square-foot addition to an existing dwelling, a 2,280-square-foot outdoor pavilion, a porch addition to an existing garage, and 55 additional parking spaces on the consolidated lot. The site is served by public water and sewer.

Location: East of the intersection of Clearview and Sunny Roads. The site has frontage on both roadways.

Zoning: TMP #15-22-8-1 – The CR-2 Country Residential II District permits Use C-1 Place of Worship by right. A minimum lot area of 2 acres is required for this use. A maximum impervious surface ratio of 35 percent is permitted.

TMP #15-23-16-2 – The RR Rural Residential District permits Use C-1 Place of Worship by right. A minimum lot area of 2 acres is required for this use. A maximum impervious surface ratio of 35 percent is permitted.

Present Use: Institutional

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

COMMENTS

The proposed lot consolidation will create one split-zoned lot. According to the Summary of Proposed Expansion included with the sketch plan submission, the applicant proposes to rezone part of the property to CR-2 so that the split zoning will be resolved. However, the submission does not indicate that a request to change the zoning has been made to the township, nor has our office received a request to review a rezoning of the parcel. This review memorandum is for the proposed land development only and does not provide any review of, or recommendations on, the potential future rezoning request for the site.

1. **Split-zoned lot**—The proposal to consolidate both parcels will result in one split-zoned lot, as TMP #15-22-8-1 is zoned CR-2 and TMP #15-23-16-2 is zoned RR. Split-zoned parcels often present difficulties to develop due to multiple and sometimes differing regulations. If the applicant intends to rezone part of the site, we note that Sections 609 and 610 of the Pennsylvania Municipalities Planning Code (PaMPC) outline the process for amending the zoning ordinance and zoning map, including public notice and a public hearing. We recommend that the township ensure that the procedures of the PaMPC are followed if the applicant pursues rezoning any part of the site.

2. **Requested variances**—The plan indicates that the applicant is anticipating applying for variances from the following zoning ordinance requirements:

   Section 160-23.C.(1)(a)
   from requiring access to a collector or arterial street; the application indicates that this is an existing nonconformity for TMP #15-22-8-1, but may be necessary due to lot consolidation and the inclusion of TMP #15-23-16-2

   Section 160-23.C.(1)(d)[1]
   from requiring one parking space for each 40 square feet of gross floor area used or intended to be used to service patrons, guests, or members

   Section 160-23.C.(1)(d)[2]
   from requiring all parking to be located to the side or rear of the structure

   Section 160-25.B.2. and HI2020-160c Table of Performance Standards
   to permit a maximum impervious surface coverage greater than 35 percent in both the RR and the CR-2 districts

   Section 160-33.A.(2)
   from requiring that no parking or structures be located in a buffer yard

   Section 160-106
   from requiring the applicant to obtain all permits within twelve months of the date of the zoning hearing board's order

   The requested variances should be adjudicated prior to the township board of supervisors taking action on the proposal.

3. **Requested waivers**—The site plan indicates that the applicant is anticipating applying for waivers from the following requirements of the subdivision and land development ordinance (SALDO):

   Section 140-36.A.
   to not require sidewalks along existing streets

Section 140-45.F.(4)
to not require a driveway width of 26 feet along nonresidential buildings

Section 140-45.D.(3)
to not require parking lots be divided into sections of no more than 20 cars, with sections separated by planting strips a minimum of 10 feet wide

Section 140-45.G.(4)
to not require 20 feet of open space between a building and parking space

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

4. **Signage**—We recommend the applicant provide the appropriate "One-Way" and "Do Not Enter" signs and complementary pavement marking legends at the proposed out-only driveway.

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 May 6, 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
26-0054

cc: St. Philip's Orthodox Church (via email)
Scott Mill, PE, Van Cleef Engineering Associates, LLC (via email)
Timothy Fulmer, PE, Wynn Associates, Inc., Township Engineer (via email)
Deanna Ferry, Township Manager (via email)

PARKING REQUIREMENTS:

(UTILIZING THE SUM OF ALL SEATS/BUILDING AREAS USED)

REQUIRED:

ONE OFF-STREET PARKING SPACE FOR EACH FOUR SEATS PROVIDED FOR PATRON USE; OR AT LEAST ONE OFF-STREET PARKING SPACE FOR EACH 40 SQUARE FEET OF GROSS FLOOR AREA USED OR INTENDED TO BE USED FOR SERVICE OF PATRONS, GUESTS OR MEMBERS, WHICHEVER REQUIRES THE GREATER NUMBER OF OFF-STREET PARKING SPACES, PLUS ONE ADDITIONAL SPACE FOR EACH FULL-TIME EMPLOYEE.

359 SEATS/4	= 90 SPACES	
	OR	
16,274 SF/40	= 407 SPACES	
	WHICHEVER IS GREATER	
PLUS		
2 FULL TIME EMPLOYEES	+ 2 SPACES	
TOTAL	409 SPACES	

EXISTING:
79 SPACES

PROPOSED:
134 SPACES

ALTERNATE PARKING REQUIREMENTS:

(UTILIZING ONLY THE SEATS/BUILDING AREA USED AT ANY GIVEN TIME)

REQUIRED:

ONE OFF-STREET PARKING SPACE FOR EACH FOUR SEATS PROVIDED FOR PATRON USE; OR AT LEAST ONE OFF-STREET PARKING SPACE FOR EACH 40 SQUARE FEET OF GROSS FLOOR AREA USED OR INTENDED TO BE USED FOR SERVICE OF PATRONS, GUESTS OR MEMBERS, WHICHEVER REQUIRES THE GREATER NUMBER OF OFF-STREET PARKING SPACES, PLUS ONE ADDITIONAL SPACE FOR EACH FULL-TIME EMPLOYEE.

172 SEATS/4	= 43 SPACES	
	OR	
5,200 SF/40	= 131 SPACES	
	WHICHEVER IS GREATER	
PLUS		
2 FULL TIME EMPLOYEES	+ 2 SPACES	
TOTAL	133 SPACES	

EXISTING:
79 SPACES

PROPOSED:
134 SPACES

SITE CAPACITY CALCULATIONS (BOTH TMP'S 15-022-008-001 AND 15-023-016-002)

SITE AREA AS DETERMINED BY ACTUAL ON-SITE SURVEY	4.507 AC.
SUBTRACT LAND WITHIN EXISTING/ULTIMATE RIGHT OF WAY	-0.075 AC.
SUBTRACT NON-CONTIGUOUS LAND	-0.000 AC.
SUBTRACT RESERVED LAND	-0.000 AC.
SUBTRACT LAND USED OR ZONED FOR ANOTHER USE	-0.000 AC.
BASE SITE AREA	4.432 AC.

CALCULATE IMPERVIOUS SURFACE RATIO
(IMPERVIOUS SURFACE REQUIRED BY TOWNSHIP ORDINANCE WITHIN PROPOSED PUBLIC STREET RIGHT-OF-WAY IS NOT INCLUDED)

	EXISTING	PROPOSED
BUILDINGS	0.313 AC.	0.556 AC.
DRIVEWAYS	0.000 AC.	0.000 AC.
SIDEWALKS	0.037 AC.	0.058 AC.
PATIOS	0.000 AC.	0.000 AC.
PARKING LOTS	0.889 AC.	1.341 AC.
OTHER (FUTURE USE)	0.000 AC.	0.039 AC.
EQUALS TOTAL IMPERVIOUS SURFACE	=1.239 AC.	=1.994 AC.
DIVIDE BY BASE SITE AREA LESS ALL LAND AREA REQUIRED FOR PROPOSED PUBLIC STREETS	/4.432 AC.	/4.432 AC.
EQUALS IMPERVIOUS SURFACE RATIO	0.28	0.45[3]
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO	0.35	0.35

CALCULATE MAXIMUM NUMBER OF DWELLING UNITS (NOT APPLICABLE)

ZONING DATA:

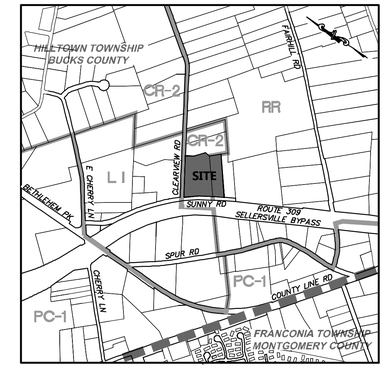
ZONED: CR2 - COUNTRY RESIDENTIAL 2, RR - RURAL RESIDENTIAL
EXISTING USE: C-1 PLACE OF WORSHIP (PERMITTED IN BOTH DISTRICTS)

	REQUIRED[1]	EXISTING	PROPOSED
MIN. OPEN SPACE RATIO	-	-	-
MAX. DENSITY	-	-	-
MAX. IMPERV. SURFACE (SITE)	0.35	0.28	0.45[3]
MIN. SITE AREA	2 AC.	4.507 AC.	4.507 AC.
MIN. LOT AREA	2 AC.	4.507 AC.	4.507 AC.
MAX. IMPERV. SURFACE (LOT)	0.35	0.28	0.45[3]
MAX. HEIGHT	35 FT.[5]	≤35 FT.	≤35 FT.
MIN. LOT WIDTH (@ BLDG. LINE)	150 FT.	437 FT.	437 FT.
MIN. YARDS			
FRONT	50 FT.	67.8 FT.	61.0 FT.
SIDE	30 FT.[4]	18.0 FT.[2]	18.0 FT.[2]
REAR	75 FT.	186.6 FT.	186.6 FT.

[1] AREA AND DIMENSIONAL REQUIREMENTS ARE THE SAME FOR BOTH THE CR-2 AND RR DISTRICTS
[2] EXISTING NONCONFORMITY
[3] VARIANCE REQUIRED
[4] PER Z.O. §160-27
[5] EXCLUDES CHURCH SPIRES

OWNER/APPLICANT:

ST. PHILIP'S ORTHODOX CHURCH
1970 CLEARVIEW RD
SOUDERTON, PA 18964-1020



LOCATION MAP
SCALE: 1" = 800'

GRAPHIC SCALE
0 400 800 1600
1 INCH = 800 FT

LEGEND

- ADJOINER BOUNDARY LINE
- TRACT BOUNDARY LINE
- ULTIMATE RIGHT OF WAY
- EXISTING EDGE OF FOREST
- AbA SOIL BOUNDARY LINE
- EXISTING CONTOUR LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- REQUIRED BUFFER
- ZONING DISTRICT BOUNDARY LINE

ANTICIPATED VARIANCES:

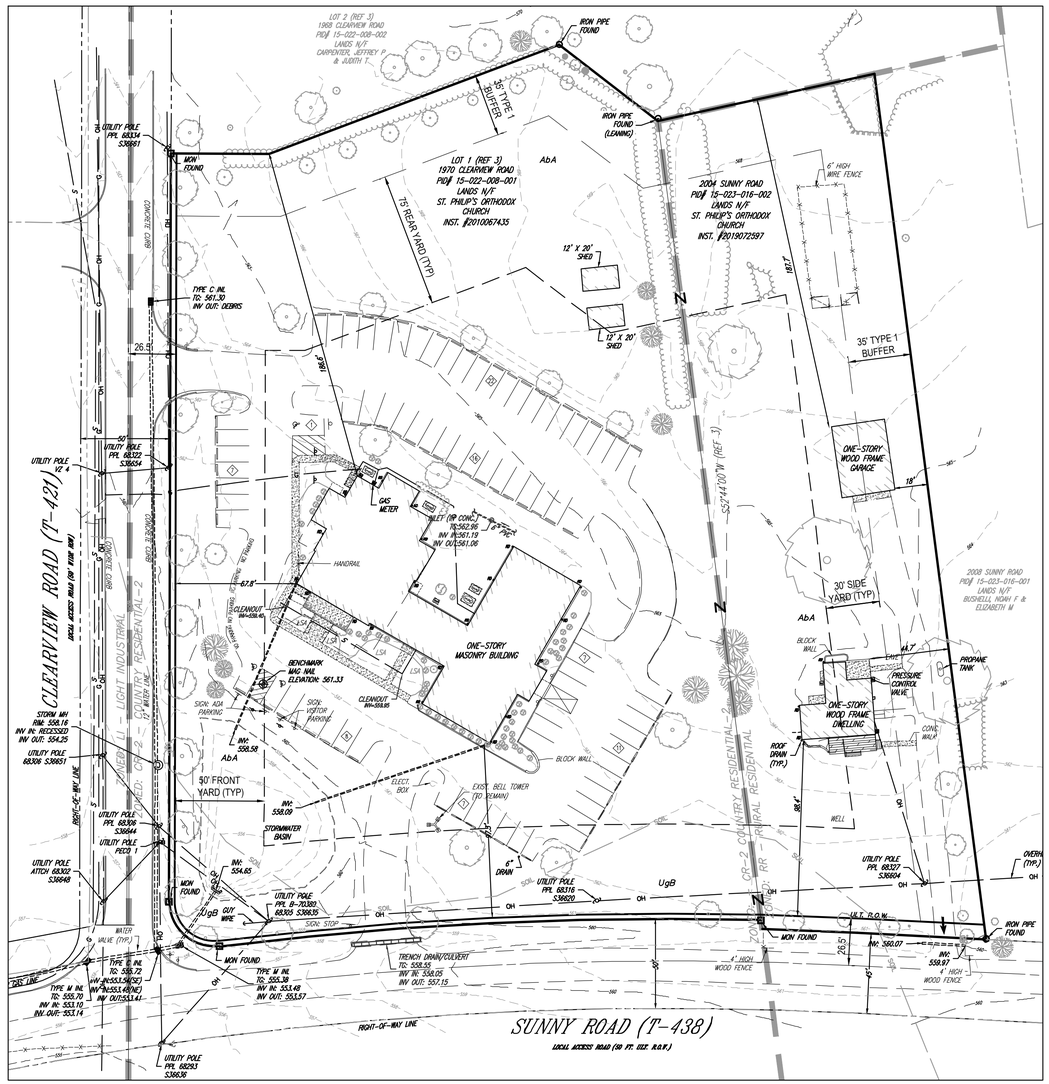
1. §160-23.C.(1)(a) REQUIRING ACCESS TO BE TO A COLLECTOR OR ARTERIAL STREET. (EXISTING NON CONFORMITY FOR TMP 15-22-8-1, BUT MAY BE NECESSARY DUE TO LOT CONSOLIDATION AND INCLUSION OF TMP 15-23-16-2)
2. §160-23.C.(1)(d)[1] REQUIRING ONE PARKING SPACE FOR EACH 40 SF OF GROSS FLOOR AREA USED OR INTENDED TO BE USED FOR SERVICE OF PATRONS, GUESTS OR MEMBERS.
3. §160-23.C.(1)(d)[2] REQUIRING ALL PARKING TO BE LOCATED TO THE SIDE OR REAR OF THE STRUCTURE.
4. §160-25.B.2. AND HI2020-160c TABLE OF PERFORMANCE STANDARDS.
   4.1. PERMITTING A MAXIMUM IMPERVIOUS SURFACE RATIO OF 0.35 IN BOTH THE RR AND CR-2 DISTRICTS.
5. §160-33.A.(2) REQUIRING NO PARKING OR STRUCTURES IN A BUFFER YARD.
6. §160-106. REQUIRING AN APPLICANT TO OBTAIN ALL PERMITS WITHIN TWELVE MONTHS OF THE DATE OF THE (ZONING HEARING) BOARD'S ORDER.

ANTICIPATED WAIVERS:

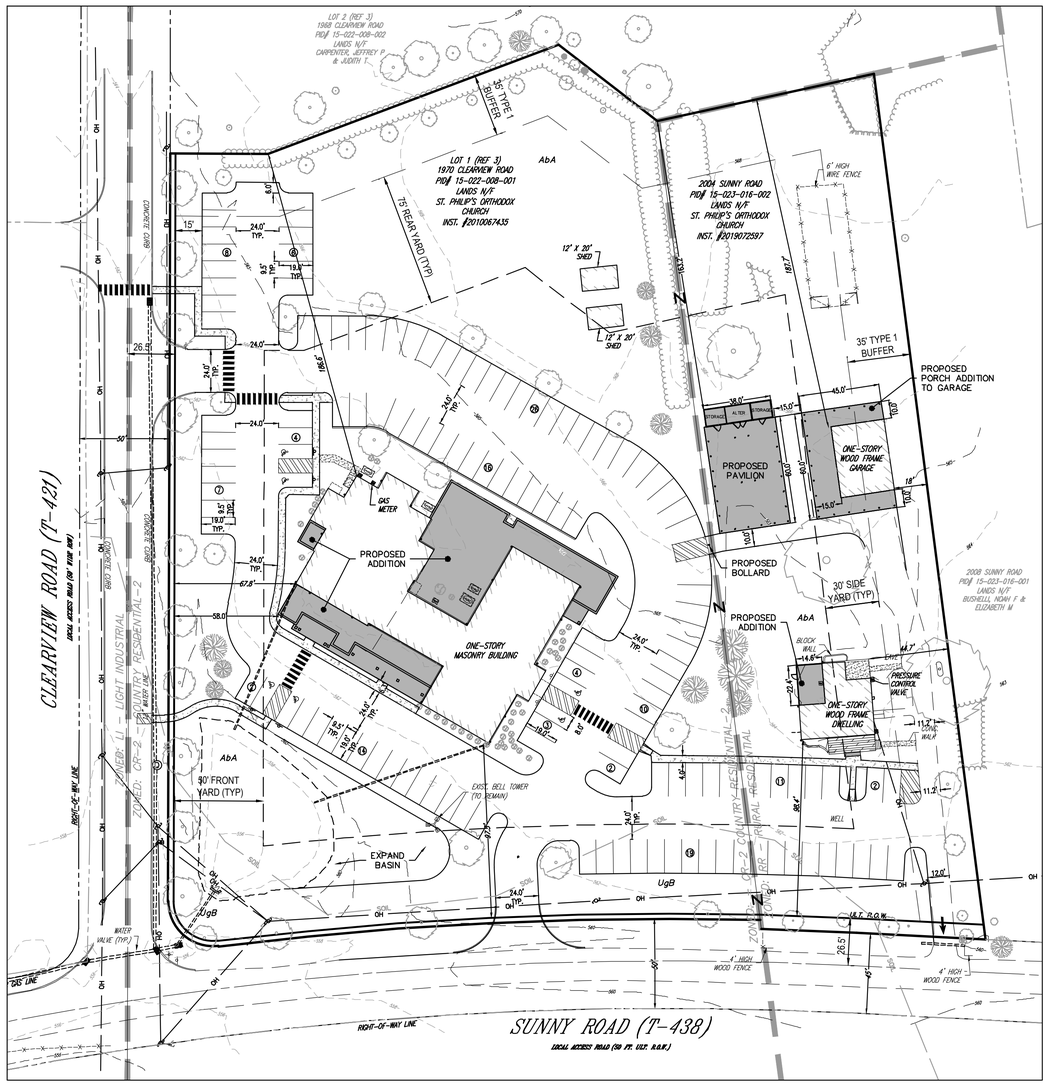
1. §140-36.A. REQUIRING SIDEWALKS ALONG EXISTING STREETS.
2. §140-45.F.(4) REQUIRING A DRIVEWAY WIDTH OF 26 FEET ALONG NONRESIDENTIAL BUILDINGS.
3. §140-45.D.(3) REQUIRING PARKING LOTS SHALL BE DIVIDED INTO SECTIONS OF NOT MORE THAN 20 CARS EACH, WITH SECTIONS SEPARATED BY PLANTING STRIPS A MINIMUM OF 10 FEET WIDE.
4. §140-45.G.(4) REQUIRING 20 FEET OF OPEN SPACE BETWEEN A BUILDING AND PARKING SPACE.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHY AND EXISTING SITE FEATURES TAKEN FROM PLAN BY OTHERS.
2. SOILS TAKEN FROM NRCS WEBSITE.
3. THIS SITE LIES OUTSIDE THE 100 YEAR FLOODPLAIN ELEVATION PER THE FEMA'S FLOOD INSURANCE RATE MAPS AS SHOWN ON PANEL 276 (EFFECTIVE DATE: MAY 18, 1999) OF 532.
4. PURSUANT TO NATIONAL WETLANDS INVENTORY (NWI) MAPPING, THIS SITE DOES NOT CONTAIN REGULATED WATERS NOR WETLANDS.
5. THIS PLAN ANTICIPATES THE CONSOLIDATION OF TMP'S 15-022-008-001 AND 15-023-016-002.



EXISTING CONDITIONS



PROPOSED LAYOUT

Van Cleef ENGINEERING WITH FOCUS

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

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. _____

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

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT

PLAN NOTATION

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

Van Cleef ENGINEERING WITH FOCUS

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

SKETCH PLAN

FOR

ST. PHILIP'S ORTHODOX CHURCH

DATE:	FEBRUARY 20, 2026
SCALE:	1"=40'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	25-03-HLL

TMP'S: 15-022-008-001, 15-023-016-002

HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

01 of 03

F:\pk4flx\2025\2503HLL\DWG\SKETCH\SKETCH Basic2-2503HLL.dwg - small 2/20/2026 1:03:58 PM

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

Michael A. Roedig
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: March 26, 2026

Subject: BCPC #8871-B
Preliminary Plan for Curley Mill Road Subdivision
TMP #26-3-4
Applicant: William Dudeck & Kristin Duffy
Owners: Same
Plan Dated: February 19, 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: Subdivide an existing lot of 6.841 acres into two lots of 4.959 acres (Lot 1) and 1.881 acres (Lot 2). An existing single-family dwelling on Lot 1 is proposed to remain. A new single-family dwelling is proposed for Lot 2. Five separate natural resources conservation easements are proposed across the two proposed lots, ranging from 0.153 acres to 2.142 acres. The parcels are to be served by individual on-lot water and sewerage.

Location: Along the northwest side of Curley Mill Road, approximately 300 feet southwest of its intersection with Limekiln Pike (SR 152).

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

Present Use: Residential

COMMENTS

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

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

Section 22-705.3.A.
from the requirement for road widening, curb, and sidewalk along Curley Mill Road and Limekiln Pike; the application indicates this is to maintain the rural character of the area

The final plan should note all granted waivers.

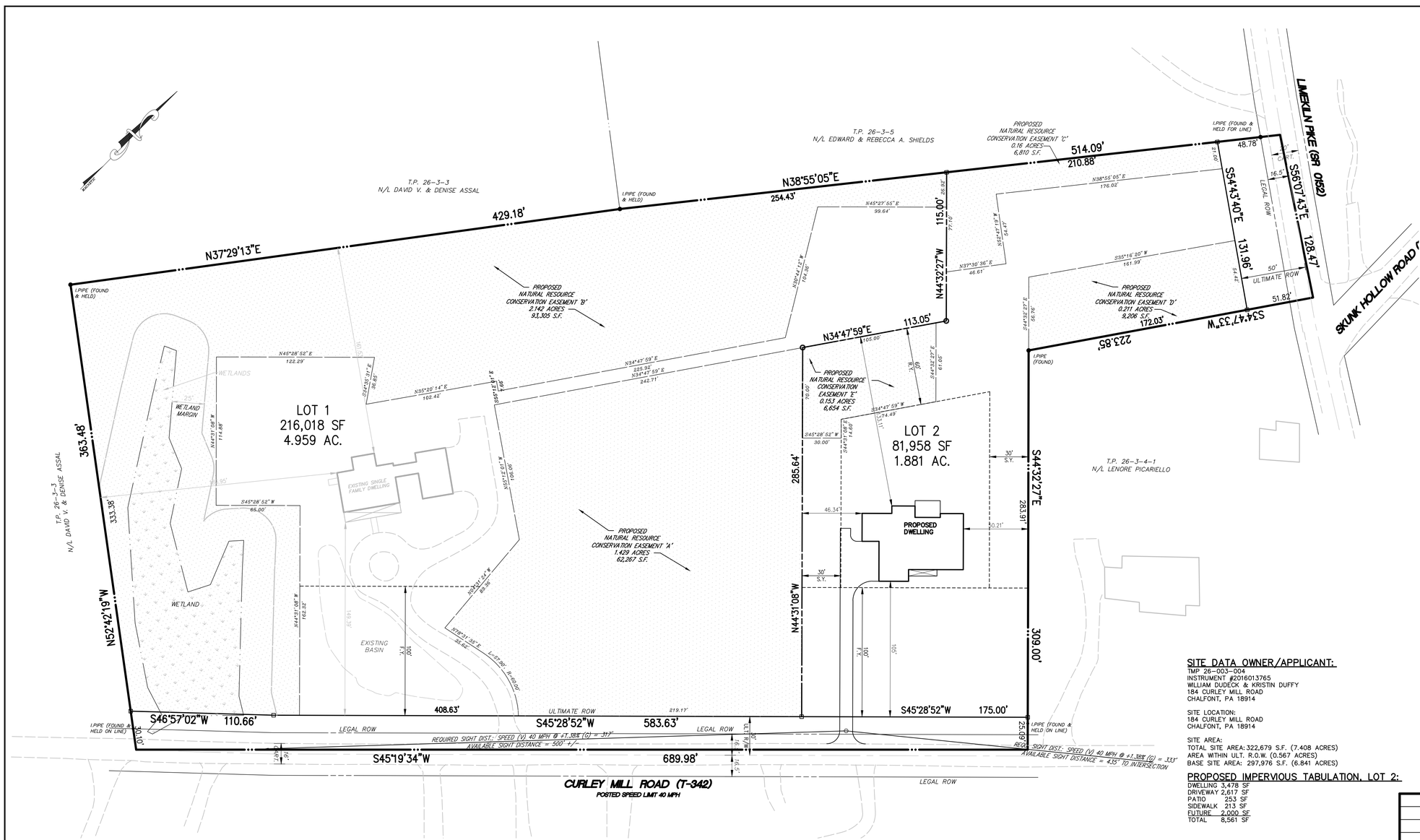
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

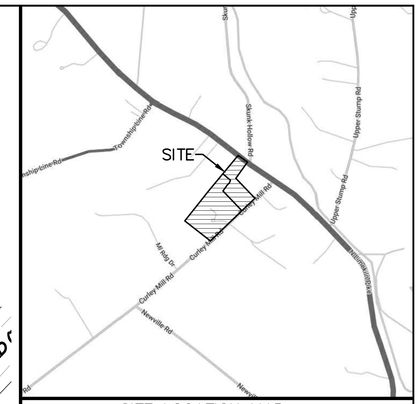
This review will be included in the Bucks County Planning Commission board materials for the May 6, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JWS:emh

cc: William Dudeck & Kristin Duffy (via email)
Rodney Thornton, Taylor Wiseman & Taylor (via email)
Craig Kennard, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Dan Fox, Township Manager (via email)





SITE LOCATION MAP
SCALE: 1"=800'

SHEET TABULATION	
SHEET #	DESCRIPTION
1 OF 7	RECORD PLAN
2 OF 7	AERIAL PLAN
3 OF 7	EXISTING FEATURES PLAN
4 OF 7	NATURAL RESOURCES PLAN
5 OF 7	GRADING & LANDSCAPING PLAN
6 OF 7	EROSION CONTROL PLAN
7 OF 7	EROSION CONTROL DETAILS

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. – PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

NOTES:

1. THIS APPLICATION PROPOSES THE CREATION OF ONE NEW BUILDING LOT AND CONSTRUCTION OF ONE SINGLE FAMILY DETACHED DWELLING ON THE NEWLY CREATED LOT.
2. BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES TAKEN FROM THE SITE PLANS PREPARED FOR WILLIAM DUDECK AND KRISTIN DUFFY, LAST REVISED JULY 31, 2017 AND AS-BUILT PLAN FOR WILLIAM DUDECK AND KRISTIN DUFFY DATED 10/12/2018 AND LAST REVISED 11/1/2018.
3. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH (NAD 83)
4. THERE ARE NO 100 YEAR FLOODPLAINS ON THE SUBJECT PARCEL AS VERIFIED BY FLOOD INSURANCE RATE MAP #42017C0187J, EFFECTIVE DATE MARCH 16, 2015.
5. REFER TO ABOVE REFERENCED SITE PLAN FOR WETLANDS DELINEATION AND LOCATION.
6. THE PROJECT'S RECEIVING WATERCOURSE IS UNNAMED TRIBUTARY TO NORTH BRANCH NESHAMINY CREEK, HAVING A CHAPTER 93 STREAM CLASSIFICATION OF TSF, CONTRIBUTING TO THE NESHAMINY CREEK.
7. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO STANDARDS AND SPECIFICATIONS AS ESTABLISHED BY NEW BRITAIN TOWNSHIP AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (FORM 408).
8. ALL UTILITIES WILL BE INSTALLED UNDERGROUND (INCLUDING MAINS AND SERVICE LINES) IN ACCORDANCE WITH PREVAILING STANDARDS AND SPECIFICATIONS OF THE UTILITY INVOLVED.
9. ⊡ – INDICATES CONCRETE MONUMENT TO BE SET. ALL OTHER UNMONUMENTED CORNERS ARE TO BE SET WITH IRON PINS.
10. SCHLOSSER AND CLAUSS DOES NOT GUARANTEE THE VERTICAL OR HORIZONTAL LOCATION FOR THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR MUST VERIFY THE LOCATION OF ON-SITE UNDERGROUND UTILITIES IN THE AREAS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING ANY EXCAVATION.
11. THE PROPOSED DWELLING SHALL BE SERVED BY ON-LOT SEPTIC AND WATER.
12. SEPTIC SYSTEM TESTING COMPLETED BY VW CONSULTANTS, LLC IN NOVEMBER 2022.
13. WHERE A 10 FOOT HORIZONTAL SEPARATION OF THE WATER LINE FROM THE SANITARY SEWER LINE CANNOT BE MAINTAINED, THE UTILITIES WILL BE VERTICALLY SEPARATED A MINIMUM OF 18 INCHES AND CONSTRUCTED IN SEPARATE TRENCHES UNLESS INSTALLATION IS IN ACCORDANCE WITH "THE INTERNATIONAL PLUMBING CODE."
14. ALL O.S.H.A. REQUIREMENTS SHALL BE FOLLOWED DURING THE INSTALLATION OF PIPES WITHIN TRENCHES.
15. PROPOSED GRADING SHALL NOT BE MORE THAN 3:1 SLOPE.
16. ALL LAND CLEARING DEBRIS AND CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE; NO OPEN BURNING OF THESE IS PERMITTED.
17. ALL LAWN AREAS SHALL HAVE 8" OF TOPSOIL MINIMUM.
18. STREET ADDRESS NUMBERS SHALL BE PROVIDED ON THE BUILDING AS DIRECTED BY THE FIRE MARSHAL.
19. PARKING SHALL BE RESTRICTED TO THE DRIVEWAYS PAVED AREA AND THE GARAGES.
20. THERE ARE NO HAZARDOUS USES PROPOSED WITH THIS DEVELOPMENT.
21. THE HOME OWNERS ARE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES ON-SITE. IN THE EVENT THE OWNER FAILS TO HONOR THOSE RESPONSIBILITIES SET FORTH HEREIN, THE OWNER/APPLICANT HEREBY GRANTS NEW BRITAIN TOWNSHIP A BLANKET ACCESS EASEMENT FOR THE EXPRESSED RIGHT OF ENTRY UPON THE AREA OF SUCH FACILITIES TO UNDERTAKE ANY REQUIRED CORRECTIVE OR MAINTENANCE EFFORTS. THE TOTAL COST OF SUCH, INCLUDING ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR ENFORCEMENT, MAY BE IMPOSED UPON THE OWNER AS DETERMINED BY NEW BRITAIN TOWNSHIP.
22. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE SWALE WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
23. ALL DISTURBED TOPSOIL ON SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL FROM A SITE IS ALLOWED UNLESS APPROVED BY NEW BRITAIN TOWNSHIP.
24. THE AREA WITHIN THE ULTIMATE RIGHT-OF-WAY OF CURLEY MILL ROAD AND LIMEKILN PIKE IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF DEDICATION.

REQUESTED WAIVERS:

1) SECTION 22-705.3.A: A WAIVER IS REQUESTED FOR ROAD WIDENING, CURB AND SIDEWALK ALONG CURLEY MILL ROAD AND LIMEKILN PIKE TO MAINTAIN THE RURAL CHARACTER OF THE AREA.

SITE DATA OWNER/APPLICANT:

TMP 26-003-004
INSTRUMENT #2016013765
WILLIAM DUDECK & KRISTIN DUFFY
184 CURLEY MILL ROAD
CHALFONT, PA 18914

SITE LOCATION:
184 CURLEY MILL ROAD
CHALFONT, PA 18914

SITE AREA:
TOTAL SITE AREA: 322,679 S.F. (7.408 ACRES)
AREA WITHIN ULT. R.O.W. (0.567 ACRES)
BASE SITE AREA: 297,976 S.F. (6.841 ACRES)

PROPOSED IMPERVIOUS TABULATION, LOT 2:

DWELLING	3,478 SF
DRIVEWAY	2,617 SF
PATIO	253 SF
SIDEWALK	213 SF
FUTURE	2,000 SF
TOTAL	8,561 SF

ZONING DATA

ZONED: WS – WATERSHED DISTRICT
USE: B1 – SINGLE FAMILY DETACHED DWELLING
BASE SIGHT AREA (BSA) = 6.841 AC.

	REQUIRED	SITE	LOT 1	PROPOSED LOT 2
MIN. LOT AREA	80,000 S.F.	–	216,018 S.F.	81,958 S.F.
MIN. LOT WIDTH (@ REQ'D BSBL)	175 FT.	–	534 FT.	175 FT.
MIN. YARDS				
FRONT	100 FT.	–	149.4 FT.	105. FT.
SIDE	30 FT.	–	183.95 FT.	46.34 FT.
REAR	60 FT.	–	161.53 FT.	133.11 FT.
MIN. BLDG. ENVELOPE	10,000 S.F.	–	32,000 S.F.	16,330 S.F.
MIN. BLDG. COV. PER LOT	5%	–	1.4%	4.3%
MIN. BLDG. COV. FOR SITE MAX. IMPERV. SURFACE	8%	2.2%		
PER LOT (BY APPLICANT)	10% BSA	–	4.31%	8.01%
PER LOT (BY LOT OWNER)	12% BSA	–	≤12%	≤12%
MAX. IMPERV. FOR SITE	12% BSA	5.2%		
MAX. BLDG. HEIGHT	35 FT.	–	≤ 35 FT.	≤ 35 FT.

ENGINEER CERTIFICATION

I, _____, 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.

_____
KIRK W. CLAUSS, PE

APPLICANT ACKNOWLEDGMENT

ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT.

_____ APPLICANT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUCKS

ON THIS _____ DAY OF _____ A.D., 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED WILLIAM DUDECK & KRISTIN DUFFY, KNOWN TO ME (OR SATISFACTORILY PROVED) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT THEY DESIRE THE FOREGOING PLAN BE DULY RECORDED.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
(SEAL)

WE HEREBY CERTIFY THAT WE, WILLIAM DUDECK & KRISTIN DUFFY, ARE THE REGISTERED OWNERS OF THE LAND HEREIN DEVELOPED AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

_____
OWNER: WILLIAM DUDECK

_____
OWNER: KRISTIN DUFFY

APPROVED BY THE SUPERVISORS OF NEW BRITAIN TOWNSHIP THIS ___ DAY OF _____, 20__.

_____ _____
_____ _____
_____

APPROVED BY THE PLANNING COMMISSION OF NEW BRITAIN TOWNSHIP THIS ___ DAY OF _____, 20__.

_____ CHAIRMAN

REVIEWED BY THE TOWNSHIP ENGINEER.

_____ _____

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

BY_____
RECORDER OF DEEDS

REV.	DATE	DESCRIPTION	BY

RECORD PLAN

CURLEY MILL ROAD

SITUATE:
NEW BRITAIN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
NOW PART OF TAYLOR WISEMAN & TAYLOR
EFFECTIVE JULY 1, 2025
21 E. Lincoln Ave., Suite 200, Hatfield, Pennsylvania 19440
Ph: 215-855-3000 | Fax: 215-855-3300 | www.schlosserandclauss.com

Taylor Wiseman & Taylor
ENGINEERS SURVEYORS SCIENTISTS
SUBSURFACE UTILITY ENGINEERING
2 Valley Square, Suite 100, Blue Bell, Pennsylvania 19422
Ph: 267-956-1020 | Fax: 267-956-1019 | www.taylorwiseman.com

A WET INKED PROFESSIONAL SEAL MUST BE CLEARLY VISIBLE ON THIS PLAN FOR IT TO BE CONSIDERED OFFICIAL FOR RECORDING OR CONSTRUCTION.

SCALE: 1"= 40'
0 40 80

DRAWN BY: RDT	DATE: 02-19-2026
CHECKED BY: KWC	DWG NO: 24063
JOB NO: 07718.1000	SHEET 1 OF 7

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

From: Staff of the Bucks County Planning Commission

Date: April 15, 2026

Subject: BCPC #13173
Preliminary Plan of Minor Subdivision for 454 New Galena Road
TMP #26-1-73
Applicant: Richard Blake & Eileen Calvitti
Owner: Same
Plan Dated: February 5, 2026
Date Received: March 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 15.73-acre lot into two single-family detached residential lots. Lot 1 (9.91 acres) contains an existing dwelling, barn, and pole barn, all of which are proposed to remain, while a new dwelling is proposed on Lot 2 (4.21 acres). A rain garden is also proposed for Lot 2. Each lot will be served by on-lot water and public sewerage.

Location: Along the northwest side of New Galena Road at its intersection with Sellersville Road.

Zoning: The SR-2 Suburban Residential District permits Use B1 Single-family detached dwellings on lots of at least 2 acres in size with minimum lot widths of 200 feet. Minimum front, side, and rear yard requirements are 50, 25, and 75 feet, respectively.

The plan indicates an existing nonconformity with respect to the minimum front yard setback for proposed Lot 1.

Present Use: Residential

COMMENTS

1. **Park and recreation land**—Section 22-715.2.C.(1) of the subdivision and land development ordinance (SALDO) requires that 2,500 square feet of land per new dwelling unit be dedicated to the township

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

for park and recreation uses in all subdivisions. The plan does not indicate whether this provision has been satisfied either through direct dedication or fee-in-lieu.

2. **Rain garden maintenance**—The applicant has proposed a rain garden on Lot 2. We recommend that the applicant provide a manual to the township and to the relevant property owner detailing all required maintenance for the stormwater management facility. This will help to ensure the long-term maintenance and performance of the stormwater facility and make the homeowner aware of their responsibilities for regular maintenance and repair of the facilities.

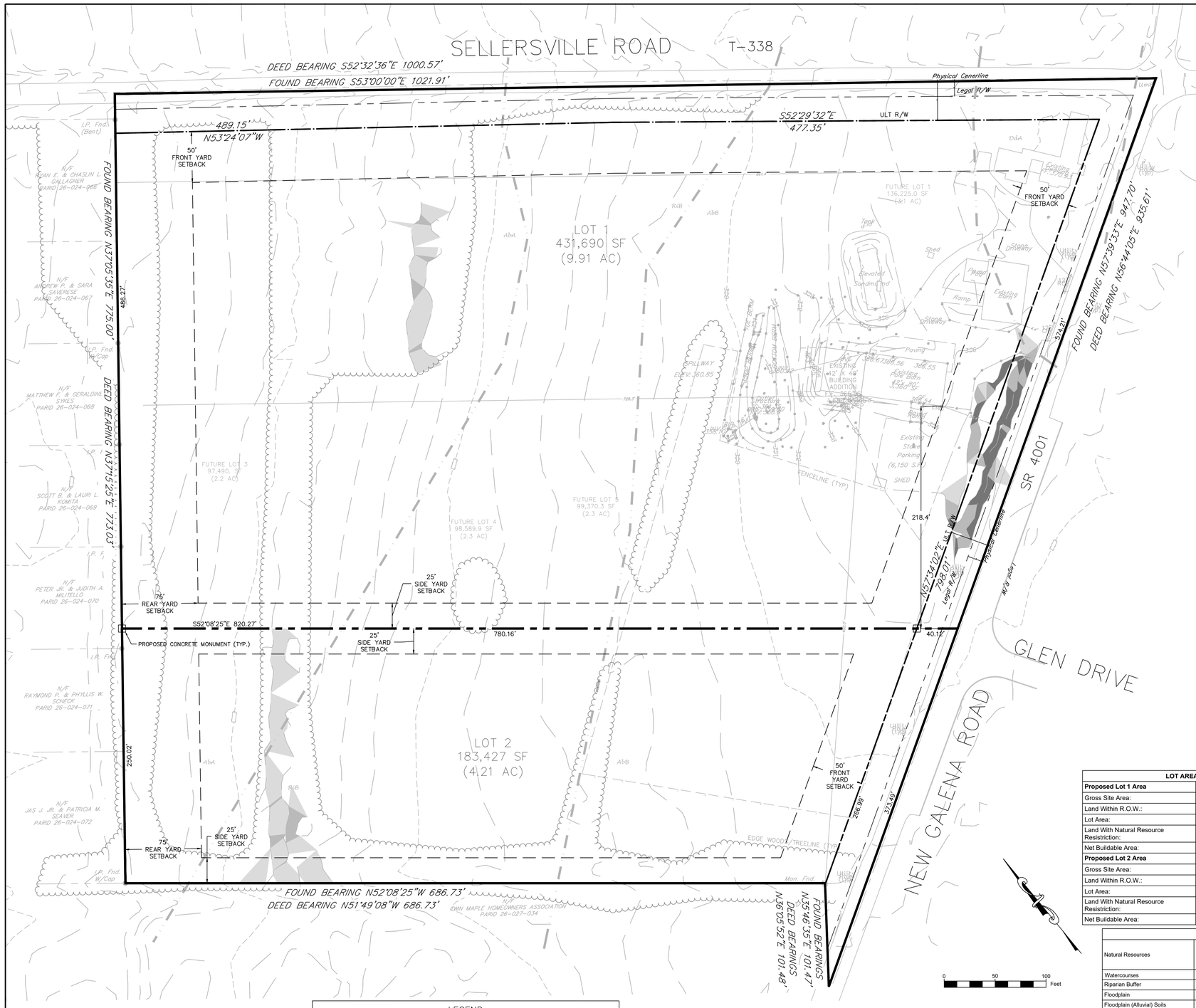
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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.

JWS:emh
26-0067

cc: Richard Blake & Eileen Calvitti (via email)
Robert Cunningham, PE, Holmes Cunningham LLC (via email)
Craig Kennard, PE, Gilmore & Associates, Township Engineer (via email)
Dan Fox, Township Manager (via email)



NOTES:
1. BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 26-001-073. CONTAINING 15.7314 ACRES OF LAND MORE OR LESS.
2. SUBJECT PROPERTY IS WITHIN SR-2 – SUBURBAN RESIDENTIAL DISTRICT.
3. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM. A PA ONE CALL SHALL BE COMPLETED BEFORE CONSTRUCTION, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (1-800-242-1776).
4. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY MAP NO. 42017C0286K, EFFECTIVE DATE 3/21/2017.
5. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
6. DEED BOUNDARY INFORMATION IS TAKEN FROM A PLANSET TITLED "OVERALL SITE PLAN" PREPARED BY MARK G. HINTENLANG, P.E. DATED 11/21/11 LAST REVISED 6/12/12. SURVEY INFORMATION IS TAKEN FROM A SURVEY TILED "AS-BUILT SURVEY" BY DENNS M. LITZENBERGER, AND A PARTIAL FIELD SURVEY PERFORMED BY BRIAN K. PATTERSON, PLS ON DECEMBER 15, 2023.

LEGEND

PROPERTY LINE	STEEP SLOPES 8-15%
PROPOSED BUILDING SETBACK	STEEP SLOPES 15-25%
PROPOSED PROPERTY LINE	STEEP SLOPES 25%+
RIGHT-OF-WAY	
101 EXISTING CONTOUR	
SOILS	
AbB SOILS TEXT	

ACT 187 AS AMENDED

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

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

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

OWNER/APPLICANT:

RICHARD, BLAKE, & EILEEN CALVITTI
454 NEW GALENA ROAD
CHALFONT, PA 18914

LOT AREA CALCULATIONS

Proposed Lot 1 Area	**SF**	**Acres**
Gross Site Area:	489,824	11.24
Land Within R.O.W.:	58,134	1.33
Lot Area:	431,690	9.91
Land With Natural Resource Resistriction:	72,745	1.67
Net Buildable Area:	358,945	8.24
Proposed Lot 2 Area	**SF**	**Acres**
Gross Site Area:	195,438	4.49
Land Within R.O.W.:	12,011	0.28
Lot Area:	183,427	4.21
Land With Natural Resource Resistriction:	40,075	0.92
Net Buildable Area:	143,352	3.29

RESOURCE PROTECTION CALCULATIONS

Natural Resources	Protection Ratio	Acres of Land in Resources (Ac.) Lot 1	Required Resource Protection Land (Ac.) Lot 1	Proposed Resource Protection Land (Ac.) Lot 1	Acres of Land in Resources (Ac.) Lot 2	Required Resource Protection Land (Ac.) Lot 2	Proposed Resource Protection Land (Ac.) Lot 2
Watercourses	100%	0.00	N/A	0.00	0.00	N/A	0.00
Riparian Buffer	100%	0.00	N/A	0.00	0.00	N/A	0.00
Floodplain	100%	0.00	N/A	0.00	0.00	N/A	0.00
Floodplain (Alluvial) Soils	100%	0.00	N/A	0.00	0.00	N/A	0.00
Wetlands	100%	0.00	N/A	0.00	0.00	N/A	0.00
Lakes and Ponds	100%	0.00	N/A	0.00	0.00	N/A	0.00
Wetlands Margins (25 FT to wetland)	80%	0.00	N/A	0.00	0.00	N/A	0.00
Woodlands (CR,WS,SR-1,SR-2,RR)	80%	1.92	1.54	1.92	1.05	0.84	1.05
Steep Slopes 8-15%	60%	0.09	0.05	0.09	0.13	0.08	0.13
Steep Slopes 15-25%	70%	0.05	0.03	0.05	0.01	0.01	0.01
Steep Slopes 25%+	85%	0.05	0.04	0.05	0.00	N/A	0.00
Total Land with Resource Resistrictions		2.11		1.19			
Total Land with 1.00 Protection Ratio		0.00		0.00			
Total Resource Protection Land Required		1.67		0.92			
Total Resource Protection Land Provided		2.11		1.19			

TOWNSHIP ENGINEER ACKNOWLEDGEMENT

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

ENGINEER: _____

PLANNING COMMISSION ACKNOWLEDGEMENT

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



LOCATION MAP
REF: BING MAPS SCALE: 1"=1000'

OWNER SIGNATURE BLOCK & ACKNOWLEDGEMENT

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

BY: _____
NAME: _____
TITLE: _____

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

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

_____ _____
SEAL NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

ENGINEER'S CERTIFICATION

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

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

CERTIFICATION OF ACCURACY

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

_____ _____
BRIAN K. PATTERSON, PLS DATE

RECORDER OF DEEDS ACKNOWLEDGEMENT

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

_____
BUCKS COUNTY RECORDER OF DEEDS

BOARD OF SUPERVISORS ACKNOWLEDGEMENT

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

_____ _____
_____ _____
_____

OWNER CERTIFICATION FOR STORMWATER BMP'S

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

_____

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

REVISIONS

Date	Description

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

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

454 NEW GALENA ROAD

PARCEL: 26-001-073
BUCKS COUNTY, PA
NEW BRITAIN TOWNSHIP,

SUBDIVISION PLAN

ROBERT THOMAS CUNNINGHAM — REGISTERED PROFESSIONAL — ENGINEER — PA LIC. NO. PA076424

Robert T. Cunningham, P.E.
PA Lic. No. PA076424

File No.
2183_C1.0 Subdivision.dwg

HCE Job	Date	Scale	Designed	Sheet
2183	02/05/26	1"=50'	RC	1 of 6

Drawing No.
C1.0

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: New Hope Borough Council
New Hope Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 27, 2026

Subject: BCPC #5484-B
Sketch Plan of Subdivision for Joseph Stanley Park
TMP #27-6-64
Applicant: 181 West Bridge Street, LLC
Owner: Same
Plan Dated: February 3, 2026
Date Received: February 16, 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 4.26-acre site into 18 lots and construct 18 dwelling units consisting of 7 two-family dwellings (14 dwelling units) and 4 single-family detached dwellings. As part of the project, the historic Cintra Mansion is to be reconstructed as a two-family dwelling, and the existing residential barn will be renovated for use as a two-family dwelling. Both actions are required by the borough, with design oversight provided by the borough and the Historic Architectural Review Board. Public water and sewer serve the site.

Location: The southern side of West Bridge Street (Route 179), between both Kiltie Drive accesses on West Bridge Street.

Zoning: The RB Borough Residential District permits single-family detached dwellings by right on a minimum lot area of 6,500 square feet with a minimum lot width of 60 feet, minimum front yard of 25 feet, minimum rear yard of 35 feet, and minimum side yards of 12 feet. Two-family dwellings are permitted by right on a minimum lot area of 6,500 square feet with a minimum lot width of 60 feet, minimum front yard of 25 feet, minimum rear yard of 40 feet, and minimum side yards of 10 feet.

Present Use: Vacant

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

COMMENTS

1. **Anticipated zoning ordinance relief**—The sketch plan indicates that variances will be needed from Section 275-29.C.(1)f.[1] of the zoning ordinance to allow a front yard setback less than the required 25 feet on the corner lots. We recommend that no formal action be taken on this application until all zoning issues have been resolved.

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

   Section 5.09.C.
   to allow the width of the local street to be 18 feet in lieu of the required 20 feet

   Section 5.10.E.
   to allow a horizontal curve of 45 feet in lieu of the required 100 feet

   Section 5.02.C.
   to allow the loop street intersection distance to be 200 feet in lieu of the required 500 feet

   Section 5.13.C.
   to allow the primary street intersection spacing to be 110 feet in lieu of the required 300 feet

   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. **Lot width**—Section 275-29.C.(1)(d) of the zoning ordinance requires the minimum lot width at the street line to be 60 feet. The lot width of Lot 8 is 29.25 feet.

4. **Clear sight triangle**—The plan should indicate compliance with Section 275-39 of the zoning ordinance, which requires a clear sight triangle of 25 feet where driveways intersect streets.

5. **Center median**—We recommend installing a center median along West Bridge Street to discourage left-out turning movements from the eastern right-out-only access.

6. **Driveway sight distance**—We recommend that the applicant verify that there is sufficient sight distance at both access points for all permitted uses.

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

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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
26-0047

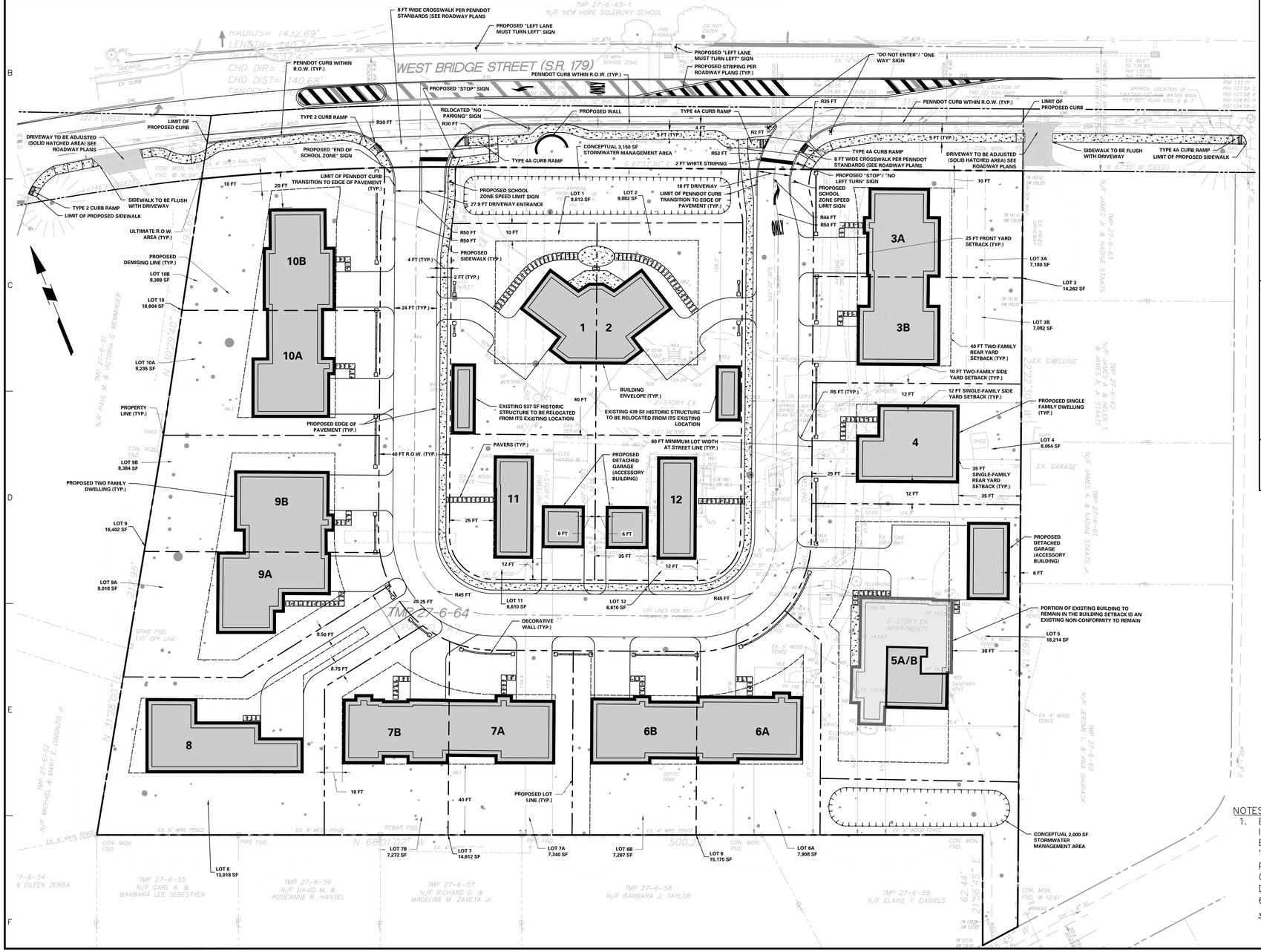
cc: Ralph C. Fey, AIA, 181 West Bridge Street, LLC (via email)
Greg Frederick, Ralph C. Fey, AIA Architects (via email)
Luke Teller, PE, Langan Engineering and Environmental Services, LLC (via email)
Robert Gundlach, Fox Rothschild (via email)
Jessica Rice, Fox Rothschild (via email)
Michele Fountain, PE, ARRO Consulting, Borough Engineer (via email)
Peter Gray, Borough Manager (via email)
Lisa Littlefield, Borough Zoning Officer (via email)

Proposed Lot Summary Table

Item	Area (SF)	Area (Ac)	Lot Coverage
Existing Overall			
Tract Area - Overall	247,457	5.681	N/A
R.O.W. Area	61,697	1.416	N/A
Net Tract Area - Overall	185,760	4.264	N/A
Proposed Dwelling Density	4.22	per acre	N/A
Lot 1	Dwelling Units: 1		
Lot Area	9,813	0.225	
Area Per Dwelling Unit	9,813		
Impervious Area	3,769	0.087	38.4%
Building Area	2,140	0.049	21.8%
Lot 2	Dwelling Units: 1		
Lot Area	9,882	0.227	
Area Per Dwelling Unit	9,882		
Impervious Area	3,710	0.085	37.5%
Building Area	2,070	0.048	20.9%
Lot 3	Dwelling Units: 2		
Lot Area	14,262	0.327	
Area Per Dwelling Unit	7,131		
Impervious Area	5,506	0.126	38.6%
Building Area	4,230	0.097	29.7%
Lot 3A	Dwelling Units: 1		
Lot Area	7,180	0.165	
Area Per Dwelling Unit	7,180		
Impervious Area	2,796	0.064	38.9%
Building Area	2,120	0.049	29.5%
Lot 3B	Dwelling Units: 1		
Lot Area	7,082	0.163	
Area Per Dwelling Unit	7,082		
Impervious Area	2,710	0.062	38.3%
Building Area	2,110	0.048	29.8%
Lot 4	Dwelling Units: 1		
Lot Area	8,054	0.185	
Area Per Dwelling Unit	8,054		
Impervious Area	2,886	0.066	35.8%
Building Area	2,275	0.052	28.2%
Lot 5A/B	Dwelling Units: 2		
Lot Area	18,214	0.418	
Area Per Dwelling Unit	9,107		
Impervious Area	7,280	0.167	40.0%
Building Area	4,765	0.109	26.2%
Lot 6	Dwelling Units: 2		
Lot Area	15,175	0.348	
Area Per Dwelling Unit	7,588		
Impervious Area	5,575	0.128	36.7%
Building Area	4,400	0.101	29.0%
Lot 6A	Dwelling Units: 1		
Lot Area	7,908	0.182	
Area Per Dwelling Unit	7,908		
Impervious Area	2,875	0.066	36.4%
Building Area	2,300	0.053	29.1%
Lot 6B	Dwelling Units: 1		
Lot Area	7,267	0.167	
Area Per Dwelling Unit	7,267		
Impervious Area	2,700	0.062	37.2%
Building Area	2,100	0.048	28.9%
Lot 7	Dwelling Units: 2		
Lot Area	14,518	0.333	
Area Per Dwelling Unit	7,259		
Impervious Area	5,600	0.129	38.6%
Building Area	4,280	0.098	29.5%
Lot 7A	Dwelling Units: 1		
Lot Area	7,340	0.169	
Area Per Dwelling Unit	7,340		
Impervious Area	2,715	0.062	37.0%
Building Area	2,100	0.048	28.6%
Lot 7B	Dwelling Units: 1		
Lot Area	7,272	0.167	
Area Per Dwelling Unit	7,272		
Impervious Area	2,885	0.066	39.7%
Building Area	2,180	0.050	30.0%
Lot 8	Dwelling Units: 1		
Lot Area	13,018	0.299	
Area Per Dwelling Unit	13,018		
Impervious Area	4,445	0.102	34.1%
Building Area	2,745	0.063	21.1%
Lot 9	Dwelling Units: 2		
Lot Area	16,402	0.377	
Area Per Dwelling Unit	8,201		
Impervious Area	6,225	0.143	38.0%
Building Area	4,915	0.113	30.0%
Lot 9A	Dwelling Units: 1		
Lot Area	8,018	0.184	
Area Per Dwelling Unit	8,018		
Impervious Area	3,070	0.070	38.3%
Building Area	2,400	0.055	29.9%
Lot 9B	Dwelling Units: 1		
Lot Area	8,384	0.192	
Area Per Dwelling Unit	8,384		
Impervious Area	3,155	0.072	37.6%
Building Area	2,515	0.058	30.0%
Lot 10	Dwelling Units: 2		
Lot Area	16,604	0.381	
Area Per Dwelling Unit	8,302		
Impervious Area	5,908	0.136	35.6%
Building Area	4,670	0.107	28.1%
Lot 10A	Dwelling Units: 1		
Lot Area	8,235	0.189	
Area Per Dwelling Unit	8,235		
Impervious Area	3,043	0.070	37.0%
Building Area	2,385	0.055	29.0%
Lot 10B	Dwelling Units: 1		
Lot Area	8,369	0.192	
Area Per Dwelling Unit	8,369		
Impervious Area	2,865	0.066	34.2%
Building Area	2,285	0.052	27.3%
Lot 11	Dwelling Units: 1		
Lot Area	6,610	0.152	
Area Per Dwelling Unit	6,610		
Impervious Area	2,285	0.052	34.6%
Building Area	1,855	0.043	28.1%
Lot 12	Dwelling Units: 1		
Lot Area	6,610	0.152	
Area Per Dwelling Unit	6,610		
Impervious Area	2,290	0.053	34.6%
Building Area	1,860	0.043	28.1%

Building Summary Table

	Footprint Area (SF)	Number of Stories	Number of Units	Gross Area (SF)
Existing				
Cintra Building	3,023	4	2	9,516
Barn	2,510	3	6	5,079
Cottage A	619	1	1	619
Cottage B	495	1	1	495
Cottage C	616	1	1	616
Apartment Building	2,567	2	2	5,134
Total	*9,830*		13	*21,459*
Proposed				
Reconstructed Cintra Building	3,224	4	2	9,014
Relocated Cottage A	537	1	0	537
Relocated Cottage B	449	1	0	449
Dwelling 3	4,230	2	2	7,400
Dwelling 4	2,275	2	1	4,000
Dwelling 5 (Previous Apartment)	3,709	2	2	5,000
Dwelling 5 Garage	1,056	1	0	1,056
Dwelling 6	4,400	2	2	7,800
Dwelling 7	4,280	2	2	7,550
Dwelling 8	2,745	2	1	5,000
Dwelling 9	4,915	2	2	7,600
Dwelling 10	4,670	2	2	8,000
Dwelling 11	1,855	2	1	2,700
Dwelling 12	1,860	2	1	2,700
Total	*40,205*		18	*68,806*



ZONING TABLE (3)
JOSEPH STANLEY PARK - 181 W. BRIDGE STREET
RB - BOROUGH RESIDENTIAL

ITEM	REQUIRED/ PERMITTED	PROPOSED	PROPOSED	ORDINANCE SECTION	CONDITION
Land Use:	Single-family detached dwelling, two-family dwelling	4 single-family detached dwellings	14 two-family dwellings(4)	275-29.B.(1)	C
Lot Requirements:(1)					
Min. Lot Area	6,500 SF	6,610 SF	N/A	275-29.C.(1).a	C
Max. Impervious Surface	40%	38.4%	N/A	275-29.C.(1).b	C
Max. Building Coverage	30%	28.1%	N/A	275-29.C.(1).c	C
Min. Lot Width at Street	60 FT	31 FT	N/A	275-29.C.(1).d	V
Max. Building Height	35 FT	TBV	N/A	275-29.C.(1).e	TBV
Min. Front Yard Setback	25 FT	25 FT	N/A	275-29.C.(1).f.(1)	W(6)
Min. Side Yard Setback	12 FT	12 FT	N/A	275-29.C.(1).f.(2)	C
Min. Rear Yard Setback	35 FT	35 FT	N/A	275-29.C.(1).f.(3)	C
Min. Accessory Structure Setback	6 FT	0 FT	N/A	275-38.C.(1)	NC
Lot Requirements:(2)					
Min. Lot Area Per Unit	6,500 SF	N/A	7,082 SF	275-29.C.(2).a	C
Max. Impervious Surface	40%	N/A	40.0%	275-29.C.(2).b	C
Max. Building Coverage	30%	N/A	30.0%	275-29.C.(2).c	C
Min. Lot Width at Street	60 FT	N/A	64 FT	275-29.C.(2).d	C
Max. Building Height	35 FT	N/A	TBV	275-29.C.(2).e	TBV
Min. Front Yard Setback	25 FT	N/A	25 FT	275-29.C.(2).f.(1)	W(6)
Min. Side Yard Setback	10 FT	N/A	10 FT	275-29.C.(2).f.(2)	C
Min. Rear Yard Setback	40 FT	N/A	38 FT	275-29.C.(2).f.(3)	NC
Min. Accessory Structure Setback	6 FT	N/A	6 FT	275-38.C.(1)	C
Parking Requirement:					
Parking Count - detached dwelling	2 off-street parking spaces per dwelling unit	2 off-street parking spaces per dwelling unit	2 off-street parking spaces per dwelling unit	275-56.B.(1)	C
Parking Count - two-family dwelling	2 off-street parking spaces per dwelling unit	2 off-street parking spaces per dwelling unit	2 off-street parking spaces per dwelling unit	275-56.B.(3)	C
Roadway Requirements:					
Local Access Street Min. R.O.W.	40 FT	40 FT	40 FT	5.09.C	C
Local Access Street Min. Pavement Width (No Street Parking)	20 FT	18 FT	18 FT	5.09.C	W
Min. Driveway Setback (State Road)	10 FT	108 FT	108 FT	275-59.D.(1)	C
Min. Driveway setback (single-family)	5 FT	6 FT	N/A	5.10.G.1.d	C
Min. Driveway setback (two-family)	2 FT	N/A	2 FT	5.10.G.1.d	C
Min. Local Access Street Horizontal Curve	100 FT	45 FT	45 FT	5.10.E	W
Min. Local Access Street Tangent	50 FT	115 FT	115 FT	5.10.E	C
Min. Sidewalk Width	4 FT	4 FT	4 FT	5.20.B.	C
Min. Loop Street Intersection Distance	500 FT	200 FT	200 FT	5.02.C.	W
Min. Primary Street Intersection Spacing	300 FT	110 FT	110 FT	5.13.C.	W
Min. / Max. Driveway Width	10 FT / 20 FT	12 FT / 20 FT	12 FT / 20 FT	275-59.D.(2)	C
Environmental Protection:					
Max. Steep Slope-Disturbance:					
8-15%	< = 50%	TBV	TBV	275-42.B.(1)	TBV
16-25%	<= 30%	TBV	TBV	275-42.B.(2)	TBV
25% +	< = 15%	TBV	TBV	275-42.B.(3)	TBV
Woodlands / Trees:					TBV
Max. Clearance(5)	40%	TBV	TBV	275-42.C.(1)	TBV

Notes:

1 - Lot requirements are based on Section 275-29.C(1) "Single-family detached dwelling".

2 - Lot requirements are based on Section 275-29.C(1) "Two-family dwelling".

3 - Based on CAD titled "Cintra_Development_Site" by Ralph C. Fey A.I.A. PC, last received January 30, 2026.

4 - Two-family dwelling (twin or duplex dwelling): a building containing two dwelling units, each of which is totally separated from the other by a solid wall extending from ground to roof or a solid ceiling and floor extending from exterior wall to exterior wall, except that a common stairwell may be provided. Dwellings having a party wall in common must be erected at the same time. Each dwelling shall require a separate lot, or sufficient site area regulated by a single form of legal ownership as an individual lot, that satisfies minimum lot requirements.

5 - any non-shade tree in excess of 15 inches in caliper shall not be removed except as provided below.
(a) An individual property owner need not obtain a permit to cut down a tree measuring less than 15 inches in caliper as part of normal home maintenance and upkeep. Trees 15 inches in caliper and greater shall not be removed except as stated in Subsection C(2)(b) below.
(b) The Zoning Officer shall issue a permit to an individual property owner to cut down any non-shade tree greater than 15 inches in caliper if the property owner presents a report prepared by a certified arborist that such tree is diseased, dead or constitutes a hazardous condition or nuisance and must be removed.
(c) Every tree removed under Subsection C(2)(b) shall be replaced with a tree having a minimum trunk diameter measured at a height of six inches above finished grade of 2 1/2 inches, and a maximum height of 12 feet.

6 - Requirement for front yard setbacks along both streets of a corner lot based on Section 5.03.B. The applicant still intends to meet the side yard requirements from the zoning ordinance for the street not providing driveway access to the lot.

Condition Abbreviations:
C - Compliance
W - Wavier Required
NC - Existing Non-Conformity to Remain
TBV - To be Verified

LEGEND

SITE SYMBOLS
- CURB LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING LINE
- PROPOSED BUILDING WALL
- PROPOSED GARAGE WALL
- PROPOSED PROPERTY LINE
- ROADWAY CENTERLINE
- BUILDING ENVELOPE
- STORMWATER MANAGEMENT AREA
- OVERALL TRACT AREA
- EXISTING PARCEL LINES
- DEMISING LINE

SITE/GRADING SYMBOLS
- CONCRETE SIDEWALK
- PROPOSED CURB RAMP DWS
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING FENCE
- EXISTING VEGETATION

UTILITY SYMBOLS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRIC LINE
- EXISTING MANHOLE (TYPE AS LABELED)
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING WATER VALVE
- EXISTING ELECTRIC POLE
- EXISTING UTILITY STRUCTURES
- EXISTING SIGN

NOTES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR STANLEY PARK" BY VAN CLEEF ENGINEERING ASSOCIATES, DATED 5/2010, LAST REVISED JUNE 6/5/2013.

30 0 15 30
SCALE: 1 INCH = 30 FEET

OWNER:
181 W BRIDGE ST LLC
508 PRUDENTIAL ROAD, SUITE 100
HORSHAM, PA 19044
215-489-2042

APPLICANT:
181 W BRIDGE ST LLC
508 PRUDENTIAL ROAD, SUITE 100
HORSHAM, PA 19044
215-489-2042

LANGAN
Langan Engineering and Environmental Services, LLC.
Stone Manor Corporate Center, 2700 Kelly Road, Suite 200
Warrington, PA 18976
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project
JOSEPH STANLEY PARK
181 W. BRIDGE STREET
APN 27-006-064
NEW HOPE BOROUGH
BUCKS COUNTY PENNSYLVANIA

Drawing Title
SKETCH PLAN

Project No.	Drawing No.
200030203	CS100
Date: 02/03/2026	
Drawn By: JMR	
Checked By: LTT	Sheet 1 of 1

LANGAN
Project No. 200030203

©2025 Langan

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 Borough Council
Newtown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 17, 2026

Subject: BCPC #13174
Preliminary Plan of Subdivision for 532 Penn Street
TMP #28-5-132
Applicant: SLR Acquisitions, LLC
Owner: John Burt and Judith Aaronson
Plan Dated: February 19, 2026
Date Received: March 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 20,000-square-foot lot into two, 10,000-square-foot lots. The site consists of one single-family detached dwelling that is proposed to be demolished. Two single-family dwellings on each of the newly proposed lots are proposed to be constructed. The site is serviced by public water and sewer.

Location: Along the south side of Penn Street, between South Norwood Avenue and South Elm Avenue.

Zoning: The BR-2 Borough Residential-2 District permits single-family detached dwellings on lots with a minimum lot area of 6,000 square feet and a minimum lot width of 60 feet. The maximum permitted building coverage and impervious surface area coverage are 30 percent and 55 percent, respectively.

Present Use: Residential

COMMENTS

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

   Section 486-9.B.(2)
   to permit simultaneous preliminary/final plan approval

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

Section 486-15.C.(1)
from the required cartway widening of Penn Street

Section 486-16.F.
to permit minor grading within 5 feet of the property line

Section 486-20
from the requirement to provide curbs along the property frontage of Penn Street

Section 486-22
from the requirement to provide sidewalks along the property frontage of Penn Street

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

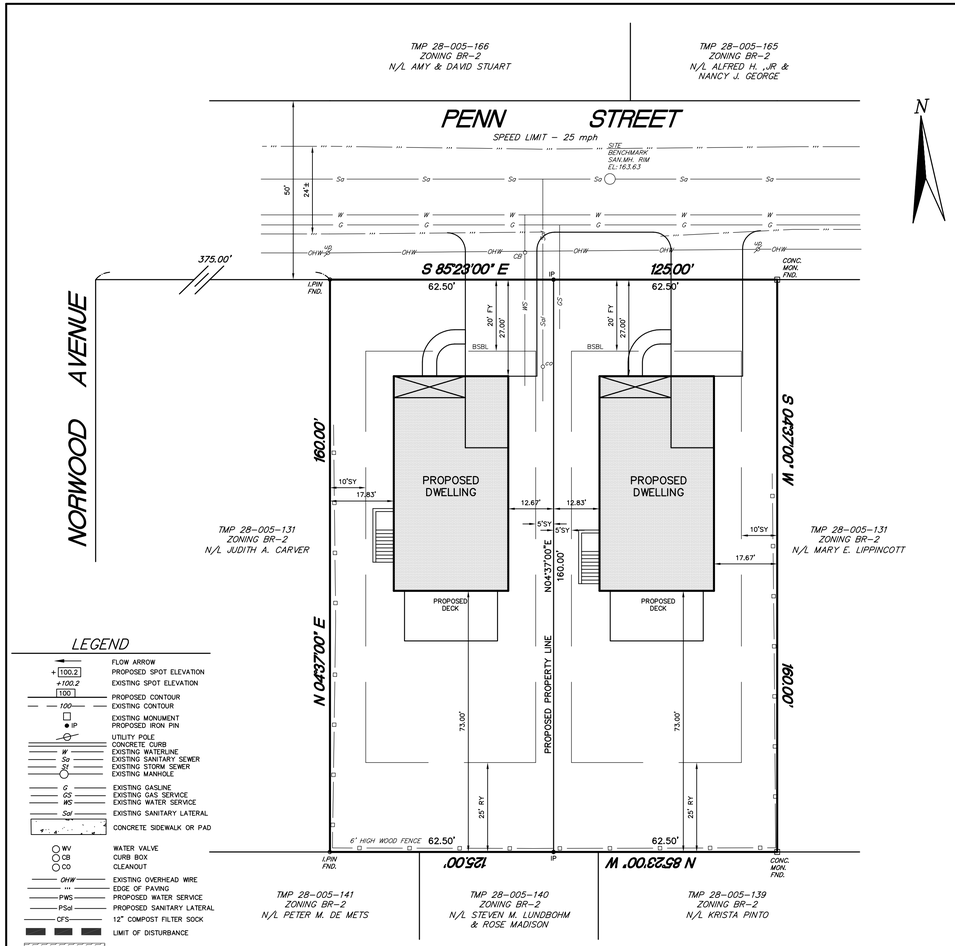
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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
26-0072

cc: SLR Acquisitions, LLC (via email)
Lawrence J. Byrne, PE, Eastern/Chadrow Associates, Inc. (via email)
Michele Fountain, PE, ARRO Consulting (via email)
Craig Totaro, Borough Manager (via email)
Mike Italia, Barry Isett & Associates, Borough Code Enforcement Officer (via email)



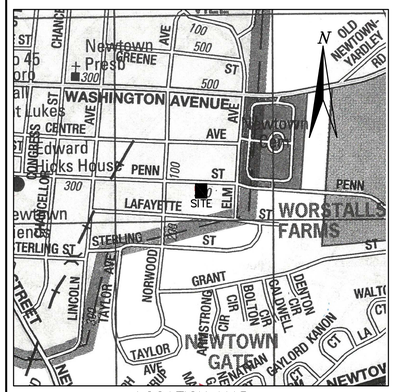
LEGEND

- FLOW ARROW
- 100.2 — PROPOSED SPOT ELEVATION
- +100.2 — EXISTING SPOT ELEVATION
- 100 — PROPOSED CONTOUR
- 100 — EXISTING CONTOUR
- EXISTING MONUMENT
- IP — PROPOSED IRON PIN
- UTILITY POLE
- CONCRETE CURB
- W — EXISTING WATERLINE
- Sa — EXISTING SANITARY SEWER
- St — EXISTING STORM SEWER
- EXISTING MANHOLE
- G — EXISTING GASLINE
- GS — EXISTING GAS SERVICE
- WS — EXISTING WATER SERVICE
- Sal — EXISTING SANITARY LATERAL
- CONCRETE SIDEWALK OR PAD
- WV — WATER VALVE
- CB — CURB BOX
- CO — CLEANOUT
- OHW — EXISTING OVERHEAD WIRE
- EDGE OF PAVING
- PWS — PROPOSED WATER SERVICE
- PSal — PROPOSED SANITARY LATERAL
- CFS — 12" COMPOST FILTER SOCK
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- Po — PROPOSED STREET TREE

STOP-CALL BEFORE YOU DIG!

1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC.
Serial No.20253521794



LOCATION MAP
SCALE: 1"=800'

COMM.#11509
FB-372/4

Summary and General Notes

1. Tax Parcel Number: 28-005-132, Being Lot No.119 and a part of Lot No.118 on a Plan of Lots known as the "George C. Worstalls Farm" dult recorded at Doylestown in the Office of the Recorder od Deeds in Bucks County, in Plan Book 1, Page 53.
2. Owner of Record: John Burt & Judith Aaronson
   532 Penn Street
   Newtown, Pa 18940
3. Applicant - SLR Acquisition, LLC
   830 Avenue C
   Langhorne, Pa 19047
4. Zoning: BR-2 - Borough Residential District-2
   Use - Single Family Detached Dwelling - Permitted by Right
   Area and Dimensional Requirements

Required/Permitted	Lot No.1	Lot No.2
a. Lot Area - 6,000 sf. min.	10,000 sf.	10,000 sf.
b. Lot Width @ BSBL - 60 ft. min.	62.50 ft.	62.50 ft.
c. Front Yard - 20 ft.	20.00 ft. min.	20.00 ft. min.
d. Side Yard -5 ft./15 ft. total	5.00 ft./15 ft. min.	5.00 ft./15 ft. min. ft.
e. Rear Yard - 25 ft.	25.00 ft. min.	25.00 ft. min.
f. Building Height - 35 ft.	35 ft. max.	35 ft. max.
g. Building Cover - 30% max.	30% max.	30% max.
h. Impervious Cover - 55% max.	55% max.	55.0% max.

   Dwellings show are for conceptual purposes only, final layout will be based on completed architectual drawing submitted at building permit stage.

5. Impervious areas for each lot

		Existing Site Impervious	
Building	1,920 sf.	Dwelling	2,182 sf.
Walkway	72 sf.	Driveway	1,149 sf.
Driveway	420 sf.	Walkway	71 sf.
Basement access	87 sf.	Landing	61 sf.
Deck	364 sf.	Deck	83 sf.
Total	2,863 sf.	Crushed Stone	1,191 sf.
Total two (2) lots	5,726 sf.	Patio/pool	1,107 sf.
		Total	5,844 sf.

   Net reduction in site impervious area is 118 sf. In accordance with Newtown Borough Stormwater Management Ordinance Section 473-6 this project is exempt since the impervious surface area has been reduced from pre-development conditions.

6. Required and Provided Parking - Single family dwelling. Two (2) off street spaces per dwelling unit.The garage does not count as a required parking space.
7. Property serviced with public water and sewer.
8. Property boundary and topographic information was determined from field survey by Eastern/Chadrow Associates, Inc. in January 2026. Various deeds, plans and other information of record was utilized to determine the property boundary. The Datum of Topography is U.S.C. & G.S.. Site benchmark is the sanitary manhole rim located in Penn Avenue elevation 163.63 ft.
9. There are no floodplains located on the site based on FEMA Flood Insurance Rate Map number 42017C0431K effective date March 21, 2017.
10. A building permit plot plan showing all proposed improvements such as dwelling location, grading, erosion control, utilities etc. shall be reviewed and approved by the Borough prior to any dwelling construction.
11. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction. PA One Call 1-800-242-1776
12. All construction materials and specifications shall be in accordance with the Township, Bucks County Water and Sewer Authority, Aqua PA water company, PADEP, PennDOT 408 specifications, County Conservation District and all other applicable regulatory agency requirements.
13. The engineer is not responsible for the construction methods/means for completion of the work depicted on these plans nor any conflicts/scope revisions, which result from same. Contractor is responsible for determining methods/means for completion of the work prior to the commencement of construction and notification of the owner and engineer of record when a conflict is identified.
14. The engineer of record herein is not responsible for job site safety or construction supervision nor has he been retained for such purposes.
15. In accordance with the USDA National Resources Conservation Service, the onsite soils are (UsB) Urban land-Lawrenceville complex, 0 to 8 percent slopes.
16. Available sight distance for the proposed driveway locations exceed the minimum required safe sight distance of 195 feet to the right and 250 feet to the left as per PennDOT Code Title 67 Chapter 441.

List of Waivers

The applicant respectfully requests waivers from the following sections of the Newtown Borough subdivision and land development ordinance (SALDO):

1. Section 486-9.B(2) - To permit simultaneous Preliminary Plan /Final Plan approval.
2. Section 486-15.C(1) - Street Standards - To not require cart way widening of Penn Street.
3. Section 486-16.F - To permit minor grading within 5 feet of the property line.
4. Section 486-20 - Curbs - To not require curbs along the property frontage of Penn Street.
5. Section 486 -22 - To not require sidewalks along the property frontage of PennStreet.

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

SIGNATURE

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

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40487E

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

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

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

_____, _____.

Commonwealth of Pennsylvania:
County of Bucks SS.

On the _____ day of _____, 20_____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____, who acknowledged (himself/herself) to be the (President/secretary) of _____, a corporation, and that as such (President or secretary), being authorized to do so, (he/she) executed the foregoing plan by signing that the said corporation is the registered owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he/she/they) desire 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)

Borough Council:
Approved by the Council of the Borough Newtown this _____ day of _____, ___.

_____
President, Borough Council

_____
Secretary, Borough Council

_____
Reviewed, Chair, Borough Planning Commission

_____
Reviewed, Borough Engineer

_____
Reviewed, Borough Fire Marshal

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

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

SHEET INDEX

1. PLAN OF MINOR SUBDIVISION
2. EXISTING FEATURES
3. SITE CONSTRUCTION/EROSION & SEDIMENT CONTROL PLAN
4. CONSTRUCTION DETAILS

PLAN OF MINOR SUBDIVISION
532 PENN STREET
NEWTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA
MADE FOR
SLR Acquisitions, LLC

SCALE: 1"=20' 0 20 40 60 19 FEBRUARY 2026

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

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
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: April 2, 2026

Subject: BCPC #13171
Sketch Plan of Subdivision for Lafayette One, LLC
TMPs #29-10-32 and 29-10-32-2
Applicant: Lafayette One, LLC
Owner: Law School Admission Council, Inc.
Plan Dated: February 27, 2026
Date Received: March 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: Subdivide a 4.95-acre site into four single-family detached lots ranging from 30,000 to 49,025 square feet, one 21,544-square-foot lot for open space, and one 25,243-square-foot lot for a proposed stormwater basin. An extension of Lafayette Street, proposed as a cul-de-sac, will provide access to the residential lots. Public water and sewer facilities are intended to serve the development.

Location: Along the southern side of Penn Street, between South Elm Avenue and Pheasant Run. Lafayette Street dead-ends at the site's western border.

Zoning: The R-2 High Density Residential District permits Use B-1 Single-family detached dwellings served by public water and sewer on lots of at least 30,000 square feet with a minimum lot width of 75 feet. A minimum open space ratio of 10 percent is required, and a maximum impervious surface ratio of 13 percent is permitted.

Present Use: Vacant

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

COMMENTS

1. **Existing trees**

   a. **Limit of disturbance**—We note that several areas of woodlands and vegetation adjacent to bordering residential properties, and to an office building, are within the limit of disturbance and are shown to be removed. We recommend that woodland and vegetated areas along the site's lot lines be retained. In particular, the identified wooded areas along the property boundary between Lot 1 and adjacent TMP #29-10-32-1, and along the rear property boundary of Lot 4, should be left undisturbed to help minimize impacts to neighboring residents. We also recommend the narrow area identified as woodlands along the rear property boundary of Lot 2 be undisturbed to help shield the office building on the adjacent site.

   b. **Tree removal**—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 2 identifies trees meeting this size requirement that are proposed to be removed.

   c. **Tree protection**—Tree protection fencing must be shown on future plan submissions to help preserve the existing trees that are to remain on the lots. Tree protection should be provided according to the standards of Section 22-529.2.C. of the subdivision and land development ordinance (SALDO) and Sections 274.1. and 903.B.6.a. and b. of the zoning ordinance.

2. **Cul-de-sac**—Section 22-509.1. of the SALDO prohibits permanent culs-de-sac from exceeding 800 feet in length. Future plans should indicate compliance with this requirement.

3. **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. Future plans should indicate how this requirement will be met.

4. **Open space and stormwater lots**—Future plans should indicate the intended ownership and who will be responsible for maintenance of the proposed basin area and open space lots.

5. **Drainage easement**—The sketch identifies a proposed drainage easement along the rear property lines of Lots 3 and 4, bordering residential lots to the south and west. While detailed stormwater plans will be provided in later plan submissions, we recommend that assurances be provided that adjacent residential properties will not be negatively impacted.

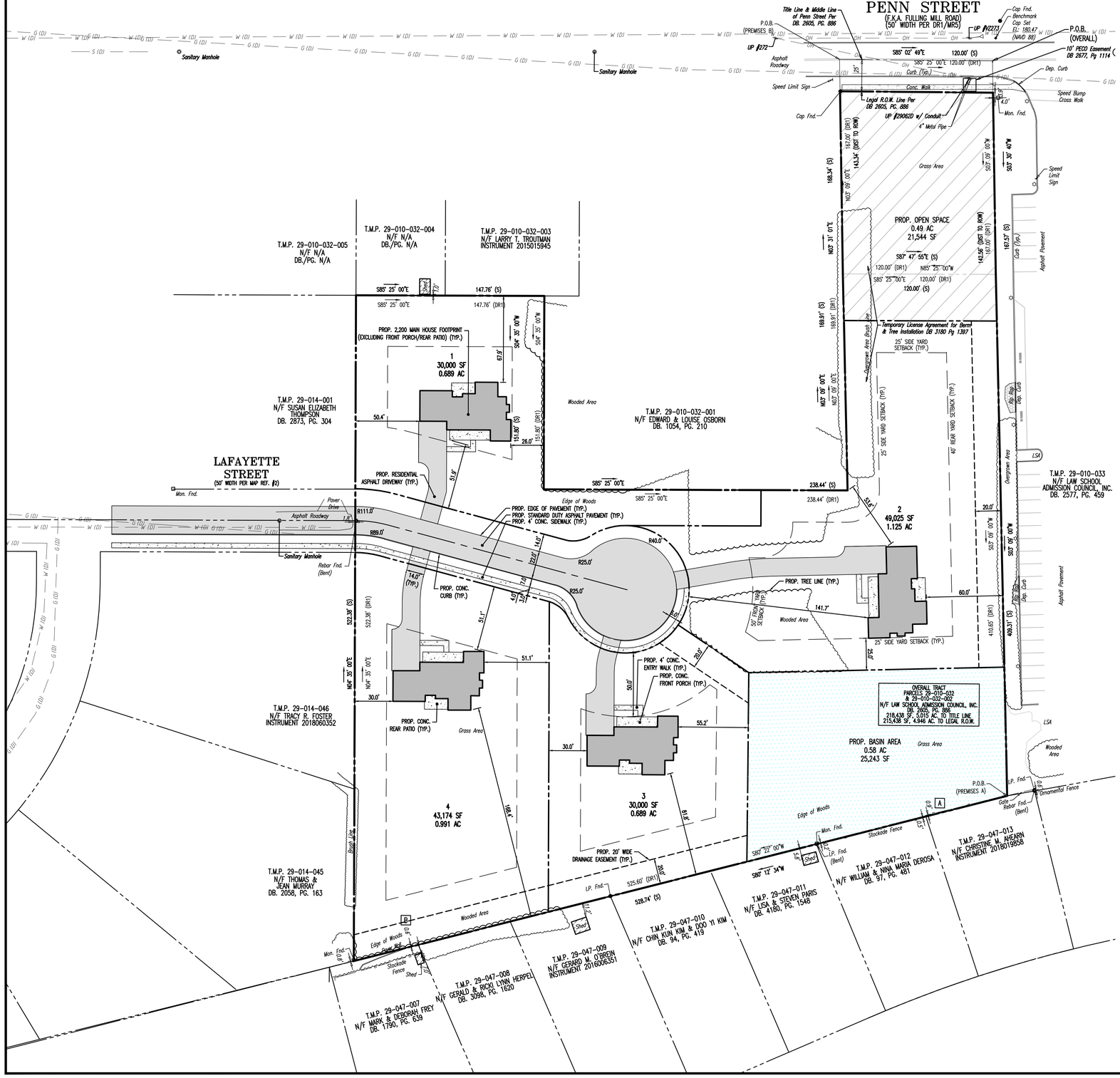
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning module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

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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
26-0062

cc: Nathan Torok, Lafayette One, LLC (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)


PENN STREET
(F.K.A. FULLING MILL ROAD)
(50' WIDTH PER DR1/MRS)
LAFAYETTE STREET
(50' WIDTH PER MAP REF. #2)
Title Line & Middle Line of Penn Street Per DB. 2605, PG. 886
Legal R.O.W. Line Per DB 2605, PG. 886
P.O.B. (PREMISES B)
P.O.B. (OVERALL)
P.O.B. (PREMISES A)
UP #272
UP #2273
UP #290620 w/ Conduit
10' PECO Easement DB 2677, Pg 1114
Cap Fnd.
Benchmark
Cap Set
EL: 180.47
(NAVD 88)
Asphalt Roadway
Curb (Typ.)
Dep. Curb
Conc. Walk
Speed Limit Sign
Speed Bump Cross Walk
4" Metal Pipe
Mon. Fnd.
Sanitary Manhole
Grass Area
Speed Limit Sign
Asphalt Pavement
Curb (Typ.)
Temporary License Agreement for Berm & Tree Installation DB 3180 Pg 1397
25' SIDE YARD SETBACK (TYP.)
40' REAR YARD SETBACK (TYP.)
Overgrown Area
Top Bank
Bank
Edge of Woods
Wooded Area
Stockade Fence
Shed
Ornamental Fence
Gate
Rebar Fnd. (Bent)
L.P. Fnd.
Power Pole
Power Drive
Asphalt Roadway
Sanitary Manhole
Reber Fnd. (Bent)
PROP. RESIDENTIAL ASPHALT DRIVEWAY (TYP.)
PROP. EDGE OF PAVEMENT (TYP.)
PROP. STANDARD DUTY ASPHALT PAVEMENT (TYP.)
PROP. 4' CONC. SIDEWALK (TYP.)
PROP. CONC. CURB (TYP.)
PROP. TREE LINE (TYP.)
PROP. 4' CONC. ENTRY WALK (TYP.)
PROP. CONC. FRONT PORCH (TYP.)
PROP. CONC. REAR PATIO (TYP.)
PROP. 20' WIDE DRAINAGE EASEMENT (TYP.)
PROP. 2,200 MAIN HOUSE FOOTPRINT (EXCLUDING FRONT PORCH/REAR PATIO) (TYP.)
1
30,000 SF
0.689 AC
2
49,025 SF
1.125 AC
3
30,000 SF
0.689 AC
4
43,174 SF
0.991 AC
PROP. OPEN SPACE
0.49 AC
21,544 SF
PROP. BASIN AREA
0.58 AC
25,243 SF
OVERALL TRACT
PARCELS 29-010-032
& 29-010-032-002
N/F LAW SCHOOL ADMISSION COUNCIL, INC.
DB. 2605, PG. 886
219,438 SF, 5.015 AC. TO TITLE LINE
215,438 SF, 4.946 AC. TO LEGAL R.O.W.
T.M.P. 29-010-032-005 N/F N/A DB./PG. N/A
T.M.P. 29-010-032-004 N/F N/A DB./PG. N/A
T.M.P. 29-010-032-003 N/F LARRY T. TROUTMAN INSTRUMENT 2015015945
T.M.P. 29-014-001 N/F SUSAN ELIZABETH THOMPSON DB. 2873, PG. 304
T.M.P. 29-010-032-001 N/F EDWARD & LOUISE OSBORN DB. 1054, PG. 210
T.M.P. 29-010-033 N/F LAW SCHOOL ADMISSION COUNCIL, INC. DB. 2577, PG. 459
T.M.P. 29-014-046 N/F TRACY R. FOSTER INSTRUMENT 2018060352
T.M.P. 29-014-045 N/F THOMAS & JEAN MURRAY DB. 2058, PG. 163
T.M.P. 29-047-007 N/F MARK & DEBORAH FREY DB. 1790, PG. 539
T.M.P. 29-047-008 N/F GERALD & RICKI LYNN HERPEL DB. 3096, PG. 1620
T.M.P. 29-047-009 N/F GERARD M. O'BRIEN INSTRUMENT 2016006351
T.M.P. 29-047-010 N/F CHIN KUN KIM & DOO YI KIM DB. 94, PG. 419
T.M.P. 29-047-011 N/F LISA & STEVEN PARIS DB. 4180, PG. 1548
T.M.P. 29-047-012 N/F WILLIAM & NINA MARIA DEROSA DB. 97, PG. 481
T.M.P. 29-047-013 N/F CHRISTINE M. AHEARN INSTRUMENT 2018019936
S85° 02' 49"E 120.00' (S)
S85° 25' 00"E 120.00' (DR1)
S85° 25' 00"E 147.76' (S)
S85° 25' 00"E 147.76' (DR1)
S85° 25' 00"E 238.44' (S)
238.44' (DR1)
S87° 47' 55"E (S)
120.00' (DR1)
N85° 25' 00"W
120.00' (S)
S03° 35' 40"W
S04° 35' 00"W
N04° 35' 00"E
N03° 09' 00"E
N02° 31' 01"E
N07° 09' 00"E
S80° 22' 34"W
S82° 12' 34"W
168.34' (S)
169.91' (S)
169.91' (DR1)
167.00' (DR1)
143.34' (DIST TO ROW)
167.57' (S)
142.56' (DIST TO ROW)
410.65' (DR1)
409.31' (S)
522.38' (S)
522.38' (DR1)
525.60' (DR1)
528.74' (S)
63.9'
151.80' (S)
151.80' (DR1)
26.0'
50.4'
51.9'
51.1'
30.0'
55.2'
61.8'
158.4'
R111.0'
R89.0'
R40.0'
R25.0'
14.0' (TYP.)
22.5'
4.5'
3.0'
5.0'
20.0'
60.0'
25.0'
141.7'
4.0'
7.0'
Title Line
Bright Line
Wooded Area
Grass Area
Edge of Woods
Mon. Fnd.
Shed
L.P. Fnd.
Rebar Fnd. (Bent)
Ornamental Fence
Gate
Stockade Fence
Power Pole
Asphalt Roadway
Sanitary Manhole
Reber Fnd. (Bent)
Cap Fnd.
Speed Limit Sign
Conc. Walk
Curb (Typ.)
Dep. Curb
Speed Bump Cross Walk
Mon. Fnd.
4" Metal Pipe
Grass Area
Speed Limit Sign
Asphalt Pavement
Curb (Typ.)
Top Bank
Bank
Overgrown Area
Wooded Area
Edge of Woods
Mon. Fnd.
Stockade Fence
Shed
L.P. Fnd.
Rebar Fnd. (Bent)
Ornamental Fence
Gate
Wooded Area
Edge of Woods
Mon. Fnd.
Stockade Fence
Shed
L.P. Fnd.
Rebar Fnd. (Bent)
Wooded Area
Grass Area

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: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 10, 2026

Subject: BCPC #13178
Preliminary Plan of Subdivision and Land Development for the Village at Morgan Creek
TMP #36-39-25
Applicant: DJC Paletown Road Acquisitions LP
Owner: Same
Plan Dated: February 9, 2026
Date Received: March 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 78.870-acre parcel into 118 single-family detached residential lots, with an average lot size of approximately 6,825 square feet. Six open space lots totaling 48.656 acres are proposed and will contain trail and stormwater management facilities. The development will be served by public water and sanitary sewer.

Location: Along the northwest side of Paletown Road, approximately 1,400 feet east of its intersection with Old Bethlehem Pike.

Zoning: The SRL Suburban Residential Low District permits Use B1 (Single-Family Detached dwellings) on lots of at least 6,000 square feet, with a minimum tract area of 20,000 square feet and a maximum density of 2.0 dwelling units per acre. The district requires a minimum open space ratio of 45 percent and permits a maximum impervious surface ratio of 20 percent.

The district also permits Use B4 (Single-Family Detached Enhanced Density) on lots of at least 6,000 square feet, with a minimum tract area of 17,500 square feet and a maximum density of 2.5 dwelling units per acre. This use requires a minimum open space ratio of 60 percent and permits a maximum impervious surface ratio of 50 percent per lot and 20 percent across the overall site.

Pursuant to Section 27-517.C. and D., a density bonus of up to 5 percent may be granted for the provision of water facilities and cash contributions toward fire protection.

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

Section 27-518 permits the adaptive reuse of an historic resource within the SRL District as a conditional use for a library or museum, office, or retail shop.

Present Use: Agricultural and residential

COMMENTS

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

   Section 22-505.1.
   relief from a requirement that a permanent or temporary cul-de-sac not exceed 400 feet; the plan proposes a cul-de-sac length of approximately 775 feet (Road A)

   Section 22-506.1.
   relief from a requirement that residential streets have a right-of-way width of 60 feet and a cartway width of 40 feet; the plan proposes a 32-foot cartway and a 50-foot right-of-way

   Section 22-517.1.
   relief from a requirement that there shall be adequate driveway turnaround space on each lot so that no car needs to go back onto a street to leave the lot; the plan proposes front entry driveways for each dwelling

   Section 22-517.2.
   relief from a requirement that driveways be designed to provide adequate stopping sight distance at street intersections and not exceed a 4 percent grade within 20 feet of the right-of-way line; the plan proposes driveway grades exceeding 4 percent

   Section 22-518
   relief from a requirement that sidewalks be installed on both sides of the street; the plan proposes sidewalks to be installed on only one side of the residential streets.

   Section 22-702.1.C.(2)
   relief from a requirement that the location, names and widths of streets, the location of property lines and names of owners, the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed be shown on the preliminary plan; the plan proposes to show pertinent information within 400 feet of any part of the subject development

   Section 22-702.1.C.(6)
   relief from a requirement that location of species and size of large trees (greater than 12 inches caliper at a height of 14 inches above the ground) standing alone be shown on the preliminary plan. The plan requests relief from identifying the species and size of all trees 12 inches in caliper or greater

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

2. **Density bonus**—Section 27-517.A. of the zoning ordinance permits a density bonus for Use B4 (Single-Family Detached Enhanced Density) when open space is provided in excess of the minimum requirement. The plan, however, identifies the proposed use as Use B1 (Single-Family Detached) and applies a density bonus to increase the permitted density from 2.0 to 2.1 dwelling units per acre. The ordinance does not appear to authorize a density bonus for Use B1, and the plan does not provide sufficient information to explain the basis for the increased density. Clarification is requested regarding the applicability and calculation of the proposed density bonus.

3. **Pennsylvania Farmland and Forest Land Assessment Act (Act 319)**—The Bucks County Board of Assessment identifies TMP #36-29-86 as enrolled under Pennsylvania Farmland and Forest Land Assessment Act. The township should ensure that the proposal complies with all applicable provisions of Act 319, including any requirements related to rollback taxes, subdivision, and land use changes.

4. **Historic resources**—The site contains an historic stone dwelling dating to the 1700s, as well as a bank barn. These resources are identified in Appendix 27-D, *Richland Township Historic Resources Survey*. Section 27-117 of the zoning ordinance permits the adaptive reuse of an historic resource within the SRL District for a library or museum, office, or retail use.

   We further note that historic resources such as these present valuable opportunities for preservation, adaptive reuse, and the reinforcement of community character, while also embodying materials, craftsmanship, and embedded carbon not easily replicated today. We recommend that the township and applicant conduct an impact assessment and coordinate efforts to preserve the stone dwelling and barn, and to evaluate appropriate reuse options.

5. **Open space and recreation**

   a. **Recreation facilities**— Section 27-563.C.(1) of the zoning ordinance requires that a portion of the required open space be usable for active recreation. Such facilities are to be designed in accordance with the standards of the National Recreation and Park Association. The Township should confirm that this requirement has been satisfied.

   b. **Open space designation**—Section 27-562.A. of the zoning ordinance requires that a statement prohibiting the selling, subdivision, or future development of open space on the site shall be included on the plan. The plan should include this required statement.

   c. **Recreation land**—Section 27-563 of the zoning ordinance requires that recreational land abuts a street for a minimum distance of 50 feet and be freely accessible to township residents. The plan shows trail access from several locations; however, the trail access to Road B between proposed lots 79 and 80 is only 20 feet wide.

   d. **Open space delineation**—The plan notes state that iron pins or monuments will be placed at lot lines. We recommend that plantings or fences be provided at lot lines with open spaces to prevent encroachment.

6. **Parking**

   a. **Amount**—Section 27-541.9. of the zoning ordinance requires two parking spaces per single-family dwelling unit. The plan shows a total of 331 parking spaces for 118 units, an average of 2.8 spaces per unit. We recommend that the township determine if these additional spaces are necessary.

b. **Parallel parking**—The plan depicts parallel parking spaces along the proposed roadways. As these on-street spaces are not required to meet minimum parking standards, they should not be striped. If the applicant intends to retain and designate these spaces, the striping should be clearly shown on the grading plans to ensure that the parking layout does not conflict with individual lot driveways.

c. **Parking design**—The plan depicts two boulevard-style entrances from Paletown Road, each consisting of two 12-foot-wide drive aisles that merge into a 32-foot-wide cartway. Each entrance includes a short median that transitions into a 32-foot-wide driveway, with parking proposed along the eastern median. As shown, vehicles entering the site must maneuver around the median and adjacent parked vehicles, which may create potential conflicts and limit clear ingress. We recommend that these parking spaces be removed to improve safety and ensure unobstructed access into the subdivision.

7. **Cul-de-sac length**—Section 22-505.1. of the SALDO limits cul-de-sac streets to a maximum length of 400 feet. The plan indicates that a waiver is requested to permit a cul-de-sac measuring approximately 775 feet. We recommend that an emergency access connection be provided from the northern terminus of proposed Road A to Road C to improve circulation and emergency response. Additionally, a stub street should be provided to facilitate a future connection to the adjoining property (TMP #36-38-46).

8. **Sidewalks**—Section 22-518 of the SALDO does not specifically require sidewalks on both sides of the street. The plan proposes sidewalks on only one side of the internal residential streets and does not include a sidewalk along Paletown Road, instead providing a trail.

   We recommend that sidewalks be installed on both sides of all internal streets to promote walkability and enhance pedestrian safety, as well as along the site's frontage on Paletown Road. The Federal Highway Administration (FHWA) recommends sidewalks on both sides of urban arterial, collector, and most local roadways to support safe and efficient pedestrian and vehicular movement. Providing a connected sidewalk network helps to separate pedestrians from vehicular traffic and has been shown to positively influence walkability and property values.[1]

9. **Trail network**—The plan proposes a trail network throughout the site; however, it does not include construction details for the proposed trail facilities. The applicant should provide detailed construction drawings demonstrating that the trails comply with applicable accessibility requirements, including those of the Americans with Disabilities Act. Trail design should incorporate appropriate surfaces, grades, and ramp treatments to ensure accessibility for individuals using wheelchairs and for those pushing strollers.

   In addition, the trail along Paletown Road appears to function as a sidewalk. The plan should clarify that this trail segment is intended for public use and should be extended to the property boundaries to support connectivity with adjacent properties and the broader pedestrian network.

10. **Sight triangles**—Section 22-509.3. of the SALDO requires that clear sight triangles be provided at all intersections, measured 50 feet along the street right-of-way lines from their points of intersection. Within these sight triangles, no building, structure, grading, planting, or other obstruction between

[1] Walking the Walk: How Walkability Raises Home Values in U.S. Cities

two feet and seven feet in height above the centerline elevation of the street shall be permitted. The township should confirm that the plan demonstrates compliance with these requirements.

11. **Vegetation**

    a. **Tree protection**—Section 27-1004.D. of the zoning ordinance requires that the site plan depict tree protection zones and the methods by which tree protection will occur. The plan depicts trees throughout the site that are not planned to be removed during construction. The plan should be revised to clearly show compliance with this ordinance requirement.

    b. **Plantings**—Section 22-702.1.D.(8) of the SALDO requires that a plan of proposed planting be provided, showing the locations, quantities, and types of plants to be used for street trees. All plants shall be selected from Richland Township's plant materials list (zoning ordinance Table 27-516(3). The plan does not identify the species of the proposed street trees. Also, there are no street trees that are proposed along a long section of Paletown Road as required by Section 22-519 of the SALDO. Finally, a detail drawing of shrubs is provided but there are no shrubs shown on the landscaping plan.

    c. **Existing trees**—Section 22-701.1.C.(6) of the SALDO requires the identification of the location, species, and size of all large trees (greater than 12 inches caliper, measured at a height of 14 inches above grade) that are standing alone. The plan does not depict any such trees. Large trees provide significant environmental and aesthetic benefits and should be identified, evaluated, and, where feasible, preserved.

    d. **Street trees**—Section 22-519 of the SALDO requires that trees be planted along all streets where suitable trees do not exist. There are no street trees that are proposed along a long section of Paletown Road.

12. **Plan information**

    a. **Lighting plan**—Section 27-519.1.B. of the zoning ordinance requires that no bare or direct light source be visible beyond the lot lines. The plan does not include a lighting plan. The applicant should provide a lighting plan demonstrating fixture types, mounting heights, and photometric levels to ensure that lighting will not adversely impact adjacent properties and that the proposal complies with this requirement.

    b. **Adjacent parcels**—The plan identifies the names of adjacent property owners; however, the corresponding tax parcel numbers are not shown. The plan should be revised to include tax parcel numbers for all adjoining properties.

13. **Crosswalks**—The proposed boulevard entrances intersect the sidewalk along Paletown Road. We recommend that marked crosswalks be provided at these driveway access points to enhance pedestrian visibility and safety.

14. **Easements**—The plans depict an AT&T easement bisecting the site, including portions of Lots 55, 74, and 99. The plan should be revised to include appropriate easement notes and language requiring that the easement area remain free of obstructions, including fencing and accessory structures.

15. **Mail delivery**—The plan does not provide information about mail delivery. We recommend that the applicant discuss mail delivery with USPS and consider providing community mailboxes.

16. **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.

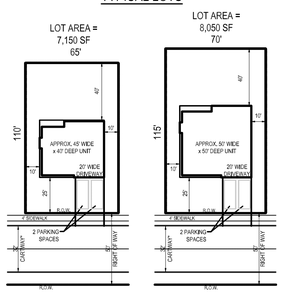
This review will be included in the Bucks County Planning Commission board materials for the May 6, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
26-0048

cc: David J. Caracausa, DJC Paletown Road Acquisitions, LP (via email)
Daniel P. McKenna, PE, Horizon Engineering (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Tim Arnold, Township Manager (via email)
Rich Brittingham, Assistant Township Manager and Zoning Officer (via email)
Vicki Schuller, Township Office Administrator (via email)
Matthew Walters, Secretary, QAPC (via email)

TYPICAL LOTS



SCALE 1" = 50'
*PARKING ON 1 SIDE OF STREET

OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, BUCKS COUNTY COURTHOUSE IN DOYLESTOWN, PENNSYLVANIA.

TOWNSHIP: **RICHLAND** COUNTY: **BUCKS**

PARCEL NO.	BLOCK-UNIT	INSTRUMENT #	PARCEL AREA:
36-039-025	**025**	**2025002886**	**79.927 Ac.**
		TOTAL TRACT AREA:	**79.927 Ac. (BY SURVEY)**

RECORD OWNER:

DJC PALETOWN ROAD ACQUISITIONS LP
PO BOX 1055
NORTH WALES, PA 19454

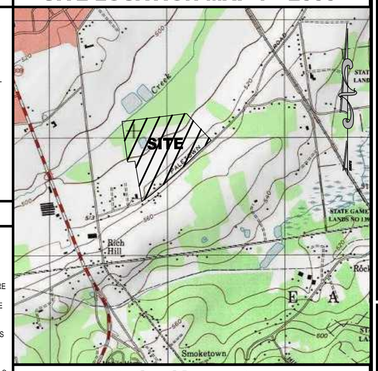
APPLICANT & EQUITABLE OWNER:

DJC PALETOWN ROAD ACQUISITIONS LP
PO BOX 1055
NORTH WALES, PA 19454

GENERAL NOTES

1. BOUNDARY LINES AND EXISTING TOPOGRAPHY IS TAKEN FROM A GROUND SURVEY PERFORMED BY HORIZON ENGINEERING DURING THE MONTH OF MAY, 2025. USING PENNSYLVANIA STATE-PLANE COORDINATE SYSTEM, NAD 83(2011) EPOCH 2010.000 - SOUTH ZONE AS APPLICABLE, EXPRESSED IN U.S. SURVEY FEET.
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY.
3. THIS PROPERTY IS LOCATED WITHIN FEMAS SPECIAL FLOOD HAZARD AREA. FLOODPLAIN LIMITS ARE SHOWN BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 42017C0137J, EFFECTIVE 05/18/1999 LAST REVISED 03/16/2015.
4. WATERS OF THE U.S. AND WETLANDS WERE DELINEATED BY PENNS TRAIL ENVIRONMENTAL, LLC AND WETLAND FLAGS WERE FIELD LOCATED BY HORIZON ENGINEERING ASSOCIATES IN APRIL OF 2025.

SITE LOCATION MAP 1"=2000'



BASE SITE AREA

BASE SITE AREA

SITE AREA	79.927 AC
- FUTURE R.O.W.	1.386 AC
- UTILITY EASEMENTS	1.671 AC
BASE SITE AREA =	76.870 AC

RESOURCE PROTECTION

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCE	RESOURCE PROTECTION LAND (ACRES X RATIO)
FLOODWAY	1.00	1.751	1.751
FLOODPLAIN*	0.80	0.596	0.477
STEEP SLOPES			
8-15%	0.60	0.492	0.295
15-25%	0.70	0.026	0.018
25% OR MORE	0.85	0.000	0.000
LAKES AND PONDS	1.00	1.633	1.633
WATERCOURSES	1.00	0.348	0.348
WETLANDS	0.95	21.895	20.800
LAND WITH RESOURCE RESTRICTIONS		26.741 AC	
RESOURCE PROTECTION LAND			25.322 AC

*FLOODPLAIN SOILS EXCLUDED BECAUSE FLOODPLAIN HAS A MAPPED ELEVATION.

NET BUILDABLE SITE AREA

NET BUILDABLE SITE AREA

BASE SITE AREA	76.870 AC
- LAND W/ RESOURCE RESTRICTIONS	25.322 AC
NET BUILDABLE SITE AREA	51.548 AC

RECREATION LAND

RECREATION LAND

NET BUILDABLE SITE AREA	51.548 AC
x MIN. OPEN SPACE RATIO	x 0.33 x 0.45
RECREATION LAND	7.772 AC

REQUIRED OPEN SPACE

REQUIRED OPEN SPACE

NET BUILDABLE SITE AREA	51.548 AC
x MINIMUM OPEN SPACE RATIO	x 0.45
	23.197 AC
+ LAND W/ RESOURCE RESTRICTIONS	25.322 AC
REQUIRED OPEN SPACE	48.519 AC

NUMBER OF DWELLING UNITS

NUMBER OF DWELLING UNITS

NET BUILDABLE SITE AREA	51.548 AC
x MAX. DENSITY	x 2.1*
NUMBER OF DWELLING UNITS	108 UNITS
5% BONUS DENSITY PER 27-517.1.C.	

IMPERVIOUS SURFACES

IMPERVIOUS SURFACES

NET BUILDABLE SITE AREA	51.548 AC
x MAX. IMPERVIOUS SURFACE RATIO	x 0.20
IMPERVIOUS SURFACES	10.310 AC

BUILDABLE PORTION OF THE SITE

BUILDABLE PORTION OF THE SITE

BASE SITE AREA	76.870 AC
- REQUIRED OPEN SPACE	48.519 AC
BUILDABLE PORTION OF THE SITE	28.351 AC

SITE CAPACITY SUMMARY

SITE CAPACITY SUMMARY		PROPOSED
NET BUILDABLE SITE AREA	51.548 AC	
MAX. NUMBER OF DWELLING UNITS	108 UNITS	118 UNITS
MAX. IMPERVIOUS SURFACES	10.310 AC	< 10.310 AC
REQUIRED OPEN SPACE	48.519 AC	48.656 AC
REQUIRED RECREATION LAND	7.772 AC	> 7.772 AC

PARKING CALCULATION

PARKING SUMMARY

NUMBER OF DWELLING UNITS	118 UNITS
X 2 DRIVEWAY SPACES PER UNIT =	236 SPACES
+ ON STREET PARKING SPACES	+ 95 SPACES
TOTAL SPACES	331 SPACES

331 SPACES / 118 UNITS = 2.8 SPACES PER UNIT

OPEN SPACE CALCULATION

OPEN SPACE 1	1,995,667 SF
OPEN SPACE 2	94,562 SF
OPEN SPACE 3	6,149 SF
OPEN SPACE 4	6,706 SF
OPEN SPACE 5	9,831 SF
OPEN SPACE 6	6,509 SF
TOTAL OPEN SPACE	2,119,444 SF (48.656 AC)

SRL - ZONING

AREA AND DIMENSIONAL STANDARDS - B1 SINGLE FAMILY DETACHED

	PERMITTED	PROPOSED
MIN. LOT AREA	6,000 SF	6,825 SF
MIN. LOT WIDTH	45 FT	>45 FT
MIN. YARD		
FRONT	25 FT	>25 FT
SIDE	10 FT	>10 FT
REAR	40 FT	>40 FT

ROAD NAME KEY

ROAD A = HAYDEN DRIVE
ROAD B = BROOKE WAY
ROAD C = BRENDAN DRIVE
ROAD D = CAUSA WAY

LEGEND

(2) = PARALLEL ON STREET PARKING SPACE
■ ■ ■ ■ = TRAIL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DANIEL P. McKENNA ENGINEER PE076498

Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "issued for construction" by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

DATE
REVISIONS
NO.

Horizon ENGINEERING
Civil Engineers | Land Surveyors | Landscape Architects
429 Main Street • Pennsburg, PA 18073 • Phone 267.502.8573 • Fax 267.923.8579
www.horizonengineers.com

MASTER SUBDIVISION PLAN
VILLAGES AT MORGAN CREEK
PREPARED FOR
DJC PALETOWN ROAD ACQUISITIONS LP
SITE SITUATE IN
RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	DPM
DRAWING FILE NAME	Shl_MZSub.dwg
PLAN ORIGINATION DATE	02-09-2026
PLAN SCALE	1"=100'
PROJECT NUMBER	2960
SHEET NUMBER	01 OF 38

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: Solebury Township Board of Supervisors
Solebury Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 31, 2026

Subject: BCPC #10014-A
Preliminary Plan of Land Development for Fountainhead Living
TMPs #41-22-145, -152, -152-1
Applicant: Fountainhead Living, LLC
Owner: Same
Plan Dated: February 3, 2026
Date Received: February 25, 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 long-term residential health care facility on a 20.47-acre site. The proposal includes five senior independent living apartment buildings with a total of 142 multifamily units, 18 single-family cottage units, and a 10,036-square-foot community clubhouse. The square footage of the proposed apartment buildings is not provided; however, the plan indicates three 12-unit apartment buildings, one 16-unit apartment building, and one 90-unit apartment building are proposed. All cottage units are intended to be two-bedroom units. Public water and public sewer facilities are intended to serve the site.

Location: On the southern side of Lower York Road (U.S. Route 202), west of where Bridge Street splits from Route 202. The Aquetong Creek borders the site to the south.

Zoning: The TNC Traditional Neighborhood Commercial District permits long-term residential health care facilities as a conditional use on sites with a minimum lot area of 8 acres and a permitted maximum gross density of 12 units per acre.

The plan and related correspondence indicate that variances from the following zoning ordinance requirements were granted on March 12, 2025:

Section 27-1004.H.(3)
from the 50-foot separation requirement for the cottages

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

Sections 27-201 and 27-1603
to allow a maximum building height of 45 feet

Section 27-2205.B.(3)(a)
to permit a disturbance of 57 percent of Class I slopes

Section 27-2205.B.(3)(c)
to permit grading encroachment into Class III slope setbacks

Section 27-2208.5.C.(3)
to permit encroachment into the 40-foot minimum front and rear yards measured from the riparian corridor

Section 27-2301
to allow attached garage spaces to contribute to the minimum parking counts

Section 27-2404.2.B.
to allow two freestanding signs along a single road site frontage

Present Use: Vacant

COMMENTS

1. **Conditional uses**—Section 27-1602.1.C. of the zoning ordinance permits long-term residential health care facilities by conditional use approval in the TNC District. Also, the Decision and Order by the zoning hearing board, dated April 9, 2025, states that the applicant will submit a conditional use application for relief from Sections 27-2205.1.C.1. and 27-2205.1.E.3. of the zoning ordinance pertaining to the request for a 32.2 percent vegetation clearance ratio when 20 percent is permitted, and for relief pertaining to the corridor crossings of a wetlands, respectively. All zoning issues should be resolved prior to the township taking action on the plan.

2. **Requested waivers**

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

   Section 22-404.2.I.(17)
   from showing all existing features and utilities within 500 feet of the site; the application indicates that an aerial photograph will be submitted in lieu of surveyed features

   Section 22-517.4.
   from providing sidewalks on both sides of public roads; the application indicates that open space and parking located along internal roads will interfere with providing sidewalks

   Sections 22-518.1.C, .1.D., and 2.E.
   from separating all parking areas from the street by curb and island; the application states Road A contains parallel parking spaces along its path and is not intended to be a public road

   Section 22-518.2.D.
   from the 25-foot setback requirement for parking spaces from the property line; the application states this requirement conflicts with the reduced parking setbacks permitted in the TNC District

b. **Stormwater management ordinance**—The plan and related correspondence indicate that the following waivers are requested from the Solebury Township Stormwater Management Ordinance:

Section 23-306.4.D.(5)
from providing a minimum of 30 feet of undisturbed fill to separate the foundation wall of any building and an infiltration BMP

Section 23-309.3.B.
from using Class 3 reinforced concrete pipe

Section 23-309.3.C.
from the minimum pipe diameter of 18 inches

Sections 23-309.7.D. and E.
from the four horizontal to one vertical (4:1) maximum slope of cut/fill

Section 23-309.8.O.
from the minimum top of berm width of 10 feet

Section 23-309.8.X.
from using split rail fence with wire mesh backing around all detention basins

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

The final plan should note all granted waivers.

3. **Driveway access**—For safer vehicular circulation, we recommend that the intersection of Road A and the existing drive in the eastern portion of the site be moved as far back as possible from West Bridge Street.

4. **Walkability**—Section 27-1601.2.C. states that the purpose of the TNC District is to maintain the free flow of traffic and promote vehicular and pedestrian safety. An 8-foot-wide trail is shown extending through the site to the adjacent commercial property to the west. The trail ends at the vehicular drive that circles the shopping center, in an area without a pedestrian connection. There is an existing sidewalk further north on the other side of the internal access drive. We recommend that the applicant coordinate with the owner of the commercial center to consider providing a designated pedestrian connection from the end of the proposed trail to the existing sidewalk. Such a connection would facilitate safe pedestrian access to the shopping center and to the new assisted living facility next to the shopping center.

5. **Replacement trees**—Section 22-520.L.(4) of the SALDO states that trees with a diameter of 6 inches or more that are to be removed or destroyed during any stage of development, grading, or construction within a land development shall be replaced with trees specified in Appendix 22-D of the ordinance. Section 22-520.L.(5) of the SALDO states that replacement trees may be planted within, but not in place of, required buffers, street trees, trees in parking lots, or trees planted on individual lots or common open space. The landscape compliance chart on Sheet 55 indicates that 1,604 replacement trees are required. However, the chart indicates that no replacement trees are proposed. The plan should be revised to indicate compliance with this ordinance requirement.

6. **Design guidelines**—Per Section 27-1605.1. of the zoning ordinance, all proposed buildings in the TNC District shall be designed and constructed in accordance with the design guidelines for the TNC District. Attachment 15, Design Guidelines of the zoning ordinance, outlines that proposed land developments shall seek to promote a village character that is consistent with the historical architectural integrity of the community.

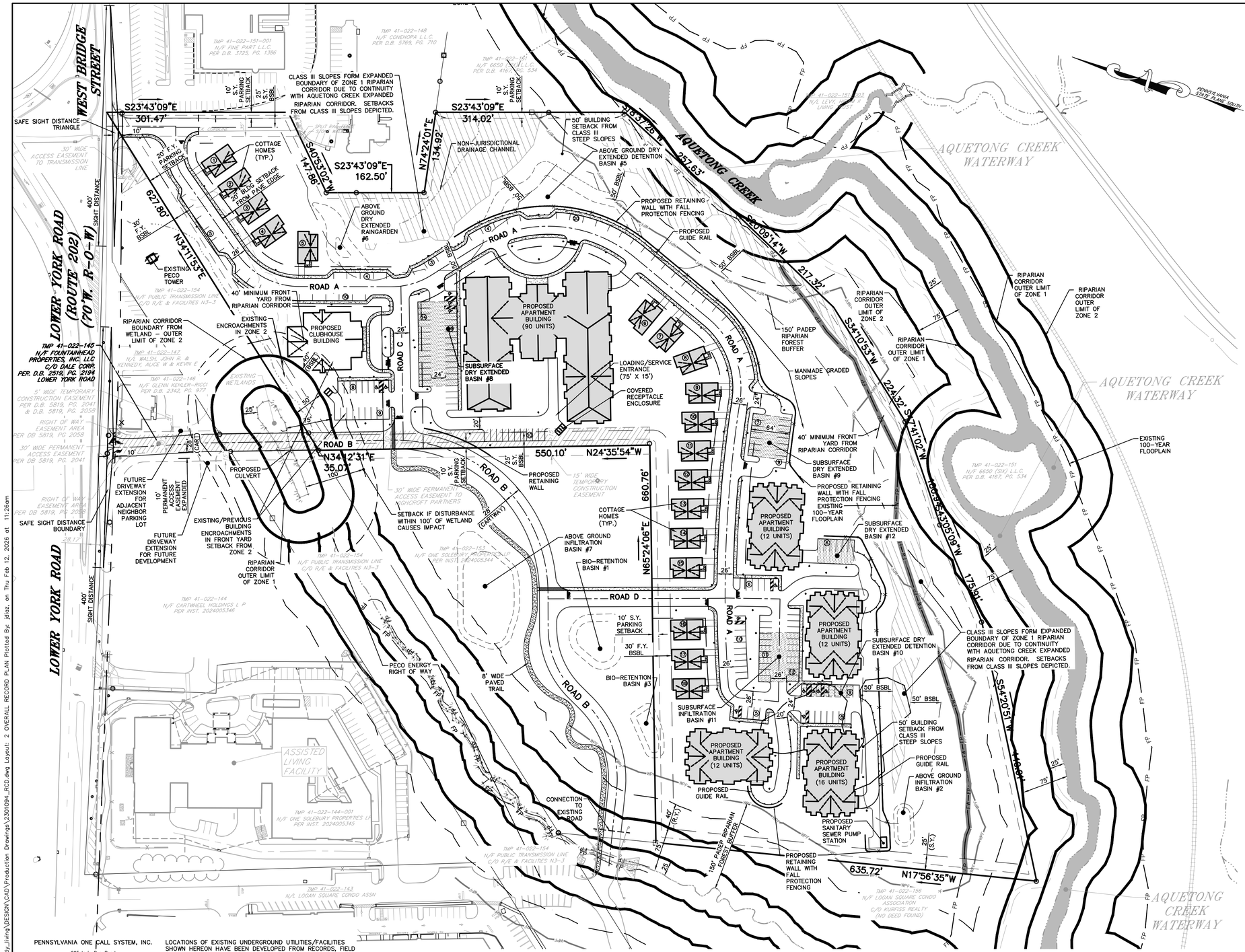
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

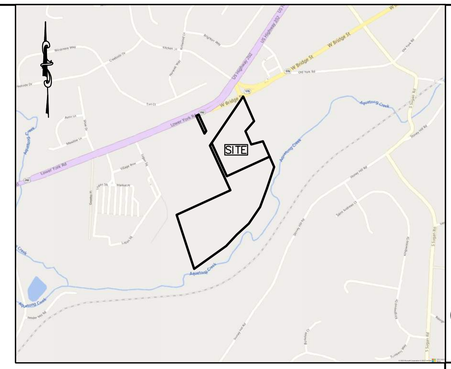
This review will be included in the Bucks County Planning Commission board materials for the May 6, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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
26-0053

cc: Fountainhead Living, LLC (via email)
Gregory R. Glitzer, PE, Gilmore Associates, Inc. (via email)
Curtis J. Genner Jr., PE, Wynn Associates, Inc., Township Engineer (via email)
Christopher Garges, Township Manager (via email)





LOCATION MAP

SCALE: 1"=800'

LEGEND:

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CREEK
- EXISTING WETLANDS
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED SIGN
- FOUND MONUMENT
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET
- EXISTING FENCELINE
- EXISTING STREAM CENTERLINE
- LIMIT OF EXISTING WATERS
- EXISTING RIPARIAN CORRIDOR BOUNDARY ZONE 1
- EXISTING RIPARIAN CORRIDOR BOUNDARY ZONE 2
- PROPOSED ULTIMATE RIGHT-OF WAY
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CENTERLINE
- PROPOSED BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED BUILDING HATCH
- EXISTING STREAM HATCH
- PROPOSED UNDERGROUND BASIN FOOTPRINT
- POST-TOP LIGHTING WITH OPTIC AIM ARROW

BCPC # _____.

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

CERTIFIED THIS DAY OF _____, 20____.

SCALE: 1"=80'

APPROVED BY THE SOLEBURY TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

SUPERVISOR _____ SUPERVISOR _____

SUPERVISOR _____ SUPERVISOR _____

SUPERVISOR _____

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

SIGNATURE _____

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

811

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

NON-MEMBERS MUST BE CONTACTED DIRECTLY

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

SERIAL NO. 20230671907

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.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS:

ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, LOCATED SOLEBURY TOWNSHIP, BUCKS COUNTY, PA AND DESIRED THE SAME TO BE RECORDED.

_____
NOTARY PUBLIC

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____, PAGE _____ ON _____, 20____.

_____
(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 FOUNTAINHEAD LIVING, LLC., WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, LOCATED SOLEBURY TOWNSHIP, BUCKS COUNTY, PA AND DESIRED THE SAME TO BE RECORDED.

_____
NOTARY PUBLIC

OWNER 1 CERTIFICATION:

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

TO ALL WHOM THESE PRESENTS MAY COME

I/WE, FOUNTAINHEAD LIVING, LLC SEND GREETINGS, KNOW YE THAT I/WE HAVE LAID OUT ON LANDS IN SOLEBURY TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE FORTHWITH RECORDED WITNESS MY/OUR HAND AND SEAL.

_____

GENERAL PARTNER: ONE SOLEBURY PROPERTIES ASSOCIATES, LLC BY ITS MANAGER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY R. GLITZER ENGINEER PE-041262-E

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I, RUSSELL CROSS, LICENSE # _____ AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE SUBJECT PARCELS, MADE ON THE GROUND COMPLETED BY GILMORE & ASSOCIATES INC. IN MARCH 2023 ; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

SURVEYOR SIGNATURE _____ DATE _____

ENGINEER'S CERTIFICATION:

I, GREGORY R. GLITZER, LICENSE # PE-041262-E, CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE SOLEBURY TOWNSHIP ORDINANCES AND REGULATIONS.

ENGINEER SIGNATURE _____ DATE _____

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

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL, SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY REUSE WITHOUT PRIOR WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
©COPYRIGHT 2025 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY R. GLITZER ENGINEER PE-041262-E

DATE: 02/06/2026

BY	DATE	DESCRIPTION	REV.

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN

FOUNTAINHEAD AT SOLEBURY 6626 AND 6650 LOWER YORK ROAD

SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

OVERALL RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2301094
OWNERS INFO:	FOUNTAINHEAD LIVING, LLC 660 SENTRY PARKWAY SKIPPACK PIKE, SUITE 220 BLUE BELL, PA 19422 717-554-4779
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.:	41-022-145, 41-022-152 & 41-022-152-01
TOTAL AREA:	TOTAL LOTS: 3
20.4700 AC.	
DATE: 02/06/2026	SCALE: 1"=80'
DRAWN BY: WJD	CHECKED BY: GRG

SHEET NO.:
2 OF 74

Q:\landdev\2023\2301094_fountainhead_site_indy_living\DESIGN\CAD\Production Drawings\2301094_RCD.dwg Layout: 2 OVERALL RECORD PLAN Plotted By: jdiaz on Thu Feb 12, 2026 at 11:26am

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: Tullytown Borough Council
Tullytown Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 14, 2026

Subject: BCPC #13172
Preliminary Plan of Land Development for CSL Charter School at Pennsbury
TMPs #46-7-7, 46-7-7.1, and 46-7-62-1
Applicant: Center for Student Learning Charter School at Pennsbury
Owner: Same
Plan Dated: November 21, 2025
Last Revised: March 6, 2026
Date Received: March 16, 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 totaling 131,339 square feet and construct an approximately 13,453-square-foot addition to an existing school building. Additional parking, landscaping, and stormwater management are also proposed. Public water and sewer will continue to serve the site.

Location: Along the south side of Lakeside Drive at its intersection with Low Lane.

Zoning: The R1 Residential District does not permit Use B(3) School, trade or commercial.

The plan indicates existing nonconformities with respect to minimum front and rear yard distances and required buffer yards.

The plan indicates that, on December 2, 2025, the zoning hearing board granted relief from the following requirements of the zoning ordinance:

Section 185-21 (Table 185-21)
to permit a front yard of 27.1 feet, whereas 50 feet is otherwise required

Section 185-21 (Table 185-21)
to permit a side yard of 19.1 feet, whereas 25 feet is otherwise required

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

Section 185-34
to permit woodland disturbance of 86.5 percent, whereas a maximum disturbance of 20 percent is otherwise permitted

Section 185-54
to permit less than the required plantings for all applicable use buffers

Section 185-61.1.
to permit greater than 800 square feet of parking spaces within the front yard

Present Use: Institutional

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 153-604.A.
   from providing sidewalks along both sides of all streets; the application indicates that installation of sidewalks is impractical due to the shape of the site and the proposed bus/parent drop-off entrances and driveways

   Section 153-611.B.(3)
   from having a minimum 3-foot planting strip between the curb and sidewalk; the application indicates that installation of sidewalks is impractical due to the shape of the site and the proposed bus/parent drop-off entrances and driveways

   Section 153-611.B.(7)
   from the requirement to extend sidewalks to the curbline; the application indicates that installation of sidewalks is impractical due to the shape of the site and the proposed bus/parent drop-off entrances and driveways

   Section 153-613.G.
   from the requirement that parking space dimensions be 10 feet by 20 feet; the application indicates a waiver is requested to allow parking spaces measuring 9 feet by 18 feet in order to provide the minimum required parking

   Section 153-613.O.
   from the requirement that parking spaces be set back at least 5 feet from the property line; the application indicates a waiver is requested in order to provide the minimum required parking

   Section 153-503.A.(1)
   from the requirement that preliminary plans be drawn at a scale of 1-inch equals 50 feet or 1-inch equals 100 feet; the application requests to permit plans drawn at a scale of 1-inch equals 40 feet to enable greater detail

   Section 153-504.A.(1)
   from the requirement that final plans be drawn at a scale of 1-inch equals 50 feet or 1-inch equals 100 feet; the application requests to permit plans drawn at a scale of 1-inch equals 40 feet to enable greater detail

Section 153-608.C.
from the requirement that nothing other than grass or ground cover be placed, planted, or set within the area of an easement, unless necessary for the purpose of the easement; the application indicates the existing sanitary force main easement is paved and is proposed to be repaved

Section 153-611.B.(1)
from the requirement that sidewalks be provided along all existing and proposed streets; the application indicates that installation of sidewalks is impractical due to the shape of the site and the proposed bus/parent drop-off entrances and driveways

Section 153-612.D.
from the requirement that driveways be located not less than 40 feet from the nearest tangent point of the curb radius of any intersection to the driveway and that access shall be provided to the street of lower classification when a corner lot is bounded by streets of two different classifications; the application proposes a driveway closer than 40 feet to the intersection to provide a perpendicular access drive to Low Lane and maintain access in front of the pump station

Section 153-612.G.
from the requirement that developments of the classification type c, nonresidential, shall adhere to the following design standards: minimum radius of 20 feet for one-way traffic and 25 feet for two-way traffic; the application proposes radii of 10 feet and 15 feet for one-way driveways to minimize impervious areas and avoid conflicts with existing utility infrastructure and proposed drive aisles

Section 153-613.F.
from the requirement that no less than 15 feet of open space be provided between the curbline of any uncovered parking area and the outside wall of the nearest building; the application indicates parking is provided adjacent to the proposed building to provide an accessible route to the main entrance while accommodating parking and circulation

Section 153-613.L.
from the requirement of a minimum radius of curvature of 5 feet for all curblines in all parking areas; the application indicates that a 2-foot radius for the curbline northwest of the proposed building is proposed to provide adequate drive aisle circulation around the building

Section 153-613.M.
from the requirement that all parking areas, except at entrance and exit drives, be set back from the future right-of-way line as provided in the zoning ordinance or at least 5 feet, whichever is greater and the distance between this required setback line and future right-of-way shall be permanently maintained as a planting strip; the application proposes restriping the existing parking lot to remain to the west of the school building

Section 153-618.D.(8)
from the requirement that edges of slopes be a minimum of 5 feet from property or right-of-way lines of streets or alleys; the application indicates the parking lot is located closer than 5 feet to the property lines, necessitating grading within 5 feet of the property line

Section 153-702.H.(11)(b)[3]
from the requirement that all storm piping be Class iii reinforced concrete pipe; the application indicates that HDPE is a suitable alternative to concrete pipe

Section 153-702.H.(11)(b)[4]
from the requirement that pipes be at least 15 inches; the application indicates the waiver is requested for pipes conveying runoff from trench drains and roof drains

Section 153-702.H.(11)(b)[9]
from the requirement for the minimum velocity when flowing full to be 3 feet per second; the application proposes conveyance of smaller drainage areas in large pipes and the pipes would need to be sloped significantly greater to meet the required minimum velocity

Section 153-702.H.(11)(b)[17]
from the requirement that storm sewer structures (i.e., endwalls, inlets, end sections, etc.) may not be located on top of or within 10 feet of electric, water, sanitary sewer, and gas services and/or mains; the application indicates the project is a redevelopment of an existing developed site, and the proposed building, parking lot, and drive aisles are being retrofitted within the site

Section 153-702.H.(11)(b)[18]
from the requirement that storm sewer pipes be oriented at right angles to electric, water, sanitary sewer, and gas utilities when crossing above or beneath same; the application indicates the project is a redevelopment of an existing developed site, and the proposed building, parking lot, and drive aisles are being retrofitted within the site

Section 153-703.C.(2)(e)
from the requirement that map(s) of the project area be submitted on 24-inch by 36-inch sheets, be prepared in a form that meets the requirements for recording at the Bucks County Recorder of Deeds, and that show the location of all existing and proposed utilities, sanitary sewers, and water lines within 50 feet of the property lines; the application requests to provide an aerial plan depicting pertinent information within 400 feet of the site that is not already provided on the plans

Section 153-615.A.(1)(c)
to permit fewer than the required street trees along Low Lane; the application indicates that fewer trees are proposed due to proposed and existing utilities and existing utility easements

Section 153-615.B.(1)
to permit fewer than the required buffer plantings; the application indicates a variance was granted to permit less than the required buffer plantings

Section 153-613.G.
from the requirement for the minimum parking stall length to be 21 feet for 60-degree parking; the application indicates a parking stall length of 20 feet is proposed to provide the minimum one-way driveway aisle width and enough separation of the drive aisle from Lakeside Drive

Sections 153-503.C.(3) and 153-504.C.(3)
from the requirement to show the location, names, and widths (right-of-way and cartway) of streets, the location and names of railroads, the location of sanitary sewers, storm sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 400 feet of any part of the tract; the application requests to provide an aerial plan depicting pertinent information within 400 feet of the site that is not already provided on the plans

Section 153-400.D.
from the requirement for separate submissions for preliminary and final plans; the application indicates all information required for preliminary and final plan submissions has been included in the current plans

The final plan should note all granted waivers.

2. **Sidewalks**—The applicant is requesting a waiver from the requirement to install sidewalks along the site's frontage. We recommend that the borough deny this waiver and instead require the installation of sidewalks along the full frontage of the site, extending from Low Lane to the parking area located at the northern end of the property. Given the site's function as a school, enhanced pedestrian safety measures are warranted.

3. **Tree protection**—Section 153-504.D.(18) of the SALDO requires preliminary plan submissions to identify proposed treelines, the tree protection zone, and the location of proposed protection fencing. Section 153-616 of the SALDO contains tree protection requirements. The plan should be revised to provide the required tree protection information in accordance with Sections 153-504.D.(18) and 616 of the ordinance.

4. **Refuse collection**—Section 153-619.E.(2) of the SALDO requires outdoor trash collection stations to be screened from view and landscaped. The plan shows an outdoor trash collection location but does not show the required screening and landscaping.

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

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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.

JWS:emh
26-0066

cc: Peter Hackney, Chief Executive Officer, Center for Student Learning Charter School at Pennsbury (via email)
Heather Humienny, Board of Trustees President, Center for Student Learning Charter School at Pennsbury (via email)
Thomas Gillette, Board of Trustees Vice President, Center for Student Learning Charter School at Pennsbury (via email)
Tom Knab, RLA, Bohler Engineering PA, LLC (via email)
Erin Lalli, PE, Bohler Engineering PA, LLC (via email)
Sean Torpey, PE, Pennoni, Borough Engineer (via email)
Patricia Marks, Borough Coordinator (via email)

ZONING TABLE

ZONE: R1 - RESIDENTIAL
USE: INSTITUTIONAL, RECREATIONAL, AND EDUCATIONAL LAND USES. (SCHOOL)
TMP #'S 46-007-007, 46-007-007.001 & 46-007-062-001

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 185-21	20,000 SF (0.459 AC)	131,339 SF (3.015 AC)*	131,339 SF (3.015 AC)*
MIN LOT WIDTH	§ 185-21	100.0'	448.84'	448.84'
MIN YARD SETBACKS				
FRONT YARD	§ 185-21	50.0' FROM STREET R/W	38.7' (ENC)	27.1'
SIDE YARD	§ 185-21	25.0' FROM SIDE LOT LINE	49.7'	19.8'
REAR YARD	§ 185-21	35.0' FROM REAR LOT LINE	28.3' (ENC)	28.3' (ENC)
MAX PERMITTED HEIGHT	§ 185-21	24.0' (2 STORIES)	<24 (1 STORY)	<24 (1 STORY)
MAX LOT COVERAGE**	§ 185-21	70.0%	38.4% (41,283 SF)	57.4% (61,795 SF)
MAX BUILDING COVERAGE**	§ 185-21	30.0%	12.6% (13,913 SF)	26.2% (28,966 SF)
BUFFER YARDS				
CLASS 'A' BUFFER	§ 185-54	5.0' FROM PROPERTY LINE	0.0' (ENC)	0.0' (ENC)
CLASS 'B' BUFFER	§ 185-54	5.0' FROM PROPERTY LINE	0.0' (ENC)	0.0' (ENC)
CLASS 'C' BUFFER	§ 185-54	5.0' FROM PROPERTY LINE	0.0' (ENC)	0.0' (ENC)
			(ENC) DENOTES EXISTING NON-CONFORMITY	VARIANCE GRANTED

*LOT AREA IS TOTAL OF LOT CONSOLIDATION.

** COVERAGE BASED ON BASE SITE AREA.

PARKING REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN NUMBER OF STALLS	§ 185-19.B(3)	76	45	76 (NOT INCLUDING PARALLEL SPACES ON LAKESIDE DRIVE)

SCHOOL, TRADE OR COMMERCIAL:
REQUIRED = 1 SPACE PER TEACHER/STAFF, PLUS 1 PER 4 STUDENTS
31 STAFF + 180 STUDENTS = 31 + (180/4=45) = 76 (INCLUDING 3 ADA SPACES)

SITE CAPACITY CALCULATIONS

A. BASE SITE AREA PER §185-44.A:

TOTAL SITE AREA:	3.015 AC.
SUBTRACT FUTURE ROAD RIGHTS-OF-WAY, EXISTING UTILITY RIGHTS-OF-WAY, NON-CONTIGUOUS LAND OR LAND SEPARATED FROM THE PARCEL BY ROAD, RAILROAD OR STREAM, AND LAND PREVIOUSLY RESERVED FOR OPEN SPACE:	- 0.474 AC.
EQUALS BASE SITE AREA:	110,642 SF (2.54 AC.)

B. CALCULATED PROTECTED AREA PER §185-44.B AND TABLE 185-44:

RESOURCES:	(A) OPEN SPACE PERCENTAGE	(B) ACRES OF LAND IN RESOURCES	(C) RESOURCE PROTECTION LAND	(D) ACRES OF LAND TO BE DISTURBED
FLOODPLAIN:	100%	0.00	0.00	0.00
FLOODPLAIN SOILS:	100%	0.00	0.00	0.00
STEEP SLOPES 15%-25%:	70%	0.00	0.00	0.00
25% OR MORE:	85%	0.00	0.00	0.00
ENVIRONMENTALLY SENSITIVE WOODLANDS:	80%	0.470	0.376	0.397
OTHER WOODLANDS:	50%	0.00	0.00	0.00
LAKES OR PONDS:	100%	0.00	0.00	0.00
WATERCOURSES OR STREAMS:	100%	0.00	0.00	0.00
WETLANDS:	100%	0.00	0.00	0.00

LAND WITH RESOURCE RESTRICTIONS = 0.376 AC.

TOTAL LAND IN RESOURCES TO BE DISTURBED = 0.397 AC.*

C. MINIMUM OPEN SPACE 185-44.C:

(a) NET BUILDABLE SITE AREA:	
BASE SITE AREA:	2.54 AC.*
SUBTRACT TOTAL RESOURCE PROTECTION AREA:	- (0.470 - 0.397) AC.
TOTAL NET BUILDABLE SITE AREA:	2.47 AC.*

* VARIANCE GRANTED. REFER TO COVER SHEET.

SITE FEATURE KEY

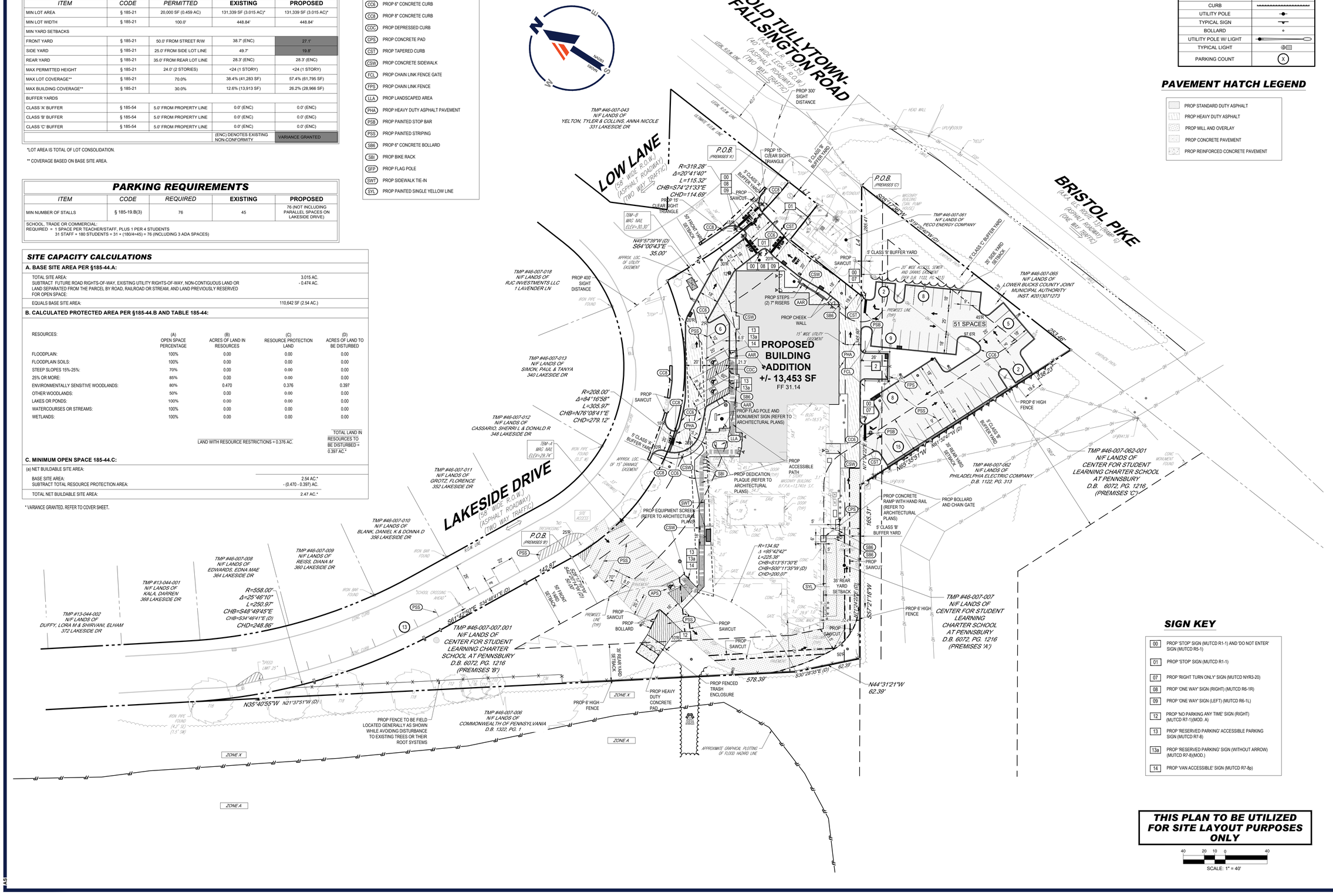
AAR	PROP ACCESSIBLE RAMP
APS	PROP ACCESSIBLE PARKING STALL
CC6	PROP 6" CONCRETE CURB
CC8	PROP 8" CONCRETE CURB
CDC	PROP DEPRESSED CURB
CPS	PROP CONCRETE PAD
CST	PROP TAPERED CURB
CSW	PROP CONCRETE SIDEWALK
FCL	PROP CHAIN LINK FENCE GATE
FPS	PROP CHAIN LINK FENCE
LLA	PROP LANDSCAPED AREA
PHA	PROP HEAVY DUTY ASPHALT PAVEMENT
PSB	PROP PAINTED STOP BAR
PSS	PROP PAINTED STRIPING
SB6	PROP 6" CONCRETE BOLLARD
SBI	PROP BIKE RACK
SFP	PROP FLAG POLE
SWT	PROP SIDEWALK TIE-IN
SYL	PROP PAINTED SINGLE YELLOW LINE

PROP SITE LEGEND

PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CURB	
CURB	
UTILITY POLE	
TYPICAL SIGN	
BOLLARD	
UTILITY POLE W/ LIGHT	
TYPICAL LIGHT	
PARKING COUNT	X

PAVEMENT HATCH LEGEND

- PROP STANDARD DUTY ASPHALT
- PROP HEAVY DUTY ASPHALT
- PROP MILL AND OVERLAY
- PROP CONCRETE PAVEMENT
- PROP REINFORCED CONCRETE PAVEMENT



SIGN KEY

00	PROP 'STOP' SIGN (MUTCD R1-1) AND 'DO NOT ENTER' SIGN (MUTCD R5-1)
01	PROP 'STOP' SIGN (MUTCD R1-1)
07	PROP 'RIGHT TURN ONLY' SIGN (MUTCD NYR3-20)
08	PROP 'ONE WAY' SIGN (RIGHT) (MUTCD R6-1R)
09	PROP 'ONE WAY' SIGN (LEFT) (MUTCD R6-1L)
12	PROP 'NO PARKING ANY TIME' SIGN (RIGHT) (MUTCD R7-1)(MOD. A)
13	PROP 'RESERVED PARKING' ACCESSIBLE PARKING SIGN (MUTCD R7-8)
13a	PROP 'RESERVED PARKING' SIGN (WITHOUT ARROW) (MUTCD R7-8)(MOD.)
14	PROP 'VAN ACCESSIBLE' SIGN (MUTCD R7-8p)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHTED AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES BY BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/06/2026	PER LD SUBMISSION	EL/AS / TRK
2	03/06/2026	PER LD AND NPDES SUBMISSIONS	EL/AS / TRK

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAT.CALL.ORG
#20250292016

NOT APPROVED FOR CONSTRUCTION

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

PROJECT No.:	PAA240163.00-2A
DRAWN BY:	JHT
CHECKED BY:	TRK
DATE:	11/21/2025
CAD I.D.:	P-CIVL-SITE

PROJECT:

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
FOR

CSL CHARTER SCHOOL AT PENNSBURY

PROPOSED
ADDITIONS AND RENOVATIONS

345 LAKESIDE DRIVE
TULLYTOWN BOROUGH
BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

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

T.R. KNAB
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002352

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 2 - 03/06/2026

Mar 06, 2026
M:\PA\2024\PAA240163.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_2\P-CIVL-SITE-PAA240163.00-2A.----LAYOUT_C-301 SITE
ASB

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: Upper Southampton Township Board of Supervisors
Upper Southampton Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 27, 2026

Subject: BCPC #12721
Revised Final Plan of Land Development for Toll Brothers Regency at Willowcrest
TMPs #48-13-163, -163-1; -164; -167-1 and 48-13-170
Applicant: Toll Mid-Atlantic LP Company Inc.
Owner: Same
Plan Dated: August 11, 2023
Last Revised: December 9, 2025
Date Received: March 5, 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 39.1-acre site. Construct 115 age-restricted townhouses, a 1,642-square-foot clubhouse, a swimming pool, open space areas, and stormwater management facilities on the site. Approximately 0.52 acres in the western portion of the site will be conveyed to adjacent parcels with park and recreation facilities, owned by the township (TMPs #48-13-167-1 and 48-13-170). Public water and sewer will serve the development.

Location: Northwest side of Second Street Pike at Cherry Lane.

Zoning: The R-1 Residential Conservation District permits detached dwelling units, schools, religious use, recreational use, cultural centers, and community centers.

The NAA Neighborhood Active Adult Overlay District permits the development of an age-restricted community on a site area of 30 acres or more, with a minimum frontage of 500 feet, a maximum density of 3.5 dwelling units per acre, a minimum open space requirement of 40 percent, a maximum impervious surface ratio of 40 percent, and a minimum setback of 40 feet. Townhouses are permitted on a minimum lot area of 3,200 square feet with a minimum lot width of 28 feet, a minimum setback of 27 feet from the curb line of internal roads, a maximum of six dwellings per building, and a maximum impervious surface ratio of 85 percent.

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

The following variance was granted by the township zoning hearing board on August 3, 2024:

Section 185-20
to permit a 2.39 percent disturbance to streams, rivers, and watercourses and a 2.3 percent disturbance to wetlands, whereas no disturbance is otherwise permitted for these resources

Present Use: Under construction—Age-qualified residential development

COMMENTS

We reviewed a preliminary plan submission for this site in September of 2023 (BCPC #12721, dated September 19, 2023). 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.

This plan has been submitted as an amended final plan with changes to the clubhouse amenities. The proposed dog park and garden shown on previous plan submissions have been replaced with a swimming pool and bocce court.

1. **Waivers granted**—The plan indicates that waivers were granted from the following sections of the subdivision and land development ordinance (SALDO) on December 3, 2024:

   Section 160-11.B.
   to permit a combined preliminary/final plan application

   Section 160-34.B.
   to permit a driveway width of less than the required 48 feet

   Section 160-37.C.
   to permit a driveway separation of less than 800 feet to align Cherry Lane and Redwood Drive

   Section 160-37.F.
   to permit the intersections of Roads A and D and Roads A and C to be less than the required 150 feet apart, with the understanding that the intersections in question would be stop-controlled

   Section 160-37.G.
   to permit a straight course of less than 50 feet for some interior streets

   Section 16-47.F.
   to permit grading within 5 feet of the abutting property lines to allow for a smooth transition between grades and grading on the adjacent community center property

   Section 160-51
   to permit for tree clusters and replacement trees to be counted toward the requirement for street trees, with the understanding that 242 total street, cluster, and replacement trees will be provided

   Section 160-51.C.
   to permit for the alternative placement of street trees

   Section 160-51.D.
   to permit a reduction in the number of required street trees

Section 160-65.A.
to not require a sidewalk on the northern side of Road C which is adjacent to the high side of a retaining wall associated with the above-ground basins, with the understanding that a timber guide rail along the northern side of Road C will be installed for protection

Section 160-73.A.
to not require gas, electric, and telephone facilities to be shown on the plan at this time

2. **Swimming pool fences**—Sheet 11 of the plan specifically notes that an aluminum powder-coated fence will be provided around the bocce court and garden, but a fence is not specifically labeled around the pool. We recommend that the fence around the pool be labeled and the plan legend be revised to indicate a fence.

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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
26-0060

cc: Seth Pellegrini, Toll Mid-Atlantic LP Company, Inc. (via email)
Justin Geonotti, PE, Dynamic Engineering Consultants, Inc. (via email)
Gregg I. Adelman, Esq., Kaplin, Stewart, Meloff, Reiter & Stein, P.C. (via email)
Kristen Shepherd, CRP, Pa C.P., Kaplin Steward (via email)
Donald E. Williams, Township Manager (via email)
Larry Young, PE, TriState Engineers & Land Surveyors, Township Engineer (via email)
John A. Torrente, Township Solicitor (via email)

SEE SHEET 3 OF 108 FOR SITE PLAN NOTES

LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED PENNDOT ROAD ASPHALT PAVEMENT
- PROPOSED PENNDOT ROAD MILL & OVERLAY
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED CONCRETE APRON/SIDEWALK
- PROPOSED ASPHALT WALKING TRAIL
- PROPOSED STONE

SHEET MAP

WILLOW STREET

RELOCATED ACCESS ROAD

TEMPLE ROAD

MARSH DRIVE

FLOWERS DRIVE

PRESSMORE DRIVE

SECOND STREET PIKE (A.K.A. COUNTY RT. 232) (60' ROW WIDTH PER TAX MAP)

REDWOOD DRIVE (40' ROW WIDTH PER DOT PLAN)

CHERRY LANE (40' ROW WIDTH PER DOT PLAN)

PROPOSED CLUBHOUSE

PROP. RAIN GARDEN #4 BOTTOM: 234.00

PROP. RAIN GARDEN #3 BOTTOM: 241.00

PROP. INFILTRATION BASIN #2 BOTTOM: 205.00

PROP. INFILTRATION BASIN #1 BOTTOM: 214.00

PROP. CAPPED REBAR TO BE SET (TYP.) (40' ROW WIDTH PER TAX MAP)

PROPERTY CORNER CONCRETE MONUMENT TO BE SET (TYP.)

PROPOSED SUBDIVISION LINE (REFER TO SUBDIVISION PLAN)

20' BUFFER YARD SETBACK

100.0' WETLANDS MARGIN

50.0' ASSUMED REGULATORY FLOODWAY

MATCHLINE A
MATCHLINE B
MATCHLINE C
MATCHLINE D

T.M.P. 48-008-044 N/F KRAVCAK, JAMISON PAUL

T.M.P. 48-008-045 N/F KELLEY, TEAGUE M & LORI

T.M.P. 48-008-046 N/F MACEDONIAN ORTHODOX CHURCH, ST NAUM

T.M.P. 48-008-047 N/F HAEGELE, FREDERICK J

T.M.P. 48-014-001 N/F ALBU, FLORIAN & RODICA

T.M.P. 48-014-002 N/F GRZYWACZ, WALTER & HELEN C

T.M.P. 48-014-003 N/F MCCAFFREY, MARK & KATHLEEN M DIVINE

T.M.P. 48-014-004 N/F MCNICKLE, HARRY P & ANN P

T.M.P. 48-014-005 N/F ZLUPKO, NICHOLAS & CHRISTINA M

T.M.P. 48-014-006 N/F GROSS, TIMOTHY

T.M.P. 48-014-007 N/F PASTORE, EDWARD A

T.M.P. 48-014-010 N/F KENDERDINE, LOUIS M

T.M.P. 48-014-010-002 N/F SOUTHAMPTON TWP

T.M.P. 48-014-099 N/F CHURCH FOUNDATION

T.M.P. 48-013-154 N/F BELLERBY, NANCY

T.M.P. 48-013-167 N/F HANNIGAN, GENEVA

T.M.P. 48-013-167-001 N/F UPPER SOUTHAMPTON TWP

T.M.P. 48-013-170 N/F UPPER SOUTHAMPTON TWP

T.M.P. 48-013-171 N/F SHULZHENKO, ALEXANDER

T.M.P. 48-013-169 N/F DAVIDUK, RACHEL A

T.M.P. 48-013-166 N/F KOLESAR, CYNTHIA B

T.M.P. 48-013-165-001 N/F KIKER, DANIEL

T.M.P. 48-013-165 N/F BUCANTIS, JOSEPH & CASEY

T.M.P. 48-013-242

T.M.P. 48-013-243 N/F DIPAOLO, JOAN A

T.M.P. 48-013-244 N/F WHANG, JOHN A & DONNA

T.M.P. 48-013-245 N/F FORREST, BRIAN K & AMANDA

T.M.P. 48-013-246 N/F MOYER, LAURIE A & STEPHEN ANDREW

T.M.P. 48-013-294 N/F WUNDERLE, FRANCIS A & SUSAN E

T.M.P. 48-013-295 N/F DIGIOVANNI, CARMEN & BARBARA A

T.M.P. 48-013-296 N/F KEEFER, JOHN & DEBRA L

T.M.P. 48-013-297 N/F LONGHITANO, ISABELLA THOMAS

T.M.P. 48-013-298 N/F CHA, KYUNG KEUN & SUNG EUN

T.M.P. 48-014-097 N/F ALIYEVA, SABINA

T.M.P. 48-014-098 N/F NESS, KAREN L

GRAPHIC SCALE

-80 0 40 80 160 320

(IN FEET)
1 INCH = 80 FT.

8	04/30/25	REV. PER PLAN RECORDING	AJW
7	02/13/25	REV. PER ARMY CORPS COMMENTS	AJW
6	02/04/25	REV. PER TOWNSHIP RESOLUTION & PENNDOT HOP COMMENTS	AJW
5	10/04/24	REV. PER PENNDOT HOP COMMENTS	AJW
4	09/17/24	REV. PER TOWNSHIP & DEP GENERAL PERMIT COMMENTS	AJW
3	05/30/24	REV. PER TOWNSHIP & CONSULTANTS COMMENTS	MWD
2	02/02/24	REV. PER BCCD COMMENTS	MR/AJW
1	10/04/23	REV. PER TOWNSHIP & NPDES COMMENTS	YL
REV.	DATE:	COMMENTS	BY:

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

DRAWN BY: AJW | DESIGNED BY: DCR | CHECKED BY: JAG | CHECKED BY: —

PROJECT: TOLL MID-ATLANTIC LP COMPANY, INC
PROPOSED TOWNHOUSE (AGE-RESTRICTED) DEVELOPMENT
PARCEL NO. 48-013-163, 48-013-163-001, 48-013-164, 48-013-167-001 & 48-013-170
1020-1030 SECOND STREET PIKE
UPPER SOUTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

811 Know what's below Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:
Egg Harbor, New Jersey • T: 609.677.7778
Chester, New Jersey • T: 908.879.9229
Neptune, New Jersey • T: 973.776.7200
Toms River, New Jersey • T: 732.974.0199
Newtown, Pennsylvania • T: 267.685.0276
Philadelphia, Pennsylvania • T: 215.283.4868
Bethlehem, Pennsylvania • T: 610.598.4400
Allen, Texas • T: 972.534.2105
Houston, Texas • T: 281.799.8400
Austin, Texas • T: 512.646.9441
Delray Beach, Florida • T: 561.921.8370
Annapolis, Maryland • T: 443.567.3000
www.dynamicec.com

JUSTIN A. GEONNOTTI
COMMONWEALTH OF PENNSYLVANIA
JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE080629

MATTHEW MAZZELLA
PROFESSIONAL ENGINEER

TITLE: OVERALL SITE PLAN (RECORD PLAN)

SCALE: (H) 1"=80' (V) | DATE: 08/11/2023
PROJECT No: 2379-99-004

SHEET No: 10 OF 108 | Rev. #: 12

Plotted: 12/09/25 – 3:13 PM, By: izheng
File: P:\deopc projects\2379 deluca homes\99-004 upper southampton twp pa\Dwg\Land Dev Plans\20379990004SS12.dwg, ----> 10 OVERALL SITE PLAN (RECORD PLAN)

COPYRIGHT © 2025 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

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

From: Staff of the Bucks County Planning Commission

Date: April 23, 2026

Subject: BCPC #13051
Revised Preliminary Plan of Land Development for TNG&D, LLC
TMP #52-9-125
Applicant: TNG&D, LLC c/o David Nyce and Krisann Nyce
Owner: Same
Plan Dated: January 2, 2025
Last Revised: January 15, 2026
Date Received: March 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: Construct a 10,000-square-foot contractor services shop and a 4,000-square-foot accessory storage building on a 16.42-acre lot. The plan proposes an outside storage area consisting of approximately 2.85 acres, on which 35 block storage bins are shown. The plan also identifies a future storage yard consisting of 1.14 acres. On-lot water and sewer facilities will serve the site.

Location: Along the southwest side of Old Bethlehem Pike, between Weikel Road and Forrest Road.

Zoning: The PC-2 Planned Commercial-2 District permits Use G4 Contractor Services on lots of 20,000 square feet or more with a maximum impervious surface area of 60 percent.

Present Use: Vacant

COMMENTS

We reviewed a preliminary plan submission for this site in July of 2025 (BCPC #13051, dated July 24, 2025). Although several comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval.

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

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

   Section 365-39.A.
   from installing concrete or Belgium block curbs on all existing and proposed streets and parking areas located within nonresidential developments; the application indicates alternate designs, including drainage swales and dispersed discharge of runoff, are intended and subject to approval by the township engineer

   Section 365-40.A.
   from constructing sidewalks and bicycle/pedestrian paths along both sides of all existing and proposed streets; the application indicates the site is located along an isolated section of Bethlehem Pike, there is no known active pedestrian traffic along this portion of Bethlehem Pike, and no other existing pedestrian pathways or sidewalks near the site that would warrant interconnection

   Section 365-32.D.(1)
   from constructing improvements such as cartway widening, along Bethlehem Pike (arterial roadway) as may be required and directed by PennDOT; the application indicates PennDOT has rejected the use of cartway widening along this road and has opted only for roadside drainage swale improvements where they have deemed that work necessary

   The final plan should note all granted waivers.

2. **Woodland removal**

   a. **Replacement trees**—Section 450-1700.C.(3)(a)[3] of the zoning ordinance states that the removal of woodlands shall occur only in conformance with the tree replacement provisions of Chapter 365 (township SALDO). The plan proposes the removal of 5.6237 acres of woodlands on the site. Compliance with tree replacement provisions, where applicable, should be verified.

   b. **Afforestation/reforestation**—Section 365-41.H.(10) of the SALDO requires the submission of an afforestation/reforestation plan, prepared by a registered landscape architect or forester, with all major land development proposals.

3. **Tree protection**—Section 365-41.F.(2) of the SALDO requires that during construction, trees and shrubs to be preserved shall be protected by snow fencing, safety fencing, or silt fencing, to ensure that there is no encroachment within the area of their dripline. The plan does not identify any tree protection fencing along the proposed tree lines of the preserved woodlands on the site.

4. **Pedestrian access**—Section 365-49.C.(11) of the SALDO requires adequate means for pedestrian access between buildings on the site and to and through the parking facility must be provided. The plan should indicate intended pedestrian connections between the parking lot and proposed storage building.

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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
26-0034

cc: David Nyce and Krisann Nyce, TNG&D, LLC (via email)
Michael S. Russek, PE, MSR Engineering (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)

GENERAL PLAN NOMENCLATURE:
(D) DENOTES "DESIGN"
(E) DENOTES "EXISTING"
(F) DENOTES "FUTURE"
(P) DENOTES "PROPOSED"
(R) DENOTES "REQUIRED"
(T) DENOTES "TEMPORARY"

PROPERTY BOUNDARY FEATURES:

CM	CONCRETE MONUMENT
FND	FOUND
IP	IRON PIN
PIPE	IRON PIPE
PK	ASPHALT NAIL
ROW	RIGHT-OF-WAY
RRS	RAILROAD SPIKE
TBS	TO BE SET
ULT	ULTIMATE

YARD SETBACKS:

BSBL	BUILDING SETBACK LINE
FYSB	FRONT YARD SETBACK LINE
RYSB	REAR YARD SEBACK LINE
SYSB	SIDE YARD SETBACK LINE

WRT SALDO CHAPTER §365 – GENERAL STREET & RIGHT-OF-WAY AND OFFER OF DEDICATION NOTES:
1. Per WRT SALDO §365-32.B.(1) "Street Standards" – "Where a proposed subdivision abuts or contains an existing public street or road having a right-of-way width less than would be required if said street or road were created under this Ordinance, sufficient additional width for right-of-way shall be provided and dedicated to meet the foregoing standards." The area between the Legal Right-of-way of Bethlehem Pike (SR4013), and the below designated Municipal Ultimate right-of-way is hereby offered for dedication to West Rockhill Township
2. Per SALDO §365-32.C.(2) – Bethlehem Pike is classified as an Arterial Street.
3. Per PennDOT ROW Plans the Existing Legal Right-of-way of Bethlehem Pike is 60 Feet Wide (30 feet from Centerline)
4. Per SALDO §365-32.B. – The Minimum Required Ultimate Right-of-Way width for an Arterial Street is 100 feet (50 feet from centerline). AREA OF THE ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO WEST ROCKHILL TOWNSHIP IN THE FORM OF AN EASEMENT, TO BE PREPARED AND RECORDED IN A MANNER SATISFACTORY TO THE TOWNSHIP SOLICITOR.
5. Per SALDO §365-D.(1) – Minimum cartway width of required paving shall be "As Required by PennDOT"
6. Per SALDO §365-32.H. – Traffic control. Vehicular traffic control in work zone areas on and along streets open to the public shall be in strict accordance to requirements of PennDOT Publication 203, Work Zone Traffic Control (67 Pa. Code Chapter 203).
7. Per SALDO §365-31.J. – All street and parking area regulatory signage shall be in accordance with PA Title 67, PennDOT Publications 236M and Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD), and shall be installed on standard PennDOT approved breakaway post.

PROJECT NARRATIVE / STATEMENT OF PURPOSE & INTENT:
Subject 16.2974± acres (gross) tract is situated within the Planned Commercial-2 (PC-2) Zoning District, along the Southwest side of Old Bethlehem Pike (SR4013), between the intersections of Weikel Road (T-317) to the North, and Forrest Road (T-502) to the South, with 1,145 linear feet of frontage along Bethlehem Pike. Property is vacant with no pre-existing buildings or structures.

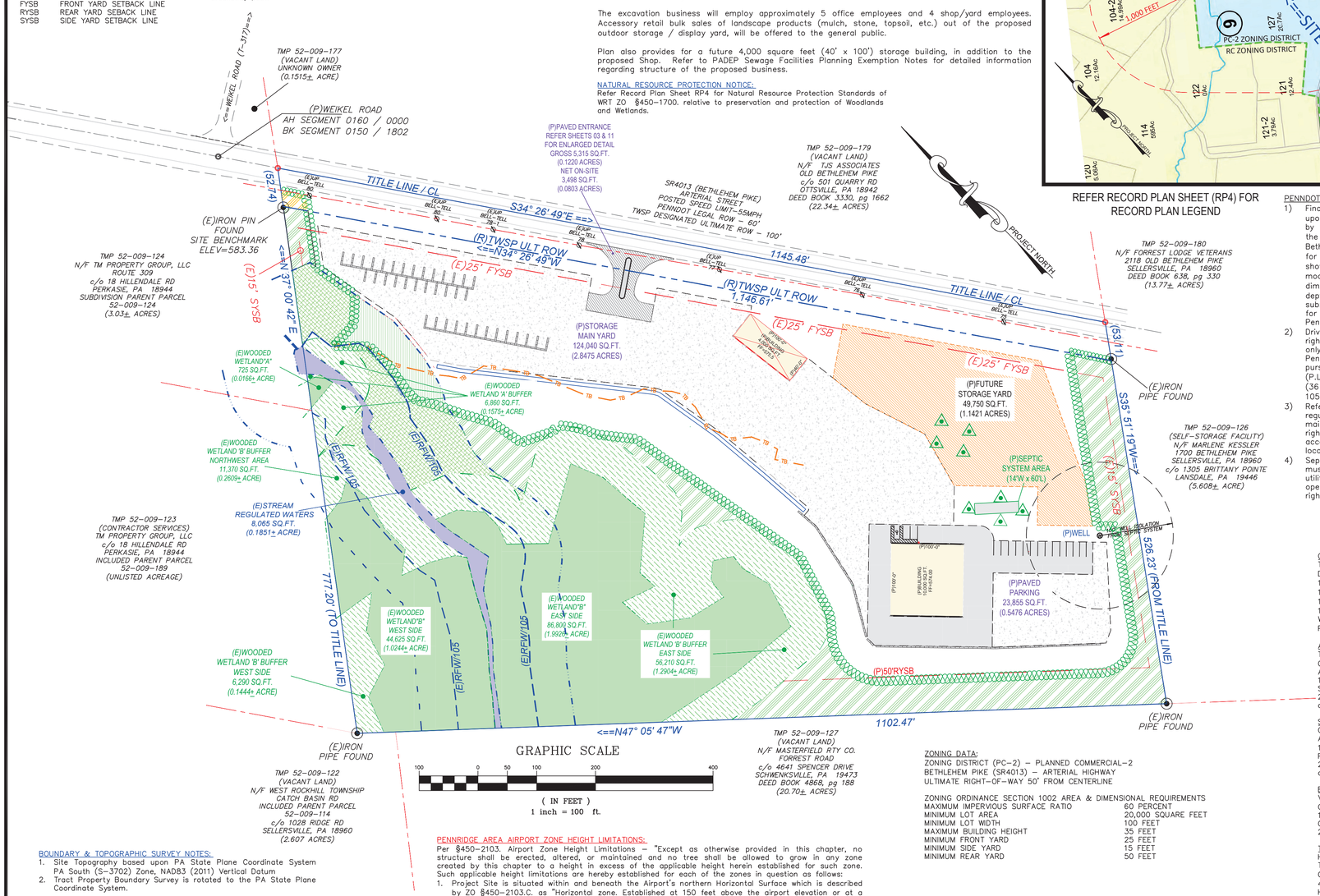
Applicant proposes to Develop the property with a 10,000 square feet (100'x'100') Contractor Services Shop (Zoning Use G4) which is a permitted use in the PC-2 Zoning District [§450-1001.A.(34)]; and permitted Accessory Use "Outside Storage or Display" [§450-1001.D.(3)].

Per WRT Zoning Ordinance §450-1604. "Contractor Service" Contractor offices and shops for businesses that provide services related to excavating, building construction, cement, masonry, painting, roofing, siding, landscaping, paving, HVAC, plumbing, electrical, carpentry, or uses of similar nature.
(a) Outside storage areas for materials, equipment, and business vehicles shall be enclosed by fencing, (minimum six feet high, maximum eight feet high) of a type that will provide visual screening subject to approval by the Township; and shall meet the requirements of Accessory Use H3 Outside Storage or Display.
(b) Minimum parking requirement. One space per employee vehicle on-site during daytime hours, one space per company vehicle to be stored on the premises, and one space per 200 square feet of floor area designated for office use.

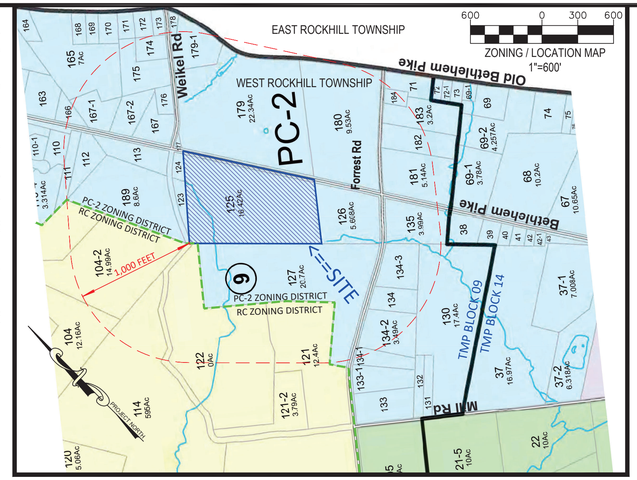
The excavation business will employ approximately 5 office employees and 4 shop/yard employees. Accessory retail bulk sales of landscape products (mulch, stone, topsoil, etc.) out of the proposed outdoor storage / display yard, will be offered to the general public.

Plan also provides for a future 4,000 square feet (40' x 100') storage building, in addition to the proposed Shop. Refer to PADEP Sewage Facilities Planning Exemption Notes for detailed information regarding structure of the proposed business.

NATURAL RESOURCE PROTECTION NOTICE:
Refer Record Plan Sheet RP4 for Natural Resource Protection Standards of WRT 20 §450-1700. relative to preservation and protection of Woodlands and Wetlands.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



REFER RECORD PLAN SHEET (RP4) FOR RECORD PLAN LEGEND

PENNDOT HIGHWAY OCCUPANCY NOTES:
1) Final approval of this plan is specifically conditioned upon the issuance of a Highway Occupancy Permit(s), by the Pennsylvania Department of Transportation, for the proposed Project Site access/entrance onto Bethlehem Pike (SR4013). Permit(s) must be obtained for the designed highway access/entrance location shown (without modification). Any revisions or modifications to the designed site access/entrance, dimensions and/or construction specifications (as depicted by the approved plans) shall require the submission of a revised highway occupancy permit plan for review by the Township, prior to application the Pennsylvania Department of Transportation for approval.
2) Driveway access and/or improvements to the legal right-of-way of a State Highway shall be authorized only by Highway Occupancy Permit issued by the Pennsylvania Department of Transportation as required pursuant to Section 420 of the Act of June 1, 1945, (P.L.1242, No. 428), known as the "State Highway Law" (36 P.S. § 670-420); and pursuant to 53 P.S. § 10505(6).
3) Refer Pennsylvania Code, Title 67, Chapter 441 for regulations concerning the use, occupancy, and maintenance, of the area within the designated legal right-of-way; and for design standards regarding access to and occupancy of highways by driveways and local roads.
4) Separate utility Highway Occupancy Permit applications must be submitted and obtained by the respective utility owners that will be responsible for ownership, operation, and maintenance of utilities installed within right-of-way of the Commonwealth of Pennsylvania.

GENERAL PROPERTY INFORMATION:
TAX MAP ID: 52-009-125
DEED REFERENCE: INSTRUMENT 2023050401 (11/30/2023)
1800 BETHLEHEM PIKE (Pending Assignment by Twsp)
16.42± ACRES (Per Assessment Information)
16.2974± ACRES GROSS (Per Field Survey)
14.9819± ACRES NET (Less Twsp ULT ROW)
WEST ROCKHILL TOWNSHIP, BUCKS COUNTY
PLANNED COMMERCIAL-2 (PC-2) ZONING DISTRICT

APPLICANTS / OWNERS OF RECORD:
TNG&D, LLC
C/O DAVID NYCE & KRISANN NYCE
AUTHORIZED LLC ORGANIZERS
1402 OLD BETHLEHEM PIKE
SELLERSVILLE, PA 18960-1451
215-397-8978
dave@nyceconstruction.com

SURVEYOR OF RECORD:
CREWS SURVEYING, LLC
ADAM CREWS, PLS
1806 DEEP RUN ROAD, SUITE B (PO BOX 289)
PIPERSVILLE, PA 18947
215-766-2477
a.crews@crewssurveying.com

ENVIRONMENTAL & SEPTIC CONSULTANT OF RECORD:
VW CONSULTANTS, LLC
C/O MAX RUSSICK
1830 WALNUT LANE
QUAKERTOWN, PA 18951-2020
215-536-7006

TRAFFIC ENGINEER OF RECORD:
HORNER & CANTER ASSOCIATES
TRANSPORATION & TRAFFIC ENGINEERING
C/O DAVID H. HORNER, PE, PTOE, PRESIDENT
4950 YORK ROAD – SUITE 2G (PO BOX 301)
HOLICONG, PA 18928-0301
267-544-0805
DHorner@horner-canter.com

ZONING DATA:
ZONING DISTRICT (PC-2) – PLANNED COMMERCIAL-2
BETHLEHEM PIKE (SR4013) – ARTERIAL HIGHWAY
ULTIMATE RIGHT-OF-WAY 50' FROM CENTERLINE

ZONING ORDINANCE SECTION 1002 AREA & DIMENSIONAL REQUIREMENTS

MAXIMUM IMPERVIOUS SURFACE RATIO	60 PERCENT
MINIMUM LOT AREA	20,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM FRONT YARD	25 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	50 FEET

APPROVAL OF WEST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS:
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST ROCKHILL, THIS _____ DAY OF _____, 2026.

PLANNING COMMISSION RECOMMENDATION FOR APPROVAL:
RECOMMENDED FOR APPROVAL BY THE WEST ROCKHILL TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 2026.

BUCKS COUNTY PLANNING COMMISSION:
PROCESSED AND REVIEWED: BCPC REVIEW #13051 (DATED JULY 24, 2025) AS PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

RECORDING:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN:
PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF_____, 2026.

APPLICANT ACKNOWLEDGEMENT:

OFFER OF DEDICATION:
WE HERBY OFFER FOR DEDICATION ANY AREAS OF RIGHTS-OF-WAY, TO TOWNSHIP OF WEST ROCKHILL, COUNTY OF BUCKS, AT TIME OF RECORDING OF THE PLAN.

I, DAVID NYCE, AN AUTHORIZED AGENT OF (TNG&D, LLC) HAVE LAID OUT UPON MY LAND, SITUATE IN THE TOWNSHIP OF WEST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026

_____
SIGNATURE OF REGISTERED & AUTHORIZED AGENT OF TNG&D, LLC (DAVID NYCE)

I, KRISANN NYCE, AN AUTHORIZED AGENT OF (TNG&D, LLC) HAVE LAID OUT UPON MY LAND, SITUATE IN THE TOWNSHIP OF WEST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026

_____
SIGNATURE OF REGISTERED & AUTHORIZED AGENT OF TNG&D, LLC (KRISANN NYCE)

NOTARY ACKNOWLEDGEMENT:
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS _____ DAY OF _____, 2026, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED (DAVID NYCE AND KRISANN NYCE), KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED AUTHORIZED AGENTS OF TNG&D, LLC (OWNER OF THE DESIGNATED PLAN); THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED (AND IS ENDORSED THEREON); AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDINGLY TO LAW.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

(SEAL)

PROPERTY OWNER STORM WATER MANAGEMENT OPERATIONS AND MAINTENANCE DECLARATION:
We, the below Declarants / Property Owners, hereby accept responsibility for ownership and maintenance of the proposed storm water management facilities, as designated on the approved Improvement, Grading, Drainage, and Storm Water Management (SWM) plans referenced hereon. This declaration shall also extend, in perpetuity, to all future property owners and/or to our heirs, successors and assigns.

_____
DAVID NYCE, AUTHORIZED LLC ORGANIZER DATE

PLAN SHEET INDEX (LAND DEVELOPMENT PLAN)

SHEET 01 OF 23	(RP1/5)	RECORD PLAN (Overall Project Site Area)
SHEET 02 OF 23	(RP2/5)	RECORD PLAN (Overall Project Site Area Enlargement)
SHEET 03 OF 23	(RP3/5)	RECORD PLAN (Site Access Enlargement)
SHEET 04 OF 23	(RP4/5)	RECORD PLAN (Zoning Notes & Calculations)
SHEET 05 OF 23	(RP5/5)	RECORD PLAN (General Regulatory Notes)
SHEET 06 OF 23	(EX1/3)	EXISTING FEATURES PLAN (Overall Project Site Area)
SHEET 07 OF 23	(EX2/3)	EXISTING FEATURES PLAN (Mapping References)
SHEET 08 OF 23	(EX3/3)	EXISTING FEATURES PLAN (Mapping References)
SHEET 09 OF 23	(GR1/5)	GRADING PLAN (Overall Project Site Area)
SHEET 10 OF 23	(GR2/5)	GRADING PLAN (North Storage Yard Area)
SHEET 11 OF 23	(GR3/5)	GRADING PLAN (South & Future Storage Yard Area)
SHEET 12 OF 23	(GR4/5)	GRADING PLAN (Main Building)
SHEET 13 OF 23	(GR5/5)	GRADING PLAN (Site Access Enlargement)
SHEET 14 OF 23	(IMP1/3)	IMPROVEMENT PLAN (Details)
SHEET 15 OF 23	(IMP2/3)	IMPROVEMENT PLAN (Details)
SHEET 16 OF 23	(IMP3/3)	IMPROVEMENT PLAN (Details)
SHEET 17 OF 23	(LNDSC1/7)	LANDSCAPE PLAN (Overall Property & Clearing)
SHEET 18 OF 23	(LNDSC2/7)	LANDSCAPE PLAN (Overall Area of Development)
SHEET 19 OF 23	(LNDSC3/7)	LANDSCAPE PLAN (Plantings – North Storage Yard)
SHEET 20 OF 23	(LNDSC4/7)	LANDSCAPE PLAN (Plantings – South & Future Storage Yard)
SHEET 21 OF 23	(LNDSC5/7)	LANDSCAPE PLAN (Plantings – Main Building)
SHEET 22 OF 23	(LNDSC6/7)	LANDSCAPE PLAN (DETAILS)
SHEET 23 OF 23	(LNDSC7/7)	LANDSCAPE PLAN (DETAILS)

REFER NPDES POST CONSTRUCTION STORM WATER MANAGEMENT (PCSM) PLAN SET FOR STORM WATER MANAGEMENT BEST MANAGEMENT PRACTICE (BMP) INFORMATION

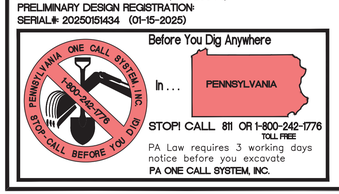
REFER EROSION & SEDIMENT CONTROL (E&SC) PLAN SET FOR E&SC BMP INFORMATION TO BE IMPLEMENTED DURING DURATION OF PROJECT SITE EARTHMOVING ACTIVITIES

REFER PENNDOT HIGHWAY OCCUPANCY PERMIT (HOP) PLAN SET FOR INFORMATION ON THE PROJECT SITE ACCESS / ENTRANCE AND ANY REQUIRED IMPROVEMENTS ALONG BETHLEHEM PIKE (SR4013), AS APPLICABLE

BOUNDARY & TOPOGRAPHIC SURVEY NOTES:
1. Site Topography based upon PA State Plane Coordinate System PA South (S-3702) Zone, NAD83 (2011) Vertical Datum
2. Tract Property Boundary Survey is rotated to the PA State Plane Coordinate System.

PENNRIDGE AREA AIRPORT ZONE HEIGHT LIMITATIONS:
Per §450-2103. Airport Zone Height Limitations – "Except as otherwise provided in this chapter, no structure shall be erected, altered, or maintained and no tree shall be allowed to grow in any zone created by this chapter to a height in excess of the applicable height herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:
1. Project Site is situated within and beneath the Airport's northern Horizontal Surface which is described by ZO §450-2103.C. as "Horizontal zone. Established at 150 feet above the airport elevation or at a height of 717 feet above mean sea level"
2. Per ZO §450-2103.E "Excepted height limitations. Nothing in this chapter shall be construed as prohibiting the construction or maintenance of any structure or growth of any tree to a height up to 35 feet above the surface of the land."

PROJECT SITE COORDINATES:
LATITUDE N 40° 23' 29.0" (40.391388)
LONGITUDE W 75° 19' 37.0" –(75.326944)
PRELIMINARY DESIGN REGISTRATION:
SERIAL#: 20250151434 (01-15-2025)



SEPTIC SYSTEM LEGEND:
TEST PROBE PIT
PERCOLATION TEST HOLE
EXTENDED TEST PROBE TRENCH
PROPOSED SEPTIC SYSTEM AREA W/PERC HOLE LOCATIONS

PADEP SEWAGE FACILITIES PLANNING EXEMPTION (DEP Code No. 1-09952-288-X)
Per PADEP correspondence dated 11/07/2023 to VW Consultants, LLC DEP determined that Sewage Facilities Planning was not required for the project based on the following information referenced within the said communication:
1. The excavation business will employ approximately 5 office employees and 4 shop/yard employees.
2. The amenities in the building will be limited to a lunchroom and kitchen that will contain a refrigerator, sink and a microwave as well as two restrooms.
3. No showers are proposed or approved by DEP.
4. The project will generate 190 gallons of sewage per day to be treated by an onlot sewage disposal system.
5. No chemicals maybe disposed of in the on-lot sewage disposal system.
6. The local agency's sewage enforcement officer ("SEO") is authorized to issue permits for this proposed project in accordance with the Pennsylvania Sewage Facilities Act, and 25 Pa. Code Chapters 71, 72 and 73 and with the local agency's applicable policies.
7. Operation and maintenance requirements for the onlot sewage disposal system are provided through the West Rockhill Sewage Management Ordinance, Ordinance 212, executed on May 15, 2013.

PROJECT: TNG&D LAND DEVELOPMENT PLAN
PRELIMINARY PLAN (USE G-4 CONTRACTOR SERVICES)

LD SHEET 01 OF 23

SURVEYOR'S CERTIFICATION - BOUNDARY & TOPOGRAPHY

I hereby Certify that the Bounday and Topographic Information shown on this Plan is based upon a Field Survey made by me, or under my Supervision / Responsible Charge. That all Property Corners are Set as shown Hereon; That all Geometric Details as shown are Correct; and that all Lots or Tract have a Boundary Closure Error of 1:10,000 OR BETTER.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK DATE
ADAM CREWS, PLS
PENNSYLVANIAI PROFESSIONAL LAND SURVEYOR #SU-75214E
1806 DEEP RUN ROAD, SUITE B (PO BOX 289)
PIPERSVILLE, PA 18947
PHONE: 215-766-2477 EMAIL: a.crews@crewssurveying.com

			DATE: JANUARY 2, 2025
			SCALE: AS NOTED
			DESIGNED BY: M.S.R.
			DRAWN BY: M.S.R.
PER 02/27/25 TWSP & 07/07/25 TRAFFIC REVIEWS	MSR	01/15/26	CHECKED BY: M.S.R.
RELEASED FOR SUBMISSION TO TOWNSHIP	MSR	01/16/25	PROJECT NO. MSR 016-014

I, Michael S. Russek, a Registered Professional Engineer within the Commonwealth of Pennsylvania, do hereby certify pursuant to the penalties of 18 Pa.C.S.A., Section 4909, to the best of my knowledge, information, and belief, that the information contained in the accompanying plans, specifications and reports (which have been prepared in accordance with accepted Engineering practice), is true and correct.

BY: _____
MICHAEL S. RUSSEK, PE, PA LIC No. PE042631E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MICHAEL S. RUSSEK ENGINEER No. PE042631E

MICHAEL S. RUSSEK, PE
dba MSR ENGINEERING
6577 WILD CHERRY DRIVE; COOPERSBURG,PA 18036-1824
Email: msrussek50@gmail.com
PHONE (610) 730-4068

RECORD PLAN
(OVERALL PROJECT SITE AREA)

FOR
TMP 52-009-125 (TNG&D, LLC)
SELLERSVILLE, PA 18960
WEST ROCKHILL TOWNSHIP, BUCKS CO., PA

RP1
5

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

From: Staff of the Bucks County Planning Commission

Date: April 8, 2026

Subject: BCPC #13169
Sketch Plan of Land Development for Rockhill Mennonite Community
TMPs #52-17-50-1, -51, -52, -52-3, -58, -60
Applicant: Rockhill Mennonite Community
Owner: Same
Plan Dated: September 26, 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 02).

GENERAL INFORMATION

Proposal: Expand an existing Continuing Care Retirement Community with associated site improvements on a 41.5-acre site. Construct two four-story multifamily apartment buildings, each with 36 independent living dwelling units, a 9,500-square-foot addition to an existing auditorium, and a 12,766-square-foot building expansion to an existing nursing home on the site. Public water and sewer serve the site.

Location: Along the northern side of State Road (Route 152) between East Old State Road and South Main Street. The site has frontage along all three roadways.

Zoning: The IS Institutional Services District permits Use B9 Continuing Care Retirement Community on lots with a minimum site area of 15 acres. The permitted maximum density is 6.5 dwelling units per acre for persons living independently. A permitted maximum impervious surface area of 60 percent and a minimum open space ratio of 50 percent apply for the use.

Present Use: Continuing Care Retirement Community

COMMENTS

1. **Anticipated zoning ordinance relief**—The sketch plan indicates that a variance may be requested from Section 450-1604.B.(9)(a)[4] of the zoning ordinance, which requires a minimum of 50 percent

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

of the site to be provided as open space. We recommend that no formal action be taken on this proposal until all zoning issues have been resolved.

2. **Parking**—The plan proposes an excess number of parking spaces compared to the requirements of Section 450-1604.B.9.L of the zoning ordinance, adding to the impervious surface on site. The extra spaces represent additional construction and maintenance costs and additional environmental impacts from stormwater runoff. We recommend that the number of parking spaces necessary for the use be reviewed for future plan proposals.

3. **Transportation considerations**

   a. **Traffic impact study (TIS)**—We recommend that a TIS be performed for the site per Section 365-22.C.(1) of the subdivision and land development ordinance (SALDO). As part of the TIS, the location of the proposed entrance on East Old State Road should be reviewed in relation to its proximity to the driveway located southwest of the site.

   b. **Site distance**—Future plans should indicate that there will be sufficient sight distance in both directions at the proposed East Old State Road driveway.

   c. **Turning templates**—We recommend that future plans provide turning templates for the proposed driveway on East Old State Road, to ensure adequate turning room exists for the largest vehicles anticipated to use this driveway.

4. **Pedestrian connections**—Section 365-49.C.(11) of the SALDO states that adequate means for pedestrian access between buildings on the site and to and through the parking facility must be provided. We recommend that future plans provide additional sidewalk connections between the proposed apartment buildings and their parking lots in the western part of the site, so residents and visitors aren't forced to walk through the parking lots to reach the one sidewalk connection that is shown.

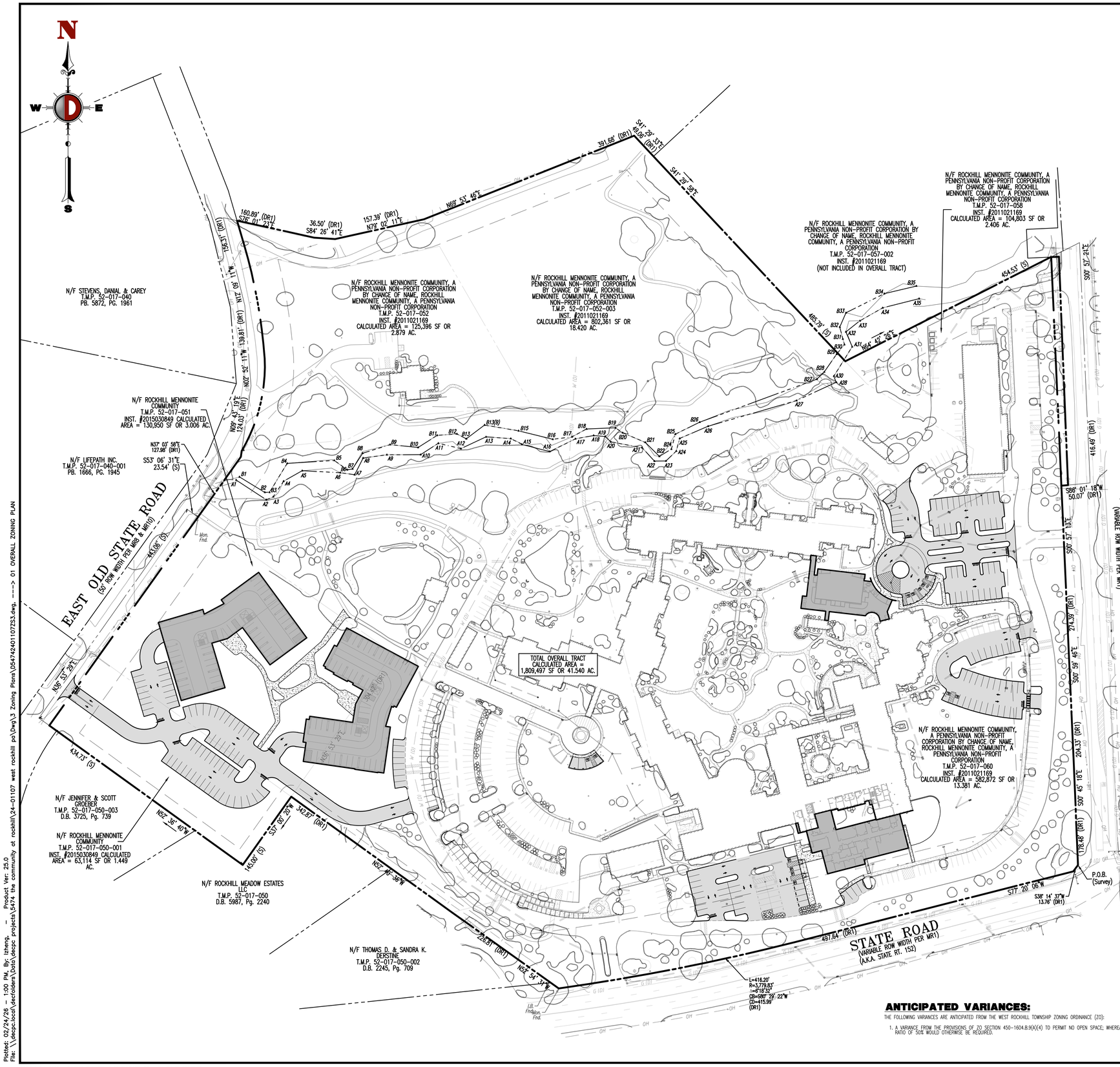
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning 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 May 6, 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
26-0057

cc: Rockhill Mennonite Community (via email)
Justin A. Geonnotti, PE, Dynamic Engineering Consultants, PC (via email)
Steve Baluh, PE, Wynn Associates, Inc., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)



GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   SURVEYOR FILE NO: 5474 24-00815
   LAST REVISED: 08/22/2025
2. APPLICANT/OWNER: ROCKHILL MENNONITE COMMUNITY
   3250 STATE ROAD
   SELLERSVILLE PA 18960
3. PARCEL DATA: 3250 STATE ROAD
   PARCEL NO. 52-017-050-001, -051, -052, -052-003, -058, -060
   TOWNSHIP OF WEST ROCKHILL
   BUCKS COUNTY, PA
4. ZONE: INSTITUTIONAL SERVICE (IS) DISTRICT
5. EXISTING USE: CONTINUING CARE RETIREMENT COMMUNITY (USE B9) **(PERMITTED USE)** (§450 – ATTACHMENT 1) (PREVIOUSLY APPROVED AS B12 – CONTINUING CARE COMMUNITY UNDER PREVIOUS ZONING ORDINANCE)
6. PROPOSED USE: CONTINUING CARE RETIREMENT COMMUNITY (USE B9 TO REMAIN) **(PERMITTED USE)** (§450 – ATTACHMENT 1)
   i. 72 UNIT INDEPENDENT LIVING FACILITY
   ii. ADDITION TO NURSING HOME
   iii. AUDITORIUM
7. ACCESSORY USE: MAINTENANCE BUILDING §450-1604.B.9(H)
   CLUBHOUSE §450-1604.B.9(H)
8. SCHEDULE OF ZONING REQUIREMENTS (§1102 & §450-1604.B.9)

ZONE REQUIREMENT	IS DISTRICT	EXISTING [1]	PROPOSED [1]
MINIMUM SITE AREA (GROSS SITE AREA) [2]	15.0 Ac	1,809,497 SF (41.54 Ac)	1,809,497 SF (41.54 Ac)
MINIMUM BASE SITE AREA [2]	N/A	1,770,067 SF (40.64 Ac)	1,770,067 SF (40.64 Ac)
MINIMUM LOT AREA (NET BUILDABLE SITE AREA) [2]	20,000 SF	1,455,077 SF (33.40 Ac)	1,455,077 SF (33.40 Ac)
MINIMUM LOT WIDTH	250 FT	1010.5 FT	1010.5 FT
MAXIMUM BUILDING DENSITY [3]	6.5 UNITS/ACRE	4.9 UNITS/ACRE	6.5 UNITS/ACRE
MINIMUM FRONT YARD SETBACK (OLD BETHLEHEM PIKE)			
–BUILDING	100 FT	88.0 FT **(E)**	88.0 FT **(E)**
MINIMUM FRONT YARD SETBACK (STATE ROAD)			
–BUILDING	100 FT	112.2 FT	100.7 FT
MINIMUM FRONT YARD SETBACK (EAST OLD STATE ROAD)			
–BUILDING	50 FT	27.7 FT **(E)**	50.0 FT
MINIMUM REAR YARD SETBACK			
–BUILDING	50 FT	21.7 FT **(E)**	21.7 FT **(E)**
MINIMUM SIDE YARD SETBACK			
–BUILDING	20 FT	53.7 FT	53.7 FT
MAXIMUM BUILDING HEIGHT	55 FT	< 55 FT	< 55 FT
MAXIMUM ACCESSORY BUILDING HEIGHT	18 FT	< 18 FT	< 18 FT
MINIMUM UNOCCUPIED OPEN SPACE	50%	TBD **(E)**	TBD **(V)**
MAXIMUM IMPERVIOUS COVERAGE [4]	60%	40.3% (586,591 SF)	47.6% (691,897 SF)

[1] ASSUMES ALL SUBJECT PROPERTIES TO BE CONSOLIDATED IN EXISTING AND PROPOSED CONDITIONS
[2] REFER TO SITE CAPACITY CALCULATIONS
[3] CALCULATED PER BASE SITE AREA
[4] CALCULATED PER NET BUILDABLE SITE AREA
N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE

9. CONTINUING CARE RETIRMENT COMMUNITY (USE B9) REQUIREMENTS
   A. AREA AND DIMENSIONAL REQUIREMENTS (§450-1604.B.9(A))
      i. MINIMUM SITE AREA: 15 ACRES;
      ii. MINIMUM SITE WIDTH: 250 FEET;
      iii. MAXIMUM BUILDING HEIGHT: 55 FEET FOR MULTIFAMILY DWELLINGS.
      iv. MINIMUM OPEN SPACE RATIO: 50%. **(V)**
   B. THE MAXIMUM DENSITY SHALL BE 6.5 DWELLING UNITS PER ACRE FOR PERSONS LIVING INDEPENDENTLY. ADDITIONAL RESIDENTIAL POPULATIONS SHALL BE PERMITTED AS RESIDENTS OF CERTAIN SUPPORT FACILITIES INCLUDING, BUT NOT LIMITED TO, PERSONAL CARE FACILITIES, INTERMEDIATE NURSING AND SKILLED NURSING FACILITIES. (§450-1604.B.9(B))
      i. DENSITY CALCULATION
      - EXISTING: 198 UNITS / 40.64 ACRES = 4.9 UNITS/ACRE **(COMPLIES)**
      - PROPOSED: 264 UNITS / 40.64 ACRES = 6.5 UNITS/ACRE **(COMPLIES)**
   C. THE SITE SHALL HAVE A MINIMUM SETBACK ALONG ALL PROPERTY AND/OR STREET LINES OF 50 FEET, WHERE THE PROPERTY ABUTS AN ARTERIAL OR COLLECTOR ROAD, THE SETBACK SHALL BE NO LESS THAN 100 FEET. (§450-1604.B.9(C))
   D. ANY HOUSING TYPE PERMITTED IN USE B2 PERFORMANCE SUBDIVISION SHALL BE A PERMITTED HOUSING TYPE FOR THE INDEPENDENT LIVING UNITS, PROVIDED THAT SUCH HOUSING TYPE MEETS THE REQUIREMENTS OF § 450-1604B(2) FOR THAT HOUSING TYPE, WITH THE EXCEPTION THAT THE MAXIMUM BUILDING HEIGHT FOR MULTIFAMILY DWELLINGS SHALL BE 55 FEET. IN THE CASE WHERE INDEPENDENT LIVING UNITS ARE NOT SUBDIVIDED INTO SEPARATE LOTS AND SUCH UNITS ARE TO BE HELD IN COMMON OWNERSHIP BY THE OWNER OF THE COMMUNITY CARE RETIREMENT COMMUNITY, EACH INDIVIDUAL UNIT OR STRUCTURE CONTAINING MULTIPLE UNITS, AS APPROPRIATE TO THE PARTICULAR HOUSING TYPE, SHALL NONETHELESS BE REQUIRED TO MEET THE DIMENSIONAL REQUIREMENTS FOR THAT INDIVIDUAL UNIT OR STRUCTURE. (§450-1604.B.9(D))
   E. THE APPLICANT SHALL SUBMIT A TRANSPORTATION PLAN PROVIDING ACCESS FOR RESIDENTS TO OFF-SITE MEDICAL, RETAIL AND COMMUNITY SERVICES AT A MINIMUM OF ONCE PER WEEK. (§450-1604.B.9(E))
   F. SUPPORT FACILITIES TO AID THE PHYSICAL AND SOCIAL WELL-BEING OF THE RESIDENTS AND TO PROVIDE A CONTINUUM OF CARE SHALL BE PERMITTED AND MAY INCLUDE THE FOLLOWING (§450-1604.B.9(F)):
      i. COMMON DINING AREAS SHALL BE PERMITTED WHICH ARE AVAILABLE TO RESIDENTS AND THEIR GUESTS. THESE SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED FOR ALL RESIDENTS.
      ii. PERSONAL CARE FACILITIES SHALL BE PERMITTED WHERE PERSONS MAY RESIDE WHO HAVE PREVIOUSLY LIVED INDEPENDENTLY BUT WHO HAVE DEVELOPED A NEED FOR PERSONALIZED CARE. A PERSONAL CARE FACILITY IS AN ESTABLISHMENT IN WHICH FOOD, SHELTER, PERSONAL ASSISTANCE OR SUPERVISION ARE PROVIDED FOR A PERIOD EXCEEDING 24 HOURS FOR MORE THAN THREE ADULTS WHO ARE NOT RELATIVES OF THE OPERATOR AND WHO REQUIRE ASSISTANCE OR SUPERVISION IN MATTERS SUCH AS DRESSING, BATHING, DIET OR MEDICATION PRESCRIBED FOR SELF-ADMINISTRATION BUT WHO DO NOT REQUIRE HOSPITALIZATION OR CARE IN A SKILLED NURSING OR INTERMEDIATE CARE FACILITY. SUCH FACILITIES SHALL COMPLY WITH THE PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE REGULATIONS FOR PERSONAL CARE FACILITIES. THESE FACILITIES MAY BE FOR BOTH SHORT TERM AND LONG TERM USE, BUT SHALL NOT EXCEED ONE PERSONAL CARE ROOM PER TWO INDEPENDENT LIVING UNITS. SINGLE-OCCUPANCY AND DOUBLE-OCCUPANCY ROOMS SHALL BE PERMITTED.
      iii. NURSING FACILITIES FOR TEMPORARY OR LONG-TERM NURSING CARE SHALL BE PERMITTED. THE NUMBER OF NURSING CARE BEDS FOR LONG-TERM CARE SHALL NOT EXCEED ONE BED PER 1.2 INDEPENDENT LIVING UNITS.
      iv. RETAIL FACILITIES, ADMINISTRATIVE AND ACTIVITY AREAS SHALL BE PERMITTED FOR THE USE OF RESIDENTS AND THEIR GUESTS. NO OUTSIDE ADVERTISING SHALL BE PERMITTED. THESE MAY INCLUDE BARBERSHOP AND BEAUTY SHOP, PHARMACY, COMMISSARY, NEWSSTAND, GIFT SHOP, SNACK BAR/COFFEE SHOP, CRAFT SHOP AND CRAFT MAKING ROOMS, GREENHOUSE, GAME'S ROOM/ACTIVITY ROOM, MEETING ROOMS, CHAPEL, ADMINISTRATIVE OFFICES, AUTOMATED TELLER MACHINES, LIBRARY, THERAPEUTIC AND RECREATIONAL SWIMMING POOL, THERAPEUTIC AND RECREATIONAL EXERCISE ROOM, TENNIS COURTS AND OTHER GAME COURTS, OTHER SIMILAR TYPES OF RETAIL AND ACTIVITY SUPPORT FACILITIES WHICH AID THE PHYSICAL AND SOCIAL WELL-BEING OF THE RESIDENTS.
   G. DAY CARE FACILITIES FOR ELDERLY, NONRESIDENTS OF THE CONTINUING CARE RETIREMENT COMMUNITY MAY BE OPERATED BY THE CONTINUING CARE RETIREMENT COMMUNITY AS A SERVICE TO THE COMMUNITY AND AS AN ALTERNATIVE FORM OF CARE WHEREBY PERSONS NEEDING CARE MAY LIVE WITH THEIR CHILDREN OR THEIR GUARDIANS DURING AGING YEARS BUT MAY BE LEFT IN THE CARE OF QUALIFIED PERSONS DURING WORKING HOURS. (§450-1604.B.9(G))
   H. ACCESSORY FACILITIES WHICH SERVE THE PRIMARY FUNCTION OF THE CONTINUING CARE RETIREMENT COMMUNITY, SUCH AS KITCHEN AREAS, LAWN AND MAINTENANCE SERVICE AND STORAGE AREAS, LAUNDRY FACILITIES, GAZEBOS, PARKING SHELTERS AND OTHER SIMILAR FACILITIES, SHALL BE PERMITTED. (§450-1604.B.9(H))
   I. SIGNAGE SHALL BE PERMITTED ALONG EACH ROAD ON WHICH THE SITE FRONTS IDENTIFYING THE NAME OF THE FACILITY AND/OR EMPHASIZING THE ENTRANCE AREA. THE SIGN SHALL NOT EXCEED 200 SQUARE FEET OF SURFACE AREA ON EACH SIGN FACE AND SHALL BE SET BACK FROM THE STREET RIGHT-OF-WAY BY A DISTANCE OF 25 FEET. IT SHALL BE APPROPRIATELY LANDSCAPED AND MAY INCORPORATE WOOD, MASONRY OR OTHER DECORATIVE ELEMENTS TO ENHANCE AND ACCENTUATE THE SIGN AREA YET BLEND WITH THE SITE. OTHER DIRECTIONAL SIGNAGE SHALL BE PERMITTED IN THE INTERNAL PORTION OF THE SITE TO GUIDE VISITORS, RESIDENTS AND SERVICE VEHICLES TO APPROPRIATE LOCATIONS. (§450-1604.B.9(I))
   J. AT LEAST TWO MEANS OF INGRESS AND EGRESS SHALL BE PROVIDED FOR EMERGENCY SERVICE VEHICLES TO ACCESS THE FACILITY. (§450-1604.B.9(J))
   K. AT LEAST 50% OF THE SITE AREA MUST BE MAINTAINED AS OPEN SPACE WHICH SHALL NOT INCLUDE DETENTION BASINS, PARKING LOTS, ACCESSORY BUILDINGS OR ANY IMPERVIOUS SURFACES EXCEPT THOSE USED FOR RECREATIONAL PURPOSES. MULTI-PURPOSE TRAILS SHALL BE PROVIDED THROUGH THE OPEN SPACE AREA. TRAILS SHALL BE A MINIMUM OF EIGHT FEET IN WIDTH AND BE CONSTRUCTED WITH HARD SURFACE SUCH AS BITUMINOUS PAVEMENT, CONCRETE, OR PAVER BLOCKS. BENCHES AND TRASH RECEPTACLES SHALL BE PROVIDED ALONG THE TRAIL. (§450-1604.B.9(K))
   L. PARKING CALCULATION PER §450-1604.B.9.L:

   EMPLOYEES: ONE (1) SPACE PER EACH EMPLOYEE CALCULATED FOR MAXIMUM SHIFT SIZE

   RESIDENTS AND VISITORS: 0.50 SPACE FOR EACH INDEPENDENT LIVING UNIT (ILU), PERSONAL CARE ROOM (PCR) AND NURSING CARE BED (NCB)

   EXISTING PARKING SPACES:

   (130 EMPLOYEES) X (1 SPACE/EMPLOYEE) = 130 SPACES
   (198 ILU + 60 PCR + 90 NCB) X (0.50 SPACES/ILU + PCR + NCB) = 174 SPACES
   = 304 TOTAL SPACES REQUIRED
   = 451 TOTAL EXISTING SPACES **(COMPLIES)**

   NOTE: APPLICANT TO REMOVE 6 EXISTING INDEPENDENT LIVING UNITS (ILU) BASED ON INTERIOR FIT OUT RENOVATIONS

   PROPOSED PARKING SPACES:

   (122 EMPLOYEES) X (1 SPACE/EMPLOYEE) = 122 SPACES
   (264 ILU + 60 PCR + 60 NCB) X (0.50 SPACES/ILU + PCR + NCB) = 192 SPACES
   = 317 TOTAL SPACES REQUIRED
   = 668 TOTAL PROPOSED SPACES **(COMPLIES)**

   M. IN NO CASE SHALL THE TOTAL NUMBER OF PARKING SPACES BE LESS THAN 75 SPACES PER TOTAL OF INDEPENDENT LIVING UNITS, PERSONAL CARE ROOMS AND NURSING CARE BEDS. (§450-1604.B.9(L)(3))
   N. PARKING STALLS SHALL BE LOCATED AND DISBURSED AT LOCATIONS CONVENIENT AND ACCESSIBLE TO THE USERS. ALL PARKING AREAS SHALL BE APPROPRIATELY LANDSCAPED WITH TREES, SHRUBS AND GROUND COVER. (§450-1604.B.9(L)(4))

(CONTINUED ON SHEET 2 OF 5)

ANTICIPATED VARIANCES:

THE FOLLOWING VARIANCES ARE ANTICIPATED FROM THE WEST ROCKHILL TOWNSHIP ZONING ORDINANCE (ZO):

1. A VARIANCE FROM THE PROVISIONS OF ZO SECTION 450-1604.B.9(A)(4) TO PERMIT NO OPEN SPACE; WHEREAS A MAXIMUM OPEN SPACE RATIO OF 50% WOULD OTHERWISE BE REQUIRED.

GRAPHIC SCALE
-80 0 40 80 160 320
(IN FEET)
1 INCH = 80 FT.

Plotted: 02/24/26 – 1:00 PM, By: lzheng, – Product Ver: 25.0
File: \\decpc.local\decfolders\Data\decpc projects\5474 the community at rockhill\24-01107 west rockhill pa\Dwg\01 Zoning Plans\05474240110723S3.dwg, ---> 01 OVERALL ZONING PLAN

COPYRIGHT © 2026 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

DYNAMIC ENGINEERING CONSULTANTS, PC
GEOTECHNICAL • ENVIRONMENTAL • TRAFFIC

REV.	DATE	COMMENTS	BY
1	12/16/25	REV. PER UPDATED ARCHITECTURAL DRAWINGS	LZ
2	01/29/26	REV. PER CLIENT COMMENTS	FWD
3	02/19/26	REV. PER CLIENT COMMENTS	LZ

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

DRAWN BY: LZ | DESIGNED BY: DCR | CHECKED BY: JAG | CHECKED BY: –

PROJECT: **ROCKHILL MENNONITE COMMUNITY**
PROP. CONTINUING CARE RETIREMENT COMMUNITY ADDITION
PARCEL NO. 52-017-050-001, -051, -052, -052-003, -058, -060
3250 STATE ROAD (SR-152)
TOWNSHIP OF WEST ROCKHILL
BUCKS COUNTY, PENNSYLVANIA

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
Suite 201
Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
www.dynamicec.com

JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE: OVERALL ZONING PLAN

SCALE: (H) 1"=80' (V) | DATE: 09/26/2025
PROJECT No: 5474-24-01107

SHEET No: 1 OF 5 | Rev. #: 2

Bucks County Planning Commission

Planning Module Reviews

March 21, 2026 to April 24, 2026

Municipality	Development	BCPC Number	Plan Review Number	Tax Parcel Number	PaDEP Code Number
East Rockhill Township Hilltown Township	Weidner Tract	11322	26-0011	15-11-75, 15-11-78-2 and 12-13-21	1-09924-514-3J
Haycock Township	341 Old Bethlehem Road	14-6-67	26-0063	14-6-67	1-09923-197-2
Hilltown Township	Jasinski	13078	26-0064	15-1-130, 15-7-10	1-09924-512-3J

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

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

April 7, 2026

Timothy P. Woodrow, PE
Woodrow & Associates, Inc.
1108 North Bethlehem Pike
Lower Gwynedd, PA 19002

RE: Weidner Tract Planning Module
PaDEP Code #1-09924-514-3J
BCPC #11322
TMP #15-11-76, 15-11-78-2, & 12-13-21
East Rockhill Township & Hilltown Township, Bucks County, PA

Dear Mr. Woodrow:

We have received a copy of the planning module[1] regarding the proposed 21-lot single-family detached home subdivision, with four of the lots located within East Rockhill Township and 17 lots located within Hilltown Township on TMP #15-11-76 and 15-11-78-2 in Hilltown Township and TMP #12-13-21 in East Rockhill Township. The site is located at the southeast corner of the intersection of Seven Corner Road and Dublin Way.

The *1999 Hilltown Township Wastewater Facilities Plan* is the official Act 537 Plan for this portion of Hilltown Township and the *Wastewater Facilities Plan for East Rockhill Township* (1996) is the official Act 537 Plan for this portion of East Rockhill Township. The proposal is partially consistent with the official Act 537 Plans. The plans indicate that the site lies within an area designated to be served by East Rockhill Township's public sewage facilities, but not within an area served by Hilltown Township's public sewage service area.

Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination of Component 3. Sewage Collection and Treatment Facilities do not contain the requisite signatures authorizing collection, conveyance, and treatment capacity. Section G.6. and 7. indicate that documentation has been included to confirm project consistency with the Historic Preservation Act and Protection of Rare, Endangered or Threatened Species. However, the packet does not include the completed Cultural Resources Notice, a return receipt for its submission to the PHMC, the PHMC review letter, and the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt.

[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 East Rockhill Township and Hilltown Township's sewage facilities plans. 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,

Parker Frohlich

Parker Frohlich
Planner

PF:emh
26-0011

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Deanna Ferry, Hilltown Township Manager (via email)
Marianne Hart Morano, East Rockhill 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 #:
1-09924-514-3J
BCPC #:
11322

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

Weidner Tract

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 April 7, 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: Parker Frohlich

Title: Planner

Signature: Parker Frohlich

Date: April 7, 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

April 17, 2026

Tara Bernard, Planning Specialist
VW Consultants, LLC
1590 Canary Road
Quakertown, PA 18951

RE: 341 Old Bethlehem Road Planning Module
PaDEP Code #1-09923-197-2
BCPC #14-6-67
TMP #14-6-67
Haycock Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module[1] regarding the renovations to the existing structures on a 2.29-acre site located at 341 Old Bethlehem Road, approximately 500 feet north of its intersection with Cobbler Road. The proposal for this site includes renovations to office space to allow for an additional ten employees, the removal of a two-bedroom residence, renovations to an existing deli to allow for 15 additional dine-in seats, the addition of a three-bedroom dwelling in the main building of the site, and the addition of a three-bedroom apartment in the existing garage.

An existing sand mound system, designed to accommodate 1,500 gallons per day (GPD), serves the two-bedroom residence that is to be removed. Renovations to the site will result in a total projected flow of 1,500 GPD that will be served by the existing sand mound system.

The *Haycock Township Sewage Facilities Plan* is the official Act 537 Plan for this portion of Haycock Township. The proposal to utilize community sand mounds is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by on-lot sewage disposal systems.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 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 Haycock 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*

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
26-0063

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Courtney Swaim, Township Zoning Officer, Barry Isett & Associates (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 #: 1-09923-197-2

BCPC #: 14-6-67

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

341 Old Bethlehem Road

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency March 5, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 17, 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: April 17, 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

April 8, 2026

Drew Moyer
Mease Engineering, PC
516 West Broad Street
Quakertown, PA 18951

RE: Jasinski Planning Module
PaDEP Code #1-09924-512-3J
BCPC #13078
TMP #15-1-130, 15-7-10
Hilltown Township, Bucks County, PA

Dear Mr. Moyer:

We have received a copy of the planning module[1] regarding the consolidation of two parcels (TMPs #15-1-130 and 15-7-10) and subdividing the consolidated parcel (18.832 acres) into 10 single-family detached residential lots. Lots 1 through 9 consist of approximately 20,000 square feet each. Lot 10 contains an existing single-family detached dwelling on a 13.696-acre parcel. The proposed cluster subdivision includes 12.096 acres of privately-owned open space as part of Lot 10. All lots will be served with public water and sewer.

The *1999 Hilltown Township Wastewater Facilities Plan* is the official Act 537 Plan for this portion of Hilltown Township. The proposal is consistent with the official Act 537 Plan, since the plan indicates the site is within an area to be served by Hilltown Township's public sewage facilities.

Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination of Component 3. Sewage Collection and Treatment Facilities do not contain the requisite signatures authorizing collection, conveyance, and treatment capacity. Section G.6. and 7. indicate that documentation has been included to confirm project consistency with the Historic Preservation Act and Protection of Rare, Endangered or Threatened Species. However, the packet does not include the completed Cultural Resources Notice, a return receipt for its submission to the PHMC, the PHMC review letter, and the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt.

[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 Hilltown 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*

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,

Parker Frohlich

Parker Frohlich
Planner

PF:emh
26-0064

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Deanna Ferry, 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 #:
1-09924-512-3J
BCPC #:
13078

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

Jasinski Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency March 6, 2026
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 8, 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: Parker Frohlich

Title: Planner

Signature: Parker Frohlich

Date: April 8, 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.