TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO.: 2015-02-23

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA; PROVIDING FOR THE AMENDMENT OF CHAPTER 27, ZONING, OF THE NEW BRITAIN TOWNSHIP CODE AND AMENDMENT TO THE NEW BRITAIN TOWNSHIP OFFICIAL ZONING MAP BY REZONING ONE PARCEL RR RESIDENTIAL AND TWO PARCELS C/R CONSERVATION AND RECREATION; ADOPTING NEW DEFINITIONS REGARDING SOILS ON FLOODPLAINS AND FLOODPLAINS; AND DELETING FIVE FLOODPLAIN RELATED DEFINITIONS.

NOW THEREFORE, be it, and it is hereby ENACTED and ORDAINED by the Board of Supervisors of the Township of New Britain, Bucks County, Commonwealth of Pennsylvania, as follows:

ARTICLE I. **Rezoning Property**

A part of Bucks County Tax Map Parcel Number 26-005-002, approximately 20.949 acres in size, located along School House Road, across from Boulder Drive and east of the waterway, more fully described in the legal description attached hereto and incorporated herein as Exhibit A, is hereby rezoned to be included in the RR Residential Zoning District. The Official Zoning Map of New Britain Township shall be updated to reflect this change in accordance with the provisions of Section 27-106 of the New Britain Code.

ARTICLE II. **Rezoning Property**

A part of Bucks County Tax Map Parcel Number 26-005-002, approximately 10.4934 acres in size, located along School House Road, across from Cedar Hill Road, more fully described in the legal description attached hereto and incorporated herein as Exhibit B, is hereby rezoned to be included in the C/R Conservation and Recreation Zoning District. The Official Zoning Map of New Britain Township shall be updated to reflect this change in accordance with the provisions of Section 27-106 of the New Britain Code.

ARTICLE III. **Rezoning Property**

A parcel of land known as Bucks County Tax Map Parcel Number 26-005-002-001, approximately 11.80 acres in size, located along School House Road, more fully described in the

legal description attached hereto and incorporated herein as Exhibit C, is hereby rezoned to be included in the C/R Conservation and Recreation Zoning District. The Official Zoning Map of New Britain Township shall be updated to reflect this change in accordance with the provisions of Section 27-106 of the New Britain Code.

ARTICLE IV. Definitions

Section 27-201, General Definitions, of Chapter 27, Zoning, of the New Britain Township Code is hereby amended by deleting each of the following definitions: Flood, Flood Insurance Rate Map, Floodplain, Floodplain Soils, and Floodproofing.

ARTICLE V. Definitions

Section 27-201, General Definitions, of Chapter 27, Zoning, of the New Britain Township Code is hereby amended by adding the following definition:

> SOILS ON FLOODPLAIN – Areas subject to periodic flooding or listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/), as soils having a flood frequency other than none. Such soils shall include, but may not be limited to, the following soil types: Bowmansville-Knauers Silt Loam (Bo), Buckingham Silt Loam (BwB), and Rowland Silt Loam (Ro). A landowner may submit detailed soil profiles and a report to the Township for the purpose of determining an alluvial soil classification which the Township may or may not accept as the correct boundary of soils on floodplain.

ARTICLE VI. Floodplain Overlay District Definitions

The definition of "Floodplain Area" found in Section 27-1902 of Chapter 27, Zoning, of the New Britain Township Code is hereby amended to read as follows:

> FLOODPLAIN or FLOODPLAIN AREA— a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse and/or any area subject to the unusual and rapid accumulation of surface waters from any source. See §27-1904.

ARTICLE VII. Repealer

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

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NEW BRITAIN TOWNSHIP
ZONING AMENDMENT -REZONING
Ordinance No.: 2015-02-23

ARTICLE VIII. Severability

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

ARTICLE IX. Effective Date

This Ordinance shall become effective five (5) days after final enactment.

ENACTED and ***ORDAINED*** this 23 day of February, 2015.

NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS

Helen B. Haun, Chairman

A. James Scanzillo, Vice Chair

John A. Bodden, Sr.

Robert V. Cotton

William B. Jones, III, Vice Chair

EXHIBIT "A"

CONTROL POINT
ASSOCIATES, INC.
traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel. 215.712.9800
Fax. 215.712.9802
www.cpasurvey.com

June 24, 2014
Revised December 16, 2014
CP14028

METES AND BOUNDS DESCRIPTION
PROPOSED LOT AREA
PART OF T.M.P. 26-005-002
LANDS OR FORMERLY
QUAD/GRAPHICS MARKETING, LLC
NEW BRITAIN TOWNSHIP, BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE TITLE LINE IN THE BED OF SCHOOL HOUSE ROAD (A.K.A. T-332, VARIABLE WIDTH ULTIMATE RIGHT-OF-WAY), AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN T.M.P. 26-005-002, LANDS NOW OR FORMERLY QUAD/GRAPHICS MARKETING, LLC AND T.M.P. 26-005-005, LANDS NOW OR FORMERLY 4355 LIMITED PARTNERSHIP, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE DIVIDING LINE BETWEEN T.M.P. 26-005-002 AND T.M.P. 26-005-005, SOUTH 76 DEGREES - 45 MINUTES - 47 SECONDS WEST, A DISTANCE OF 971.73 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF AND AN EXISTING CONSERVATION EASEMENT, THENCE;

THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH T.M.P. 26-005-002, BEING THE NORTHEASTERLY SIDE OF AN EXISTING CONSERVATION EASEMENT:

2. NORTH 28 DEGREES - 18 MINUTES - 48 SECONDS WEST, A DISTANCE OF 157.32 FEET TO A POINT, THENCE;

3. NORTH 04 DEGREES - 49 MINUTES - 03 SECONDS WEST, A DISTANCE OF 152.11 FEET TO A POINT, THENCE;

4. NORTH 09 DEGREES - 28 MINUTES - 42 SECONDS WEST, A DISTANCE OF 172.41 FEET TO A POINT, THENCE;

5. NORTH 81 DEGREES - 54 MINUTES - 10 SECONDS EAST, A DISTANCE OF 204.14 FEET TO A POINT, THENCE;

6. NORTH 28 DEGREES - 17 MINUTES - 46 SECONDS EAST, A DISTANCE OF 336.00 FEET TO A POINT, THENCE;

7. NORTH 15 DEGREES - 29 MINUTES - 35 SECONDS EAST, A DISTANCE OF 143.32 FEET TO A POINT, THENCE;

8. NORTH 08 DEGREES - 19 MINUTES - 48 SECONDS WEST, A DISTANCE OF 214.35 FEET TO A POINT, THENCE;

9. NORTH 21 DEGREES - 12 MINUTES - 46 SECONDS WEST, A DISTANCE OF 130.33 FEET TO A POINT, THENCE;

10. NORTH 14 DEGREES - 35 MINUTES - 43 SECONDS EAST, A DISTANCE OF 120.86 FEET TO A POINT, THENCE;

11. NORTH 24 DEGREES - 29 MINUTES - 59 SECONDS EAST, A DISTANCE OF 102.33 FEET TO A POINT, THENCE;

12. NORTH 45 DEGREES - 58 MINUTES - 30 SECONDS EAST, A DISTANCE OF 167.43 FEET TO A POINT, THENCE;

13. NORTH 34 DEGREES - 00 MINUTES - 01 SECONDS EAST, A DISTANCE OF 72.66 FEET TO A POINT, THENCE;

14. NORTH 71 DEGREES - 18 MINUTES - 30 SECONDS EAST, A DISTANCE OF 89.54 FEET TO A POINT ON THE TITLE LINE IN THE BED OF SCHOOL HOUSE ROAD, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE TITLE LINE IN THE BED OF SCHOOLHOUSE ROAD:

15. SOUTH 17 DEGREES - 30 MINUTES - 10 SECONDS EAST, A DISTANCE OF 320.91 FEET TO A POINT, THENCE;

16. SOUTH 15 DEGREES - 52 MINUTE 10 SECONDS EAST, A DISTANCE OF 1,188.55 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 912,546 SQUARE FEET OR 20.949 ACRES

THIS PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "SUBDIVISION EXHIBIT, PROSPECT ACQUISITIONS, L.P. COLEBROOK, SCHOOL HOUSE ROAD, NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, 18914", PREPARED BY BOHLER ENGINEERING, INC., FILE P141035, DATED 5/16/14, REVISION NO. 3, DATED 12/11/14, SHEET 1 OF 1.

CONTROL POINT ASSOCIATES, INC.

12/16/2014

JAMES F. HENRY, P.L.S. DATE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR # SU056807

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PREPARED BY: JLA
REVIEWED BY: DKH

EXHIBIT "B"

CONTROL POINT ASSOCIATES, INC.
traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210,
Chalfont, PA 18914
Tel. 215.712.9800
Fax. 215.712.9802
www.cpasurvey.com

SEPTEMBER 18, 2014
CP14028

METES AND BOUNDS DESCRIPTION
AREA TO BE CONVEYED TO NEW BRITAIN TOWNSHIP
LANDS NOW OR FORMERLY
QUAD/GRAPHICS MARKETING, LLC
NEW BRITAIN TOWNSHIP, BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE TITLE LINE IN THE BED OF SCHOOL HOUSE ROAD (A.K.A. T-332, VARIABLE WIDTH ULTIMATE RIGHT-OF-WAY) AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN T.M.P. 26-005-002, LANDS NOW OR FORMERLY QUAD/GRAPHICS MARKETING, LLC AND T.M.P. 26-005-002-001, LANDS NOW OR FORMERLY TOWNSHIP OF NEW BRITAIN, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE TITLE LINE IN THE BED OF SCHOOL HOUSE ROAD:

1. SOUTH 65 DEGREES - 40 MINUTES - 10 SECONDS EAST, A DISTANCE OF 635.91 FEET TO A POINT, THENCE;

2. SOUTH 39 DEGREES - 40 MINUTES - 10 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A POINT, THENCE;

3. SOUTH 17 DEGREES - 30 MINUTES - 10 SECONDS EAST, A DISTANCE OF 101.44 FEET TO A POINT, THENCE;

4. ALONG A LINE RUNNING THROUGH THE BED OF SCHOOL HOUSE ROAD AND ALONG THE SOUTHEASTERLY SIDE OF A CONSERVATION EASEMENT, SOUTH 71 DEGREES - 18 MINUTES - 30 SECONDS WEST, A DISTANCE OF 89.54 FEET TO A POINT, THENCE;

THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE SOUTHEASTERLY SIDE OF A CONSERVATION EASEMENT:

5. SOUTH 34 DEGREES - 00 MINUTES - 01 SECONDS WEST, A DISTANCE OF 72.66 FEET TO A POINT, THENCE;

6. SOUTH 45 DEGREES - 58 MINUTES - 30 SECONDS WEST, A DISTANCE OF 167.43 FEET TO A POINT, THENCE;

7. SOUTH 24 DEGREES - 29 MINUTES - 59 SECONDS WEST, A DISTANCE OF 102.33 FEET TO A POINT, THENCE;

8. SOUTH 14 DEGREES - 35 MINUTES - 43 SECONDS WEST, A DISTANCE OF 120.86 FEET TO A POINT, THENCE;

THE FOLLOWING THREE COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH T.M.P. 26-005-002:

9. NORTH 50 DEGREES - 22 MINUTES - 59 SECONDS WEST, A DISTANCE OF 662.92 FEET TO A POINT, THENCE;

10. SOUTH 44 DEGREES - 34 MINUTES - 58 SECONDS WEST, A DISTANCE OF 439.13 FEET TO A POINT, THENCE;

11. NORTH 45 DEGREES - 25 MINUTES - 02 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A POINT, THENCE;

12. ALONG THE DIVIDING LINE BETWEEN T.M.P. 26-005-002 AND T.M.P. 26-005-002-001, NORTH 44 DEGREES - 34 MINUTES - 58 SECONDS EAST, A DISTANCE OF 850.46 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 457,101 SQUARE FEET OR 10.4934 ACRES

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "QUAD/GRAPHICS MARKETING, L.L.C., T.M.P. 26-005-002, BLOCK 5, UNIT 2, 4371 COUNTY LINE ROAD, NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA 18914", PREPARED BY BOHLER ENGINEERING, INC., DATED 9/10/2014, PROJECT NO. P141035, SHEET 1 OF 1.

CONTROL POINT ASSOCIATES, INC.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES F. HENRY
LAND SURVEYOR
SU056807

9/18/14

JAMES F. HENRY, P.L.S. DATE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR # SU056807

JA/JA S:\14\CP14028-BEI-WBHOMES-NEWBRITAIN-PA-JAA\M&B\9-18-2014\AREA TO BE CONVEYED.docx
Prepared by: DKH
Reviewed by: JAA

EXHIBIT "C"

LEGAL DESCRIPTION
Vertis Corporation - Area of Condemnation
New Britain Township, Bucks County.

ALL THAT CERTAIN tract of land situated in the township of New Britain, County of Bucks, Commonwealth of Pennsylvania, as shown on a Land Condemnation Plan prepared for Vertis Corporation, prepared by Showalter & Associates of Chalfont, Pennsylvania, dated July 24, 2006, and bounded and described as follows to wit:

BEGINNING at a point on the centerline of Schoolhouse Road, at a point being the common property corner with TMP 26-1-98, N/F SEPTA, and TMP 26-5-09, N/F New Britain Township; THENCE along the centerline of Schoolhouse Road South 58 degrees 04 minutes 45 seconds East, 450.82 feet to a point; THENCE continuing along said centerline South 62 degrees 13 minutes 15 seconds East, 310.99 feet to a point, said point being the corner of the lands N/F of Vertis Corporation; THENCE along the lands of TMP 26-5-02, N/F Vertis Corporation, the following two courses and distances:

1. South 48 degrees 00 minutes 05 seconds West, 831.89 feet to a point;
2. North 42 degrees 02 minutes 10 seconds West, 725.00 feet to a point on the common line with TMP 26-1-98, N/F SEPTA;

THENCE along the lands N/F of SEPTA North 48 degrees 00 minutes 05 seconds East, 600.00 feet to a point, said point being the true PLACE OF BEGINNING.

CONTAINING: 513,998 S.F. (11.800 ac.) of area more or less.

JOB: 2004-139

DATE: July 24, 2006

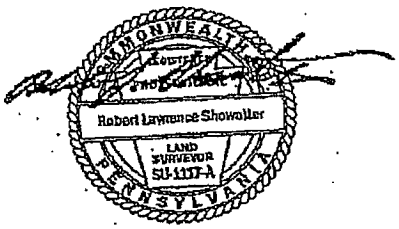

Exhibit "A"