RESOLUTION NO. 2016-17
(Duly Adopted: 8/1/16)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY LAND DEVELOPMENT APPROVAL TO MODE TRANSPORTATION, LLC, FOR THE PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR MODE TRANSPORTATION PREPARED BY SHOWALTER & ASSOCIATES, DATED MAY 20, 2016, CONSISTING OF 22 SHEETS WHICH PROPOSE TO CONSTRUCT AN OFFICE BUILDING.

WHEREAS, Mode Transportation, LLC ("Applicant") has submitted an application for preliminary plan approval of a commercial land development that proposes to construct a 2-story, 58,748 square foot office building and associated improvements ("Project") on a parcel of land located along School House Road and denoted as Tax Map Parcel #26-001-103.001 ("Property"); and

WHEREAS, this proposal is reflected on a plan entitled "Preliminary/Final Land Development Plans for Mode Transportation", prepared by Showalter & Associates for Blue Bus Holdings, L.L.C., dated May 20, 2016, consisting of 22 sheets ("Plan"); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its July 26, 2016 meeting, and having found it to be in substantial compliance with the requirements of the Township Zoning Ordinance and the Township Subdivision and Land Development Ordinance, recommended that preliminary approval be granted.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED, that the Board of Supervisors of New Britain Township hereby grants preliminary plan approval to the Project subject to Applicant's compliance with the following conditions:

1. Applicant shall comply with all recommendations of the Gilmore and Associates Review Letter of July 5, 2016, except III.A.4 concerning parking aisle length, unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein. (Township Code §22-403, §22-502)

2. Applicant shall comply with all recommendations of the Bucks County Planning Commission Review Letter of June 9, 2016 except #3 and #5. A true and correct copy of this letter is attached hereto and incorporated herein. (Township Code §22-403, §22-502)

3. Applicant shall install all 300 of the required parking spaces and enter into a Reserve Parking Agreement with the Township concerning the remaining 34 reserved parking spaces, including the posting of escrow to guarantee their installation, if and when they are needed. The Agreement shall be in a form and manner to be approved by the Township Solicitor. (Township Code §22-2903.b).

4. Applicant shall provide an updated Traffic Impact Study addendum in compliance with the comments/requirements set forth in the July 5, 2016 Gilmore and Associates Review Letter and the June 9, 2016 Bucks County Planning Commission Review Letter, both of which are attached hereto. (Township Code §27-2500.a.4)

5. Applicant shall install a sidewalk to interconnect the sidewalk along the street frontages with the sidewalk along the building. (Township Code §22-706.2.C)

6. Applicant shall provide a half-width right-of-way over the southern property line of the Property for a potential, future road connection between Independence Lane and Schoolhouse Road as discussed.

7. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)

8. Applicant shall submit the Plans submitted to the North Penn Water Authority and Chalfont New Britain Township Joint Sewage Authority for review and approval. (Township Code §22-720)

9. Applicant shall provide written verification of approval from the Chalfont-New Britain Township Joint Sewer Authority as to sanitary sewer service to the Property. Applicant shall also provide the Township with a copy of any service agreements. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)

10. Applicant shall provide written verification of approval from North Penn Water Authority as to the provision of public water service to the Property, including fire protection. Applicant shall also provide the Township with a copy of any service agreements. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)

11. At the Township's discretion, Applicant shall contribute the required park and recreation improvements to the Township or pay a $18,358.75 ($2,500.00/4,000 SF of building area) fee in lieu of such improvements contemporaneously with execution of Development Agreements. (Township Code §22-715)

12. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall contribute the required stormwater fee of $1,142.50. ($2.50 per linear foot of existing and proposed roads within the development) contemporaneously with execution of Development Agreements. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2016-03)

13. Applicant shall contribute the Stormwater BMP Maintenance Guarantee fee shall apply to all proposed BMPs installed within the Township, for the timely installation, proper construction continued maintenance by the owner of the subject property. The fee is 5% of the construction costs of all the BMPs, with a minimum of $100.00, but not to exceed $10,000.00, which will be determined once the Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2016-03)

14. Applicant shall construct all roadway improvements shown on the Plan, including, but not limited to, milling and overlay, and installation of walkways, or else install partial improvements as approved by the Township and/or contribute a fee-in-lieu improvements, the amount of which will be deferred to final plan approval. (Township Code §22-701.8, §22-903, §22-904; Township Resolution No. 2007-12)

15. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements. (Township Code §22-406.1, §22-903, §22-904)

16. Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary agreements, easements, deeds of dedication and declarations), all in a form and manner to be approved by the Township Solicitor; the Developer shall post sufficient financial security in a form acceptable to the Township; the Developer shall provide proof of sufficient insurance coverage to the Township. (Township Code §22-406.1)

17. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. Descriptions for those areas of land specified on the Plans for dedication to the Township shall be submitted to the Township Engineer in a form suitable to the Engineer. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes. (Township Code §22-406.1)

18. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants. (Township Code §22-406.1)

19. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)

20. Applicant and its professionals shall execute, notarize and seal the Final Record Plan. (Township Code §22-406.2)

21. Applicant shall comply with all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes. (Township Code §22-905)

BE IT FURTHER RESOLVED, in response to Applicant's written request, the Board of Supervisors hereby grants waivers to the following sections of the Township's Subdivision and Land Development Ordinance. The grant of these waivers is conditioned upon the Applicant meeting the following requirements, where noted:

a. Section 502.C – A partial waiver from providing existing features up to 1,600 feet of the property line beyond what is currently illustrated.

b. Section 704.4 – To permit two proposed utility easements not to remain as lawn, conditioned upon receipt of written approval of this waiver from the grantees of these easements.

c. Section 705.3.C – consideration deferred until final plan approval.

d. Section 705.3.G – consideration deferred until final plan approval.

e. Section 706.1.C – A partial waiver from installing curbing for all parking areas, access drives and service drives to allow no curbing to be installed along the outer limits of the parking area, except along the front yard and around the dumpster pad.

f. Section 708.2.C – A partial waiver from installing curbing at all planting islands/strips adjacent to parking stalls to allow no curbing to be installed along the internal grassed island adjacent to the reserved parking area.

g. Section 708.4.B&C – To permit the parking layout as shown on the Plan.

h. Section 713.3.A – A partial waiver from installing two shade trees in 10'x36' planting islands and one shade tree in 10'x18' planting islands where such planting conflicts with proposed utilities, so long as these required plantings are provided elsewhere on the Property.

i. Section 713.3.B – A partial waiver from installing one shade tree every 25 feet within planting strips where such planting conflicts with the proposed storm sewer line, so long as these required trees are installed elsewhere on the Property or a fee in-lieu of these plantings is provided to the Township.

j. Section 713.4.A – A partial waiver from installing one street tree every 30 feet along road frontages in the area of the 100 feet of road frontage currently occupied by a

Texas Eastern Easement, so long as these required plantings are provided elsewhere on the Property.

k. Section 713.5 – A partial waiver from installing landscape buffering around parking areas and detention basins where the Property is adjacent to existing vegetation, so long as these required plantings are provided elsewhere on the Property.

BE IT FINALLY RESOLVED, that the conditions of approval have been made known to Applicant, and this preliminary plan approval is to be deemed expressly contingent upon Applicant's affirmative written acceptance of the said conditions on a form prescribed by the Township within 30 days of the approval of this Resolution. If an unconditional acceptance of the conditions is not received in writing by that date, the application for preliminary plan approval shall be deemed denied based upon Applicant's failure to agree to and/or fulfill the said conditions.

DULY ADOPTED this 1st day of August, 2016, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

William B. Jones, III, Chair

A. James Scanzillo, Vice Chair

John A. Bodden, Sr., Member

Helen B. Haun, Chair

Gregory T. Hood, Member

Attest: Eileen M. Bradley
Township Manager/Secretary

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 5, 2016

File No. 11-08025-01

Eileen Bradley, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Mode Transportation, Preliminary/Final Plan Review 1
Schoolhouse Road
TMP#26-001-103.001

Dear Eileen:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development Plan for the above-referenced project and offers the following comments for consideration by New Britain Township:

I. Submission

A. Preliminary/Final Land Development Plans for Mode Transportation prepared by Showalter & Associates for Blue Bus Holdings, L.L.C., dated May 20, 2016 consisting of sheets 1 to 22 of 22.

B. Post Construction Stormwater Management Report for Mode Transportation prepared by Showalter & Associates for Blue Bus Holdings, L.L.C., dated May 20, 2016

C. Legal Description Ultimate Right-of-Way of Schoolhouse Road dated May 19, 2016

D. Erosion and Sediment Control Report for Mode Transportation prepared by Showalter & Associates for Blue Bus Holdings, L.L.C., dated May 20, 2016

E. CS-4401 PennDOT Curb Ramp Form dated May 20, 2016

F. Waiver Request Letter prepared by Showalter & Associates, dated May 20, 2016.

II. General Information

The subject property (TMP# 26-001-103.001) is located along Schoolhouse Road (T-332) and New Britain Boulevard (T-574) within the Township's IO – Industrial Office Zoning District. The plan proposes a 2-story, gross 58,748-SF building (29,374 SF/floor) with a proposed I-3 Professional Office use as permitted By Right. In addition to the building, there are a total of 334 parking spaces shown on the site (246 proposed & 88 in reserve). One access road is proposed from New Britain Boulevard and one is proposed from Schoolhouse Road. Other site improvements include stormwater management, landscaping and lighting. A portion of the site is within a Texas Eastern Right-of-Way. The development is proposed to be served by public water and sewer. Stormwater runoff from the site will be managed through two infiltration basins and an infiltration trench. Stormwater from the site ultimately reaches a tributary to the West Branch Neshaminy Creek.

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www.gilmore-assoc.com

The subject tract was previously under review for a Lot Line change with Mark-One to gain lot frontage on New Britain Boulevard. Prior to that, the site was subject to a land development application for Lenape Properties. The ownership has been since transferred to Blue Bus Holdings, LLC. In which the building and parking layout have been modified from what was formerly a 60,000-SF, 1-story flex building with 218 spaces.

III. Review Comments

A. Zoning Ordinance

We have identified the following issue with the proposed plan in regards to the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-2402.c – Deed restrictions should be placed on the property for the preservation of natural resources. Deed restrictions or a conservation easement may be provided over the woodlands and steep slopes to protect the natural resources in perpetuity and should assign the maintenance responsibilities to the property owner.

2. §27-2600 – We defer the review of any business signs to the New Britain Township Zoning Officer.

3. §27-2903.b – Three hundred (300) spaces are required for the proposed building. A total of 334 parking spaces are proposed, with eighty-eight (88) parking spaces proposed to be held in reserve. Fifty-four (54) of the 88 reserve spaces are required by Ordinance. The Applicant should provide justification for the required parking spaces to be held in reserve for the Board's consideration. If approved, a Reserve Parking Agreement will need to be executed with the Township and a financial security posted for the potential, future installation. The Agreement shall be recorded to the deed as a covenant running with the land.

4. §27-2904.c.3 – This section stipulates that no parking aisle should exceed 200 feet in length. The aisles along the north and south of the proposed buildings are approximately 420 feet long and 520 feet long, respectively. A variance is required in order to implement the plan as designed.

5. §27-2904.c.3 – A minimum of 2 loading spaces are required for a building this size. These loading areas should be delineated in accordance with this Part for the truck sizes anticipated to use the site.

B. Subdivision and Land Development Ordinance

We have identified the following issues in regards to the requirements and provisions of the current New Britain Township Subdivision and Land Development Ordinance (SALDO):

1. The following waivers have been requested by the Applicant:

   a. §22-502.C – From providing existing features up to 1,600 feet of the property line. A partial waiver is requested from this section to provide no additional offsite information beyond what is currently illustrated. We support a partial waiver from this section as the Applicant has included an aerial photograph, which depicts the surrounding area, as previously requested.

b. §22-705.3.C – From improving Schoolhouse Road to Township standards for ultimate right-of-way and cartway widths. The existing cartway width is 20 ft and the required width for a Major Collector is 48 ft (24-ft half-width). The Applicant is requesting a waiver from widening the road along the property frontage in view of the fact that a driveway is now proposed from the rear of the site to access New Britain Boulevard. We recommend the Schoolhouse Road cartway be widened to the 24-foot half width from centerline to meet the Township standards for the Major Collector Road.

c. §22-705.3.G - From milling and overlaying Schoolhouse Road the entire width of the roadway a depth of one and one-half inches. The entire width of Schoolhouse Road was resurfaced within the past 18 months by New Britain Township. If the road is widened, we support a partial waiver request to allow half-width mill and overlay along the Schoolhouse Road frontage.

d. §22-706.1.B – From installing curbing along property frontage of existing streets. A waiver is requested from installing curbing along Schoolhouse Road. We recommend curb be installed along the entire Schoolhouse Road frontage.

e. §22-706.1.C – From installing curbing for all parking areas, access drives and service drives with a capacity of four or more vehicles. Curbing is proposed along the parking stalls adjacent to the building. A waiver is requested from installing curbing along the outer limits of the parking area to permit runoff to "sheet" flow to lawn areas for water quality benefits. We support this waiver, with exceptions along the front yard and around the dumpster pad.

f. §22-706.2.B – From installing sidewalk along the property frontages. A waiver is requested from providing sidewalk along Schoolhouse Road. Sidewalk and ADA ramps are proposed along the New Britain Boulevard frontage. We recommend a walkway be provided along the Schoolhouse Road frontage.

g. §22-708.2.C – From installing curbing at all planting islands/strips adjacent to parking stalls. A waiver is requested from installing curbing along the internal grassed island adjacent to the reserved parking area to permit runoff as sheet flow to promote water quality. We support a waiver from this requirement.

h. §22-713.3.A – From installing two shade trees in 10'x36' planting islands and one shade tree in 10'x18' planting islands. A waiver is requested to permit the planting of shade trees in the planting islands only where there is no conflict with proposed utilities. Due to the location of proposed underground utilities and potential conflict with trees, we recommend the required plantings be provided elsewhere onsite.

i. §22-713.3.B – From installing one shade tree every 25 feet within planting strips. A waiver is requested to permit the planting of shade trees in the planting strips only where there is no conflict with the proposed storm sewer line. It appears that underground storm piping would be in conflict with proposed tree plantings in the strip. We recommend that the trees be installed elsewhere onsite, the storm sewer relocated, or a fee in-lieu of plantings be provided.

j. §22-713.4.A – From installing one street tree every 30 feet along road frontages. A waiver is requested to permit no street trees along the 100 ft of road frontage currently occupied by a Texas Eastern Easement. We are in support of this partial waiver as the street tree planting area is limited by the access drives and gas utility easement, but recommend that the plantings be installed elsewhere onsite.

k. §22-713.5 – From installing landscape buffering around parking areas and detention basins (in addition to the other plantings required for paved and parking areas). A waiver is requested to permit less than the required number of buffer plantings in the area where the property is adjacent to existing vegetation. We note that the existing vegetation is a mix of evergreen and deciduous which, in our opinion, meets the intent of buffer requirements of this section, however, additional plantings could be installed elsewhere onsite.

2. §22-704.4 – There are two defined utility easements proposed. One to benefit the North Penn Water Authority and a telecom easement to benefit TMP 26-001-100-8, Mark-One Properties. Since these easements aren't proposed to remain as lawn, a waiver is required and should be supported with approval from the Authority and utility provider.

3. §22-708.4.B&C – Access drives distribute traffic from public rights-of-way to parking areas. Parking along access drives is prohibited. Furthermore, access drives should be separated from parking areas by 10-foot strips. Waivers are required to allow the parking layout as designed.

4. §22-711 – The Applicant is required to obtain Erosion and Sediment Control and NPDES Permits from the Bucks County Conservation District (BCCD) for the proposed earth disturbance. The Township should be copied on all future correspondence with BCCD.

5. §22-712.13.D – The Applicant will be required to pay a stormwater management facility maintenance fee for the development. Based on $2.50 per liner foot of existing roads that abut the property we calculate the fee to be 457 feet x $2.50 = $1,142.50.

6. §22-715 – The Applicant is required to pay a fee in lieu of dedication of park and recreation land. We calculate the fee based on $2,500 per 4,000 SF of gross building area to be $36,717.50.

7. §22-720 – The plans should be submitted to the North Penn Water Authority and Chalfont - New Britain Township Joint Sewage Authority for review and approval.

8. §22-720 – A copy of the Planning Module Exemption should be submitted.

C. Stormwater Management Ordinance

We have identified the following issues in regards to the requirements and provisions of the current New Britain Township Stormwater Ordinance and the Neshaminy Creek Watershed Act 167 Plan:

1. §26-165.2 – The plans indicates that the Applicant offers a blanket easement over the property for the stormwater management facilities. The owner of the property is required to enter into a stormwater ownership and maintenance agreement with the Township for the proposed detention basin, rain garden and infiltration trench. The document will be prepared by the Township Solicitor and should be executed prior to the plans being recorded.

2. A BMP Maintenance fee based on 5% of the construction cost of all BMPs is required by Resolution #2016-03. A cost estimate for all stormwater management facilities should be submitted for review.

3. Detention basin seed mix establishment and maintenance information shall be added to the PCSWM plans to ensure proper establishment of desirable plant species.

4. The stormwater report landscape restoration credits utilized 66 deciduous trees and 14 evergreen trees, while the landscape plan indicates 53 shade trees and 13 ornamental trees. The volume calculation should be updated.

5. The outlet pipe length and orifice elevation on the detail, sheet 17 of 22, should be verified and revised to be consistent with the Pond Report and plans.

6. The Stormwater Report and Plans show a 3% slope with invert from 334.42 to 334.00 for Inlet #8 to endwall 9. The profile should be revised to be consistent.

7. The plans indicate a spillway elevation of 333.5 on the Utility Plan which should be updated to 336.55 unless revised.

8. Clarify that the weir wall shown on the Construction detail for OCS #6 is 2.5 feet as noted in the pond report and dimension. Provide a means to prevent clogging of the 3-inch orifice within the OCS#6.

9. The stone grade should be specified for the stormwater trenches. The plans should depict the stone area at grade for infiltration trench #2.

10. Sheet 13, "Construction Sequence & Installation Notes for Subsurface Infiltration Basins", note 11, mentions a "2" capped weep hole orifice. There should be consistency between the comment and the construction detail, if applicable.

11. The inlet box types/ sizes should be noted on the storm sewer profiles.

D. Landscaping & Lighting

We have identified the following issues in regards to the requirements and provisions of the current New Britain Township Landscaping and Lighting Ordinance:

1. §22-713.3.D. – Light locations shall be shown on the landscape plan and coordinated with underground utilities. We recommend a minimum distance of 10 feet between proposed plantings and underground utilities.

2. §22-713.5.B(2) – A minimum six-foot wooden shadow-box fence, or approved equal, on at least three sides, with a staggered row of evergreen trees planted every 10 feet long the fence perimeter is required for trash collection areas and mechanical units. A frame dumpster enclosure detail has been provided, however, this detail shall also include the concrete generator pad. Additionally, the fence and landscaping be shown on the Landscape Plan.

3. §22-714.4.F(1) - There is an overage of the maximum light intensity of 0.2 foot-candles at the corner adjacent to TMP #26-1-100. This does not appear to be a conflict with the utility easement. The light levels should be extended entirely within the property lines that extend to New Britain Boulevard.

4. §22-714.6 - The lighting plan shall note that the applicant is required to submit three copies of an as-built lighting plan to the Township to verify the lighting intensities and uniformity are in accordance with the approved final plans.

5. §22-713.2.B(5) - If a tree are proposed to be protected during construction and is removed or dies as a result of construction, it should be replaced with another tree at a rate of 1-inch per caliper inch of removed tree. A note to this affect should be added to the landscaping plan due to the potential conflict with the future telecom services and existing trees shown to be protected.

6. The existing trees to be protected along the common property line with TMP 26-001-100 should be shown on the grading plan. In addition, the area labeled "scattered trees and brush" is proposed to be graded. We recommend that some of the required tree plantings be provided within this area. There is also area for landscaping behind the infiltration basin #3 and along the access drive to New Britain Boulevard.

E. Traffic

We have identified the following issues in regards to the requirements and provisions of the current New Britain Township traffic regulations.

1. We note that a revised Traffic Impact Study (TIS) was not included with this submission. As such, all comments from our July 19, 2012 review letter relative to the TIS remain outstanding. On the application, the applicant indicates a waiver for a Traffic Impact Study (TIS), however, the waiver was not noted on the waiver request letter or on Plan Sheet 2. We recommend the applicant provide the following:

   a. An updated Traffic Impact Study addressing the traffic impact with the proposed accesses to New Britain Boulevard and the traffic counts, since the traffic counts are three (3) years old.

   b. Revise the analysis to include the following additional intersections:
      i. New Galena Road and Schoolhouse Road
      ii. New Britain Boulevard and County Line Road

   c. Update the trip generation information to the latest use

   d. Provide an auxiliary turn-lane analysis for all studied accesses

   Upon receipt and review of a revised TIS submission, our office may have additional comments regarding the TIS and the design of the intersection improvements.

2. §22-502.(I) – Provide a centerline profile for all access driveways from the parking area to the street intersection.

3. §22-705.4.C – Clear sight triangles shall be provided at a minimum of 75 feet for major and minor collectors. Revise the plans accordingly and ensure that the proposed trees along New Britain Boulevard are outside of the triangle limits. In addition, provide a general note on the plan stating the required sight distance and available sight distance.

4. §22-706.2.C – Sidewalk should be provided to interconnect the sidewalk along the street frontages to the sidewalk along the building.

5. §22-706.3.F – All curb ramps must be installed in accordance with PennDOT standards. On the northwest corner of New Britain Boulevard and the access drive, provide a transition area (were the cross slope may exceed 2%) for the proposed sidewalk back to the existing sidewalk. The cross slope of the proposed sidewalk shall be 2% unless technically infeasible. The ramp shall also have a maximum cross slope of 2%. The curb ramp on the northeast corner of New Britain Boulevard and the access drive is missed labeled as a Type 2 ramp. Provide the Ramp type per PennDOT Publication 72 RC 67M.

   Provide a designation for each ramp (i.e. Ramp 1). Provide CS-4401 forms for each ramp (a form was provided for a Type 2 ramp only.)

6. §22-706.3.G – All curb ramps shall provide a detectable warning system (DWS). Label the DWS location on the View A detail on Sheet 5.

7. §22-708.6.H – Stop bars should be provided upon exiting the site at both Schoolhouse Road and New Britain Boulevard. Parking aisle, access drive intersections shall be provided with stop signs and painted stop bars.

8. On Sheet 2 of 22, The plans shall be revised to include the following:
   a. The proposed width of the access drive from New Britain Boulevard
   b. The adjacent roadway names, i.e. New Britain Boulevard and Schoolhouse Road
   c. a note stating the largest vehicle (WB-50?) anticipated to use the site if smaller than a WB-67
   d. Signage to restrict truck traffic to the New Britain Boulevard access in plan view and construction detail(s) provided.

9. On Sheet 22 of 22, The plans shall be revised to include the following:
   a. The turning templates should show all entering and exiting movements at both driveways as well as all internal movements.
   b. The fire truck turning templates should be shown on the plans as a fire truck is a single-unit truck and subject to different wheel tracking during turns.
   c. The truck path entering the site along New Britain Boulevard should be revised in order to follow the geometry/curvature of the roadway.

F. General Comments

1. We note that the Township has future intentions of constructing a road to provide a connection for truck traffic from County Line Road to Schoolhouse Road. Further, another goal is to make intersection improvements at Trewigtown, Schoolhouse and New Galena Road. Currently right-of-way and/or easements have been obtained over Lot 15 at New Britain Business Park (26-001-100-011) and as an extension to Stewart Lane (26-001-103-002). However, we recommend the Township consider obtaining a half-width right-of-way over the southern property line of this property for a potential, future road connection between Independence Lane and Schoolhouse Road.

2. The Bucks County Planning Commission pointed out that there are buildings along Schoolhouse Road with the front building facade set closer to the road and recommends consideration of a shorter building setback. The Township should determine if the building should be relocated to be consistent with the buildings near Stewart Lane.

3. The property to the east of Mode Transportation, currently TMP #26-001-103-001, lands of Holy Properties LLC, is also within public sewer and water service areas but currently utilize on-lot septic and well systems. We advise the Applicant to coordinate with the owner and respective authorities for planning of future service connections.

4. The Legal Description for the "Ultimate Right-of-Way of Schoolhouse Road" has been reviewed and found to be acceptable. However, each legal description should be revised to reflect the latest revision date on the reference plan prior to signing and sealing.

5. The Land Development Plan, Sheet 1, should be revised to be consistent with the Ultimate Right-of-Way of Schoolhouse Road, as follows:

   a. Course 2: Add distance.
   b. Course 3: Add bearing and distance to the plan.
   c. Course 6: Add distance to the plan.
   d. Add street names.
   e. Add bearings and distances for the 15-foot wide Telecom Easement.

6. Legal Descriptions should be provided for the clear sight triangles, temporary construction easements over TMP 26-001-100-011 and TMP 26-001-100-008, and conservation easement, as applicable. Easements will also be required if the sidewalk ADA ramps will encroach outside of the right-of-way onto adjoining properties.

7. There are currently two sheets labeled as "2 of 22". Revise the Record to Sheet 1.

8. The Steep Slope Disturbance calculations (allowed and proposed) should be verified and corrected on Sheet 3 of 22, Existing Features.

9. The concrete contraction joint spacing should be revised to 10-feet maximum in the concrete curb detail.

10. A concrete pad detail should be added to the plan for the dumpster and generator pad.

11. There is an area of parking "X'd" out in the parking area northwest of the building and southwest of infiltration basin #1. Please clarify what this is for.

12. The record plan signature blocks can be revised as follows:
    a. PA-One Call information updated.
    b. Remove the Township Planning Commissions signature block.
    c. Remove the 5 lines above "secretary" and the word "secretary" from the Township Board of Supervisors Approval block.
    d. Add the B.C.P.C. File number.
    e. The Post Construction Stormwater Management needs to be recorded. The Land Development Plan should be labeled Record Plan sheet 1 of 3 and the PCSWM Plan sheets 2 and 3 of 3.
    f. We recommend the Corporation Certificate of Intent be revised to include the name of the person responsible for signing and his/her associated title.

13. The Applicant is responsible for any other required approvals, permits, etc. (i.e., BCCD, PADEP, NPDES, Fire Marshal, PennDOT, Texas Eastern, NPWA, CNBTSA, etc.). Copies of these permits and approvals should be submitted to the Township.

The plans are entitled "Preliminary/Final". It is our understanding that the previous plans had not received preliminary approval. We recommend that the above-noted zoning-related items be addressed, approval of the Planning Module from PADEP be obtained, and the plans revised to address the above to the Township's satisfaction. If you have any questions regarding the above, please contact this office.

Sincerely,

Janene Marchand

Janene Marchand, P.E.
Project Engineer
Gilmore & Associates, Inc.

JM/nm/sl

cc: Devan Ambron, Zoning Officer
Peter Nelson, Esquire, Grim, Biehn, & Thatcher
Erik Garton, P.E., V.P., Gilmore & Associates, Inc.
Robert L. Showalter, P.E., Showalter & Associates
Mode Transportation/Blue Bus Holdings LLC, Applicant
Chalfont New Britain Joint Sewer Authority
North Penn Water Authority

BUCKS COUNTY PLANNING COMMISSION

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June 9, 2016
BCPC # 11892-A

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Land Development Plan of Mode Transportation
TMP #26-1-103.1
Applicant: Mode Transportation, LLC
Owner: Blue Bus Holdings, LLC
Plan Dated: May 20, 2016
Date Received: May 20, 2016

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

GENERAL INFORMATION

Proposal: Construct a two story 58,748 gross-square-foot professional office building on a 7.957-gross-acre lot. Public water and sewer service the site.

Location: Southwest side of Schoolhouse Road, between Trewigtown and New Galena roads.

Zoning: IO Industrial Office District permits office and industrial activities on lots of 3 acres or more. Professional office is a use permitted by right.

Present Use: Vacant

COMMENTS

1. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

Section 22-502.C	Provide existing features up to 1,600 feet of the property line. (Partial waiver requested)
Section 22-705.3.C	Improve the street (Schoolhouse Road) to the Township standards for ultimate right-of-way and cartway widths.
Section 22-705.3.G	Mill and overlay the entire width of the roadway a depth of one and one-half inches.
Section 22-706.1.B	Curbs shall be installed along the property frontage of every existing street abutting a proposed subdivision and/or land development.

Section 22-706.1.C	Curbs shall be required for all parking areas, including access drives and services drives, with a capacity of four or more vehicles.
Section 22-706.2.B	Sidewalks shall be installed along the property frontage of every existing street abutting a proposed subdivision and/or land development.
Section 22-708.2.C	All proposed planting islands and strips shall be provided with curb.
Section 22-713.3.A	All 10-foot by 36-foot planting islands shall contain two shade trees and all 10-foot by 18-foot planting islands shall contain one shade tree.
Section 22-713.3.B	Planting strips shall be a minimum of 10 feet wide, and shall run the length of a parking row. Planting strips shall contain one shade tree at intervals of every 25 feet on average.
Section 22-713.4.A	Street trees shall be planted every 30 feet along all proposed streets and existing streets when they abut or lie within the proposed subdivision and/or land development.
Section 22-713.5	Landscaped buffers and screens: off-street parking areas and detention basins.

We have concerns with several of the requested waivers that are addressed in the review comments that follow. The specific comment numbers that cross reference and discuss issues regarding the waiver requests are noted below:

- Section 22-706.2.B: sidewalks, see Comment 8.
- Section 22-713.3.A: 10-foot by 36-foot planting islands, see Comment 11.
- Section 22-713.3.B: planting strips, see Comment 11.
- Section 22-713.4.A: street trees, see Comment 12.
- Section 22-713.5: landscaped buffers, see Comment 13.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

2. **Traffic impact analysis**—Zoning ordinance Section 27-2500.a.4 requires a traffic impact study for an office development consisting of 25,000 square feet or more of total floor area. Besides increased vehicular volume and skewed street intersection alignments, the current traffic circulation patterns should be evaluated from both a volume and safety viewpoint. The traffic impact study should include an evaluation of the intersection of Trewigtown and New Galena roads.

   In addition, the township should assess the level of service and aesthetic function of Schoolhouse Road. It currently acts as rural collector with scenic views between Boulder Drive and Trewigtown Road. As the Industrial Office District builds out along its frontage, the appearance of the road will change, therefore the township should determine if it is beneficial to maintain the rural perception of the road.

3. **Building setback**—Related to how the township views development along Schoolhouse Road, the township should consider moving the proposed office building closer to Schoolhouse Road. The current pattern established by the placement of the existing child care and pet resort structures east of subject property has a fairly large building setback with one

row or no rows of parking in front. It appears that the proposed office building can move closer to the road while maintaining the same overall layout and be consistent with the existing buildings without losing any parking spaces.

4. **Conditional parking**—The applicant should comply with zoning ordinance Sections 27-2903 and 27-2903.b.1 and demonstrate to township officials, based on data listed in zoning ordinance Section 27-2903.b.1, that the conditional reduction in parking from 334 to 246 spaces is warranted.

5. **Parking aisle**—Zoning ordinance Section 27-2904.c.3 states that no aisle shall exceed 200 feet in length. The parking aisles along the north and south length of the building exceed 200 feet. The plans should be revised to comply.

6. **Paved area landscaping**—Zoning ordinance Section 27-2904.h.2 requires one deciduous tree for every 4,000 square feet of paved area. The plan proposes 88 reserve parking spaces to be constructed in the future. The trees required for the future paved 88 spaces should be held in reserve and planted at the time of construction or be planted during the initial phase as determined by the township.

7. **Off-street loading**—Zoning ordinance Section 27-2906.b.2 requires two off-street loading spaces for office buildings between 45,000 square feet up to 119,999 square feet. The plans do not display off-street loading and should be revised to accommodate off-street loading.

8. **Sidewalks**—The applicant is requesting a waiver from constructing sidewalks on the existing streets that include Schoolhouse Road and New Britain Boulevard. We note that sidewalks currently exist both east and west of the site along Schoolhouse and Trewigtown Roads as well as along New Britain Boulevard. We do not recommend granting the waiver request from subdivision and land development ordinance (SALDO) Section 22-706.2.B. The sidewalks along the street frontage will be a small span in providing pedestrian mobility and linking the New Britain Business Park and Schoolhouse Road with West Branch Park and other potential destinations.

   In addition, the township should consider requiring a sidewalk connection into the property from the sidewalks along the street frontages. It would allow safe pedestrian passage and separation from vehicular traffic entering and exiting the property.

9. **Easements**—The plans display several existing and proposed easements that are not kept as lawn or in a natural state as required in SALDO Section 22-704.4.

10. **Detention basin slope**—SALDO Section 22-712.4.C requires that the toe of any detention basin slope be located a minimum of five feet from any property line or street right-of-way line. The slope associated with the infiltration basin #1 in the northeastern corner of the site appears to be within five feet of the ultimate right-of-way and the plans should be revised accordingly.

11. **Parking area landscaping**—There are several planting islands and planting strips that do not contain shade trees as required by SALDO Sections 22-713.3.A and B. The applicant is seeking a partial waiver to not place shade trees in islands and planting strips where utilities are located. The township should determine if the trees (those needed to comply with the ordinance) can be placed elsewhere on the site, require a fee in lieu of, or substitute them for an equivalent number of shrubs.

12. **Street trees**—Twelve street trees are required and six are displayed along the frontage of Schoolhouse Road. It appears that there is space to plant the remaining six even though not along a road frontage. The areas include the proposed front yard space between the six proposed street trees along Schoolhouse Road and the parking lot screening shrubs. Also, there is space on both sides along the access drive off New Britain Boulevard that does not conflict with the clear sight triangle and the underground pipeline. The township should determine if the trees (those needed to comply with the ordinance) can be placed elsewhere on the site, require a fee in lieu of, or substitute them for an equivalent number of shrubs.

13. **Landscape buffers and screens**—The landscape buffers and screens chart on the Landscape Plan, Sheet 8 of 22 shows a noncomplying condition for the number of trees and shrubs required around the detention/retention basins' edge and plantings needed to screen the off-street parking areas per SALDO Sections 22-713.5.B.(1) and (3). The township should determine if the existing vegetation around the site's perimeter is adequate for screening or needs to be supplemented, or if the trees and shrubs (those needed to comply with the ordinance) can be placed elsewhere on the site or require a fee in lieu of, or provide a partial waiver as requested.

    There is one shrub grouping within infiltration basin #1 that is not labeled and should be corrected on the plans.

14. **Park and recreation land**—SALDO Sections 22-715.1 and 2.C.(2) requires nonresidential land development to dedicate park and recreation area to the Township (2,500 square feet per 4,000 square feet of building area) or meet alternatives such as fee-in-lieu or others as outlined in Section 22-715.G. Compliance with this requirement should be indicated.

This review will be included in the Bucks County Planning Commission board materials for the July 6, 2016 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.

JSI:dc

cc: Mode Transportation, LLC
Blue Bus Holdings, LLC
R.L. Showalter & Associates, Inc.
Erik Garton, P.E., Gilmore & Associates, Township Engineer
Eileen Bradley, Township Manager (via e-mail)