



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Founded: 1723

BOARD OF SUPERVISORS

Matt West
Township Manager

Helen B. Haun
William B. Jones, III
Gregory T. Hood
Cynthia M. Jones
Mary Beth McCabe

**Board of Supervisors
Regular Meeting Agenda
June 7, 2021**

6:00 p.m. Executive Session

7:00 p.m. Regular Meeting

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Announcements from the Chair
 - a. The Board met in Executive Session prior to this meeting to discuss personnel issues and litigation
4. Public Comment
5. Public Hearing
 - a. Conditional Use Application: 1 Highpoint Drive
6. Consideration of Old Business
 - a. 98 Railroad Avenue Planning Module
7. Consideration of New Business
 - a. 2021 Meeting Schedule – July-December
 - b. Passive Open Space Restoration Pilot Project
 - c. 4th of July Parade
8. Consent Agenda
 - a. Robert and Linda Goldman have executed a Professional Services Agreement for 42 Barner Road, TMP #26-004-044-001, with corresponding legal and engineering escrow of \$5,000.00.
 - b. Glenn Coleman and Linda Grimm have executed a Stormwater Facilities Operation and Maintenance Agreement for a vacant property on Peace Valley Road, TMP #26-011-016, with a Stormwater BMP maintenance fee of \$643.13.
 - c. Paul and Carole Bizon have executed a Stormwater Facilities Operation and Maintenance Agreement for Creek Road, TMP #26-011-027, with a Stormwater BMP maintenance fee of 1,320.00.

- d. Hallmark Homes-Mill Ridge LLC has executed Escrow Release #7 for the Mill Ridge Subdivision for \$100,224.41, leaving \$341,892.09 remaining.

9. Board of Supervisors Comments

10. Other Business

11. Payment of Bills

- a. Bills List dated May 21, 2021 in the amount of \$6,095.62 (medical reimbursements)
- b. Bills List dated June 3, 2021 in the amount of \$179,626.88
- c. Bills List dated June 3, 2021 in the amount of \$81,756.87

12. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, June 21, 2021 at 7:00 p.m.**, at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda are posted to the Township website prior to the meeting date at www.newbritaintownship.org.*



Kellie A. McGowan, Esquire
Direct Dial: 215-606-0181
kellie.mcgowan@obermayer.com
www.obermayer.com

Obermayer Rebmann Maxwell & Hippel LLP
10 S. Clinton Street, Suite 300
Doylestown, PA 18901-4640
P: 215-606-0760
F: 215.348-1804

April 28, 2021

Michael Walsh, Interim/Assistant Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

**Re: Foxlane Homes at Highpoint, LLC - 1 Highpoint Drive, Chalfont
TMP Nos. 26-5-47-5; 26-5-56; 26-5-56-1; 26-5-56-11; and 26-5-56-9**

Dear Mr. Walsh,

Enclosed for filing with the Township, please find Applicant, Foxlane Homes at Highpoint, LLC's Request for Hearing and Conditional Use Application in connection with the above referenced properties. The filing fee in the amount of \$2,500 will arrive at the Township under separate cover.

Kindly advise when the request will be scheduled for a hearing before the Board of Supervisors. Please let us know if you have any questions. Thank you for your courtesies.

Very truly yours,

Kellie McGowan, Esq.

KAM/al

Enclosure

cc: Mr. John Rathfon - jrathfon@mmgaps.com
Mr. Joseph Morrissey - jpm@foxlanehomes.com
John Kennedy, AICP - John.Kennedy@Landplan.com
L. Scott Mill, RIA - smill@vancleefengineering.com

New Britain Township

207 Park Avenue
Chalfont, PA 18914

Ph. 215-822-1391 Fax 215-822-6051

MEMORANDUM

TO: Matt West, Township Manager
FROM: Kelsey Harris, Zoning Officer
DATE: May 26, 2021
RE: Planning Commission Comments: 1 Highpoint- Conditional Use Application

The New Britain Township Planning Commission held a public meeting on May 25, 2021 to review the Conditional Use Application submitted by Foxlane Homes at Highpoint, LLC for the property located at 1 Highpoint Drive, New Britain Township, currently known as the Philadelphia Sports Club property.

The Planning Commission provided the follow advisory comments:

1. Fees in-lieu of Park and Recreation land should be considered by the Board of Supervisors
2. For the safety of pedestrians, connections to the existing sidewalks and/or crosswalks surrounding the neighboring developments should be made to the proposed sidewalks/walking trails. Specifically, the Commission recommends at a minimum, a pedestrian connection to Schoolhouse Road.
3. “Active Recreation Areas” should be chosen and designed to not create a large attraction that it may invite vandalism, loitering, littering, or any other damage to property and/or criminal activity.



May 24, 2021

File No. 18-10046

Matthew West, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Foxlane Homes at Highpoint – Conditional Use Review
1 Highpoint Drive

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Conditional Use Application for the above-referenced project which includes the following:

I. Submission

Application for Conditional Use Hearing dated April 28, 2021 and the following Exhibits:

- A. Exhibit A – Conditional Use Plan by Van Cleef Engineering Associates, dated April 21, 2021
- B. Exhibit B – Open Space Exhibit by Van Cleef Engineering Associates, dated April 21, 2021
- C. Exhibit C – Community Impact Assessment & Environmental Impact Statement Report by Kennedy & Associates dated April 28, 2021
- D. Exhibit C (Appendix B) – Traffic Impact Study by Horner & Canter Associates dated April 20, 2021
- E. Exhibit D – North Wales Water Authority Will-Serve Letter

II. General Information

The Applicant, Foxlane at Highpoint, LLC, proposes to redevelop a 33-acre commercial site making up the Highpoint Racquet Club, a private recreational facility at Horizon and Highpoint Drives. The property is proposed to contain a 137-Unit Twin and Townhome Mixed Community, Use B3/B5, including 109 Townhomes and 28 Twins as permitted as a Conditional Use within the C-3 Zoning District. The Open Space for the site totals 16.25 acres with recreational trails, recreational fields, and pavilion.

Please note that on April 15, 2021, the New Britain Township Zoning Hearing Board granted the Applicant variances from §27-1403.c.3 and c.5 to permit two dwelling types at a 80:20 ratio, and partial reduction of building setbacks from 100 to 50 feet along Horizon and Highpoint Drives (§27-1403.c.1). The relief was conditioned on additional buffer plantings being installed and planted in perpetuity in accordance with the Sketch Plan (Exhibit B-2(A)) and also behind the 6 Twin units that face LaPetite Academy.

III. Review Comments

A. General Comments

We offer the following comments to be considered prior to approving the proposed Use:

1. We find the proposal to be consistent with the Comprehensive Plan for the Township's Planning Area 2 which is characterized by commercial and office uses and comparatively dense residential development. This proposal touches on several goals and objectives of the Township's Comprehensive Plan by providing open space and recreational facilities within walking distance of the proposed homes which complement the Township's existing park and recreation system. However, we recommend that the proposed walking trails be field located and installed to minimize disturbance of natural resources.

2. We note that the existing Water Tower is currently about 109 feet away from the closest sports club structure. Confirm with the NWWA the minimum allowable setback dimension for homes, since the closest townhome is proposed to be about 76 feet away. A similar project involving a water tower has the closest townhome approximately 109 feet away.
3. Conceptual stormwater facilities are identified on the Plan, one of which is labeled as a “Pond/Water Feature”. We recommend the Board discuss the type of facility they would prefer.
4. We recommend that the stormwater management design consider future impervious areas such as patios and sheds if permitted within the HOA development.
5. §27-1403.c.11(a) & (b) – Recreation areas shall be improved so that they are usable for the intended activity, including the installation of necessary facilities and equipment which must be approved by the Township. At the Board of Supervisors’ sole discretion, other types of recreational facilities can be constructed within active recreation areas to meet the requirements of these subsections. The Township may wish to consider specific active recreation facilities for the development or connections to the existing walkway network. We note that the Applicant is also required to dedicate park and recreation land or pay a fee-in-lieu of dedication of land in accordance with SALDO §22-715.2.G.
6. §27-1403.c.11 and 11.(c) – Recreational facilities shall not be traversed by utility easements unless said utilities are placed underground and no part of them or their supportive equipment protrudes above ground level. The absence of aboveground equipment shall be confirmed.
7. §27-1403.c.11(d) – Adequate buffering/fencing shall be constructed to separate recreation areas and facilities from adjoining properties. It shall be determined if fencing or buffering is required around the proposed recreational areas to screen them from adjoining properties. While there appears to be adequate vegetation to buffer along a majority of the perimeter of the tract, the perimeter of Open Space A may need to be supplemented with fencing or additional landscaping once vegetation is removed to install the stormwater facility and trail system.
8. §27-1403.c.11(f) – Recreational fields are required to be designed in accordance with this section regarding no lighting, grass type and landscaping, grading, fencing, seats, benches and bike racks.
9. §27-2400.f – The area of woodlands existing onsite shall be verified as well as the amount of disturbance proposed. Woodlands disturbance is permitted up to 50% as long as the disturbance percentage over 20% is remedied with replacement plantings in accordance with a woodlands management plan. Alternatively, the Board of Supervisors may consider a fee-in-lieu of the required replacement in its sole discretion. We recommend that any dead, diseased or dying trees found at the time of construction within the woodlands to remain that could potentially cause property damage be removed or dropped in place.
10. §27-2400.g – While the standalone Natural Resource Table suggests compliance with the steep slope protection ratios, these values are likely conceptual. It shall be confirmed if the Applicant can comply with the protection ratios with a formal preliminary plan.
11. §27-2500 – A traffic impact study was performed by Horner & Canter Associates for this project as part of the conditional use application as required. The Traffic Study demonstrated that the development would not adversely affect the local roadway network. There will be less than 100 trips generated by the 137-units during each of the peak hours. Upon review, we offer the following comments:
 - a. §27-2501a.6 – All roadways and/or intersections showing a level of service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. The intersection of Horizon Drive operates at LOS D at County Line Road under existing conditions and future conditions. If the applicant cannot provide improvements to meet the LOS C requirements, the applicant may wish to consider offering other improvements (i.e. video detection at Upper State Road) which could be a benefit for the local community. There has been documentation of a loop issue at this traffic light in the past.

- b. Available sight distances on these existing township roadways should be considered before finalizing the location of the roadways for the development.
- c. Driveways closest to Highpoint Drive should be placed so that clear sight distance along the internal road and the Township road can be achieved. If these driveways cannot be placed to provide the required sight distances, an all-way stop controlled approach between Highpoint Drive and Road 'A' may need to be considered.
- d. §27-2904.d.6 – No access drive or driveway shall open onto a public street less than 80 feet from the existing right-of-way line of any intersecting public street. Driveways for Twin Units 57 and 58 and several townhomes average about 50 feet from the four proposed internal intersections.
- e. §27-3008.b.5 and 6 – Though sidewalk or a trail appears to be proposed along the entire site frontage, to clarify, sidewalk is required along Horizon Drive and Highpoint Drive along the site frontage and shall connect with any sidewalks adjacent to the tract (22-706.2.B&C).

12. We note the following additional comments regarding the parking and site layout:

- a. The Applicant proposes 321 parking spaces for house and guest parking which includes 2 spaces per dwelling (for 3-bedroom units or less) and 47 spaces within off-street parking areas. This total excludes on-street parking which is permitted along both sides of the local roads. We recommend it be discussed whether there should be parking restrictions along Horizon and Highpoint Drives.
- b. We note that each parking space shall be a minimum of 10 feet wide. It appears that the driveways for the townhomes are 18-foot-wide in-lieu of 20-foot-wide for two parking spaces. (§27-2904.b.)
- c. We recommend it be discussed whether the proposed internal roads will be offered for dedication to the Township or owned and maintained by the HOA.
- d. We recommend the Fire Marshal's Office review the plans relative to the proposed street design, water system, fire hydrant locations, emergency access, etc.

Note that the Applicant will be responsible for any other variances and waivers required from the Township's Zoning and Subdivision and Land Development Ordinances for any other deficiencies that may arise during a formal Land Development Review of the Preliminary Plans and Traffic Impact Study.

If you have any questions regarding the above, please contact this office.

Sincerely,



Craig D. Kennard, P.E.
Chief Operating Officer
Gilmore & Associates, Inc.
Township Engineers

CDK/JM/sl

cc: Michael Walsh, Assistant Township Manager
Kelsey Harris, Zoning/Code Enforcement Officer
Peter Nelson, Esq., Township Solicitor
Kellie McGowan, Obermayer, Rebmann, Maxwell & Hippel LLP
John Rathfon, Metropolitan Development Group
Joe Morrissey, Foxlane Homes
John H. Kennedy, AICP, Kennedy & Associates, LLC
L. Scott Mill, RIA, Van Cleef Engineering
Janene Marchand, P.E., Gilmore & Associates, Inc.



North Wales Water Authority
PUBLICLY OWNED SINCE 1951

May 25, 2021

Matthew West
Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA. 18914

Re: Foxlane Homes at Highpoint – Conditional Use Review

Dear Mr. West,

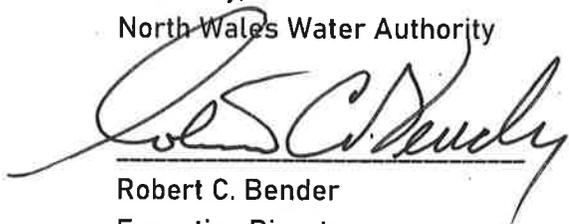
Please be advised that the applicant has provided us with a copy of the Gilmore and Associates review letter dated May 24, 2021, requesting that we confirm sufficient water capacity and responding to Item A.2. of the review.

As such, please be advised as follows:

1. The North Wales Water Authority has sufficient domestic and fire service water capacity available for the proposed use.
2. The North Wales Water Authority has no objection to the separation distances as proposed upon the land development plan and further described in A.2.

We look forward to working with the township and the applicant as this development proceeds and adding new customers to our system, also improving fire service facilities in the area.

Sincerely,
North Wales Water Authority



Robert C. Bender
Executive Director

C: Bradley S. Fisher, P.E., Director of Engineering and Operations



MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO *
DANIEL J. PACT * †
JONATHAN J. REISS *
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
KELLY L. EBERLE *
JOEL STEINMAN
MATTHEW E. HOOVER
COLBY S. GRIM
MICHAEL K. MARTIN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER
FRANK N. D'AMORE, III

* ALSO ADMITTED IN NEW JERSEY
* ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
* ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY
126TH ANNIVERSARY 1895-2021

www.grimlaw.com

Frank N. D'Amore, III
e-mail: fdamore@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

May 7, 2021

Sent via E-mail (mwalsh@newbritaintownship.org)

Michael Walsh, Assistant Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

RE: New Britain Township High Point Racquet Club

Dear Mike:

Enclosed for your review and the Township's file, please find copies of:

1. Correspondence directed to the Intelligencer;
2. The Legal Notice; and

Please immediately post the Legal Notice on the Township's bulletin board. If you have any questions regarding this matter, please do not hesitate to contact me. Thank you.

Respectfully,
GRIM, BIEHN & THATCHER

By:


Frank N. D'Amore, Esq.

Enclosures

Cc: Peter Nelson, Esquire (w/enc. via e-mail)

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO *
DANIEL J. PACI * †
JONATHAN J. REISS ◊
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Frank N. D'Amore, III
e-mail: fdamore@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374
(215) 536-1200
FAX (215) 538-9588
(215) 348-2199
FAX (215) 348-2520

May 7, 2021

Via Email (legals@theintell.com)

The Intelligencer
333 North Broad Street
P.O. Box 1109
Doylestown, PA 18901

**Re: Legal Notice for Advertisement in the Intell/Run Dates: 05/12/21 & 05/19/21
New Britain Township High Point Racquet Club**

Dear Sir or Madam:

Enclosed please find a Legal Notice for advertisement regarding a Conditional Use Application in New Britain Township. Please advertise this Notice twice in your newspaper, on Wednesday May 12, 2021 and on May 19, 2021.

Please send the proof of publication directly to my office and forward your invoice for advertising directly to Michael Walsh, Assistant Township Manager, New Britain Township, 207 Park Avenue, Chalfont, PA 18914. If you have any questions regarding the above, please contact me. Thank you for your attention to this matter.

Respectfully,
GRIM, BIEHN & THATCHER

By: _____



Frank N. D'Amore, Esq.

Enclosures

Cc: Michael Walsh, Interim Township Manager (w/enc. via e-mail)
Peter Nelson, Esquire (w/enc. via e-mail)

LEGAL NOTICE

NEW BRITAIN TOWNSHIP - HEARING

Notice is hereby given that the Board of Supervisors of New Britain Township will consider the conditional use application of Foxlane Homes at Highpoint, LLC, at a hearing to be held on June 7, 2021 at 7:00 p.m. at the New Britain Township Municipal Building located at 207 Park Avenue, Chalfont, PA 18914. Applicant is seeking conditional use approval to establish a B3/B5 Twin/Townhouse Mixed Community use. The subject property is located at Highpoint Drive and Horizon Drive, commonly known as the High Point Racquet Club, in New Britain Township, Bucks County, Pennsylvania, more completely identified at Tax Map Parcel Nos. 26-005-047-005, 26-005-056, 26-005-056-001, and 26-005-056-011 and is zoned C-3 Commercial. A copy of this application is available to any interested party for inspection and/or copying at a nominal cost at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA 18914 during normal business hours. All interested parties are invited to attend and participate in this hearing.

NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS
H. Peter Nelson, Esquire
GRIM, BIEHN & THATCHER, Solicitors
104 So. Sixth Street
P.O. Box 215
Perkasie, PA 18944

**APPLICATION FOR CONDITIONAL USE HEARING
NEW BRITAIN TOWNSHIP
207 PARK AVENUE
CHALFONT, PA 18914
215-822-1391**

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

1. Date: 4/28/2021

2. Applicant:
 - (a) Name: Foxlane Homes at Highpoint, LLC

 - (b) Mailing address: 1243 Easton Rd, Suite 205, Warrington, PA 18976

 - (c) Telephone number: c/o Kellie McGowan - 215-606-0181

 - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title: Equitable Owner

3. Applicant's attorney, if any:
 - (a) Name: Kellie McGowan - Obermayer Rebmann Maxwell & Hippel LLP

 - (b) Mailing Address: 10 S. Clinton St., Suite 300, Doylestown, PA 18901

 - (c) Telephone number: 215-606-0181 - kellie.mcgowan@obermayer.com

 - (d) Fax Number: 215-348-1804

4. Property:

(a) Present Zoning Use Classification: C-3 - Commercial

(b) Tax Parcel Number: 26-5-47-5; 26-5-56; 26-5-56-1; 26-5-56-11; and 26-5-56-9

(c) Location (With reference to nearby intersections or prominent features):

Horizon and Highpoint Drive

5. Proposed use:

Re-development for Use B3/B5 twin townhouse mixed community.

Please see attached.

6. Has any previous zoning applications been filed concerning this property?

If yes, specify: ZHB application filed on or about January 29, 2021; with Decision dated

April 15, 2021, granting variance to permit 2 dwelling types and partial reduction

of setback from 100 feet to 50 feet.

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Karen L. Maguire, agent

Notes:

- (1) One copy of plans (if size 8 1/2" x 11") or seven copies (if larger than size 8 1/2" x 11") must be attached to the application. The plan or plans must be prepared by a professional engineer or surveyor. The plan or plans must contain all information relevant to the application, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.

- (2) Filing fee, which must accompany this application, and which is not returnable once the application is accepted.

Conditional Use Application Fee: \$2,500.00, plus Professional Services Agreement and escrow.

COMPLETED ONLY BY TOWNSHIP:

APPLICATION NO. _____ DATE FILED _____ FEE PAID _____

Revised 01/09/08

New Britain Township Board of Supervisors

Request for Hearing and Conditional Use Application of Foxlane Homes at Highpoint, LLC

Applicant, Foxlane Homes at Highpoint, LLC (“Foxlane”), is the equitable owner of the 33-acre commercially developed parcel located at Highpoint Drive and Horizon Drive, commonly known as the High Point Racquet Club (“Property”). The Property is more specifically identified as Bucks County Tax Map Parcel nos. 26-005-047-005, 26-005-056, 26-005-056-001, and 26-005-056-011, and is located in the C-3 commercial zoning district pursuant to the provisions of the New Britain Township Zoning Ordinance and Zoning Map (collectively the “Zoning Ordinance”).

The Property is presently improved as and for a Use E2 private recreational facility, with multiple buildings, recreational facilities and related infrastructure. Foxlane proposes to demolish the existing improvements and re-develop the Property for a Use B3/B5 Twin and Townhouse Mixed Community, permitted by conditional use in the C-3 zoning district.

Request for Hearing

The Board of Supervisors has jurisdiction over the grant of conditional uses in the Township pursuant to section 913.2 of the Pennsylvania Municipalities Planning Code and Section 27-3007 of the Zoning Ordinance. A conditional use is a use permitted by right, subject to the compliance with specific and general criteria in the municipal ordinance.

Foxlane herein requests that the Board of Supervisors of New Britain Township conduct a hearing on the request of Foxlane to develop the Property as and for a Use B3/B5 Mixed Community on the grounds set forth in this Application. Such hearing is requested within 60 days of the date of filing of this request.

Specific Objective Criteria

The conditional use development plan prepared by Van Cleef Engineering, dated April 21, 2021 (“Conditional Use Plan”) on behalf of Foxlane, together with the supporting documentation included herein, establish that the proposed development is in conformance with all of the specific requirements for the Use B3/B5 as set forth in Section 27-1403 of the Zoning Ordinance. Specifically, Foxlane submits the following evidence:

1403.c.1. *See Conditional Use Plan.* Foxlane obtained a variance from the New Britain Township zoning hearing board to reduce the minimum building setback from other streets from 100 feet to 50 feet along the frontage of Horizon Drive and Highpoint Drive.

1403.c.2. *See Conditional Use Plan.* The proposed twin homes are in conformance with section 1403.c.2.(a), and the proposed townhouse units are in conformance with section 1403.c.2.(c). Section 1403.c.2.(b) is not applicable (*also see ZHB Decision*).

1403.c.3. *See Conditional Use Plan.* The development is not proposed to be subdivided into individual lots; the site plans establish conformance with the lotting requirements.

1403.c.4. *See* Conditional Use Plan. A maximum of six (6) dwelling units will be developed, with each building containing one unit type.

1403.c.5. *See* Conditional Use Plan and ZHB Decision. Foxlane obtained a variance from the New Britain Township zoning hearing board to reduce the number of dwelling classes from three (3) to two (2), with the maximum allowed percentage of any one unit at 80% and minimum of 20%.

1403.c.6. *See* Conditional Use Plan. The density of the development is 4.7 dwelling units per acre.

1403.c.7. *See* Conditional Use Plan, Open Space Exhibit. The open space ratio of the development is 56%, and is comprised of greens, active recreation and natural areas (each measuring over 500 square feet in area and 20 feet in width) with accessibility via sidewalks and trails. Fifty percent (50%) of the open space is in the form of active open space, comprised of recreational trails and recreational fields. No dwelling unit is located farther than 1000 feet from an open space area. The open space is free from parking areas, and will be owned and maintained by a Homeowner's Association.

1403.c.8.a *See* Conditional Use Plan.

1403.c.8.b *See* Conditional Use Plan; *also see* representative townhouse units and twin home model.

1403.c.8.c *See* Conditional Use Plan.

1403.c.8.d *See* Conditional Use Plan.

1403.c.8.e *See* Conditional Use Plan.

1403.c.8.f *See* Conditional Use Plan; *see* North Wales Water Authority will serve letter dated March 24, 2021. The Property is located within the Township Act 537 planning area and is presently served by public sewer.

1403.c.9. *See* Conditional Use Plan. The buffer yard has been established between the proposed B3/B5 and the adjacent single-family development in conformance (or in excess) of the design standards set forth in subsections (a) through (c) and the New Britain Township subdivision and land development ordinance (Part 28).

1403.c.10 *See* representative townhouse units and twin home model

1403.c.11 *See* Conditional Use Plan, Open Space Exhibit. The active recreation areas are proposed throughout the development and to be located in four (4) areas. They will be developed with recreational trails, a pavilion and recreational fields, in conformance with the requirements of the subsections of the ordinance. The active recreation areas will be owned and maintained by a Homeowners Association.

General Standards

Where an applicant establishes compliance with the specific objective criteria of a municipal ordinance for the grant of a conditional use, there is a presumption that the use complies with the general standards applicable to a conditional use.

The proposed B3/B5 development also meets the general standards of the Zoning Ordinance for the grant of conditional use approval set forth in Section 27-3008. Specifically, Foxlane submits the following evidence:

- 3008.b.1 *See* Community Impact Assessment Report, pages 4.
- 3008.b.2 *See* Community Impact Assessment Report, pages 4, 7-9; *see* Fiscal Impact Analysis, pages 7-10; *See* Traffic Impact Statement, generally.
- 3008.b.3 *See* Conditional Use Plan; *See* Community Impact Assessment Report, pages 4-9; *See* representative townhouse units and twin home model.
- 3008.b.4 *See* Conditional Use Plan; *See* Community Impact Assessment Report, pages 4-9; *See* ZHB Decision.
- 3008.b.5 *See* Conditional Use Plan; *See* Community Impact Assessment Report, pages 7-8; *See* Traffic Impact Report, pages 7-10.
- 3008.b.6 *See* Conditional Use Plan; *See* Community Impact Assessment Report, pages 5, 9.
- 3008.b.7 *See, generally,* Foxlane Homes Application and Addendum.

Exhibit A

Exhibit B

Exhibit C



Community Impact Assessment & Environmental Impact Statement Report for:

High Point Racquet Club

New Britain Township, Bucks County, Pennsylvania

Prepared for:

Foxlane Homes at Highpoint, LLC
1234 Easton Rd
Suite 205
Warrington, PA 18976

Prepared by:

John H. Kennedy, AICP
Kennedy & Associates, LLC
P.O. Box 175
Mainland, PA 19451

April 28, 2021

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PURPOSE OF REPORT

The purpose of this report is to evaluate the impact of the proposed redevelopment of the High Point Racquet Club on the surrounding community and environment. This Community Impact Assessment & Environmental Impact Statement Report has been prepared in accordance with: §22-505 of the New Britain Township Subdivision and Land Development Ordinance which provides the required components for the Community Impact Assessment (CIA), and Appendix A of the New Britain Township Zoning Ordinance which provides the requirements for the Environmental Impact Statement (EIS) Report. The Community Impact Statement Report is required as part of the preliminary plan application. The Environmental Impact Statement Report is provided as part of the required documentation for Conditional Use Approval (per §27-3008.e) consideration by the Board of Supervisors. This report follows the general outline required for the Community Impact Assessment because it requires more components. The corresponding sections of the Environmental Impact Statement are provided in parentheses after the appropriate report heading.

Please refer to the following documents attached as appendices to this report:

- Traffic Impact Study: Highpoint Residential Neighborhood
- Fiscal Impact Analysis: High Point Development
- Stormwater Management Narrative: Highpoint

A. OVERVIEW AND DESCRIPTION (CIA - A.) (EIS - 1)

1. Location and Description (CIA- A.1) (EIS-3)

The subject property (hereafter "Property") is located along Horizon Drive and Highpoint Drive in the southwestern portion of New Britain Township, Bucks County, PA. The Property consists of five (5) parcels (TMP#:s: 26-547-5, 26-5-56, 25-5-56-1, 26-5-56-9 and 26-5-56-11) which are part of the C3- Commercial District (see Figure 1). The site is a total of 33.14 acres and is the current location of the Philadelphia Sports Club at Highpoint and a North Wales Water Authority storage tower (see Figure 2).

To the north of the Property is a mobile home park zoned MHP - Manufacturing Home Park District, the *Little Farm Estates* senior community. To the east, is an existing townhouse community called *Glenbrook*. It is part of a large master-planned community known as *The Highlands* and is zoned RR - Residential District. The adjoining properties to the south and west are located in the same district as the Property, the C-3 Commercial District. The uses to the south and west are varied; consisting of a light industrial use, a church, various office uses, and vacant office space.

The proposed redevelopment includes the removal of the existing Philadelphia Sports Club buildings, amenities, and parking areas. The proposed improvements to the Property consist of 137 residential dwelling units and all necessary site features such as construction of new roads, installation of a recreational trail, parking areas, utilities, landscaping, lighting, and stormwater management. Three types of residential units are proposed for the site; 61 - 22 ft wide townhouses, 48 - 24 ft wide townhouses and 28 twin units. The proposed development includes approximately 16.29 AC of open space (see Figure 3), which is in excess of the zoning ordinance requirement.

2. Existing and Proposed Ownership (CIA- A.2) (EIS-5.b.)

The Property is owned and will be developed by Foxlane Homes at Highpoint, LLC. Fox Lane Homes will build and sell the proposed market rate homes. A Homeowners Association will be created to own and maintain the open space, common facilities, and private roads in accordance with §27-2703 of the New Britain Township Zoning Ordinance.

3. Proposed Plan (CIA- A.3) (EIS-5.a.)

A site rendering prepared by Van Cleef Engineering Associates, dated January 28, 2021 is included herein as Figure 3.

B. COMPATIBILITY (CIA – B) (EIS-2)

The proposed development of the Property is in alignment with the current New Britain Township Comprehensive Plan (2016). It is in “Planning Area 2” which is “characterized by higher density developments including multi-family, mid-rise apartments, commercial and retail centers and single-family developments”. The proposed use is permitted in the C-3 District as a conditional use and compatible with the Township’s goals for this area of the Township.

The proposed development also aligns with the stated housing goal to “encourage the managed growth of new, high-density residential construction that is compact and located near existing service centers in order to preserve open space, natural resources and remaining agricultural areas”. As a redevelopment property, the project will permanently maintain open space in connection with the residential development that was previously used for commercial development and/or not protected. The proposed dwelling units will be near existing services and will utilize existing infrastructure.

The Comprehensive Plan places a great deal of emphasis on preserving and maintaining natural features. Although the site has previously been developed for a more intense commercial development, the proposal includes a reduction in the development area and returning some areas back to a more naturalized state, including the addition of a wet pond/ water feature and naturalized buffer areas.

The proposed project is in alignment with the Bucks County Comprehensive Plan (2011), as the Property is located within the County’s Development Area.

C. VISUAL RESOURCES AND PHOTOGRAPHS (CIA – C) (EIS – 4 & 13)

A Photograph Map Key and corresponding photographs of the existing site conditions have been included as Appendix ‘A’.

D. PHYSICAL RESOURCES INVENTORY (CIA- D) (EIS - 6)

The existing topography, hydrology and soils can be found on the Existing Features Plan (see Figure 4).

1. Geological Characteristics (CIA- D.1) (EIS-6.a.)

The site is located within the Triassic Period Lockatong Formation (see Figure 5). The main rock type is Argillite.

The soil classifications for the site are Urban Land-Abbottstown Complex, Readington Silt Loam, Urban Land – Udorthents, and Abbottstown Silt Loam. The soils are described as follows:

Urban Land – -Abbottstown Complex (UgB) – Hydrologic Soil Group: D

The slope is 0 to 8%. It consists of 65% Urban Land, 25% Abbottstown and similar soils, and 10% minor components. The depth to the water table is 6-18” and is considered somewhat poorly drained.

Urban Land – - Udorthents (Uzcb) – Hydrologic Soil Group: A

The slope is 0 to 8%. It consists of 80% Urban Land, 15% Udorthents, shale and sandstone, and similar soils, 5% minor components. The depth to the water table is more than 80” and is considered well drained.

Readington Silt Loam (ReB) – Hydrologic Soil Group: C

The slope is 3 to 8%. It consists of 85% Readington and similar soils, and 15% minor components. The depth to the water table is 18-36” and is considered moderately well drained.

Abbottstown Silt Loam (AbB) – Hydrologic Soil Group: D

The slope is 3 to 8%. It consists of 85% Abbottstown and similar soils, and 15% minor components. The depth to the water table is 6-18” and is considered somewhat poorly drained.

A soils map is provided within the Stormwater Management Narrative included herein as Appendix D. The soil classifications and geological features do not create an impediment to the redevelopment of the Property.

2. Hydrological Characteristic -Surface Water Resources (CIA- D.3) (EIS-9)

The site does not have any notable naturally occurring surface water features such as creeks, ponds, or wetlands. The site has previously been developed, but there are no existing stormwater management facilities currently on-site. Current stormwater is not therefore controlled for the existing improvements.

The site is located within the Neshaminy Watershed. Surface waters eventually drain to the West Branch of the Neshaminy Creek which has a Warm Water Fishery (WWF) and Migratory Fishes (MF) Chapter 93 classification.

Redevelopment of the site, as proposed will add additional storm water management features including detention basins and a wet pond. These will help alleviate run-off, promote groundwater recharge, and help to filter pollutants and sediment.

Detailed information regarding surface waters can be found in the Stormwater Management Narrative for Highpoint, prepared by Van Cleef Engineering, and attached as Appendix ‘D’. A full Stormwater Report with calculations will be included along with the Preliminary Land Development Plan Application.

3. Hydrological Characteristics- Groundwater Resources (CIA- D.4) (EIS-10)

New Britain Township and most of Bucks County is part of the Delaware River Basin and is a Groundwater Protected Area. The addition of stormwater management controls will help to recharge groundwater in this area. As stated in the Stormwater Management Narrative, Infiltration testing is being performed to help design infiltration facilities based upon infiltration rates as determined on the site.

The Stormwater Management Narrative for Highpoint, prepared by Van Cleef Engineering is attached as Appendix 'D'

E. BIOLOGICAL RESOURCES INVENTORY (CIA - E) (EIS - 7)

1. Existing Vegetation (CIA- E.1) (EIS-7)

Please refer to the Existing Features Plan (Figure 4) for a depiction of the existing vegetative land cover. There will be no significant impact from the project on sensitive natural features, and the disturbance will be minimized as much as possible, especially considering the current developed state of the Property. Much of the existing vegetation will remain along the property borders creating a naturalized buffer between the proposed development and the surrounding uses. A supplemental landscape buffer is proposed in locations identified on the plan, which will add appropriate plantings to the site. Some areas of existing impervious surfaces will be removed and replanted to improve the existing condition.

2. Existing Wildlife (CIA- E.2) (EIS-7)

The site has been previously developed and is situated in a suburban setting surrounded by arterial roadways existing development; therefore wildlife is not abundant. The proposed pond/ water feature will provide a potential habitat for aquatic and amphibian wildlife that currently does not exist at this location.

F. LAND USE AND EXISTING FEATURES INVENTORY (CIA - F) (EIS - 8)

1. Land Cover Characteristics (CIA- F.1) (EIS-8)

As shown on the existing Features Plan (Figure 4) most of the site has already been developed for a commercial use. A mix of improved surfaces, maintained lawn areas, and natural wooded areas are present. The proposed project will decrease the overall impervious surfaces at the Property.

2. Encumbrances (CIA- F.2) (EIS-8)

The Property contains several easements; the most notable of which houses a large water tower owned by North Wales Water Authority. There is an easement in the location of a previous water tower and well #10. Various stormwater, water and sanitary sewer easements are also present on the Property. The proposed development will not interfere with the existing encumbrances as shown on the plan.

3.Existing Improvements (CIA- F.3) (EIS-8)

Existing Improvement are shown on Figure 4. The Property is currently used as a recreational club. The existing buildings are used for purposes such as pools, sport courts, locker rooms, meeting rooms and similar uses. Unenclosed outdoor areas include pools, tennis courts, basketball courts, playgrounds, sports fields, fitness facilities, parking lots, and access drives. The site is also improved with a large water tower owned by North Wales Water Authority.

G. HISTORIC RESOURCES INVENTORY (CIA – G) (EIS - 12)

A search of the National Register of Historic Places, The Pennsylvania Inventory of Historic Places, the Historic American Building Survey, and the records of the Heritage Conservancy of Bucks County have not identified any historic structures on the Property or adjacent properties.

H. COMMUNITY NEEDS INVENTORY (CIA – H) (EIS - 14)

The proposed residential redevelopment of the Property will add 137 dwelling units to the community. The units are proposed to be a high-end product that will result in net positive tax revenues for the Central Bucks School District, New Britain Township and Bucks County. The project will bring residents to the area that will utilize local business and have a positive impact on the local economy.

The future residents will utilize local services such as schools, parks, recreation areas, libraries, hospitals, fire protection, police, and ambulance services. These services are readily available and are not expected to be overburdened by the proposed residential development. Any potential burden to the School District, Township, or local services will be offset by the increase in tax revenue generated by the development.

I. UTILITY NEEDS INVENTORY (CIA – I) (EIS - 15)

Public sewer and water services, and utilities for gas and electric are readily available to the site. Capacity and service availability for public utilities have been confirmed. North Wales Water Authority (NWWA), which maintains the water tower on site, will provide water service. The site is within the Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA) Act 537 Plan. Sanitary Sewer services will be provided by CNBTJSA and sanitary sewer lines are already located in Highpoint Drive and Horizon Drive. Existing utility laterals and connections to the existing buildings will be disconnected and removed. The proposed development will require underground connections for gas, electric, telecommunications, water and sanitary sewer. Locations of the proposed utilities are generally shown on the plan, and will be finalized during the land development review process. Stormwater drainage will be managed on site as required by the Pennsylvania Department of Environmental Protection.

A "Will Serve" letter has been provided by NWWA indicating capacity is available. The letter also states that NWWA will work with the Applicant to determine which easements are permanent and which can be extinguished.

J. TRANSPORTATION SYSTEM (CIA - J) (EIS - 16)

From a planning perspective, the proposed redevelopment will have safe and adequate access from both Highpoint Drive and Horizon Drive. Internal service roads will provide a localized circulation system within the residential community. Horizon Drive and Highpoint Drive are both classified as minor collector roads by the Township. Two access points will be provided from Horizon Drive and two access points will be provided on Highpoint Drive (see Figure 3). Horizon Drive at the intersection with County Line Road is a signalized intersection providing access to an arterial road.

As stated in the Traffic Impact Analysis, the proposed access configuration will appropriately serve the proposed redevelopment, the impact of the proposed redevelopment on off-site intersections will be insignificant, and there are no required mitigation improvements at the off-site study locations in conjunction with the proposed redevelopment.

Pedestrian sidewalks will be provided on both sides of new roads throughout the proposed community. Sidewalks are also proposed along the Property frontages of Horizon Drive and Highpoint Drive. Walking trails are proposed within the proposed open space areas and will align with existing pedestrian connections.

A Traffic Impact Study has been prepared by Horner & Canter. It is located in Appendix 'B' of this report.

K. DEMOGRAPHICS (CIA - K)

The demographic characteristics of the proposed residential development are anticipated to be essentially the same as the existing demographics for New Britain Township. The U.S. Census Bureau (2019) reports the following data for New Britain Township:

Average persons per household:	2.72
Median value of owner-occupied units:	\$358,300
Median household income:	\$103,836
Education, high school or higher:	96.4%
Population change (2015-2019)	3.5%

L. FISCAL IMPACT (CIA - L)

The proposed project will result in an annual net positive fiscal impact for both New Britain Township and the Central Bucks School District.

Detailed information can be found in the Fiscal Impact Analysis for High Point Development, prepared by David C Babbitt & Associates, LLC and attached as Appendix 'C'.

M. COMPLIANCE WITH NUISANCE STANDARDS (CIA - M) (EIS - 17)

The proposed project is not anticipated to cause noise during or after construction in excess of that typically encountered during construction and for a residential development. Smoke will not be generated by the project. It should be noted that the project will be sufficiently set back from roads and existing uses, landscaping will provide additional buffers to existing residential uses.

Storage and waste disposal during construction will be managed using approved practices. Waste disposal upon completion of construction will be the responsibility of the individual lot owners using a commercial provider.

N. ANALYSIS OF IMPACTS (CIA - N) (EIS - 17)

The proposed redevelopment of the Property will not result in any long-term adverse impacts to the site or the surrounding area. This is mainly because the project is a redevelopment of a property with aging facilities. The Project will have a significant positive impact on the surrounding neighborhoods. The large, imposing structures associated with the fitness club will be removed and replaced with smaller scale residential buildings, more in keeping with the character of the surrounding area. The architectural style, scale and materials will blend in with the adjoining Glenbrook and Little Farm Estates communities. Another positive impact is that there will be a net reduction of impervious cover on the site.

Minor short-term adverse impacts may arise during construction such as dust, noise and increased runoff associated with earth disturbances. These impacts are typical for a redevelopment project. The proposed development has no characteristics that will create additional impacts than would be expected for development of a residential community.

O. MITIGATION MEASURES (CIA - O) (EIS - 18)

To mitigate the short-term impacts of construction, all construction activities will be performed in accordance with applicable Township, County, State and Federal regulations.

Best Management Practices (BMPs) will be used to alleviate stormwater runoff concerns at the Property and improve the existing conditions.

The more intense commercial use of the Property will be mitigated by development of a less intense residential use.

Revegetation, additional landscape plantings, and the addition of a water feature will improve the biological inventory at the site.

P. IRREVERSIBLE IMPACTS (CIA - P) (EIS - 19)

The only irreversible impacts associated with the project would be the removal of the large commercial buildings and extensive parking and recreational courts associated with the previous use. There are no irreversible impacts on the land associated with the proposed residential development of the Property. Temporary disturbances to the environment will be appropriately controlled during and following construction.

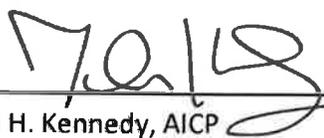
CONCLUSION

This community impact statement demonstrates that the proposed development of 137 dwelling units will have a positive impact on the surrounding area and the Township overall. In summary:

1. The site is in a transitional location, situated between residential areas to the north and east, and commercial areas to the south and west.
2. The proposed development is not of a scale or type that will overburden township resources.
3. The proposed development will not have a negative environmental impact on the site and surrounding neighborhoods.
4. The proposed uses will generate positive annual tax revenue for the township, school district, and county.
5. As redevelopment, the project will improve existing conditions on the Property by decreasing impervious coverage and improving stormwater management.
6. The proposed development will not have an adverse impact on the surrounding transportation network.

In my professional opinion, the proposed redevelopment of the Property to a residential community is appropriate for the site and surrounding area. The Proposal is consistent with both the New Britain Township and Bucks County comprehensive plans.

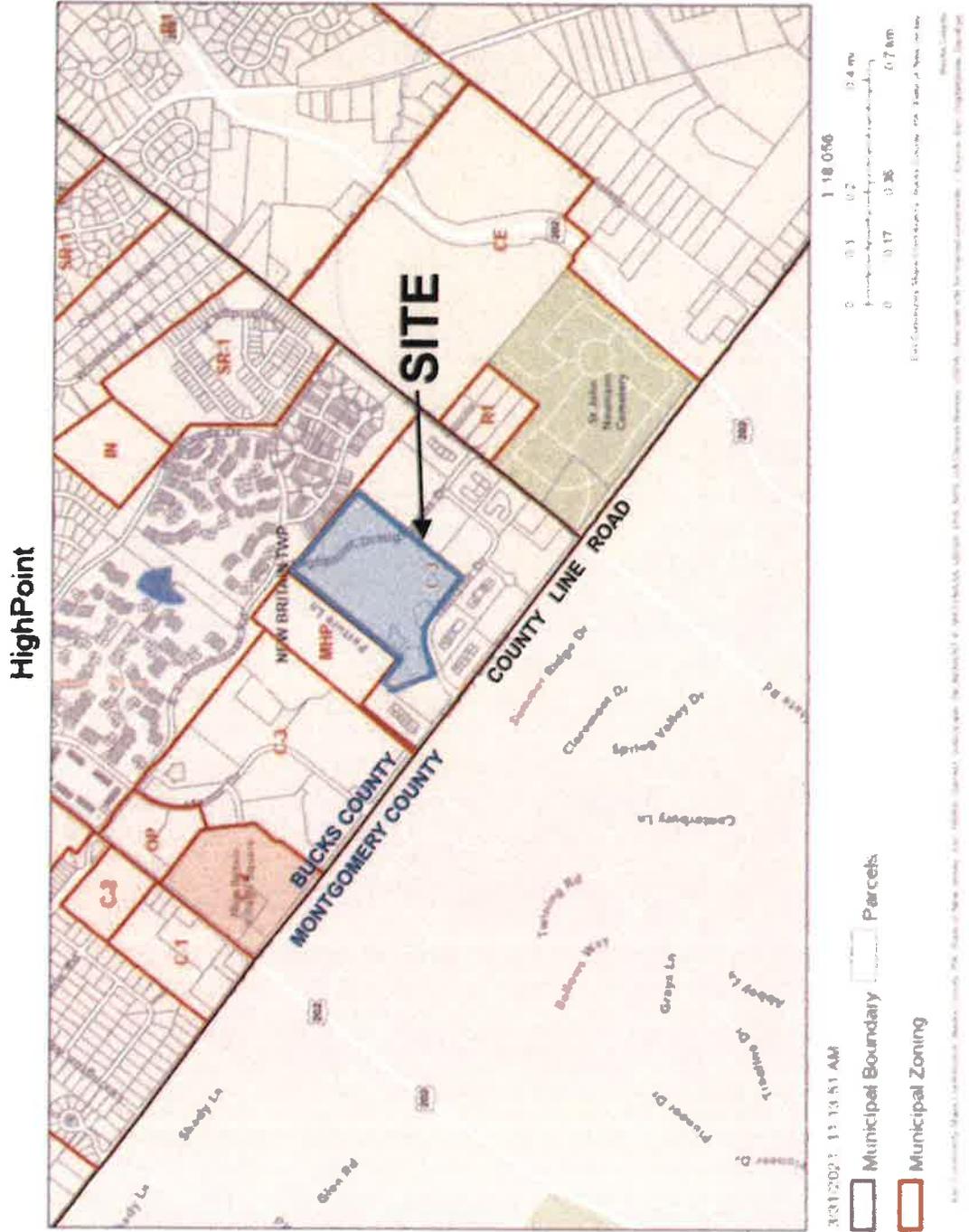
Submitted by:



John H. Kennedy, AICP

FIGURES

Figure 1: Location and Zoning Map



(Not To Scale)

Figure 2: Aerial



Figure 3: Proposed Sketch Plan



Figure 5: Bedrock Geology Map

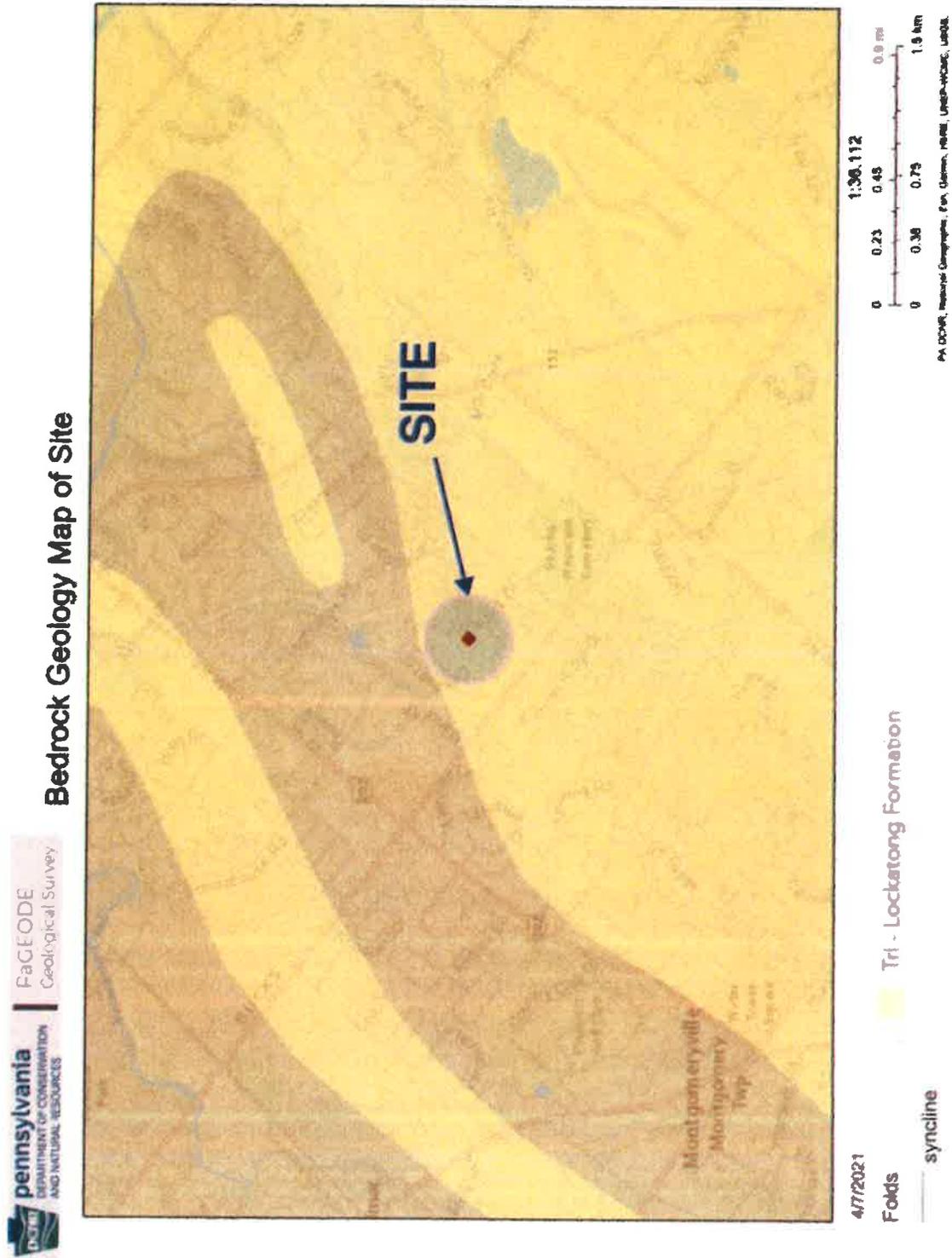


Figure 6: Architectural Rendering: Townhouse Unit



Figure 7: Architectural Rendering: Sample Twin Unit

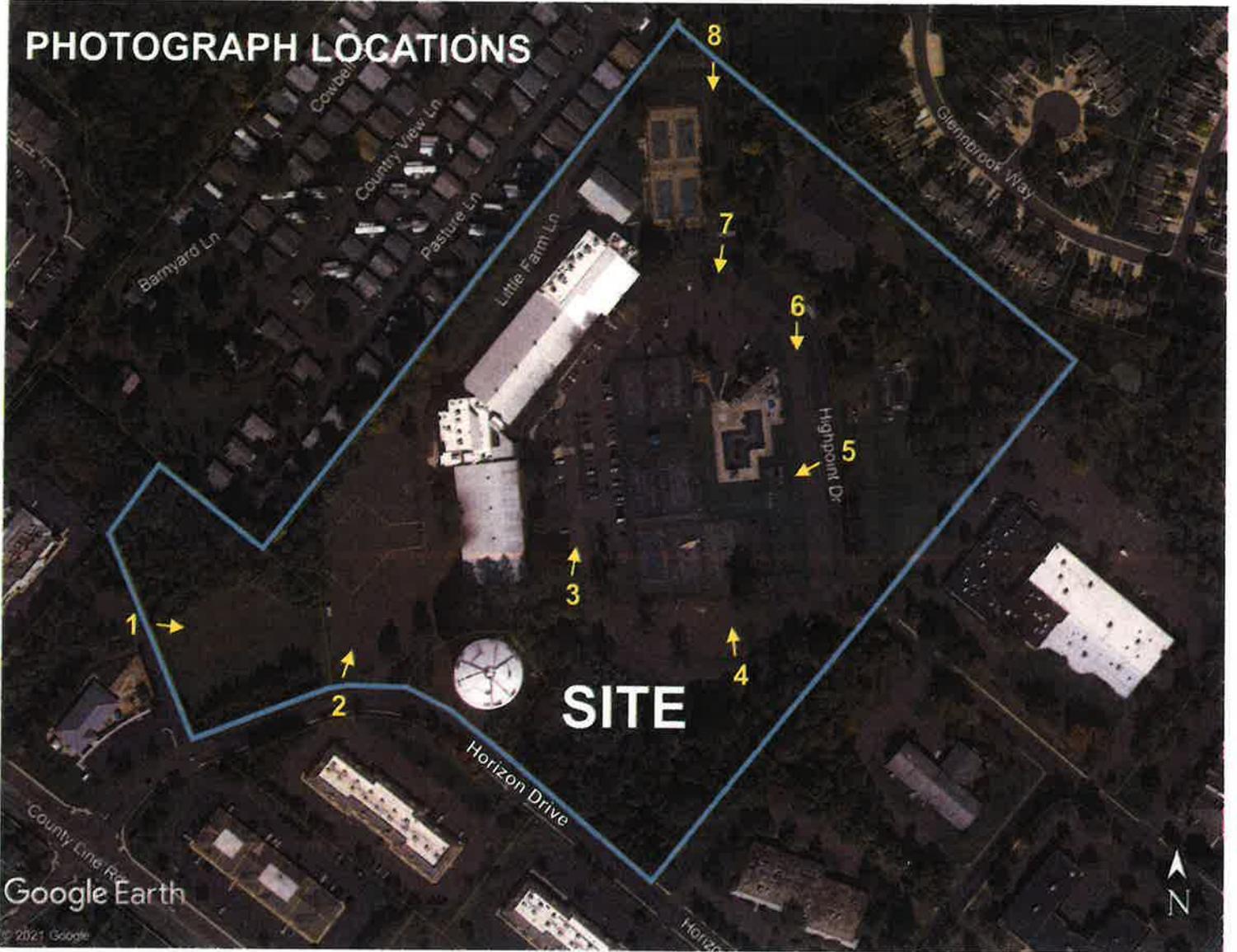


APPENDIX A
Site Photographs



Aerial view looking North

PHOTOGRAPH LOCATIONS





1.) Looking east from Horizon Dr.



2.) Looking north from Horizon Dr.



3.) Looking north from driveway



4.) Looking northwest from driveway



5.) Looking west from Highpoint Drive



6.) Looking south from Highpoint Drive



7.) Looking south from Highpoint Drive



8.) Looking south, into the site from Highpoint Drive

APPENDIX B
Traffic Impact Study

TRAFFIC IMPACT STUDY

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

New Britain Township, Bucks County

Pennsylvania

April 20, 2021



Horner & Canter Associates A PROFESSIONAL CORPORATION
TRANSPORTATION AND TRAFFIC ENGINEERING

TRAFFIC IMPACT STUDY

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

Horizon Drive (T-596)
Highpoint Drive (T-594)

New Britain Township
Bucks County
Pennsylvania

Prepared by:

HORNER & CANTER ASSOCIATES
A Professional Corporation
Transportation and Traffic Engineering
4950 York Road, Suite 2C
P.O. Box 301
Holicong, Pennsylvania 18928



April 20, 2021

A handwritten signature in black ink that reads "David H. Horner".

David H. Horner, P.E., PTOE
Professional Engineer
PA Lic. No. PE-043105-E

File No. 21-004

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Figure 10	No-Build Levels of Service
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APPENDIX B -	Traffic Counts
APPENDIX C -	Level of Service Delay Thresholds
APPENDIX D -	Capacity/LOS Analysis – Existing Conditions
APPENDIX E -	Trip Generation Worksheets

APPENDIX F - Capacity/LOS Analysis – No Build Conditions

APPENDIX G - Capacity/LOS Analysis – Build Conditions

INTRODUCTION

Horner & Canter Associates has prepared this Traffic Impact Study for the proposed 137-unit residential townhouse development ("Highpoint Residential Neighborhood") located in New Britain Township, Bucks County, Pennsylvania. The site is situated between Horizon Drive and Highpoint Drive on the site of the current Philadelphia Sports Club (Figure 1). Access to the proposed development is to be provided via a neighborhood street network intersecting Horizon Drive (T-596) and Highpoint Drive (T-594).

For the purpose of this Traffic Impact Study, the full build-out year of the proposed redevelopment of the Highpoint site for 137 residential units (combination of townhouses and twins) is assumed to be 2027.

Scope of Study

The purpose of this Traffic Impact Study is to determine the traffic impact the proposed residential neighborhood will have with respect to the conditions on the adjacent roadways and intersections. The study scope includes the following:

- A site inspection and inventory of existing roadway features such as geometric layout, lane configurations, traffic control devices, and other pertinent physical characteristics.
- Conduct of Manual Turning Movement (MTM) counts during the weekday AM (7:00 AM - 9:00 AM) and weekday PM (4:00 PM - 6:00 PM) peak periods at the following intersections which constitute the study area:
 - County Line Road (SR 2038)/Horizon Drive (T-596)/Summer Ridge Drive
 - Upper State Road (SR 2012)/Schoolhouse Drive (T-332)
 - Upper State Road (SR 2012)/Highpoint Drive (T-594)
 - Schoolhouse Road (T-332)/Highpoint Drive (T-594)
 - Highpoint Drive (T-596)/Horizon Drive (T-596)
- Projection of site-generated traffic volumes and distribution of this traffic to the study area roadway network.

- Establishment of future traffic volumes for the study horizon year (2027) including background traffic growth projections and the site-generated traffic.
- Analysis of existing, future No-Build and future Build traffic conditions at the study area intersections and proposed site access intersections.
- Formulation of conclusions with regard to the traffic impact of the proposed residential neighborhood.

EXISTING CONDITIONS

The study area roadway network was inventoried with regard to the existing physical and operating characteristics as they affect traffic flow. The study area roadway network is described in further detail below.

The site fronts on two Township roads, **Horizon Drive (T-596)** and **Highpoint Drive (T-594)**. Both of these roadways are classified as Minor Collector roadways providing one through travel lane in each direction. Highpoint Drive extends between Schoolhouse Road (T-332) and Upper State Road (SR 2012), providing access to various businesses including the existing Philadelphia Sports Club. Highpoint Drive provides a 30-foot-wide cartway with a posted speed limit of 25 miles per hour. Horizon Drive extends between County Line Road (SR 2038) and Highpoint Drive, also providing access to a number of businesses including the existing Philadelphia Sports Club. Horizon Drive provides an approximate 28-foot-wide cartway with no posted speed limit (de facto 25 miles per hour speed limit assumed).

Schoolhouse Road (T-332) is also a local Township road which extends in a general east-west direction with its eastern terminus at Upper State Road (SR 2012). In the vicinity of the site, Schoolhouse Road provides one through travel lane in each direction within an approximate 36-foot-wide cartway. The posted speed limit on Schoolhouse Road speed limit is 25 miles per hour.

Upper State Road (SR 2012) is a State roadway which extends in a general north-south direction. In the study area Upper State Road generally provides one travel lane in each direction with auxiliary turn lanes at various signalized intersections and has a posted speed limit of 35 miles per hour.

County Line Road (SR 2038) is also a State roadway which extends in a general east-west direction. In the study area County Line Road generally provides a five-lane section consisting of two through travel lanes in each direction and a center turn lane which serves as a designated left-turn lane at various signalized intersections. The posted speed limit on County Line Road is 45 miles per hour.

The intersections of County Line Road (SR 2038)/Horizon Drive (T-596)/summer Ridge Drive and Upper State Road (SR 2012)/Schoolhouse Road (T-332) are signalized. The County

Line Road corridor is part of a coordinated signal system governed by System Plan I-0121. Reduced-size copies of the Traffic Signal Permit Plans for these two intersections and the System Plan I-0121 are provided for reference in Appendix A. The other study intersections are unsignalized with stop-sign control for the respective minor "T"-end approaches.

Existing Traffic Volumes

Since the peak hour traffic conditions reflect the critical periods for evaluation of operating conditions and traffic impact, existing traffic volumes were acquired at the study area intersections through the conduct of Manual Turning Movement (MTM) counts. The peak hour counts were conducted in February/March 2021 during the weekday AM (7:00 – 9:00 AM) and weekday PM (4:00 – 6:00 PM) peak periods. These count periods were selected to capture both the peak hours of adjacent street traffic as well as the peak periods of the proposed redevelopment.

To address the expected traffic reductions attributable to the ongoing COVID-19 pandemic, we then compared the collected 2021 data with historic data along both County Line Road and Upper State Road in proximity to the site made available on PennDOT's iTMS website. The most recent pre-2020 counts available on PennDOT's website were from 2017 along both roadways. In comparing the data sets, it was concluded that the 2017 PennDOT data for County Line Road was approximately 23.7% higher in the AM peak hour and 4.9% higher in the PM peak hour than the HCA-collected March 2021 data. Similarly, the 2017 PennDOT data for Upper State Road was approximately 58.6% higher in the AM peak hour and 37.0% higher in the PM peak hour than the HCA-collected March 2021 data. As a result of this comparison, we used the 2017 data to factor up the 2021 Manual Turning Movement counts by the respective percentages. These factors were also applied to the other study area roadways and intersections. The resultant factored existing (2021) peak hour traffic volumes are presented in Figures 2 and 3 for the AM and PM peak hours, respectively.

Both the HCA traffic counts and the PennDOT data summaries are provided for reference in Appendix B.

Existing Levels of Service

In order to determine the ability of the adjoining streets and intersections to accommodate the redevelopment traffic, the Level of Service of these facilities is computed, using the methodologies contained in the Highway Capacity Manual, 6th Edition. Level of Service (LOS) is a measure of the quality of the traffic flow and generally is expressed as follows:

- Level of Service A - Excellent - Free flow
- B - Very Good - Minor adjustments in traffic flows
- C - Good - Stable flow of traffic
- D - Satisfactory flow - Occasional short periods with minor delays
- E - CAPACITY FLOW- Regular delays
- F - Forced Flow - Significant delays and queuing

At signalized intersections, LOS is based on the average delay to all motorists at the intersection. The volume-to-capacity (v/c) ratio represents the capacity sufficiency of the intersection based on its physical characteristics as well as the traffic signal phasing/timing.

At unsignalized intersections, LOS is based on the average delay to controlled and yielding movements, such as exiting movements from a stop sign or the left-turn from a through street into a side street. The delay thresholds for various Levels of Service are contained in Appendix C.

The existing conditions at the study area intersections were analyzed in accordance with the above-described methodology with the LOS results presented in Figure 4. The detailed capacity/LOS analysis worksheets are provided in Appendix D.

SITE TRAFFIC

The determination of the amount of traffic that the proposed redevelopment will generate can best be made by comparison with similar sites. The Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 10th Edition* is a compilation of trip generation studies for a variety of land uses and is considered the primary data source for use of trip generation projections. For the proposed redevelopment, Land Use Code 220 – Multifamily Housing (Low Rise) was selected as the most appropriate to represent both townhouses and twins. Table 1 presents the projected site-generated traffic for the site based on the ITE database. The trip generation worksheets are provided in Appendix E.

Table 1 Site Trips							
		<i>AM Peak Hour</i>			<i>PM Peak Hour</i>		
	<i>Daily</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
Residential Units (137 D.U.)	995	14	50	64	49	29	78

The site-generated traffic was then distributed to the proposed site accesses and to the study area roadway network based on existing traffic patterns. The assumed site traffic distribution percentages are summarized below:

County Line Road (SR 2038)	
to/from the east	30%
to/from the west	35%
Upper State Road (SR 2012)	
to/from the north	15%
to/from the south	12%
Schoolhouse Road (T-332)	
to/from the west	8%
	100%

The resultant distributed site trips are depicted in Figure 5.

FUTURE CONDITIONS

To assess the impact of the redevelopment on the study area roadway network, the future traffic volumes in the anticipated build-out year of the site (2027) were determined. To account for regional growth that is expected to occur during the intervening period, a background traffic growth rate was applied to the factored existing 2021 traffic volumes. Based on PennDOT's projections for Montgomery County contained in their Growth Factor Report (August 2020 to July 2021), 0.50 percent per year growth is appropriate for this area. Thus, a total 3.0 percent background growth was applied to the factored existing 2021 traffic volumes yielding the 2027 No-Build traffic volumes presented in Figures 6 and 7 for the respective peak periods.

The Build 2027 traffic volumes, which include the site-generated traffic volumes distributed to the proposed site accesses and to the study area roadway network, are presented in Figures 8 and 9 for the respective peak periods. It is noted that we did not remove the Philadelphia Sports Club traffic from the base conditions, resulting in a conservative representation of the 2027 Build traffic volumes.

Assessment

An assessment of the future 2027 No-Build and Build operating conditions within the study area was completed. The assessment included a Level of Service (LOS) analysis of the study area intersections and site accesses in order to determine if the projected traffic volumes can be acceptably accommodated within the study area and what improvements may be required to mitigate this traffic impact. The future No-Build LOS results are presented in Figure 10. The future Build LOS results are presented in Figure 11. The detailed capacity analysis worksheets are contained in Appendices F and G for the No-Build and Build scenarios, respectively.

A summary of the future operating conditions for each of the study locations is provided below:

County Line Road (SR 2038)/Horizon Drive (T-596)/Summer Ridge Drive - This signalized four-way intersection currently operates at acceptable overall LOS B/C during both peak periods under existing traffic conditions. All movements operate at acceptable LOS D or better. As noted, the intersection operates as part of a coordinated signal system along County Line Road which specifies fixed signal timing and phasing during the peak periods. Under both 2027 No-Build (without the redevelopment) and Build (with the redevelopment) conditions, the existing acceptable LOS will be maintained.

There are no improvements necessary at this intersection in conjunction with the proposed redevelopment.

Upper State Road (SR 2012)/Schoolhouse Road (T-332) - This signalized "T"-intersection currently operates at acceptable overall LOS B during both peak periods under existing traffic conditions. All movements operate at acceptable LOS C or better. Under both 2027 No-Build and Build conditions these acceptable LOS will be maintained.

There are no improvements necessary at this intersection in conjunction with the proposed redevelopment.

Upper State Road (SR 2012)/Highpoint Drive (T-594) – This unsignalized "T"-intersection provides stop-sign control for the Highpoint Drive approach. Under existing conditions the stop-controlled Highpoint Drive approach operates at acceptable LOS B during both peak periods. The left-turn movement from Upper State Road to Highpoint Drive operates at highly acceptable LOS A. Under 2027 No-Build conditions the Highpoint Drive approach will decline to still-acceptable LOS C during the PM peak hour. Under the 2027 Build conditions these acceptable No-Build LOS will be maintained.

There are no improvements necessary at this intersection in conjunction with the proposed redevelopment.

Schoolhouse Drive (T-332)/Highpoint Drive (T-594) – This unsignalized "T"-intersection provides stop-sign control for the Highpoint Drive approach. Under existing conditions the stop-controlled Highpoint Drive approach operates at acceptable LOS A/B during both peak periods. The left-turn movement from Schoolhouse Road to Highpoint Drive operates at highly acceptable LOS A. Under 2027 No-Build conditions the Highpoint Drive approach will decline to still-acceptable LOS B during the AM peak hour. Under the 2027 Build conditions these acceptable No-Build LOS will be maintained.

There are no improvements necessary at this intersection in conjunction with the proposed redevelopment.

Highpoint Drive (T-594)/Horizon Drive (T-596) – This unsignalized "T"-intersection provides stop-sign control for the Horizon Drive approach. Under existing conditions this intersection operates at highly acceptable LOS A for all movements. Under both 2027 No-Build and Build conditions, these acceptable LOS findings will be maintained.

There are no improvements necessary at this intersection in conjunction with the proposed redevelopment.

Site Access Intersections

The proposed redevelopment will be served by a neighborhood street network which will intersect both Highpoint Drive and Horizon Drive at two locations along each roadway. These internal neighborhood streets are referred to currently as Roads A, B, C and D. Road "A" will extend between Horizon Drive and Highpoint Drive, intersecting both of these roadways at a

stop-controlled "T"-intersection. Road "B" will also intersect Highpoint Drive while Road "C" will intersect Horizon Drive. Road "D" will not be intersecting the external roadway network based on the currently proposed internal roadway layout.

Each of these intersections with Highpoint Drive and Horizon Drive will be stop-controlled, "T"-intersections, with the stop-sign control for the access roadway and the "major" roadway (Highpoint Drive or Horizon Drive) remaining free-flow. All approaches to these four site access intersections will consist of one lane accommodating all required traffic movements. Under this proposed configuration, each site access intersection will operate at highly acceptable LOS A for all movements during both peak periods.

It is noted that the exact location these site access intersections will be finalized in conjunction with the final Site Plan. The final locations will be required to meet the appropriate sight-distance standards for 25 mile per hour roadways.

CONCLUSIONS

The conduct of this Traffic Impact Study for the proposed 137-unit residential redevelopment of the current Philadelphia Sports Club property in New Britain Township, Bucks County, has led to the following conclusions and recommendations:

1. The proposed development will generate an estimated 64 trips in the AM peak hour and 78 trips in the PM peak hour.
2. Access to the site will be provided via a neighborhood street network intersecting both Horizon Drive and Highpoint Drive. This access configuration will appropriately serve the proposed redevelopment with all access intersections operating at highly acceptable Level of Service (LOS) A for all movements during both peak periods.
3. The impact of the redevelopment on the adjacent off-site intersections will be insignificant. All existing LOS at the off-site intersections are currently t acceptable LOS D or better in both peak periods and will be maintained in the future 2027 No-Build and Build conditions. There are no required mitigation improvements at the off-site study locations in conjunction with the proposed redevelopment.

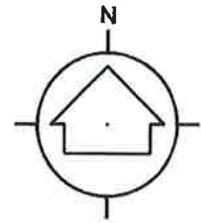


FIGURE 1
SITE LOCATION MAP

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

21-004
APRIL 2021

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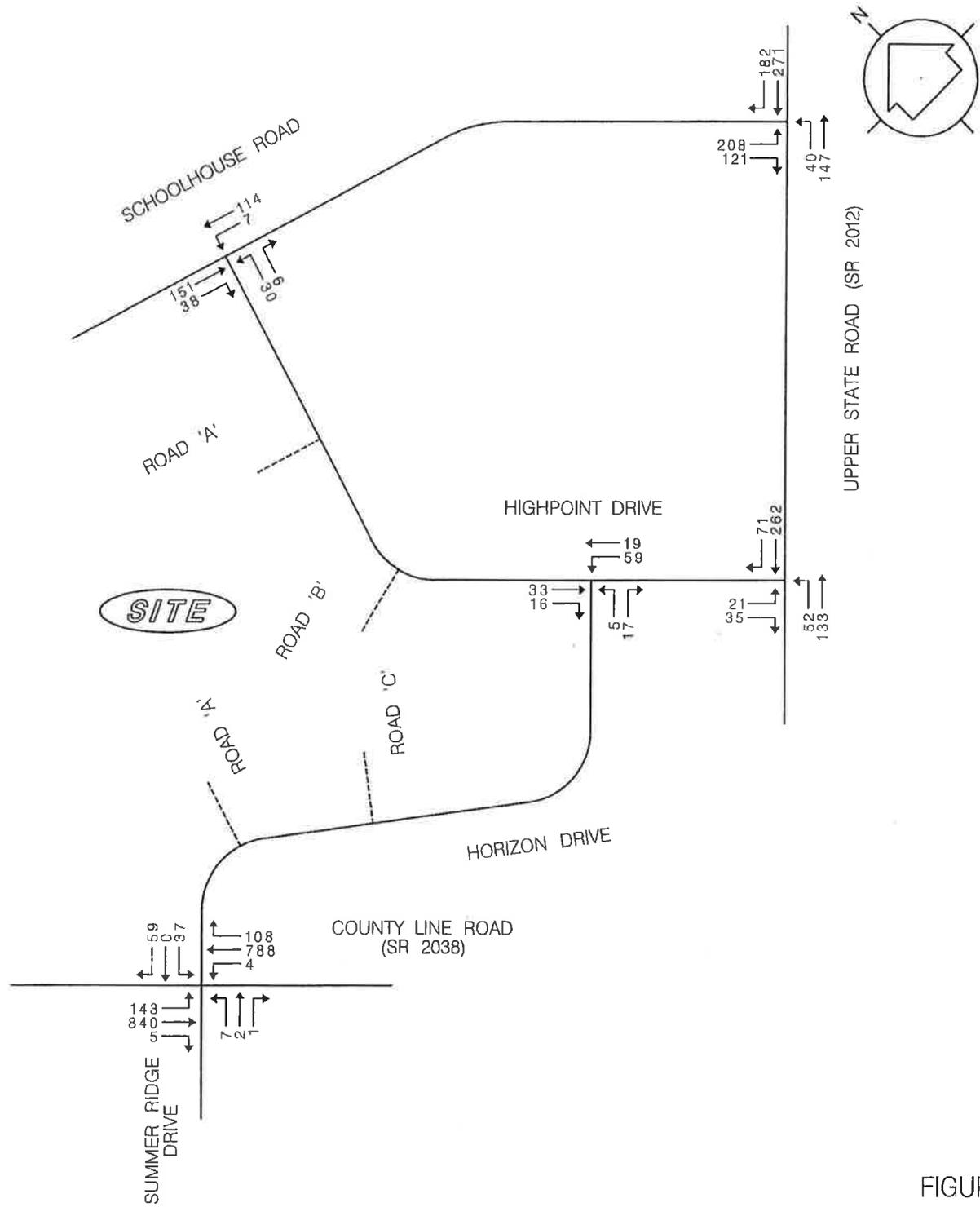


FIGURE 2
 EXISTING WEEKDAY AM PEAK HOUR TRAFFIC VOLUMES

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

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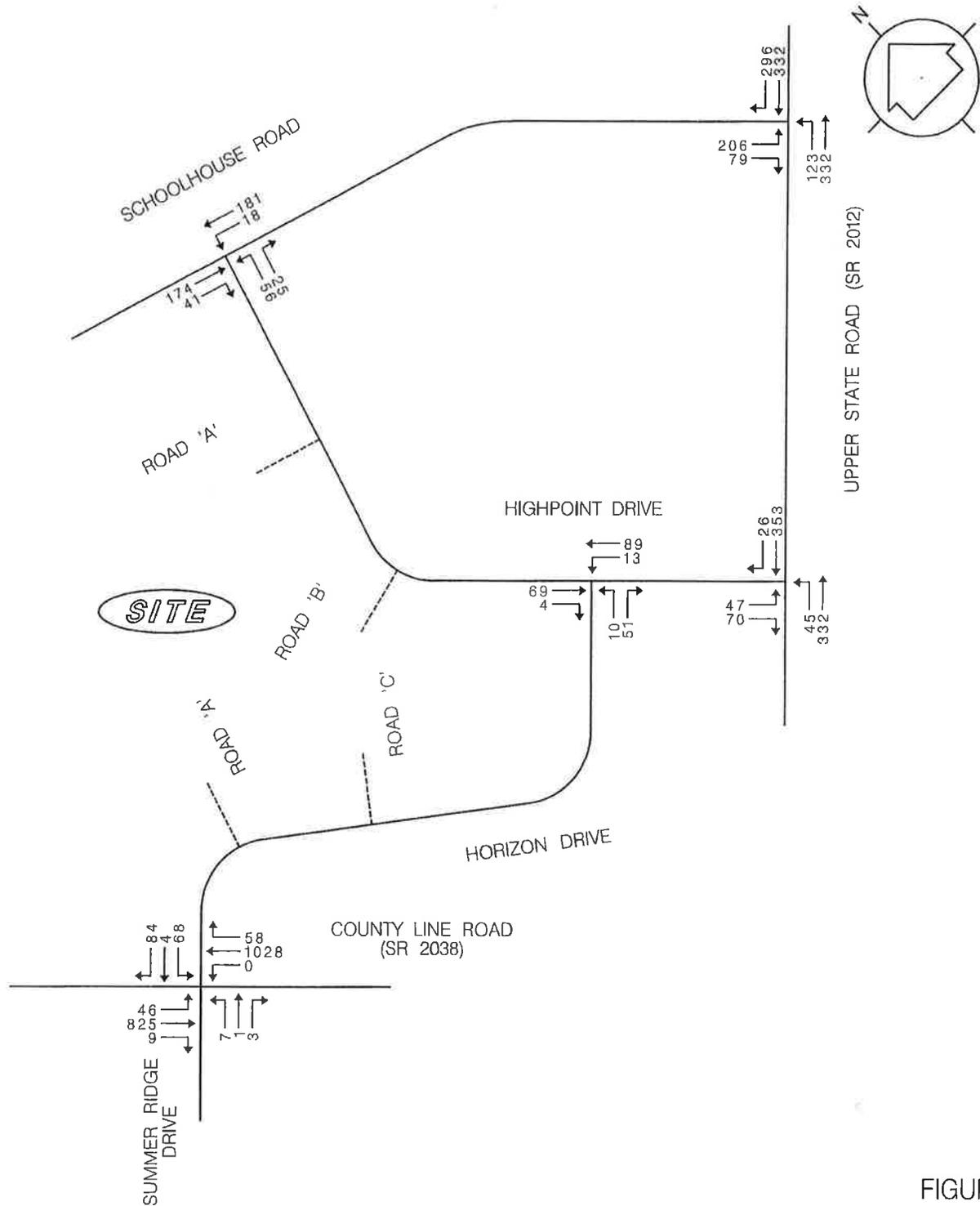


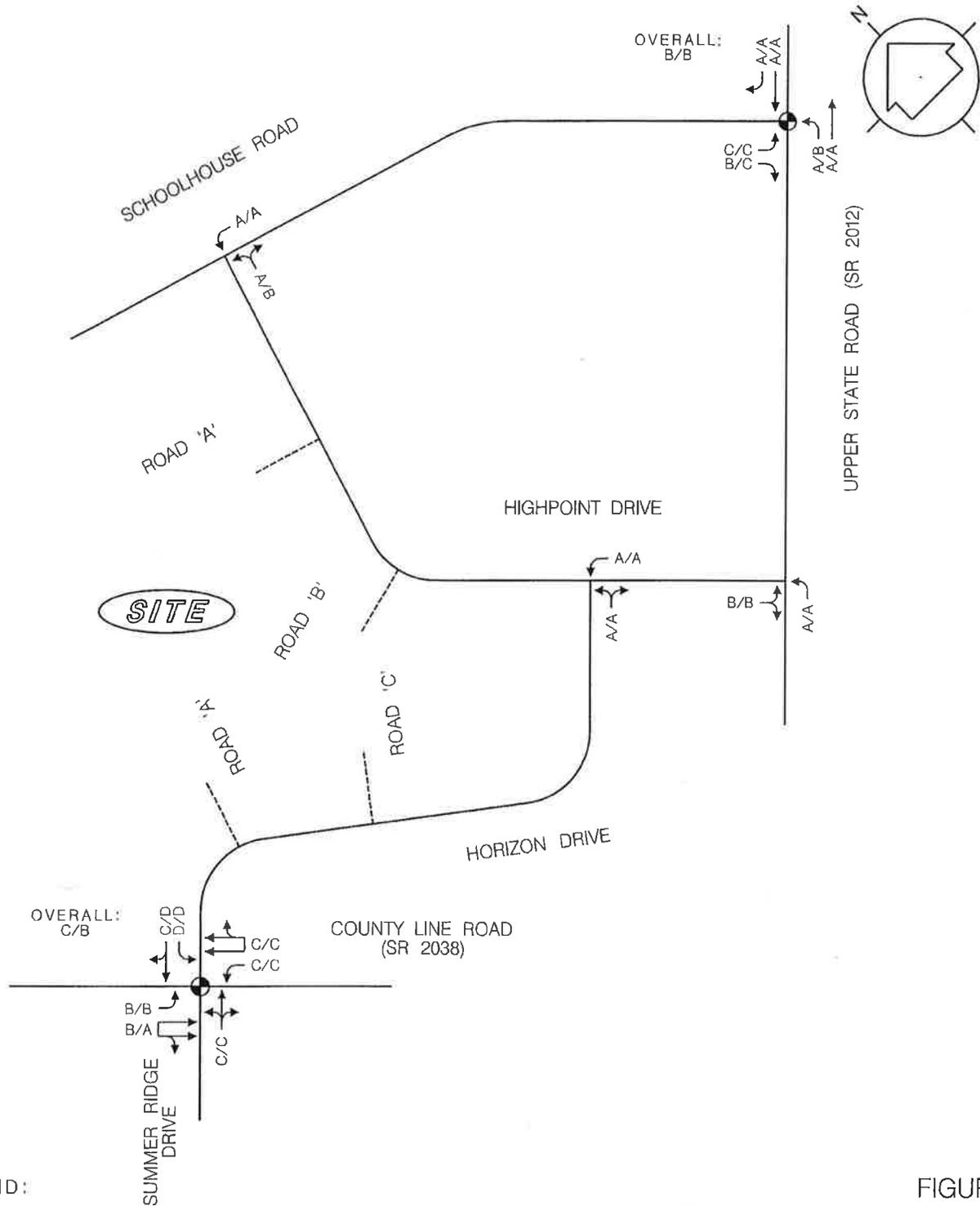
FIGURE 3
 EXISTING WEEKDAY PM PEAK HOUR TRAFFIC VOLUMES

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

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LEGEND:

- ← AM/PM PEAK HOUR
- ⊕ TRAFFIC SIGNAL

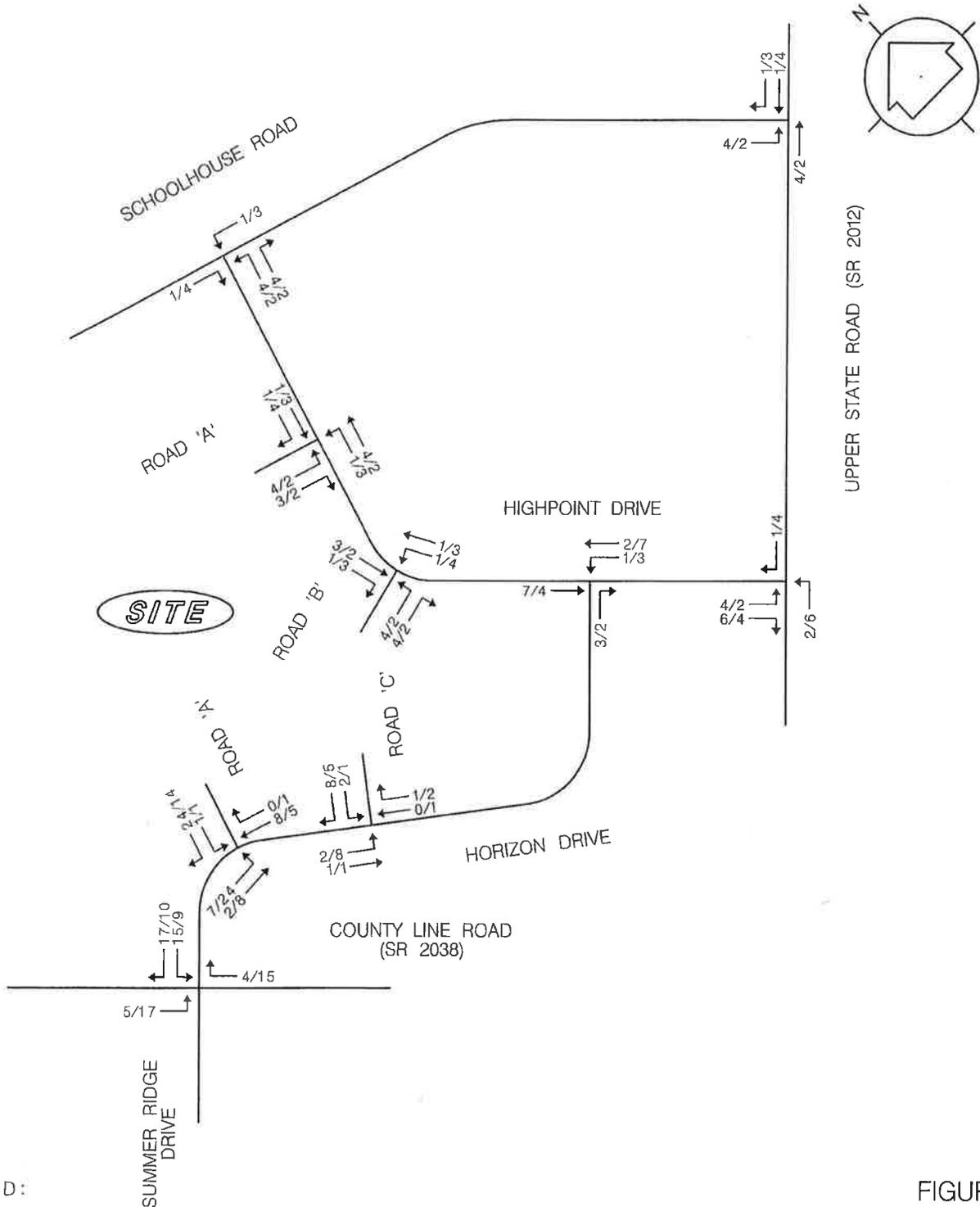
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FIGURE 4
 EXISTING LEVELS OF SERVICE

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA



LEGEND:

← AM/PM PEAK HOUR

FIGURE 5
 SITE TRIPS

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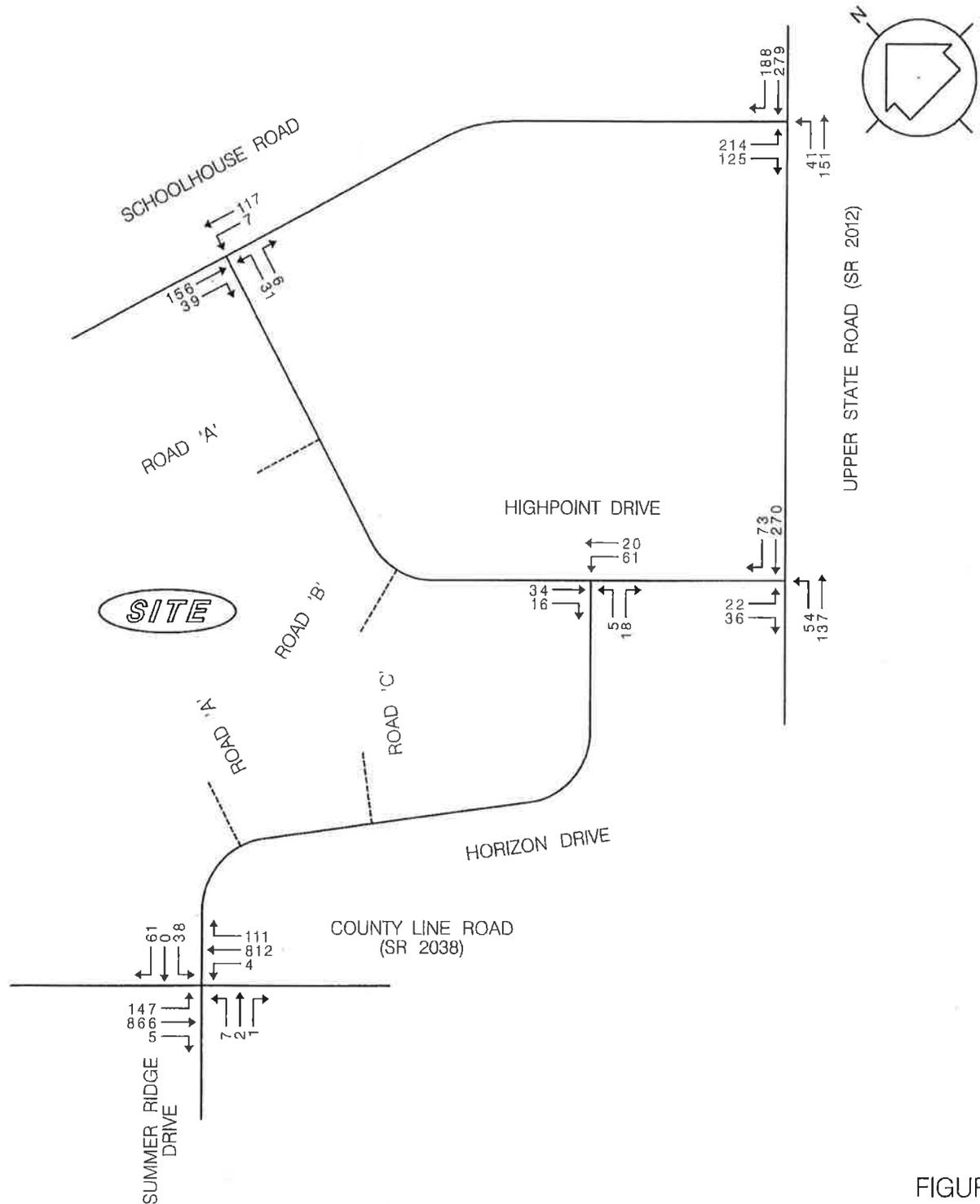


FIGURE 6
 NO-BUILD WEEKDAY AM PEAK HOUR TRAFFIC VOLUMES

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

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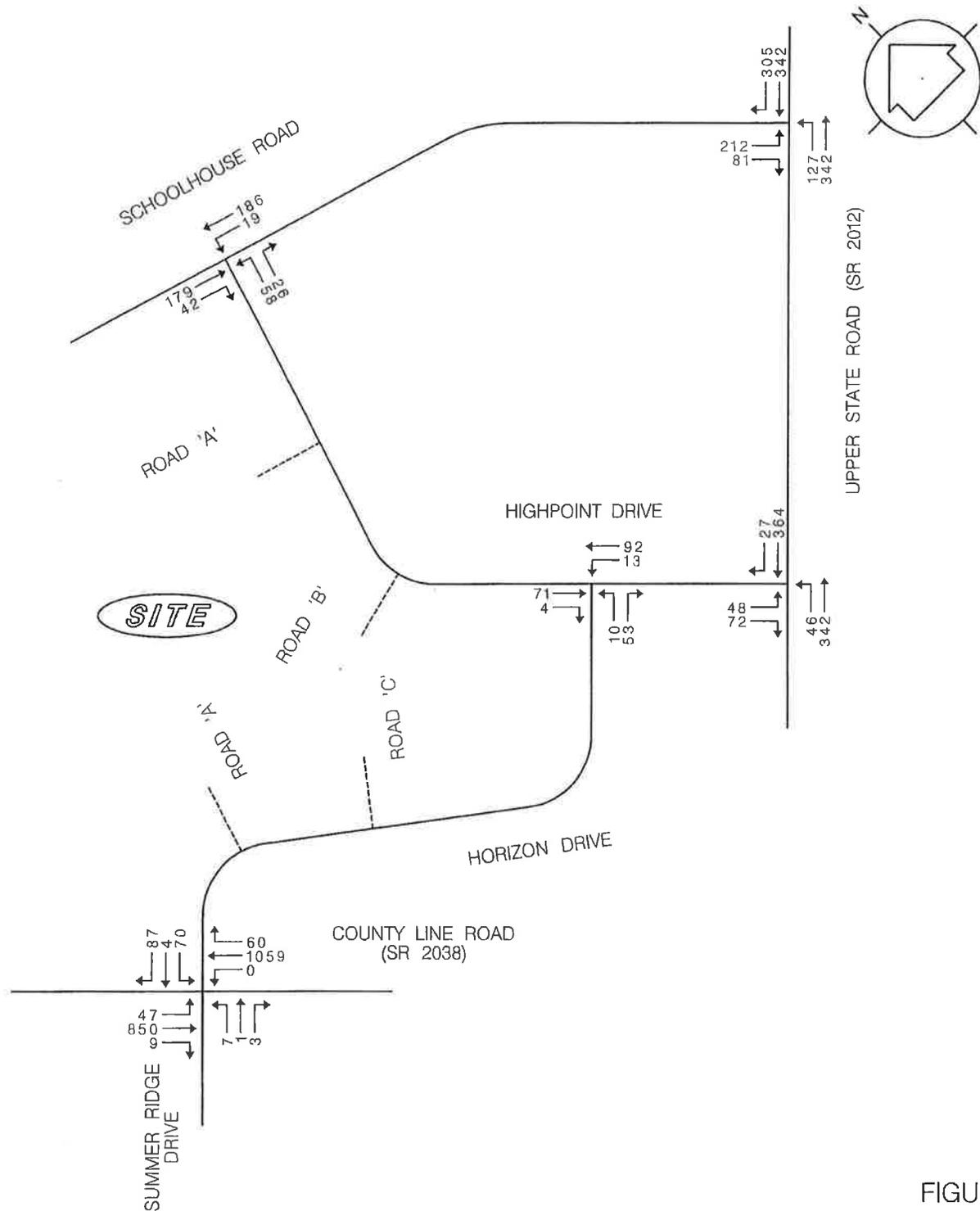


FIGURE 7
 NO-BUILD WEEKDAY PM PEAK HOUR TRAFFIC VOLUMES

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

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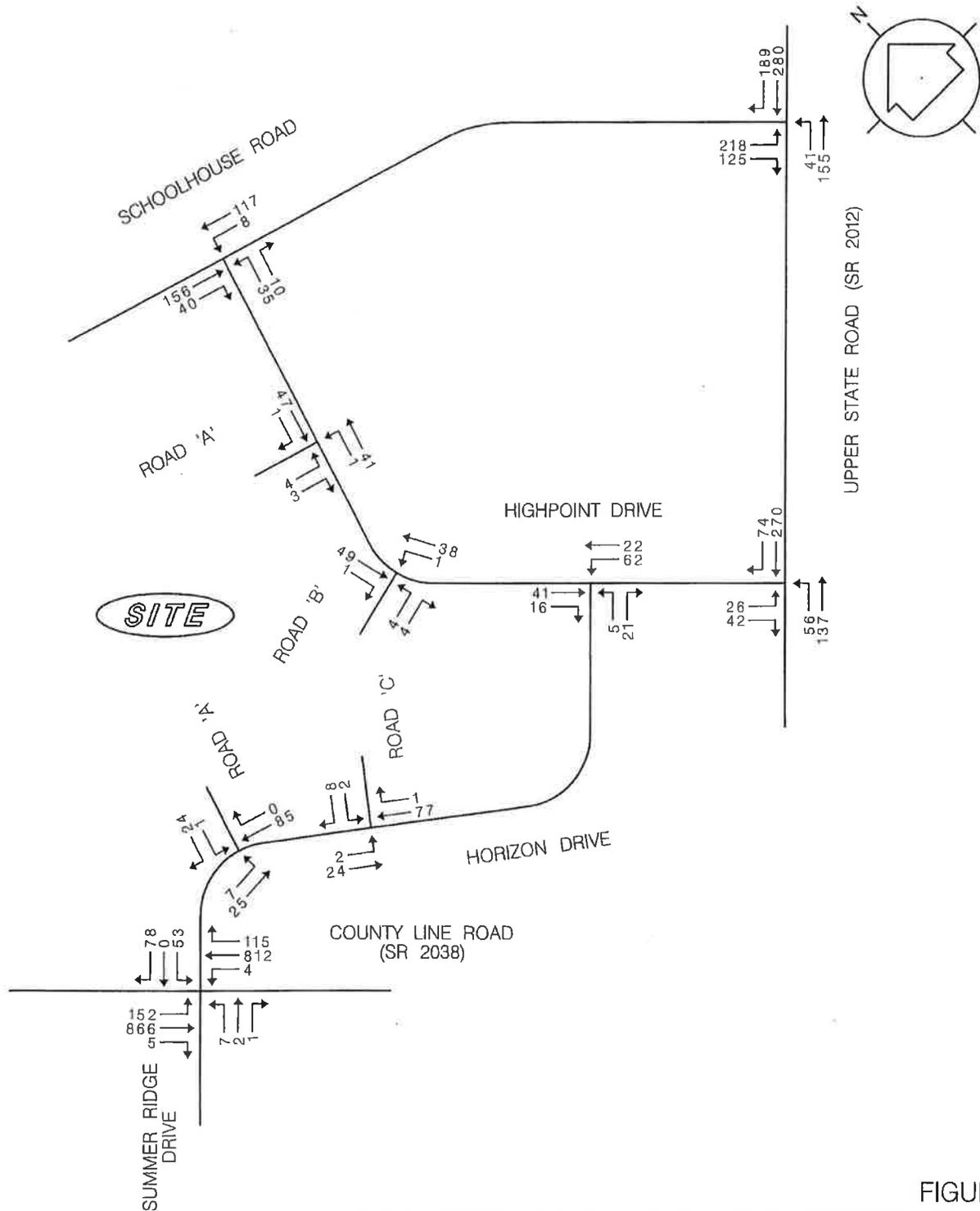


FIGURE 8
 BUILD WEEKDAY AM PEAK HOUR TRAFFIC VOLUMES

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

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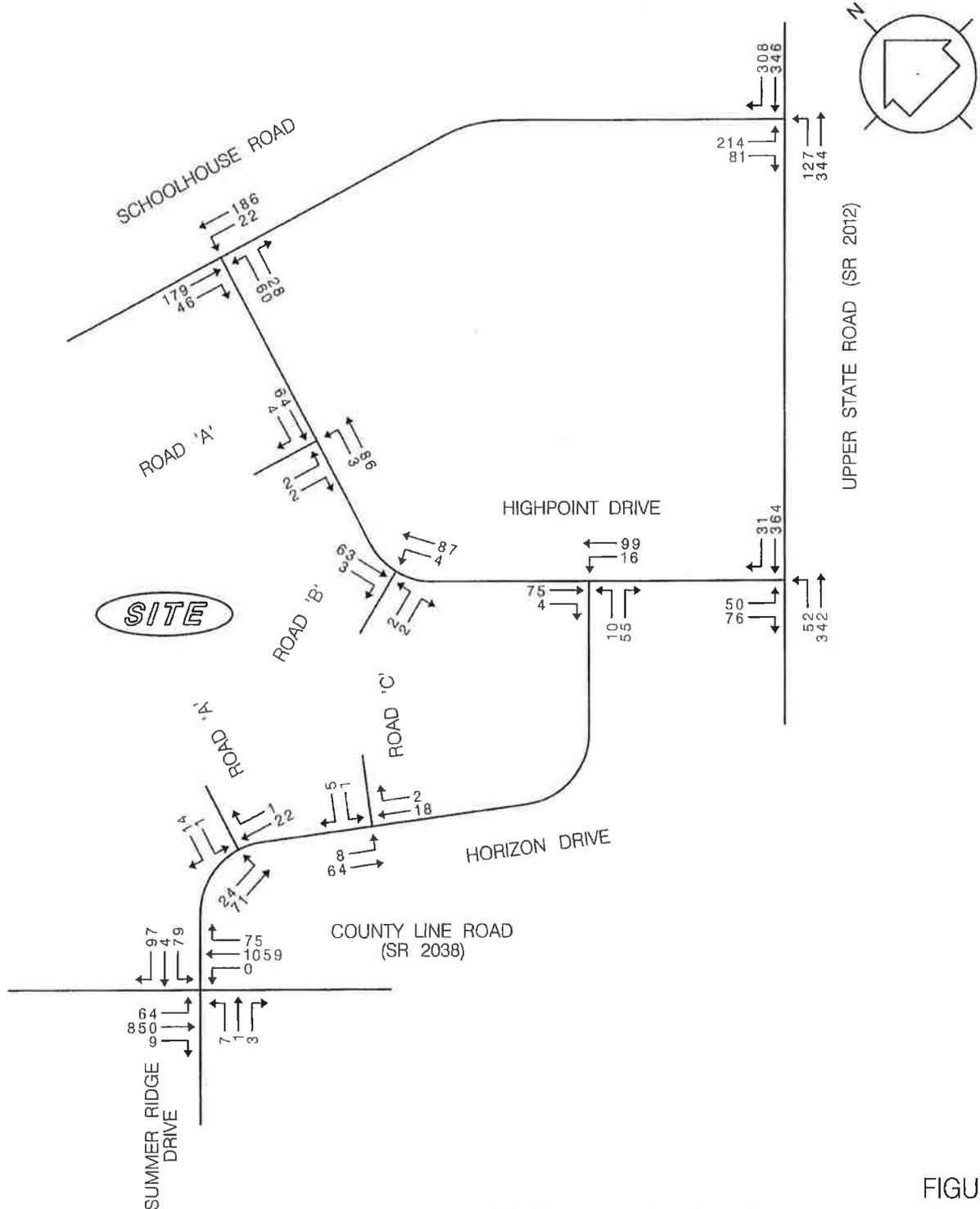


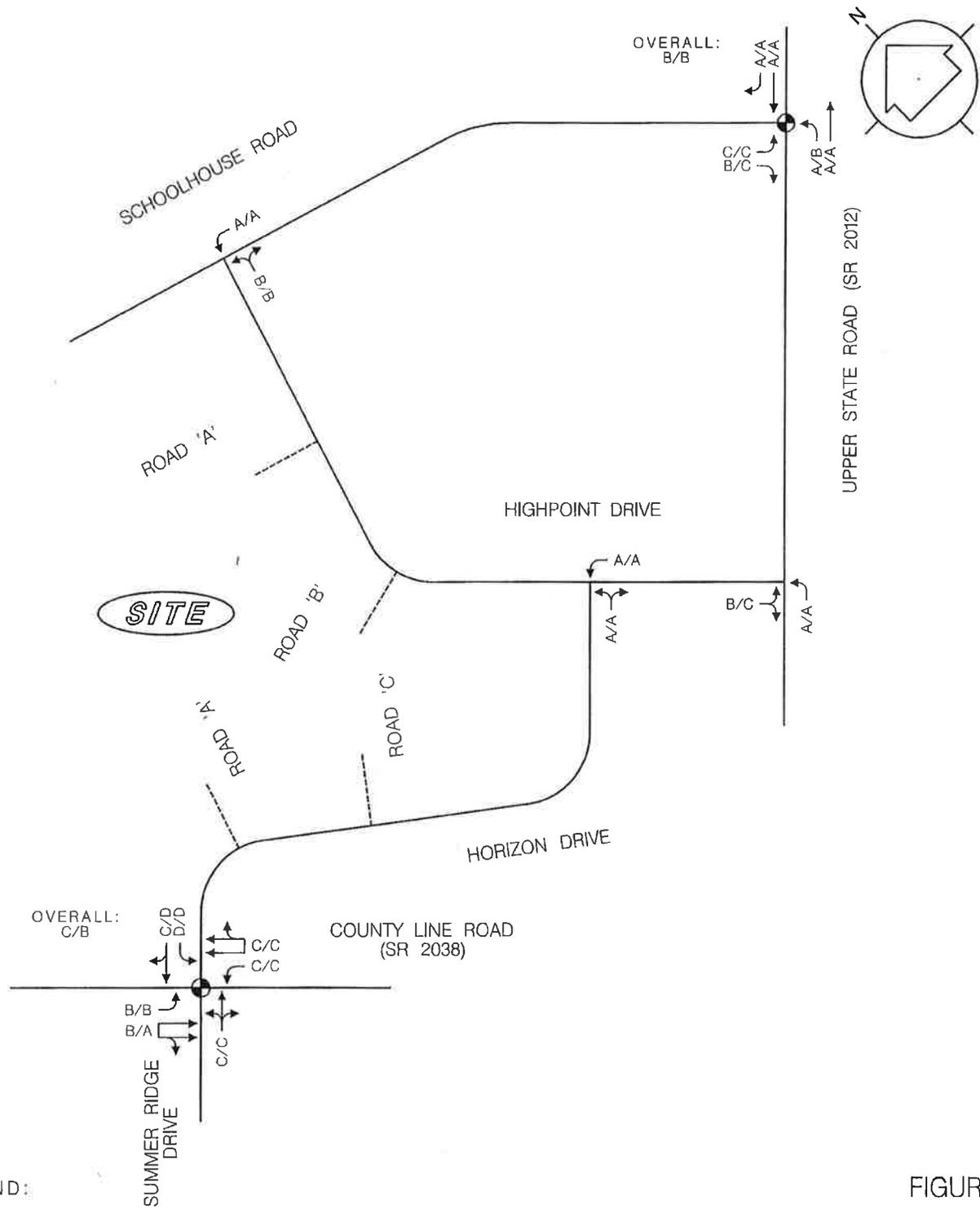
FIGURE 9
 BUILD WEEKDAY PM PEAK HOUR TRAFFIC VOLUMES

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

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LEGEND:

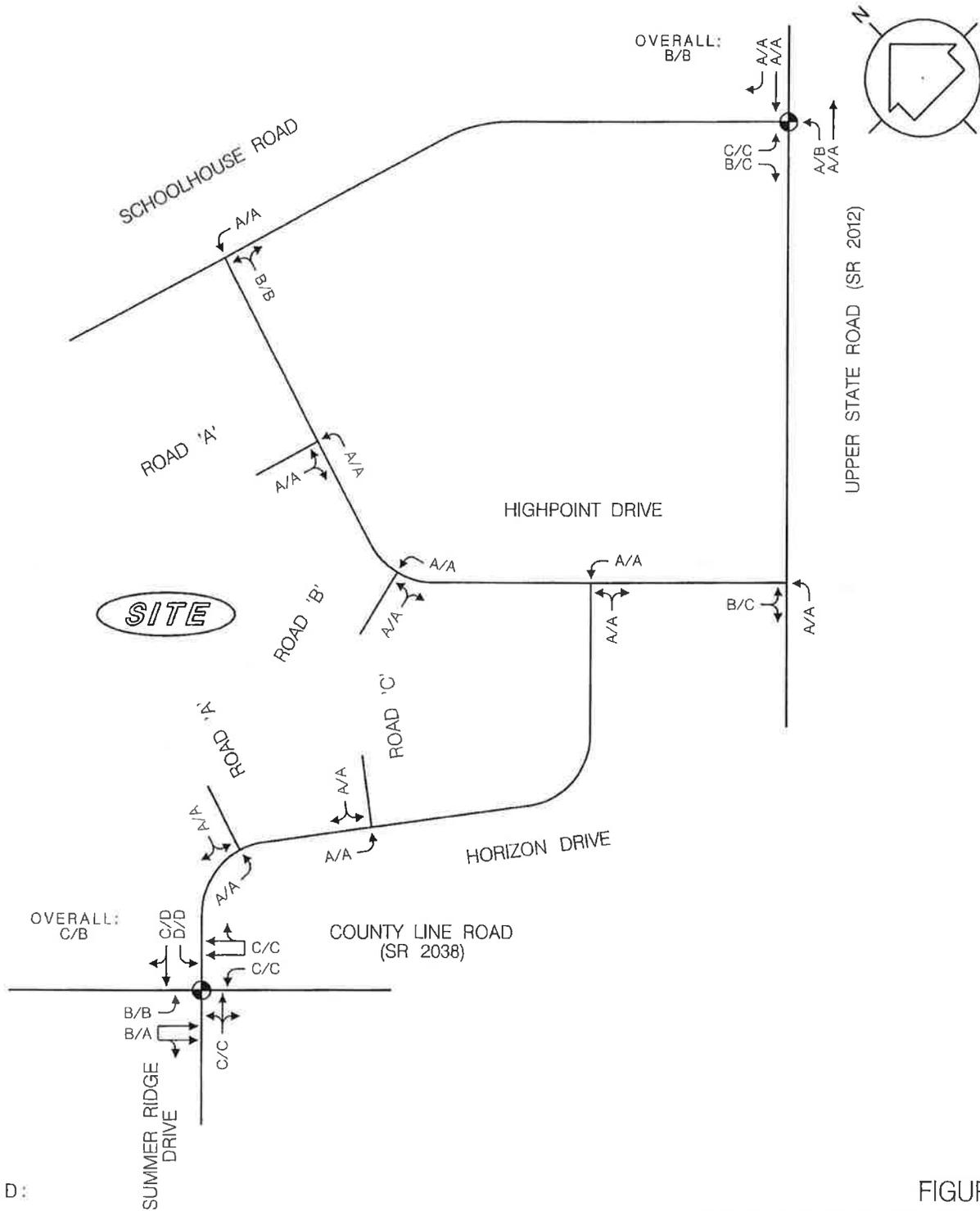
- ← AM/PM PEAK HOUR
- ⊕ TRAFFIC SIGNAL

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FIGURE 10
 NO-BUILD LEVELS OF SERVICE

HIGHPOINT RESIDENTIAL NEIGHBORHOOD
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA



LEGEND:

- ← AM/PM PEAK HOUR
- ⊕ TRAFFIC SIGNAL

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FIGURE 11

BUILD LEVELS OF SERVICE

HIGHPOINT RESIDENTIAL NEIGHBORHOOD

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

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APPENDIX A

Traffic Signal Permit Plans

APPENDIX B

Traffic Counts

Horner & Canter Associates
Transportation and Traffic Engineering

4950 York Rd, Suite 2C, P.O. 301, Holicong, PA 18928-0301
 105 Atsion Rd, Suite F, Medford, NJ 08055

NB/SB: Summer Ridge Dr./ Horizon Dr.
 EB/WB: County Line Rd.
 New Britain Twp./Bucks Co./PA
 Tuesday/Clear/E-02/GP

File Name : 21-004-003
 Site Code : 21004003
 Start Date : 3/30/2021
 Page No : 1

Groups Printed- Passenger and 2 Axle Vehicles - Buses and Heavy Vehicles

Start Time	Horizon Dr. Southbound			County Line Rd. Westbound			Summer Ridge Dr. Northbound			County Line Rd. Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	4	0	5	0	135	11	3	2	1	8	184	2	335
07:15 AM	4	0	6	0	156	15	2	0	2	19	171	0	375
07:30 AM	5	1	5	0	141	16	1	0	0	25	187	1	382
07:45 AM	7	0	9	2	165	20	3	0	0	40	177	1	424
Total	20	1	25	2	597	62	9	2	3	92	699	4	1516
08:00 AM	7	0	7	1	143	27	0	0	0	18	174	0	377
08:15 AM	5	0	19	0	165	19	2	2	0	39	171	0	422
08:30 AM	11	0	13	0	164	21	1	0	1	19	157	3	390
08:45 AM	8	0	11	1	137	20	3	1	0	38	159	1	379
Total	31	0	50	2	609	87	6	3	1	114	661	4	1568
*** BREAK ***													
04:00 PM	18	0	16	2	218	27	3	0	0	20	177	1	482
04:15 PM	17	0	21	1	188	16	4	0	0	7	219	3	476
04:30 PM	12	1	23	1	183	6	0	0	0	7	208	2	443
04:45 PM	11	1	18	0	224	15	2	1	1	10	186	5	474
Total	58	2	78	4	813	64	9	1	1	44	790	11	1875
05:00 PM	19	1	30	0	246	10	1	0	2	15	201	1	526
05:15 PM	20	2	17	0	233	13	3	0	0	8	219	1	516
05:30 PM	15	0	15	0	277	17	1	0	0	11	180	2	518
05:45 PM	9	0	21	1	192	6	2	0	1	11	153	3	399
Total	63	3	83	1	948	46	7	0	3	45	753	7	1959
Grand Total	172	6	236	9	2967	259	31	6	8	295	2903	26	6918
Approch %	41.5	1.4	57	0.3	91.7	8	68.9	13.3	17.8	9.2	90	0.8	
Total %	2.5	0.1	3.4	0.1	42.9	3.7	0.4	0.1	0.1	4.3	42	0.4	
Passenger and 2 Axle Vehicles	171	6	234	8	2845	257	30	6	7	295	2839	26	6724
% Passenger and 2 Axle Vehicles	99.4	100	99.2	88.9	95.9	99.2	96.8	100	87.5	100	97.8	100	97.2
Buses and Heavy Vehicles	1	0	2	1	122	2	1	0	1	0	64	0	194
% Buses and Heavy Vehicles	0.6	0	0.8	11.1	4.1	0.8	3.2	0	12.5	0	2.2	0	2.8

Horner & Canter Associates
Transportation and Traffic Engineering

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 105 Atsion Rd, Suite F, Medford, NJ 08055

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 New Britain Twp./Bucks Co./PA
 Tuesday/Clear/E-02/GP

File Name : 21-004-003
 Site Code : 21004003
 Start Date : 3/30/2021
 Page No : 2

Start Time	Horizon Dr. Southbound				County Line Rd. Westbound				Summer Ridge Dr. Northbound				County Line Rd. Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	7	0	9	16	2	165	20	187	3	0	0	3	40	177	1	218	424
08:00 AM	7	0	7	14	1	143	27	171	0	0	0	0	18	174	0	192	377
08:15 AM	5	0	19	24	0	165	19	184	2	2	0	4	39	171	0	210	422
08:30 AM	11	0	13	24	0	164	21	185	1	0	1	2	19	157	3	179	390
Total Volume	30	0	48	78	3	637	87	727	6	2	1	9	116	679	4	799	1613
% App. Total	38.5	0	61.5		0.4	87.6	12		66.7	22.2	11.1		14.5	85	0.5		
PHF	.682	.000	.632	.813	.375	.965	.806	.972	.500	.250	.250	.563	.725	.959	.333	.916	.951
Passenger and 2-Axis Vehicles	29	0	47	76	2	583	87	672	5	2	1	8	116	652	4	772	1528
% Passenger and 2-Axis Vehicles	96.7	0	97.9	97.4	66.7	91.5	100	92.4	83.3	100	100	88.9	100	96.0	100	96.6	94.7
Buses and Heavy Vehicles	1	0	1	2	1	54	0	55	1	0	0	1	0	27	0	27	85
% Buses and Heavy Vehicles	3.3	0	2.1	2.6	33.3	8.5	0	7.6	16.7	0	0	11.1	0	4.0	0	3.4	5.3
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	11	1	18	30	0	224	15	239	2	1	1	4	10	186	5	201	474
05:00 PM	19	1	30	50	0	246	10	256	1	0	2	3	15	201	1	217	626
05:15 PM	20	2	17	39	0	233	13	246	3	0	0	3	8	219	1	228	516
05:30 PM	15	0	15	30	0	277	17	294	1	0	0	1	11	180	2	193	518
Total Volume	65	4	80	149	0	980	55	1035	7	1	3	11	44	786	9	839	2034
% App. Total	43.6	2.7	53.7		0	94.7	5.3		63.6	9.1	27.3		5.2	93.7	1.1		
PHF	.813	.500	.667	.745	.000	.884	.809	.880	.583	.250	.375	.688	.733	.897	.450	.920	.967
Passenger and 2-Axis Vehicles	65	4	80	149	0	967	55	1022	7	1	3	11	44	781	9	834	2016
% Passenger and 2-Axis Vehicles	100	100	100	100	0	98.7	100	98.7	100	100	100	100	100	99.4	100	99.4	99.1
Buses and Heavy Vehicles	0	0	0	0	0	13	0	13	0	0	0	0	0	5	0	5	18
% Buses and Heavy Vehicles	0	0	0	0	0	1.3	0	1.3	0	0	0	0	0	0.6	0	0.6	0.9

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Transportation and Traffic Engineering

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 105 Atsion Rd, Suite F, Medford, NJ 08055

NB/SB: Upper State Rd.
 EB: School House Rd.
 New Britain Twp./Bucks Co./PA
 Tuesday/Clear/E-02/GP

File Name : 21-004-005
 Site Code : 21004005
 Start Date : 4/6/2021
 Page No : 1

Groups Printed- Passenger and 2 Axle Vehicles - Buses and Heavy Vehicles

Start Time	Upper State Rd. Southbound		Upper State Rd. Northbound		School House Rd. Eastbound		Int. Total
	Thru	Right	Left	Thru	Left	Right	
07:00 AM	31	10	4	14	48	15	122
07:15 AM	45	32	2	13	32	17	141
07:30 AM	59	21	7	27	46	16	176
07:45 AM	42	26	5	21	32	13	139
Total	177	89	18	75	158	61	578
08:00 AM	33	22	6	22	28	14	125
08:15 AM	63	30	4	20	27	18	162
08:30 AM	39	31	10	28	37	18	163
08:45 AM	36	32	5	23	39	26	161
Total	171	115	25	93	131	76	611
*** BREAK ***							
04:00 PM	58	53	10	49	41	13	224
04:15 PM	41	50	13	37	45	14	200
04:30 PM	55	42	24	65	38	11	235
04:45 PM	56	52	23	62	34	16	243
Total	210	197	70	213	158	54	902
05:00 PM	57	53	21	50	39	14	234
05:15 PM	74	69	22	65	39	17	286
05:30 PM	48	42	18	53	39	10	210
05:45 PM	54	32	16	50	31	12	195
Total	233	196	77	218	148	53	925
Grand Total	791	597	190	599	595	244	3016
Approch %	57	43	24.1	75.9	70.9	29.1	
Total %	26.2	19.8	6.3	19.9	19.7	8.1	
Passenger and 2 Axle Vehicles	781	582	189	595	583	243	2973
% Passenger and 2 Axle Vehicles	98.7	97.5	99.5	99.3	98	99.6	98.6
Buses and Heavy Vehicles	10	15	1	4	12	1	43
% Buses and Heavy Vehicles	1.3	2.5	0.5	0.7	2	0.4	1.4

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 105 Atsion Rd, Suite F, Medford, NJ 08055

NB/SB: Upper State Rd.
 EB: School House Rd.
 New Britain Twp./Bucks Co./PA
 Tuesday/Clear/E-02/GP

File Name : 21-004-005
 Site Code : 21004005
 Start Date : 4/6/2021
 Page No : 2

Start Time	Upper State Rd. Southbound			Upper State Rd. Northbound			School House Rd. Eastbound			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	33	22	55	6	22	28	28	14	42	125
08:15 AM	63	30	93	4	20	24	27	18	45	162
08:30 AM	39	31	70	10	28	38	37	18	55	163
08:45 AM	36	32	68	5	23	28	39	26	65	161
Total Volume	171	115	286	25	93	118	131	76	207	611
% App. Total	59.8	40.2		21.2	78.8		63.3	36.7		
PHF	.679	.898	.769	.625	.830	.776	.840	.731	.796	.937
Passenger and 2 Axle Vehicles	165	107	272	24	90	114	123	75	198	584
% Passenger and 2 Axle Vehicles	96.5	93.0	95.1	96.0	96.8	96.6	93.9	98.7	95.7	95.6
Buses and Heavy Vehicles	6	8	14	1	3	4	8	1	9	27
% Buses and Heavy Vehicles	3.5	7.0	4.9	4.0	3.2	3.4	6.1	1.3	4.3	4.4
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	55	42	97	24	65	89	38	11	49	235
04:45 PM	56	52	108	23	62	85	34	16	50	243
05:00 PM	57	53	110	21	50	71	39	14	53	234
05:15 PM	74	69	143	22	65	87	39	17	56	286
Total Volume	242	216	458	90	242	332	150	58	208	998
% App. Total	52.8	47.2		27.1	72.9		72.1	27.9		
PHF	.818	.783	.801	.938	.931	.933	.962	.853	.929	.872
Passenger and 2 Axle Vehicles	240	215	455	90	241	331	149	58	207	993
% Passenger and 2 Axle Vehicles	99.2	99.5	99.3	100	99.6	99.7	99.3	100	99.5	99.5
Buses and Heavy Vehicles	2	1	3	0	1	1	1	0	1	5
% Buses and Heavy Vehicles	0.8	0.5	0.7	0	0.4	0.3	0.7	0	0.5	0.5

Horner & Canter Associates
Transportation and Traffic Engineering

4950 York Rd, Suite 2C, P.O. 301, Holicong, PA 18928-0301
 105 Atsion Rd, Suite F, Medford, NJ 08055

NB/SB:Upper State Rd.
 EB: Highpoint Rd.
 New Britain Twp./ Bucks Co./ PA
 Thursday /Cloudy Rain/E-02/GP

File Name : 21-004-004
 Site Code : 21004004
 Start Date : 4/1/2021
 Page No : 1

Groups Printed- Passenger and 2 Axle Vehicles - Buses and Heavy Vehicles

Start Time	Upper State Rd. Southbound		Upper State Rd. Northbound		Highpoint Rd. Eastbound		Int. Total
	Thru	Right	Left	Thru	Left	Right	
07:00 AM	29	10	6	15	0	5	65
07:15 AM	37	14	8	13	3	2	77
07:30 AM	50	9	3	20	1	4	87
07:45 AM	38	21	3	21	2	3	88
Total	154	54	20	69	6	14	317
08:00 AM	31	9	8	14	1	5	68
08:15 AM	44	15	7	21	2	4	93
08:30 AM	46	10	7	24	5	7	99
08:45 AM	44	11	11	25	5	6	102
Total	165	45	33	84	13	22	362
*** BREAK ***							
04:00 PM	57	5	7	60	13	19	161
04:15 PM	58	4	8	51	11	11	143
04:30 PM	62	2	7	50	10	14	145
04:45 PM	66	4	9	69	10	11	169
Total	243	15	31	230	44	55	618
05:00 PM	55	1	8	63	9	19	155
05:15 PM	67	5	7	57	6	13	155
05:30 PM	70	9	9	53	9	8	158
05:45 PM	52	5	8	58	7	12	142
Total	244	20	32	231	31	52	610
Grand Total	806	134	116	614	94	143	1907
Apprch %	85.7	14.3	15.9	84.1	39.7	60.3	
Total %	42.3	7	6.1	32.2	4.9	7.5	
Passenger and 2 Axle Vehicles	805	134	115	612	94	143	1903
% Passenger and 2 Axle Vehicles	99.9	100	99.1	99.7	100	100	99.8
Buses and Heavy Vehicles	1	0	1	2	0	0	4
% Buses and Heavy Vehicles	0.1	0	0.9	0.3	0	0	0.2

Horner & Canter Associates
Transportation and Traffic Engineering

4950 York Rd, Suite 2C, P.O. 301, Holicong, PA 18928-0301
 105 Atsion Rd, Suite F, Medford, NJ 08055

NB: Highpoint Dr.
 EB/WB: Schoolhouse Rd.
 New Britain Twp./Bucks Co./PA
 Tuesday/Clear/E-02/GD

File Name : 21-004-001
 Site Code : 21004001
 Start Date : 2/25/2021
 Page No : 1

Groups Printed- Passenger and 2 Axle Vehicles - Buses and Heavy Vehicles

Start Time	Schoolhouse Rd. Westbound		Highpoint Dr. Northbound		Schoolhouse Rd. Eastbound		Int. Total
	Left	Thru	Left	Right	Thru	Right	
07:00 AM	4	13	1	4	23	10	55
07:15 AM	3	16	2	0	17	13	51
07:30 AM	1	25	2	0	22	6	56
07:45 AM	1	22	1	0	8	12	44
Total	9	76	6	4	70	41	206
08:00 AM	2	14	5	1	20	6	48
08:15 AM	0	23	7	0	28	8	66
08:30 AM	4	15	5	0	27	8	59
08:45 AM	0	20	7	4	20	9	60
Total	6	72	24	5	95	31	233
*** BREAK ***							
04:00 PM	1	37	13	3	36	6	96
04:15 PM	6	48	9	2	23	7	95
04:30 PM	4	29	13	3	27	14	90
04:45 PM	5	35	8	5	24	8	85
Total	16	149	43	13	110	35	366
05:00 PM	6	22	13	12	34	8	95
05:15 PM	2	46	19	4	42	9	122
05:30 PM	3	31	15	6	17	6	78
05:45 PM	5	29	8	2	33	13	90
Total	16	128	55	24	126	36	385
Grand Total	47	425	128	46	401	143	1190
Apprch %	10	90	73.6	26.4	73.7	26.3	
Total %	3.9	35.7	10.8	3.9	33.7	12	
Passenger and 2 Axle Vehicles	45	413	128	46	393	143	1168
% Passenger and 2 Axle Vehicles	95.7	97.2	100	100	98	100	98.2
Buses and Heavy Vehicles	2	12	0	0	8	0	22
% Buses and Heavy Vehicles	4.3	2.8	0	0	2	0	1.8

Horner & Canter Associates
Transportation and Traffic Engineering

4950 York Rd, Suite 2C, P.O. 301, Holicong, PA 18928-0301
 105 Atsion Rd, Suite F, Medford, NJ 08055

NB: Highpoint Dr.
 EB/WB: Schoolhouse Rd.
 New Britain Twp./Bucks Co./PA
 Tuesday/Clear/E-02/GD

File Name : 21-004-001
 Site Code : 21004001
 Start Date : 2/25/2021
 Page No : 2

Start Time	Schoolhouse Rd. Westbound			Highpoint Dr. Northbound			Schoolhouse Rd. Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	2	14	16	5	1	6	20	6	26	48
08:15 AM	0	23	23	7	0	7	28	8	36	66
08:30 AM	4	15	19	5	0	5	27	8	35	59
08:45 AM	0	20	20	7	4	11	20	9	29	60
Total Volume	6	72	78	24	5	29	95	31	126	233
% App. Total	7.7	92.3		82.8	17.2		75.4	24.6		
PHF	.375	.783	.848	.857	.313	.659	.848	.861	.875	.883
Passenger and 2 Axle Vehicles	5	69	74	24	5	29	93	31	124	227
% Passenger and 2 Axle Vehicles	83.3	95.8	94.9	100	100	100	97.9	100	98.4	97.4
Buses and Heavy Vehicles	1	3	4	0	0	0	2	0	2	6
% Buses and Heavy Vehicles	16.7	4.2	5.1	0	0	0	2.1	0	1.6	2.6
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	4	29	33	13	3	16	27	14	41	90
04:45 PM	5	35	40	8	5	13	24	8	32	85
05:00 PM	6	22	28	13	12	25	34	8	42	95
05:15 PM	2	46	48	19	4	23	42	9	51	122
Total Volume	17	132	149	53	24	77	127	39	166	392
% App. Total	11.4	88.6		68.8	31.2		76.5	23.5		
PHF	.708	.717	.776	.697	.500	.770	.756	.696	.814	.803
Passenger and 2 Axle Vehicles	16	129	145	53	24	77	126	39	165	387
% Passenger and 2 Axle Vehicles	94.1	97.7	97.3	100	100	100	99.2	100	99.4	98.7
Buses and Heavy Vehicles	1	3	4	0	0	0	1	0	1	5
% Buses and Heavy Vehicles	5.9	2.3	2.7	0	0	0	0.8	0	0.6	1.3

Horner & Canter Associates
Transportation and Traffic Engineering

4950 York Rd, Suite 2C, P.O. 301, Holicong, PA 18928-0301
 105 Atsion Rd, Suite F, Medford, NJ 08055

NB/SB:Horizon Dr./ Business Driveway
 EB/WB: Highpoint Dr.
 New Britain Twp./Bucks Co./PA
 Thursday/Clear/E-02/GD

File Name : 21-004-002
 Site Code : 21004002
 Start Date : 2/23/2021
 Page No : 1

Groups Printed- Passenger and 2 Axle Vehicles - Busses and Heavy Vehicles

Start Time	Offset Business Driveway Southbound			Highpoint Dr. Westbound			Horizon Dr. Northbound			Highpoint Dr. Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	0	0	0	8	5	3	0	0	0	0	7	0	23
07:15 AM	0	0	0	7	3	0	0	0	1	1	5	1	18
07:30 AM	0	0	0	10	2	0	1	0	3	0	2	4	22
07:45 AM	0	0	0	15	1	0	1	0	1	0	6	3	27
Total	0	0	0	40	11	3	2	0	5	1	20	8	90
08:00 AM	0	0	0	10	3	0	1	0	6	0	4	1	25
08:15 AM	0	0	0	13	5	1	1	0	4	0	9	5	38
08:30 AM	0	0	0	5	3	0	0	0	2	1	9	1	21
08:45 AM	0	0	0	8	3	0	1	0	4	0	1	2	19
Total	0	0	0	36	14	1	3	0	16	1	23	9	103
*** BREAK ***													
04:00 PM	2	0	1	11	6	0	3	0	7	0	4	1	35
04:15 PM	0	0	0	4	5	0	4	0	12	0	4	2	31
04:30 PM	0	0	0	4	15	0	2	0	9	0	12	1	43
04:45 PM	0	0	0	5	14	0	6	0	11	0	3	1	40
Total	2	0	1	24	40	0	15	0	39	0	23	5	149
05:00 PM	0	0	0	2	14	0	3	0	12	0	9	0	40
05:15 PM	0	0	0	5	12	0	0	0	11	0	5	1	34
05:30 PM	0	0	0	2	24	0	4	1	11	0	18	1	61
05:45 PM	0	0	0	3	15	0	3	0	14	0	18	2	55
Total	0	0	0	12	65	0	10	1	48	0	50	4	190
Grand Total	2	0	1	112	130	4	30	1	108	2	116	26	532
Apprch %	66.7	0	33.3	45.5	52.8	1.6	21.6	0.7	77.7	1.4	80.6	18.1	
Total %	0.4	0	0.2	21.1	24.4	0.8	5.6	0.2	20.3	0.4	21.8	4.9	
Passenger and 2 Axle Vehicles	2	0	1	110	129	4	30	1	107	2	116	26	528
% Passenger and 2 Axle Vehicles	100	0	100	98.2	99.2	100	100	100	99.1	100	100	100	99.2
Busses and Heavy Vehicles	0	0	0	2	1	0	0	0	1	0	0	0	4
% Busses and Heavy Vehicles	0	0	0	1.8	0.8	0	0	0	0.9	0	0	0	0.8

Horner & Canter Associates
Transportation and Traffic Engineering

4950 York Rd, Suite 2C, P.O. 301, Hollcong, PA 18928-0301
 105 Atsion Rd, Suite F, Medford, NJ 08055

NB/SB: Horizon Dr./ Business Driveway
 EB/WB: Highpoint Dr.
 New Britain Twp./Bucks Co./PA
 Thursday/Clear/E-02/GD

File Name : 21-004-002
 Site Code : 21004002
 Start Date : 2/23/2021
 Page No : 2

Start Time	Offset Business Driveway Southbound				Highpoint Dr. Westbound				Horizon Dr. Northbound				Highpoint Dr. Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	10	2	0	12	1	0	3	4	0	2	4	6	22
07:45 AM	0	0	0	0	15	1	0	16	1	0	1	2	0	6	3	9	27
08:00 AM	0	0	0	0	10	3	0	13	1	0	6	7	0	4	1	5	25
08:15 AM	0	0	0	0	13	5	1	19	1	0	4	5	0	9	5	14	38
Total Volume	0	0	0	0	48	11	1	60	4	0	14	18	0	21	13	34	112
% App. Total	0	0	0	0	80	18.3	1.7		22.2	0	77.8		0	61.8	38.2		
PHF	.000	.000	.000	.000	.800	.550	.250	.789	1.00	.000	.583	.643	.000	.583	.650	.607	.737
Passenger and 2 Axle Vehicles	0	0	0	0	47	10	1	58	4	0	13	17	0	21	13	34	109
% Passenger and 2 Axle Vehicles	0	0	0	0	97.9	90.9	100	96.7	100	0	92.9	94.4	0	100	100	100	97.3
Busses and Heavy Vehicles	0	0	0	0	1	1	0	2	0	0	1	1	0	0	0	0	3
% Busses and Heavy Vehicles	0	0	0	0	2.1	9.1	0	3.3	0	0	7.1	5.6	0	0	0	0	2.7

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
 Peak Hour for Entire Intersection Begins at 05:00 PM

05:00 PM	0	0	0	0	2	14	0	16	3	0	12	15	0	9	0	9	40
05:15 PM	0	0	0	0	5	12	0	17	0	0	11	11	0	5	1	6	34
05:30 PM	0	0	0	0	2	24	0	26	4	1	11	16	0	18	1	19	61
05:45 PM	0	0	0	0	3	15	0	18	3	0	14	17	0	18	2	20	55
Total Volume	0	0	0	0	12	65	0	77	10	1	48	59	0	50	4	54	190
% App. Total	0	0	0	0	15.6	84.4	0		16.9	1.7	81.4		0	92.6	7.4		
PHF	.000	.000	.000	.000	.600	.677	.000	.740	.625	.250	.857	.868	.000	.694	.500	.675	.779
Passenger and 2 Axle Vehicles	0	0	0	0	12	65	0	77	10	1	48	59	0	50	4	54	190
% Passenger and 2 Axle Vehicles	0	0	0	0	100	100	0	100	100	100	100	100	0	100	100	100	100
Busses and Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Busses and Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County Line Rd, E. et
Horizon

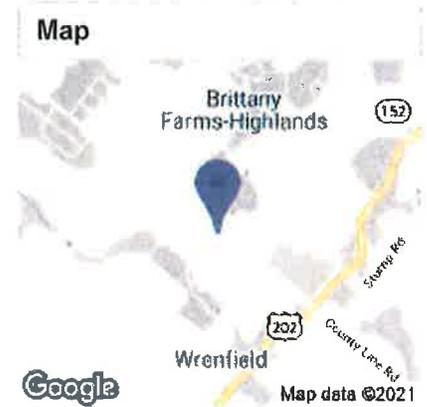
5/31/2017



TMS Site 18973: Traffic Monitoring Report

Location Description: 0.20 Mile West of Upper State Rd. (Class Count Btwn Telephone Pole & Sign Post)

Details		Location	
Type of Count	MACHINE CLASS	County	BUCKS (09)
Type of Site	Portable	Route	2038
Schedule	1 TIME/YR	Segment	0060
Duration	24 HRS	Offset	0400
Frequency Cycle	03	Latitude	40.25987
Cycle Year	03	Longitude	-75.21836



Traffic Data

Hour	EB Primary Volume	WB Secondary Volume	Volume	Volume Graph
12:00 AM	39	53	92	
01:00 AM	43	42	85	
02:00 AM	30	32	62	
03:00 AM	54	29	83	
04:00 AM	116	79	195	
05:00 AM	368	217	585	
06:00 AM	773	568	1,341	
07:00 AM	1,033	744	1,777	
08:00 AM	922	832	1,754	
09:00 AM	660	624	1,284	
10:00 AM	619	547	1,166	
11:00 AM	645	602	1,247	
12:00 PM	609	651	1,260	
01:00 PM	688	615	1,303	
02:00 PM	658	710	1,368	
03:00 PM	762	880	1,642	
04:00 PM	900	1,058	1,958	
05:00 PM	933	1,048	1,981	
06:00 PM	604	926	1,530	
07:00 PM	494	570	1,064	
08:00 PM	379	451	830	
09:00 PM	332	302	634	
10:00 PM	150	207	357	
11:00 PM	107	89	196	



TMS Site 38021: Traffic Monitoring Report

Upper State Rd, below
Schoolhouse & Hight
6/13/2017

Location Description: .12 Miles South of Schoolhouse Rd

Details	
Type of Count	VOLUME
Type of Site	Portable
Schedule	1 TIME/YR
Duration	24 HRS
Frequency Cycle	05
Cycle Year	04

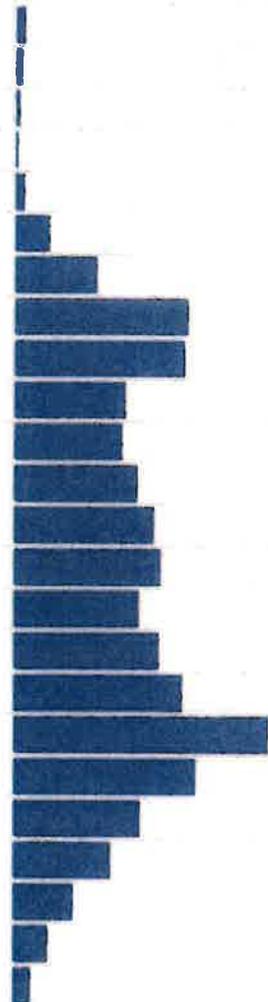
Location	
County	BUCKS (09)
Route	G686
Segment	0010
Offset	2400
Latitude	40.26268
Longitude	-75.20869



Traffic Data

Hour	Volume
12:00 AM	27
01:00 AM	16
02:00 AM	9
03:00 AM	4
04:00 AM	26
05:00 AM	113
06:00 AM	275
07:00 AM	589
08:00 AM	579
09:00 AM	376
10:00 AM	362
11:00 AM	413
12:00 PM	471
01:00 PM	494
02:00 PM	420
03:00 PM	490
04:00 PM	573
05:00 PM	866
06:00 PM	617
07:00 PM	425
08:00 PM	331
09:00 PM	203
10:00 PM	118
11:00 PM	56

Volume Graph



APPENDIX C

Level of Service Delay Thresholds

Level of Service Criteria

Level of Service at intersections is defined in terms of DELAY. Delay is a measure of driver discomfort, frustration, and lost travel time, thus the rating of delay from highly acceptable LOS A to unacceptable LOS F.

At traffic signals, delay is a complex measure and is dependent on a number of variables including signal progression, the cycle length, the green-time ratio, clearance times, trucks, pedestrians, parking, and signal phasing.

At unsignalized intersections, delay is dependent on the available gaps in the two-way flow of the uninterrupted traffic movement, intersection width, and queuing.

Intersection LOS

	<u>Signalized</u>	<u>Unsignalized</u>
LOS A	Less than 10.0 sec/veh	Less than 10.0 sec/veh
B	10.0 to 20.0 sec/veh	10.0 to 15.0 sec/veh
C	20.0 to 35.0 sec/veh	15.0 to 25.0 sec/veh
D	35.0 to 55.0 sec/veh	25.0 to 35.0 sec/veh
E	55.0 to 80.0 sec/veh	35.0 to 50.0 sec/veh
F	Greater than 80.0 sec/veh	Greater than 50.0 sec/veh

LEVEL OF SERVICE FOR SIGNALIZED INTERSECTIONS

Level of service for signalized intersections is defined in terms of delay. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time.

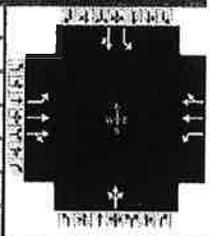
- **LEVEL-OF-SERVICE A** describes operations with very low delay, i.e., less than 10.0 sec per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
- **LEVEL-OF-SERVICE B** describes operations with delay in the range of 10.0 to 20.0 sec per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
- **LEVEL-OF-SERVICE C** describes operations with delay in the range of 20.0 to 35.0 sec per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
- **LEVEL-OF-SERVICE D** describes operations with delay in the range of 35.0 to 55.0 sec per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
- **LEVEL-OF-SERVICE E** describes operations with delay in the range of 55.0 to 80.0 sec per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.
- **LEVEL-OF-SERVICE F** describes operations with delay in excess of 80.0 sec per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over saturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

APPENDIX D

Capacity/LOS Analysis – Existing Conditions

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Horner & Canter Assoc			Duration, h	0.250
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	New Britain Twp	Time Period	AM Peak Hour	PHF	0.95
Urban Street	County Line Road	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	County Line Rd/Horizon...	File Name	County Line Rd_Horizon Dr_ea.xus		
Project Description	21-004 Highpoint Residential Neighborhood				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	143	840	5	4	788	108	7	2	1	37	0	59

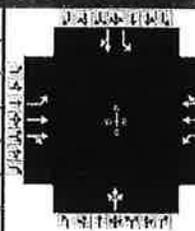
Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap E/W	On										
Force Mode	Fixed	Simult. Gap N/S	On										
				Green	21.5	48.5	31.0	0.0	0.0	0.0			
				Yellow	4.5	4.5	3.0	0.0	0.0	0.0			
				Red	2.0	2.0	3.0	0.0	0.0	0.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		4
Case Number	1.0	4.0		6.3		8.0		6.0
Phase Duration, s	28.0	83.0		55.0		37.0		37.0
Change Period, (Y+R _c), s	6.5	6.5		6.5		6.0		6.0
Max Allow Headway (MAH), s	3.0	3.0		3.0		3.4		3.4
Queue Clearance Time (g _s), s	6.9	17.3		29.9		5.6		8.3
Green Extension Time (g _e), s	0.2	3.6		3.4		0.2		0.2
Phase Call Probability	1.00	1.00		1.00		1.00		1.00
Max Out Probability	0.00	0.00		0.06		0.00		0.00

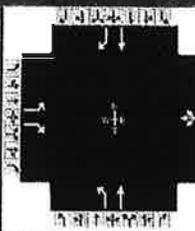
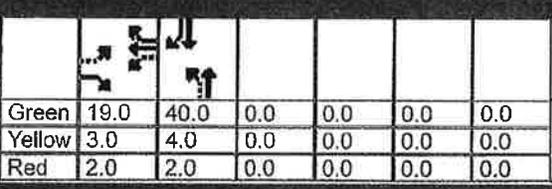
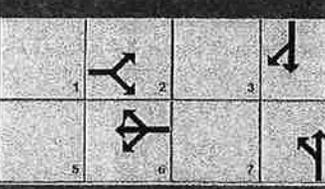
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	151	445	444	4	466	451		11		39	52	
Adjusted Saturation Flow Rate (s), veh/h/ln	1693	1722	1718	472	1665	1609		1295		1402	1502	
Queue Service Time (g _s), s	4.4	14.8	14.8	0.6	27.4	27.4		0.0		2.6	3.1	
Cycle Queue Clearance Time (g _c), s	4.4	14.8	14.8	0.6	27.4	27.4		3.1		5.8	3.1	
Green Ratio (g/C)	0.62	0.65	0.65	0.41	0.41	0.41		0.27		0.27	0.27	
Capacity (c), veh/h	490	1112	1109	254	687	664		396		397	400	
Volume-to-Capacity Ratio (X)	0.307	0.400	0.400	0.017	0.679	0.679		0.027		0.098	0.129	
Back of Queue (Q), ft/ln (95 th percentile)	67.8	222.7	215	3.9	430.2	393.4		11.3		42	53.4	
Back of Queue (Q), veh/ln (95 th percentile)	2.7	8.6	8.6	0.1	16.2	15.7		0.4		1.6	2.1	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00	
Uniform Delay (d ₁), s/veh	14.4	10.3	10.2	20.9	28.8	28.8		32.5		35.6	33.4	
Incremental Delay (d ₂), s/veh	0.1	0.1	0.1	0.0	2.2	2.3		0.0		0.0	0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (d), s/veh	14.5	10.4	10.2	20.9	31.0	31.1		32.5		35.6	33.5	
Level of Service (LOS)	B	B	B	C	C	C		C		D	C	
Approach Delay, s/veh / LOS	10.9			B			31.0			C		
Intersection Delay, s/veh / LOS	21.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.65	B	1.93	B	2.33	B	2.30	B
Bicycle LOS Score / LOS	1.35	A	1.25	A	0.50	A	0.64	A

HCS7 Signalized Intersection Results Summary

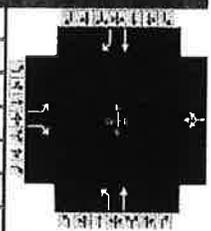
General Information				Intersection Information															
Agency	Horner & Canter Assoc			Duration, h	0.250														
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other														
Jurisdiction	New Britain Twp	Time Period	PM Peak Hour	PHF	0.97														
Urban Street	County Line Road	Analysis Year	2021	Analysis Period	1> 7:00														
Intersection	County Line Rd/Horizon...	File Name	County Line Rd_Horizon Dr_ep.xus																
Project Description	21-004 Highpoint Residential Neighborhood																		
Demand Information				EB			WB			NB			SB						
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R				
Demand (v), veh/h				46	825	9	0	1028	58	7	1	3	68	4	84				
Signal Information																			
Cycle, s	120.0	Reference Phase	2																
Offset, s	0	Reference Point	End	Green	12.5	60.5	28.0	0.0	0.0	0.0									
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	4.5	3.0	0.0	0.0	0.0									
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0	3.0	0.0	0.0	0.0									
Timer Results				EBL		EBT		WBL		WBT		NBL		NBT		SBL		SBT	
Assigned Phase				5		2				6				8				4	
Case Number				1.0		4.0				6.3				8.0				6.0	
Phase Duration, s				19.0		86.0				67.0				34.0				34.0	
Change Period, (Y+R _c), s				6.5		6.5				6.5				6.0				6.0	
Max Allow Headway (MAH), s				3.0		2.9				2.9				3.3				3.3	
Queue Clearance Time (g _s), s				3.7		15.3				29.4				6.9				11.8	
Green Extension Time (g _e), s				0.0		4.0				3.9				0.3				0.2	
Phase Call Probability				1.00		1.00				1.00				1.00				1.00	
Max Out Probability				0.00		0.00				0.01				0.00				0.00	
Movement Group Results				EB			WB			NB			SB						
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R				
Assigned Movement				5	2	12	1	6	16	3	8	18	7	4	14				
Adjusted Flow Rate (v), veh/h				47	431	429	0	556	548		11		70	70					
Adjusted Saturation Flow Rate (s), veh/h/ln				1693	1764	1757	653	1764	1738		1333		1435	1539					
Queue Service Time (g _s), s				1.2	12.8	12.8	0.0	26.9	26.9		0.0		4.9	4.3					
Cycle Queue Clearance Time (g _c), s				1.2	12.8	12.8	0.0	26.9	26.9		4.4		9.3	4.3					
Green Ratio (g/C)				0.65	0.67	0.67	0.51	0.51	0.51		0.24		0.24	0.24					
Capacity (c), veh/h				398	1183	1179	60	904	891		371		354	372					
Volume-to-Capacity Ratio (X)				0.119	0.364	0.364	0.000	0.615	0.615		0.031		0.198	0.188					
Back of Queue (Q), ft/ln (95 th percentile)				18.2	191.8	189.7	0	399.1	391.9		11.7		79.5	75.1					
Back of Queue (Q), veh/ln (95 th percentile)				0.7	7.6	7.6	0.0	15.8	15.7		0.5		3.2	3.0					
Queue Storage Ratio (RQ) (95 th percentile)				0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00					
Uniform Delay (d ₁), s/veh				11.7	8.8	8.6	0.0	20.8	20.8		34.8		39.8	36.2					
Incremental Delay (d ₂), s/veh				0.0	0.1	0.1	0.0	0.9	0.9		0.0		0.1	0.1					
Initial Queue Delay (d ₃), s/veh				0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0					
Control Delay (d), s/veh				11.8	8.8	8.7	0.0	21.7	21.8		34.8		39.9	36.2					
Level of Service (LOS)				B	A	A		C	C		C		D	D					
Approach Delay, s/veh / LOS				8.9		A		21.8		C		34.8		C		38.1		D	
Intersection Delay, s/veh / LOS				17.5						B									
Multimodal Results				EB			WB			NB			SB						
Pedestrian LOS Score / LOS				1.65	B		1.93	B		2.32	B		2.30	B					
Bicycle LOS Score / LOS				1.24	A		1.40	A		0.51	A		0.72	A					

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information														
Agency	Horner & Canter Assoc			Duration, h	0.250													
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other													
Jurisdiction	New Britain Twp	Time Period	AM Peak Hour	PHF	0.94													
Urban Street		Analysis Year	2021	Analysis Period	1> 7:00													
Intersection	Upper State Rd/Schoolh...	File Name	Upper State Rd_Schoolhouse Rd_ea.xus															
Project Description	21-004 Highpoint Residential Neighborhood																	
Demand Information				EB			WB			NB			SB					
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R			
Demand (v), veh/h				208		121	0	0	0	40	147			271	182			
Signal Information																		
Cycle, s	70.0	Reference Phase	2															
Offset, s	0	Reference Point	End															
Uncoordinated	Yes	Simult. Gap E/W	On															
Force Mode	Fixed	Simult. Gap N/S	On															
Green	19.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
Yellow	3.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
Red	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT							
Assigned Phase					2		6		8		4							
Case Number					5.0		8.0		6.0		7.0							
Phase Duration, s					24.0		24.0		46.0		46.0							
Change Period, (Y+R _c), s					5.0		5.0		6.0		6.0							
Max Allow Headway (MAH), s					3.3		0.0		3.2		3.2							
Queue Clearance Time (g _s), s					10.3				9.5		8.1							
Green Extension Time (g _e), s					0.5		0.0		1.2		1.2							
Phase Call Probability					1.00				1.00		1.00							
Max Out Probability					0.02				0.00		0.00							
Movement Group Results				EB			WB			NB			SB					
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R			
Assigned Movement				5		12	1	6	16	3	8			4	14			
Adjusted Flow Rate (v), veh/h				221		97		0		43	156			288	140			
Adjusted Saturation Flow Rate (s), veh/h/ln				1634		1705		1574		1074	1752			1780	1473			
Queue Service Time (g _s), s				7.8		3.0		0.0		1.4	2.8			5.6	3.1			
Cycle Queue Clearance Time (g _c), s				7.8		3.0		0.0		7.0	2.8			5.6	3.1			
Green Ratio (g/C)				0.29		0.29		0.17		0.59	0.59			0.59	0.59			
Capacity (c), veh/h				570		487				646	1026			1043	863			
Volume-to-Capacity Ratio (X)				0.388		0.199		0.000		0.066	0.152			0.276	0.163			
Back of Queue (Q), ft/ln (95 th percentile)				150.5		57.8		0		15	43.2			87.7	40.9			
Back of Queue (Q), veh/ln (95 th percentile)				5.7		2.3		0.0		0.6	1.7			3.4	1.6			
Queue Storage Ratio (RQ) (95 th percentile)				0.00		0.00		0.00		0.00	0.00			0.00	0.00			
Uniform Delay (d ₁), s/veh				20.7		18.9				8.9	6.6			7.2	6.6			
Incremental Delay (d ₂), s/veh				2.0		0.9		0.0		0.2	0.3			0.7	0.4			
Initial Queue Delay (d ₃), s/veh				0.0		0.0		0.0		0.0	0.0			0.0	0.0			
Control Delay (d), s/veh				22.6		19.8				9.1	6.9			7.8	7.0			
Level of Service (LOS)				C		B				A	A			A	A			
Approach Delay, s/veh / LOS				21.8		C		0.0		7.4		A		7.6		A		
Intersection Delay, s/veh / LOS				12.3						B								
Multimodal Results				EB			WB			NB			SB					
Pedestrian LOS Score / LOS				1.91		B		1.98		B		1.36		A		1.91		B
Bicycle LOS Score / LOS						F		0.49		A		0.82		A		1.19		A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	Horner & Canter Assoc			Duration, h	0.250		
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other		
Jurisdiction	New Britain Twp	Time Period	PM Peak Hour	PHF	0.87		
Urban Street		Analysis Year	2021	Analysis Period	1 > 7:00		
Intersection	Upper State Rd/Schoolh...	File Name	Upper State Rd_Schoolhouse Rd_ep.xus				
Project Description	21-004 Highpoint Residential Neighborhood						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	206		79	0	0	0	123	332			332	296

Signal Information												
Cycle, s	80.0	Reference Phase	2	Green	19.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0
Offset, s	0	Reference Point	End	Yellow	3.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncoordinated	Yes	Simult. Gap E/W	On	Red	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On									

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		8.0		6.0		7.0
Phase Duration, s		24.0		24.0		56.0		56.0
Change Period, (Y+R _c), s		5.0		5.0		6.0		6.0
Max Allow Headway (MAH), s		3.2		0.0		3.2		3.2
Queue Clearance Time (g _s), s		12.2				16.1		10.2
Green Extension Time (g _e), s		0.4		0.0		2.5		2.5
Phase Call Probability		1.00				1.00		1.00
Max Out Probability		0.06				0.00		0.00

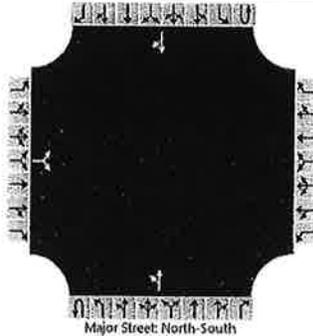
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5		12	1	6	16	3	8			4	14
Adjusted Flow Rate (v), veh/h	237		56		0		141	382			382	225
Adjusted Saturation Flow Rate (s), veh/h/ln	1701		1718		1574		1017	1794			1823	1548
Queue Service Time (g _s), s	9.7		2.0		0.0		5.9	7.8			7.7	5.0
Cycle Queue Clearance Time (g _c), s	9.7		2.0		0.0		13.6	7.8			7.7	5.0
Green Ratio (g/C)	0.25		0.25		0.17		0.64	0.64			0.64	0.64
Capacity (c), veh/h	515		429				641	1144			1162	985
Volume-to-Capacity Ratio (X)	0.460		0.131		0.000		0.221	0.334			0.328	0.228
Back of Queue (Q), ft/ln (95 th percentile)	193.2		40.1		0		58.7	119			119.2	65.8
Back of Queue (Q), veh/ln (95 th percentile)	7.7		1.6		0.0		2.3	4.8			4.7	2.6
Queue Storage Ratio (RQ) (95 th percentile)	0.00		0.00		0.00		0.00	0.00			0.00	0.00
Uniform Delay (d ₁), s/veh	26.1		23.3				9.8	6.7			6.6	6.2
Incremental Delay (d ₂), s/veh	2.9		0.6		0.0		0.8	0.8			0.8	0.5
Initial Queue Delay (d ₃), s/veh	0.0		0.0		0.0		0.0	0.0			0.0	0.0
Control Delay (d), s/veh	29.1		23.9				10.6	7.5			7.4	6.7
Level of Service (LOS)	C		C				B	A			A	A
Approach Delay, s/veh / LOS	28.1		C		0.0		8.3	A			7.1	A
Intersection Delay, s/veh / LOS	11.9						B					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.92		B	2.06		B	1.35		A	1.91		B
Bicycle LOS Score / LOS			F	0.49		A	1.35		A	1.49		A

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Upper State/Highpoint Dr
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Highpoint Drive
Analysis Year	2021	North/South Street	Upper State Road
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.89
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0	
Configuration			LR							LT						TR	
Volume (veh/h)		21		35						52	133				262	71	
Percent Heavy Vehicles (%)		0		0						3							
Proportion Time Blocked																	
Percent Grade (%)	0																
Right Turn Channelized																	
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.3							
Critical Headway (sec)		6.40		6.20						4.33							
Base Follow-Up Headway (sec)		3.0		3.1						3.0							
Follow-Up Headway (sec)		3.00		3.10						3.03							

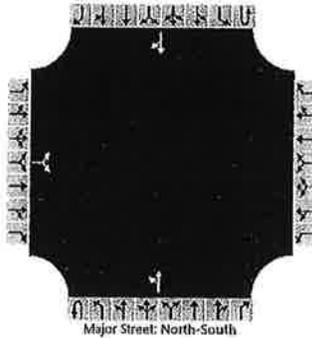
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		63								58							
Capacity, c (veh/h)		624								884							
v/c Ratio		0.10								0.07							
95% Queue Length, Q ₉₅ (veh)		0.3								0.2							
Control Delay (s/veh)		11.4								9.4							
Level of Service (LOS)		B								A							
Approach Delay (s/veh)	11.4								3.1								
Approach LOS	B																

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Upper State/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2021			North/South Street	Upper State Road		
Time Analyzed	PM Peak Hour			Peak Hour Factor	0.94		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		47		70						45	332				353	26
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2							4.3					
Critical Headway (sec)		6.40		6.20							4.30					
Base Follow-Up Headway (sec)		3.0		3.1							3.0					
Follow-Up Headway (sec)		3.00		3.10							3.00					

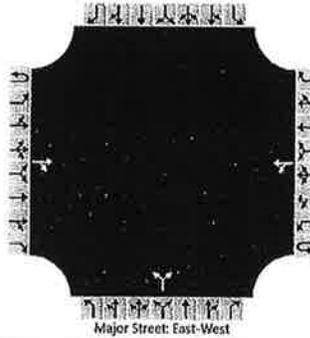
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			124								48					
Capacity, c (veh/h)			499								873					
v/c Ratio			0.25								0.05					
95% Queue Length, Q ₉₅ (veh)			1.0								0.2					
Control Delay (s/veh)			14.6								9.4					
Level of Service (LOS)			B								A					
Approach Delay (s/veh)	14.6								1.7							
Approach LOS	B															

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Schoolhouse/Highpoint Dr		
Agency/Co.	Homer & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Schoolhouse Road		
Analysis Year	2021			North/South Street	Highpoint Drive		
Time Analyzed	AM Peak Hour			Peak Hour Factor	0.88		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			151	38		7	114			30		6				
Percent Heavy Vehicles (%)						17				0		0				
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.3					7.1		6.2			
Critical Headway (sec)						4.47					6.40		6.20			
Base Follow-Up Headway (sec)						3.0					3.0		3.1			
Follow-Up Headway (sec)						3.15					3.00		3.10			

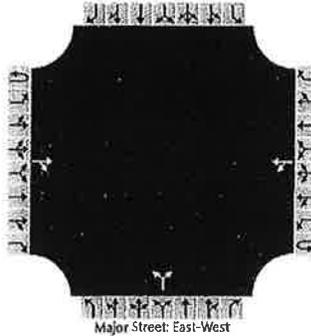
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						8						41				
Capacity, c (veh/h)						959						770				
v/c Ratio						0.01						0.05				
95% Queue Length, Q ₉₅ (veh)						0.0						0.2				
Control Delay (s/veh)						8.8						9.9				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.6				9.9							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Schoolhouse/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Schoolhouse Road		
Analysis Year	2021			North/South Street	Highpoint Drive		
Time Analyzed	PM Peak Hour			Peak Hour Factor	0.80		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			174	41		18	181			56		25				
Percent Heavy Vehicles (%)						6				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3					7.1		6.2				
Critical Headway (sec)					4.36					6.40		6.20				
Base Follow-Up Headway (sec)					3.0					3.0		3.1				
Follow-Up Headway (sec)					3.05					3.00		3.10				

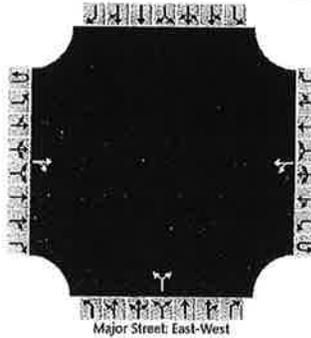
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					23					101						
Capacity, c (veh/h)					952					638						
v/c Ratio					0.02					0.16						
95% Queue Length, Q ₉₅ (veh)					0.1					0.6						
Control Delay (s/veh)					8.9					11.7						
Level of Service (LOS)					A					B						
Approach Delay (s/veh)					1.0				11.7							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Horizon Dr/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2021			North/South Street	Horizon Drive		
Time Analyzed	AM Peak Hour			Peak Hour Factor	0.74		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			33	16		59	19			5		17				
Percent Heavy Vehicles (%)						2				0		7				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.3					7.1		6.2			
Critical Headway (sec)						4.32					6.40		6.27			
Base Follow-Up Headway (sec)						3.0					3.0		3.1			
Follow-Up Headway (sec)						3.02					3.00		3.16			

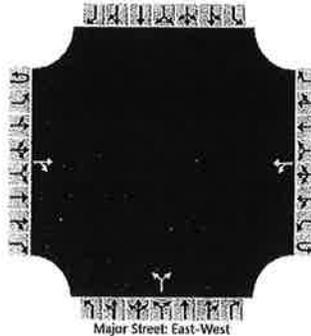
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						80						30				
Capacity, c (veh/h)						1133						987				
v/c Ratio						0.07						0.03				
95% Queue Length, Q ₉₅ (veh)						0.2						0.1				
Control Delay (s/veh)						8.4						8.8				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					6.5				8.8							
Approach LOS					A				A							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Horizon Dr/Highpoint Dr
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Highpoint Drive
Analysis Year	2021	North/South Street	Horizon Drive
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.78
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	0	1	0		0	0	0	
Configuration				TR			LT				LR					
Volume (veh/h)			69	4		13	89			10		51				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.3				7.1		6.2				
Critical Headway (sec)						4.30				6.40		6.20				
Base Follow-Up Headway (sec)						3.0				3.0		3.1				
Follow-Up Headway (sec)						3.00				3.00		3.10				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17						78				
Capacity, c (veh/h)						1115						998				
v/c Ratio						0.01						0.08				
95% Queue Length, Q ₉₅ (veh)						0.0						0.3				
Control Delay (s/veh)						8.3						8.9				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					1.2				8.9							
Approach LOS					A				A							

APPENDIX E

Trip Generation Worksheets

Multifamily Housing (Low-Rise) (220)

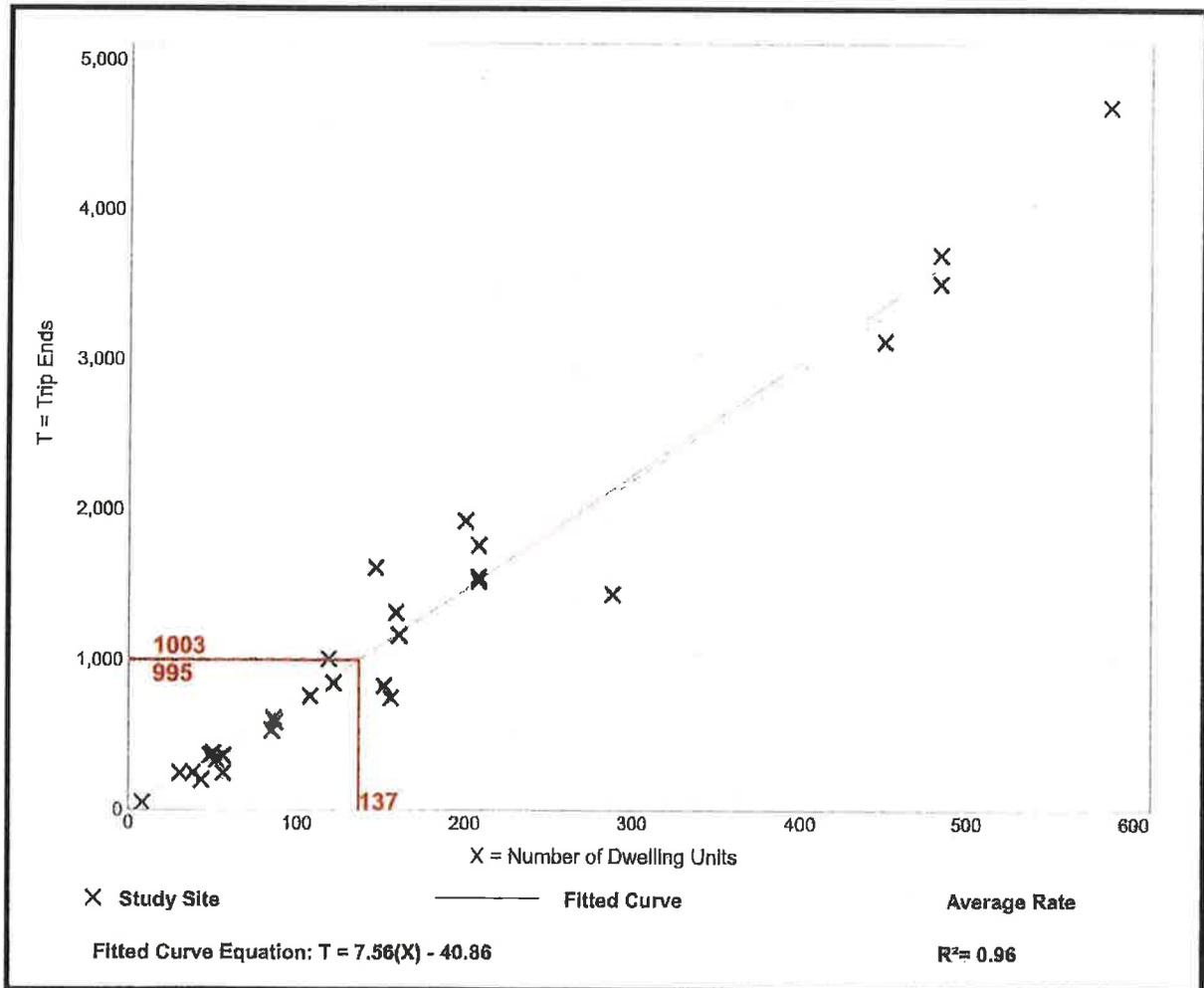
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

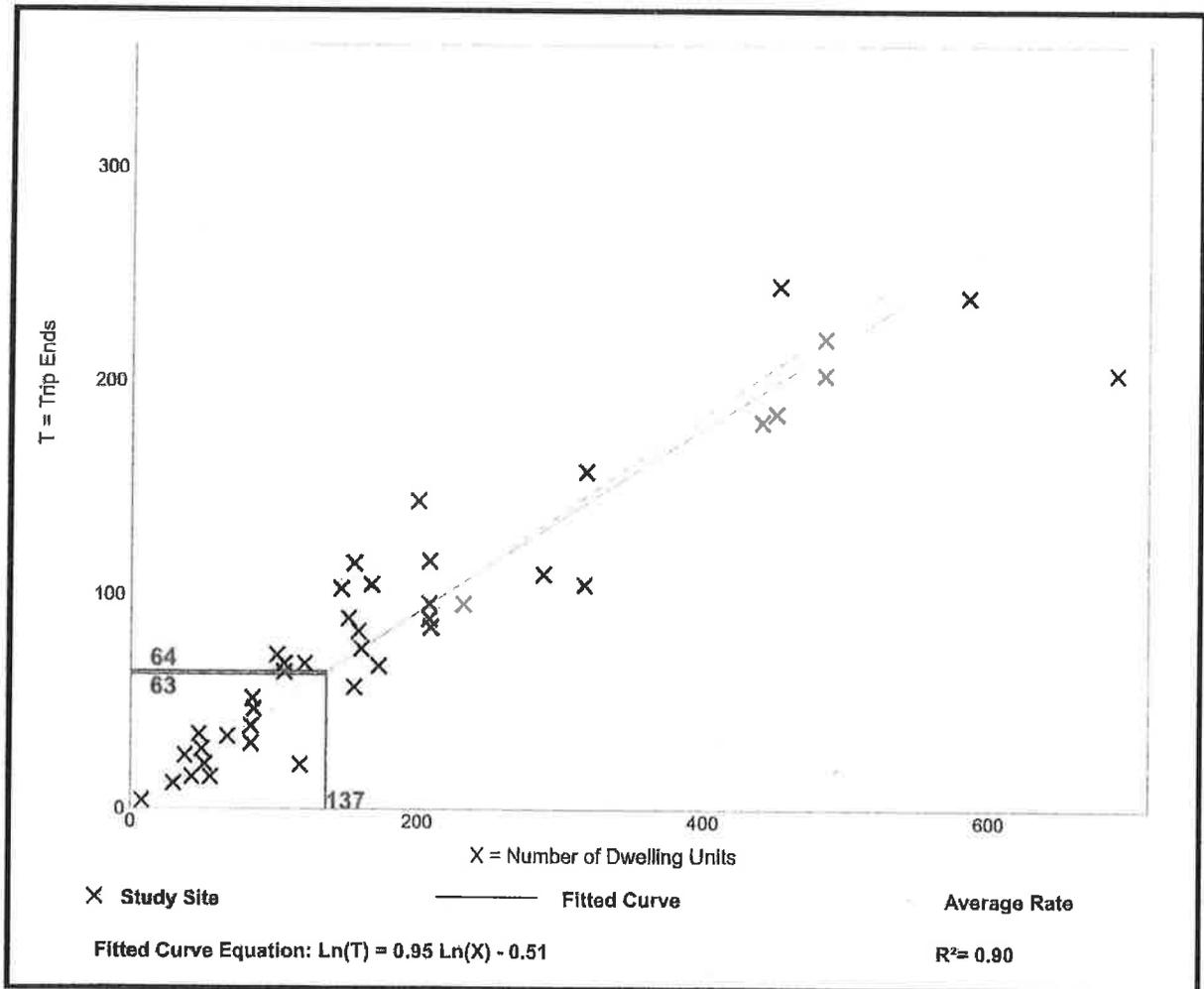
Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

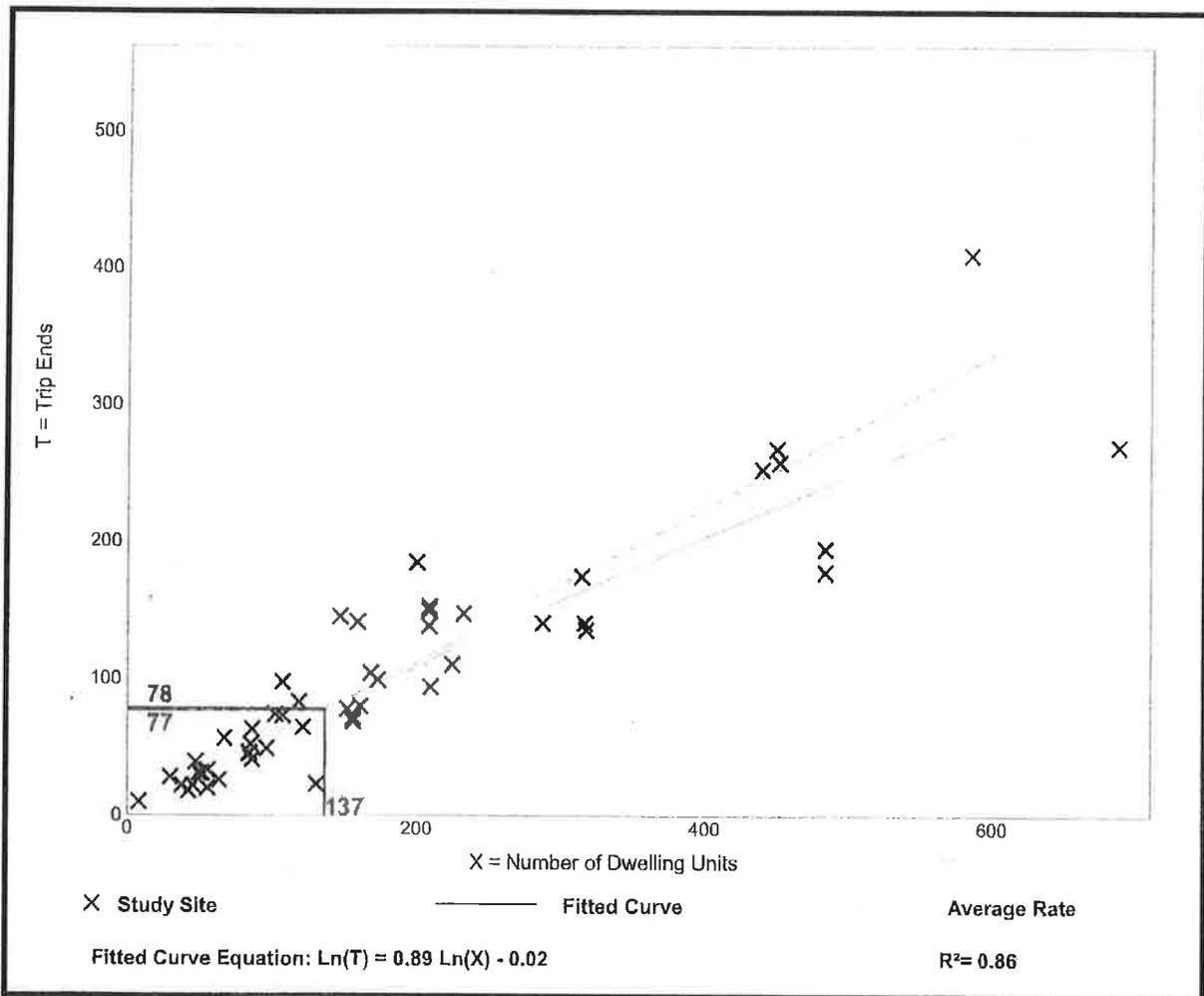
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation

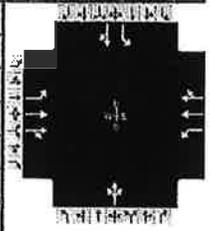


APPENDIX F

Capacity/LOS Analysis - No-Build Conditions

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Horner & Canter Assoc			Duration, h	0.250
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	New Britain Twp	Time Period	AM Peak Hour	PHF	0.95
Urban Street	County Line Road	Analysis Year	2027 No-Build	Analysis Period	1> 7:00
Intersection	County Line Rd/Horizon...	File Name	County Line Rd_Horizon Dr_na.xus		
Project Description	21-004 Highpoint Residential Neighborhood				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	147	866	5	4	812	111	7	2	1	38	0	61

Signal Information				Signal Phases									
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	21.5	48.5	31.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	4.5	3.0	0.0	0.0	0.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0

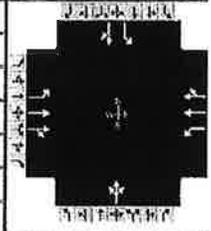
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		4
Case Number	1.0	4.0		6.3		8.0		6.0
Phase Duration, s	28.0	83.0		55.0		37.0		37.0
Change Period, (Y+R c), s	6.5	6.5		6.5		6.0		6.0
Max Allow Headway (MAH), s	3.0	3.0		3.0		3.4		3.4
Queue Clearance Time (g s), s	7.1	17.9		31.1		5.8		8.5
Green Extension Time (g e), s	0.2	3.7		3.5		0.2		0.2
Phase Call Probability	1.00	1.00		1.00		1.00		1.00
Max Out Probability	0.00	0.00		0.08		0.00		0.00

Movement Group Results	EB			WB			NB			SB			
	L	T	R	L	T	R	L	T	R	L	T	R	
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14	
Adjusted Flow Rate (v), veh/h	155	459	458	4	481	464		11		40	54		
Adjusted Saturation Flow Rate (s), veh/h/ln	1693	1722	1718	460	1665	1609		1288		1402	1502		
Queue Service Time (g s), s	4.6	15.4	15.4	0.7	28.6	28.6		0.0		2.7	3.3		
Cycle Queue Clearance Time (g c), s	4.6	15.4	15.4	0.7	28.6	28.6		3.3		6.0	3.3		
Green Ratio (g/C)	0.62	0.65	0.65	0.41	0.41	0.41		0.27		0.27	0.27		
Capacity (c), veh/h	481	1112	1110	250	687	664		394		396	400		
Volume-to-Capacity Ratio (X)	0.322	0.413	0.413	0.017	0.700	0.700		0.027		0.101	0.134		
Back of Queue (Q), ft/ln (95 th percentile)	69.9	229.9	222.4	3.9	448.6	410.2		11.3		43.2	55.7		
Back of Queue (Q), veh/ln (95 th percentile)	2.8	8.9	8.9	0.1	16.9	16.4		0.4		1.7	2.2		
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00		
Uniform Delay (d 1), s/veh	14.9	10.5	10.3	20.9	29.1	29.1		32.5		35.7	33.5		
Incremental Delay (d 2), s/veh	0.1	0.1	0.1	0.0	2.7	2.8		0.0		0.0	0.1		
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0		
Control Delay (d), s/veh	15.1	10.5	10.4	20.9	31.8	31.9		32.5		35.8	33.5		
Level of Service (LOS)	B	B	B	C	C	C		C		D	C		
Approach Delay, s/veh / LOS	11.1		B	31.8		C		32.5		C	34.5		C
Intersection Delay, s/veh / LOS	21.5						C						

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.65	B	1.93	B	2.33	B	2.30	B
Bicycle LOS Score / LOS	1.37	A	1.27	A	0.50	A	0.64	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	Horner & Canter Assoc			Duration, h	0.250		
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other		
Jurisdiction	New Britain Twp	Time Period	PM Peak Hour	PHF	0.97		
Urban Street	County Line Road	Analysis Year	2027 No-Build	Analysis Period	1> 7:00		
Intersection	County Line Rd/Horizon...	File Name	County Line Rd_Horizon Dr_np.xus				
Project Description	21-004 Highpoint Residential Neighborhood						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	47	850	9	0	1059	60	7	1	3	70	4	87

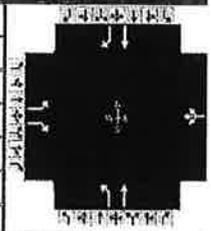
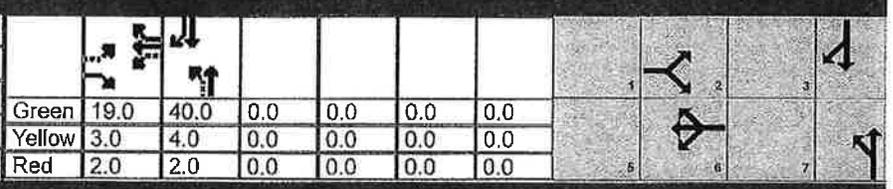
Signal Information				Phase Diagram											
Cycle, s	120.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	Yes	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		12.5	60.5	28.0	0.0	0.0	0.0						
		Yellow		4.5	4.5	3.0	0.0	0.0	0.0						
		Red		2.0	2.0	3.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		4
Case Number	1.0	4.0		6.3		8.0		6.0
Phase Duration, s	19.0	86.0		67.0		34.0		34.0
Change Period, (Y+R _c), s	6.5	6.5		6.5		6.0		6.0
Max Allow Headway (MAH), s	3.0	2.9		2.9		3.3		3.3
Queue Clearance Time (g _s), s	3.8	15.8		30.7		7.1		12.1
Green Extension Time (g _e), s	0.0	4.2		4.1		0.3		0.3
Phase Call Probability	1.00	1.00		1.00		1.00		1.00
Max Out Probability	0.00	0.00		0.01		0.00		0.00

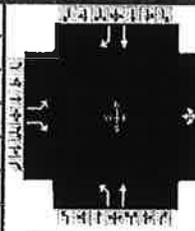
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	48	444	442	0	573	565	11			72	73	
Adjusted Saturation Flow Rate (s), veh/h/ln	1693	1764	1757	637	1764	1738	1321			1435	1539	
Queue Service Time (g _s), s	1.3	13.3	13.3	0.0	28.2	28.2	0.0			5.1	4.5	
Cycle Queue Clearance Time (g _c), s	1.3	13.3	13.3	0.0	28.2	28.2	4.6			9.6	4.5	
Green Ratio (g/C)	0.65	0.67	0.67	0.51	0.51	0.51	0.24			0.24	0.24	
Capacity (c), veh/h	388	1183	1179	60	904	891	368			352	372	
Volume-to-Capacity Ratio (X)	0.125	0.375	0.375	0.000	0.634	0.634	0.031			0.205	0.197	
Back of Queue (Q), ft/ln (95 th percentile)	18.6	197.5	195.8	0	416.1	407.6	11.7			82.1	78.6	
Back of Queue (Q), veh/ln (95 th percentile)	0.7	7.8	7.8	0.0	16.5	16.3	0.5			3.3	3.1	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00	
Uniform Delay (d ₁), s/veh	12.1	8.9	8.7	0.0	21.1	21.1	34.8			40.1	36.2	
Incremental Delay (d ₂), s/veh	0.1	0.1	0.1	0.0	1.1	1.1	0.0			0.1	0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	
Control Delay (d), s/veh	12.1	8.9	8.8	0.0	22.2	22.3	34.8			40.2	36.3	
Level of Service (LOS)	B	A	A		C	C		C		D	D	
Approach Delay, s/veh / LOS	9.0		A	22.3		C	34.8		C	38.2		D
Intersection Delay, s/veh / LOS	17.8						B					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.65		B	1.93		B	2.32		B	2.30		B
Bicycle LOS Score / LOS	1.26		A	1.43		A	0.51		A	0.73		A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information											
Agency	Horner & Canter Assoc			Duration, h	0.250										
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other										
Jurisdiction	New Britain Twp	Time Period	AM Peak Hour	PHF	0.94										
Urban Street		Analysis Year	2027 No-Build	Analysis Period	1> 7:00										
Intersection	Upper State Rd/Schoolh...	File Name	Upper State Rd_Schoolhouse Rd_na.xus												
Project Description	21-004 Highpoint Residential Neighborhood														
Demand Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				214		125	0	0	0	41	151			279	188
Signal Information															
Cycle, s	70.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	Yes	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
Green	19.0	40.0	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
Yellow	3.0	4.0	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
Red	2.0	2.0	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
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT				
Assigned Phase					2		6		8		4				
Case Number					5.0		8.0		6.0		7.0				
Phase Duration, s					24.0		24.0		46.0		46.0				
Change Period, (Y+R _c), s					5.0		5.0		6.0		6.0				
Max Allow Headway (MAH), s					3.3		0.0		3.2		3.2				
Queue Clearance Time (g _s), s					10.6				9.8		8.3				
Green Extension Time (g _e), s					0.5		0.0		1.3		1.3				
Phase Call Probability					1.00				1.00		1.00				
Max Out Probability					0.02				0.00		0.00				
Movement Group Results				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement				5		12	1	6	16	3	8		4	14	
Adjusted Flow Rate (v), veh/h				228		101		0		44	161		297	147	
Adjusted Saturation Flow Rate (s), veh/h/ln				1634		1705		0		1065	1752		1780	1473	
Queue Service Time (g _s), s				8.1		3.1		0.0		1.5	2.9		5.8	3.2	
Cycle Queue Clearance Time (g _c), s				8.1		3.1		0.0		7.3	2.9		5.8	3.2	
Green Ratio (g/C)				0.29		0.29				0.59	0.59		0.59	0.59	
Capacity (c), veh/h				570		487				639	1026		1043	863	
Volume-to-Capacity Ratio (X)				0.400		0.207		0.000		0.068	0.157		0.285	0.170	
Back of Queue (Q), ft/ln (95 th percentile)				155.7		60.5		0		15.6	44.4		90.8	43	
Back of Queue (Q), veh/ln (95 th percentile)				5.9		2.4		0.0		0.6	1.7		3.5	1.6	
Queue Storage Ratio (RQ) (95 th percentile)				0.00		0.00		0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d ₁), s/veh				20.7		19.0				9.0	6.6		7.2	6.7	
Incremental Delay (d ₂), s/veh				2.1		1.0		0.0		0.2	0.3		0.7	0.4	
Initial Queue Delay (d ₃), s/veh				0.0		0.0		0.0		0.0	0.0		0.0	0.0	
Control Delay (d), s/veh				22.8		19.9				9.2	6.9		7.9	7.1	
Level of Service (LOS)				C		B				A	A		A	A	
Approach Delay, s/veh / LOS				21.9		C		0.0		7.4	A		7.6	A	
Intersection Delay, s/veh / LOS				12.4						B					
Multimodal Results				EB			WB			NB			SB		
Pedestrian LOS Score / LOS				1.91		B	1.98		B	1.36		A	1.91		B
Bicycle LOS Score / LOS						F	0.49		A	0.82		A	1.22		A

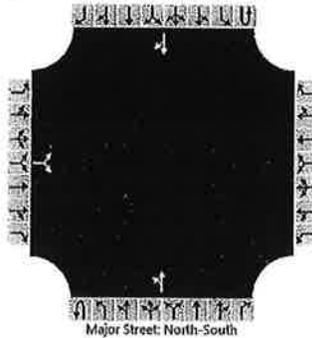
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information														
Agency	Horner & Canter Assoc			Duration, h	0.250													
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other													
Jurisdiction	New Britain Twp	Time Period	PM Peak Hour	PHF	0.87													
Urban Street		Analysis Year	2027 No-Build	Analysis Period	1> 7:00													
Intersection	Upper State Rd/Schoolh...	File Name	Upper State Rd_Schoolhouse Rd_np.xus															
Project Description	21-004 Highpoint Residential Neighborhood																	
Demand Information				EB			WB			NB			SB					
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R			
Demand (v), veh/h				212		81	0	0	0	127	342			342	305			
Signal Information																		
Cycle, s	80.0	Reference Phase	2															
Offset, s	0	Reference Point	End															
Uncoordinated	Yes	Simult. Gap E/W	On	Green	19.0	50.0	0.0	0.0	0.0	0.0								
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	4.0	0.0	0.0	0.0	0.0								
				Red	2.0	2.0	0.0	0.0	0.0	0.0								
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT							
Assigned Phase					2		6		8		4							
Case Number					5.0		8.0		6.0		7.0							
Phase Duration, s					24.0		24.0		56.0		56.0							
Change Period, (Y+R _c), s					5.0		5.0		6.0		6.0							
Max Allow Headway (MAH), s					3.2		0.0		3.2		3.2							
Queue Clearance Time (g _s), s					12.5				16.7		10.5							
Green Extension Time (g _e), s					0.4		0.0		2.6		2.6							
Phase Call Probability					1.00				1.00		1.00							
Max Out Probability					0.08				0.00		0.00							
Movement Group Results				EB			WB			NB			SB					
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R			
Assigned Movement				5		12	1	6	16	3	8		4		14			
Adjusted Flow Rate (v), veh/h				244		59		0		146	393		393	236				
Adjusted Saturation Flow Rate (s), veh/h/ln				1701		1718		0		1007	1794		1823	1545				
Queue Service Time (g _s), s				10.0		2.1		0.0		6.3	8.1		8.0	5.2				
Cycle Queue Clearance Time (g _c), s				10.0		2.1		0.0		14.2	8.1		8.0	5.2				
Green Ratio (g/C)				0.25		0.25				0.64	0.64		0.64	0.64				
Capacity (c), veh/h				515		429				631	1144		1162	985				
Volume-to-Capacity Ratio (X)				0.473		0.137		0.000		0.231	0.344		0.338	0.236				
Back of Queue (Q), ft/ln (95 th percentile)				198.6		41.7		0		61.7	123.3		123.5	69.5				
Back of Queue (Q), veh/ln (95 th percentile)				7.9		1.7		0.0		2.5	4.9		4.9	2.8				
Queue Storage Ratio (RQ) (95 th percentile)				0.00		0.00		0.00		0.00	0.00		0.00	0.00				
Uniform Delay (d ₁), s/veh				26.3		23.3				10.0	6.7		6.7	6.2				
Incremental Delay (d ₂), s/veh				3.1		0.7		0.0		0.9	0.8		0.8	0.6				
Initial Queue Delay (d ₃), s/veh				0.0		0.0		0.0		0.0	0.0		0.0	0.0				
Control Delay (d), s/veh				29.4		24.0				10.8	7.6		7.5	6.8				
Level of Service (LOS)				C		C				B	A		A	A				
Approach Delay, s/veh / LOS				28.3		C		0.0		8.4	A		7.2	A				
Intersection Delay, s/veh / LOS				12.0						B								
Multimodal Results				EB			WB			NB			SB					
Pedestrian LOS Score / LOS				1.92		B		2.06		B		1.35		A		1.91		B
Bicycle LOS Score / LOS						F		0.49		A		1.38		A		1.53		B

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Upper State/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2027			North/South Street	Upper State Road		
Time Analyzed	AM Peak Hour - No-Build			Peak Hour Factor	0.89		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0		0	1	0		0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		22		36						54	137				270	73
Percent Heavy Vehicles (%)		0		0						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.3						
Critical Headway (sec)		6.40		6.20						4.33						
Base Follow-Up Headway (sec)		3.0		3.1						3.0						
Follow-Up Headway (sec)		3.00		3.10						3.03						

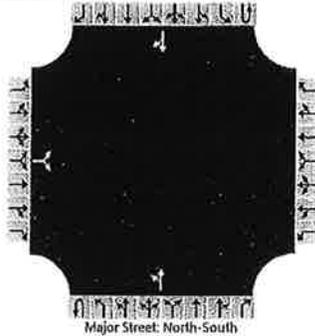
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			65							61						
Capacity, c (veh/h)			609							876						
v/c Ratio			0.11							0.07						
95% Queue Length, Q ₉₅ (veh)			0.4							0.2						
Control Delay (s/veh)			11.6							9.4						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	11.6								3.2							
Approach LOS	B															

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Upper State/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2027			North/South Street	Upper State Road		
Time Analyzed	PM Peak Hour - No-Build			Peak Hour Factor	0.94		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	10	1	2	3	4	5	6		
Number of Lanes		0	1	0		0	0	0		0	1	0		0	1	0	
Configuration			LR							LT						TR	
Volume (veh/h)		48		72						46	342				364	27	
Percent Heavy Vehicles (%)		0		0						0							
Proportion Time Blocked																	
Percent Grade (%)	0																
Right Turn Channelized																	
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.3							
Critical Headway (sec)		6.40		6.20						4.30							
Base Follow-Up Headway (sec)		3.0		3.1						3.0							
Follow-Up Headway (sec)		3.00		3.10						3.00							

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			128							49							
Capacity, c (veh/h)			486							864							
v/c Ratio			0.26							0.06							
95% Queue Length, Q ₉₅ (veh)			1.0							0.2							
Control Delay (s/veh)			15.0							9.4							
Level of Service (LOS)			C							A							
Approach Delay (s/veh)	15.0								1.7								
Approach LOS	C																

HCS7 Two-Way Stop-Control Report

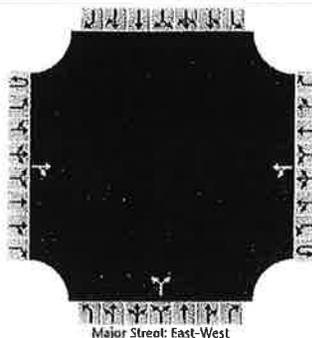
General Information

Analyst	DHH
Agency/Co.	Horne & Canter Assoc
Date Performed	4/20/2021
Analysis Year	2027
Time Analyzed	AM Peak Hour - No-Build
Intersection Orientation	East-West
Project Description	21-004 Highpoint Residential Neighborhood

Site Information

Intersection	Schoolhouse/Highpoint Dr
Jurisdiction	New Britain Twp
East/West Street	Schoolhouse Road
North/South Street	Highpoint Drive
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			156	39		7	117			31		6				
Percent Heavy Vehicles (%)						17				0		0				
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3					7.1		6.2				
Critical Headway (sec)					4.47					6.40		6.20				
Base Follow-Up Headway (sec)					3.0					3.0		3.1				
Follow-Up Headway (sec)					3.15					3.00		3.10				

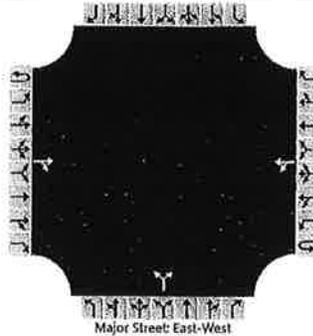
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					8					42						
Capacity, c (veh/h)					954					759						
v/c Ratio					0.01					0.06						
95% Queue Length, Q ₉₅ (veh)					0.0					0.2						
Control Delay (s/veh)					8.8					10.0						
Level of Service (LOS)					A					B						
Approach Delay (s/veh)					0.6				10.0							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Schoolhouse/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Schoolhouse Road		
Analysis Year	2027			North/South Street	Highpoint Drive		
Time Analyzed	PM Peak Hour - No-Build			Peak Hour Factor	0.80		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			179	42		19	186			58		26				
Percent Heavy Vehicles (%)						6				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3					7.1		6.2				
Critical Headway (sec)					4.36					6.40		6.20				
Base Follow-Up Headway (sec)					3.0					3.0		3.1				
Follow-Up Headway (sec)					3.05					3.00		3.10				

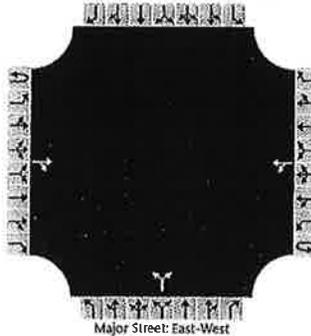
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					24					105						
Capacity, c (veh/h)					946					626						
v/c Ratio					0.03					0.17						
95% Queue Length, Q ₉₅ (veh)					0.1					0.6						
Control Delay (s/veh)					8.9					11.9						
Level of Service (LOS)					A					B						
Approach Delay (s/veh)					1.1				11.9							
Approach LOS					A				B							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Horizon Dr/Highpoint Dr
Agency/Co.	Homer & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Highpoint Drive
Analysis Year	2027	North/South Street	Horizon Drive
Time Analyzed	AM Peak Hour - No-Build	Peak Hour Factor	0.74
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			34	16		61	20			5		18				
Percent Heavy Vehicles (%)						2				0		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3					7.1		6.2				
Critical Headway (sec)					4.32					6.40		6.27				
Base Follow-Up Headway (sec)					3.0					3.0		3.1				
Follow-Up Headway (sec)					3.02					3.00		3.16				

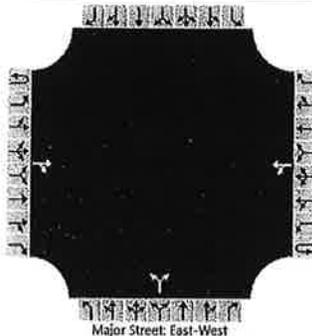
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					82					31						
Capacity, c (veh/h)					1131					985						
v/c Ratio					0.07					0.03						
95% Queue Length, Q ₉₅ (veh)					0.2					0.1						
Control Delay (s/veh)					8.4					8.8						
Level of Service (LOS)					A					A						
Approach Delay (s/veh)					6.5				8.8							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Horizon Dr/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc.			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2027			North/South Street	Horizon Drive		
Time Analyzed	PM Peak Hour - No-Build			Peak Hour Factor	0.78		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			71	4		13	92			10		53				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3					7.1		6.2				
Critical Headway (sec)					4.30					6.40		6.20				
Base Follow-Up Headway (sec)					3.0					3.0		3.1				
Follow-Up Headway (sec)					3.00					3.00		3.10				

Delay, Queue Length, and Level of Service

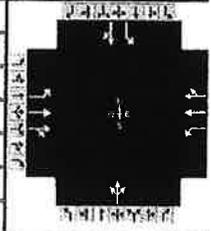
Flow Rate, v (veh/h)					17					81						
Capacity, c (veh/h)					1113					994						
v/c Ratio					0.01					0.08						
95% Queue Length, Q ₉₅ (veh)					0.0					0.3						
Control Delay (s/veh)					8.3					8.9						
Level of Service (LOS)					A					A						
Approach Delay (s/veh)					1.1				8.9							
Approach LOS									A							

APPENDIX G

Capacity/LOS Analysis - Build Conditions

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	Horner & Canter Assoc			Duration, h	0.250		
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other		
Jurisdiction	New Britain Twp	Time Period	AM Peak Hour	PHF	0.95		
Urban Street	County Line Road	Analysis Year	2027 Build	Analysis Period	1> 7:00		
Intersection	County Line Rd/Horizon...	File Name	County Line Rd_Horizon Dr_ba.xus				
Project Description	21-004 Highpoint Residential Neighborhood						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	152	866	5	4	812	115	7	2	1	53	0	78

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End	Green	21.5	48.5	31.0	0.0	0.0	0.0	
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	4.5	3.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0	3.0	0.0	0.0	0.0	

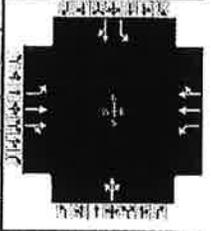
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		4
Case Number	1.0	4.0		6.3		8.0		6.0
Phase Duration, s	28.0	83.0		55.0		37.0		37.0
Change Period, (Y+R c), s	6.5	6.5		6.5		6.0		6.0
Max Allow Headway (MAH), s	3.0	3.0		3.0		3.4		3.4
Queue Clearance Time (g s), s	7.2	17.9		31.3		6.9		10.8
Green Extension Time (g e), s	0.2	3.7		3.5		0.3		0.2
Phase Call Probability	1.00	1.00		1.00		1.00		1.00
Max Out Probability	0.00	0.00		0.08		0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	160	459	458	4	483	466		11		56	72	
Adjusted Saturation Flow Rate (s), veh/h/ln	1693	1722	1718	460	1665	1607		1224		1402	1502	
Queue Service Time (g s), s	4.7	15.4	15.4	0.7	28.8	28.8		0.0		3.8	4.4	
Cycle Queue Clearance Time (g c), s	4.7	15.4	15.4	0.7	28.8	28.8		4.4		8.3	4.4	
Green Ratio (g/C)	0.62	0.65	0.65	0.41	0.41	0.41		0.27		0.27	0.27	
Capacity (c), veh/h	480	1112	1110	250	687	663		377		382	400	
Volume-to-Capacity Ratio (X)	0.334	0.413	0.413	0.017	0.703	0.703		0.028		0.146	0.179	
Back of Queue (Q), ft/ln (95 th percentile)	72.5	229.9	222.4	3.9	451	412.3		11.3		61.9	75.2	
Back of Queue (Q), veh/ln (95 th percentile)	2.9	8.9	8.9	0.1	17.0	16.5		0.4		2.4	3.0	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00	
Uniform Delay (d 1), s/veh	15.1	10.5	10.3	20.9	29.2	29.2		32.5		37.1	33.9	
Incremental Delay (d 2), s/veh	0.2	0.1	0.1	0.0	2.8	2.9		0.0		0.1	0.1	
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (d), s/veh	15.3	10.5	10.4	20.9	31.9	32.0		32.5		37.1	34.0	
Level of Service (LOS)	B	B	B	C	C	C		C		D	C	
Approach Delay, s/veh / LOS	11.2	B		31.9	C		32.5	C		35.4	D	
Intersection Delay, s/veh / LOS	21.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.65	B	1.93	B	2.33	B	2.30	B
Bicycle LOS Score / LOS	1.38	A	1.27	A	0.50	A	0.70	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Horner & Canter Assoc			Duration, h	0.250
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	New Britain Twp	Time Period	PM Peak Hour	PHF	0.97
Urban Street	County Line Road	Analysis Year	2027 Build	Analysis Period	1> 7:00
Intersection	County Line Rd/Horizon...	File Name	County Line Rd_Horizon Dr_bp.xus		
Project Description	21-004 Highpoint Residential Neighborhood				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	64	850	9	0	1059	75	7	1	3	79	4	97

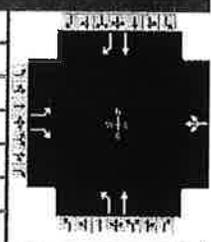
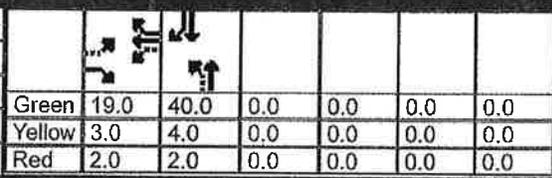
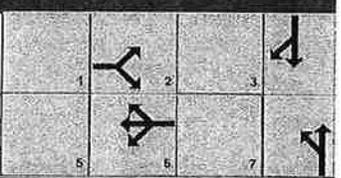
Signal Information				Signal Phases												
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	12.5	60.5	28.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	4.5	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		4
Case Number	1.0	4.0		6.3		8.0		6.0
Phase Duration, s	19.0	86.0		67.0		34.0		34.0
Change Period, (Y+R _c), s	6.5	6.5		6.5		6.0		6.0
Max Allow Headway (MAH), s	3.0	2.9		2.9		3.3		3.3
Queue Clearance Time (g _s), s	4.2	15.8		31.4		7.8		13.6
Green Extension Time (g _e), s	0.0	4.2		4.2		0.3		0.3
Phase Call Probability	1.00	1.00		1.00		1.00		1.00
Max Out Probability	0.00	0.00		0.02		0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	66	444	442	0	582	571	11			81	84	
Adjusted Saturation Flow Rate (s), veh/h/ln	1693	1764	1757	637	1764	1730	1278			1435	1537	
Queue Service Time (g _s), s	1.7	13.3	13.3	0.0	28.8	28.9	0.0			5.8	5.2	
Cycle Queue Clearance Time (g _c), s	1.7	13.3	13.3	0.0	28.8	28.9	5.3			11.1	5.2	
Green Ratio (g/C)	0.65	0.67	0.67	0.51	0.51	0.51	0.24			0.24	0.24	
Capacity (c), veh/h	383	1183	1179	60	904	887	358			344	371	
Volume-to-Capacity Ratio (X)	0.172	0.375	0.375	0.000	0.644	0.645	0.032			0.237	0.225	
Back of Queue (Q), ft/ln (95 th percentile)	25.6	197.5	195.8	0	424.4	415.2	11.7			94.1	90.3	
Back of Queue (Q), veh/ln (95 th percentile)	1.0	7.8	7.8	0.0	16.8	16.6	0.5			3.8	3.6	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00	
Uniform Delay (d ₁), s/veh	12.6	8.9	8.7	0.0	21.3	21.3	34.8			40.9	36.5	
Incremental Delay (d ₂), s/veh	0.1	0.1	0.1	0.0	1.2	1.3	0.0			0.1	0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	
Control Delay (d), s/veh	12.6	8.9	8.8	0.0	22.5	22.6	34.8			41.1	36.6	
Level of Service (LOS)	B	A	A		C	C	C			D	D	
Approach Delay, s/veh / LOS	9.1	A		22.5	C		34.8	C		38.8	D	
Intersection Delay, s/veh / LOS	18.2						B					

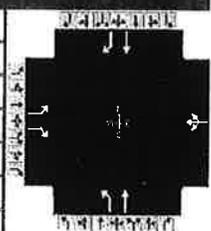
Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.65	B		1.93	B		2.32	B		2.30	B	
Bicycle LOS Score / LOS	1.27	A		1.44	A		0.51	A		0.76	A	

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information														
Agency	Horner & Canter Assoc			Duration, h	0.250													
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other													
Jurisdiction	New Britain Twp	Time Period	AM Peak Hour	PHF	0.94													
Urban Street		Analysis Year	2027 Build	Analysis Period	1> 7:00													
Intersection	Upper State Rd/Schoolh...	File Name	Upper State Rd_Schoolhouse Rd_ba.xus															
Project Description	21-004 Highpoint Residential Neighborhood																	
Demand Information				EB			WB			NB			SB					
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R						
Demand (v), veh/h	218		125	0	0	0	41	155			280	189						
Signal Information																		
Cycle, s	70.0	Reference Phase	2															
Offset, s	0	Reference Point	End															
Uncoordinated	Yes	Simult. Gap E/W	On															
Force Mode	Fixed	Simult. Gap N/S	On															
Green	19.0	40.0	0.0	0.0	0.0	0.0												
Yellow	3.0	4.0	0.0	0.0	0.0	0.0												
Red	2.0	2.0	0.0	0.0	0.0	0.0												
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT							
Assigned Phase					2		6		8		4							
Case Number					5.0		8.0		6.0		7.0							
Phase Duration, s					24.0		24.0		46.0		46.0							
Change Period, (Y+R _c), s					5.0		5.0		6.0		6.0							
Max Allow Headway (MAH), s					3.3		0.0		3.2		3.2							
Queue Clearance Time (g _s), s					10.8				9.8		8.3							
Green Extension Time (g _e), s					0.5		0.0		1.3		1.3							
Phase Call Probability					1.00				1.00		1.00							
Max Out Probability					0.03				0.00		0.00							
Movement Group Results				EB			WB			NB			SB					
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R						
Assigned Movement	5		12	1	6	16	3	8			4	14						
Adjusted Flow Rate (v), veh/h	232			101			0			44 165			298 148					
Adjusted Saturation Flow Rate (s), veh/h/ln	1634			1705			0			1064 1752			1780 1473					
Queue Service Time (g _s), s	8.3			3.1			0.0			1.5 3.0			5.8 3.2					
Cycle Queue Clearance Time (g _c), s	8.3			3.1			0.0			7.3 3.0			5.8 3.2					
Green Ratio (g/C)	0.29			0.29						0.59 0.59			0.59 0.59					
Capacity (c), veh/h	570			487						638 1026			1043 863					
Volume-to-Capacity Ratio (X)	0.407			0.207			0.000			0.068 0.161			0.286 0.17					
Back of Queue (Q), ft/ln (95 th percentile)	159.2			60.5			0			15.6 45.8			91.1 43.4					
Back of Queue (Q), veh/ln (95 th percentile)	6.1			2.4			0.0			0.6 1.8			3.5 1.6					
Queue Storage Ratio (RQ) (95 th percentile)	0.00			0.00			0.00			0.00 0.00			0.00 0.00					
Uniform Delay (d ₁), s/veh	20.8			19.0						9.0 6.6			7.2 6.7					
Incremental Delay (d ₂), s/veh	2.2			1.0			0.0			0.2 0.3			0.7 0.4					
Initial Queue Delay (d ₃), s/veh	0.0			0.0			0.0			0.0 0.0			0.0 0.0					
Control Delay (d), s/veh	23.0			19.9						9.2 7.0			7.9 7.1					
Level of Service (LOS)	C			B						A A			A A					
Approach Delay, s/veh / LOS	22.0			C			0.0			7.4			A 7.6 A					
Intersection Delay, s/veh / LOS	12.5												B					
Multimodal Results				EB			WB			NB			SB					
Pedestrian LOS Score / LOS	1.91			B			1.98			B			1.36			A 1.91 B		
Bicycle LOS Score / LOS				F			0.49			A			0.83			A 1.22 A		

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Horner & Canter Assoc			Duration, h	0.250
Analyst	DHH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	New Britain Twp	Time Period	PM Peak Hour	PHF	0.87
Urban Street		Analysis Year	2027 Build	Analysis Period	1 > 7:00
Intersection	Upper State Rd/Schoolh...	File Name	Upper State Rd_Schoolhouse Rd_bp.xus		
Project Description	21-004 Highpoint Residential Neighborhood				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	214		81	0	0	0	127	344			346	308

Signal Information													
Cycle, s	80.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap E/W	On	Green	19.0	50.0	0.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	4.0	0.0	0.0	0.0	0.0			
				Red	2.0	2.0	0.0	0.0	0.0	0.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		8.0		6.0		7.0
Phase Duration, s		24.0		24.0		56.0		56.0
Change Period, (Y+R _c), s		5.0		5.0		6.0		6.0
Max Allow Headway (MAH), s		3.2		0.0		3.2		3.2
Queue Clearance Time (g _s), s		12.6				16.9		10.6
Green Extension Time (g _e), s		0.4		0.0		2.6		2.6
Phase Call Probability		1.00				1.00		1.00
Max Out Probability		0.09				0.00		0.00

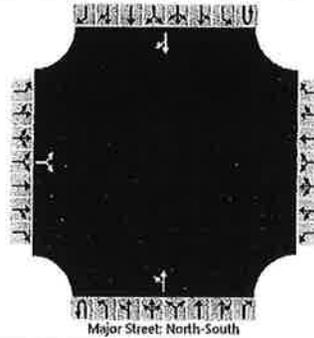
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5		12	1	6	16	3	8		4		14
Adjusted Flow Rate (v), veh/h	246		59		0		146	395		398		239
Adjusted Saturation Flow Rate (s), veh/h/ln	1701		1718		0		1002	1794		1823		1546
Queue Service Time (g _s), s	10.1		2.1		0.0		6.3	8.2		8.1		5.3
Cycle Queue Clearance Time (g _c), s	10.1		2.1		0.0		14.4	8.2		8.1		5.3
Green Ratio (g/C)	0.25		0.25				0.64	0.64		0.64		0.64
Capacity (c), veh/h	515		429				628	1144		1162		985
Volume-to-Capacity Ratio (X)	0.477		0.137		0.000		0.233	0.346		0.342		0.243
Back of Queue (Q), ft/ln (95 th percentile)	200.4		41.7		0		62.1	124.5		125.5		70.5
Back of Queue (Q), veh/ln (95 th percentile)	8.0		1.7		0.0		2.5	5.0		5.0		2.8
Queue Storage Ratio (RQ) (95 th percentile)	0.00		0.00		0.00		0.00	0.00		0.00		0.00
Uniform Delay (d ₁), s/veh	26.3		23.3				10.1	6.7		6.7		6.2
Incremental Delay (d ₂), s/veh	3.1		0.7		0.0		0.9	0.8		0.8		0.6
Initial Queue Delay (d ₃), s/veh	0.0		0.0		0.0		0.0	0.0		0.0		0.0
Control Delay (d), s/veh	29.5		24.0				10.9	7.6		7.5		6.8
Level of Service (LOS)	C		C				B	A		A		A
Approach Delay, s/veh / LOS	28.4		C		0.0		8.5	A		7.3		A
Intersection Delay, s/veh / LOS	12.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	2.06	B	1.35	A	1.91	B
Bicycle LOS Score / LOS		F	0.49	A	1.38	A	1.54	B

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Upper State/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2027			North/South Street	Upper State Road		
Time Analyzed	AM Peak Hour - Build			Peak Hour Factor	0.89		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	10	1	2	3	4	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0	
Configuration			LR							LT						TR	
Volume (veh/h)		26		42						56	137					270	74
Percent Heavy Vehicles (%)		0		0						3							
Proportion Time Blocked																	
Percent Grade (%)	0																
Right Turn Channelized																	
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.3							
Critical Headway (sec)		6.40		6.20						4.33							
Base Follow-Up Headway (sec)		3.0		3.1						3.0							
Follow-Up Headway (sec)		3.00		3.10						3.03							

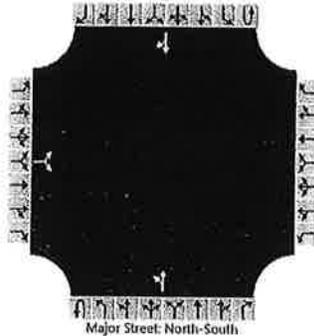
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			76							63							
Capacity, c (veh/h)			605							875							
v/c Ratio			0.13							0.07							
95% Queue Length, Q ₉₅ (veh)			0.4							0.2							
Control Delay (s/veh)			11.8							9.4							
Level of Service (LOS)			B							A							
Approach Delay (s/veh)	11.8								3.3								
Approach LOS	B																

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Upper State/Highpoint Dr
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Highpoint Drive
Analysis Year	2027	North/South Street	Upper State Road
Time Analyzed	PM Peak Hour - Build	Peak Hour Factor	0.94
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		50		76						52	342				364	31
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.3						
Critical Headway (sec)		6.40		6.20						4.30						
Base Follow-Up Headway (sec)		3.0		3.1						3.0						
Follow-Up Headway (sec)		3.00		3.10						3.00						

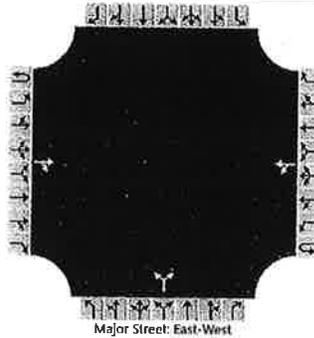
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			134							55						
Capacity, c (veh/h)			477							861						
v/c Ratio			0.28							0.06						
95% Queue Length, Q ₉₅ (veh)			1.1							0.2						
Control Delay (s/veh)			15.5							9.5						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	15.5								1.9							
Approach LOS	C															

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Schoolhouse/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Schoolhouse Road		
Analysis Year	2027			North/South Street	Highpoint Drive		
Time Analyzed	AM Peak Hour - Build			Peak Hour Factor	0.88		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			156	40		8	117			35		10				
Percent Heavy Vehicles (%)						17				0		0				
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3					7.1			6.2			
Critical Headway (sec)					4.47					6.40			6.20			
Base Follow-Up Headway (sec)					3.0					3.0			3.1			
Follow-Up Headway (sec)					3.15					3.00			3.10			

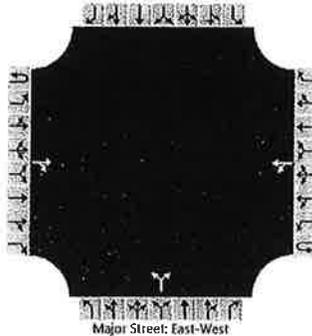
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					9					51						
Capacity, c (veh/h)					953					765						
v/c Ratio					0.01					0.07						
95% Queue Length, Q ₉₅ (veh)					0.0					0.2						
Control Delay (s/veh)					8.8					10.0						
Level of Service (LOS)					A					B						
Approach Delay (s/veh)					0.6				10.0							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Schoolhouse/Highpoint Dr
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Schoolhouse Road
Analysis Year	2027	North/South Street	Highpoint Drive
Time Analyzed	PM Peak Hour - Build	Peak Hour Factor	0.80
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			179	46		22	186			60		28				
Percent Heavy Vehicles (%)						6				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.3					7.1		6.2			
Critical Headway (sec)						4.36					6.40		6.20			
Base Follow-Up Headway (sec)						3.0					3.0		3.1			
Follow-Up Headway (sec)						3.05					3.00		3.10			

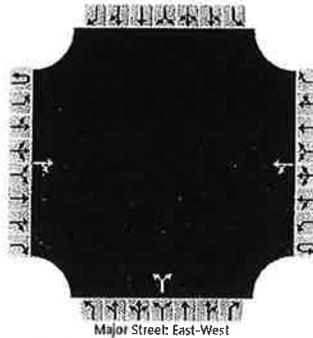
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						28					110					
Capacity, c (veh/h)						943					619					
v/c Ratio						0.03					0.18					
95% Queue Length, Q ₉₅ (veh)						0.1					0.6					
Control Delay (s/veh)						8.9					12.1					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					1.2				12.1							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Horizon Dr/Highpoint Dr
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Highpoint Drive
Analysis Year	2027	North/South Street	Horizon Drive
Time Analyzed	AM Peak Hour - Build	Peak Hour Factor	0.74
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			41	16		62	22			5		21				
Percent Heavy Vehicles (%)						2				0		7				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3				7.1		6.2					
Critical Headway (sec)					4.32				6.40		6.27					
Base Follow-Up Headway (sec)					3.0				3.0		3.1					
Follow-Up Headway (sec)					3.02				3.00		3.16					

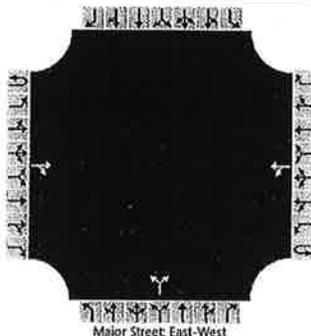
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					84				35							
Capacity, c (veh/h)					1123				978							
v/c Ratio					0.07				0.04							
95% Queue Length, Q ₉₅ (veh)					0.2				0.1							
Control Delay (s/veh)					8.5				8.8							
Level of Service (LOS)					A				A							
Approach Delay (s/veh)					6.4				8.8							
Approach LOS					A				A							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Horizon Dr/Highpoint Dr		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2027			North/South Street	Horizon Drive		
Time Analyzed	PM Peak Hour - Build			Peak Hour Factor	0.78		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			75	4		16	99			10		55				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.3					7.1		6.2				
Critical Headway (sec)					4.30					6.40		6.20				
Base Follow-Up Headway (sec)					3.0					3.0		3.1				
Follow-Up Headway (sec)					3.00					3.00		3.10				

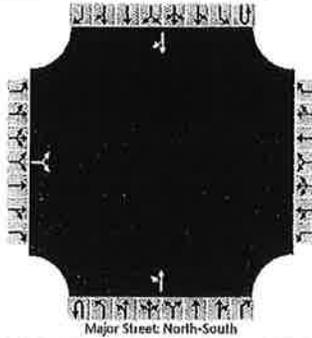
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					21					83						
Capacity, c (veh/h)					1109					984						
v/c Ratio					0.02					0.08						
95% Queue Length, Q ₉₅ (veh)					0.1					0.3						
Control Delay (s/veh)					8.3					9.0						
Level of Service (LOS)					A					A						
Approach Delay (s/veh)					1.3				9.0							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH	Intersection	Highpoint Dr/Road A				
Agency/Co.	Horne & Canter Assoc	Jurisdiction	New Britain Twp				
Date Performed	4/20/2021	East/West Street	Road A				
Analysis Year	2027	North/South Street	Highpoint Drive				
Time Analyzed	AM Peak Hour - Build	Peak Hour Factor	0.80				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0	
Configuration			LR							LT						TR	
Volume (veh/h)		4		3						1	41				47	1	
Percent Heavy Vehicles (%)		3		3						3							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type Storage		Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.3							
Critical Headway (sec)		6.43		6.23						4.33							
Base Follow-Up Headway (sec)		3.0		3.1						3.0							
Follow-Up Headway (sec)		3.03		3.13						3.03							

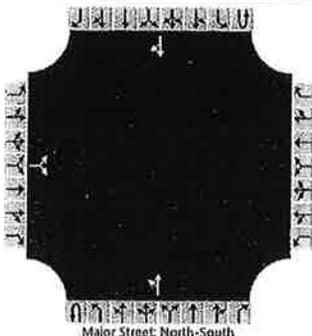
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9								1								
Capacity, c (veh/h)		1038								1135								
v/c Ratio		0.01								0.00								
95% Queue Length, Q ₉₅ (veh)		0.0								0.0								
Control Delay (s/veh)		8.5								8.2								
Level of Service (LOS)		A								A								
Approach Delay (s/veh)		8.5								0.2								
Approach LOS		A																

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Highpoint Dr/Road A
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Road A
Analysis Year	2027	North/South Street	Highpoint Drive
Time Analyzed	PM Peak Hour - Build	Peak Hour Factor	0.80
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		2		2						3	86				64	4
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2							4.3					
Critical Headway (sec)		6.43		6.23							4.33					
Base Follow-Up Headway (sec)		3.0		3.1							3.0					
Follow-Up Headway (sec)		3.03		3.13							3.03					

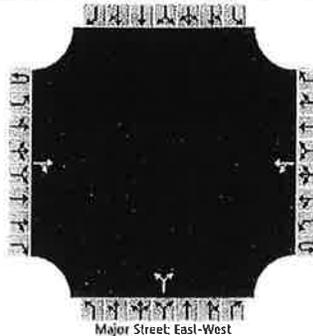
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			5								4					
Capacity, c (veh/h)			965								1113					
v/c Ratio			0.01								0.00					
95% Queue Length, Q ₉₅ (veh)			0.0								0.0					
Control Delay (s/veh)			8.8								8.2					
Level of Service (LOS)			A								A					
Approach Delay (s/veh)	8.8								0.3							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Highpoint Dr/Road B		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Highpoint Drive		
Analysis Year	2027			North/South Street	Road B		
Time Analyzed	AM Peak Hour - Build			Peak Hour Factor	0.80		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			49	1		1	38			4		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.3				7.1		6.2				
Critical Headway (sec)						4.33				6.43		6.23				
Base Follow-Up Headway (sec)						3.0				3.0		3.1				
Follow-Up Headway (sec)						3.03				3.03		3.13				

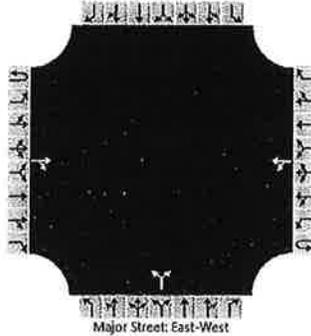
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1						10				
Capacity, c (veh/h)						1132						1040				
v/c Ratio						0.00						0.01				
95% Queue Length, Q ₉₅ (veh)						0.0						0.0				
Control Delay (s/veh)						8.2						8.5				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.2				8.5							
Approach LOS					A				A							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Highpoint Dr/Road B
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Highpoint Drive
Analysis Year	2027	North/South Street	Road B
Time Analyzed	PM Peak Hour - Build	Peak Hour Factor	0.80
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			63	3		4	87			2		2				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.3				7.1		6.2				
Critical Headway (sec)						4.33				6.43		6.23				
Base Follow-Up Headway (sec)						3.0				3.0		3.1				
Follow-Up Headway (sec)						3.03				3.03		3.13				

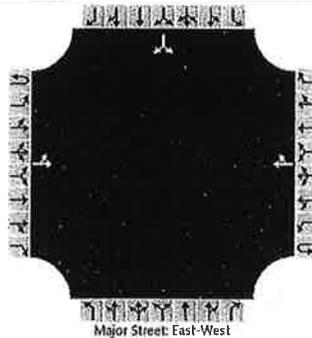
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						5					5					
Capacity, c (veh/h)						1115					964					
v/c Ratio						0.00					0.01					
95% Queue Length, Q ₉₅ (veh)						0.0					0.0					
Control Delay (s/veh)						8.2					8.8					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)						0.4					8.8					
Approach LOS						A					A					

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Horizon Dr/Road A
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Horizon Drive
Analysis Year	2027	North/South Street	Road A
Time Analyzed	AM Peak Hour - Build	Peak Hour Factor	0.80
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		7	25				85	0						1		24
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.3												7.1		6.2
Critical Headway (sec)		4.33												6.43		6.23
Base Follow-Up Headway (sec)		3.0												3.0		3.1
Follow-Up Headway (sec)		3.03												3.03		3.13

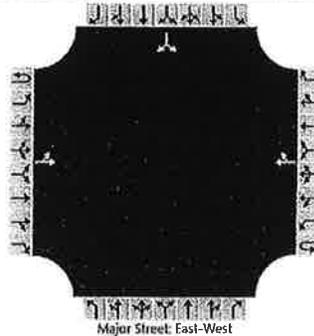
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9														31	
Capacity, c (veh/h)		1094														1001	
v/c Ratio		0.01														0.03	
95% Queue Length, Q ₉₅ (veh)		0.0														0.1	
Control Delay (s/veh)		8.3														8.7	
Level of Service (LOS)		A														A	
Approach Delay (s/veh)		1.9												8.7			
Approach LOS		A												A			

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	DHH			Intersection	Horizon Dr/Road A		
Agency/Co.	Horner & Canter Assoc			Jurisdiction	New Britain Twp		
Date Performed	4/20/2021			East/West Street	Horizon Drive		
Analysis Year	2027			North/South Street	Road A		
Time Analyzed	PM Peak Hour - Build			Peak Hour Factor	0.80		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	21-004 Highpoint Residential Neighborhood						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		24	71				22	1						1		14
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.3												7.1		6.2
Critical Headway (sec)		4.33												6.43		6.23
Base Follow-Up Headway (sec)		3.0												3.0		3.1
Follow-Up Headway (sec)		3.03												3.03		3.13

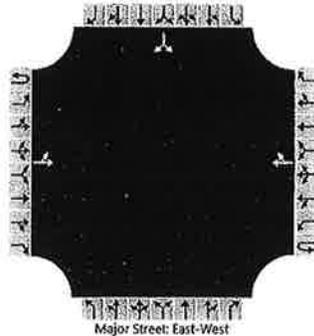
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		30														19	
Capacity, c (veh/h)		1163														1094	
v/c Ratio		0.03														0.02	
95% Queue Length, Q ₉₅ (veh)		0.1														0.1	
Control Delay (s/veh)		8.2														8.3	
Level of Service (LOS)		A														A	
Approach Delay (s/veh)		2.2												8.3			
Approach LOS		A												A			

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Horizon Dr/Road C
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Horizon Drive
Analysis Year	2027	North/South Street	Road C
Time Analyzed	AM Peak Hour - Build	Peak Hour Factor	0.80
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		2	24				77	1						2		8
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.3												7.1		6.2
Critical Headway (sec)		4.33												6.43		6.23
Base Follow-Up Headway (sec)		3.0												3.0		3.1
Follow-Up Headway (sec)		3.03												3.03		3.13

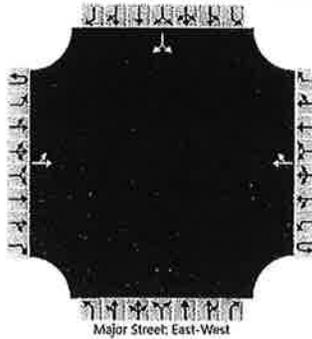
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3														13	
Capacity, c (veh/h)		1102														1010	
v/c Ratio		0.00														0.01	
95% Queue Length, Q ₉₅ (veh)		0.0														0.0	
Control Delay (s/veh)		8.3														8.6	
Level of Service (LOS)		A														A	
Approach Delay (s/veh)		0.7												8.6			
Approach LOS		A												A			

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	DHH	Intersection	Horizon Dr/Road C
Agency/Co.	Horner & Canter Assoc	Jurisdiction	New Britain Twp
Date Performed	4/20/2021	East/West Street	Horizon Drive
Analysis Year	2027	North/South Street	Road C
Time Analyzed	PM Peak Hour - Build	Peak Hour Factor	0.80
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	21-004 Highpoint Residential Neighborhood		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		8	64				18	2						1		5
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.3												7.1		6.2
Critical Headway (sec)		4.33												6.43		6.23
Base Follow-Up Headway (sec)		3.0												3.0		3.1
Follow-Up Headway (sec)		3.03												3.03		3.13

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10														8	
Capacity, c (veh/h)		1166														1094	
v/c Ratio		0.01														0.01	
95% Queue Length, Q ₉₅ (veh)		0.0														0.0	
Control Delay (s/veh)		8.1														8.3	
Level of Service (LOS)		A														A	
Approach Delay (s/veh)		1.0												8.3			
Approach LOS		A												A			

APPENDIX C
Fiscal Analysis

FISCAL IMPACT ANALYSIS
High Point Development
New Britain Township, Bucks County

April 19, 2021

Prepared for:
Foxlane Homes
1243 Easton Road, Suite 205
Warrington, PA 18976

Prepared by:
David C. Babbitt, AICP
David C. Babbitt & Associates, LLC
P.O. Box 922
Frazer, PA 19355-0922
610-651-5717
www.babbittplanning.com
david@babbittplanning.com

Fiscal Impact Analysis

Proposed High Point Development

New Britain Township

Bucks County

April 19, 2021

This report examines the annual fiscal impact to New Britain Township and the Central Bucks School District (CBSD) of the High Point development proposed by Foxlane Homes. The report examines the fiscal impact to the Township and School District during any given year after the completion of the proposed project and full occupancy, based on 2021 levels of revenue, expenditures, and taxation.

The proposed High Point development consists of 137 units, as follows:

- 61 22 foot wide townhomes, with three bedrooms each, to be sold for an average price of \$450,000.
- 48 24 foot wide townhomes, with three bedrooms each, to be sold for an average price of \$485,000.
- 28 twin homes, with three bedrooms each, to be sold for an average price of \$550,000.

At buildout, the proposed development will generate \$66,130,000 of market value and \$5,885,570 of assessed value, which is 1.3 percent of the total assessed value of all properties in the Township. At full occupancy, the proposed development will house 312 persons, including 28 school age children (ages 5-17) of whom 26 will attend the public school system.

The table below shows the annual net fiscal impact (revenue minus expenditures) to the Township and School District of the proposed development. Below the table are sections on assessments, demographics, Township expenditures and revenue, and School District expenditures and revenue. At the end of this report are the spreadsheets for the Township and School District impact, which show the major expenditure and revenue categories for each entity. All cell addresses in the text refer to these spreadsheets.

Proposed Dwelling Type	Number of Units	Annual Net Township Impact	Annual Net School District Impact	Annual Net Combined Impact	Annual Net Combined Impact per Unit
3 BR 22 Foot Wide TH	61	\$32,017	\$173,882	\$205,900	\$3,375
3 BR 24 Foot Wide TH	48	\$29,799	\$158,048	\$187,847	\$3,913
3 BR Twins	28	\$19,382	\$122,336	\$141,718	\$5,061
Total	137	\$81,199	\$454,266	\$535,465	\$3,909

The annual net fiscal impact of the proposed development is projected to be moderately favorable for the Township and School District, creating annual net surpluses for each entity. **The annual net combined fiscal impact for the proposed High Point development is projected to total positive (or surplus) \$535,465, or positive \$3,909 per unit.** The annual combined revenue is projected to exceed the annual combined expenditures by 90.0 percent.

In addition to the annual net impact figures shown in the table above, the proposed development will also generate one-time real estate transfer tax revenue from the initial sales of the units over the buildout period, projected to total \$330,650 to each of the Township and School District.

There are two important reasons for the positive annual net fiscal impacts projected for the proposed High Point development:

- First, the proposed development is comprised of smaller three bedroom town home and twin dwellings, which house fewer persons and school age children than four bedroom single family detached dwellings, the predominant dwelling type in the Township. The lower number of persons and school age children results in lower expenditures for the Township and School District.
- Second, the proposed development consists of relatively high value homes, which generate considerable revenue in the real estate tax, earned income tax, and real estate transfer tax categories. The value of the homes in the proposed development is substantially higher than the median housing value in New Britain Township, which was \$358,300 in the 2019 American Community Survey of the U.S. Census Bureau.

The combination of lower expenditures and higher revenue results in annual surpluses to both the Township and School District.

Assessments

The average market value of the proposed units is projected to be \$450,000 for the 22 foot wide town homes, \$485,000 for the 24 foot wide town homes, and \$550,000 for the twins (cells C6-C8). The total market value is determined by multiplying the number of units (totaling 137, cells B6-B9) by the market value per unit for each dwelling type (cells C6-C8). The market value at buildout is projected to total \$66,130,000 (cells D6-D9).

The assessed value is determined by multiplying the market value (totaling \$66,130,000, cells D6-D9) by the 2020-2021 Bucks County common level ratio of 8.9 percent, from the Pennsylvania State Tax Equalization Board (cell D27). The assessed value at buildout is projected to total \$5,885,570 (cells E6-E9). This \$5,885,570 in projected assessed value represents 1.3 percent of the entire assessed value of all properties in New Britain Township (\$193,534,780, from the February 3, 2020 Bucks County Board of Assessment *Land Use Classification Report*, the most recent available), and 0.3 percent of the entire assessed value of all properties in the Central Bucks School District (\$1,877,223,910, according to the CBSD 2020-2021 budget). Please note that the Bucks County Board of Assessment will determine the actual assessments only when the proposed development is constructed and inspected.

Demographics

The number of persons per unit is projected to be 2.22 for all proposed three bedroom town homes (cells F6-F7) and 2.50 for the proposed three bedroom twins (cell F8). These demographic multipliers are from *Residential Demographic Multipliers – Estimates of the Occupants of New Housing*, by Robert W. Burchell, David Listokin, and William Dolphin of the Rutgers University Center for Urban Policy Research (CUPR), published in June, 2006. The multipliers are based on the U.S. Bureau of the Census 2000 Public Use Microdata Sample, and are specific to each dwelling type, size (in number of bedrooms), and value, built between 1990 and 2000, and specifically in Pennsylvania. The number of persons is determined by multiplying the number of units (totaling 137, cells B6-B9) by the number of persons per unit for each dwelling type (cells F6-F8). The number of persons projected to reside in the proposed development at buildout and full occupancy totals 312 (cells G6-G9).

The number of school age children per unit is projected to be 0.21 for all proposed three bedroom town

homes (cells F41-F42 of the School District spreadsheet) and 0.19 for the proposed three bedroom twins (cell F43), from the same CUPR document on Pennsylvania residential demographic multipliers. The number of public school students is determined by multiplying the number of units (totaling 137, cells B41-B44) by the number of school age children per unit for each dwelling type (cells F41-F43), and by 90.8 percent (cell D63), to account for those children who will attend private schools or be schooled at home. The figure of 90.8 percent is from the 2019 American Community Survey, a function of the U.S. Census, specifically for New Britain Township, which reported 1,718 public school students out of 1,893 school age children. The number of CBSD students projected to reside in the proposed development at buildout and full occupancy totals 26 (cells G41-G44).

Annual New Britain Township Expenditures

The 2021 New Britain Township budget includes the following 14 funds totaling \$7,956,635 in expenditures, shown in the table below with their respective expenditure totals:

Fund	Amount
General Fund	\$5,408,008
Street Light Fund	\$33,170
Fire Fund	\$279,050
EMS Fund	\$148,250
Land Preservation Fund	\$203,755
Park & Recreation Fund	\$452,266
Park & Recreation Capital Fund	\$396,637
General Reserve Fund	\$0
Capital Equipment Fund	\$142,000
Capital Infrastructure & Debt Service Fund	\$361,587
Public Works Building & Debt Service Fund	\$85,412
Highway Equipment Fund	\$81,500
Liquid Fuels Fund	\$365,000
Fiduciary Fund	\$0
TOTAL	\$7,956,635

In order to find a more accurate measure of the average annual expenditures for the proposed development, this analysis focuses on the regular, annual ongoing operating expenditures of the Township. Such operations are quantified in the following eight funds, shown in the table below with their respective sums in the 2021 budget.

Operating Fund	Amount
General Fund	\$5,408,008
Fire Fund	\$279,050
EMS Fund	\$148,250
Park & Recreation Fund	\$452,266
Capital Infrastructure & Debt Service Fund	\$361,587

Operating Fund	Amount
Public Works Building & Debt Service Fund	\$85,412
Highway Equipment Fund	\$81,500
Liquid Fuels Fund	\$365,000
TOTAL	\$7,181,073

The eight operating funds total \$7,181,073 in expenditures for 2021 (cell D28). These eight funds cover nearly all Township expenditures, including Board of Supervisors, administration and finance, tax collection, police services, fire safety expenses, fire/EMS expenses, inspection services, planning and zoning, special services, highway general services, miscellaneous expenses, debt service, park and recreation expenses, public works building expenses, insurance, and employee benefits.

The Street Lighting Fund is excluded because it is a proprietary fund, where revenue from assessments on neighborhoods with street lights is spent on powering those lights. The Land Preservation Fund is excluded because it is a capital (and not operating) fund, where revenue from the Township's special 0.125 percent earned income tax and balances carried forward from previous years is spent on capital purchases of land (please note that the annual revenue from this tax is calculated in this analysis, but is not included in the annual Township revenue; see below). The Park & Recreation Capital Fund is another capital fund, where revenue from grants and balances carried forward from previous years is spent on the purchase of park land and improvements to existing parks. The General Reserve Fund is excluded because it is projected to have \$0 in expenditures during this fiscal year. The Capital Equipment Fund is another capital fund, where revenue from balances carried forward from previous years and transfers from other funds is spent on capital improvements such as road and intersection improvements. The Fiduciary Fund is another proprietary fund where balances carried forward from previous years and developers' contributions are transferred to other funds.

In order to find a more accurate measure of the average annual operating expenditures for future residents of the proposed development, three categories of funds are subtracted from the total 2021 operating expenditures of \$7,181,073 (cell D28):

1. Pass-Through Funds. Pass-through funds are excluded because the proposed development will have no net impact on these funds, since revenue always equals expenditures. Pass-through funds that are excluded are as follows, shown in the table below with their respective sums in the Township's 2021 budget.

Source	Fund	Budgeted Amount
Building Rent & WB Cell Tower	General	\$600
Cell Tower Lease/North Branch	General	\$26,000
Recycling Grant	General	\$25,391
Public Utility Realty Act	General	\$4,000
State Aid Pension Plans	General	\$150,000
Foreign Fire Insurance	General	\$86,000
Overtime Reimbursables	General	\$40,000
Escrow Administration Fees	General	\$30,000
Event Revenue	Park & Rec	\$5,000

Source	Fund	Budgeted Amount
Building Rent & WB Cell Tower	Park & Rec	\$20,000
User Fee/Field Use	Park & Rec	\$10,000
State Liquid Fuels Funds	State LF	\$369,196
TOTAL		\$766,187

The State Liquid Fuels Fund revenue of \$369,196 is excluded because this expenditure applies to existing roads in the Township, and the proposed development will not increase these expenditures. The proposed development will increase the Township expenditures on road maintenance beyond the \$369,196 the Township is projected to receive from the State in this fund, and those increased expenditures are included in this analysis. The 2021 pass-through funds total \$766,187.

2. Development Related Funds. The other pass-through category is charges related to the processing and administration of proposed subdivisions and land developments in the Township, shown in the table below with their respective sums in the 2021 budget (all are in the General Fund):

Source	Budgeted Amount
Zoning Subdivision Filing Fees	\$5,000
Zoning Permits	\$8,000
ZHB Fees	\$10,000
Building Permits	\$60,000
Electrical Permits	\$25,000
Plumbing/Mechanical Permits	\$20,000
Occupancy Permits - New Construction	\$5,000
PA UCC State Fee/Permits	\$2,000
TOTAL	\$135,000
90 Percent Subtracted	\$121,500
10 Percent as Miscellaneous Revenue	\$13,500

Development related funds are excluded because they are in essence a one-time pass-through fund for specific functions normally associated with new development. The funds will be expended on inspections, the administration of permits, etc. while a development is under construction, not on other municipal functions associated with the time after a development is completed. Once a development is completed, the revenue and expenditures for such permits and application fees decrease significantly, but not completely. Ninety percent of the 2021 development related pass-through funds of \$135,000 (or \$121,500) is excluded from the total expenditures. Only 90 percent of the development related funds is excluded from the expenditure analysis, in acknowledgment that there will still be some expenditures on subdivisions and land developments once they are complete, for things like building renovations and inspections for violations. Please note that in the revenue analysis, below, only 10 percent of the revenue from development related funds (or \$13,500) is included in the category of miscellaneous revenue.

3. Interfund Transfers. The transfer of \$21,286 from the Street Light Fund to the Capital Infrastructure and Debt Service Fund is excluded because it represents debt service for the Street Light Fund, which is an excluded fund.

The 2021 excluded pass-through funds, development related funds and interfund transfers total \$908,973 (cell D29). The 2021 net Township operating expenditures (minus the excluded pass-through funds, development related funds and interfund transfers) are \$6,272,100 (cell D30). Please note that just as the expenditures for the above funds are not included in the expenditure calculations of this section, the revenue from these sources is also not included in the revenue analysis, below.

Then, the Township expenditures associated with existing nonresidential development are subtracted from the net expenditures using the "proportional valuation method" of *The New Practitioner's Guide to Fiscal Impact Analysis*, by Robert W. Burchell, David Listokin, and William R. Dolphin, Rutgers Center for Urban Policy Research, 1985. First, a portion of the total Township expenditures is assigned to existing nonresidential development, based on the average value of property. According to the Bucks County Board of Assessment *Land Use Classification Report* as of February 3, 2020, the total assessed value of the 4,647 properties in New Britain Township was \$193,534,780, yielding an average assessed value of \$41,647. Of those properties, 249 were nonresidential (commercial, industrial, institutional, utility, etc., whether taxable or exempt), with a total assessed value of \$41,144,460 (representing 21.3 percent of the Township total), and an average assessed value of \$165,239.

The proportion of average nonresidential assessed value to average Township assessed value (residential and nonresidential combined) is 3.97, which is then used to determine the refinement coefficient of 1.29 from a graph in *The New Practitioner's Guide*. The refinement coefficient is based on empirical research by the Rutgers University CUPR, and is necessary to adjust the costs of existing nonresidential development in communities without extensive nonresidential development of very high average assessed value, such as New Britain Township. By comparison, in communities where the ratio between the average nonresidential assessment and the average overall assessment is above 6, an economy of scale reduces the nonresidential expenditures on a per square foot basis, and the refinement coefficient is below 1.00.

The proportion of Township assessed value in nonresidential uses (21.3 percent) is then multiplied by the refinement coefficient of 1.29, and by the 2021 net Township operating expenditures of \$6,272,100 (cell D30). The result of this calculation is that \$1,720,105 of the net Township operating expenditures (representing 27.4 percent) is attributable to existing nonresidential development (cell D31). This sum is subtracted from the 2021 net Township operating expenditures (\$6,272,100, cell D30), and the remainder (\$4,551,995 in expenditures attributable to existing residential development) is divided by the estimated number of Township residents in 2021, which is 11,403 (cell I27). The estimated number of Township residents is determined by taking the U.S. Census American Community Survey estimate for 2019 (the most recent estimate available) of 11,336, and adding two year's worth of the average annual increase between 2010 and 2019 (266 over those nine years, or 33.3 additional residents per year and 67 over two years) to find the current estimate of 11,403.

The per capita Township operating expenditures attributable to existing residential development are \$399.21 (cell D32), which are then applied to the number of persons projected to reside in the proposed development at buildout and full occupancy (totaling 312, cells G6-G9) to find the total annual Township expenditures for the proposed development of \$124,546 (cells H6-H9). The annual Township expenditures per unit are projected to be \$886 for all proposed three bedroom townhomes, \$998 for the proposed three bedroom twins, and \$909 overall (cells I6-I9).

Annual New Britain Township Revenue

The annual Township revenue is determined by adding the following sources:

- Real estate tax revenue, based on the 2021 Township tax rate of 13.0625 mills (cell I28), including the millage rates for all funds as shown in the table below, applied to the projected assessed value of the

proposed development (\$5,885,570, cells E6-E9).

Fund	Millage Rates
General Fund	6.1000
Fire Fund	1.2500
EMS Fund	0.5000
Park and Recreation Fund	2.4625
Capital Infrastructure & Debt Service Fund	1.0000
Public Works Building & Debt Service Fund	1.2500
Highway Equipment Fund	0.5000
TOTAL	13.0625

The annual real estate tax revenue is projected to total \$76,880 (cell B14-B17).

- Earned income tax revenue, based on the tax rate of 0.5 percent (for the General Fund) applied to the household income of residents, which is calculated by determining the monthly housing costs, including a combination of real estate taxes, insurance, homeowners association fees and mortgage costs, as shown in the table below.

Proposed Dwelling Type	Monthly RE Taxes	Monthly Insurance	Monthly HOA Fee	Monthly Mortgage	Minimum Annual Income
3BR 22 Foot Wide TH	\$543	\$90	\$165	\$1,716	\$107,741
3BR 24 Foot Wide TH	\$585	\$90	\$165	\$1,850	\$115,271
3BR Twins	\$663	\$90	\$165	\$2,098	\$129,255

The monthly real estate taxes are based on a combined Township plus School District plus County tax rate of 162.6125 mills. Insurance costs are projected to be \$90 per month for all units. HOA fees are projected to be \$165 per month for all units. The mortgage costs are based on the conforming rate of 3.04 percent, according to the April 15, 2021 Primary Mortgage Market Survey by Freddie Mac (available on www.freddie.com). The minimum annual household income is determined by adding all the monthly housing costs, multiplying times twelve months, and dividing by 28 percent, according to Fannie Mae criteria that no more than 28 percent of annual household income be used for housing costs. The minimum annual household income necessary to afford the proposed homes and their associated housing costs is then multiplied by the number of units of each dwelling type (totaling 137, cells B6-B9) and by the Township General Fund tax rate of 0.5 percent. The annual earned income tax revenue is projected to total \$78,622 (cells C14-C17). Please note that this revenue assumes the lowest level of household income needed to afford the mortgage, taxes, insurance and HOA fees. Most households will have significantly higher levels of income, which will result in additional annual revenue to the Township. Also, please note that this figure does not include the annual 0.125 percent earned income tax revenue for the Township's Land Preservation Fund (a capital fund), which is projected to total \$19,655 (cell A33).

- Real estate transfer tax revenue, based on the market value of the units (\$450,000, \$485,000 and \$550,000, cells C6-C8) multiplied by the number of units of each dwelling type (totaling 137, cells B6-B9), multiplied by the projected annual housing turnover rate of 10.0 percent for all units (cell I29), and multiplied by the Township's tax rate of 0.5 percent of market value. The annual real estate transfer tax revenue is projected to total \$33,065 (cells D14-D17). Please note that this annual revenue figure does

not include the one-time real estate transfer tax revenue from the initial sales of the units over the buildout period, projected to total \$330,650 (cell A34).

- Franchise fee and miscellaneous revenue, based on the Township’s budgeted revenue from these sources (\$288,500 comprised of \$275,000 in cable TV franchise fee revenue and \$13,500 in development related revenue, representing 10 percent of the total revenue in this category associated with existing and not new development, which is \$135,000; see the expenditure analysis, above) divided by the 2021 estimated number of units in the Township (4,361, cell I30), and that per unit revenue of \$66.15 (cell I31) is applied to the number of units in the proposed development (totaling 137, cells B6-B9). The annual franchise fee and miscellaneous revenue is projected to total \$9,063 (cells E14-E17). The estimated number of 4,361 units in the Township (cell I30) is determined by taking the U.S. Census American Community Survey estimate for 2019 (the most recent estimate available) of 4,342, and adding two years’ worth of the average annual increase between 2010 and 2019 (76 over those nine years, or 9.5 additional units per year and 19 over two years) to find the current estimate of 4,361.
- Liquid Fuels revenue, determined in two ways. The annual per capita revenue is based on PennDOT’s 2021 per person revenue of \$17.8193 (cell I32) applied to the number of persons projected to reside in the proposed development at buildout and full occupancy (totaling 312, cells G6-G9), which totals \$5,559. The annual per mile revenue is based on PennDOT’s per mile revenue of \$3,096.7932 applied to the 0.76 miles of proposed roadway to be offered for dedication to the Township, totaling \$2,358. The annual Liquid Fuels revenue is projected to total \$7,918 (cells F14-F17).
- Interest earnings, based on the projected assessed value of the proposed development (\$5,885,570, cells E6-E9) divided by the Township’s total taxable assessed value (\$178,421,600, according to the Bucks County Board of Assessment *Land Use Classification Report*), and multiplying by the Township’s projected revenue from interest earnings in the 2021 budget, which totals \$5,950 (cell I33) and is shown in the table below.

Fund	Interest Earnings
General Fund	\$3,000
Fire Fund	\$250
EMS Fund	\$100
Park and Recreation Fund	\$300
Capital Infrastructure & Debt Service Fund	\$1,000
Public Works Building & Debt Service Fund	\$300
Highway Equipment Fund	\$500
State Highway Aid Fund	\$500
TOTAL	\$5,950

The annual interest earnings are projected to total \$196 (cells G14-G17).

The annual Township revenue from all sources is projected to total \$205,744 (cells H14-H17). The annual Township revenue per unit is projected to be \$1,411 for the proposed three bedroom 22 foot wide town homes, \$1,507 for the proposed three bedroom 24 foot wide town homes, \$1,690 for the proposed three bedroom twins, and \$1,502 overall (cells I14-I17).

The annual net Township impact (revenue minus expenditures) is projected to total positive \$81,199 (cells B21-B24). The annual net Township revenue per unit is projected to be positive \$525 for the proposed

three bedroom 22 foot wide town homes, positive \$621 for the proposed three bedroom 24 foot wide town homes, positive \$692 for the proposed three bedroom twins, and positive \$593 overall (cells C21-C24). Annual revenue is projected to exceed annual expenditures by 59.2 percent for the proposed three bedroom 22 foot wide town homes, 70.1 for the proposed three bedroom 24 foot wide town homes, 69.4 percent for the proposed three bedroom twins, and 65.2 percent overall (cells D21-D24).

Annual Central Bucks School District Expenditures

The number of units (totaling 137, cells B41-B44 of the School District spreadsheet), average market value per unit for each dwelling type (\$450,000, \$485,000 and \$550,000, cells C41-C43), total market value (\$66,130,000, cells D41-D44), and total assessed value (\$5,885,570, cells E41-E44) are the same as for the Township impact, above. As noted above, the proposed development is projected to generate 28 school age children (ages 5-17) and 26 public school (CBSD) students overall (cells G41-G44).

The Central Bucks School District General Fund budgeted expenditures total \$336,668,586 for the 2020-2021 year (cell D64). The following pass-through funds are subtracted from this total:

Pass-Through Fund	Budgeted Amount
Public Utility Realty Tax	\$230,000
Revenue from LEA Activities	\$320,000
Revenue from Intermediary Sources	\$2,400,297
Rentals	\$40,000
Tuition from Patrons	\$700,000
Revenue from Community Service Activities	\$3,899,000
TOTAL	\$7,589,297

The excluded pass-through funds total \$7,589,297 (cell D65), with the remaining School District net expenditures totaling \$329,079,289 (cell D66). This figure is then divided by the 2020-2021 District-wide enrollment of 17,915 students (cell D67, from the CBSD enrollment projections available on the Pennsylvania Department of Education web site) to find the 2020-2021 CBSD net expenditure of \$18,369 per student (cell I62). This per student expenditure is applied to the number of students projected to attend public schools from the proposed development at buildout and full occupancy (totaling 26, cells G41-G44) to find the annual School District expenditures of \$470,283 (cells H41-H44). The annual School District expenditures per unit are projected to be \$3,501 for all proposed three bedroom town homes, \$3,167 for the proposed three bedroom twins, and \$3,433 overall (cells I41-I44).

Annual Central Bucks School District Revenue

The annual School District revenue is determined by adding the following sources:

- Real estate tax revenue, based on the School District's 2020-2021 tax rate of 124.1000 mills (cell I63) applied to the projected assessed value of the proposed development (totaling \$5,885,570, cells E41-E44). Subtracted from this total is the proposed homestead exclusion at \$1,672 of assessed value per unit (cell I64) applied to the number of units (totaling 137, cells B41-B44). The proposed homestead exclusion is projected to subtract \$207.50 per unit or \$28,427 overall from the total School District real estate tax revenue for the entire proposed development. The annual real estate tax revenue is projected to total \$701,972 (cells B49-B52). Please note that this one revenue source is nearly 50 percent greater than the projected annual School District expenditures of \$470,283 (cells H41-H44).

- Earned income tax revenue, determined using the same method as was used for the Township impact, above. The annual earned income tax revenue is projected to total \$78,622 (cells C49-C52).
- Real estate transfer tax revenue, determined using the same method as was used for the Township impact, above. The annual real estate transfer tax revenue is projected to total \$33,065 (cells D49-D52). As noted above, this annual revenue figure does not include the one-time real estate transfer tax revenue to the School District from the initial sales of the units over the buildout period, projected to total \$330,650 (cell A68).
- State and Federal revenue, based on the projected 2020-2021 CBSD budgeted revenue from those sources totaling \$77,041,782 divided by the 2020-2021 CBSD enrollment of 17,915 (cell D67), or \$4,300 per public school student (cell I65), applied to the projected number of students from the proposed development (totaling 26, cells G41-G44). The annual state and federal revenue is projected to total \$110,099 (cells E49-E52).
- Earnings on investments, based on the projected assessed value of the proposed development (totaling \$5,885,570, cells E41-E44) divided by the School District's total taxable assessed value (\$1,877,223,910, according to the 2020-2021 CBSD budget), and multiplying by the School District's 2020-2021 projected revenue from earnings on investments in the budget (\$250,000, cell I67). The annual earnings on investments are projected to total \$790 (cells F49-F52).

The annual School District revenue from all sources is projected to total \$924,549 (cells G49-G52). The annual School District revenue per unit is projected to be \$6,351 for the proposed three bedroom 22 foot wide town homes, \$6,794 for the proposed three bedroom 24 foot wide town homes, \$7,537 for the proposed three bedroom twins, and \$6,749 overall (cells H49-H52).

The annual net School District impact (revenue minus expenditures) is projected to total positive \$454,266 (cells B56-B59). The annual net School District revenue per unit is projected to be positive \$2,851 for the proposed three bedroom 22 foot wide town homes, positive \$3,293 for the proposed three bedroom 24 foot wide town homes, positive \$4,369 for the proposed three bedroom twins, and positive \$3,316 overall (cells C56-C59). Annual revenue is projected to exceed annual expenditures by 81.4 percent for the proposed three bedroom 22 foot wide town homes, 94.1 for the proposed three bedroom 24 foot wide town homes, 137.9 percent for the proposed three bedroom twins, and 96.6 percent overall (cells D56-D59).

	A	B	C	D	E	F	G	H	I
1	ANALYSIS OF THE ANNUAL FISCAL IMPACT TO NEW BRITAIN TOWNSHIP								
2	Of the Proposed High Point Development							April 19, 2021	
3									
4	Proposed	Number of	Avg Market Value	Total	Total	Persons	Total	Annual Township	Expenditures
5	Dwelling Type	Units	per Unit	Market Value	Assessed Value	per Unit	Persons	Expenditures	per Unit
6	3 BR 22 Foot Wide TH	61	\$450,000	\$27,450,000	\$2,443,050	2.22	135	\$54,061	\$886
7	3 BR 24 Foot Wide TH	48	\$485,000	\$23,280,000	\$2,071,920	2.22	107	\$42,540	\$886
8	3 BR Twin	28	\$550,000	\$15,400,000	\$1,370,600	2.50	70	\$27,945	\$998
9	Total	137		\$66,130,000	\$5,885,570		312	\$124,546	\$909
10									
11	Annual Township Revenue								
12	Proposed	Real Estate	Earned Income	Real Estate	Franchise Fee &	Liquid Fuels	Interest	Total Annual	Revenue
13	Dwelling Type	Tax	Tax *	Transfer Tax **	Misc. Revenue	Revenue	Earnings	Revenue	per Unit
14	3 BR 22 Foot Wide TH	\$31,912	\$32,861	\$13,725	\$4,035	\$3,463	\$81	\$66,079	\$1,411
15	3 BR 24 Foot Wide TH	\$27,064	\$27,665	\$11,640	\$3,175	\$2,725	\$69	\$72,339	\$1,507
16	3 BR Twin	\$17,903	\$18,096	\$7,700	\$1,852	\$1,729	\$46	\$47,327	\$1,690
17	Total	\$76,880	\$78,622	\$33,065	\$9,063	\$7,918	\$196	\$205,744	\$1,502
18									
19	Proposed	Annual Net	Net Township	Revenue >					
20	Dwelling Type	Township Revenue	Revenue per Unit	Expenditure					
21	3 BR 22 Foot Wide TH	\$32,017	\$525	59.2%					
22	3 BR 24 Foot Wide TH	\$29,799	\$621	70.1%					
23	3 BR Twin	\$19,382	\$692	69.4%					
24	Total	\$81,199	\$593	65.2%					
25									
26	NOTES:								
27	2020 STEB Common Level Ratio (Market Value to Assessed Value)			8.9%	2021 Township Population Estimate		11,403		
28	2021 Township Operating Expenditures (8 Funds)			\$7,181,073	2021 Township Real Estate Tax Millage (7 Funds)		13.0625		
29	Minus 2021 Pass-Through, Excluded Expenditures, and Interfund Transfers			\$908,973	Annual Housing Turnover Rate (Townhomes & Twins)		10.0%		
30	2021 Net Township Operating Expenditures			\$6,272,100	2021 Township Housing Unit Estimate		4,361		
31	2021 Township Non-Residential Expenditures	27.4%		\$1,720,105	2021 Township Franchise Fee & Misc. Rev. per Unit		\$66.15		
32	2021 Township per Capita Expenditure			\$399.21	2021 State Liquid Fuels Revenue per Capita		\$17.8193		
33	* Does not include the annual 0.125% earned income tax revenue for the Land Preservation Fund, or \$19,655.				2021 Township Interest Earnings (8 Funds)		\$5,950		
34	** Does not include the 0.5% real estate transfer tax revenue from the initial sales of the units over the buildout period, or \$330,650.								

	A	B	C	D	E	F	G	H	I
36	ANALYSIS OF THE ANNUAL FISCAL IMPACT TO THE CENTRAL BUCKS SCHOOL DISTRICT								
37	Of the Proposed High Point Development							April 19, 2021	
38								Annual	
39	Proposed	Number of	Avg Market Value	Total	Total	School Age	CBSD	School District	Expenditures
40	Dwelling Type	Units	per Unit	Market Value	Assessed Value	Children per Unit	Students	Expenditures	per Unit
41	3 BR 22 Foot Wide TH	61	\$450,000	\$27,450,000	\$2,443,050	0.21	12	\$213,553	\$3,501
42	3 BR 24 Foot Wide TH	48	\$485,000	\$23,280,000	\$2,071,920	0.21	9	\$168,042	\$3,501
43	3 BR Twin	28	\$550,000	\$15,400,000	\$1,370,600	0.19	5	\$88,689	\$3,167
44	Total	137		\$66,130,000	\$5,885,570		26	\$470,283	\$3,433
45									
46	Annual School District Revenue								
47	Proposed	Real Estate Tax	Earned Income	Real Estate	State & Federal	Earnings on	Total Annual	Revenue	
48	Dwelling Type	(-Homestead Rebate)	Tax	Transfer Tax **	Revenue	Investments	Revenue	per Unit	
49	3 BR 22 Foot Wide TH	\$290,525	\$32,861	\$13,725	\$49,996	\$328	\$387,435	\$6,351	
50	3 BR 24 Foot Wide TH	\$247,166	\$27,665	\$11,640	\$39,341	\$278	\$326,089	\$6,794	
51	3 BR Twin	\$164,282	\$18,096	\$7,700	\$20,763	\$184	\$211,025	\$7,537	
52	Total	\$701,972	\$78,622	\$33,065	\$110,099	\$790	\$924,549	\$6,749	
53									
54	Proposed	Annual Net School	Net School District	Revenue >					
55	Dwelling Type	District Revenue	Revenue per Unit	Expenditure					
56	3 BR 22 Foot Wide TH	\$173,882	\$2,851	81.4%					
57	3 BR 24 Foot Wide TH	\$158,048	\$3,293	94.1%					
58	3 BR Twin	\$122,336	\$4,369	137.9%					
59	Total	\$454,266	\$3,316	96.6%					
60									
61	NOTES:								
62	2020 STEB Common Level Ratio (Market Value to Assessed Value)	8.9%			2020-2021 CBSD Net Expenditure per Student			\$18,369	
63	Pct. Of Twp. School Age Children Attending Public Schools (ACS, 2019)	90.8%			2020-2021 CBSD Real Estate Tax Millage			124.1000	
64	2020-2021 CBSD Total Expenditures	\$336,668,586			2020-2021 CBSD Homestead Exclusion per Unit			\$1,672	
65	Minus Pass-Through Expenditures, Budgetary Reserve	\$7,589,297			2020-2021 CBSD State/Federal Revenue per Student			\$4,300	
66	2020-2021 CBSD Net Expenditures	\$329,079,289			Annual Housing Turnover Rate (Townhomes & Twins)			10.0%	
67	2020-2021 CBSD Student Enrollment	17,915			2020-2021 CBSD Earnings on Investments			\$250,000	
68	** Does not include the 0.5% real estate transfer tax revenue from the initial sales of the units over the buildout period, or \$330,650.								

APPENDIX D
Stormwater Management Narrative

STORMWATER MANAGEMENT NARRATIVE
HIGHPOINT
(VCEA No. 20-02-NBR)
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

GENERAL DESCRIPTION

Existing Site Description – The property consists of 33-acres of land and is located along the west side of Highpoint Drive near its intersection with Schoolhouse Road; and between Horizon Drive and Highpoint Drive, in New Britain Township, Pennsylvania. The site is identified as Tax Map Parcel Nos. 26-5-47-5, 26-5-56, 26-5-56-1, 26-5-56-9, and 26-5-56-11. The properties are located in the C-3, Commercial, zoning district. The properties are improved with a large non-residential building containing a private recreational facility use (use E2), together with outdoor tennis courts, outdoor swimming pool, parking areas, drive aisles and related improvements. Tax Map Parcel No. 26-5-56-11 also contains a water storage tank owned and operated by the North Wales Water Authority.

Proposed Improvements – The Applicant proposes to raze the E2 use related improvements and develop a Twins and Townhouses Mixed Community use (use B3/B5) consisting of 137 dwelling units, together with internal roads, parking areas, drive aisles, active and passive open space areas, recreational features, public sewer and water and stormwater management facilities and related improvements.

METHODOLOGY

Note: No detailed calculations have been provided with this report. All calculations required by New Britain Township SWM Ordinance Chapter 26 shall be performed and included along with a plan submission to New Britain Township. Additionally, PCSM and E&S narrative/reports reflective of those detailed calculations will also be provided as part of the same Preliminary Plan submission.

The following pre-development and post development rate of runoff calculations will be computed using the SCS Method as directed by the New Britain Township Stormwater Management Ordinance (Chapter 26). The basins will be sized using the SCS Method, and thus utilizing the SCS Method 100-year water elevation for designing the emergency spillways. An outline of the watershed drainage areas will be shown on the Drainage Area Plans. All stormwater facilities will be designed in accordance with the New Britain's Township Stormwater Management Ordinance.

The site falls within The Neshaminy Creek Watershed (including Little Neshaminy Creek) and within the New Britain Township District which has the following Peak Rate Runoff Control Standards:

Peak Rate Runoff Control Standard	
Proposed Conditions	Existing Conditions
2-Year	1-Year
5-Year	2-Year
10-Year	5-Year
25-Year	10-Year
50-Year	25-Year
100-Year	50-Year

In addition to the requirements specified above, the erosion and sedimentation control and implementation of volume control requirements will be met.

DETENTION FACILITIES

The site sits at a high point and has ridgelines that run through the site which breaks the site up into four (4) different Points of Interest (POI #1-4). The site runoff flows to three (3) separate streams (to the east to Mill Creek (TSF, MF), to the north to UNT to West Branch of Neshaminy Creek (WWF, MF), and to the south to UNT to Little Neshaminy Creek (WWF, MF)). There are no existing stormwater management facilities currently onsite. The Applicant plans on proposing three (3) structural SWM BMP's to help control both the rate and volume for post-developed conditions along with non-structural BMP's. Stormwater Infiltration testing will be performed to help design infiltration facilities, if infiltration is found on site.

It should be noted that all the existing impervious area on site will be removed as part of the construction activity for this site. The amount of existing impervious area is 11.9 acres and the proposed impervious area is approximately 8.3 acres, resulting in a NET DECREASE of 3.6 acres. However, for stormwater modeling purposes, per the SWM Ordinance Chapter 26, Section 26-125.1.B, the site is considered a "redevelopment site" and therefore 50% of the existing impervious surface area will be considered "meadow in good condition" in the model for existing conditions. Also, the stormwater management facilities will be designed to manage both rate and volume assuming that the proposed units will have the impervious area as shown on the plans plus an additional allotment (exact amount TBD) per dwelling unit of extra impervious for future use/additions by homeowners. This additional future impervious has been assumed to be flowing off of the back yards.

POI #1: POI #1 drains towards the eastern corner of the site which discharges into a Mill Creek (Chapter 93 Classification: designated/existing use TSF, MF). As noted earlier, runoff within POI #1 will be controlled via a stormwater management facilities (Basin #1). The proposed flow for the majority of the site will run into either the proposed storm sewer system and/or the proposed drainage swales which will then direct the flows into the basin. The basin will discharge into the existing storm sewer manhole located within an existing off-site parking lot. The remainder of the POI #1 will flow as bypass.

POI #2: POI #2 drains towards the northern corner into the UNT to the West Branch of Neshaminy Creek (Chapter 93 Classification: designated/existing use WWF, MF). The runoff within POI #2 will be controlled via a SWM facility (Basin #2). The majority of the proposed flows within this POI will run into either the proposed storm sewer system and/or proposed drainage swales which will direct the flows into the proposed basin. The remainder of POI #2 will flow as bypass.

POI #3: POI #3 also drains into the northern corner into the UNT to the West Branch of Neshaminy Creek (Chapter 93 Classification: designated/existing use WWF, MF). The runoff within POI #3 will be controlled via a SWM facility (Basin #3). The majority of the proposed flows within this POI will run into either the proposed storm sewer system and/or proposed drainage swales which will direct the flows into the proposed basin. The remainder of POI #3 will flow as bypass.

POI #4: POI #4 will drain toward the south into the UNT to Little Neshaminy Creek (Chapter 93 Classification: designated/existing use WWF, MF). POI #4 drainage area will be drastically reduces in size compared to the existing site conditions and therefore no structural SWM facilities will be proposed within POI #4.

As previously mentioned, the total site flows and volumes for each Point of Interest will be reduced as required in the New Britain Township SWM Ordinance Chapter 26.

STORM SEWER CALCULATIONS

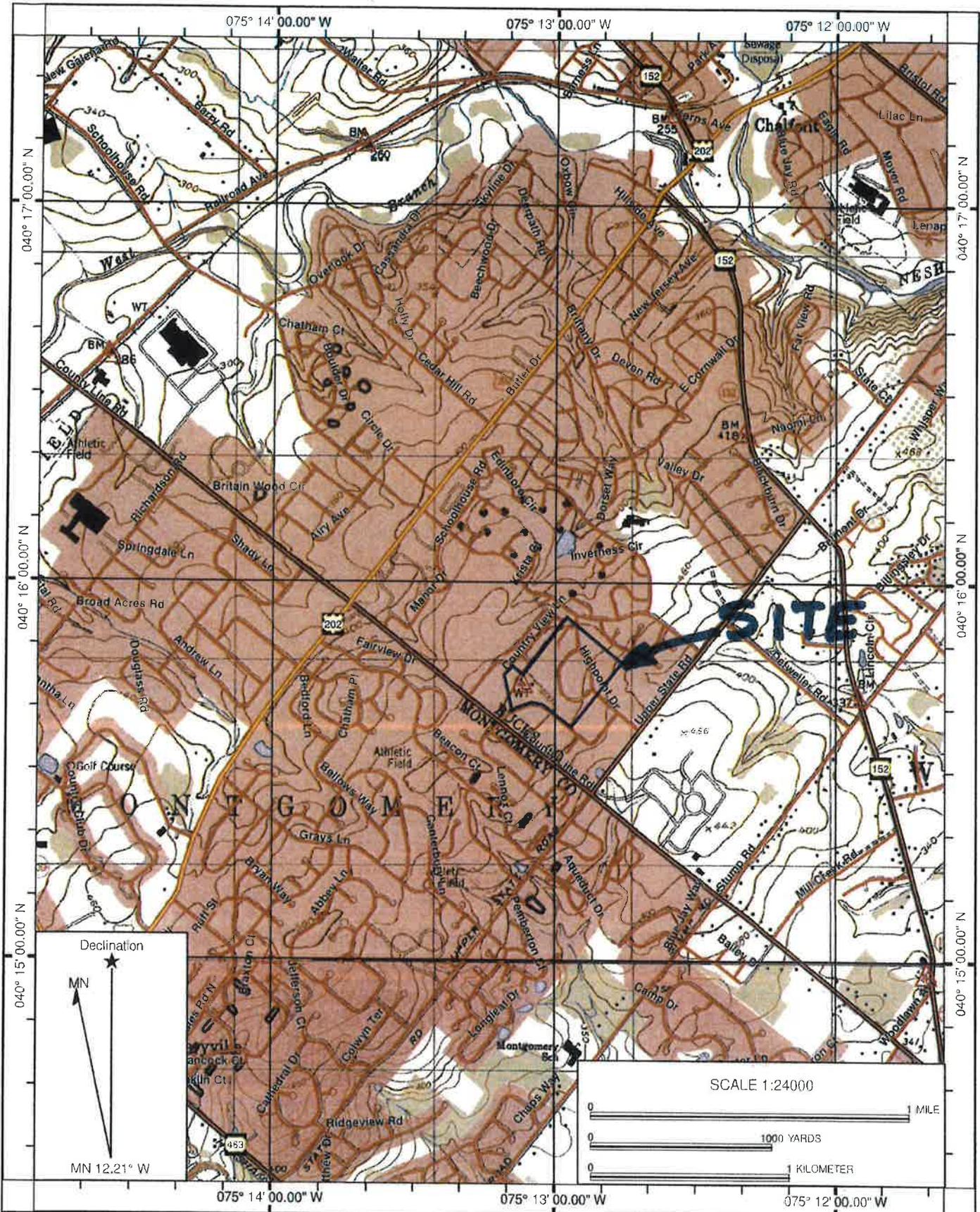
The Rational Method will be used in sizing all proposed storm sewers. Once the site improvements have been determined, the calculations and drainage areas will be provided. Onsite storm sewer system that discharged into the detention basins as well as bypass systems will be designed to convey the 100-year storm event. All storm sewer pipes will be designed using Hydraflow Storm Sewers to calculate the Hydraulic Grade line. All proposed pipes into the basin will be HDPE and the basin outlet pipe will be O-Ring Reinforced Concrete Pipe. All basins will discharge via an outlet structure into either the existing watercourse or to existing storm sewer.

BASIN MAINTENANCE

Responsibility for operation and maintenance for the detention basins, including periodic removal and disposal of accumulated particulate material and debris, will ultimately be the Home Owners Association (HOA). Also, New Britain Township and/or its agents will have the right to enter upon such lands from time to time for the purpose of inspection in order to determine if these systems are functioning correctly and being maintained.

The detention basin will be converted from sedimentation basin once the construction drainage area to the facility has been stabilized a minimum of 70%. This is shown within the sequence of construction.

The wetland bottom basins (if applicable) will be maintained as wet bottom with wetland plantings located at the bottom elevation. Additionally the side slopes will be seeded with a native wildflower mixture to ensure erosion control. Grassy weeds or persistent perennials can re-establish in this type of soil. Monitoring weeds and control is very critical in the first and second years. The purpose of the basin will be to control stormwater discharge and volume produced through development.



Name: DOYLESTOWN
 Date: 02/05/21
 Scale: 1 inch = 2,000 ft.

Location: 040° 15' 55.61" N 075° 13' 13.33" W

Soil Map—Bucks County, Pennsylvania



Map Scale: 1:8,230 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
-  Soils
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bucks County, Pennsylvania
 Survey Area Data: Version 17, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2014—Aug 14, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AbA	Abbottstown silt loam, 0 to 3 percent slopes	2.7	2.1%
AbB	Abbottstown silt loam, 3 to 8 percent slopes	12.3	9.7%
DdA	Doylestown silt loam, 0 to 3 percent slopes	7.0	5.5%
ReB	Readington silt loam, 3 to 8 percent slopes	6.6	5.2%
UgB	Urban land-Abbottstown complex, 0 to 8 percent slopes	53.6	42.5%
UzcB	Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes	44.0	34.9%
Totals for Area of Interest		126.1	100.0%

Exhibit D



North Wales Water Authority
PUBLICLY OWNED SINCE 1951

March 24, 2021

Joseph Morrissey
Foxlane Homes at Highpoint, LLC
1243 Easton Road, Suite 205
Warrington, PA 18976

RE: 1 Highpoint Drive
New Britain Township, Bucks County, PA

Dear Mr. Morrissey:

Please be advised that the Authority does have water system capacity available for the proposed project, subject to the customer entering into an agreement with the Authority and paying all applicable fees and costs.

Said statement is to be considered as a preliminary indication of the Authority's willingness to serve and shall not be binding on the Authority until agreements and or additional capacity and connection fees have been satisfied.

During the project design, NWWA will work with Foxlane Homes to determine which water facilities are active and which ones can be abandoned, and which easements are permanent and which ones can be extinguished.

Should you have any further questions please contact Brad Fisher at (215) 699-4836 or email to bfisher@nwwater.com.

Sincerely,

Brad Fisher, P.E.
Director of Engineering & Operations
North Wales Water Authority

Reply To: Main Office: 200 W. Walnut Street, P.O. Box 1339, North Wales, PA 19454 • Phone: 215-699-4836 • wizard@nwwater.com
 Bucks Office: 1560 Easton Road, P.O. Box 1018, Warrington, PA 18976 • Phone: 267-482-6940 • nwwabucks@nwwater.com



February 10, 2021

SENT VIA ELECTRONIC MAIL ONLY

Mr. Michael Walsh, Assistant Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914
mwalsh@newbritaintownship.org

Re: Act 537 Planning Exemption Request
98 Railroad Avenue Subdivision
DEP Code No. 1-09932-282-2
New Britain Township
Bucks County

Dear Mr. Walsh:

The Department of Environmental Protection (DEP) has completed a limited review of the above-referenced application. This development proposes a 4-lot residential subdivision (1 existing dwelling and 3 proposed dwellings) on 19.39 acres to be served by onlot sewage disposal systems. This project is located at 98 Railroad Avenue in New Britain Township, Bucks County on Tax Map Parcel 26-001-112.

DEP has determined that the proposed development does not qualify for an exemption from the requirement to revise your municipality's Act 537 plan (Official Plan). The planning exemption request is therefore denied for the following reason:

This project is located within the public sewer service area as designated within New Britain Township's Official 537 Sewage Facilities Plan. Sewage facilities planning is required for this project since it proposes that the development be served by onlot sewage disposal systems.

DEP notes that the New Britain Township Board of Supervisors granted a waiver to the project in order to allow for the use of onlot systems in a 537 sewer service area. Please be aware that if the Township wishes to change the sewage disposal designation for a property or area, 537 planning must also be submitted to DEP for approval.

By copy of this letter, the applicant is advised that sewage facilities planning modules are required for this project. Specific instructions on how to obtain the appropriate planning module forms are provided as an attachment to this letter.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions or concerns, please contact me at 484.250.5179 or subanks@pa.gov.

Sincerely,



Suzanne Banks
Sewage Planning Specialist 1
Clean Water

cc: Bucks County Health Department (via email)
Bucks County Planning Commission (via email)
Mr. Hostrander – VW Consultants, LLC (via email)
Chalfont-New Britain Township Joint Sewer Authority (via email)
Planning
Re

Attachment

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water; Wastewater Management; Act 537*; and *Sewage Facilities Planning* (<https://www.dep.pa.gov/Business/Water/CleanWater/WastewaterMgmt/Act537/Pages/Sewage-Facilities-Planning.aspx>). Select the appropriate forms from the center of the page.

Please select the following forms for this project and enter the above referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355

Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356

Sewage Facilities Planning Module Component 2, Form 3800-FM-BPNPSM0352

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County or Joint Health Department Review, Form 3850-FM-BCW0362C

Please submit the completed planning modules and supporting information to the municipality in which the project is located. DEP must receive 1 paper copy and 1 electronic copy of the module. Instructions for electronic document submittal through the DEP OnBase Electronic Upload Form can be found on the DEP website at <https://www.dep.pa.gov/DataandTools/Pages/Application-Form-Upload.aspx>. Electronic submissions may also be sent via email.

Please answer all questions within the planning module. Do not simply answer “N/A” or “Not Applicable”. If you feel a question does not apply, explain all reasons to support that answer.

Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at http://files.dep.state.pa.us/Water/Wastewater%20Management/EDMRPortalFiles/SOPs/BPNPSM_Planning_SOP_C-2.pdf. Per the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant’s authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

In all cases, address the immediate and long-term sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

NOTE: DEP should be notified at least ten days prior to soils testing activities for this project.

CHECKLIST

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included.	
✓	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3850-FM-BCW0355)		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3850-FM-BCW0356)		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
✓	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
✓	Component 4B is attached, completed and signed	
	Municipal Responses to Component 4B comments are included	
Component 4C – County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
✓	Component 4C is attached, completed and signed	
	Municipal Responses to Component 4C comments are included	
Component 2 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0352)		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
	The appropriate box is checked in Section E	

✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
✓	Discussion of the municipality's Sewage Management Program or how the long-term operation and maintenance of the onlot sewage facilities will occur shall be included in the narrative	
<i>Section G: General Site Suitability</i>		
✓	Section G.1. The plot plan is attached and contains all items in the module instructions under Section G.1	
✓	Copies of easement(s) or right-of-way(s) are attached	
✓	Section G.2. The residual tract planning waiver request information is completed	
✓	Section G.3.a. The approving agency was notified at least 10 days prior to soil testing	
✓	Section G.3.a. All Site Investigation and Percolation Test Reports for Onlot Disposal of Sewage (Form 3800-FM-BPNPSM0290A) are attached, whether suitable or not suitable	
N/A	Section G.3.b. The marginal site information is completed	
✓	Section G.3.c. IRSIS information is provided, if applicable	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
✓	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
✓	A return receipt for its submission to the PHMC is attached	
	The PHMC review letter is attached	
<i>Section H: Sewage Enforcement Officer (SEO) Action</i>		
✓	Section H.1. The site suitability section is completed	
N/A	Section H.2. The marginal site information is completed	
✓	Section H.3. The residual tract information is completed	
✓	The SEO has signed and dated the form	
<i>Section I: Alternative Sewage Facilities Analysis</i>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
<i>Section J: Protection of Rare, Endangered or Threatened Species</i>		

✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
N/A	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
N/A	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
<i>Section K: Permeability Testing</i>		
N/A	The Permeability Testing information is attached	
<i>Section L: Preliminary Hydrogeologic Study</i>		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section M: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Retaining Tanks</i>		
N/A	All boxes are checked indicating the use and type of Retaining Tanks	
N/A	Section N.1.a. The Holding Tank replacement information is completed	
N/A	Section N.1.b. The Holding Tank Ordinances or Regulations are attached	
N/A	Section N.2. The Privies/Chemical Toilet information is provided	
N/A	Section N.3.a. The Retaining Tank Cleaner information is completed	
N/A	Section N.3.b. The Disposal Site information is completed	
N/A	The letter of agreement with the disposal site is attached	
<i>Section O: Public Notification Requirement</i>		
✓	All Public Notification boxes in this section are checked	
✓	The public notice is attached, if public notification is necessary	
N/A	All comments received as a result of the notice are attached	
N/A	The municipal responses to these comments are attached	
N/A	The box is checked indicating that no comments were received, if valid	
<i>Section P: False Swearing Statements</i>		
✓	The field test evaluator's false swearing statement is completed and signed	
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section Q: Municipal Actions</i>		

✓	Section Q.1. The municipality has checked the box identifying marginal conditions, if applicable	
✓	The municipality has checked 1 of the 4 boxes indicating their selected method of providing long-term sewage disposal to this subdivision	
✓	The justification for the selected method of long-term sewage disposal is attached, as required in Section Q of the instructions	
N/A	Section Q.2. The municipality has checked the box requesting a waiver of planning requirements for the residual tract, if applicable	
✓	Section Q.3. Option selected to assure long-term proper operation and maintenance for a non-municipal DEP permitted or community system is identified and attached	
✓	The municipal official has signed and dated the information in Section Q	
✓	The municipal official information, including name, address, and telephone number is completed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been calculated	
N/A	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
✓	The developer has signed and dated Section R	
<i>Completeness Checklist</i>		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
Type text here	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: Tara Bernard Date: 3/2/21
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary

COMPLETENESS CHECKLIST

The individual completing the component should use the checklist below to assure that all items are included in the planning module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

ALL ONLOT/RETAINING TANK PROPOSALS

- Name and address of land development project
- USGS 7.5 minute topographic map with the development area plotted
- Project narrative
- Letter of intent to serve the project from the public water supplier (if applicable)
- Alternative analysis narrative
- Proof of public notification (if applicable)
- Plot plan of project with all required information
- A Site Investigation and Percolation Test Report forms for each soil profile examination and percolation test performed
- Preliminary Hydrogeology (if applicable)
- Permeability Testing (if applicable)
- Detailed Hydrogeology (if applicable)
- Sewage Enforcement Officer's signature
- Soils information preparer's signature
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department

Projects proposing holding tanks or privies are required to provide the following additional information.

HOLDING TANKS

- Copies of all ordinances, regulations, and/or restrictions governing holding tank maintenance
- Copy of the replacement method implementation schedule
- Copy of the financial assurances description for the replacement sewage disposal method
- Name of the tank cleaner/hauler
- Name and permit number of the disposal site
- Disposal site approval for holding tank contents disposal

PRIVIES

- Site Investigation and Percolation Test Report forms for all soil profiles and percolation tests
- Copies of ordinances, regulations, and/or restrictions for replacement of privies
- Disposal site approval for retaining tank contents disposal

MUNICIPAL ACTION

- Component 2, with SEO signature
- Component 4, planning agency comments and responses to those comments
- Proof of public notification
- Comments and responses generated by public notification
- Transmittal letter

Signature of Municipal Official

Date Submittal Determined Complete



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-09932-282-2				

TO: Approving Agency (DEP or delegated local agency)
 PA DEP - SE Region
 2 East Main Street,
 Norristown, PA 19401

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Tara Bernard _____
 (Name)

Planning Specialist, VW Consultants, LLC. _____ for JAMP Development, LLC _____
 (Title) (Name)

a subdivision, commercial ,or industrial facility located in New Britain Township _____

Bucks _____ County.
 (City, Borough, Township)

Check one

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|---|---|
| <input type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of New Britain
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), Bucks COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS JAMP Development, LLC. has proposed the development of a parcel of land identified as
land developer

98 Railroad Avenue, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). _____

WHEREAS, New Britain Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of New Britain hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # _____, adopted, _____, 20____.

Municipal Address:

New Britain Township
207 Park Avenue
Chalfont, Pa 18914
Telephone 215-822-1391

Seal of
Governing Body



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No. 1-09932-282-2

SEWAGE FACILITIES PLANNING MODULE

Component 2. Individual and Community Onlot Disposal of Sewage

(Return completed module package to appropriate municipality)

DEP USE ONLY

DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-09932-282-2				

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) proposing the use of individual onlot sewage disposal systems (including individual residential spray irrigation systems (IRSIS)) and except for those projects qualifying for the "exception to the requirement to revise the Official Plan" under Chapter 71, Section 71.55, (2) proposing retaining tanks (including holding tanks, privies, chemical, incinerating, recycling or composting toilets), (3) proposing municipal permitted community onlot sewage disposal systems, and (4) proposing DEP permitted individual or community large volume onlot sewage disposal systems.

This component, along with any other documents specified in the cover letter, must be submitted to the municipality with jurisdiction over the project site for review and approval. All appropriate documentation must be attached for the Sewage Facilities Planning Module package to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the applicant for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see Section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I and Sections N through R. Complete Sections J, K, L and/or M if indicated . The municipality should complete Section Q if marginal conditions are present and/or if a waiver of the planning requirements is requested for the residual tract and/or if assurance of long term O & M option is required.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 98 Railroad Avenue

2. Brief Project Description The proposed residential subdivision will reconfigure the property lines of tax parcel no. 26-001-112 consisting of 19.39 acres into four residential building lots. Lot 2 will continue to utilize the existing functioning septic system while Lots 1,3 and 4 will utilize proposed individual sand mounds.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
New Britain	Bucks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual – Last Name	First Name	MI	Suffix	Title
Bradley	Eileen	M		Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Walsh	Michael			Assistant Manager
Municipality Mailing Address Line 1		Mailing Address Line 2		
207 Park Avenue				
Address Last Line – City		State	ZIP+4	
Chalfont		PA	18914	
Phone + Ext.	FAX (optional)	Email (optional)		
215-822-1391		ebradley@newbritaintownship.org		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

98 Railroad Avenue

Site Location Line 1

98 Railroad Avenue

Site Location Line 2

Site Location Last Line – City

Chalfont

State

PA

ZIP+4

18914

Latitude

40.17'10.10

"N

Longitude

75.13'52.10

"W

Detailed Written Directions to Site From 2 E Main St, Norristown; Continue to DeKalb St 1 min (0.2 mi); Take US-202 N to Doylestown Rd in Montgomeryville 28 min (11.2 mi); Continue on Doylestown Rd. Take Schoolhouse Rd to Railroad Ave in New Britain Township 8 min (3.7 mi); 98 Railroad Ave, Chalfont, PA 18914

Description of Site The parcel contains an existing farmstead and farm fields.

Site Contact (Developer/Owner)

Last Name

Piotnowski

First Name

Matt

MI

Suffix

Phone

215-675-2099

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

JAMP Development, LLC.

FAX

Email

Mailing Address Line 1

217 Delmont Ave

Mailing Address Line 2

Mailing Address Last Line – City

Warminster

State

PA

ZIP+4

18974

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Bernard

First Name

Tara

MI

Suffix

Title

Planning Specialist

Consulting Firm Name

VW Consulting, LLC

Mailing Address Line 1

1590 Canary Road

Mailing Address Line 2

Address Last Line – City

Quakertown

State

PA

ZIP+4

18951

Country

USA

Email

tbernard@vw-consultants.com

Phone

215-536-7006

Ext.

FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
 A proposed public water supply.
 An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: North Penn Water Authority

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. GENERAL SITE SUITABILITY (See Section G of attached instructions)

This section must be completed when the proposed method of sewage disposal is the use of onlot sewage disposal systems or privies. The purpose of the information provided in this section is to determine the general suitability of the site for onlot disposal of sewage. Site suitability should not be construed as approval for permit issuance on individual lots. Additional testing may be required for permit issuance.

NOTE: If one or more lots in this subdivision are planned to be served by individual residential spray irrigation systems (IRSIS), please see the specific information on IRSIS in Section G.3 of the attached instructions.

1. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision or development:

- | | |
|--|--|
| a. Location of all soil profiles and percolation tests. | i. Surface waters. |
| b. Slope at each test area. | j. Wetlands – from National Wetland Inventory Mapping and USDA Hydric Soils Mapping. |
| c. Soil types and boundaries. | k. Floodplain or floodprone area soils, floodways (Federal Flood Insurance Mapping). |
| d. Existing and proposed streets, roadways, access roads, etc. | l. Designated open space areas. |
| e. Lot lines and lot sizes. | m. Remaining acreage under the same ownership and contiguous lots. |
| f. Existing and proposed rights-of-way. | n. Existing onlot or sewerage systems; pipelines, transmission lines, etc., in-use or abandoned. |
| g. Existing and proposed drinking water supplies for proposed and contiguous lots. | o. Prime agricultural land. |
| h. Existing buildings. | p. Orientation to North |

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning is, is not requested for the residual land tract associated with this project. (See Section H, Section Q, Component 4 and instructions for additional information).

3. SOILS INFORMATION

- Attach copies of "Site Investigation and Percolation Test Report" (3800-FM-WSFR0290A) (formerly known as "Appendix A") form(s) for the proposed subdivision.
- Marginal conditions for long-term onlot sewage disposal are, are not present. See marginal conditions information in Sections H and Q and in attached instructions.
- If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

4. WETLAND PROTECTION

YES NO

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIMARY AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands?

If yes coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.

If no, prime agricultural land protection is not a factor to this project. Proceed to G.6.

- Is this project consistent with the municipal prime agricultural land protection program.

6. HISTORIC PRESERVATION ACT

YES NO

- a. Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP Web site at www.depweb.state.pa.us select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

H. SEWAGE ENFORCEMENT OFFICER ACTION (See Section H of attached instructions)

- I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
 - Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
 - Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
 - Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
 - Cannot be evaluated for general site suitability because of insufficient soils testing.
- The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
 - Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
 - Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
 - Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
 - Lot density of more than 1 Residential Dwelling Unit/acre.
 - Proposed use of a community onlot disposal system or system serving commercial, industrial or institutional uses.

- 3. Residual Tract Facilities (For use only when there is an existing onlot disposal system on the residual tract)
 - I have inspected the lot on which the existing building and existing onlot disposal system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. (Required)
 - I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing onlot disposal system should be drawn from this acknowledgement. (Required)
 - A brief description and sketch of the existing system and site is attached. (Optional)

Signature of Certified Sewage Enforcement Officer having jurisdiction
in municipality where development is proposed

Certification #

Date

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section I of attached instructions)

This analysis consists of a narrative that will support the chosen sewage disposal method by comparing it to methods already in use in the area or to any other available method. Attach the narrative to the package and title it **Alternative Analysis**. The narrative should describe:

- 1. the chosen sewage disposal method, and whether the method is interim (to be replaced within 5 years) or ultimate (will serve the development beyond 5 years). Also provide the number of lots or EDU's that will be served.

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (Continued) (See Section I of attached instructions)

- 2. the types of land uses adjacent to the project area (agricultural, residential, commercial etc.) and the type of sewage disposal method serving each of those land uses.
- 3. if the sewage facilities described in (2) are in need of improvement due to high rates of onlot malfunction or overloaded public sewers.
- 4. the sewage disposal method indicated for the development area in the municipality's Official Sewage Facilities Plan. (Such as: onlot disposal systems, public sewers, etc.).
- 5. existing and/or proposed sewage management program(s) in the area and/or any other municipal options necessary to satisfy the requirements of section(s) 71.72 or 71.73 including the provisions of the selected option.
- 6. potential alternative sewage disposal methods that are available for the project.
- 7. why the proposed disposal method was chosen over the alternative methods discussed.
- 8. who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility.
- 9. any other information that the developer feels will support the chosen disposal method.

Complete the following sections (J, K, L and/or M) if indicated .

If none are indicated, go directly to Section N.

J. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES
(See Section J of instructions)

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us , and all required supporting documentation is attached. I request DEP staff to compete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

"Applicant or Consultant Initials _____"

K. PERMEABILITY TESTING (See Section K of attached instructions)

The information required in Section K of the instructions is attached.

L. PRELIMINARY HYDROGEOLOGIC STUDY (See Section L of attached instructions)

The information required in Section L of the instructions is attached.

M. DETAILED HYDROGEOLOGIC STUDY (See Section M of attached instructions)

The information required in Section M of the instructions is attached.

N. RETAINING TANKS (See Section N of attached instructions)

The term "Retaining Tank" includes holding tanks and privies, as well as, chemical, incinerating, recycling, and composting toilets. Check the appropriate box.

Yes No Does this new land development project propose either interim or long-term use of retaining tanks?

If yes, complete the remainder of Section N.

If no, completion of the remainder of Section N is not required. Proceed to Section O.

What types of retaining tanks are proposed? Check all that apply.

Holding Tank Privy Chemical Incinerating Recycling Composting

1. **Holding Tanks** – are only to be used in new land development as an interim sewage disposal method and only for a period of time determined by DEP. A replacement sewage disposal method is required and an implementation schedule for that replacement method must be developed. Local ordinances must also be **in place** to provide for the maintenance of the tanks. Complete a. and b. below. For exceptions to these requirements see Chapter 71, Section 71.63 (Retaining Tanks).

a. The following questions will help determine if a holding tank can be used.

1) Yes No Does the Official Sewage Facilities plan or revision provide for replacement of the tanks by adequate sewage services?

2) Yes No Does the Official Sewage Facilities Plan or revision include financial assurances for the implementation of the replacement method?

If yes, what is the replacement sewage disposal method?

Method _____

If no, holding tanks may not be used.

b. Chapter 72 requires that the municipality, sewer authority or other DEP approved entity with responsibility over the holding tanks have **in place** ordinances, regulations or restrictions established to maintain the tanks as outlined in Chapter 71, Section 71.63(c)(3). Attach documentation that the responsible agency has developed these ordinances or restrictions. These projects must also complete Part 3 below (Retaining Tank Pumping and Content Disposal).

2. **Privies/Chemical Toilets**

Projects that propose privies as the method of sewage disposal must complete a, b and c below. For exceptions to these requirements see Chapter 71, Section 71.63 (Retaining Tanks).

a. Complete Section G of this Component.

b. The municipality, sewer authority, management agency or other DEP approved entity with responsibility over the site must have ordinances, regulations or restrictions established that assume responsibility for the removal of a privy and installation of an approved onlot sewage disposal system when water under pressure is provided to that lot. Attach a copy of these ordinances, regulations or restrictions.

- c. These projects must also complete Part 3 below (Retaining Tank Pumping and Content Disposal).

N. RETAINING TANKS cont'd. (See Section N of attached instructions)

3. Retaining Tank Pumping and Content Disposal

- a) Name of Retaining Tank Cleaner _____
(This can be the municipality or a contracted cleaner)
 Address _____
 Telephone Number _____

- b) Name of Disposal Site _____
 Type of treatment facility _____
 NPDES or Land Disposal permit number _____
 County _____ Municipality _____

Attach letter of agreement with the proposed disposal site verifying adequate capacity for disposal needs. Retaining tank wastes must be disposed of at a DEP permitted facilities or sites.

- c) A municipality, sewer authority, or sewage management agency may delegate or contract for the collection and disposal of retaining tank contents, except that the ultimate responsibility for the proper collection and disposal of the contents shall remain with the municipality, authority or agency.

O. PUBLIC NOTIFICATION REQUIREMENT (See Section O of attached instructions)

This section must be completed to determine if the applicant will be required to publish certain facts about the project in a newspaper of general circulation in accordance with Chapter 71, Section 71.53(d)(6) to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice are found in Section O of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes". Check all boxes that apply.

Yes No

- | | | | |
|-----|--------------------------|-------------------------------------|---|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project propose the construction of a sewage treatment facility? |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day? |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000? |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government? |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project require the establishment of <i>new</i> municipal administrative organizations within the municipal government? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a subdivision of 50 lots or more? |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve a major change in established growth projections? |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve a different land use pattern than that established in the municipality's Official Sewage Facilities Plan? |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)? |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in Chapter 71.21(a)(5)(i), (ii), (iii)? |

O. PUBLIC NOTIFICATION REQUIREMENT (Continued)

- 11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
 - the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

P. FALSE SWEARING STATEMENT (See Section P of attached instructions)

The individual performing the tests and field evaluations necessary to complete **Section G** must provide the information below and sign the false swearing statement found to the right.

I verify that the soils information statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Matthew C. Hostrander, CPSS, SEO
Name (Print)

 2/16/21
Signature Date

Soil Scientist, VW Consultants, LLC
Title

Check One:

1590 Canary Road, Quakertown, PA, 18951
Address

- The individual conducting these tests is a Sewage Enforcement Officer authorized to perform this work under a fee schedule established by the municipality.
- The individual conducting these tests is not a Sewage Enforcement Officer employed by the local agency in which this development is located.

215-536-7006
Telephone Number

The individual completing the rest of the component must provide their name, title, address, telephone number and sign the false swearing statement found to the right.

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Tara Bernard
Name (Print)

- A waiver of the planning requirements is requested for the residual tract of this subdivision. The requirements of Section G.2 of the instructions have been met.

Planning Specialist, VW Consultants, LLC
Title

 2/16/21
Signature Date

1590 Canary Road, Quakertown, PA, 18951
Address

215-536-7006
Telephone Number

Q. MUNICIPAL ACTIONS (Marginal conditions, Residual Tract Waiver and/or O&M option)
 (See Section Q of attached instructions)

This section is to be completed by the municipality if marginal conditions have been identified on the project site and/or if a waiver of the planning requirements has been requested for the residual tract of the subdivision and/or if an assurance of long term operation and maintenance is required by Section 71.72. If none of these conditions are met, do not complete this section.

1. The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)
 - Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
 - Replacement area testing
 - Scheduled replacement with sewerage facilities
 - Reduction of the density of onlot systems
- The justification required in Section Q of the instructions is attached.
2. A **waiver** of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

3. The **option** selected to assure long-term proper operation and maintenance, required by Title 25, PA Code, Section 71.72, for the proposed DEP permitted non-municipal sewage facility or local agency permitted community onlot sewage system is clearly identified and attached.

Chairperson or Secretary of Governing Body	Signature Date
Municipality Name	
Address	Address
	(Area Code) Telephone No. () _____

R. PLANNING MODULE REVIEW FEE (See Section R of attached instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a “delegated local agency” is conducting the review, the project sponsor should contact the “delegated local agency” to determine these details.) Check the appropriate box.

- I request the DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department’s review of my project will not begin until the Department receives the correct review fee from me for the project.

R. PLANNING MODULE REVIEW FEE cont'd. (See Section R of attached instructions)

- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$ 120.00 payable to "**Commonwealth of PA, DEP**". **Include DEP code number on check.** I understand the Department will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, The Department will return my check or money order, send me an invoice for the correct amount. I understand the Department's review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

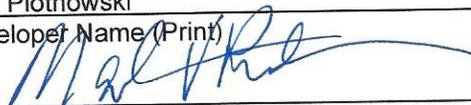
Formula:

4 Lots (or EDUs) X \$30.00 = \$ 120.00

- Note:
- (1) To calculate the review fee for any project, use the number of lots created or the whole number of project equivalent dwelling units (EDU), (whichever is greater) in the above formula.
 - (2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".
 - (3) In all projects, the minimum sewage flow per lot is equal to 400 gallons per day (GPD) and represents a generic three-bedroom house on each lot. Projects that knowingly propose houses larger than the generic three-bedroom unit allow for the increased sewage flows from these larger units by adding 100 gallons per day for each additional bedroom in the house to this initial 400 GPD figure. The resulting project flow is in excess of the minimum 400 GPD for each lot created and must be converted into equivalent dwelling units (EDU) in order to correctly calculate the review fee. See note 4.
 - (4) To determine the total number of EDUs for a project, first determine the total project flow by adding together the flow from each proposed lot. Divide this total project flow by 400 GPD and, if it is greater than the number of lots being proposed, enter this greater figure in the above formula.

Matt Piotnowski

Developer Name (Print)



Signature

16 FEB 2021

Date

STOP - CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 THREE WORKING DAYS NOTICE
 Pennsylvania One Call System, Inc.
 1-800-242-1776

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#1: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 23"M Ave. Perc. Rate 57.68
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap <u>0</u> TO <u>9</u> "	21	<u>7.5YR3/3 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	Pit #19 25"M Pit #20 27"M
Bt1 <u>9</u> TO <u>16</u> "		<u>7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable</u>	Pit #22 27"M
Bt2 <u>16</u> TO <u>23</u> "		<u>7.5YR4/6 Silt Loam, Moderate, Medium, Subangular Blocky, Friable</u>	
Btx <u>23</u> TO <u>36</u> "		<u>7.5YR4/4 Silt Loam, Weak, Medium, Prismatic, Firm</u> <u>Common distinct redox features</u>	
_____ TO _____ "			
_____ TO _____ "			
_____ TO _____ "			
			Depth to Limiting Zone: <u>23</u> Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/5/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	0.500	0.500	0.500	0.500				
2	X		XX / 30	0.250	0.250	0.250	0.250				
3	X		XX / 30	1.625	1.500	1.375	1.375				
4	X		XX / 30	0.250	0.250	0.250	0.250				
5	X		XX / 30	2.375	2.250	2.250	2.250				
6	X		XX / 30	3.125	3.000	2.750	2.750	2.750			

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>0.500</u> "	<u>60.00</u>	<u>20</u> "
<u>2</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "
<u>3</u>	<u>1.375</u> "	<u>21.82</u>	<u>20</u> "
<u>4</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "
<u>5</u>	<u>2.250</u> "	<u>13.33</u>	<u>20</u> "
<u>6</u>	<u>2.750</u> "	<u>10.91</u>	<u>20</u> "
TOTAL OF MIN/IN.		<u>346.06</u> =	<u>57.68</u> Min
TOTAL No. OF HOLES		<u>6</u>	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) _____
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#2: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 22"M Ave. Perc. Rate 69.74
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap <u>0</u> TO <u>9</u> "	17	<u>7.5YR4/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #15 28"+ Pit #16 28"M
Bt <u>9</u> TO <u>22</u> "		<u>7.5YR3/3 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	Pit #18 23"M
BC <u>22</u> TO <u>27</u> "		<u>7.5YR4/6 Very Channery, Silt Loam, Weak, Fine, Subangular Blocky, Firm</u>	
_____ TO _____ "		<u>Common distinct redox features</u>	
_____ TO _____ "			
_____ TO _____ "			
_____ TO _____ "			
_____ TO _____ "			Depth to Limiting Zone: <u>22</u> Inches

Matthew C. Hoffmann

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 11/1/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	0.250	0.250	0.250	0.250				
2	X		XX / 30	2.250	1.875	1.750	1.625	1.625			
3	X		XX / 30	0.375	0.375	0.250	0.250				
4	X		XX / 30	0.500	0.375	0.375	0.375				
5	X		XX / 30	0.875	0.750	0.625	0.500	0.500			
6	X		XX / 30	1.875	1.750	1.500	1.500	1.500			

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "
<u>2</u>	<u>1.625</u> "	<u>18.46</u>	<u>20</u> "
<u>3</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "
<u>4</u>	<u>0.375</u> "	<u>80.00</u>	<u>20</u> "
<u>5</u>	<u>0.500</u> "	<u>60.00</u>	<u>20</u> "
<u>6</u>	<u>1.500</u> "	<u>20.00</u>	<u>20</u> "
TOTAL OF MIN/IN.		<u>418.46</u> =	<u>69.74</u> Min
TOTAL No. OF HOLES		<u>6</u>	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) _____
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#3: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 26"M Ave. Perc. Rate 62.00
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap <u>0</u> TO <u>9</u> "	10	<u>10YR3/3 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #8 26"M Pit #9 33"+ Pit #11 28"+
Bt1 <u>9</u> TO <u>17</u> "		<u>7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable</u>	
Bt2 <u>17</u> TO <u>26</u> "		<u>7.5YR4/6 Silt Loam, Moderate, Medium, Subangular Blocky, Friable</u>	
BC <u>26</u> TO <u>30</u> "		<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u> <u>Common distinct redox features</u>	
_____ TO _____ "			
_____ TO _____ "			
_____ TO _____ "			
			Depth to Limiting Zone: 26 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/4/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	1.000	1.000	1.000	1.000				
2	X		XX / 30	0.250	0.250	0.250	0.250				
3	X		XX / 30	1.500	1.375	1.250	1.250				
4	X		XX / 30	1.125	1.250	1.000	1.000				
5	X		XX / 30	0.750	0.625	0.625	0.625				
6	X		XX / 30	0.125	0.250	0.125	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1.000 "	30.00	20 "
2	0.250 "	120.00	20 "
3	1.250 "	24.00	20 "
4	1.000 "	30.00	20 "
5	0.625 "	48.00	20 "
6	0.250 "	120.00	20 "
TOTAL OF MIN/IN.		372.00 =	62.00 Min
TOTAL No. OF HOLES		6	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) _____
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#3: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 20"M Ave. Perc. Rate 44.30
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap <u>0</u> TO <u>8</u> "	14	<u>10YR3/3 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #10 26"M Pit #12 28"+ Pit #13 25"M
Bt1 <u>8</u> TO <u>20</u> "		<u>7.5YR4/6 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
BC <u>20</u> TO <u>27</u> "		<u>7.5YR4/4 Very Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u> <u>Common distinct redox features</u>	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
			Depth to Limiting Zone: <u>20</u> Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/4/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	2.375	2.375	2.250	2.125				
2	X		XX / 30	1.250	1.250	1.125	1.125				
3	X		XX / 30	0.375	0.375	0.375	0.375				
4	X		XX / 30	3.000	2.875	2.750	2.750				
5	X		XX / 30	2.375	2.250	2.125	2.125				
6	X		XX / 30	0.250	0.250	0.250	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>2.125</u> "	<u>14.12</u>	<u>20</u> "
<u>2</u>	<u>1.125</u> "	<u>26.67</u>	<u>20</u> "
<u>3</u>	<u>0.375</u> "	<u>80.00</u>	<u>20</u> "
<u>4</u>	<u>2.750</u> "	<u>10.91</u>	<u>20</u> "
<u>5</u>	<u>2.125</u> "	<u>14.12</u>	<u>20</u> "
<u>6</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "
TOTAL OF MIN/IN.		<u>265.81</u> =	<u>44.30</u> Min
TOTAL No. OF HOLES		<u>6</u>	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) _____
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Sub'd'n Name Lot#4: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 28"M Ave. Perc. Rate 10.64
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
<u>Ap</u> <u>0</u> TO <u>8</u> "	<u>3</u>	<u>10YR3/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	<u>Pit #1 31"+</u>
<u>Bt1</u> <u>8</u> TO <u>18</u> "		<u>7.5YR4/6 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	<u>Pit #2 31"+</u>
<u>Bt2</u> <u>18</u> TO <u>28</u> "		<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	<u>Pit #4 31"</u>
<u>C</u> <u>28</u> TO <u>35</u> "		<u>7.5YR4/4 Very Channery, Silt Loam, Strutureless, Massive, Friable</u>	
_____ TO _____ "		<u>Few distinct redox features</u>	
_____ TO _____ "			
_____ TO _____ "			
_____ TO _____ "			

Matthew C. Foshand
Depth to Limiting Zone: 28 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/2/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	3.250	3.125	3.000	3.000				
2	X		XX / 30	4.125	3.625	3.250	3.250	2.750	2.875	2.750	2.750
3		X	10 / XX	2.500	2.500	2.375	2.250				
4	X		XX / 30	3.250	3.000	3.125	3.000				
5	X		XX / 30	1.750	1.625	1.625	1.625				
6	X		XX / 30	3.125	3.000	3.000	3.000				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>3.000</u> "	<u>10.00</u>	<u>20</u> "
<u>2</u>	<u>2.750</u> "	<u>10.91</u>	<u>20</u> "
<u>3</u>	<u>2.250</u> "	<u>4.44</u>	<u>20</u> "
<u>4</u>	<u>3.000</u> "	<u>10.00</u>	<u>20</u> "
<u>5</u>	<u>1.625</u> "	<u>18.46</u>	<u>20</u> "
<u>6</u>	<u>3.000</u> "	<u>10.00</u>	<u>20</u> "
TOTAL OF MIN/IN.		<u>63.82</u> =	<u>10.64</u> Min
TOTAL No. OF HOLES		<u>6</u>	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) _____
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#4: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 28"M Ave. Perc. Rate 18.66
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap <u>0</u> TO <u>8</u> "	3	<u>10YR3/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #5 30"+ Pit #6 28"+ Pit #7 28"+
Bt1 <u>8</u> TO <u>18</u> "		<u>7.5YR4/6 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
Bt2 <u>18</u> TO <u>28</u> "		<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
C <u>28</u> TO <u>35</u> "		<u>7.5YR4/4 Very Channery, Silt Loam, Strutureless, Massive, Friable</u> <u>Few distinct redox features</u>	
_____ TO _____ "			
_____ TO _____ "			
_____ TO _____ "			
			Depth to Limiting Zone: <u>28</u> Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/2/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	1.000	0.875	0.750	0.750				
2	X		XX / 30	2.625	2.125	2.150	2.000	2.000			
3	X		XX / 30	2.000	1.750	1.875	1.750				
4	X		XX / 30	4.375	3.750	4.000	3.375	3.000	3.000	2.750	2.750
5	X		XX / 30	1.875	1.750	1.750	1.625				
6	X		XX / 30	3.625	3.250	3.250	3.000	2.750	3.000	2.875	

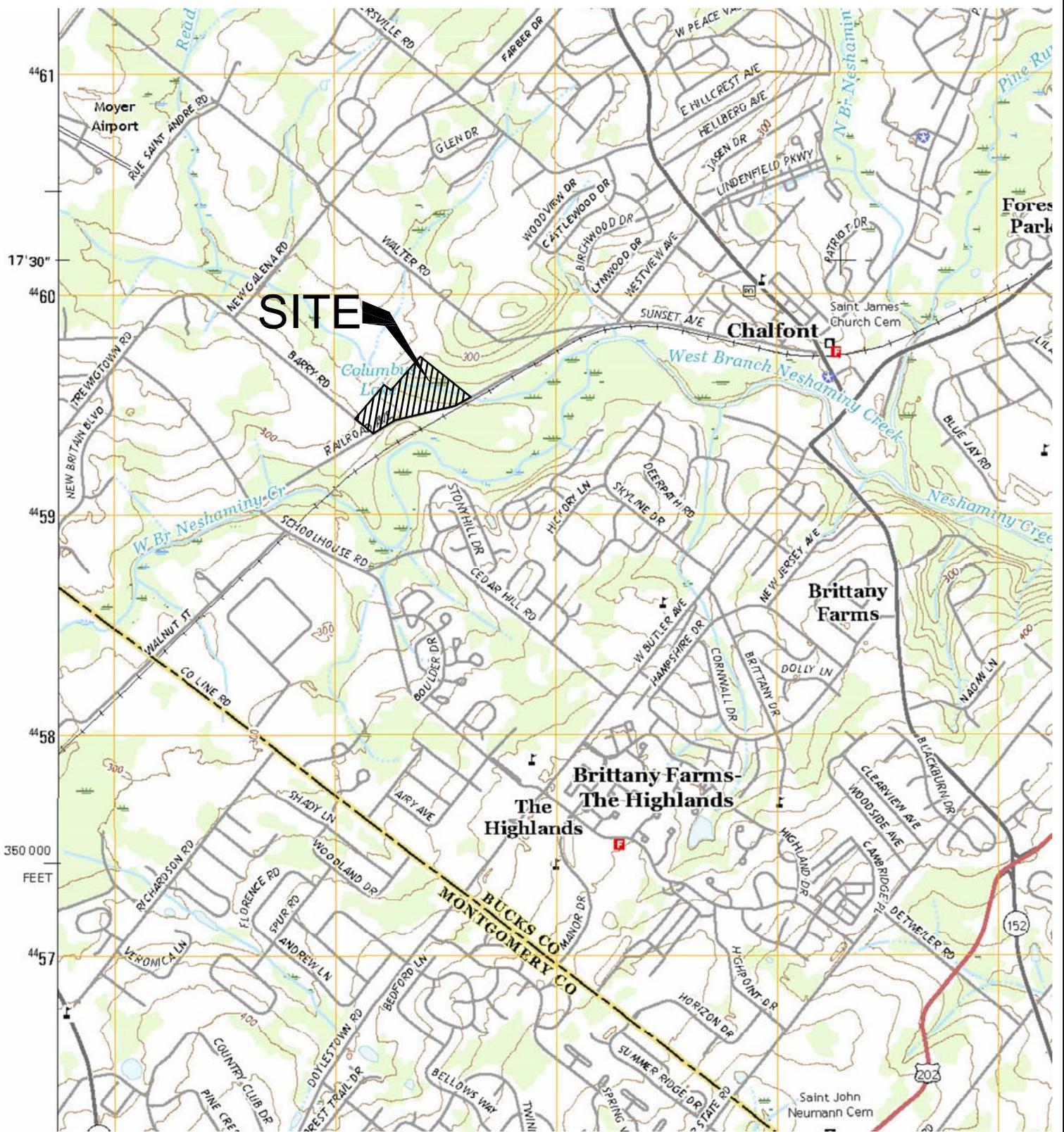
***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>0.750</u> "	<u>40.00</u>	<u>20</u> "
<u>2</u>	<u>2.000</u> "	<u>15.00</u>	<u>20</u> "
<u>3</u>	<u>1.750</u> "	<u>17.14</u>	<u>20</u> "
<u>4</u>	<u>2.750</u> "	<u>10.91</u>	<u>20</u> "
<u>5</u>	<u>1.625</u> "	<u>18.46</u>	<u>20</u> "
<u>6</u>	<u>2.875</u> "	<u>10.43</u>	<u>20</u> "
TOTAL OF MIN/IN.		<u>111.95</u> =	<u>18.66</u> Min
TOTAL No. OF HOLES		<u>6</u>	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) _____
Sewage Enforcement Officer



W Consultants LLC

1590 Canary Rd, Quakertown, PA 18951
 215-536-7006 | 215-538-6136 Fax

98 Railroad Avenue

New Britain Township, Bucks County, Pennsylvania

TM# 26-001-112

Scale: 1 = 24,000

Applicant: JAMP Development, LLC
 217 Delmont Avenue
 Warminster, PA 18974

Date: 12/18/18

Drawn By: EDW

Quad Map: Doylestown

SHEET
1 of 1



COUNTY OF BUCKS

central
File

DEPARTMENT OF HEALTH

Neshaminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 – 215-345-3318

FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 – 267-580-3510

Bucks County Government Services Center, 261 California Road, Suite #2, Quakertown, PA 18951 – 215-529-7000

County Commissioners

ROBERT G. LOUGHERY, Chairman
CHARLES H. MARTIN, Vice-Chairman
DIANE M. ELLIS-MARSEGLIA, LCSW

Director

DAVID C. DAMSKER, M.D., M.P.H.

3/11/21

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

RE: Planning Module for Land Development
TMP# 26-1-112
DEP Code # 1-09932-282-2

Dear Ms. Bradley

Components 2 & 4 of the Planning Module for Land Development for subject subdivision has been reviewed and signed by this Department in accordance with the requirements of Title 25, Pennsylvania Code, Section 71.44, subchapter C., 71.51, 71.53 and 71.55.

On June 10, 1989, Chapter 71 of the Pennsylvania Sewage Facilities Act (Act 537) was revised. Under the revision, it is now the municipality's responsibility to forward a complete planning module submission of this subdivision to PA DEP for their review.

This Department **cannot** issue any permits on this proposed subdivision until written approval from PA DEP has been received or proof that a complete application has been before PA DEP. This Department must also receive a copy of the signed subdivision plan.

The following will be hand delivered by the applicant's consultant:

- 1) Component 2 & 4
- 2) ER-EBQ-290 Appendix A
- 3) Subdivision Plan

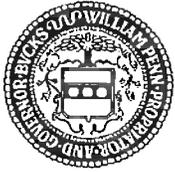
If you have any questions feel free to contact me at 215-340-8449 Monday - Friday between 8:30 - 9:30 AM.

Sincerely,

Brendan O'Boyle
Sewage Enforcement Officer # 03380

cc: Central
District
VW Consultants

SA-11 (Rev. 01/12)



COUNTY OF BUCKS

DEPARTMENT OF HEALTH

Neshaminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 - 215-345-3318
FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 – 267-580-3510
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Director
DAVID C. DAMSKER, M.D., M.P.H.

3/11/21

Matt Piotnowski
JAMP Development
217 Delmont Avenue
Warminster, PA 18974

Re: Component 2 and 4 C Planning Module
TMP# 26-1-112
PA DEP Code # 1-09932-282-2

Dear Mr. Piotnowski ,

Please be advised that this Department has completed lot by lot field testing on the above mentioned tax parcel. Those sites tested were generally found to be suitable for on-lot sewage disposal systems under Act 537 (PA Sewage Facilities Act), Chapter 71 Standards.

It is the responsibility of the developer or property owner to properly protect and stake these test site areas for on-lot sewage disposal before and after permit issuance. Test pits and percolation holes must be identifiable by the sewage enforcement officer prior to reviewing and issuing sewage permits on the property. Any previously tested sites in the subdivision that cannot be verified in the field will require new field testing and fees.

This Department retains the right to request additional testing of the designated disposal areas prior to permit issuance as indicated in Chapter 72, Section 72.26 (b).

In addition, this Department is not responsible for any changes that may occur with the Pennsylvania Sewage Facilities Act prior to permit Issuance.

Sincerely,

Sewage Enforcement Officer # Brendan O'Boyle
Bucks County Department of Health

CC: Central File
District File
VW Consultants
New Britain Twp.

3. Residual Tract Facilities (For use only when there is an existing onlot disposal system on the residual tract)
- I have inspected the lot on which the existing building and existing onlot disposal system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. (Required)
 - I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing onlot disposal system should be drawn from this acknowledgement. (Required)
 - A brief description and sketch of the existing system and site is attached. (Optional)


 Signature of Certified Sewage Enforcement Officer having jurisdiction
 in municipality where development is proposed

03380
 Certification #

3/11/21
 Date

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section I of attached instructions)

This analysis consists of a narrative that will support the chosen sewage disposal method by comparing it to methods already in use in the area or to any other available method. Attach the narrative to the package and title it **Alternative Analysis**. The narrative should describe:

1. the chosen sewage disposal method, and whether the method is interim (to be replaced within 5 years) or ultimate (will serve the development beyond 5 years). Also provide the number of lots or EDU's that will be served.

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (Continued) (See Section I of attached instructions)

2. the types of land uses adjacent to the project area (agricultural, residential, commercial etc.) and the type of sewage disposal method serving each of those land uses.
3. if the sewage facilities described in (2) are in need of improvement due to high rates of onlot malfunction or overloaded public sewers.
4. the sewage disposal method indicated for the development area in the municipality's Official Sewage Facilities Plan. (Such as: onlot disposal systems, public sewers, etc.)
5. existing and/or proposed sewage management program(s) in the area and/or any other municipal options necessary to satisfy the requirements of section(s) 71.72 or 71.73 including the provisions of the selected option.
6. potential alternative sewage disposal methods that are available for the project.
7. why the proposed disposal method was chosen over the alternative methods discussed.
8. who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility.
9. any other information that the developer feels will support the chosen disposal method.

Complete the following sections (J, K, L and/or M) if indicated .

If none are indicated, go directly to Section N.

J. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES
 (See Section J of instructions)

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

"Applicant or Consultant Initials _____"

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#1: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 23"M Ave. Perc. Rate 57.68
 Unsuitable Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 9</u> "	<u>7.5YR3/3 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	Pit #19 25"M Pit #20 27"M
Bt1	<u>9 TO 16</u> "	<u>7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable</u>	Pit #22 27"M
Bt2	<u>16 TO 23</u> "	<u>7.5YR4/6 Silt Loam, Moderate, Medium, Subangular Blocky, Friable</u>	
Btx	<u>23 TO 36</u> "	<u>7.5YR4/4 Silt Loam, Weak, Medium, Prismatic, Firm</u>	
	<u> </u> TO <u> </u> "	<u>Common distinct redox features</u>	
	<u> </u> TO <u> </u> "		Depth to Limiting Zone: <u>23</u> Inches
	<u> </u> TO <u> </u> "		

Matthew C. Fustander

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/5/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	0.500	0.500	0.500	0.500				
2	X		XX / 30	0.250	0.250	0.250	0.250				
3	X		XX / 30	1.625	1.500	1.375	1.375				
4	X		XX / 30	0.250	0.250	0.250	0.250				
5	X		XX / 30	2.375	2.250	2.250	2.250				
6	X		XX / 30	3.125	3.000	2.750	2.750	2.750			

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole	
1	0.500 "	60.00	20 "	
2	0.250 "	120.00	20 "	
3	1.375 "	21.82	20 "	
4	0.250 "	120.00	20 "	
5	2.250 "	13.33	20 "	
6	2.750 "	10.91	20 "	
TOTAL OF MIN/IN.		346.06 =	57.68	Min
TOTAL No. OF HOLES		6		Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *Stephen [Signature]*
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#1: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 20"M Ave. Perc. Rate 49.06
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap <u>0</u> TO <u>9</u> "	24	<u>7.5YR3/3 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	Pit #21 23"M Pit #23 26"M Pit #25 22"M
Bt <u>9</u> TO <u>20</u> "		<u>7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable</u>	
Btx <u>20</u> TO <u>30</u> "		<u>7.5YR4/4 Silt Loam, Weak, Medium, Prismatic, Firm</u> <u>Common distinct redox features</u>	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	

Matthew C. Forhand
Depth to Limiting Zone: 20 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/5/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)

Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	3.000	3.000	3.000	3.000				
2	X		XX / 30	3.500	3.250	3.250	3.250				
3	X		XX / 30	0.250	0.250	0.250	0.250				
4	X		XX / 30	1.625	2.500	1.375	1.375				
5	X		XX / 30	2.250	2.250	2.250	2.250				
6	X		XX / 30	0.250	0.250	0.250	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole	
<u>1</u>	<u>3.000</u> "	<u>10.00</u>	<u>20</u> "	
<u>2</u>	<u>3.250</u> "	<u>9.23</u>	<u>20</u> "	
<u>3</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
<u>4</u>	<u>1.375</u> "	<u>21.82</u>	<u>20</u> "	
<u>5</u>	<u>2.250</u> "	<u>13.33</u>	<u>20</u> "	
<u>6</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
TOTAL OF MIN/IN.		<u>294.38 =</u>	<u>49.06</u>	Min
TOTAL No. OF HOLES		<u>6</u>		Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *Brandon O'Neil*
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#2: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 22"M Ave. Perc. Rate 69.74
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 9</u> "	<u>7.5YR4/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #15 28"+ Pit #16 28"M Pit #18 23"M
Bt	<u>9 TO 22</u> "	<u>7.5YR3/3 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
BC	<u>22 TO 27</u> "	<u>7.5YR4/6 Very Channery, Silt Loam, Weak, Fine, Subangular Blocky, Firm</u>	
	<u>TO</u> "	<u>Common distinct redox features</u>	
	<u>TO</u> "		


 Depth to Limiting Zone: 22 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 11/1/18

Weather Conditions: Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

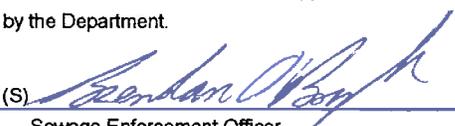
Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	0.250	0.250	0.250	0.250				
2	X		XX / 30	2.250	1.875	1.750	1.625	1.625			
3	X		XX / 30	0.375	0.375	0.250	0.250				
4	X		XX / 30	0.500	0.375	0.375	0.375				
5	X		XX / 30	0.875	0.750	0.625	0.500	0.500			
6	X		XX / 30	1.875	1.750	1.500	1.500	1.500			

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole	
<u>1</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
<u>2</u>	<u>1.625</u> "	<u>18.46</u>	<u>20</u> "	
<u>3</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
<u>4</u>	<u>0.375</u> "	<u>80.00</u>	<u>20</u> "	
<u>5</u>	<u>0.500</u> "	<u>60.00</u>	<u>20</u> "	
<u>6</u>	<u>1.500</u> "	<u>20.00</u>	<u>20</u> "	
TOTAL OF MIN/IN.		<u>418.46 =</u>	<u>69.74</u>	Min
TOTAL No. OF HOLES		<u>6</u>		Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.


 (S) Brendan W. [unclear]
 Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#3: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 26"M Ave. Perc. Rate 62.00
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 9</u> "	<u>10YR3/3 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #8 26"M Pit #9 33"+ Pit #11 28"+
Bt1	<u>9 TO 17</u> "	<u>7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable</u>	
Bt2	<u>17 TO 26</u> "	<u>7.5YR4/6 Silt Loam, Moderate, Medium, Subangular Blocky, Friable</u>	
BC	<u>26 TO 30</u> "	<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u> <u>Common distinct redox features</u>	
	<u>TO</u> "		
	<u>TO</u> "		
	<u>TO</u> "		

Matthew S. [Signature]
Depth to Limiting Zone: 26 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/4/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	1.000	1.000	1.000	1.000				
2	X		XX / 30	0.250	0.250	0.250	0.250				
3	X		XX / 30	1.500	1.375	1.250	1.250				
4	X		XX / 30	1.125	1.250	1.000	1.000				
5	X		XX / 30	0.750	0.625	0.625	0.625				
6	X		XX / 30	0.125	0.250	0.125	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole	
<u>1</u>	<u>1.000</u> "	<u>30.00</u>	<u>20</u> "	
<u>2</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
<u>3</u>	<u>1.250</u> "	<u>24.00</u>	<u>20</u> "	
<u>4</u>	<u>1.000</u> "	<u>30.00</u>	<u>20</u> "	
<u>5</u>	<u>0.625</u> "	<u>48.00</u>	<u>20</u> "	
<u>6</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
TOTAL OF MIN/IN.		<u>372.00</u> =	<u>62.00</u>	Min
TOTAL No. OF HOLES		<u>6</u>		Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *[Signature]*
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#3: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 20"M Ave. Perc. Rate 44.30
 Unsuitable Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:
 Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 8</u> "	<u>10YR3/3 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #10 26"M Pit #12 28"+ Pit #13 25"M
Bt1	<u>8 TO 20</u> "	<u>7.5YR4/6 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
BC	<u>20 TO 27</u> "	<u>7.5YR4/4 Very Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
	<u>TO</u> "	<u>Common distinct redox features</u>	
	<u>TO</u> "		
		<i>Matthew C. [Signature]</i>	Depth to Limiting Zone: <u>20</u> Inches

PERCOLATION TEST:
 Percolation Test Completed by: VW Consultants LLC / JC Date: 10/4/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	2.375	2.375	2.250	2.125				
2	X		XX / 30	1.250	1.250	1.125	1.125				
3	X		XX / 30	0.375	0.375	0.375	0.375				
4	X		XX / 30	3.000	2.875	2.750	2.750				
5	X		XX / 30	2.375	2.250	2.125	2.125				
6	X		XX / 30	0.250	0.250	0.250	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole	
<u>1</u>	<u>2.125</u> "	<u>14.12</u>	<u>20</u> "	
<u>2</u>	<u>1.125</u> "	<u>26.67</u>	<u>20</u> "	
<u>3</u>	<u>0.375</u> "	<u>80.00</u>	<u>20</u> "	
<u>4</u>	<u>2.750</u> "	<u>10.91</u>	<u>20</u> "	
<u>5</u>	<u>2.125</u> "	<u>14.12</u>	<u>20</u> "	
<u>6</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
TOTAL OF MIN/IN.		<u>265.81 =</u>	<u>44.30</u>	Min
TOTAL No. OF HOLES		<u>6</u>		Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *[Signature]*
 Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#4: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 28" M Ave. Perc. Rate 10.64
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 8</u> "	<u>10YR3/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #1 31"+ Pit #2 31"+ Pit #4 31"
Bt1	<u>8 TO 18</u> "	<u>7.5YR4/6 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
Bt2	<u>18 TO 28</u> "	<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
C	<u>28 TO 35</u> "	<u>7.5YR4/4 Very Channery, Silt Loam, Structureless, Massive, Friable</u>	
	<u>TO</u> "	<u>Few distinct redox features</u>	
	<u>TO</u> "		Depth to Limiting Zone: _____ Inches
	<u>TO</u> "		<u>28</u> Inches

Matthew C. Fashauer

Soils Investigator

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/2/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	3.250	3.125	3.000	3.000				
2	X		XX / 30	4.125	3.625	3.250	3.250	2.750	2.875	2.750	2.750
3		X	10 / XX	2.500	2.500	2.375	2.250				
4	X		XX / 30	3.250	3.000	3.125	3.000				
5	X		XX / 30	1.750	1.625	1.625	1.625				
6	X		XX / 30	3.125	3.000	3.000	3.000				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>3.000</u> "	<u>10.00</u>	<u>20</u> "
<u>2</u>	<u>2.750</u> "	<u>10.91</u>	<u>20</u> "
<u>3</u>	<u>2.250</u> "	<u>4.44</u>	<u>20</u> "
<u>4</u>	<u>3.000</u> "	<u>10.00</u>	<u>20</u> "
<u>5</u>	<u>1.625</u> "	<u>18.46</u>	<u>20</u> "
<u>6</u>	<u>3.000</u> "	<u>10.00</u>	<u>20</u> "
TOTAL OF MIN/IN.		<u>63.82</u> =	<u>10.64</u> Min
TOTAL No. OF HOLES		<u>6</u>	<u>Inch</u>

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *Andrew O'Boyle*
Sewage Enforcement Officer

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#4: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 28"M Ave. Perc. Rate 18.66
 Unsuitable Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 8</u> "	<u>10YR3/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #5 30"+ Pit #6 28"+ Pit #7 28"+
Bt1	<u>8 TO 18</u> "	<u>7.5YR4/6 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
Bt2	<u>18 TO 28</u> "	<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
C	<u>28 TO 35</u> "	<u>7.5YR4/4 Very Channery, Silt Loam, Structureless, Massive, Friable</u>	
	<u>TO</u> "	<u>Few distinct redox features</u>	
	<u>TO</u> "		
	<u>TO</u> "		
		<i>Matthew C. Forstman</i>	Depth to Limiting Zone: <u>28</u> Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/2/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)

Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	1.000	0.875	0.750	0.750				
2	X		XX / 30	2.625	2.125	2.150	2.000	2.000			
3	X		XX / 30	2.000	1.750	1.875	1.750				
4	X		XX / 30	4.375	3.750	4.000	3.375	3.000	3.000	2.750	2.750
5	X		XX / 30	1.875	1.750	1.750	1.625				
6	X		XX / 30	3.625	3.250	3.250	3.000	2.750	3.000	2.875	

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>0.750</u> "	<u>40.00</u>	<u>20</u> "
<u>2</u>	<u>2.000</u> "	<u>15.00</u>	<u>20</u> "
<u>3</u>	<u>1.750</u> "	<u>17.14</u>	<u>20</u> "
<u>4</u>	<u>2.750</u> "	<u>10.91</u>	<u>20</u> "
<u>5</u>	<u>1.625</u> "	<u>18.46</u>	<u>20</u> "
<u>6</u>	<u>2.875</u> "	<u>10.43</u>	<u>20</u> "
TOTAL OF MIN/IN.		<u>111.95 =</u>	<u>18.66</u> Min
TOTAL No. OF HOLES		<u>6</u>	<u>Inch</u>

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *Brandon O'Boyle*
Sewage Enforcement Officer

SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the county or joint county health department for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
 98 Railroad Ave

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county or joint county health department 3/4/2021
 Agency name Bucks County Department of Health
2. Date review completed by agency 3/11/2021

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? <u>PUBLIC SEWER SERVICE (ACT 537 PLAN REVISION)</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ON-SITE SEPTIC SYSTEM DISPOSAL</u> |
| | | 5. Name, title and signature of person completing this section:
Name: <u>Brendan O'Boyle</u>
Title: <u>Soil Scientist</u>
Signature: <u>Brendan O'Boyle</u>
Date: <u>3/11/2021</u>
Name of County Health Department: <u>Bucks County</u>
Address: <u>1282 Almshouse Rd. Doylestown, PA 18901</u>
Telephone Number: _____ |

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.

SEWAGE FACILITIES PLANNING MODULE

PROJECT NARRATIVE

**JAMP Development, LLC
98 Railroad Avenue
Chalfont, PA 18914
New Britain Township, Bucks County
T.M.P No. 26-001-112**

DEP Code No. 1-09932-282-2

1. The property located at 98 Railroad Avenue consists of an existing four-bedroom dwelling that is served by a private water supply well and an in-ground on-lot sewage disposal system. This 19.39-acre property is situated in New Britain Township, Bucks County, Pennsylvania. The property owner is proposing to subdivide the property into four residential building lots as shown on the attached planning exemption plan. The existing dwelling on Lot 2 is to continue utilizing the existing on-lot system and has been tested for a replacement area per Township and County requirements. Lots 1, 3 and 4 have been tested for both primary and replacement areas per New Britain Township ordinance. Since both primary and replacement areas are delineated for this project, the property owner is pursuing a planning exemption to meet State sewage planning requirements.

Runoff from the site and adjacent areas are tributary to Reading Creek in the West Branch Neshaminy Creek watershed, which is classified as WWF, MF in Chapter 93.

2. Per Title 25 of the PA Code, Chapter 73, the peak daily sewage flow for this project is as follows: existing four-bedroom dwelling at 500 gallons per day and the three proposed dwellings at 500 gallons per day, for a total of 2,000 gallons per day. Therefore, the calculated EDUs for this project are 5.0.
3. Total gross site acreage is 19.39 acres. Gross acreage per lot is as follows: Lot 1 will have 2.58; Lot 2 will have 2.89; Lot 3 will have 3.03; and Lot 4 will have 11.04.
4. The property owner does not own adjacent lands. Residential and agricultural properties border the project site, and all utilize on-lot sewage disposal and individual wells, where applicable. The surrounding properties area not known to have a high rate of on-lot system malfunction.

COMPONENT 2 SEWAGE FACILITIES PLANNING MODULE

ALTERNATIVE ANALYSIS

**98 Railroad Avenue
Chalfont, PA 18914
New Britain Township, Bucks County
T.M.P. No. 26-001-112**

DEP Code No. 1-09932-282-2

1. The proposed 4-lot residential subdivision will reconfigure the property lines of tax parcel no. 26-001-112 consisting of 19.39 acres into four residential building lots as shown on the attached planning module plan. The existing dwelling on Lot 2 is to continue utilizing the existing on-lot system and has been tested for a replacement area per Township and County requirements. Lots 1, 3 and 4 have been tested for both primary and replacement areas per New Britain Township ordinance. Since both primary and replacement areas are delineated for this project, the property owner is pursuing a planning exemption to meet State sewage planning requirements. The property is located at 98 Railroad Avenue in New Britain Township, Bucks County, Pennsylvania.

In support of the proposed subdivision, VW performed deep-hole test pits on each proposed lot to delineate primary and replacement on-lot sewage disposal areas for Lots 1, 3 and 4. Lot No. 2 is proposed to contain the existing home and the system is currently service by a function on-lot sewage disposal system. Attached is a system certification from Eric Williams, P.E. from VW Consultants.

Detailed soil testing was performed with the Bucks County Health Department (BCHD) for primary and replacement areas for the lots with the new dwellings proposed and a replacement area for Lot No. 2 for the existing septic system. As per New Britain Township ordinance, all lots will have a primary and replacement area. The soils observed had seasonal high water table limiting zones (mottling/redox features) greater than 20 inches below the existing ground surface therefore the selected method of sewage disposal for the lots is the use of an individual sand mounds.

Per Title 25 of the PA Code, Chapter 73, the peak daily sewage flow for this project is as follows: existing four-bedroom dwelling at 500 gallons per day and the three proposed dwellings at 500 gallons per day, for a total of 2,000 gallons per day. Therefore, the calculated EDUs for this project are 5.0.

2. The adjacent and neighboring properties to the south, east, west and north are residential and farmsteads in nature. All the properties are located within the Single Family Residential 2 (SR-2) zoning and currently use on-lot sewage disposal for their long-term sewage disposal method.
3. The adjacent properties all use on-lot sewage disposal and are not known to have a high-rate of system malfunction, and are not in need of replacement.
4. The project is located with New Britain Township Public Sewer Service Area. While the project is located within the public sewer service area, there is no infrastructure to provide public sewer to these properties. Furthermore, the Township has not expressed the intension of extending public sewer to this area. Therefore, the selected method of sewage disposal for this project is the use of on-lot sewage disposal systems for the primary and replacement areas to service the project. As this project is not consistent with the Township Act 537 Plan, this project will be a revision to the Act 537 Plan.
5. Per New Britain Township's SALDO, all owners of property or persons who propose utilizing a holding tank, individual spray irrigation system, small flow treatment facility, or community sewage system shall execute

a sewage facilities maintenance agreement with the Township. Also, the Township's SALDO does require that for new land development projects, each proposed lot to be served by on-lot sewage disposal shall have delineated both a primary and replacement area system. In order to ensure the long-term viability of on-lot sewage disposal for this project, both primary and replacement on-lot sewage disposal systems have been delineated on each new lot, as well as a replacement area for the existing dwelling, as shown on the planning module plan.

6. The chosen sewage disposal method for this project are conventional individual sand mounds. Based on the soils documented during site specific testing with the BCDH, limiting zones were documented between 22 and 33 inches below the existing ground surface for all the proposed lots and the replacement area for the existing dwelling. As per New Britain Township ordinance, all lots will have a primary and replacement area. The soils observed had seasonal high water table limiting zones (mottling/redox features) greater than 20 inches below the existing ground surface therefore the selected method of sewage disposal for the lots is the use of an individual sand mounds.

Another alternative considered was the use of holding tanks. Holding tanks were deemed inappropriate for this project based on site suitability for land-based sewage disposal, therefore not selected for the proposed method of sewage disposal.

New Britain Township Act 537 Plan identifies this area to be service by public sewer however there is no infrastructure that services this area. Connection to public sewer is not a feasible option due to the distance from the project area to the first available public sewer connection point and deemed financially unfeasible for the developer. The selected method of on-lot sewage disposal will be a revision to the Township Act 537 Plan.

7. The chosen on-lot sewage disposal method to serve the proposed subdivision is individual sand mound systems which is based on available technologies for the soil conditions encountered on the property. The proposed sand mounds systems shall serve the proposed dwellings for the long-term, as they are the most economical and realistic system type for the residential use and the soils encountered during detailed soil testing.
8. The individual property owners will be in charge of their own on-lot sewage disposal system, and subsequently be responsible for its operation and maintenance of their on-lot sewage disposal areas.

NORTH PENN WATER AUTHORITY

**300 FORTY FOOT ROAD
LANSDALE, PA 19446**

**TEL: 215-855-3617
FAX: 215-855-2756
www.northpennwater.org**



August 22, 2018

Atten.: Benjamin Barland
Holmes Cunningham Engineering
350 East Butler Avenue, Suite 106
New Britain, PA 18901

Re: Availability of Water Capacity
98 Railroad Avenue
New Britain Township, Bucks County, PA

Dear Mr. Barland:

It is hereby confirmed that the North Penn Water Authority has an existing 16" water main in the area and provides water service in the vicinity of the subject proposed project, in New Britain Township, Bucks County. You submitted a Draft plan dated 7/13/2018. This project consists of a residential development of 1 lot located off Barry Road in New Britain Township, PA.

Currently, North Penn Water Authority (NPWA) has available capacity to serve this development and unless precluded from doing so by regulatory action or decreases in available water supplies, the Authority is willing to supply water service to the proposed development, provided water capacity in our system is available at the time of application and approval is granted from New Britain Township. The Developer will be required to enter into a Water Main Extension Agreement with the Authority to extend water main to the development and pay all construction costs as well as Authority tapping fees and other required fees and charges as it relates to the project.

You are instructed to review our detailed procedures for our water main extension approval process which can be found at: <http://www.northpennwater.org/p-99-Developers>.

This commitment is valid for up to one year from the date of this letter. After this date, the applicant will need to resubmit another water capacity request. If changes were made to the development plan that affect the use of or discharge of water, then the applicant should resubmit a request for availability of water.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,
NORTH PENN WATER AUTHORITY

Karen S. Sullivan
Engineering Services Coordinator



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF CLEAN WATER

DEP Code #: _____

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
 98 Railroad Avenue Subdivision- JAMP Development, LLC

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies <u>On-lot septic is proposed within the Public Sewer Area, however, no existing facilities are available for tie in adjacent to the site.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kelsey Harris</u> Title: <u>Zoning/Code Enforcement Officer</u> Signature: _____ Date: _____ Name of Municipal Planning Agency: <u>New Britain Township Planning Commission</u> Address <u>207 Park Avenue, Chalfont, PA 18914</u> Telephone Number: <u>215-822-1391</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal 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 planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun
William B. Jones, III
Gregory T. Hood
Cynthia M. Jones
Mary Beth McCabe

Eileen M. Bradley
Township Manager

May 5, 2021

Bucks County Planning Commission
The Almshouse, Neshaminy Manor Center
1260 Almshouse Road
Doylestown, PA 18901

Re: Response to BCPC Review
98 Railroad Avenue
Chalfont, PA, 18914
New Britain Township, Bucks County
TM# 26-001-112
DEP Code No. 1-09932-282-2

To Mr. Jeremy Stoff,

New Britain Township is in receipt of Bucks County Planning Commission (BCPC) Review Letter dated April 7, 2021 for 98 Railroad Avenue Project. Each of BCPC review comments have been outlined below with a response to each of the comment:

BCPC Comment No. 14:

Is this proposal consistent with the municipal Official Sewage Facilities Plan? No, see attached letter.

"The Act 537 Sewage Facilities Plan Update for Chalfont - New Britain Township Joint Sewage Authority Sewage Area, 2006 is the official Act 537 Plan for this portion of New Britain Township. The proposal to construct individual on-lot septic systems is not consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

The alternative analysis indicates that there is no intention of extending public sewer to this area. We note that there is currently a proposal to amend the township's Act 537 plan by adopting a Special Study which revises the public sewer facilities proposed for the "West Service Area." Under this proposal, a new sewage force main would be constructed in conjunction with a new pumping station, which could potentially serve this development."

Response: The 537 Plan Special Study Plan is not an approved PADEP document, therefore the current 2006 Act 537 Plan must be utilized. According to the 2006 Act 537 Plan, the proposed development is located within an area to be serviced by public sewer service, however there is no infrastructure to provide public sewer to this properties at this time. Therefore, the selected method of sewage disposal for this project is the use of on-lot sewage disposal systems for the primary and replacement areas to service the project. As this project is not consistent with the Township Act 537 Plan, this project will require a revision to the Township's Act 537 Plan. The proposed residential lots will be subject to any current or future Township Ordinance, rule, or regulation mandating the hook-up of properties to the public sewer system at the discretion of the New Britain Township Board of Supervisors.

If you should have any questions, please do not hesitate to contact New Britain Township.

Thank you for your assistance,



New Britain Township

Michael Walsh, Assistant Manager

CC: Matthew West, Township Manager
Peter Nelson, Esq., Grim, Biehn & Thatcher
Craig D. Kennard, P.E., C.O.O., Gilmore & Associates, Inc.
Tara Bernard, VW Consultants, LLC.



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

PLANNING COMMISSION:
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Evan J. Stone, PLA
Executive Director

April 7, 2021

Tara Bernard, Planning Specialist
VW Consultants, Inc.
1590 Canary Road
Quakertown, PA 18951

RE: 98 Railroad Avenue Subdivision Planning Module
PaDEP Code #1-09932-282-2
BCPC #12420
TMP #26-1-112
New Britain Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module¹ regarding the proposed subdivision of an existing, 19.54-acre parcel into four residential building lots located on Railroad Avenue at its intersection with Barry Road and extending northeast.

In total, the projected daily sewage flow for this two-lot subdivision is 2,000 gallons per day, with the existing dwelling accounting for 500 gallons per day and the three proposed dwellings each accounting for 500 gallons per day; therefore, the total calculated EDUs for the project is 5.0. The existing dwelling will continue to use the existing functioning on-lot septic system, while the three proposed lots will use individual sand mounds.

The *Act 537 Sewage Facilities Plan Update for Chalfont – New Britain Township Joint Sewage Authority Sewage Area, 2006* is the official Act 537 Plan for this portion of New Britain Township. The proposal to construct individual on-lot septic systems is not consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

The alternative analysis indicates that there is no intention of extending public sewer to this area. We note that there is currently a proposal to amend the township's Act 537 plan by adopting a Special Study which revises the public sewer facilities proposed for the "West Service Area." Under this proposal, a new sewage force main would be constructed in conjunction with a new pumping station, which could potentially serve this development.

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 New Britain 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.



Tara Bernard
April 7, 2021
Page 2

Component 2. Individual and Community Onlot Disposal of Sewage has sections that do not include the requisite signatures. These include Section H. Sewage Enforcement Officer Action and Section Q. Municipal Actions.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,



Jeremy Stoff
Planner

JS:dc/rml

Attachment

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Matthew Walsh, Township Manager (via email)
Act 537 file (via email)



DEP Code #: 1-09932-282-2
BCPC #: 12420

**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

98 Railroad Avenue Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

- Date plan received by county planning agency March 3, 2021
- Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
- Date review completed by agency April 7, 2021

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

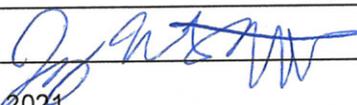
Yes No

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 See attached letter.
15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Jeremy Stoff

Title: Planner

Signature: 

Date: April 7, 2021

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.



COUNTY OF BUCKS

DEPARTMENT OF HEALTH

Neshaminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 - 215-345-3318

FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 – 267-580-3510

Bucks County Government Services Center, 261 California Road, Suite #2, Quakertown, PA 18951 – 215-529-7000

County Commissioners

ROBERT G. LOUGHERY, Chairman
CHARLES H. MARTIN, Vice-Chairman
DIANE M. ELLIS-MARSEGLIA, LCSW

Director

DAVID C. DAMSKER, M.D., M.P.H.

3/11/21

✓
Matt Piotnowski
JAMP Development
217 Delmont Avenue
Warminster, PA 18974

Re: Component 2 and 4 C Planning Module
TMP# 26-1-112
PA DEP Code # 1-09932-282-2

Dear Mr. Piotnowski,

Please be advised that this Department has completed lot by lot field testing on the above mentioned tax parcel. Those sites tested were generally found to be suitable for on-lot sewage disposal systems under Act 537 (PA Sewage Facilities Act), Chapter 71 Standards.

It is the responsibility of the developer or property owner to properly protect and stake these test site areas for on-lot sewage disposal before and after permit issuance. Test pits and percolation holes must be identifiable by the sewage enforcement officer prior to reviewing and issuing sewage permits on the property. Any previously tested sites in the subdivision that cannot be verified in the field will require new field testing and fees.

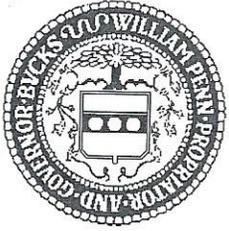
This Department retains the right to request additional testing of the designated disposal areas prior to permit issuance as indicated in Chapter 72, Section 72.26 (b).

In addition, this Department is not responsible for any changes that may occur with the Pennsylvania Sewage Facilities Act prior to permit Issuance.

Sincerely,

Sewage Enforcement Officer # Brendan O'Boyle
Bucks County Department of Health

CC: Central File
District File
VW Consultants
New Britain Twp.



COUNTY OF BUCKS

DEPARTMENT OF HEALTH

Neshaminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 – 215-345-3318

FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 – 267-580-3510

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County Commissioners

ROBERT G. LOUGHERY, Chairman
CHARLES H. MARTIN, Vice-Chairman
DIANE M. ELLIS-MARSEGLIA, LCSW

Director

DAVID C. DAMSKER, M.D., M.P.H.

3/11/21

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

RE: Planning Module for Land Development
TMP# 26-1-112
DEP Code # 1-09932-282-2

Dear Ms. Bradley

Components 2 & 4 of the Planning Module for Land Development for subject subdivision has been reviewed and signed by this Department in accordance with the requirements of Title 25, Pennsylvania Code, Section 71.44, subchapter C., 71.51, 71.53 and 71.55.

On June 10, 1989, Chapter 71 of the Pennsylvania Sewage Facilities Act (Act 537) was revised. Under the revision, it is now the municipality's responsibility to forward a complete planning module submission of this subdivision to PA DEP for their review.

This Department cannot issue any permits on this proposed subdivision until written approval from PA DEP has been received or proof that a complete application has been before PA DEP. This Department must also receive a copy of the signed subdivision plan.

The following will be hand delivered by the applicant's consultant:

- 1) Component 2 & 4
- 2) ER-EBQ-290 Appendix A
- 3) Subdivision Plan

If you have any questions feel free to contact me at 215-340-8449 Monday - Friday between 8:30 - 9:30 AM.

Sincerely,

Brendan O'Boyle
Sewage Enforcement Officer # 03380

cc: Central
District
VW Consultants

SA-11 (Rev. 01/12)



December 17, 2018

Brendan O'Boyle, CPSS, SEO
Bucks County Health Department
Neshaminy Manor Center
Doylestown, PA 18901

**RE: Existing On-Lot Sewage Disposal System
98 Railroad Avenue
Chalfont, PA 18914
T.M.P. No. 26-001-112
New Britain Township, Bucks County**

Dear Mr. O'Boyle:

The existing on-lot sewage disposal system serving the existing four-bedroom residential dwelling located at 98 Railroad Avenue was inspected by VW Consultants, LLC (VW). The purpose of the inspection was to determine compliance with the Bucks County Department of Health policy regarding the continued use of an existing sewage system when a subdivision is proposed. The system consists of a septic tank, distribution box, and four in-ground trenches. The system was found not to be malfunctioning to the ground surface at the time of our inspection on September 15, 2018. A replacement area has been delineated on the property in support of the proposed subdivision.

This inspection should not be considered valid for a point of sale real estate inspection.

Should you have any questions regarding the information included in this letter, please contact me at 215-536-7006.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric D. Williams', with a long horizontal flourish extending to the right.

VW Consultants, LLC
Eric D. Williams, P.E.
Professional Engineer

1. PROJECT INFORMATION

Project Name: **98 Railroad Avenue**

Date of Review: **2/15/2021 12:19:04 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **21.06 acres**

County(s): **Bucks**

Township/Municipality(s): **NEW BRITAIN TOWNSHIP**

ZIP Code:

Quadrangle Name(s): **DOYLESTOWN**

Watersheds HUC 8: **Crosswicks-Neshaminy**

Watersheds HUC 12: **West Branch Neshaminy Creek**

Decimal Degrees: **40.286121, -75.231179**

Degrees Minutes Seconds: **40° 17' 10.352" N, 75° 13' 52.2434" W**

2. SEARCH RESULTS

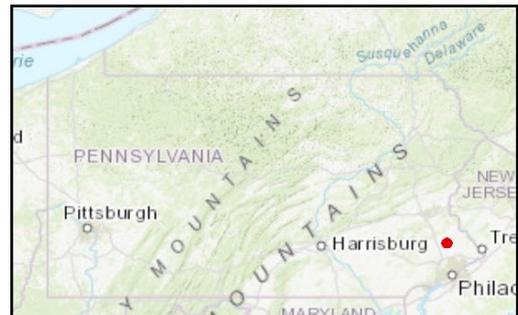
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

98 Railroad Avenue

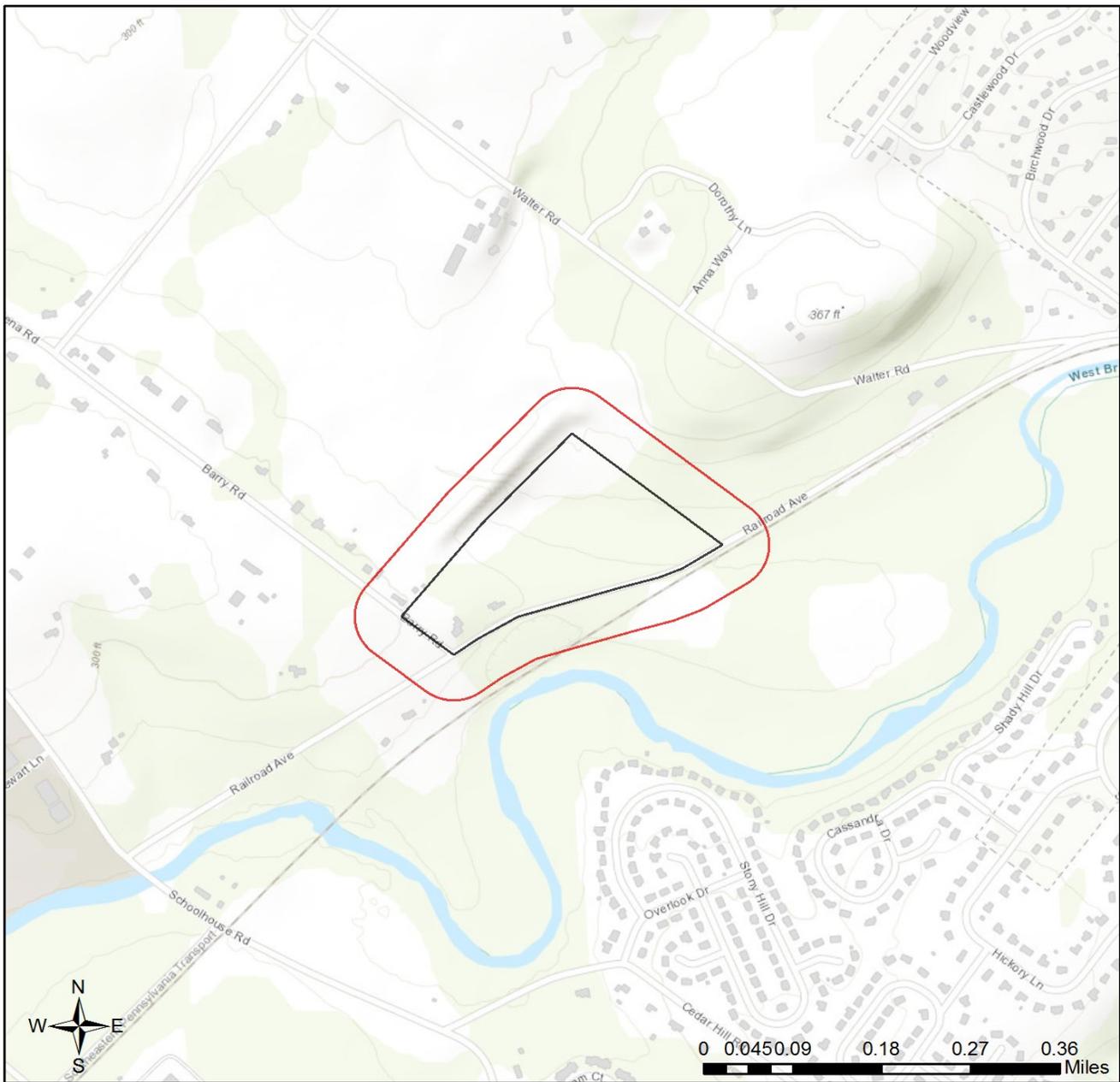


- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

98 Railroad Avenue



-  Project Boundary
-  Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intemap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Matt C. Hostrander
Company/Business Name: VW Consultants, LLC
Address: 1590 Canary Road
City, State, Zip: Quakertown, PA 18951
Phone: (215) 536-7006 Fax: (215) 538-6136
Email: mhostrander@vw-consultants.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.


applicant/project proponent signature

02/15/2021
date



PA-SHARE System Generated Environmental Review SHPO Response Summary

This response was prepared by the PA-SHARE system and includes the PA SHPO Environmental Review (ER) staff review response and comments. If a SHPO response letter is referenced, you will need to view the letter in PA-SHARE, found under Attachments on the Response screen.

If you have questions about why you are receiving this email, please visit the PA-SHARE help page at <https://share.phmc.pa.gov/pasharehelp>.

Date of SHPO Response: March 1, 2021

Primary Contact Information:

Tara Bernard
VW Consultants, LLC
1590 Canary Road
Quakertown PA 18951

RE: ER Project # 2021PR02627, 98 Railroad Avenue subdivision , Department of Environmental Protection

Above Ground Resources

No Above Ground Concerns - Environmental Review - No Effect - Above Ground

Thank you for submitting information concerning the above-referenced project. There may be above ground historic properties within the project area of potential effect. However, in our opinion the project as proposed will have no effect on historic properties, should they exist. Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to notify the PA SHPO at pashare@pa.gov and provide the revised designs for review and comment.

For questions concerning above ground resources, please Emma Diehl at emdiehl@pa.gov.

Archaeological Resources

No Archaeological Concerns - Environmental Review - No Effect - Archaeological

Thank you for submitting information concerning the above-referenced project. There is a high probability that archaeological resources are located in this project area. Based on the information received and available in our files, in our opinion, the activity described in your proposal should have no effect on such resources. Should the scope of the project be

amended to include additional ground disturbing activity and/or should you be made aware of historic property concerns, you will need to notify the PA SHPO at pashare@pa.gov. A Phase I Archaeological Survey may be necessary to locate all potentially significant archaeological resources.

For questions concerning archaeological resources, please Casey Hanson at chanson@pa.gov.

SEWAGE FACILITIES PLANNING MODULE

PROJECT NARRATIVE

**JAMP Development, LLC
98 Railroad Avenue
Chalfont, PA 18914
New Britain Township, Bucks County
T.M.P No. 26-001-112**

DEP Code No. 1-09932-282-2

1. The property located at 98 Railroad Avenue consists of an existing four-bedroom dwelling that is served by a private water supply well and an in-ground on-lot sewage disposal system. This 19.39-acre property is situated in New Britain Township, Bucks County, Pennsylvania. The property owner is proposing to subdivide the property into four residential building lots as shown on the attached planning exemption plan. The existing dwelling on Lot 2 is to continue utilizing the existing on-lot system and has been tested for a replacement area per Township and County requirements. Lots 1, 3 and 4 have been tested for both primary and replacement areas per New Britain Township ordinance. Since both primary and replacement areas are delineated for this project, the property owner is pursuing a planning exemption to meet State sewage planning requirements.

Runoff from the site and adjacent areas are tributary to Reading Creek in the West Branch Neshaminy Creek watershed, which is classified as WWF, MF in Chapter 93.

2. Per Title 25 of the PA Code, Chapter 73, the peak daily sewage flow for this project is as follows: existing four-bedroom dwelling at 500 gallons per day and the three proposed dwellings at 500 gallons per day, for a total of 2,000 gallons per day. Therefore, the calculated EDUs for this project are 5.0.
3. Total gross site acreage is 19.39 acres. Gross acreage per lot is as follows: Lot 1 will have 2.58; Lot 2 will have 2.89; Lot 3 will have 3.03; and Lot 4 will have 11.04.
4. The property owner does not own adjacent lands. Residential and agricultural properties border the project site, and all utilize on-lot sewage disposal and individual wells, where applicable. The surrounding properties area not known to have a high rate of on-lot system malfunction.



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY		Reviewers: _____ / _____
DATE RECEIVED:	DATE DUE:	
ER NUMBER:		HRSF: _____

REV: 03/2020

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal?	YES	NO	OR	This is additional information for ER Number:	
Project Name	County		Municipality		
Project Address	City/State/ Zip				

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name	Phone
Company	Fax
Street/PO Box	Email
City/State/Zip	Email cc:

SECTION C: PROJECT DESCRIPTION

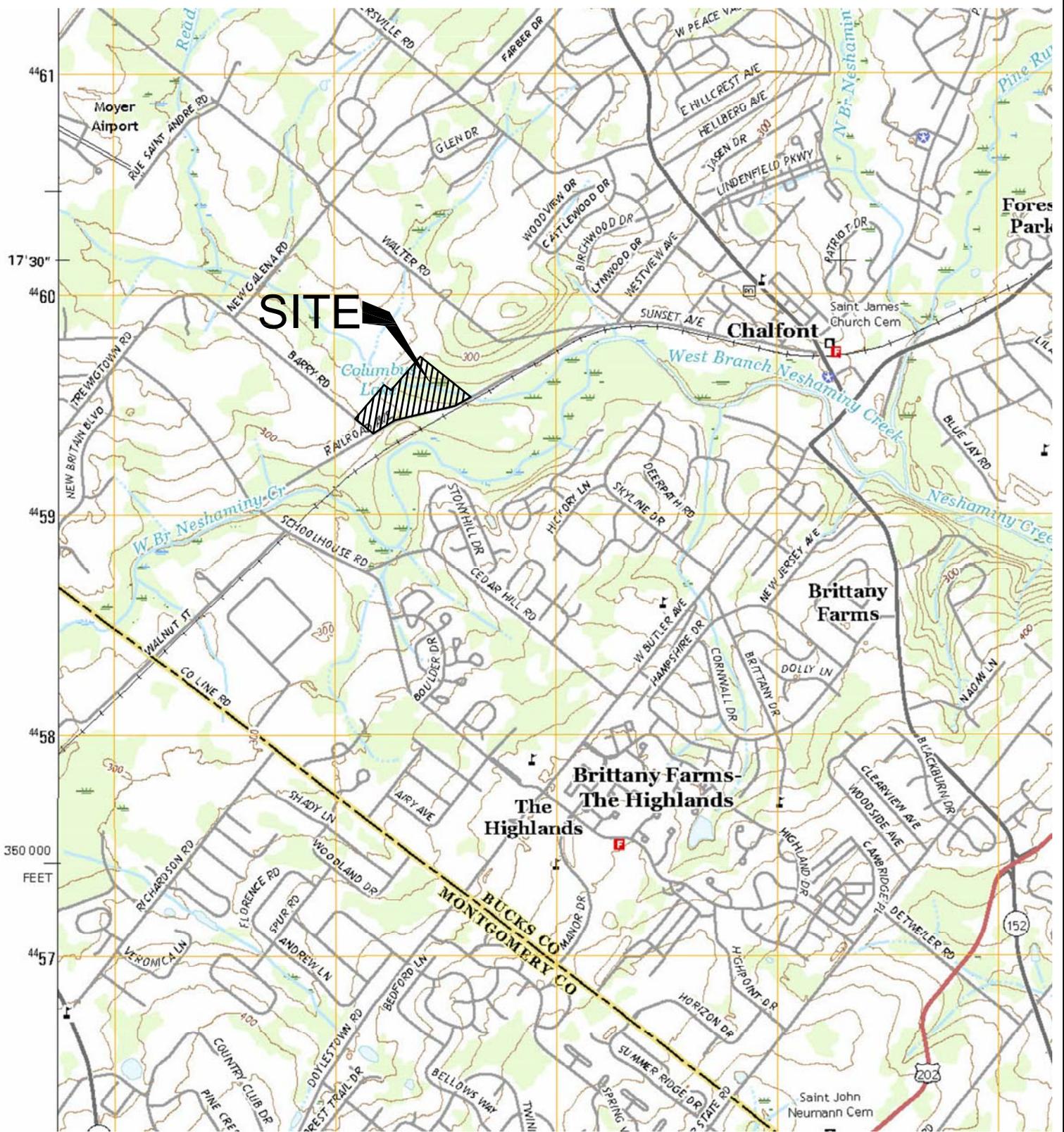
This project is located on: (check all that apply)	Federal property	State property	Municipal property	Private property
List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)	

Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply):	Construction	Demolition	Rehabilitation	Disposition
Total acres of project area:	Total acres of earth disturbance:			
Are there any buildings or structures within the project area?	Yes	No	Approximate age of buildings:	
Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: https://gis.penndot.gov/crgis	Yes	No	Unsure	Name _____
				Key Number _____

<p>Please email this form and pdf attachments to: RA-PH-PASHPO-ER@pa.gov</p> <p>Or, please print and mail completed form and all attachments to: PHMC- PA State Historic Preservation Office 400 North Street Commonwealth Keystone Building, 2nd Floor Harrisburg, PA 17120-0093</p>	<p>Attachments – Please include the following information with this form</p> <p>Map – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect</p> <p>Description/Scope of Work– Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources</p> <p>Site Plans/Drawings – Indicate location and age of buildings, any proposed improvements, and past and present land use</p> <p>Photographs – Attach digital photographs of the project site, including images of all buildings and structures keyed to a site plan, for buildings older than 50 years use the Abbreviated HRSF</p>
---	--

SHPO DETERMINATION (SHPO USE ONLY)	
<p>There are NO HISTORIC PROPERTIES in the Area of Potential Effect</p> <p>The project will have NO EFFECT on historic properties</p> <p>The project will have NO ADVERSE EFFECTS on historic properties: _____ Key# _____</p>	<p>The project will have NO ADVERSE EFFECTS WITH CONDITIONS (see attached)</p> <p>SHPO REQUESTS ADDITIONAL INFORMATION (see attached)</p>
<p>DIVISION CHIEF, ENVIRONMENTAL REVIEW: _____ DATE: _____</p> <p style="text-align: right;">SHPO REVIEWER: _____</p>	



W Consultants LLC

1590 Canary Rd, Quakertown, PA 18951
 215-536-7006 | 215-538-6136 Fax

98 Railroad Avenue

New Britain Township, Bucks County, Pennsylvania

TM# 26-001-112

Scale: 1 = 24,000

Applicant: JAMP Development, LLC
 217 Delmont Avenue
 Warminster, PA 18974

Date: 12/18/18

Drawn By: EDW

Quad Map: Doylestown

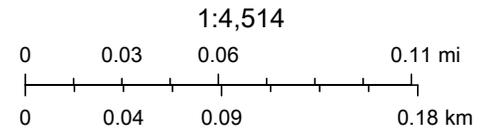
SHEET
1 of 1

98 Railroad Avenue- JAMP Development, LLC



2/15/2021, 11:19:50 AM

-  Municipal Boundary
-  Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Color Photographs
98 Railroad Avenue
New Britain Township, Bucks County
TM# 26-001-112



Color Photographs
98 Railroad Avenue
New Britain Township, Bucks County
TM# 26-001-112



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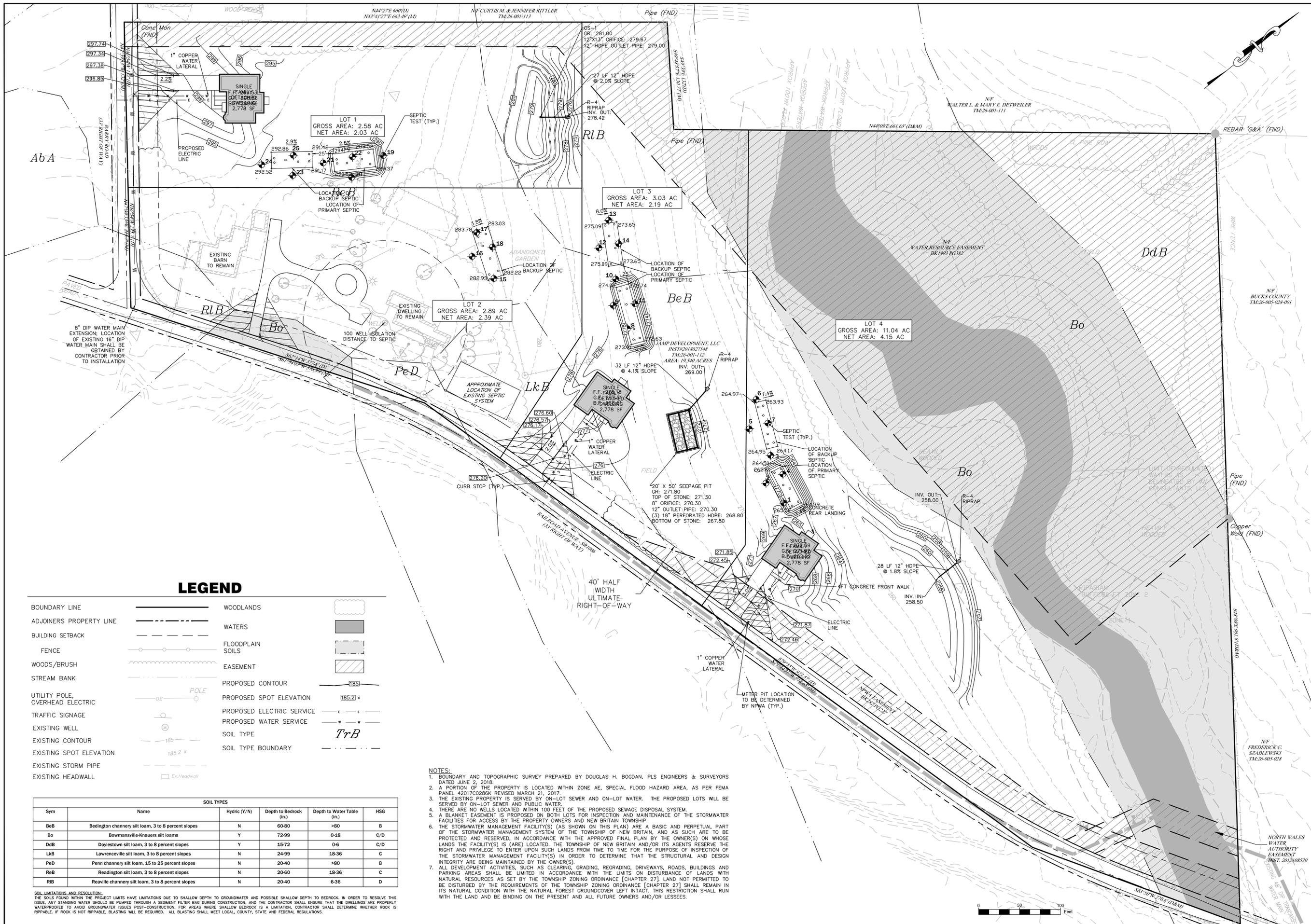


Color Photographs
98 Railroad Avenue
New Britain Township, Bucks County
TM# 26-001-112



Color Photographs
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LEGEND

BOUNDARY LINE	---	WOODLANDS	
ADJOINERS PROPERTY LINE	---	WATERS	
BUILDING SETBACK	---	FLOODPLAIN SOILS	
FENCE	---	EASEMENT	
WOODS/BRUSH	---	PROPOSED CONTOUR	
STREAM BANK	---	PROPOSED SPOT ELEVATION	
UTILITY POLE, OVERHEAD ELECTRIC	---	PROPOSED ELECTRIC SERVICE	
TRAFFIC SIGNAGE	---	PROPOSED WATER SERVICE	
EXISTING WELL	---	SOIL TYPE	
EXISTING CONTOUR	---	SOIL TYPE BOUNDARY	
EXISTING SPOT ELEVATION	---		
EXISTING STORM PIPE	---		
EXISTING HEADWALL	---		

SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
BeB	Bedington channery silt loam, 3 to 8 percent slopes	N	60-80	>80	B
Bo	Bowmansville-Knauers silt loams	Y	72-99	0-18	C/D
DdB	Doylertown silt loam, 3 to 8 percent slopes	Y	15-72	0-6	C/D
LkB	Lawrenceville silt loam, 3 to 8 percent slopes	N	24-99	18-36	C
PeD	Penn channery silt loam, 15 to 25 percent slopes	N	20-40	>80	B
ReB	Readington silt loam, 3 to 8 percent slopes	N	20-60	18-36	C
RiB	Reaville channery silt loam, 3 to 6 percent slopes	N	20-40	6-36	D

SOIL LIMITATIONS AND RESOLUTION:
 THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER ISSUES POST-CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPLE. IF ROCK IS NOT RIPPLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DOUGLAS H. BOGDAN, PLS ENGINEERS & SURVEYORS DATED JUNE 2, 2018.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA, AS PER FEMA PANEL 42017C0286K REVISED MARCH 21, 2017.
- THE EXISTING PROPERTY IS SERVED BY ON-LOT SEWER AND ON-LOT WATER. THE PROPOSED LOTS WILL BE SERVED BY ON-LOT SEWER AND PUBLIC WATER.
- THERE ARE NO WELLS LOCATED WITHIN 100 FEET OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.
- A BLANKET EASEMENT IS PROPOSED ON BOTH LOTS FOR INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND NEW BRITAIN TOWNSHIP.
- THE STORMWATER MANAGEMENT FACILITY(S) (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF NEW BRITAIN, AND AS SUCH ARE TO BE PROTECTED AND RESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER(S) ON WHOSE LANDS THE FACILITY(S) IS (ARE) LOCATED. THE TOWNSHIP OF NEW BRITAIN AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITY(S) IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER(S).
- ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS AND PARKING AREAS SHALL BE LIMITED IN ACCORDANCE WITH THE LIMITS ON DISTURBANCE OF LANDS WITH NATURAL RESOURCES AS SET BY THE TOWNSHIP ZONING ORDINANCE [CHAPTER 27]. LAND NOT PERMITTED TO BE DISTURBED BY THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE [CHAPTER 27] SHALL REMAIN IN ITS NATURAL CONDITION WITH THE NATURAL FOREST GROUND COVER LEFT INTACT. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.



Holmes Cunningham LLC
 350 E. Butler Avenue
 Suite 106
 New Britain, PA 18901
 (215) 586-3330
 www.hcengineering.net

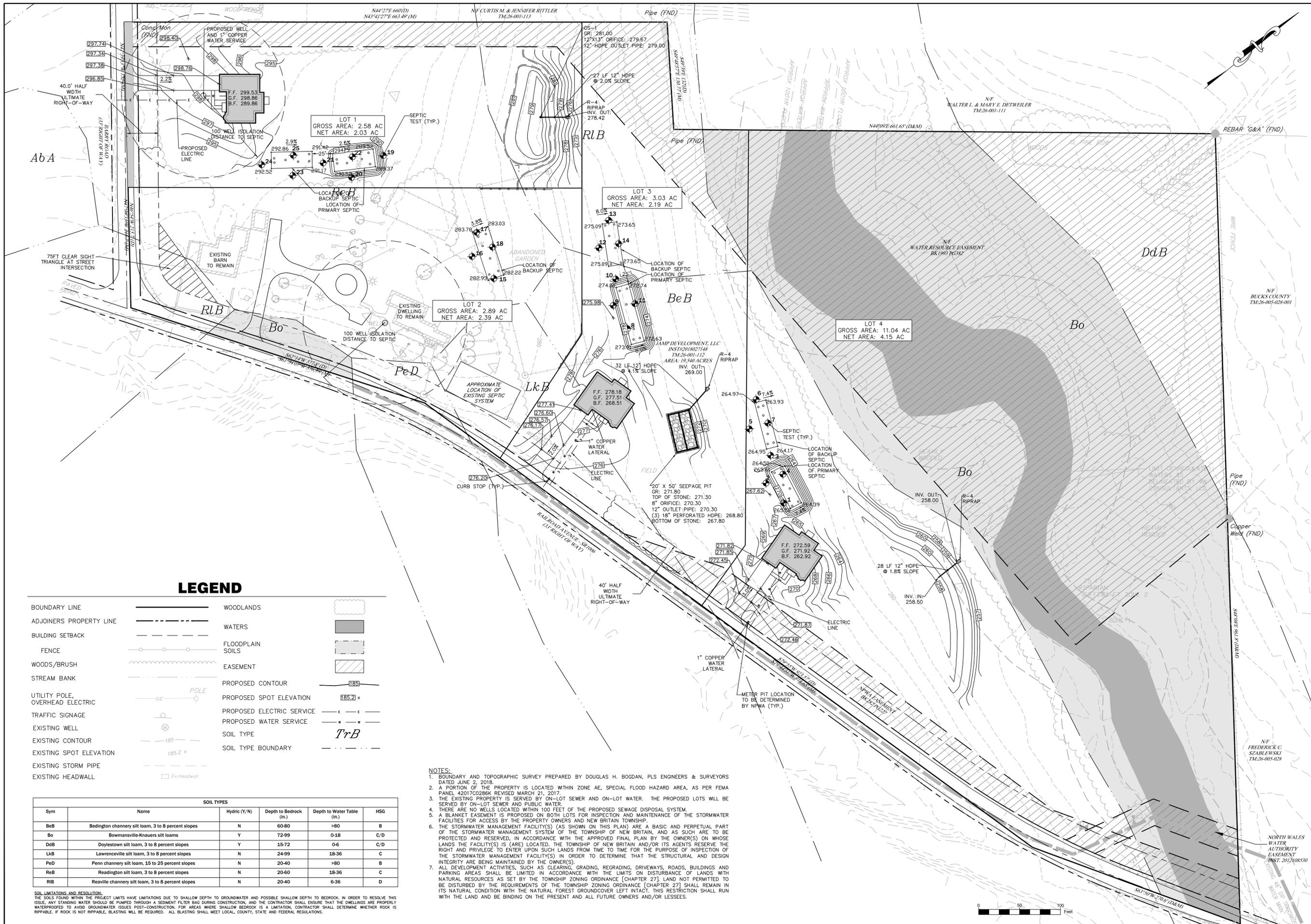
REVISIONS	Description
Date	Revised per Township Comments
8/5/2019	Revised per Township Comments
12/13/2019	Revised per Township Comments

98 RAILROAD AVENUE SUBDIVISION
 TMP # 26-001-112
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
ACT 537 PLAN

FILE NO.
 1342_C6.0_Act537.DWG

HCE Job	1342	Scale	1"=50'	Designed	KRH	Sheet	1 of 1
Date	11/30/2018						

Drawing No.
C6.0



LEGEND

BOUNDARY LINE	—	WOODLANDS	
ADJOINERS PROPERTY LINE	- - -	WATERS	
BUILDING SETBACK	—	FLOODPLAIN SOILS	
FENCE	—	EASEMENT	
WOODS/BRUSH		PROPOSED CONTOUR	
STREAM BANK	—	PROPOSED SPOT ELEVATION	
UTILITY POLE, OVERHEAD ELECTRIC		PROPOSED ELECTRIC SERVICE	
TRAFFIC SIGNAGE		PROPOSED WATER SERVICE	
EXISTING WELL		SOIL TYPE	<i>TrB</i>
EXISTING CONTOUR	—	SOIL TYPE BOUNDARY	- - -
EXISTING SPOT ELEVATION	185.2 x		
EXISTING STORM PIPE			
EXISTING HEADWALL			

SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
BeB	Bedington channery silt loam, 3 to 8 percent slopes	N	60-80	>80	B
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DdB	Doylstown silt loam, 3 to 8 percent slopes	Y	15-72	0-6	C/D
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REVISIONS	Description
8/5/2019	Revised per Township Comments
12/13/19	Revised per Township Comments
3/29/2020	Revised per Township Comments
8/21/2020	Revised per Township Comments

98 RAILROAD AVENUE SUBDIVISION
 TMP # 26-001-112
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
ACT 537 PLAN

File No.
 1342_C6.0_Act537.DWG

HCE Job	1342	Scale	1"=50'	Designed	KRH	Sheet	1 of 1
Date	10/20/2018						

Drawing No.
C6.0

KRISTIN R. HOLMES, P.E.
 PA PE073604

NORTH WALES WATER AUTHORITY EASEMENT (INST. 201208530)

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of New Britain
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), Bucks COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS JAMP Development, LLC. has proposed the development of a parcel of land identified as
land developer

98 Railroad Avenue, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). _____

WHEREAS, New Britain Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of New Britain hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary,
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 2021-13, adopted, June 7, 2021.

Municipal Address:

New Britain Township
207 Park Avenue
Chalfont, Pa 18914
Telephone 215-822-1391

Seal of
Governing Body



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF CLEAN WATER

DEP Code #: _____

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
 98 Railroad Avenue Subdivision- JAMP Development, LLC

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies <u>On-lot septic is proposed within the Public Sewer Area, however, no existing facilities are available for tie in adjacent to the site.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kelsey Harris</u> Title: <u>Zoning/Code Enforcement Officer</u> Signature: _____ Date: _____ Name of Municipal Planning Agency: <u>New Britain Township Planning Commission</u> Address <u>207 Park Avenue, Chalfont, PA 18914</u> Telephone Number: <u>215-822-1391</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal 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 planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun
William B. Jones, III
Gregory T. Hood
Cynthia M. Jones
Mary Beth McCabe

Eileen M. Bradley
Township Manager

May 5, 2021

Bucks County Planning Commission
The Almshouse, Neshaminy Manor Center
1260 Almshouse Road
Doylestown, PA 18901

Re: Response to BCPC Review
98 Railroad Avenue
Chalfont, PA, 18914
New Britain Township, Bucks County
TM# 26-001-112
DEP Code No. 1-09932-282-2

To Mr. Jeremy Stoff,

New Britain Township is in receipt of Bucks County Planning Commission (BCPC) Review Letter dated April 7, 2021 for 98 Railroad Avenue Project. Each of BCPC review comments have been outlined below with a response to each of the comment:

BCPC Comment No. 14:

Is this proposal consistent with the municipal Official Sewage Facilities Plan? No, see attached letter.

"The Act 537 Sewage Facilities Plan Update for Chalfont - New Britain Township Joint Sewage Authority Sewage Area, 2006 is the official Act 537 Plan for this portion of New Britain Township. The proposal to construct individual on-lot septic systems is not consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

The alternative analysis indicates that there is no intention of extending public sewer to this area. We note that there is currently a proposal to amend the township's Act 537 plan by adopting a Special Study which revises the public sewer facilities proposed for the "West Service Area." Under this proposal, a new sewage force main would be constructed in conjunction with a new pumping station, which could potentially serve this development."

Response: The 537 Plan Special Study Plan is not an approved PADEP document, therefore the current 2006 Act 537 Plan must be utilized. According to the 2006 Act 537 Plan, the proposed development is located within an area to be serviced by public sewer service, however there is no infrastructure to provide public sewer to this properties at this time. Therefore, the selected method of sewage disposal for this project is the use of on-lot sewage disposal systems for the primary and replacement areas to service the project. As this project is not consistent with the Township Act 537 Plan, this project will require a revision to the Township's Act 537 Plan. The proposed residential lots will be subject to any current or future Township Ordinance, rule, or regulation mandating the hook-up of properties to the public sewer system at the discretion of the New Britain Township Board of Supervisors.

If you should have any questions, please do not hesitate to contact New Britain Township.

Thank you for your assistance,

A handwritten signature in black ink, appearing to read "Michael Walsh". The signature is fluid and cursive, written over the printed name below.

New Britain Township

Michael Walsh, Assistant Manager

CC: Matthew West, Township Manager
Peter Nelson, Esq., Grim, Biehn & Thatcher
Craig D. Kennard, P.E., C.O.O., Gilmore & Associates, Inc.
Tara Bernard, VW Consultants, LLC.

New Britain Township

207 Park Avenue
Chalfont, PA 18914

Ph. 215-822-1391 Fax 215-822-6051

MEMORANDUM

TO: Matt West, Township Manager

FROM: Kelsey Harris, Zoning Officer

DATE: May 26, 2021

RE: Planning Commission: 98 Railroad Avenue Planning Module

The New Britain Township Planning Commission held a public meeting on May 25, 2021 to review the Planning Module for 98 Railroad Avenue.

A motion was made and unanimously carried to approve Proponent 4A of the 98 Railroad Avenue Planning Module.



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

PLANNING COMMISSION:
Tom Tosti, *Chairman*
Richard Donovan, *Vice Chairman*
Thomas J. Jennings, Esq., *Secretary*

Craig E. Bryson, PLA
James J. Keenan
David R. Nyman
Carol A. Pierce
Edward J. Tokmajian
Walter S. Wydro

Evan J. Stone, PLA
Executive Director

April 7, 2021

Tara Bernard, Planning Specialist
VW Consultants, Inc.
1590 Canary Road
Quakertown, PA 18951

RE: 98 Railroad Avenue Subdivision Planning Module
PaDEP Code #1-09932-282-2
BCPC #12420
TMP #26-1-112
New Britain Township, Bucks County, PA

Dear Ms. Bernard:

We have received a copy of the planning module¹ regarding the proposed subdivision of an existing, 19.54-acre parcel into four residential building lots located on Railroad Avenue at its intersection with Barry Road and extending northeast.

In total, the projected daily sewage flow for this two-lot subdivision is 2,000 gallons per day, with the existing dwelling accounting for 500 gallons per day and the three proposed dwellings each accounting for 500 gallons per day; therefore, the total calculated EDUs for the project is 5.0. The existing dwelling will continue to use the existing functioning on-lot septic system, while the three proposed lots will use individual sand mounds.

The *Act 537 Sewage Facilities Plan Update for Chalfont – New Britain Township Joint Sewage Authority Sewage Area, 2006* is the official Act 537 Plan for this portion of New Britain Township. The proposal to construct individual on-lot septic systems is not consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewer facilities.

The alternative analysis indicates that there is no intention of extending public sewer to this area. We note that there is currently a proposal to amend the township's Act 537 plan by adopting a Special Study which revises the public sewer facilities proposed for the "West Service Area." Under this proposal, a new sewage force main would be constructed in conjunction with a new pumping station, which could potentially serve this development.

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 New Britain 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.



Tara Bernard
April 7, 2021
Page 2

Component 2. Individual and Community Onlot Disposal of Sewage has sections that do not include the requisite signatures. These include Section H. Sewage Enforcement Officer Action and Section Q. Municipal Actions.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

If you have any questions about this review, please contact me.

Sincerely,



Jeremy Stoff
Planner

JS:dc/rml

Attachment

cc: Genevieve Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Matthew Walsh, Township Manager (via email)
Act 537 file (via email)

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

98 Railroad Avenue Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency March 3, 2021
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency April 7, 2021

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

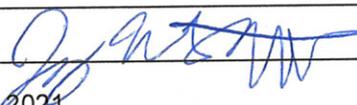
Yes No

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 See attached letter.
15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies N/A
17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Jeremy Stoff

Title: Planner

Signature: 

Date: April 7, 2021

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

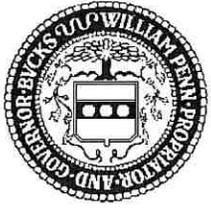
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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.

Twp.



COUNTY OF BUCKS

DEPARTMENT OF HEALTH

Haminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 - 215-345-3318
FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 - 267-580-3510
Bucks County Government Services Center, 261 California Road, Suite #2, Quakertown, PA 18951 - 215-529-7000

County Commissioners
ROBERT G. LOUGHERY, Chairman
M.P.H.
CHARLES H. MARTIN, Vice-Chairman
DIANE M. ELLIS-MARSEGLIA, LCSW

Director
DAVID C. DAMSKER, M.D.,

2/11/20

New Britain Township Office
Attn: Kelsey Harris, Zoning Officer
207 Park Avenue
Chalfont, PA 18914

RE: Planning Exemption
98 Railroad Avenue
TMP# 26-001-112

Dear Ms. Harris:

Enclosed is an expanded Postcard Application for Act 537 Planning Modules.

The applicant is requesting an exemption from the planning requirements for this project as allowed by PA Code Title 25 Chapter 71, 71.51 (b) (1). This request requires signatures to confirm its applicability to Chapter 71.

Be advised this planning exemption, upon approval by PA DEP, replaces the traditional planning module application process.

It is now the municipality's responsibility to forward the completed submission to PA DEP for their review.

This Department cannot issue any permits on this proposed subdivision until written approval from PA DEP has been received or proof that a complete application has been before PA DEP. This Department must also receive a copy of the signed subdivision plan.

Please note: additional testing may be required prior to permit issuance.

Enclosed please find 2 copies of the following:

- 1) Planning Exemption
- 2) Subdivision Plan
- 3) ER-BWQ-290 Appendix A

Should you have any questions, feel free to contact me at 215-345-3328.

Sincerely,

Brendan O'Boyle
Bucks County Department of Health, SEO # 03380

NEW BRITAIN TOWNSHIP

Cc: V/W Consultants LLC

02/13/2020
DATE RECEIVED

1. Development Information

Name of Development 98 Railroad Avenue
 Developer Name JAMP Development, LLC
 Address 217 Delmont Ave., Warminster, PA 18974
c/o VW Consultants, LLC - Matthew Hostrander, CPSS, SEO
 Telephone # 215-778-5284
 Email mhostrander@vw-consultants.com

2. Location of Development

a. County Bucks
 b. Municipality New Britain Township
 c. Address or Coordinates 98 Railroad Avenue, Chalfont, PA 18914
 d. Tax Parcel # 26-001-112
 e. USGS Quad Name Doylestown
 inches up _____ over _____
 from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
 Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
 Describe Proposed 4-lot residential subdivision - see narrative.
 Commercial Institutional
 Describe _____
 Brownfield Site Redevelopment
 Other (specify) _____

4. Size

a. # of lots 4 # of EDUs 5
 b. # of lots since 5/15/72 1
 c. Development Acreage 19.39
 d. Remaining Acreage 0.0

5. Sewage Flows 2,000 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. Sewerage System
 Existing (connection only) New (extension)
 Public Private
 Pump Station(s)/Force Main Gravity
 Name of existing system being extended _____
 Interceptor Name _____
 Treatment Facility Name _____
 NPDES Permit # _____
 b. Construction of Treatment Facility
 With Stream Discharge
 With Land Application (not including IRSIS)
 Other
 Repair?
 Name of waterbody where point of discharge is proposed (if stream discharge) _____

c. Onlot Sewage Disposal Systems (check appropriate box)
 Individual onlot system(s) (including IRSIS)
 Community onlot system
 Large-Volume onlot system
 d. Retaining tanks
 Number of Holding Tanks _____
 Number of Privies _____
 7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species
 Check one:
 The "PNDI Project Environmental Review Receipt" is attached.
 or
 A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

b. Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

 (Signature of Municipal Official) / Date

 Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Brendan O'Boyle, 2/10/2020
 Signature of SEO / Date
BRENDAN O'BOYLE, 03380
 Name (Print) / Certification #
 Telephone # 215-340-8449

(3) I certify that each lot in this subdivision is at least 1 acre in size

Mal H. Rul, 2/6/2020
 (Signature of Project Applicant/Agent) / Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

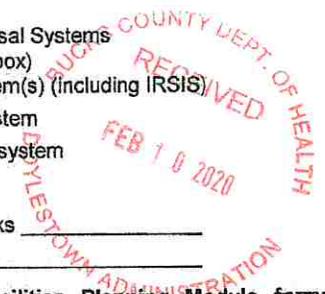
Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

 (Signature of Municipal Official) / Date

 Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____



SEWAGE FACILITIES PLANNING EXEMPTION

PROJECT NARRATIVE

**JAMP Development, LLC
98 Railroad Avenue
Chalfont, PA 18914
New Britain Township, Bucks County
TM# 26-001-112**



1. The property located at 98 Railroad Avenue consists of an existing four-bedroom dwelling that is served by a private water supply well and an in-ground on-lot sewage disposal system. This 19.39-acre property is situated in New Britain Township, Bucks County, Pennsylvania. The property owner is proposing to subdivide the property into four residential building lots as shown on the attached planning exemption plan. The existing dwelling on Lot 2 is to continue utilizing the existing on-lot system and has been tested for a replacement area per Township and County requirements. Lots 1, 3 and 4 have been tested for both primary and replacement areas per New Britain Township ordinance. Since both primary and replacement areas are delineated for this project, the property owner is pursuing a planning exemption to meet State sewage planning requirements.

Runoff from the site and adjacent areas are tributary to Reading Creek in the West Branch Neshaminy Creek watershed, which is classified as WWF, MF in Chapter 93.

2. Per Title 25 of the PA Code, Chapter 73, the peak daily sewage flow for this project is as follows: existing four-bedroom dwelling at 500 gallons per day and the three proposed dwellings at 500 gallons per day, for a total of 2,000 gallons per day. Therefore, the calculated EDUs for this project are 5.0.
3. Total gross site acreage is 19.39 acres. Gross acreage per lot is as follows: Lot 1 will have 2.58; Lot 2 will have 2.89; Lot 3 will have 3.03; and Lot 4 will have 11.04.
4. The property owner does not own adjacent lands. Residential and agricultural properties border the project site and all utilize on-lot sewage disposal and individual wells, where applicable. The surrounding properties area not known to have a high rate of on-lot system malfunction.

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

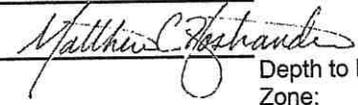
Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#1: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 23"M Ave. Perc. Rate 57.68
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 9</u> "	<u>7.5YR3/3 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	Pit #19 25"M Pit #20 27"M
Bt1	<u>9 TO 16</u> "	<u>7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable</u>	Pit #22 27"M
Bt2	<u>16 TO 23</u> "	<u>7.5YR4/6 Silt Loam, Moderate, Medium, Subangular Blocky, Friable</u>	
Btx	<u>23 TO 36</u> "	<u>7.5YR4/4 Silt Loam, Weak, Medium, Prismatic, Firm</u>	
	<u> TO </u> "	<u>Common distinct redox features</u>	
	<u> TO </u> "		
	<u> TO </u> "		
	<u> TO </u> "		


 Depth to Limiting Zone: 23 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/5/18

Weather Conditions: Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop							
1	X		XX / 30	0.500	0.500	0.500	0.500				
2	X		XX / 30	0.250	0.250	0.250	0.250				
3	X		XX / 30	1.625	1.500	1.375	1.375				
4	X		XX / 30	0.250	0.250	0.250	0.250				
5	X		XX / 30	2.375	2.250	2.250	2.250				
6	X		XX / 30	3.125	3.000	2.750	2.750	2.750			

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	0.500 "	60.00	20 "
2	0.250 "	120.00	20 "
3	1.375 "	21.82	20 "
4	0.250 "	120.00	20 "
5	2.250 "	13.33	20 "
6	2.750 "	10.91	20 "
TOTAL OF MIN/IN.		346.06 =	57.68
TOTAL No. OF HOLES		6	Min Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.


 (S) Brendan Doyle
 Sewage Enforcement Officer 03380

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#1: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 20"M Ave. Perc. Rate 49.06
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap <u>0</u> TO <u>9</u> "	<u>24</u>	<u>7.5YR3/3 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	Pit #21 23"M Pit #23 26"M
Bt <u>9</u> TO <u>20</u> "		<u>7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable</u>	Pit #25 22"M
Btx <u>20</u> TO <u>30</u> "		<u>7.5YR4/4 Silt Loam, Weak, Medium, Prismatic, Firm</u> <u>Common distinct redox features</u>	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	
_____ TO _____ "		_____	

Matthew C. Fehander

Depth to Limiting Zone: 20 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/5/18

Weather Conditions: Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	3.000	3.000	3.000	3.000				
2	X		XX / 30	3.500	3.250	3.250	3.250				
3	X		XX / 30	0.250	0.250	0.250	0.250				
4	X		XX / 30	1.625	2.500	1.375	1.375				
5	X		XX / 30	2.250	2.250	2.250	2.250				
6	X		XX / 30	0.250	0.250	0.250	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	3.000 "	10.00	20 "
2	3.250 "	9.23	20 "
3	0.250 "	120.00	20 "
4	1.375 "	21.82	20 "
5	2.250 "	13.33	20 "
6	0.250 "	120.00	20 "
TOTAL OF MIN/IN.		294.38 =	49.06
TOTAL No. OF HOLES		6	Min Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) Brendan O'Boyle
 Sewage Enforcement Officer 03350

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#2: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 3-5% Limiting Zone 22"M Ave. Perc. Rate 69.74
 Unsuitable Mottling Seeps or Ponded Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

	Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0</u> TO <u>9</u>	<u>17</u>	<u>7.5YR4/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	<u>Pit #15 28"+</u> <u>Pit #16 28"M</u>
Bt	<u>9</u> TO <u>22</u>		<u>7.5YR3/3 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	<u>Pit #18 23"M</u>
BC	<u>22</u> TO <u>27</u>		<u>7.5YR4/6 Very Channery, Silt Loam, Weak, Fine, Subangular Blocky, Firm</u> <u>Common distinct redox features</u>	
	_____ TO _____		_____	
	_____ TO _____		_____	
	_____ TO _____		_____	
	_____ TO _____		_____	

Matthew C. Forstman

Depth to Limiting Zone: 22 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 11/1/18

Weather Conditions : Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	0.250	0.250	0.250	0.250				
2	X		XX / 30	2.250	1.875	1.750	1.625	1.625			
3	X		XX / 30	0.375	0.375	0.250	0.250				
4	X		XX / 30	0.500	0.375	0.375	0.375				
5	X		XX / 30	0.875	0.750	0.625	0.500	0.500			
6	X		XX / 30	1.875	1.750	1.500	1.500	1.500			

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole	
<u>1</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
<u>2</u>	<u>1.625</u> "	<u>18.46</u>	<u>20</u> "	
<u>3</u>	<u>0.250</u> "	<u>120.00</u>	<u>20</u> "	
<u>4</u>	<u>0.375</u> "	<u>80.00</u>	<u>20</u> "	
<u>5</u>	<u>0.500</u> "	<u>60.00</u>	<u>20</u> "	
<u>6</u>	<u>1.500</u> "	<u>20.00</u>	<u>20</u> "	
TOTAL OF MIN/IN.		<u>418.46 =</u>	<u>69.74</u>	Min
TOTAL No. OF HOLES		<u>6</u>		Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *Brandon Wolfe*
Sewage Enforcement Officer 03380

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#3: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 26" M Ave. Perc. Rate 62.00
 Unsuitable Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	0 TO 9 "	10YR3/3 Silt Loam, Moderate, Medium, Granular, Friable	Pit #8 26" M Pit #9 33"+ Pit #11 28"+
Bt1	9 TO 17 "	7.5YR4/6 Silt Loam, Weak, Medium, Subangular Blocky, Friable	
Bt2	17 TO 26 "	7.5YR4/6 Silt Loam, Moderate, Medium, Subangular Blocky, Friable	
BC	26 TO 30 "	7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable Common distinct redox features	
	TO "		
	TO "		
	TO "		

Matthew C. Fehander
Depth to Limiting Zone: 26 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/4/18

Weather Conditions: Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop							
1	X		XX / 30	1.000	1.000	1.000	1.000				
2	X		XX / 30	0.250	0.250	0.250	0.250				
3	X		XX / 30	1.500	1.375	1.250	1.250				
4	X		XX / 30	1.125	1.250	1.000	1.000				
5	X		XX / 30	0.750	0.625	0.625	0.625				
6	X		XX / 30	0.125	0.250	0.125	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1.000 "	30.00	20 "
2	0.250 "	120.00	20 "
3	1.250 "	24.00	20 "
4	1.000 "	30.00	20 "
5	0.625 "	48.00	20 "
6	0.250 "	120.00	20 "
TOTAL OF MIN/IN.		372.00 =	62.00 Min
TOTAL No. OF HOLES		6	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) Brandon Hoyle
Sewage Enforcement Officer 03350

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#3: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 20"M Ave. Perc. Rate 44.30
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	0 TO 8 "	10YR3/3 Silt Loam, Moderate, Medium, Granular, Friable	Pit #10 26"M Pit #12 28"+ Pit #13 25"M
Bt1	8 TO 20 "	7.5YR4/6 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable	
BC	20 TO 27 "	7.5YR4/4 Very Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable Common distinct redox features	
	TO "		

Matthew C. Ashland

Depth to Limiting Zone: 20 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/4/18

Weather Conditions: Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	2.375	2.375	2.250	2.125				
2	X		XX / 30	1.250	1.250	1.125	1.125				
3	X		XX / 30	0.375	0.375	0.375	0.375				
4	X		XX / 30	3.000	2.875	2.750	2.750				
5	X		XX / 30	2.375	2.250	2.125	2.125				
6	X		XX / 30	0.250	0.250	0.250	0.250				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole	
1	2.125 "	14.12	20 "	
2	1.125 "	26.67	20 "	
3	0.375 "	80.00	20 "	
4	2.750 "	10.91	20 "	
5	2.125 "	14.12	20 "	
6	0.250 "	120.00	20 "	
TOTAL OF MIN/IN.		265.81 =	44.30	Min
TOTAL No. OF HOLES		6		Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *Brandon O'Keefe*
Sewage Enforcement Officer 0338-U

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#4: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 28" M Ave. Perc. Rate 10.64
 Unsuitable Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 8</u> "	<u>10YR3/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #1 31"+ Pit #2 31"+ Pit #4 31"
Bt1	<u>8 TO 18</u> "	<u>7.5YR4/6 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
Bt2	<u>18 TO 28</u> "	<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
C	<u>28 TO 35</u> "	<u>7.5YR4/4 Very Channery, Silt Loam, Structureless, Massive, Friable</u> <u>Few distinct redox features</u>	
	<u>TO</u> "		
	<u>TO</u> "		
	<u>TO</u> "		
		<i>Matthew C. Heston</i>	Depth to Limiting Zone: <u>28</u> Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/2/18

Weather Conditions: Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	3.250	3.125	3.000	3.000				
2	X		XX / 30	4.125	3.625	3.250	3.250	2.750	2.875	2.750	2.750
3		X	10 / XX	2.500	2.500	2.375	2.250				
4	X		XX / 30	3.250	3.000	3.125	3.000				
5	X		XX / 30	1.750	1.625	1.625	1.625				
6	X		XX / 30	3.125	3.000	3.000	3.000				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	3.000 "	10.00	20 "
2	2.750 "	10.91	20 "
3	2.250 "	4.44	20 "
4	3.000 "	10.00	20 "
5	1.625 "	18.46	20 "
6	3.000 "	10.00	20 "
TOTAL OF MIN/IN.		63.82 =	10.64
TOTAL No. OF HOLES		6	Min Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) *Brendon O. Boyle*
Sewage Enforcement Officer 03380

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

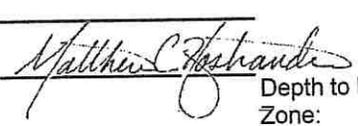
Application No. _____ Municipality New Britain Twp County Bucks
 Site Location 98 Railroad Avenue Subd'n Name Lot#4: 98 Railroad Avenue Subdivision
 Suitable Soil Type _____ Slope 5-8% Limiting Zone 28" M Ave. Perc. Rate 18.66
 Unsuitable Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments Perc. Rate
 Slope Unstabilized Fill Floodplain Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION:

Soils Description Complete by: VW Consultants LLC / MCH Date: 9/15/18

Inches	Pit#	Description of Horizon	Additional Pits
Ap	<u>0 TO 8</u> "	<u>10YR3/4 Silt Loam, Moderate, Medium, Granular, Friable</u>	Pit #5 30"+ Pit #6 28"+ Pit #7 28"+
Bt1	<u>8 TO 18</u> "	<u>7.5YR4/6 Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
Bt2	<u>18 TO 28</u> "	<u>7.5YR4/4 Channery, Silt Loam, Weak, Fine, Subangular Blocky, Friable</u>	
C	<u>28 TO 35</u> "	<u>7.5YR4/4 Very Channery, Silt Loam, Strutureless, Massive, Friable</u> <u>Few distinct redox features</u>	
	____ TO ____ "		
	____ TO ____ "		
	____ TO ____ "		


 Depth to Limiting Zone: 28 Inches

PERCOLATION TEST:

Percolation Test Completed by: VW Consultants LLC / JC Date: 10/2/18

Weather Conditions: Below 40 F 40 F or Above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	H2O Left ***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
1	X		XX / 30	1.000	0.875	0.750	0.750				
2	X		XX / 30	2.625	2.125	2.150	2.000	2.000			
3	X		XX / 30	2.000	1.750	1.875	1.750				
4	X		XX / 30	4.375	3.750	4.000	3.375	3.000	3.000	2.750	2.750
5	X		XX / 30	1.875	1.750	1.750	1.625				
6	X		XX / 30	3.625	3.250	3.250	3.000	2.750	3.000	2.875	

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	0.750 "	40.00	20 "
2	2.000 "	15.00	20 "
3	1.750 "	17.14	20 "
4	2.750 "	10.91	20 "
5	1.625 "	18.46	20 "
6	2.875 "	10.43	20 "
TOTAL OF MIN/IN.		111.95 =	18.66
TOTAL No. OF HOLES		6	Min Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) 
 Sewage Enforcement Officer 03380



December 17, 2018

Brendan O'Boyle, CPSS, SEO
Bucks County Health Department
Neshaminy Manor Center
Doylestown, PA 18901

**RE: Existing On-Lot Sewage Disposal System
98 Railroad Avenue
Chalfont, PA 18914
T.M.P. No. 26-001-112
New Britain Township, Bucks County**

Dear Mr. O'Boyle:

The existing on-lot sewage disposal system serving the existing four-bedroom residential dwelling located at 98 Railroad Avenue was inspected by VW Consultants, LLC (VW). The purpose of the inspection was to determine compliance with the Bucks County Department of Health policy regarding the continued use of an existing sewage system when a subdivision is proposed. The system consists of a septic tank, distribution box, and four in-ground trenches. The system was found not to be malfunctioning to the ground surface at the time of our inspection on September 15, 2018. A replacement area has been delineated on the property in support of the proposed subdivision.

This inspection should not be considered valid for a point of sale real estate inspection.

Should you have any questions regarding the information included in this letter, please contact me at 215-536-7006.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric D. Williams', is written over a horizontal line.

VW Consultants, LLC
Eric D. Williams, P.E.
Professional Engineer

NORTH PENN WATER AUTHORITY

300 FORTY FOOT ROAD
LANSDALE, PA 19446

TEL: 215-855-3617
FAX: 215-855-2756
www.northpennwater.org



August 27, 2018

Benjamin Barland
Holmes Cunningham Engineering
350 East Butler Avenue, Suite 106
New Britain, PA 18901

RE: Proposed water services at 98 Railroad Ave (Lots 2, 3, & 4), New Britain Township, Bucks County, Pennsylvania.

Dear Mr. Barland,

Please be advised that North Penn Water Authority has the capacity and will be willing to provide three (3) new water services to the above referenced property. The connection fees for each new service are:

Single 3/4" Water Service:

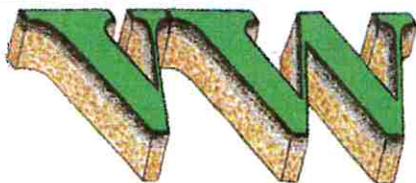
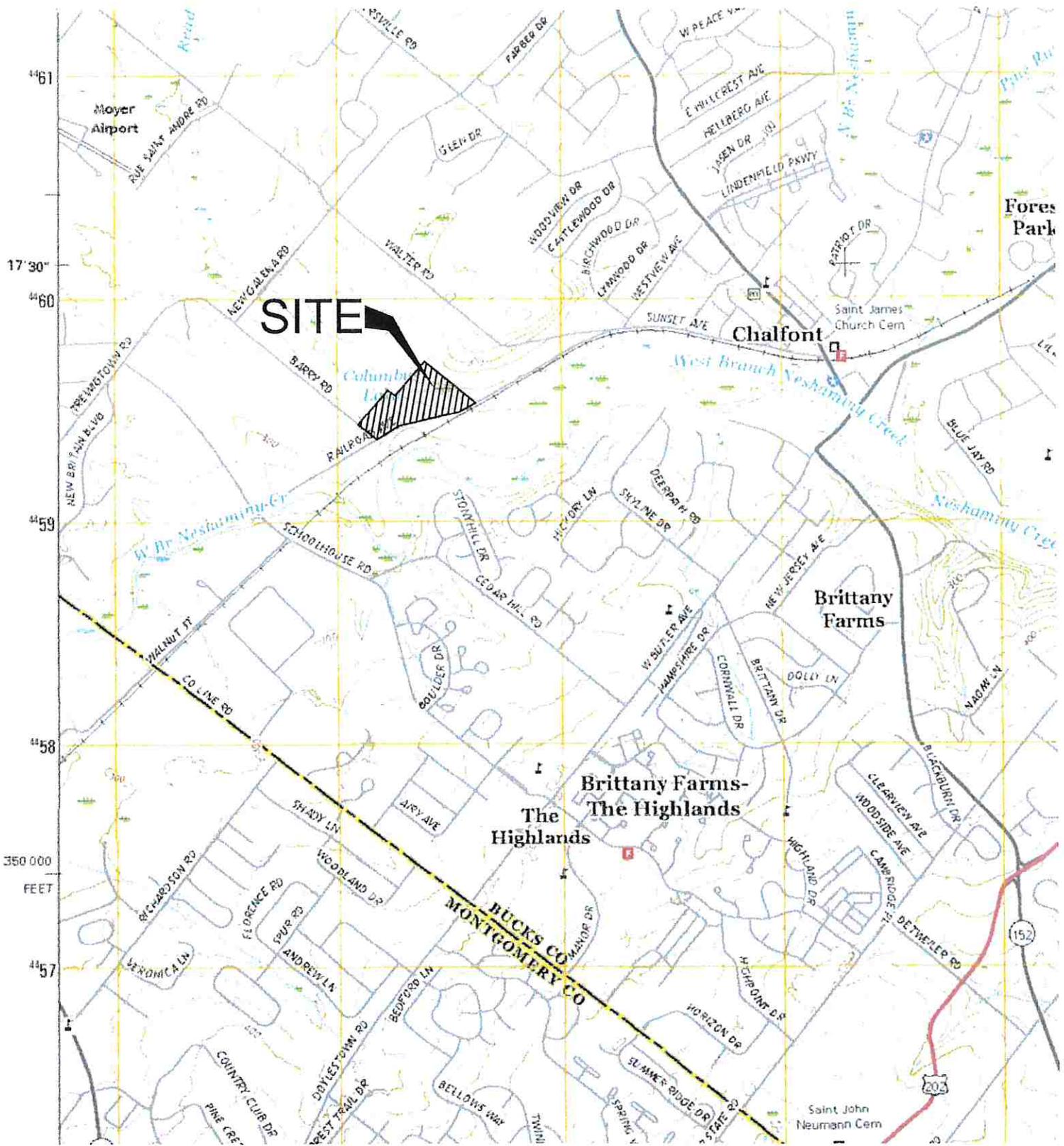
Distribution Charge (1 EDU)	\$ 680.00
Service Connection	2,490.00
Meter Installation	1,010.00
Capacity Charge (1 EDU)	620.00
TOTAL EACH	\$ 4,800.00

For these fees, payable at the time of application, North Penn Water will obtain the required permits and install the meter pit. Installation of the water service from the meter pit to the building and the interior plumbing is the responsibility of the owner.

If you have any further questions, please don't hesitate to call.

Sincerely,
NORTH PENN WATER AUTHORITY

Bill Kasper
Customer Service Manager



W Consultants LLC

1590 Canary Rd, Quakertown, PA 18951
 215-536-7006 | 215-538-6136 Fax

98 Railroad Avenue

New Britain Township, Bucks County, Pennsylvania

	TM# 26-001-112	Scale: 1 = 24,000
Applicant:	JAMP Development, LLC 217 Delmont Avenue Warminster, PA 18974	Date: 12/18/18
		Drawn By: EDW

Quad Map: Doylestown

SHEET
1 of 1



New Britain Township Board of Supervisors

Work Session

Monday, INSERT DATE HERE
INSERT TIME HERE

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Chair Comments
4. **Subdivision/Land Development Projects** (Informational only. Possible action to be taken by the Board at the next Business meeting)
 - A. 123 Somewhere Drive – Preliminary/Final Plan
5. **Presentation Items**
 - A. None
6. **Information Items**
 - A. Departmental Reports
 - B. Solicitor's Report
 - C. Engineer's Report
7. **Committee Reports**
 - A. Parks & Recreation Committee
8. **Public Comment**
9. **Announcements**
10. **Adjournment**

The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, INSERT DATE AND TIME** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at www.newbritaintownship.org.



New Britain Township Board of Supervisors

Business Meeting

Monday, INSERT DATE HERE

6:30 p.m. Executive Session

7:00 p.m. Regular Meeting

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Chair Comments
4. Public Hearing
 - A. None
5. Public Comment
6. Action Items
 - A. Motion to approve meeting minutes of the INSERT DATE HERE Board of Supervisors meeting
 - B. Motion to approve schedule of bills
 - C. Motion to adopt Resolution 2021-##: Preliminary/Final Plan approval – 123 Somewhere Drive
 - D. Motion to approve Consent Agenda
7. Information Items
 - A. Township Manager's report
 - B. Solicitor's Report
 - C. Engineer's Report
 - D. Board of Supervisors' Comments
8. Old Business
9. New Business
10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, INSERT DATE AND TIME** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at www.newbritaintownship.org.*



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: INSERT DATE HERE

I MOVE THAT: The Board adopt Resolution 2021-##: approving the Preliminary/Final Plan for a two lot residential subdivision at 123 Somewhere Drive, per the attachment.

Presented By: _____

Seconded By: _____

Pilot Project – Passive Open Space Restoration

Summary

The Township owns a 0.5-acre parcel on Marshall Circle off Sellersville Road near New Galena Road. Most of the parcel is a retention basin with the remainder covered with turf grass. The retention basin is currently populated with Cattails (genus = Typha). Our proposal is to plant and cage 20-30 native trees in the parcel. We will select species appropriate for soil moisture conditions and of a relatively low stature (20-50 feet height). Funding for plant and cage materials will be provided by a grant and labor will be provided through volunteers. The key benefits of the project will be faster infiltration of storm water, habitat creation and improved aesthetics.

Location

The parcel (26-031-009) is located on a large cul-de-sac at the end of Marshall Circle. There is a sidewalk and driveway on the western side of the parcel. Stormwater from Marshall Circle and surrounding properties flows into the retention basin via a culvert under the sidewalk. There are two large, mowed turf grass areas on the grade into the retention basin.



We chose this location for the pilot project for the following reasons.

1. The size of the tree planting area is relatively small and highly visible.
2. Potential MS4 benefit – to be confirmed by Township Engineer.
3. Easy access for volunteers – there is ample parking on Marshall Circle.

Project Details

This project involves the following steps.

Year 1

1. Assess the different site growing conditions and select appropriate tree species.
2. Acquire trees from native plant nursery.
3. Acquire caging materials and mulch.
4. Recruit volunteers to plant and cage trees.

Year 2 and 3

1. Clear cages of encroaching Cattails and other weeds
2. Water trees in upland area if necessary.

Expected Result

Over time, the installed trees will shade out the Cattails and a woodland will develop. The trees will consume much more water than the Cattails and will reduce the likelihood of long-term standing water. This will minimize the risk of any mosquito development in the basin. Mosquitoes require 8-10 days to mature to adults. We have no specific evidence that mosquitoes are a problem at this location.

Benefits

Trees provide environmental services that benefit humans. They clean the air, sequester carbon, and provide habitat for everything from soil microbes to insects to birds and other mammals. Through a process called Evapotranspiration, trees consume stormwater often containing pollutants and transmit cleaned water vapor to the local environment. This process cools the air in the area. There is also evidence that being around woodland/trees provide mental health benefits to humans.

Converting this parcel from Cattails and turf grass to a woodland will deliver those benefits to New Britain Township residents.

Potential Community Education

In the future, consideration can be given to installing signage at this location explaining the benefits of naturalizing basins and installing native plants. The Township could publicize this and other future projects to promote their efforts in environmental stewardship to residents.

Photos

These photos were taken in late May just prior to the 4 inches of rain we received in the period May 26th - 30th.







2021 Annual Tri-Municipal 4th of July Parade COVID-19 Safety Guidelines

Event COVID-19 Safety Guidelines

Every participant, organization, and attendee from New Britain Township, Chalfont and New Britain Borough must comply with [State of Pennsylvania](#) and [Centers for Disease Control and Prevention](#) Public Health Orders and Guidelines that are in effect at the time of the event. These Orders and Guidelines may change at any time with no prior notice.

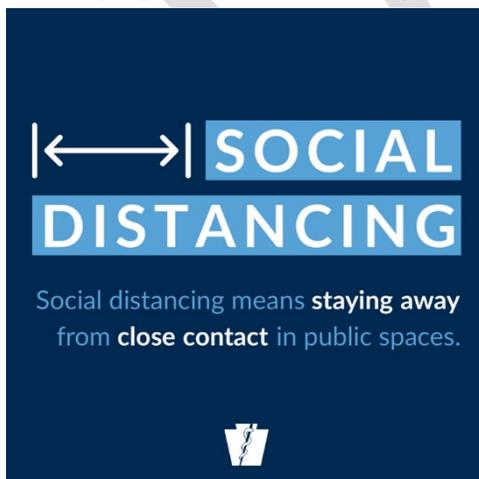
Staging & Parade Procession Guidelines

Social distancing must be maintained for those participating in the parade. Ensuring 6 feet or more of physical distancing between all staff, volunteers, contractors, and participants:

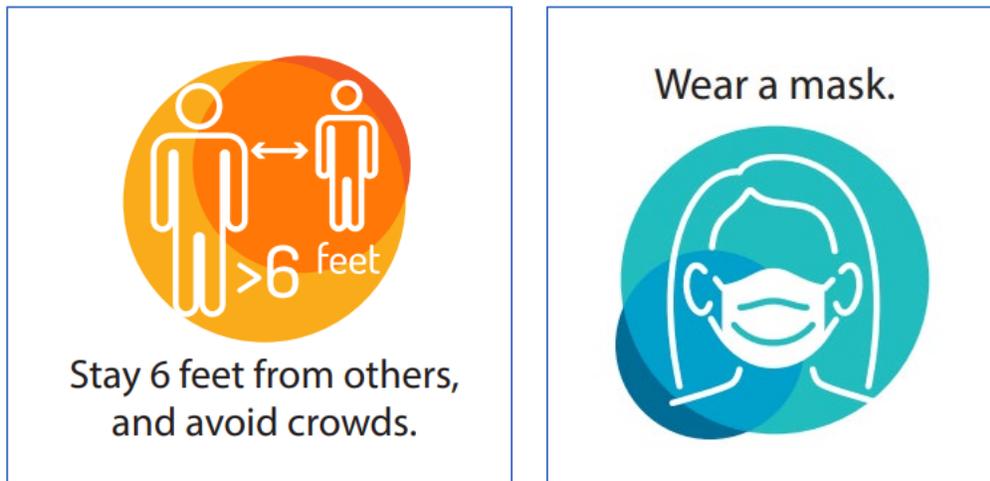
- Parade/procession staging areas must allow each participant 6 ft of physical distance, except for those remaining in their vehicle or on a float.
- All parade participants must wear masks in staging and finish areas of the parade.
- Participants should walk in formations that allow 6 ft spacing between individuals.
- Participants, musicians, and vocal performers may remove masks once they are on the parade route.
- No swag, fliers, or promotional materials can be distributed to spectators along the route.
- No goods, merchandise, food, or beverages can be distributed to spectators along the route.

Event Communication and Signage Options – Select State or CDC Version for Car Magnets

State Signage for Social Distancing & Mask Wearing



CDC Signage for Social Distancing & Mask Wearing



Staff will order & post selected signage on lead vehicles of the parade for attendees:

Lead Vehicles:

- (1) Parade Marshal Vehicle
- (4) Each Supervisor Vehicle – pending on shared seating of Supervisors

Pre-Event Messaging

Prior to the parade, messaging will be posted for both participants and spectators to review guidelines for the parade. Following both State and CDC Public Health Orders, include selected images (see above) along with the following reminders on the NBT Web Event and Social Media Event pages:

- High risk populations should stay home.
- If you are sick, please stay home and do not attend.
- Wearing a mask/face covering.
- Maintaining physical distancing of at least 6 ft between individuals not in the same household.
- Encouraging spectators to stay home if sick or exhibiting COVID-19 symptoms or if they have been in close contact with a person suspected or confirmed to have COVID-19.

Consent Agenda Items for the Next Meeting (06/07/2021)

1. Robert and Linda Goldman have executed a Professional Services Agreement for 42 Barner Road, TMP #26-004-044-001, with corresponding legal and engineering escrow of \$5,000.00.
2. Glenn Coleman and Linda Grimm have executed a Stormwater Facilities Operation and Maintenance Agreement for a vacant property on Peace Valley Road, TMP #26-011-016, with a Stormwater BMP maintenance fee of \$643.13.
3. Paul and Carole Bizon have executed a Stormwater Facilities Operation and Maintenance Agreement for Creek Road, TMP #26-011-027, with a Stormwater BMP maintenance fee of 1,320.00.
4. Hallmark Homes-Mill Ridge LLC has executed Escrow Release #7 for the Mill Ridge Subdivision for \$100,224.41, leaving \$341,892.09 remaining.

NEW BRITAIN TOWNSHIP
PROFESSIONAL SERVICES AGREEMENT
(PERMITS)

THIS AGREEMENT made this ____ day of _____, A.D., 20___, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the “**Township**”) and **Robert and Linda Goldman, 42 Barner Road, Doylestown, PA 18901** (hereinafter referred to as “**Developer**”).

W I T N E S S E T H:

WHEREAS, Developer is the applicant for zoning, building, and/or use & occupancy permits concerning certain real estate located at **42 Barner Road**, also known as Bucks County Tax Map Parcel No(s). **26-004-044-001** (hereinafter referred to as the “**Property**”); and

WHEREAS, Developer has presented to the Township plans for the use, development, improvement, construction, and/or occupancy of the Property or structures located thereon (hereinafter referred to as the “**Project**”) in conjunction with the application for this/these permit(s) from the Township (hereinafter referred to as the “**Plans**”), which Plans are hereby incorporated by reference and made a part hereof; and

WHEREAS, Developer has requested and/or requires the Township’s review and/or approval of the Plans in conjunction with the permit application(s); and

WHEREAS, in conjunction with the Project, Developer needs to execute Township forms and documents required by the Township’s review and/or approval of the Plans and/or permit application(s); and

WHEREAS, Developer has requested and/or requires the Township’s inspection and/or

approval of the work undertaken on the Property in conjunction with the requested permit(s); and

WHEREAS, the Township is willing to authorize its professional staff to undertake such review, preparation, inspection, and/or approval upon execution of this Agreement and the deposit of escrow funds in accordance with the current New Britain Township Fee Schedule.

NOW, THEREFORE, the parties agree as follows:

1. Developer and the Township hereby authorize and direct the Township's consulting engineer or his/her designee(s) (hereinafter referred to as "**Engineer**") to review the Plans and to make such recommendations and specifications as may be necessary with respect to such Plans and to make any and all engineering inspections as required by the Township pursuant to its ordinances or codes which in the Engineer's opinion are required in accordance with good engineering practices.

2. Developer and the Township acknowledge that the Township will incur additional engineering, legal, and other costs and fees relating to the review, approval, and inspection of the Plans and Project.

3. Developer shall pay: (a) any and all engineering charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Engineer; (b) any and all charges and fees for the inspection, monitoring, and/or testing concerning the Project performed in order to insure compliance with all applicable ordinances of the Township or other applicable rules, regulations and statutes; (c) any and all legal charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Solicitor; and (d) a monthly administrative charge of 10% of billed expenses that are incurred by the Township by reason of

this Contract. All charges and fees shall be paid by Developer as required by the Township and in accordance with Paragraph 4 below. It is understood by its executing this Agreement that the Developer specifically accepts the fee schedules currently in effect.

4. Developer hereby agrees to establish an Escrow Account with the Township by depositing with the Township the sum of **Five Thousand Dollars (\$5,000.00)** payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank as security for the payment of all costs, expenses, charges, and fees as set forth in Paragraph 3 above. This Escrow Account shall be established concurrently with the execution of this Agreement and shall be held in a non-interest-bearing account by the Township.

5. In the event that the balance of the Escrow Account falls below 50% of the original deposit amount, Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the Account to its original balance. In the event that this replenishment is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to replenishing the Escrow Account to its original balance. The Township will use its best efforts to advise Developer of the impending likelihood that its costs have exceeded the required Escrow Account balance described above.

6. Developer and the Township agree that upon completion or cancellation of the Project, all unused portions of the Escrow Account shall be returned to Developer upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

7. In the event Developer fails to provide sufficient funds for the Escrow Account as required under this Agreement upon fifteen (15) days written notice to Developer or fails make

the initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement.

8. In the event of Developer's default as described above, the Township may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this Agreement are strictly met by Developer.

9. Developer and the Township further agree that all fees or costs arising out of this Agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement, or construction of the buildings as proposed on the Plan or for the Project. Developer agrees and acknowledges that no permit, occupancy or otherwise, shall be issued until all outstanding fees and costs due the Township as of the date of the requested Occupancy Permit have been paid and Developer is not in default under this Agreement.

10. Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the Project and/or Plan. Developer shall be liable to the Township for its costs and expenses incurred to the date and time of the Township's receipt of this cancellation notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

11. Developer and the Township further agree that the Township shall have the right and privilege to sue Developer or then property owner in assumpsit for reimbursement or to lien the property or both in its sole discretion for any expense in excess of the then current balance of funds in the Escrow Account incurred by the Township and payable by Developer under this Agreement. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

12. Developer and the Township acknowledge that this Agreement represents their

full understanding as to the Township's reimbursement for professional or consultant services.

13. This Agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Professional Services Agreement.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hand and seals the day and year first above written.

FOR NEW BRITAIN TOWNSHIP:

Michael Walsh, Assistant Township Manager

FOR APPLICANT:

(Applicant - Print Name)

By:
(Applicant - Signature(s))

(Applicant - Print Name)

By:
(Applicant - Signature(s))

Prepared By: H. Peter Nelson, Esquire
Grim, Biehn & Thatcher
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

Return To: Grim, Biehn & Thatcher
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

TMP # 26-011-116

**STORMWATER FACILITIES
OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 20th day of MAY, A.D., 2021, by **GLENN COLEMAN and LINDA GRIMM**, with an address of 219 Colonial Heritage Park, Doylestown, PA 18901 (hereinafter referred to as "**Landowners**"), and **NEW BRITAIN TOWNSHIP**, a Township of the Second Class, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the "**Township**").

WITNESSETH

WHEREAS, Landowners are the owners of a tract of land consisting of approximately 3.1 acres, located along Peace Valley Road in New Britain Township, Bucks County, PA, also known as Bucks County Tax Parcel No. 26-011-116 (hereinafter referred to as the "**Property**"); and

WHEREAS, Landowners have submitted plans to the Township for the construction of 3,181 square foot single family dwelling with associated improvements (hereinafter referred to as the "**Project**") pursuant to plans prepared by Horizon Engineering, dated February 5, 2021, last revised May 17, 2021, consisting of two (2) sheets, said plans being made a part hereof and incorporated herein by reference although not physically attached hereto (hereinafter referred to as the "**Plan**"); and

WHEREAS, Landowners are proceeding to develop the Property in accordance with the Plan; and

WHEREAS, the Township, though the implementation of stormwater management regulations, requires that the Stormwater Management Facilities, as shown on the Plan, be constructed and adequately maintained by Landowners, their heirs, grantees, successors, and assigns.

WHEREAS, the Township and Landowners agree that the health, safety, and welfare of the residents of the Township require that the Stormwater Management Facilities be constructed and maintained on the Property in accordance with the Plan; and

WHEREAS, Landowners propose to locate, construct, install, and maintain certain Stormwater Management Facilities on and around the Property, as shown on the Plan; and

WHEREAS, as a condition of obtaining final approval of the Plan from the Township, the Township requires that Landowners execute and record this Agreement in the Office of the Recorder of Deeds of Bucks County, Pennsylvania for the purpose of ensuring that: (1) the Stormwater Management Facilities are located, constructed, installed, operated, and maintained by Landowners in accordance with the Plan; (2) following the completion of the duties of Landowners pursuant to the Plan, the Stormwater Management Facilities are continually and perpetually maintained, repaired, refurbished, reconstructed, and replaced by owner(s) of the land on which the Facilities are located; and (3) in the event of default of this Agreement by Landowners or their heirs, grantees, successors, and assigns, the Township shall have the right to enter upon the Property to cure such default.

NOW THEREFORE, in consideration of the foregoing statements, the Township's approval of the Plan, and the following terms and conditions, the parties hereto agree as follows:

1. For the purposes of this agreement, the following definitions shall apply:

BMP (Best Management Practice) - Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Township's Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters, and detention basins.

Stormwater Management Facility – Any structure, device, construct, or improvement (including, but not limited to BMPs) designed, installed, constructed, and maintained for the purpose controlling and regulating stormwater.

2. All Stormwater Management Facilities shall be constructed by Landowners in accordance with the terms, conditions, and specifications identified in the Plan.

3. Landowners shall operate and maintain the Stormwater Management Facilities as shown on the Plan in good working order acceptable to the Township and in accordance with the specific maintenance requirements noted on the Plan.

4. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite Stormwater Management Facilities by Landowners; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

5. Landowners shall keep and maintain the Stormwater Management Facilities in good working condition. Landowners shall continually and perpetually perform such maintenance, repair, refurbishment, reconstruction, and replacement of said Facilities shown on the Plan and located on the Property, including but not limited to drainage swales, detention and

retention basins, BMP's, stormwater piping systems, headwalls, inlet, and outlet structures, plantings, and all structures and facilities appurtenant to the foregoing, as may be necessary or advisable in the opinion of the Township to ensure the structural integrity and the proper functioning thereof and to ensure compliance with all federal, state, and local laws, rules, and regulations pertaining thereto. At no time shall the Stormwater Management Facilities be removed or altered in any manner without the prior written approval of the Township. In particular, Landowners, for themselves, their heirs, grantees, successors, and assigns, agree to the following:

- a. To regularly perform all inspections and maintenance of the Stormwater Management Facilities as is necessary and desirable to ensure the proper functioning of the Facilities.
- b. Not to alter any of the Stormwater Management Facilities in a manner which would adversely affect the proper functioning of one or more of the Facilities or cause any of the Facilities to differ from what is shown on the Plan, without written approval of the Township.
- c. To remove debris and silt from the Stormwater Management Facilities to ensure that the Facilities remain in good working order.
- d. To make all repairs necessary to ensure the continued proper operation of the Stormwater Management Facilities.

6. Any and all Stormwater Management Facilities or erosion and sedimentation control facilities that have been damaged or fail to function properly, for any reason, shall be stabilized and reconstructed by Landowners to approved design grades and specifications as shown on the Plan and approved by the Township.

7. All open swale/drainage easements and drainage, detention, and/or retention basin easements shown on the Plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the Plan. All such areas shall be kept free of all obstructions, including but not limited to, fill, temporary or permanent structures, and plants (other than what is shown on the Plan).

8. Whenever sedimentation is caused by stripping vegetation, grading, or other earth moving activities on the Property, it shall be the responsibility of Landowners to remove such sedimentation from all adjoining surfaces, drainage systems, and watercourses, and to correct and repair any damage caused by such sedimentation at their sole expense.

9. Landowners hereby agree to retain a reputable service company to inspect any and all Stormwater Management Facilities installed and/or constructed as a part of this Project. Such inspection shall occur on an annual basis and, if required, this service company shall clean such structures by removing any debris or other material from them. The material removed must be disposed of at a DEP-permitted landfill or some other facility approved by DEP for the handling of such material. Landowners are specifically prohibited from flushing any debris or other material out of the Facilities.

10. Landowners hereby agree to comply with all regulations promulgated by the Pennsylvania Department of Environmental Protection for the NPDES MS4 program.

11. Landowners hereby grant permission to the Township, its authorized agents and employees, upon presentation of proper identification, to enter upon the Property at reasonable times to inspect the Stormwater Management Facilities whenever the Township deems necessary. The purpose of such inspections is to ensure safe and proper functioning of the Facilities. The inspections shall cover each and every Facility and the appurtenant structures, including BMPs, berms, outlet structures, pond areas, access roads, etc. When inspections are conducted, the Township shall give Landowners copies of any inspection report which may have been prepared. Maintenance inspections shall be performed at the discretion of the Township. All reasonable costs for said inspections shall be borne by Landowners and payable to the Township.

12. Landowners hereby grant and convey to the Township, its authorized agents and employees, a non-exclusive access easement over the Property for the sole purposes of: inspecting the Stormwater Management Facilities; maintaining, when necessary, these Facilities; curing any default by Landowners; and exercising the rights granted to the Township under this Agreement. Nothing herein shall be construed to permit the Township, its agents or employees to access dwellings, buildings, or accessory buildings on the Property. The Township releases Landowners from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the Township's presence on the Property pursuant to this Agreement, except those based upon Landowners' negligence, gross negligence, or willful misconduct. Furthermore, the Township warrants and shall forever defend against any such claims.

13. In the event of an emergency or the occurrence of special or unusual circumstances or situations, the Township may enter the Property, without notification, to inspect the Stormwater Management Facilities and to perform any necessary maintenance and repairs to the Facilities, if the health or safety of the public is at jeopardy. Under such circumstances, the Township shall notify Landowners of any inspection, maintenance or repair undertaken within five days of the activity. Landowners shall reimburse the Township for its costs.

14. Landowners shall be responsible for and shall guarantee the proper inspection, operation, performance, maintenance, repair, and replacement of the Stormwater Management Facilities. Contemporaneously with the execution of this Agreement, Landowners shall pay a Stormwater BMP Maintenance Guarantee of Six Hundred Forty-Three Dollars and Thirteen Cents (\$643.13) to provide financial guarantees for the timely and proper installation, construction, inspection, operation, performance, maintenance, repair, and replacement of the Facilities (hereinafter referred to as the "**Guarantee**"). Furthermore, Landowners shall pay any costs and expenses incurred by the Township regarding the inspection, operation, performance, maintenance, repair, and replacement of the Facilities and any costs and expenses the Township incurred by performing any work of any nature on the Facilities, due to Landowners' failure to perform such work. Landowners shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by the Township. In the event Landowners fail to fulfill such responsibility or guarantee regarding the inspection,

operation, performance, maintenance, repair, and replacement of the Facilities or fail to pay the aforementioned Township-incurred costs and expenses within thirty (30) days of receiving the invoice, the Township may use any of the funds raised by this Guarantee to reimburse itself for any and all costs and expenses it has incurred due to such failure by Landowners.

In addition to the aforementioned remedy concerning the Guarantee, if Landowners fail to properly operate, maintain, repair, and/or replace the Stormwater Management Facilities in accordance with this Agreement or fail to pay the aforementioned Township-incurred costs and expenses within 30 days of receiving the invoice for these costs, the Township may issue fines; institute civil suits, in equity or at law, against Landowners, as authorized under provisions of the Second Class Township Code; and/or file a lien against the Property in accordance with the Municipal Lien Law for all such costs and expenses incurred by the Township, including reasonable attorney's fees. The Township's remedies described in this Agreement shall be cumulative and shall be in addition to any and all remedies or rights the Township has under law or equity to enforce the terms of this Agreement.

15. In the event the Township, pursuant to this Agreement, performs work of any nature on the Stormwater Management Facilities on the Property or expends any funds in performance of said work on account of Landowners' failure to perform such work, Landowners shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by the Township related to such work. If this invoice is not paid within said thirty-day period, the Township may enter a lien against the Property or a portion thereof on which the work was performed in the amount of such costs, or may proceed to recover its costs through proceedings in equity or at law as authorized under provisions of the Second Class Township Code.

16. It is expressly understood and agreed that the Township is under no obligation to maintain or repair any of the Stormwater Management Facilities on the Property, and, in no event shall this document be construed to impose any such obligation upon the Township.

17. Landowners, for themselves, their heirs, grantees, successors and assigns, releases the Township, its engineer, solicitor, and all other agents, servants, or employees from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the construction, presence, existence, or maintenance of the Stormwater Management Facilities; the grant of this Agreement; Landowners' compliance with this Agreement; or the exercise of the rights granted to the Township by this Agreement. Furthermore, Landowners, for themselves, their heirs, grantees, successors, and assigns, warrants and shall forever defend against any such claims. This Release, however, shall not apply to claims, actions, losses, damages, costs, or liabilities arising out of the intentional negligence and/or willful conduct of the Township, its engineer, solicitor, and all other agents, servants, or employees. In the event such a claim relating to the Facilities is asserted against the Township, its engineer, solicitor, and all other agents, servants, or employees, the Township shall promptly notify Landowners, and Landowners shall defend, at their own expense, any suit based on such claim. If any judgment or claims against the Township, its engineer, solicitor, and all other agents, servants, or employees, shall be adjudicated against the Township, Landowners shall pay all costs and expenses in connection therewith.

18. Landowners shall hold Township harmless and indemnify Township, its officers, employees, or agents, from and against any and all claims, actions, causes of action, judgments, costs, expenses and liabilities of any kind whatsoever incurred in connection with, arising from or as a result of death, accident, injury, loss, or damage to any person or any property in or about the subject Stormwater Management Facilities arising out of the performance by Landowners, their heirs, grantees, successors and assigns, in constructing, inspecting, operating, repairing, replacing, and/or maintaining such Facilities. Landowners further agree that they, their heirs, grantees, successors, and assigns will reimburse the Township for any expenses which the Township, its officers, employees, or agents, have incurred, including legal fees, engineering fees, expert witness fees, and judgments, as a result of claims filed or brought against the Township, its officers, employees, or agents, related to the construction, inspection, operation, repair, replacement, and/or maintenance of the Stormwater Management Facilities.

19. If the Township determines that a violation of the terms of this Agreement has occurred, it shall give written notice to Landowners of such violation, along with a list of responsibilities which have not been properly performed by Landowners, and demand corrective action sufficient to cure the violation. Landowners shall have fifteen (15) calendar days to accomplish, to the Township's satisfaction, the responsibilities on the list. If Landowners fail to cure the violation(s) within these fifteen (15) days after receipt of notice thereof from the Township, or under circumstances where the violation cannot reasonably be cured within a fifteen (15) day period, fail to begin curing such violation within the fifteen (15) day period, or fail to continue diligently to cure such violation until finally cured, the Township may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Agreement and to enjoin the violation, ex parte as necessary, by temporary or permanent injunction. The Township's remedies described in this Agreement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

Landowners agree that the Township's remedies at law for any violation of the terms of this Agreement are inadequate and that the Township shall be entitled to the injunctive relief described above, both prohibitive and mandatory, in addition to such other relief to which the Township may be entitled, including specific performance of the terms of this Agreement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

All reasonable costs incurred by the Township in enforcing the terms of this Agreement against Landowners, including, without limitation, costs and expenses of suit, and reasonable attorney's fees, shall be borne by Landowners, if the Township prevails.

Forbearance by the Township to exercise its rights under this Agreement in the event of any breach of any term of this Agreement shall not be deemed or construed to be a waiver by the Township of such terms, or of any subsequent breach of the same, or any other term of this Agreement, or of any of the Township's rights under this Agreement. No delay or omission by the Township in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver. Landowners, for themselves, their heirs, grantees, successors, and assigns, hereby waive any defense of laches, estoppel, or prescription.

In addition, upon failure of Landowners to fulfill any of their obligations under this Agreement, after notice to do so is provided as required above, the Township may enter upon the

Property and take such necessary and prudent work needed, in its sole and absolute discretion, to bring Landowners into compliance with this Agreement. All such work shall be conducted at Landowners' expense, and Landowners hereby agree to assume and pay all costs incurred by the Township in completing this work, including a ten percent (10%) surcharge for the Township's administrative expenses, all professional fees and costs, and any costs associated with the filing of a municipal lien or lawsuit.

20. This Agreement shall be recorded with the Bucks County Recorder of Deeds. This Agreement is appurtenant to Property and shall be construed to be covenants running with the land binding upon Landowners, their heirs, grantees, successors, and assigns.

21. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, grantees, successors, and assigns. The terms "Landowners", "New Britain Township", and "Township" as used herein shall include their respective heirs, grantees, successors, and assigns.

22. The parties agree that this Agreement contains all of the agreements between the parties regarding the operation and maintenance of the Stormwater Management Facilities and that there are no other agreements or representations made by either of them. This Agreement sets forth the entire understanding between the parties as to the subject matter of this Agreement and any representations, oral or written, not contained therein, are without effect.

23. Landowners shall not assign this Agreement, in whole or any part, to any person or other entity without the prior written consent of the Township. Any attempt at assignment without the prior written consent of the Township shall be null and void, not binding on the Township, and the same shall constitute a default under this Agreement.

24. This Agreement shall not be modified, amended, or terminated except by a written agreement executed by all of the parties.

25. It is expressly understood and agreed that no third party beneficiaries are created by this Agreement.

26. This Agreement shall be governed by and construed under the laws of the Commonwealth of Pennsylvania and Ordinances of New Britain Township. All the parties to this Agreement hereby consent to the exclusive jurisdiction of the Court of Common Pleas of Bucks County, Pennsylvania regarding any dispute arising out of or in connection with this Agreement. All the easement rights and responsibilities shall be exercised in compliance with all applicable laws, ordinances, rules, and regulations along with all approvals granted by all governmental authorities having jurisdiction over the Property and/or the Project, including, without limitation, New Britain Township.

27. If any ambiguity or ambiguities in this Agreement should be claimed by either Landowners or the Township, or if any court of competent jurisdiction should determine that any ambiguity exists in this Agreement, any such ambiguity shall be resolved in favor of ensuring the

proper inspection, maintenance, and operation of the Stormwater Management Facilities on the Property at the expense of Landowners.

28. The provisions of this Agreement shall be severable. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only such provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

29. In the event that any of the provisions of this Agreement should, for any reason whatsoever, not be noted or recited in any subsequent deed for the Property or any portion thereof, such terms, conditions and restrictions shall attach to the Property or any portion thereof under and pursuant to this Agreement notwithstanding the absence of such provisions in said deed.

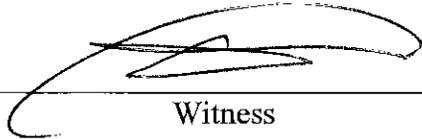
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**NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
Peace Valley Road
(Signatures)**

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereby cause this Agreement to be executed the day and year first above written.

LANDOWNERS:

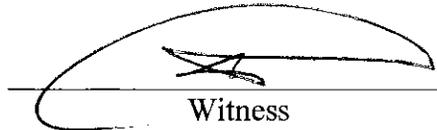
COLEMAN/GRIMM



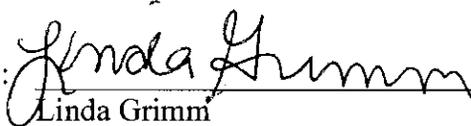
Witness

By: 

Glenn Coleman



Witness

By: 

Linda Grimm

TOWNSHIP:

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

Approved by the proper action of the Board of Supervisors of New Britain Township on the _____ day of _____, A.D., 2021, at an official public meeting of the Township with a quorum present and voting, with the proper officers of the Township being directed to execute this Agreement and the Township Secretary or Assistant Secretary, being directed to note this action upon the minutes of said meeting.

By: _____
Name: Gregory T. Hood
Title: Chairman

ATTEST:

Michael Walsh, Asst. Manager

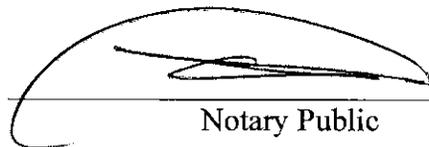
**NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
Peace Valley Rd
(Acknowledgments)**

BY LANDOWNERS

COMMONWEALTH OF PENNSYLVANIA :
: **ss.**
COUNTY OF Bucks :

ON THIS 20th day of may, A.D., 2021, before me, a Notary Public, personally appeared **GLENN COLEMAN and LINDA GRIMM**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

 (SEAL)

Notary Public

Commonwealth of Pennsylvania - Notary Seal Anthony DiCredico, Notary Public Bucks County My commission expires July 21, 2022 Commission number 1039598 Member, Pennsylvania Association of Notaries
--

BY TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA :
: **ss.**
COUNTY OF BUCKS :

On this _____ day of _____, 2021, before me a Notary Public, personally appeared **GREGORY T. HOOD, CHAIRMAN OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP**, and as such, being authorized to do so, executed the foregoing instrument on its behalf for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)
Notary Public

Prepared By: H. Peter Nelson, Esquire
Grim, Biehn & Thatcher
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

Return To: Grim, Biehn & Thatcher
104 South 6th Street, P.O. Box 215
Perkasie, PA 18944

TMP # 26-011-027

**STORMWATER FACILITIES
OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 25th day of May, A.D., 2021, by **PAUL G. BIZON and CAROLE A. BIZON**, with an address of 210 West Fairwood Drive, PA 18914-0137 (hereinafter referred to as "*Landowners*"), and **NEW BRITAIN TOWNSHIP**, a Township of the Second Class, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the "*Township*").

WITNESSETH

WHEREAS, Landowners are the owners of a tract of land consisting of approximately 6.68 acres, located along Creek Road in New Britain Township, Bucks County, PA, also known as Bucks County Tax Parcel No. 26-011-027 (hereinafter referred to as the "*Property*"); and

WHEREAS, Landowners have submitted plans to the Township for the construction of single family dwelling with a rain garden (hereinafter referred to as the "*Project*") pursuant to entitled "Permit Plan for Bizon Property", as prepared by Holmes Cunningham, LLC, dated October 12, 2020, last revised February 19, 2021 consisting of three (3) sheet, said plans being made a part hereof and incorporated herein by reference although not physically attached hereto (hereinafter referred to as the "*Plan*"); and

WHEREAS, Landowners are proceeding to develop the Property in accordance with the Plan; and

WHEREAS, the Township, though the implementation of stormwater management regulations, requires that the Stormwater Management Facilities, as shown on the Plan, be constructed and adequately maintained by Landowners, their heirs, grantees, successors, and assigns.

WHEREAS, the Township and Landowners agree that the health, safety, and welfare of the residents of the Township require that the Stormwater Management Facilities be constructed and maintained on the Property in accordance with the Plan; and

WHEREAS, Landowners propose to locate, construct, install, and maintain certain Stormwater Management Facilities on and around the Property, as shown on the Plan; and

WHEREAS, as a condition of obtaining final approval of the Plan from the Township, the Township requires that Landowners execute and record this Agreement in the Office of the Recorder of Deeds of Bucks County, Pennsylvania for the purpose of ensuring that: (1) the Stormwater Management Facilities are located, constructed, installed, operated, and maintained by Landowners in accordance with the Plan; (2) following the completion of the duties of Landowners pursuant to the Plan, the Stormwater Management Facilities are continually and perpetually maintained, repaired, refurbished, reconstructed, and replaced by owner(s) of the land on which the Facilities are located; and (3) in the event of default of this Agreement by Landowners or their heirs, grantees, successors, and assigns, the Township shall have the right to enter upon the Property to cure such default.

NOW THEREFORE, in consideration of the foregoing statements, the Township's approval of the Plan, and the following terms and conditions, the parties hereto agree as follows:

1. For the purposes of this agreement, the following definitions shall apply:

BMP (Best Management Practice) - Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Township's Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters, and detention basins.

Stormwater Management Facility - Any structure, device, construct, or improvement (including, but not limited to BMPs) designed, installed, constructed, and maintained for the purpose controlling and regulating stormwater.

2. All Stormwater Management Facilities shall be constructed by Landowners in accordance with the terms, conditions, and specifications identified in the Plan.

3. Landowners shall operate and maintain the Stormwater Management Facilities as shown on the Plan in good working order acceptable to the Township and in accordance with the specific maintenance requirements noted on the Plan.

4. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite Stormwater Management Facilities by Landowners; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

5. Landowners shall keep and maintain the Stormwater Management Facilities in good working condition. Landowners shall continually and perpetually perform such maintenance, repair, refurbishment, reconstruction, and replacement of said Facilities shown on the Plan and located on the Property, including but not limited to drainage swales, detention and

retention basins, BMP's, stormwater piping systems, headwalls, inlet, and outlet structures, plantings, and all structures and facilities appurtenant to the foregoing, as may be necessary or advisable in the opinion of the Township to ensure the structural integrity and the proper functioning thereof and to ensure compliance with all federal, state, and local laws, rules, and regulations pertaining thereto. At no time shall the Stormwater Management Facilities be removed or altered in any manner without the prior written approval of the Township. In particular, Landowners, for themselves, their heirs, grantees, successors, and assigns, agree to the following:

- a. To regularly perform all inspections and maintenance of the Stormwater Management Facilities as is necessary and desirable to ensure the proper functioning of the Facilities.
- b. Not to alter any of the Stormwater Management Facilities in a manner which would adversely affect the proper functioning of one or more of the Facilities or cause any of the Facilities to differ from what is shown on the Plan, without written approval of the Township.
- c. To remove debris and silt from the Stormwater Management Facilities to ensure that the Facilities remain in good working order.
- d. To make all repairs necessary to ensure the continued proper operation of the Stormwater Management Facilities.

6. Any and all Stormwater Management Facilities or erosion and sedimentation control facilities that have been damaged or fail to function properly, for any reason, shall be stabilized and reconstructed by Landowners to approved design grades and specifications as shown on the Plan and approved by the Township.

7. All open swale/drainage easements and drainage, detention, and/or retention basin easements shown on the Plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the Plan. All such areas shall be kept free of all obstructions, including but not limited to, fill, temporary or permanent structures, and plants (other than what is shown on the Plan).

8. Whenever sedimentation is caused by stripping vegetation, grading, or other earth moving activities on the Property, it shall be the responsibility of Landowners to remove such sedimentation from all adjoining surfaces, drainage systems, and watercourses, and to correct and repair any damage caused by such sedimentation at their sole expense.

9. Landowners hereby agree to retain a reputable service company to inspect any and all Stormwater Management Facilities installed and/or constructed as a part of this Project. Such inspection shall occur on an annual basis and, if required, this service company shall clean such structures by removing any debris or other material from them. The material removed must be disposed of at a DEP-permitted landfill or some other facility approved by DEP for the handling of such material. Landowners are specifically prohibited from flushing any debris or other material out of the Facilities.

10. Landowners hereby agree to comply with all regulations promulgated by the Pennsylvania Department of Environmental Protection for the NPDES MS4 program.

11. Landowners hereby grant permission to the Township, its authorized agents and employees, upon presentation of proper identification, to enter upon the Property at reasonable times to inspect the Stormwater Management Facilities whenever the Township deems necessary. The purpose of such inspections is to ensure safe and proper functioning of the Facilities. The inspections shall cover each and every Facility and the appurtenant structures, including BMPs, berms, outlet structures, pond areas, access roads, etc. When inspections are conducted, the Township shall give Landowners copies of any inspection report which may have been prepared. Maintenance inspections shall be performed at the discretion of the Township. All reasonable costs for said inspections shall be borne by Landowners and payable to the Township.

12. Landowners hereby grant and convey to the Township, its authorized agents and employees, a non-exclusive access easement over the Property for the sole purposes of: inspecting the Stormwater Management Facilities; maintaining, when necessary, these Facilities; curing any default by Landowners; and exercising the rights granted to the Township under this Agreement. Nothing herein shall be construed to permit the Township, its agents or employees to access dwellings, buildings, or accessory buildings on the Property. The Township releases Landowners from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the Township's presence on the Property pursuant to this Agreement, except those based upon Landowners' negligence, gross negligence, or willful misconduct. Furthermore, the Township warrants and shall forever defend against any such claims.

13. In the event of an emergency or the occurrence of special or unusual circumstances or situations, the Township may enter the Property, without notification, to inspect the Stormwater Management Facilities and to perform any necessary maintenance and repairs to the Facilities, if the health or safety of the public is at jeopardy. Under such circumstances, the Township shall notify Landowners of any inspection, maintenance or repair undertaken within five days of the activity. Landowners shall reimburse the Township for its costs.

14. Landowners shall be responsible for and shall guarantee the proper inspection, operation, performance, maintenance, repair, and replacement of the Stormwater Management Facilities. Contemporaneously with the execution of this Agreement, Landowners shall pay a Stormwater BMP Maintenance Guarantee of One Thousand Three Hundred Twenty Dollars (\$1,320.00) to provide financial guarantees for the timely and proper installation, construction, inspection, operation, performance, maintenance, repair, and replacement of the Facilities (hereinafter referred to as the "**Guarantee**"). Furthermore, Landowners shall pay any costs and expenses incurred by the Township regarding the inspection, operation, performance, maintenance, repair, and replacement of the Facilities and any costs and expenses the Township incurred by performing any work of any nature on the Facilities, due to Landowners' failure to perform such work. Landowners shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by the Township. In the event Landowners fail to fulfill such responsibility or guarantee regarding the inspection,

operation, performance, maintenance, repair, and replacement of the Facilities or fail to pay the aforementioned Township-incurred costs and expenses within thirty (30) days of receiving the invoice, the Township may use any of the funds raised by this Guarantee to reimburse itself for any and all costs and expenses it has incurred due to such failure by Landowners.

In addition to the aforementioned remedy concerning the Guarantee, if Landowners fail to properly operate, maintain, repair, and/or replace the Stormwater Management Facilities in accordance with this Agreement or fail to pay the aforementioned Township-incurred costs and expenses within 30 days of receiving the invoice for these costs, the Township may issue fines; institute civil suits, in equity or at law, against Landowners, as authorized under provisions of the Second Class Township Code; and/or file a lien against the Property in accordance with the Municipal Lien Law for all such costs and expenses incurred by the Township, including reasonable attorney's fees. The Township's remedies described in this Agreement shall be cumulative and shall be in addition to any and all remedies or rights the Township has under law or equity to enforce the terms of this Agreement.

15. In the event the Township, pursuant to this Agreement, performs work of any nature on the Stormwater Management Facilities on the Property or expends any funds in performance of said work on account of Landowners' failure to perform such work, Landowners shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by the Township related to such work. If this invoice is not paid within said thirty-day period, the Township may enter a lien against the Property or a portion thereof on which the work was performed in the amount of such costs, or may proceed to recover its costs through proceedings in equity or at law as authorized under provisions of the Second Class Township Code.

16. It is expressly understood and agreed that the Township is under no obligation to maintain or repair any of the Stormwater Management Facilities on the Property, and, in no event shall this document be construed to impose any such obligation upon the Township.

17. Landowners, for themselves, their heirs, grantees, successors and assigns, releases the Township, its engineer, solicitor, and all other agents, servants, or employees from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the construction, presence, existence, or maintenance of the Stormwater Management Facilities; the grant of this Agreement; Landowners' compliance with this Agreement; or the exercise of the rights granted to the Township by this Agreement. Furthermore, Landowners, for themselves, their heirs, grantees, successors, and assigns, warrants and shall forever defend against any such claims. This Release, however, shall not apply to claims, actions, losses, damages, costs, or liabilities arising out of the intentional negligence and/or willful conduct of the Township, its engineer, solicitor, and all other agents, servants, or employees. In the event such a claim relating to the Facilities is asserted against the Township, its engineer, solicitor, and all other agents, servants, or employees, the Township shall promptly notify Landowners, and Landowners shall defend, at their own expense, any suit based on such claim. If any judgment or claims against the Township, its engineer, solicitor, and all other agents, servants, or employees, shall be adjudicated against the Township, Landowners shall pay all costs and expenses in connection therewith.

18. Landowners shall hold Township harmless and indemnify Township, its officers, employees, or agents, from and against any and all claims, actions, causes of action, judgments, costs, expenses and liabilities of any kind whatsoever incurred in connection with, arising from or as a result of death, accident, injury, loss, or damage to any person or any property in or about the subject Stormwater Management Facilities arising out of the performance by Landowners, their heirs, grantees, successors and assigns, in constructing, inspecting, operating, repairing, replacing, and/or maintaining such Facilities. Landowners further agree that they, their heirs, grantees, successors, and assigns will reimburse the Township for any expenses which the Township, its officers, employees, or agents, have incurred, including legal fees, engineering fees, expert witness fees, and judgments, as a result of claims filed or brought against the Township, its officers, employees, or agents, related to the construction, inspection, operation, repair, replacement, and/or maintenance of the Stormwater Management Facilities.

19. If the Township determines that a violation of the terms of this Agreement has occurred, it shall give written notice to Landowners of such violation, along with a list of responsibilities which have not been properly performed by Landowners, and demand corrective action sufficient to cure the violation. Landowners shall have fifteen (15) calendar days to accomplish, to the Township's satisfaction, the responsibilities on the list. If Landowners fail to cure the violation(s) within these fifteen (15) days after receipt of notice thereof from the Township, or under circumstances where the violation cannot reasonably be cured within a fifteen (15) day period, fail to begin curing such violation within the fifteen (15) day period, or fail to continue diligently to cure such violation until finally cured, the Township may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Agreement and to enjoin the violation, ex parte as necessary, by temporary or permanent injunction. The Township's remedies described in this Agreement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

Landowners agree that the Township's remedies at law for any violation of the terms of this Agreement are inadequate and that the Township shall be entitled to the injunctive relief described above, both prohibitive and mandatory, in addition to such other relief to which the Township may be entitled, including specific performance of the terms of this Agreement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

All reasonable costs incurred by the Township in enforcing the terms of this Agreement against Landowners, including, without limitation, costs and expenses of suit, and reasonable attorney's fees, shall be borne by Landowners, if the Township prevails.

Forbearance by the Township to exercise its rights under this Agreement in the event of any breach of any term of this Agreement shall not be deemed or construed to be a waiver by the Township of such terms, or of any subsequent breach of the same, or any other term of this Agreement, or of any of the Township's rights under this Agreement. No delay or omission by the Township in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver. Landowners, for themselves, their heirs, grantees, successors, and assigns, hereby waive any defense of laches, estoppel, or prescription.

In addition, upon failure of Landowners to fulfill any of their obligations under this Agreement, after notice to do so is provided as required above, the Township may enter upon the

Property and take such necessary and prudent work needed, in its sole and absolute discretion, to bring Landowners into compliance with this Agreement. All such work shall be conducted at Landowners' expense, and Landowners hereby agree to assume and pay all costs incurred by the Township in completing this work, including a ten percent (10%) surcharge for the Township's administrative expenses, all professional fees and costs, and any costs associated with the filing of a municipal lien or lawsuit.

20. This Agreement shall be recorded with the Bucks County Recorder of Deeds. This Agreement is appurtenant to Property and shall be construed to be covenants running with the land binding upon Landowners, their heirs, grantees, successors, and assigns.

21. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, grantees, successors, and assigns. The terms "Landowners", "New Britain Township", and "Township" as used herein shall include their respective heirs, grantees, successors, and assigns.

22. The parties agree that this Agreement contains all of the agreements between the parties regarding the operation and maintenance of the Stormwater Management Facilities and that there are no other agreements or representations made by either of them. This Agreement sets forth the entire understanding between the parties as to the subject matter of this Agreement and any representations, oral or written, not contained therein, are without effect.

23. Landowners shall not assign this Agreement, in whole or any part, to any person or other entity without the prior written consent of the Township. Any attempt at assignment without the prior written consent of the Township shall be null and void, not binding on the Township, and the same shall constitute a default under this Agreement.

24. This Agreement shall not be modified, amended, or terminated except by a written agreement executed by all of the parties.

25. It is expressly understood and agreed that no third party beneficiaries are created by this Agreement.

26. This Agreement shall be governed by and construed under the laws of the Commonwealth of Pennsylvania and Ordinances of New Britain Township. All the parties to this Agreement hereby consent to the exclusive jurisdiction of the Court of Common Pleas of Bucks County, Pennsylvania regarding any dispute arising out of or in connection with this Agreement. All the easement rights and responsibilities shall be exercised in compliance with all applicable laws, ordinances, rules, and regulations along with all approvals granted by all governmental authorities having jurisdiction over the Property and/or the Project, including, without limitation, New Britain Township.

27. If any ambiguity or ambiguities in this Agreement should be claimed by either Landowners or the Township, or if any court of competent jurisdiction should determine that any ambiguity exists in this Agreement, any such ambiguity shall be resolved in favor of ensuring the

proper inspection, maintenance, and operation of the Stormwater Management Facilities on the Property at the expense of Landowners.

28. The provisions of this Agreement shall be severable. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only such provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

29. In the event that any of the provisions of this Agreement should, for any reason whatsoever, not be noted or recited in any subsequent deed for the Property or any portion thereof, such terms, conditions and restrictions shall attach to the Property or any portion thereof under and pursuant to this Agreement notwithstanding the absence of such provisions in said deed.

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NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
Creek Road
(Acknowledgments)

BY LANDOWNERS

COMMONWEALTH OF PENNSYLVANIA :
: *ss.*
COUNTY OF Bucks :

ON THIS 25 day of May, A.D., 2021, before me, a Notary Public, personally appeared **PAUL G. BIZON and CAROLE A. BIZON**, husband and wife, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Patricia Laporta, Notary Public
Bucks County
My commission expires March 19, 2023
Commission number 1347295
Member, Pennsylvania Association of Notaries

Patricia Laporta (SEAL)
Notary Public

BY TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA :
: *ss.*
COUNTY OF BUCKS :

ON THIS _____ day of _____, 2021, before me a Notary Public, personally appeared **GREGORY T. HOOD, CHAIRMAN OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP**, and as such, being authorized to do so, executed the foregoing instrument on its behalf for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public (SEAL)

**NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
Creek Road
(Signatures)**

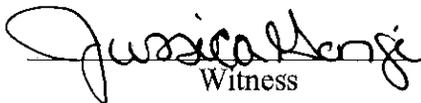
IN WITNESS WHEREOF, and intending to be legally bound, the parties hereby cause this Agreement to be executed the day and year first above written.

LANDOWNERS:

BIZON


Witness

By: 
Paul G. Bizon


Witness

By: 
Carole A. Bizon

TOWNSHIP:

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

Approved by the proper action of the Board of Supervisors of New Britain Township on the 25 day of May, A.D., 2021, at an official public meeting of the Township with a quorum present and voting, with the proper officers of the Township being directed to execute this Agreement and the Township Secretary or Assistant Secretary, being directed to note this action upon the minutes of said meeting.

By: _____
Name: Gregory T. Hood
Title: Chairman

ATTEST:

Michael Walsh, Asst. Manager



May 28, 2021

File No. 17-12046

Matthew West, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Hallmark Homes-Mill Ridge LLC, Escrow Release #7
Mill Ridge Major Subdivision (Assal Tract)
TMP #26-003-003 (New Britain Township)

Dear Matt:

In response to the Applicant's request for the seventh escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on May 27, 2021. We have prepared Certificate of Completion #7 in the amount of **\$100,224.41** for consideration at an upcoming public meeting. This total includes the release of \$25,798.91 in retainage.

By copy of this letter to New Britain Township, we recommend the release of the funds as delineated on the attached breakdown and which equal One Hundred Thousand Two Hundred Twenty-Four Dollars and Forty-One Cents (\$100,224.41) to Hallmark Homes-Mill Ridge LLC. This leaves \$341,892.09 remaining in the escrow fund for work within New Britain Township. The escrowed site improvements are approximately 80% completed.

If you have any questions regarding the above, please contact this office.

Sincerely,

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

JM/tw

Enclosures: as referenced

cc: Michael Walsh, Assistant Manager
Kelsey Harris, Zoning Officer
Peter Nelson, Esquire, Grim, Biehn & Thatcher
Richard R. Carroll, III, President, Hallmark Homes Group, Inc.
Craig D. Kennard, P.E., Chief Operating Officer, Gilmore & Associates, Inc.



ESCROW STATUS REPORT

PROJECT NAME: Mill Ridge Subdivision-New Britain Township	TOTAL CONSTRUCTION: \$832,223.00	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 82,695.00
PROJECT NO.: 17-12046	TOTAL CONSTRUCTION CONTINGENCY: \$83,222.30	RETAINAGE THIS RELEASE: \$ 8,269.50
PROJECT OWNER: Hallmark Homes-Mill Ridge LLC	TOTAL ENG/INSP/LEGAL: \$41,611.15	RETAINAGE RELEASED THIS PERIOD: \$ 25,798.91
		AMOUNT OF THIS RELEASE: \$ 100,224.41
	TOTAL ESCROW POSTED: \$957,056.45	
MUNICIPALITY: New Britain Township		TOTAL ESCROW RELEASED TO DATE: \$ 615,164.36
ESCROW AGENT: Meridian Bank		TOTAL RETAINAGE RELEASED TO DATE*: \$ 25,798.91
TYPE OF SECURITY: Acquisition Development and Construction Loan	RELEASE NO.: 7	TOTAL ESCROW REMAINING: \$341,892.09
AGREEMENT DATE: 9/16/2020	RELEASE DATE: June 7, 2021	TOTAL CONSTRUCTION CONTINGENCY: \$ 83,222.30
		TOTAL ENG/INSP/LEGAL: \$ 41,611.15
		TOTAL REMAINING RETAINAGE TO DATE: \$ 39,686.14
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 177,372.50

*Retainage Released to Date is included in Total Escrow Released to Date.

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 8		
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
I. EROSION CONTROL													
1.	Rock Construction Entrance	EA	1	\$2,000.00			\$2,000.00			1	\$2,000.00		
2.	Silt Sock - 8" (D,E,F,G,H)	LF	1,740	\$2.85			\$4,959.00	1,740	\$4,959.00				
3.	Silt Sock - 12" (O,O,R)	LF	475	\$3.45			\$1,638.75	475	\$1,638.75				
4.	Silt Sock - 18" (A,B,C,L,N,Q)	LF	1,210	\$5.50			\$6,655.00	1,210	\$6,655.00				
5.	Silt Sock - 24" (I,J,K,P)	LF	520	\$10.00			\$5,200.00	520	\$5,200.00				
6.	Silt Sock - 32" (M)	LF	385	\$12.00			\$4,620.00	385	\$4,620.00				
7.	Clearing & Grubbing	LS	1	\$6,000.00			\$6,000.00	1	\$6,000.00				
8.	Orange Tree Protection Fence	LF	3,435	\$1.80			\$6,183.00	3,435	\$6,183.00				
9.	Temporary Seeding (Topsoil Pile Only)	LS	1	\$700.00			\$700.00	0.75	\$525.00	0.25	\$175.00		
10.	R5 Rip Rap Lining	SY	80	\$50.00			\$4,000.00	80	\$4,000.00				
11.	Rip Rap Lining	SY	40	\$60.00			\$2,400.00	40	\$2,400.00				
12.	R7 Rip Rap Lining	SY	4	\$100.00			\$400.00	4	\$400.00				
13.	Inlet Filters	EA	12	\$120.00			\$1,440.00	12	\$1,440.00				
14.	S75 Matting	SF	190,500	\$0.15			\$28,575.00	75,000	\$11,250.00	165,500	\$24,825.00	25,000	\$3,750.00
15.	Filter Bag	EA	1	\$500.00			\$500.00	1	\$500.00				
16.	E&S Maintenance	LS	1	\$2,500.00			\$2,500.00			1	\$2,500.00		
17.	E&S Removal	LS	1	\$2,000.00			\$2,000.00			1	\$2,000.00		
II. BASIN #1													
1.	Topsoil 8" Strip/Stockpile	CY	1,490	\$3.00			\$4,470.00			1,490	\$4,470.00		
2.	Keyway Excavation	LF	350	\$5.00			\$1,750.00	350	\$1,750.00				
3.	Basin Cut/Fill	CY	3,185	\$2.90			\$9,236.50	3,185	\$9,236.50				
4.	Site Cut/Basin Fill	CY	2,000	\$2.90			\$5,800.00	2,000	\$5,800.00				
5.	RCP O-Ring, CL III - 18"	LF	123	\$32.00			\$3,936.00	123	\$3,936.00				
6.	DW Headwalls - 6"	EA	1	\$1,500.00			\$1,500.00	1	\$1,500.00				
7.	SDR - 26 PVC - 6"	LF	11	\$26.00			\$286.00	11	\$286.00				
8.	Outlet Structure	EA	1	\$2,500.00			\$2,500.00	1	\$2,500.00				
9.	Anti-Seep Collars	EA	2	\$750.00			\$1,500.00	2	\$1,500.00				
10.	Respread Topsoil - 9"	CY	1,070	\$3.50			\$3,745.00	1,070	\$3,745.00				
11.	Emergency Spillway	SF	900	\$1.50			\$1,350.00	900	\$1,350.00				
12.	Conversion (Udrain & Amended Soil)	LS	1	\$30,000.00			\$30,000.00	1	\$30,000.00				
III. BASIN #2													
1.	Topsoil 8" Strip/Stockpile	CY	760	\$3.00			\$2,280.00			760	\$2,280.00		
2.	Keyway Excavation	LF	225	\$5.00			\$1,125.00	225	\$1,125.00				
3.	Basin Cut/Fill	CY	890	\$2.90			\$2,581.00	890	\$2,581.00				
4.	Basin Cut/Site Fill	CY	2,025	\$2.65			\$5,366.25	2,025	\$5,366.25				
5.	Outlet Structure	EA	1	\$2,500.00			\$2,500.00	1	\$2,500.00				
6.	RCP O-Ring, CL III - 24"	LF	50	\$45.00			\$2,250.00	50	\$2,250.00				
7.	Anti-Seep Collars	EA	2	\$750.00			\$1,500.00	2	\$1,500.00				
8.	Respread Topsoil - 9"	CY	515	\$3.50			\$1,802.50	515	\$1,802.50				
9.	Emergency Spillway	SF	900	\$1.50			\$1,350.00	900	\$1,350.00				
10.	Conversion (Udrain & Amended Soil)	LS	1	\$15,000.00			\$15,000.00	1	\$15,000.00				



ESCROW STATUS REPORT

PROJECT NAME: Mill Ridge Subdivision-New Britain Township	TOTAL CONSTRUCTION: \$832,223.00	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 82,695.00
PROJECT NO.: 17-12046	TOTAL CONSTRUCTION CONTINGENCY: \$83,222.30	RETAINAGE THIS RELEASE: \$ 8,269.50
PROJECT OWNER: Hallmark Homes-Mill Ridge LLC	TOTAL ENG/INSP/LEGAL: \$41,611.15	RETAINAGE RELEASED THIS PERIOD: \$ 25,798.91
		AMOUNT OF THIS RELEASE: \$ 100,224.41
	TOTAL ESCROW POSTED: \$957,056.45	
MUNICIPALITY: New Britain Township		TOTAL ESCROW RELEASED TO DATE: \$ 615,164.36
ESCROW AGENT: Meridian Bank		TOTAL RETAINAGE RELEASED TO DATE*: \$ 25,798.91
TYPE OF SECURITY: Acquisition Development and Construction Loan	RELEASE NO.: 7	TOTAL ESCROW REMAINING: \$341,892.09
AGREEMENT DATE: 9/16/2020	RELEASE DATE: June 7, 2021	TOTAL CONSTRUCTION CONTINGENCY: \$ 83,222.30
		TOTAL ENG/INSP/LEGAL: \$ 41,611.15
		TOTAL REMAINING RETAINAGE TO DATE: \$ 39,686.14
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 177,372.50

*Retainage Released to Date is included in Total Escrow Released to Date.

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 8		
CONSTRUCTION ITEMS					UNITS	QUANTITY	PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
IV. BASIN #3													
1.	Topsoil 8" Strip/Stockpile	CY	1,540	\$3.00			\$4,620.00			1,540	\$4,620.00		
2.	Keyway Excavation	LF	550	\$5.00			\$2,750.00			550	\$2,750.00		
3.	Basin Cut/Fill	CY	1,990	\$2.90			\$5,771.00			1,990	\$5,771.00		
4.	Basin Cut/Site Fill	CY	3,050	\$2.90			\$8,845.00			3,050	\$8,845.00		
5.	Outlet Structure	EA	1	\$2,500.00			\$2,500.00			1	\$2,500.00		
6.	DW Headwalls - 30"	EA	1	\$2,000.00			\$2,000.00			1	\$2,000.00		
7.	RCP O-Ring, CL III - 30"	LF	45	\$65.00			\$2,925.00			45	\$2,925.00		
8.	Anti-Seep Collars	EA	2	\$750.00			\$1,500.00			2	\$1,500.00		
9.	Respread Topsoil - 9"	CY	880	\$3.50			\$3,080.00			880	\$3,080.00		
10.	Emergency Spillway	SF	900	\$1.50			\$1,350.00	900	\$1,350.00	900	\$1,350.00		
11.	Conversion (Udrain & Amended Soil)	LS	1	\$35,000.00			\$35,000.00	1	\$35,000.00	1	\$35,000.00		
V. EARTHWORK													
1.	Topsoil 8" Strip/Stockpile	CY	10,800	\$2.90			\$31,320.00			10,800	\$31,320.00		
2.	Diversion Swale Grading	LF	815	\$2.00			\$1,630.00			815	\$1,630.00		
3.	Site Cut/Fill	CY	13,000	\$2.90			\$37,700.00			13,000	\$37,700.00		
4.	Road Excavation for Widening	CY	200	\$15.00			\$3,000.00			200	\$3,000.00		
VI. STORM SEWER													
1.	Saw Cutting	LF	140	\$1.00			\$140.00			140	\$140.00		
2.	DW Headwalls - Double 29x45"	EA	2	\$5,000.00			\$10,000.00			2	\$10,000.00		
3.	RCP Elliptical CL III - Double 29"x45" Crossing Road	LF	35	\$180.00			\$6,300.00			35	\$6,300.00		
4.	DW Headwalls - 24" x 38"	EA	2	\$2,800.00			\$5,600.00			2	\$5,600.00		
5.	RCP O-Ring, CL III - 24"x38" Crossing Road	LF	35	\$120.00			\$4,200.00			35	\$4,200.00		
6.	RCP O-Ring, CL III - 18"	LF	2,000	\$40.00			\$80,000.00			2,000	\$80,000.00		
7.	RCP O-Ring, CL III - 21"	LF	117	\$95.00			\$11,115.00			117	\$11,115.00		
8.	RCP Elliptical, CL III - 24"x38"	LF	72	\$110.00			\$7,920.00			72	\$7,920.00		
9.	RCP Elliptical, CL III - 29"x45"	LF	50	\$120.00			\$6,000.00			50	\$6,000.00		
10.	DW Headwalls - 18"	EA	6	\$1,500.00			\$9,000.00			6	\$9,000.00		
11.	DW Headwalls - 24"x38"	EA	2	\$3,200.00			\$6,400.00			2	\$6,400.00		
12.	DW Headwalls - 29"x45"	EA	1	\$3,500.00			\$3,500.00			1	\$3,500.00		
13.	Type C Inlet - 4'	EA	13	\$2,200.00			\$28,600.00			13	\$28,600.00		
VII. CONCRETE													
1.	Sidewalk	SF	4,610	\$4.00			\$18,440.00			4,610	\$18,440.00		
2.	Aprons	SF	480	\$5.00			\$2,400.00			480	\$2,400.00		
3.	Belgian Block Curb	LF	1,950	\$19.00			\$37,050.00			1,950	\$37,050.00		



ESCROW STATUS REPORT

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ESCROW TABULATION					CURRENT RELEASE	RELEASED TO DATE	AVAILABLE FOR RELEASE	RELEASE REQ # 8	
					TOTAL	TOTAL	TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
VIII. MILL RIDGE ROAD PAVING									
1. Fine Grade for Paving	SY	3,200	\$0.80	\$2,560.00					
2. 2A Mod Subbase - 6"	SY	3,200	\$4.80	\$15,360.00		3,200 \$2,560.00			
3. 25mm Superpave Base - 4-1/2"	SY	3,200	\$17.00	\$54,400.00		3,200 \$15,360.00			
4. Sweep & Tack Seal	SY	3,200	\$0.50	\$1,600.00			3,200	\$1,600.00	
5. 9.5mm Superpave - 1-1/2"	SY	3,200	\$8.00	\$25,600.00			3,200	\$25,600.00	
6. Pavement Markings - Hot Thermoplastic	LS	1	\$545.00	\$545.00			1	\$545.00	
7. Signs	EA	8	\$220.00	\$1,760.00			8	\$1,760.00	
8. Stamped Asphalt Crosswalk	EA	1	\$1,000.00	\$1,000.00			1	\$1,000.00	
IX. CURLEY MILL ROAD PAVING									
1. Mill Curley Mill Road	SY	2,000	\$5.00	\$10,000.00			2,000	\$10,000.00	
2. Base Repair	CY	50	\$20.00	\$1,000.00		50 \$1,000.00			
3. Fine Grade Widening	SY	635	\$1.00	\$635.00		635 \$635.00			
4. 2A Mod Subbase - 6"	SY	635	\$4.80	\$3,048.00		635 \$3,048.00			
5. 25mm Superpave Base - 5"	SY	635	\$17.50	\$11,112.50		635 \$11,112.50			
6. 19mm Superpave Binder - 2"	SY	635	\$12.00	\$7,620.00		635 \$7,620.00			
7. Sweep & Tack Seal	SY	635	\$0.50	\$317.50			635	\$317.50	
8. 9.5mm Superpave Wearing - 1-1/2" (Full Cartway and Wider	SY	2,635	\$8.00	\$21,080.00			2,635	\$21,080.00	
X. SURVEY AND ASBUILTS									
1. Survey and Asbuilts	LS	1	\$12,500.00	\$12,500.00		1 \$9,375.00	0.25	\$3,125.00	
2. Pins and Monuments	LS	1	\$5,000.00	\$5,000.00			1	\$5,000.00	
XI. LANDSCAPING									
1. Shade/Street Trees	EA	101	\$400.00	\$40,400.00		30 \$12,000.00	71	\$28,400.00	
2. Evergreen Trees	EA	62	\$300.00	\$18,600.00			62	\$18,600.00	
3. Ornamental Trees	EA	70	\$250.00	\$17,500.00			70	\$17,500.00	
4. Shrubs	EA	261	\$30.00	\$7,830.00			261	\$7,830.00	
5. Meadow Mix -Rear Yards	LS	1	\$2,000.00	\$2,000.00			1	\$2,000.00	
XII. MISCELLANEOUS									
1. Traffic Control	LS	1	\$5,000.00	\$5,000.00		1 \$3,750.00	0.25	\$1,250.00	
2. Lighting	EA	1	\$1,500.00	\$1,500.00			1	\$1,500.00	
3. Community Mailbox	EA	1	\$1,000.00	\$1,000.00			1	\$1,000.00	
4. R/M Woody Growth/Place 8" Topsoil/Seed (Limekiln Pike RC	LS	1	\$1,000.00	\$1,000.00		1 \$1,000.00			

P.O. Type: All
Range: First
Format: Condensed

to Last

Open: N Paid: N Void: N
Rcvd: Y Held: Y Aprv: N
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AJBTO010	AJB TOWING & RECOVERY	21000282	06/03/21	TOWING EXPENSES	Open	630.00	0.00		
AMERT010	AMERICAN ARMS & AMMO	21000284	06/03/21	EOTECH HHS-GREEN	Open	1,075.00	0.00		
ATMOO010	AT&T MOBILITY	21000283	06/03/21	MOBILE PHONE SERVICE	Open	451.28	0.00		
AUTOZ005	AutoZone, Inc.	21000285	06/03/21	PARTS	Open	172.98	0.00		
BERGE010	BERGEY'S INC.	21000281	06/03/21	2020 MACK TRUCK	Open	154.25	0.00		
BILLM010	BILL MITCHELL'S AUTO SERVICE I	21000280	06/03/21	EMISSION INSPECTIONS	Open	60.14	0.00		
BLOCK005	BLOCK COMMUNICATIONS	21000279	06/03/21	POLICE VEHICLE 48-09	Open	12.00	0.00		
CENTR030	CENTRAL BUCKS CHAMBER OF COMME	21000276	06/03/21	ANNUAL MEMBERSHIP FEE	Open	195.00	0.00		
COMCA010	COMCAST	21000277	06/03/21	CABLE	Open	815.13	0.00		
COURT010	COURIER TIMES INC.	21000278	06/03/21	ADVERTISEMENT EXPENSE	Open	1,233.57	0.00		
CYNCO010	CYNCON EQUIPMENT INC.	21000275	06/03/21	STREET SWEEPER REPAIRS	Open	855.81	0.00		
DANZE050	DANIEL A. GONZALEZ	21000274	06/03/21	REIMBURSE FOR SUPPLIES	Open	39.24	0.00		
DVHT010	DVHT	21000273	06/03/21	INSURANCE	Open	59,855.03	0.00		
EAGLE055	EAGLE POWER TURF & TRACTOR	21000272	06/03/21	MOWER PARTS	Open	39.65	0.00		
EASTE010	EASTERN AUTOPARTS WAREHOU	21000270	06/03/21	AUTO PARTS	Open	427.90	0.00		
ECKER010	ECKERT SEAMANS CHERIN&MELLOTT	21000271	06/03/21	POLICE OVERTIME GRIEVANCE	Open	650.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
GALLS010	GALLS, LLC								
		21000269	06/03/21	UNIFORM/CERT	Open	231.37	0.00		
		21000287	06/03/21	UNIFORM	Open	117.23	0.00		
						348.60			
GEORG040	GEORGE ALLEN PORTABLE TOILETS								
		21000268	06/03/21	PORTABLE TOILETS IN PARKS	Open	664.00	0.00		
GILMO010	GILMORE & ASSOCIATES INC.								
		21000267	06/03/21	ENGINEERING EXPENSE	Open	61,088.19	0.00		
GRIMB010	GRIM BIEHN & THATCHER								
		21000266	06/03/21	LEGAL EXPENSES	Open	10,460.75	0.00		
HABER010	H. A. BERKHEIMER INC.								
		21000236	06/03/21	EIT COMMISSION FEE/MAY 2021	Open	64.79	0.00		
KIMG0005	KIM GOODWIN								
		21000265	06/03/21	MILEAGE REIMBURSEMENT	Open	75.60	0.00		
MARIA015	MARIA CLANCY								
		21000263	06/03/21	MILEAGE REIMBURSEMENT	Open	28.44	0.00		
MARKS010	MARK S. DUNCAN JR.								
		21000261	06/03/21	REIMBURSE FOR UNIFORM EXPENSE	Open	582.46	0.00		
MICHA110	MICHAEL SANDT								
		21000264	06/03/21	UNIFORM REIMBURSEMENT	Open	179.97	0.00		
MORTO005	MORTON SALT, INC.								
		21000260	06/03/21	SALT	Open	17,736.71	0.00		
MUNI1005	MUNILOGIC								
		21000262	06/03/21	MONTHLY HOSTING FEE	Open	265.00	0.00		
NORTH050	NORTH PENN WATER AUTHORITY								
		21000259	06/03/21	WATER	Open	145.77	0.00		
OFFIC010	OFFICE BASICS INC.								
		21000258	06/03/21	ADMIN OFFICE SUPPLIES	Open	528.89	0.00		
PAPCO005	PAPCO								
		21000239	06/03/21	HEATING OIL/PUBLIC WORKS BLDG	Open	722.73	0.00		
PECOE020	PECO ENERGY-PAYMENT PROCESSING								
		21000237	06/03/21	ELECTRIC	Open	2,332.61	0.00		
PLAST010	PLASTERER EQUIPMENT CO. INC.								
		21000257	06/03/21	REPAIRS	Open	1,439.98	0.00		
READY005	READY REFRESH BY NESTLE								
		21000253	06/03/21	BOTTLED WATER	Open	185.65	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
REPUB005	REPUBLIC SERVICES #320	21000252	06/03/21	TRASH REMOVAL	Open	1,912.61	0.00		
RICHT010	RICHTER DRAFTING & OFFICE SUPP	21000254	06/03/21	POLICE OFFICE SUPPLIES	Open	129.40	0.00		
RIGGI010	RIGGINS INC.	21000238	06/03/21	FUEL	Open	1,826.20	0.00		
ROBER270	ROBERT E. LITTLE, INC.	21000255	06/03/21	MOWER PARTS/SHOP SUPPLIES/PWKS	Open	66.18	0.00		
RYANC010	RYAN GRESSMAN	21000256	06/03/21	REIMBURSE FOR EXPENSE	Open	57.41	0.00		
SOSME005	SOSMETAL PRODUCTS INC.	21000251	06/03/21	SHOP SUPPLIES/PUBLIC WORKS	Open	73.37	0.00		
STAND015	STANDARD DIGITAL LEASING	21000250	06/03/21	COPIER LEASE	Open	587.49	0.00		
THOMA090	THOMAS J. WALSH III, ESQ.	21000247	06/03/21	ZONING LEGAL SERVICES	Open	2,800.00	0.00		
THOMP010	THOMPSON NETWORKS	21000248	06/03/21	MONTHLY HELP DESK SERVICES	Open	1,309.00	0.00		
TRIDE005	TRIDENT LAND TRANSFER CO, LP	21000249	06/03/21	REFUND/DEED PAYMENT	Open	10.00	0.00		
TUSTI005	TUSTIN MECHANICAL SERVICES	21000246	06/03/21	MAINTENANCE & REPAIRS	Open	1,505.65	0.00		
UNITE010	UNITED INSPECTION AGENCY INC.	21000243	06/03/21	OUTSIDE INSPECTIONS	Open	1,440.00	0.00		
VERIZ010	VERIZON	21000241	06/03/21	FIOS INTERNET/POLICE	Open	160.58	0.00		
VERIZ050	VERIZON WIRELESS	21000240	06/03/21	MOBILE SERVICE/POLICE	Open	740.63	0.00		
WILLO010	WILLOW TREE & LANDSCAPE SERVIC	21000244	06/03/21	TREE MAINTENANCE/PUEBLO ROAD	Open	1,775.00	0.00		
WITME010	WITMER PUBLIC SAFETY GROUP, INC	21000242	06/03/21	UNIFORM EXPENSE	Open	201.59	0.00		
		21000288	06/03/21	UNIFORM EXPENSE	Open	187.70	0.00		
						389.29			
WORKP005	WORKPLACE CENTRAL	21000245	06/03/21	ADMIN OFFICE SUPPLIES	Open	356.95	0.00		

June 3, 2021
10:17 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 4

Vendor #	Name							
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type	
YCGIN005	YCG, INC.							
21000286	06/03/21	TRAFFIC COUNTER	Open	970.00	0.00			
Total Purchase Orders:		53	Total P.O. Line Items:	0	Total List Amount:	179,626.88	Total Void Amount:	0.00

**JUNE 7, 2021
EXPENDITURES PREVIEW APPROVAL**

NBT BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS

ATTEST: _____

DATE: _____

Range of Checking Accts: First to Last Range of Check Dates: 06/01/21 to 06/03/21
 Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01-GENERAL		GENERAL FUND CHECKING			
11636	06/01/21	DWDOU005 D.W. DOUGHTY LANDSCAPE CONT.			719
21000233		PLANTINGS/TWP BLDG	576.00		
11637	06/02/21	BISTA005 Bi-State Construction Co,Inc			720
21000234		FINAL PAYMENT/BRIDGE CULVERT	78,244.20		
11638	06/03/21	STAND010 STANDARD INSURANCE COMPANY			721
21000235		INSURANCE	2,936.67		
Checking Account Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	3	0	81,756.87 0.00
		Direct Deposit:	0	0	0.00 0.00
		Total:	3	0	81,756.87 0.00
Report Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	3	0	81,756.87 0.00
		Direct Deposit:	0	0	0.00 0.00
		Total:	3	0	81,756.87 0.00

**JUNE 7, 2021
EXPENDITURES PREVIEW APPROVAL**

NBT BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS

ATTEST: _____

DATE: _____