

March 10, 2022

Ryan Gehman  
Assistant Planning & Zoning Officer  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

**RE: CTP Management Property**

Ryan,

Enclosed please two updated sketches for the CTP Management Property, located near the corner off County Line Road and West Butler Avenue in Chalfont. In addition, I have included a completed Subdivision & Land Development Application and check in the amount of \$175.00.

As a follow up to our presentation at the Board of Supervisors' meeting on February 7, 2022, we took the valuable feedback from the meeting and made several modifications to our sketch plans. Enclosed for your review are two updated sketches with the following updates:

**B5 – 57 Three Story Townhomes**

- Density decreased from 62 to 57, with added open space in the Northwest Corner of the property
- Full access to West Butler Ave. traffic signal through connection to Wawa driveway
- Buffer against Airy Avenue homes increased to 60' (Due to depth of product)
- Public trail along western boundary, including a 20' public trail access
- Proposed offsite trail via a future easement to Meadow Road. This would provide connectivity to Airy Avenue and Schoolhouse Road
- Additional trails/walkways to connect pedestrians to Wawa and to the traffic light on West Butler Ave

**B6 – 64 Stacked Multifamily**

- Full access to West Butler Ave. traffic signal through connection to Wawa driveway
- Public trail along western boundary, including a 20' public trail access
- Proposed offsite trail via a future easement to Meadow Road. This would provide connectivity to Airy Avenue and Schoolhouse Road
- Additional trails/walkways to connect pedestrians to Wawa and to the traffic light on West Butler Ave

# Toll Brothers


AMERICA'S LUXURY HOME BUILDER®

We completed a thorough review of alternative architecture/housing types that could be proposed for this development. Included was a review of a more traditional 2-story townhome unit that was discussed at the February 7<sup>th</sup> presentation. Unfortunately, due to the increased depth of these units and impervious limitations, we found the products currently being proposed would be the best use(s) and promote the largest buffer to surrounding properties. Understanding the importance of the buffer to surrounding uses, specifically the single-family detached homes on Airy Avenue, we would be happy to discuss the composition of trees that would create a hearty separation from that development.

I have enclosed examples of conceptual elevations of the homes for each proposed sketch for your review. Although these elevations are conceptual, they will provide you with the general look and mass of each product.

Thank you in advance for your consideration of either sketch. We welcome your feedback, and look forward to future discussions. Please let me know if you need any additional information.

Sincerely,  
TOLL BROTHERS, INC



Brian Thierrin  
Sr. Vice President  
(484) 880-5074

Cc: Matt West – New Britain Township – via email  
Michael Walsh – New Britain Township – via email  
Craig Kennard – Gilmore & Associates – via email  
Janene Marchand – Gilmore & Associates – via email  
Nate Fox, Esquire – via email  
Buzz Hadzor – TBI – via email



# NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

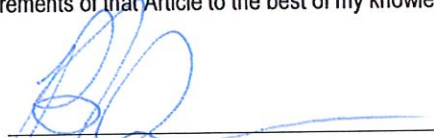
## SUBDIVISION & LAND DEVELOPMENT APPLICATION

- 1. Date of Application: 3/9/22
- 2. Date of Plan or Revision: 3/7/22
- 3. Application for: Sketch plan review
- 4. Name of Subdivision or Land Development: CTP Management Property  
County Line and West Butler Ave. Chalfont
- 5. Location: \_\_\_\_\_
- 6. Tax Map Parcel #: 26-006-101-004 Total Acreage: Gross 15.1 acres Net 8.6 acres
- 7. Net Buildable Site Area (from Section 2401): 3.5 acres
- 8. Zoning Requirements:
 

Zoning District <u>C1/B5 - C1/B6</u>	Minimum Lot Size _____	Maximum Density _____
Front Yard _____	Side Yard _____	Rear Yard _____
- 9. Number of Lots or Dwelling Units: 57 / 64
- 10. Equitable Owner of Record of Land: Toll Mid-Atlantic LP Company, Inc.  
Address: 1140 Virginia Drive  
Fort Washington, PA 19034  
Phone: 484-880-5074 E-mail: bthierrin@tollbrothers.com
- 11. Applicant: Toll Mid-Atlantic LP Company, Inc.  
Address: 1140 Virginia Drive  
Fort Washington, PA 19034  
Phone: 484-880-5074 E-mail: bthierrin@tollbrothers.com
- 12. Registered Engineer or Surveyor: Eastern States Engineering  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

TOWNSHIP USE ONLY	
Date Recieved:	_____
Payment:	_____
Check #:	_____
Receipt #:	_____
Escrow Acc. #:	_____

This is to certify that I have read Article V of the New Britain Township Subdivision and Land Development Ordinance and that the accompanying plan meets the requirements of that Article to the best of my knowledge.

  
 \_\_\_\_\_  
 Signature of Applicant  
 Brian Thierrin

\_\_\_\_\_  
 Signature of Registered Engineer or Surveyor



**Toll Bros., Inc**

1140 Virginia Drive  
Ft. Washington, PA 19034  
215-938-8000

Check No. - 10538938

Check Date - 03/01/22

Stub 1 of 1

INVOICE NO	INVOICE DATE	COMMENT	GROSS	DEDUCTIONS	AMOUNT PAID
220301/8363	030122	sketch plan township submiss	175.00		175.00

**Toll Bros., Inc**

1140 Virginia Drive  
Ft. Washington, PA 19034  
(215) 938-8000

CHECK NO. **10538938** 62-22  
311

VENDOR NO.	CHECK DATE	CHECK AMOUNT
147804	03/01/22	\$*****175.00

\*\* INVALID SIX MONTHS AFTER DATE ISSUED \*\*

**PAY**  
ONE HUNDRED SEVENTY FIVE AND 00/100 \*\*\*\*\*

TO THE ORDER OF: New Britain Township  
207 Park Ave  
Chalfont PA 18914

Wells Fargo Bank, N.A.  
Wilmington, DE

⑈ 10538938 ⑈ ⑆ 031100225⑆ 2079950020334 ⑈

*\*See Reverse Side For Easy Opening Instructions\**

**Toll Bros., Inc**

1140 VIRGINIA DRIVE  
FT. WASHINGTON, PA 19034

New Britain Township  
207 Park Ave  
Chalfont PA 18914



**SITE DATA:**

GROSS BASE SITE AREA:	± 15.1 AC
-ULT ROW & ACCESS EASEMENT:	± .2 AC
NET BASE SITE AREA:	± 14.8 AC

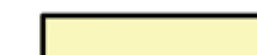



**ZONING REQUIREMENTS: (U31 PLANNED COMMUNITY CENTER MIXED-USE)**

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. BASE SITE AREA:	15 ACRES	14.8 AC (1)
MAX. RESIDENTIAL SUB-USE:	25% (3.7 AC)	3.5 AC
MIN. OPEN SPACE:	1/3 RES.SUB-USE (1.2 AC)*	2.9 AC
BUFFER YARD:	25 FT	45 FT

(1) VARIANCE GRANTED 4/19/18 PER WAWA SUBDIVISION PLANS PREPARED BY BOHLER ENGINEERING DATED LAST DATED 2019.11.01

\* 1/3 RESIDENTIAL SUB-USE AREA OR 5% BASE SITE AREA WHICHEVER IS GREATER. OPEN SPACE SHALL NOT COUNT TOWARDS 25% AREA LIMITATION ON RESIDENTIAL SUB-USES 3.5 AC RESIDENTIAL-REQ. OS (.33)=1.2 AC

**LOT DATA:** TMP 26-06-101-004 ("PARCEL C"): ± 8.6 AC

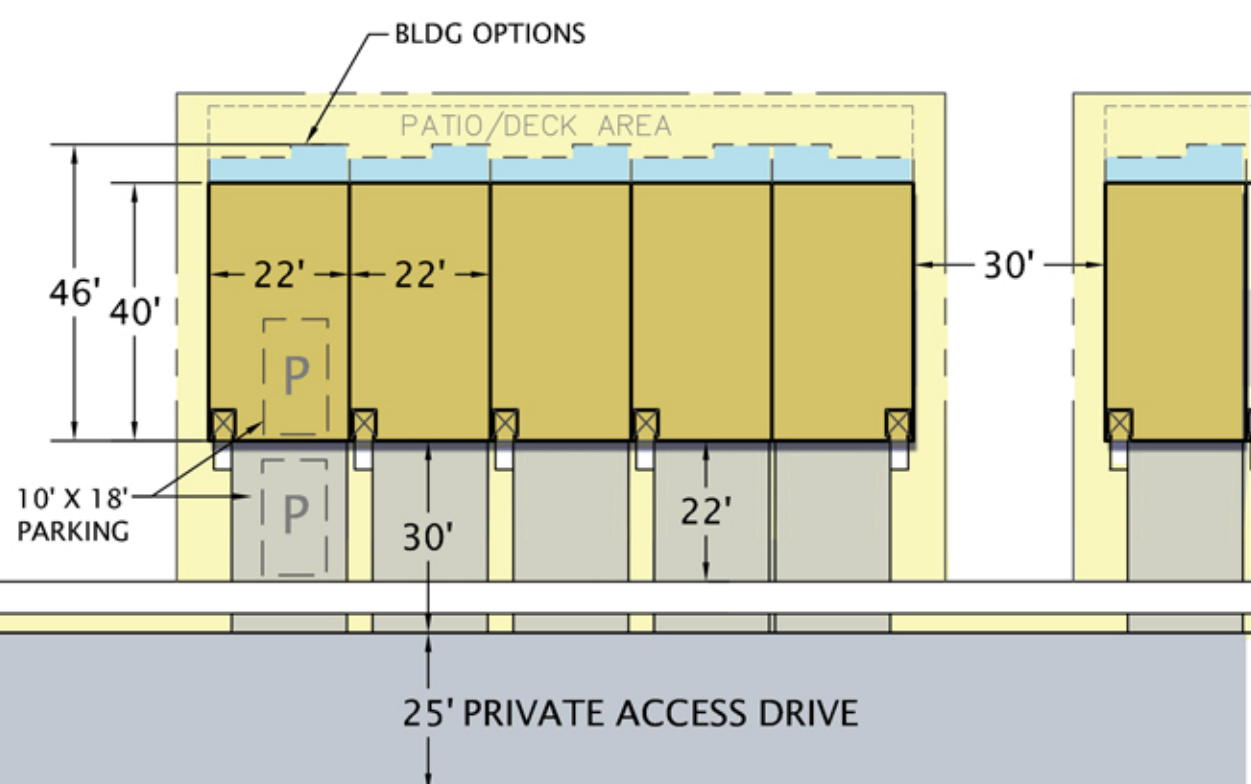
	RESIDENTIAL SUB-USE AREA:	3.5 AC
	COMMON OPEN SPACE AREA:	3.2 AC
	SHARED COMMON ELEMENTS AREA:	1.9 AC
	PEDESTRIAN CIRCULATION	

**ZONING REQUIREMENTS: (B5 SINGLE FAMILY ATTACHED)**

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA:	FOOTPRINT+200 SF	FP+200 SF
MIN. LOT WIDTH: 1 CAR	20 FT	22 FT
MAX. IMPERVIOUS: (LOT)	35% (3.0 AC)	35% (3.0 AC)
MIN. FRONT YARD SETBACK:		
FROM ULT. STREET ROW:	30 FT	40 FT
FROM PARKING:	20 FT	20 FT
MAX. UNITS ATTACHED:	8 DU	6 DU
MIN. BLDG. SEPARATION:	30 FT	30 FT
REQUIRED PARKING: (3 BDRM)	2 SP/DU	2 SP/DU
REQUIRED VISITOR PARKING:	.3 SP/DU (18 SP)	.3 SP/DU (18 SP)

**ZONING REQUIREMENTS: (C-1 DISTRICT)**

BULK REQUIREMENTS	REQUIRED	PROPOSED
MAX. IMPERVIOUS: (SITE)	70%	46% (6.8 AC)
MAX. IMPERVIOUS: (LOT)	75%	35% (3.0 AC)
MAX. BUILDING COVERAGE: (LOT)	40%	16% (1.4 AC)
MIN. LOT WIDTH:	150 FT	129 FT (ENC)
MIN. FRONT YARD SETBACK:	40 FT	40 FT
MIN. SIDE YARD SETBACK:	15 FT	15 FT
MIN. REAR YARD SETBACK:	30 FT	30 FT
MIN. BUFFER (ABUT R-DISTRICT):	45 FT	45 FT
MAX. BLDG HEIGHT:	35 FT	35 FT



**TYPICAL TOWNHOME DIMENSIONS**

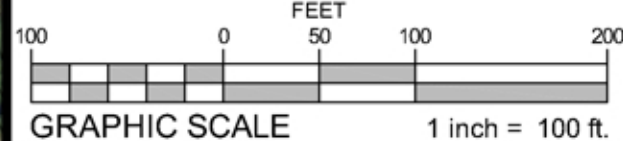
SCALE: 1"=30'

**SOURCES:**

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. AERIAL PHOTOGRAPH PROVIDED BY PEMA, DATED 2018.
3. BOUNDARY & TOPOGRAPHY-EXISTING CONDITIONS PROVIDED BY CONTROL POINT ASSOCIATES, INC. DRAFT PLAN DATED 1-19-2022.
4. SITE DOES NOT CONTAIN AREAS WITHIN 100-YEAR FLOODPLAIN FEMA COMMUNITY PANEL: 42017C0288K DATED: 3/21/2017.
5. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES.
6. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



**B5 USE CONCEPT PLAN**  
57 3-STORY TOWNHOMES  
**CTP MANAGEMENT PROPERTY**  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA



**PLAN SUMMARY:**

- (57) 22' X 40' TOWNS
- 1,345 LF 25' CARTWAY
- .4 ACRES STORM WATER

**SITE DATA:**

ADDRESS: COUNTY LINE ROAD & W. BUTLER AVE (RTE 202)  
CHALFONT, PA  
PARCEL(S): 26-006-101-004

SITE AREA: ± 8.6 ACRES  
CURRENT ZONING: C-1

PROPOSED ZONING:

**OFFICE DATA:**

PROJECT NUMBER: 8363  
DATE: 2022.03.07  
SCALE: 1"=100'  
DRAWN BY: EES



**SITE DATA:**

GROSS BASE SITE AREA:	± 15.1 AC
-ULT ROW & ACCESS EASEMENT:	± .2 AC
NET BASE SITE AREA:	± 14.8 AC

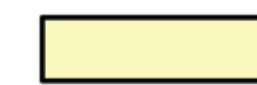

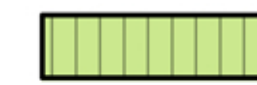

**ZONING REQUIREMENTS: (J31 PLANNED COMMUNITY CENTER MIXED-USE)**

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. BASE SITE AREA:	15 ACRES	14.8 AC (1)
MAX. RESIDENTIAL SUB-USE:	25% (3.7 AC)	3.0 AC
MIN. OPEN SPACE:	1/3 RES.SUB-USE (.9 AC)*	3.6 AC
BUFFER YARD:	25 FT	45 FT

(1) VARIANCE GRANTED 4/19/18 PER WAWA SUBDIVISION PLANS PREPARED BY BOHLER ENGINEERING DATED LAST DATED 2019.11.01

\* 1/3 RESIDENTIAL SUB-USE AREA OR 5% BASE SITE AREA WHICHEVER IS GREATER. OPEN SPACE SHALL NOT COUNT TOWARDS 25% AREA LIMITATION ON RESIDENTIAL SUB-USES 2.9 AC RESIDENTIAL-REQ. OS (.33) = .9 AC

**LOT DATA:** TMP 26-06-101-004 ("PARCEL C"): ± 8.6 AC

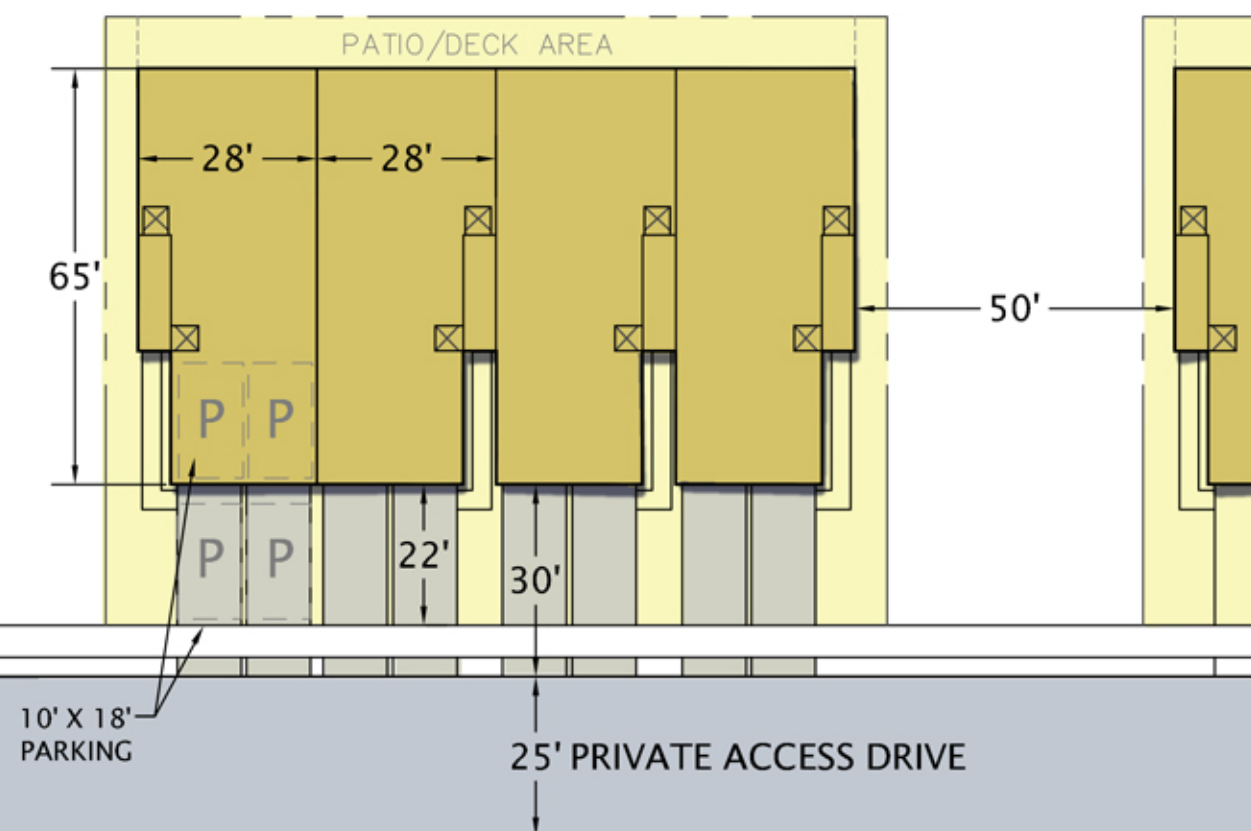
	RESIDENTIAL SUB-USE AREA:	3.0 AC
	COMMON OPEN SPACE AREA:	3.6 AC
	SHARED COMMON ELEMENTS AREA:	2.0 AC
	PEDESTRIAN CIRCULATION	

**ZONING REQUIREMENTS: SUB-USE (B6 MULTI-FAMILY)**

BULK REQUIREMENTS	REQUIRED	PROPOSED
MAX. BLDG. HEIGHT:	3.5 STORIES /35 FT	3.5 STORIES /35 FT
MIN. TRACT AREA:	5,000 SF/DU OR 5 AC	5,853 SF/DU (7.3 AC)
MAX. IMPERVIOUS COVERAGE:	30% (2.5 AC)	30% (2.5 AC)
MIN. BLDG. SETBACK:		
FROM ULT. STREET ROW:	50 FT	50 FT
FROM PARKING:	30 FT	30 FT
MAX. DU PER BLDG:	16 DU/BLDG	16 DU/BLDG
MIN. BLDG SEPARATION:	50 FT	50 FT
MIN. TRACT WIDTH:	100 FT	126 FT
BUFFER YARD:	20 FT	45 FT
REQUIRED PARKING: (3 BDRM):	2 SP/DU	2 SP/DU
REQUIRED VISITOR PARKING:	.3 SP/DU (20 SP)	.3 SP/DU (20 SP)

**ZONING REQUIREMENTS: (C-1 DISTRICT)**

BULK REQUIREMENTS	REQUIRED	PROPOSED
MAX. IMPERVIOUS: (SITE)	70%	42% (6.3 AC)
MAX. IMPERVIOUS: (LOT)	75%	30% (2.5 AC)
MAX. BUILDING COVERAGE: (LOT)	40%	14% (1.2 AC)
MIN. LOT WIDTH:	150 FT	129 FT (ENC)
MIN. FRONT YARD SETBACK:	40 FT	50 FT
MIN. SIDE YARD SETBACK:	15 FT	15 FT
MIN. REAR YARD SETBACK:	30 FT	30 FT
MIN. BUFFER (ABUT R-DISTRICT):	45 FT	45 FT
MAX. BLDG HEIGHT:	35 FT	35 FT

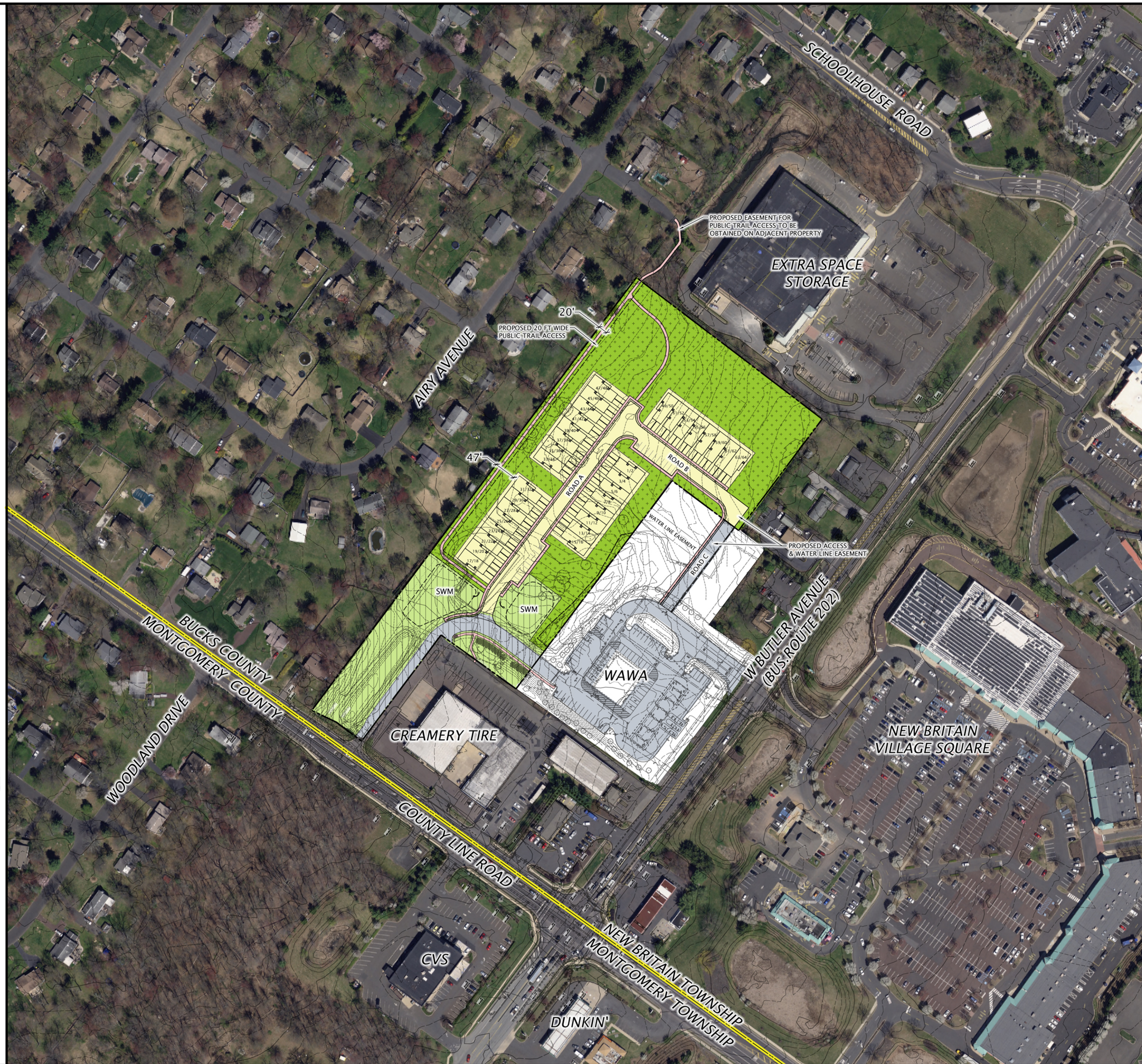


**MULTI-FAMILY DIMENSIONS**

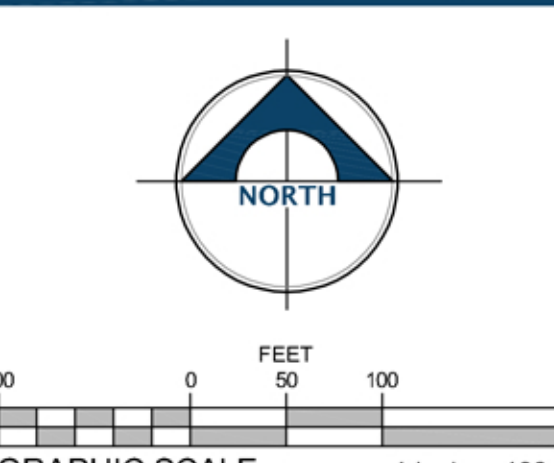
SCALE: 1"=30'

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4. SITE DOES NOT CONTAIN AREAS WITHIN 100-YEAR FLOODPLAIN FEMA COMMUNITY PANEL: 42017C0288K DATED: 3/21/2017.
5. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES.
6. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



**B6 USE CONCEPT PLAN**  
 64 MULTI-FAMILY DWELLINGS  
**CTP MANAGEMENT PROPERTY**  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA



**PLAN SUMMARY:**

(64) 28' X 65' DU  
 1,130 LF 25' CARTWAY  
 .4 ACRES STORM WATER

**SITE DATA:**

ADDRESS: COUNTY LINE ROAD & W. BUTLER AVE (RTE 202) CHALFONT, PA  
 PARCEL(S): 26-006-101-004

SITE AREA: ± 8.6 ACRES  
 CURRENT ZONING: C-1  
 PROPOSED ZONING:

**OFFICE DATA:**

PROJECT NUMBER: 8363  
 DATE: 2022.03.08  
 SCALE: 1"=100'  
 DRAWN BY: EES





**B5 – Conceptual Three Story  
Townhome**





B6 – Conceptual Stacked  
Multifamily

FRONT ELEVATION  
SCALE: 3/16" = 1'-0"  
SHOWN W/ OPT  
SECOND BALCONY





**SIDE ELEVATION**  
SCALE 3/16" = 1'-0" SHOWN W/ OPT.  
SECOND BALCONY

B6 – Conceptually Stacked  
Multifamily



## Township of New Britain

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Office of Fire Marshal

APRIL 8, 2022

RE: Fire Marshal review of CTP MANAGEMENT PROPERTY TP 26-006-101-004

Review By: Randal J. Teschner Fire Marshal

**The following is a list of items to be addressed:**

1. Due to the width of the roads there should be No Parking on both sides of road ways
2. Supply two fire hydrants one at the area of road B and C and one at beginning of road A





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

April 20, 2022

File No. 22-01266

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

Reference: County Line Road (Toll Brothers, Inc.) – Sketch Plan Review 1 (B5 and B6 Uses)  
TMP #26-006-101, Provco Pinegood Chalfont, LLC  
TMP #26-006-101-003, CTP Management LLC  
TMP #26-006-101-004, CTP Management LLC

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the two Sketch Plans for the above-referenced project to identify any zoning, engineering, or planning issues that may have an impact on the proposed development. Accordingly, we offer the following comments for consideration by the New Britain Township Planning Commission and Board of Supervisors:

I. Submission

- B5 Use Concept Plan, consisting of one (1) sheet, prepared by ESE Planning for CT Management Property dated March 7, 2022.
- B6 Use Concept Plan, consisting of one (1) sheet, prepared by ESE Planning for CT Management Property dated March 8, 2022.

II. General

The subject tract consists of three parcels near the intersection of West Butler Avenue (S.R. 4202) and County Line Road (S.R. 2038) within New Britain Township's C-1 Commercial Zoning District. The parcels make up almost 15 acres established as a J31, Planned Community Center Mixed (PCCM) Use as via a Zoning Hearing Board Decision dated May 17, 2018, and Conditional Use Adjudication dated August 6, 2018. The tract currently contains a 2-story, Non-Residential Building with mainly automotive uses (Creamery Tire), an accessory storage building, and a super Wawa. Wetlands and woodlands were previously preserved by means of a recorded Conservation Easement.

The Applicant, Toll Brothers, submitted two sketch plans for TMP #26-006-101-004, 1.) for a 57-Unit Townhome development (Use B5-Single-Family Attached Dwellings), and 2.) a 64-Unit Multifamily dwelling development (B6 - Multifamily) both with a U-shaped private street which connects to both access drives from County Line Road and West Butler Avenue. Two aboveground stormwater basins are proposed conceptually at the southwestern end of the tract. A public trail is currently shown within the open space.

III. Reference Document

- A. Condition Use Adjudication for Provco Pineville Acquisitions, LLC Order dated August 6, 2018, to establish the Property with a J31 Planned Community Center Mixed Use.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901  
Phone: 215-345-4330 | Fax: 215-345-8606  
www.gilmore-assoc.com

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#### IV. Review Comments

##### A. Zoning Ordinance

We offer the following comments with respect to the current New Britain Township Zoning Ordinance:

1. §27-305.J.J31.a – We note that a PCCM is a planned development designed to be architecturally compatible, with a traffic circulation pattern conducive to minimizing traffic movements on external roads bordering the center, with landscaping provided that will create a visually appealing, cohesive streetscape. This definition shall be considered during the planning process for the development and potential inclusion of adjoining parcels in the future.
2. §27-305.J.J31.c.1 – A minimum base site area of 15 acres is required for a J31 PCCM Use. A variance was previously granted per a Zoning Hearing Board (ZHB) Decision dated May 17, 2018, to allow a base site area of 14.864 acres. The ZHB Decision and the base site area of the tract parcel shall be denoted on the formal plans.
3. §27-305.J.J31.c.3.a – The applicable area and dimensional requirements for the proposed sub-use shall be those set forth for that type of use in §27-305. The following comments related to the B5-Single-Family Attached Dwelling Use Regulations shall be addressed:
  - a. §27-305.B.B5.b.3 – Facade. For every attached grouping of single-family attached, a minimum of two changes in the front wall plane shall be provided. Such change shall involve a minimum variation or offset of four feet. Though a “B5-Conceptual Three-Story Townhome” rendering was submitted, it does not appear that the grouping of townhomes would comply with this 4-foot offset.
  - b. §27-305.B.B5.b.4 – Requires a maximum impervious surface ratio of 35% per lot. An impervious surface breakdown shall be provided on the preliminary plans to verify compliance with this requirement. The plans shall also list the area of impervious considered in the stormwater design.
  - c. §27-305.B.B5.b.5 – Requires a minimum front yard setback of 30 feet from an ultimate right-of-way of a street, and 20 feet from any off-street parking spaces. The plan does not show an ultimate right-of-way for the proposed roads as a private access drive is proposed. The Subdivision and Land Development Ordinance (SALDO) §22-705.3.D states that private streets shall be designed to the specifications of a minor collector which requires a 60-foot-wide right-of-way. The townhomes are currently located 30 feet from the proposed *cartway*.
4. §27-305.J.J31.c.3.a – The applicable area and dimensional requirements for the proposed sub-use shall be those set forth for that type of use in §27-305. The following issues related to the B6-Multifamily use regulations shall be addressed:
  - a. §27-305.B.B6.b.3 – Requires a maximum impervious surface ratio of 30% per lot. The Zoning Requirements table for the B6 sub-use lists a proposed impervious coverage of 30%. An impervious surface breakdown shall be provided on the preliminary plans to verify compliance with this requirement. The plans shall also list the area of impervious considered in the stormwater design.
  - b. §27-305.B.B6.b.3 – Requires a building setback of 50 feet from the ultimate right-of-way of a street and 30 feet from any off-street parking spaces. The plan does not show an ultimate right-of-way for the proposed street as a private street is proposed. The SALDO §22-705.3.D states that private streets shall be designed to the specifications of a minor collector which requires a 60-foot-wide right-of-way. The townhomes are currently located 30 feet from the proposed *cartway*. The multi-family dwellings are currently located 30 feet from the proposed *cartway*.

- 
5. §27-305.J.J31.c.3.(b), 2701.a., 2702.a., 2703, & 2704 – The J31 PCCM Use requires a minimum of 1/3 of the residential sub-use area be open space (but in no case shall be less than 5% of the base site area). We note that the B5 plan proposes 3.2 acres of open space where 2.9 acres is required, and the B6 plan proposes 3.6 acres of open space as required. We offer the following comments related to the open space:
    - a. §27-305.J.J31.c.3.(b), §27-2703, & 2704 – The provided open space shall comply with the requirements of Part 27 of the Zoning Ordinance for the J31 Use including, but not limited to, designating the open space as lawn, natural area, active or passive recreation, agricultural area with a maximum of 30% as stormwater management. The ownership and maintenance responsibilities of the open space areas shall also be designated on the preliminary plans.
    - b. §27-2701.c&d – Required yard areas shall be excluded in the open space calculation, unless otherwise permitted by the Board of Supervisors. It shall be clarified that the required yard areas are excluded unless otherwise approved. Sensitive environmental areas, such as steep slopes, floodplains, etc. may be included if left undeveloped.
    - c. §27-2702.a – Where open space abuts private property, the edge of the open space area shall be delineated by fencing and/or buffer plantings to be approved by the Board of Supervisors.
  6. §27-305.J.J31.c.4 – “Where the proposed PCCM consists of more than one lot or parcel, there shall be no required setbacks to lots, buildings, or other structures, such as driveways and parking spaces, or between the lots or parcels comprising the PCCM, provided a cross-easement agreement and/or declaration of covenants enables the parcels comprising the PCCM to function as one integrated development. Cross-easements shall be provided to adjacent parcels when possible and appropriate, unless determined by the Board of Supervisors at the Board's sole discretion that they are not needed or desired. Where the neighboring property owner is unwilling to grant a cross easement, the applicant shall provide for future connections to adjoining properties. Such cross-easements shall be subject to review and approval by the Township.” We note that there is an existing Easement Agreement between Provco Pinegood Chalfont LLP and CTP Management LLC, including a First Amendment Easement Agreement dated January 6, 2020, providing access easements over the County Line Road access driveway and seemingly to the Extra Space Storage Property TMP 26-006-096, as shown on a Governance Plan. This Agreement shall be amended to include access over all proposed driveway/road accesses and pedestrian accesses throughout the PCCM. We recommend the desire for direct connections or easements to the adjoining parcels on Butler Avenue be discussed.
  7. §27-305.J.J31.d.2 – Trash collection areas shall be located to the rear of the building and shielded from adjacent properties and all streets. The method of trash collection shall be discussed.
  8. §27-305.J.J31.d.4 – Walls shall be differentiated with offsets, windows, facade details, changes in color or materials. All walls of a building shall be architecturally consistent with the front facade, and all building faces visible from the street or abutting properties shall have the same architectural features and style as the front facade, with the exception of storefront glass, which may wrap around. The building renderings shall be discussed with the Board of Supervisors.
  9. §27-305.J.J31.d.5, 7 & 22-706 – The PCCM shall be designed to accommodate pedestrian and vehicular traffic safely and have internal walkways to provide pedestrian access from adjacent residential developments and to connect to adjacent commercial, office, and institutional uses. Road C has been provided to connect to the Wawa driveway to Butler Avenue. Walkways are proposed along both sides of Road A and Road B, and along one side of Road C. In addition, a public trail is proposed within the open space to connect to Meadow Road via an easement over the Extra Space Storage property. Improvements throughout the PCCM were discussed with previous applications. Based on the conceptual layout, the internal connectivity can be finalized with a formal application in cooperation with the Wawa and Creamery Tire owners. We offer the following comments related to vehicular and pedestrian connections:



- a. While both the B5 and B6 plans show Road C connecting to the Wawa driveway, previous applications involved discussions regarding vehicular connections to the adjoining commercial properties southeast of the site and to the Extra Space Storage property. It is our understanding that an access easement was recorded to the Extra Space Storage property. In addition, we understand there to be existing driveway easements on TMP's #26-006-096 & -099. Also in accordance with §27-305.J.J31.h.4 (Conditional Use considerations), the applicant shall show alternatives for future access and driveway connections to abutting commercial properties.
  - b. Sidewalk shall be installed to County Line Road and along the County Line Road frontage. It shall be discussed if road improvements are required along the Creamery Tire property TMP #26-006-101-003.
  - c. Sidewalk connections shall be provided between the proposed residences, Wawa, and Creamery Tire along the County Line Road access driveway and Road C.
  - d. The plan shows several pedestrian crossings of the private access drives. Crosswalks and necessary signage shall be provided at each crossing.
10. §27-305.J.J31.e.13.(a) – Multi-tenant/use developments or structures shall have a master sign plan for the development. The signage for the development shall be discussed.
  11. §27-305.J.J31.f.1 – Parking for the PCCM shall be the sum of the required parking for each sub-use per Part 29 of this chapter, or one parking space per 200 square feet of total floor area, whichever is greater; plus, two additional employee parking spaces per sub-use shall be provided. Parking for the entire PCCM Use, including Creamery Tire, shall be documented on the plan to demonstrate compliance.
  12. §27-305.J.J31.g.1 – The proposed connection of Road C to the Wawa parcel will require the disturbance of woodlands within an existing conservation easement. A maximum of 65% of woodlands may be altered, regraded, cleared, and/or built upon. The preliminary plans shall include total woodlands disturbance for the entire site, including woodlands disturbance from the previously approved Wawa plans to verify compliance. We note that the Board of Supervisors may modify tree removal and/or tree replacement requirements based upon the quality and species of trees to be removed. No disturbance is permitted within the easement without the express written approval of New Britain Township. It may be beneficial for the developer to hire a certified arborist to evaluate the condition of the existing trees onsite.
  13. §27-1201.c – Use J31, PCCM, is permitted by Conditional Use within the Township's C-1 Zoning District. The use was established per a previous Adjudication for the Wawa site dated August 6, 2018. As part of this Adjudication, all future associated uses are required to be presented to the Board of Supervisors at a Conditional Use Hearing. The applicability, conditions, requirements, and review procedures are found in sections §§27-3007 to 3010 and 27-305.J31.h of the Township's Zoning Ordinance and requires an advisory opinion from the Planning Commission.
  14. §27-2118 – Within the Butler Avenue Corridor Overlay District, where work on a nonresidential building or a residential building containing more than two dwelling units requires a zoning or building permit, such work shall conform with all of the applicable requirements set forth in SALDO §22-722, unless waived by the Board of Supervisors at a public meeting.
  15. §27-2402 – The preliminary plans shall include the Site Capacity Calculations including a list of the natural resources onsite and the extent of any disturbance of natural resources.
  16. §27-2500 – A traffic impact study is required for a development of 50 or more dwelling units.

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17. §27-2801 – We offer the following comments regarding buffer requirements:
- a. §27-305.B.B5.b.8. & 2803.c. – Requires a 20-foot-wide minimum buffer yard with screening between any B5-townhouse and any abutting single-family detached dwelling. A 20-foot-wide public trail access is proposed along the property line. The screening is required to consist of two staggered rows of evergreens or a combination of trees and shrubs. However, Section §27-2803.c. of the Ordinance prohibits structures within the buffer yards. The trail shall be relocated outside of the buffer yard and any buffer plantings shall be placed at a sufficient distance from any trails to avoid future root damage.
  - b. §§27-305.B.B6.b.7 & 22-713.5.B.(6) – Requires a 20-foot buffer yard with screening for a B6 multifamily use. The plan shows the required 20-foot buffer yard along the property line with a public access trail. The screening is required to consist of two staggered rows of evergreens or a combination of trees and shrubs. However, Section §27-2803.c. of the Ordinance prohibits structures within the buffer yards. The trail shall be relocated outside of the buffer yard and any buffer plantings shall be placed at a sufficient distance from any trails to avoid future root damage. In addition to the above, and in accordance with SALDO 22-713.5.B.(6), a berm varying in height from 3 to 5 feet shall also be provided.
  - c. §27-305.J.J31.c.3.(c) – A 25' buffer yard is required between any proposed residential sub-uses within the PCCM and any existing commercial uses/sub-uses within the PCCM. Although it appears that the buffer yard can be accommodated between the proposed residential use and the existing commercial uses (Creamery Tire and Wawa) it shall be clearly identified on the preliminary plans and planted in accordance with Part 28 of the Zoning Ordinance.
  - d. §27-2803 – A conservation easement is required over each buffer yard.
  - e. §22-722.4.C.(7)(e)(Butler Avenue Corridor Overlay District (COD)) – Along any property line which adjoins an existing residential zoning district or use, a buffer planting strip of not less than 45 feet in depth shall be planted and maintained in accordance with the buffer requirements set forth in Chapter 27. Sidewalk may cross this strip.
  - f. §22-722.4.C.(3) – Along any property line which adjoins an existing residential zoning district or use, all buildings, structures, surface parking areas, and interior drives shall be set back at least 75 feet from that adjoining residential district or use boundary. The Applicant proposes less than 75 feet for both uses.
18. §27-2901 – The parking requirement for a B5 and B6 use is based on the number of bedrooms per dwelling unit. The plan notes 3-bedroom units and 2 spaces for each unit. We note that the B5 rendering shows 2-car garages, however, the Sketch Plan only shows 1-car garages. The Record Plan shall have a note restricting the number of bedrooms to 3 due to limited parking.
19. §27-2902.h – Except for an off-street parking area on a single-family lot or serving a single-family or two-family dwelling, no off-street parking area shall be designed to require vehicles exiting the area to back out onto a street. The common guest parking areas will require vehicles to back out into the street. In addition, per SALDO §22-708.6.A, all off-street parking shall be set back a minimum of 10 feet from any street ultimate right-of-way line.
20. §27-2904.a.2 – Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle, except for any spaces greater than two in number of a single-family detached dwelling. It appears that for the B5 and B6 Multifamily Uses, one space is provided within the driveway and one space is provided in the garage which requires moving a vehicle in order to exit. The Applicant shall discuss providing 2-car garages and/or two driveway spaces.

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B. Subdivision and Land Development and Stormwater Management Ordinance

Upon submission of a preliminary application, this project will be subject to Subdivision and Land Development Ordinance and Stormwater Ordinance reviews. We anticipate additional review comments once preliminary plans, and all associated reports and studies are submitted to the Township. Any requests for modifications from the requirements set forth in the Ordinance shall be submitted in writing, including the grounds and facts of unreasonableness or hardship on which it is based and the minimum modification necessary.

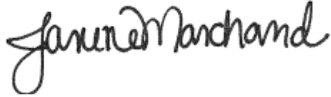
1. §22-4001.8 – Neighbor notifications are required with the submission of a preliminary plan.
2. §22-505 – A Community Impact Assessment Report is required for the development and is required at the time of preliminary plan submission.
3. §22-704.4 – The plan proposes the connection of Road C through the existing water easement on the Wawa property. Approval shall be obtained for any work with the easement.
4. §22-705.1.G – All plans that require access to a street or highway under the jurisdiction of PennDOT shall either require a highway occupancy permit (HOP) prior to recording of final plans or an acknowledgement on the site plan of the requirement to obtain a HOP prior to the issuance of a U&O permit.
5. §22-705.3.D – Specifies that the primary street through a residential subdivision of 50 or more dwelling units shall at a minimum be designed to the specifications of a minor collector. Minor collector streets require a cartway width of 36 feet with curb and sidewalk and 60' right-of-way width. Both plans propose a private 25-foot wide cartway.
6. §22-705.3.G – Where a subdivision and/or land development abuts or contains an existing street, the applicant shall be required to mill and overlay the entire width of the roadway a depth of 1 ½”.
7. §22-705.4.C – Local and minor collector streets shall have a minimum curb radius of 25 feet. 90° angles are proposed at the intersections of Roads A and B and Roads B and C.
8. §22-705.13.D – Residential driveways shall have a minimum width of 12 feet. The proposed driveways for the B6-Multifamily Use are 10 feet wide.
9. §22-705.13.J – Driveways shall have a minimum turnaround area of 10 feet by 20 feet, or as recommended by the Township Fire Marshal's Office and approved by the Board.
10. §22-706.1.A& 3.E – Curbs shall be installed along each side of every proposed street in a subdivision and/or land development. Belgian block curb must be used for proposed residential streets. The type of curb and proposed limits shall be clarified.
11. §22-708.5 – Truck-turning diagrams shall be provided with the preliminary plans to confirm that the proposed design provides adequate maneuvering space for the largest anticipated vehicle accessing the site and emergency vehicles.
12. §22-710.3.A&4.B – Access to all sides of buildings for multifamily uses shall be provided to permit fire apparatus access to the building and roof. Emergency access locations for multi-family uses shall be recommended by the Township Fire Marshal's office and approved by the Board. The Fire Marshal shall determine if the proposed layout is acceptable for emergency access.
13. §22-714.3.A – Public streetlights shall be required for all residential subdivisions at all street intersections, horizontal street curves and multifamily parking areas.
14. §22-715.2.C.(1)&G(2) – The amount of land dedicated for park and recreation areas for residential subdivisions shall be 2,500 square feet per new dwelling unit. This land shall be in addition to any open space that is set aside as required open space. A fee-in-lieu of dedication may be accepted at a rate of \$2,500 per unit or \$142,500 for 57 townhomes or \$160,000.00 for 64 multifamily units.
15. §22-718 & 720 – Will-serve letters will be required from the Water and Sewer Authorities and a PADEP Sewage Facilities Planning Module shall be completed with the preliminary application.



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16. §22-722.2 – The subject property is within the Butler Avenue Corridor Overlay District (COD) per the Township’s Zoning Map. The purpose of the COD is to enhance the appearance and design of the Butler Avenue Corridor, which serves as a gateway to Bucks County and the Township; to develop a process for review and approval of development that maintains a high standard of architectural and site development design; to ensure that facilities for parking and vehicular and pedestrian circulation can be safely and adequately provided; to provide for landscaping, street trees, and public spaces; and to make sure that new development reflects and enhances the visual, historic, and cultural character of New Britain Township. This definition shall be considered during the planning process for the development. We offer the following comments for the COD:
- a. §22-722.3 – We note that where no subdivision or land development approval is required but the proposed work is subject to a building or zoning permit, such as, but not limited to, facade changes/improvements, signage changes, or changes in use, the proposed design shall be reviewed by the Township as part of the permit review process and, at the request of the Township, by the Township Planning Commission, to ensure such proposed changes comply with the applicable provisions of this section. It shall be clarified if any changes in uses, signage, etc. for the Creamery Tire Use are proposed.
  - b. §22-722.4.B. – Building design shall comply with this section of the COD regarding façade, building materials, roof design, colors, building length etc. In addition, the building length for the B6-multifamily uses shall comply with the maximum building length of 150 feet unless the façade is broken by variations with minimum 6-foot offsets and minimum width-to-depth ratio of 4:1. The current buildings measure approximately 225 feet long. It appears that offsets would be required every 100 feet per §22-722.4.B.7.(a).
  - c. §22-722.4.C.(7)(a), (b) & §22-722.4.F.(1) – Along every public and private public street, a mixture of street trees shall be planted 50 feet on center. All street trees shall be planted in the planting strip located between the curblin and the sidewalk. The proposed layout does not appear to provide adequate space for street trees between the curb and sidewalk. All sidewalks shall be separated from streets by a grass planting strip at least 5 feet wide. The plan appears to provide a 3-foot grass strip between the sidewalk and the street.
  - d. §22-722.D.(6) – Bicycle parking shall be provided in an amount equal to 5% of the minimum required off-street parking for vehicles.
  - e. §22-722.4.E&F.(3&4) – Street lights, public benches, trash receptacles crosswalks, etc. shall be provided in accordance with these sections.
  - f. §22-722.4.G. – A minimum of 15% of a site shall be designed, built and maintained as green space in the form of a plaza, pocket park, or other well-landscaped outdoor gathering area. The required green space shall be designated on the plans.
17. §26-121- The Applicant is required to obtain an NPDES Permit from DEP for the proposed earth disturbance and meet the Township’s SWM site plan requirements, volume control requirements, and peak rate control requirements to manage runoff for proposed impervious surfaces greater than 5,000 square feet. The stormwater management maintenance fee for the development will be \$2.50 per linear foot of existing and proposed roads and a stormwater maintenance BMP fee of 5% of the construction cost of each BMP will be required.
18. Township Resolution 2007-12 may be applicable if waivers of the SALDO are requested at the time of preliminary plan submission.

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

Sincerely,



Janene Marchand, P.E.  
Gilmore & Associates, Inc.  
Township Engineers

JM/tw

Attachments: B5 Sketch Plan dated March 7, 2022; B6 Sketch Plan dated March 8, 2022

cc: Michael Walsh, Assistant Manager  
Ryan Gehman, Assistant Planning and Zoning Officer  
Jeffrey P. Garton, Esq., Township Solicitor  
Nate Fox, Esq., Obermayer, Rebmann, Maxwell & Hippel, LLP  
Brian Thierrin, Toll Brothers, Inc.  
ESE Planning  
Robert Bender, North Wales Water Authority  
John Schmidt, CNBJSA  
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.  
Tim Wallace, P.E., Gilmore & Associates, Inc.