



NEW BRITAIN TOWNSHIP

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

SUBDIVISION & LAND DEVELOPMENT APPLICATION

1. Date of Application: 1/12/2022

2. Date of Plan or Revision: 1/12/2022

3. Application for: Foxlane Homes @ Highpoint LLC

4. Name of Subdivision or Land Development: Foxlane Homes @ Highpoint LLC

5. Location: Horizon & Highpoint Drive

6. Tax Map Parcel #: 26-5-47-5; Total Acreage: Gross 33.12 Net 29.17
26-5-56; 26-5-56-1; 26-5-56-9

7. Net Buildable Site Area (from Section 2401): 29.17 ac.

8. Zoning Requirements: C3
 Zoning District C3 Minimum Lot Size 2500sf/4000sf Maximum Density 5 du/ac
 Front Yard 30'/25' Side Yard 15' Rear Yard 30'/25'

9. Number of Lots or Dwelling Units: 137 units

10. Equitable Owner of Record of Land: Foxlane Homes @ Highpoint LLC
 Address: 1243 Easton Road, Suite 205
Warrington, PA 18976
 Phone: 267-488-1144 E-mail: jpm@foxlanehomes.com

11. Applicant: Same as Equitable Owner.
 Address: _____
 Phone: ----- E-mail: -----

12. Registered Engineer or Surveyor: VanCleaf Engineering Assoc.
 Address: 501 N. Main Street
Doylestown, PA 18901
 Phone: 215-345-1876 E-mail: kjanetka@vancleefengineering.com

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

Signature of Registered Engineer or Surveyor

**SUBDIVISION & LAND DEVELOPMENT
PLAN SUBMISSION CHECKLIST**

Date of Application: 1/12/2022

Subdivision/Land Development Name: Foxlane Homes @ Highpoint LLC

Address of Property: Horizon & Highpoint Drive

Owner(s) Name: Club Investors Group LP/North Wales Water & Sewer Authority

Applicant(s) Name: Foxlane Homes @ Highpoint LLC

Tax Map Parcel Number: 26-5-47-5; 26-5-56; 26-5-56-1; and 26-5-56-9

Plan Sets for New Britain Township - Folded to 8 1/2 x 11: (18 Total)

- | | |
|--|---|
| <input type="checkbox"/> NBT Board of Supervisors (11x17) - 5 Copies | <input type="checkbox"/> NBT Planning Commission (11x17) - 7 Copies |
| <input type="checkbox"/> Township Engineer (Full Size) - 2 Copies | <input type="checkbox"/> NBT File (Full Size) - 3 Copies |
| <input type="checkbox"/> Fire Marshal (Full Size) - 1 Copy | |

Plan Sets for Outside Agencies - Folded to 8 1/2 x 11: The applicant must show proof of submission to the outside agencies listed below (stamped copy or cover letter and copy of application form). The following plan sets are subject to the requirements of the outside agency and must be submitted to the outside agency by the applicant.

- Bucks County Planning Commission - 1 Copy
- Bucks County Conservation District - 1 Copy
- Water Authority (North Penn/North Wales/Aqua) - 1 Copy
- Chalfont New Britain Joint Sewer Authority - 3 Copies

OR

- Bucks County Department of Health - 1 Copy

Application Forms & Fees to be Submitted to the Township: *All applicants include these items or the application will be considered administratively incomplete and returned to the applicant.*

- New Britain Township Subdivision and Land Development Application (1 Signed Original)
- Filing Fee according to the most current Fee Schedule adopted by Resolution
- Escrow Fee according to the most current Fee Schedule adopted by Resolution
- Contract for Professional Services Agreement (3 Signed Originals)
- Application to Bucks County Planning Commission (Provide Proof of Submission)
- Application to Bucks County Conservation District (Provide Proof of Submission)
- Applicant Plan Submission Checklist (Should be completed by the applicant's professional engineer or land surveyor)
- Stormwater Management Report (2 Copies)
- PADEP Sewage Facilities Planning Module Application/Mailer (Original & 2 Copies)
- Traffic Impact Study, if applicable (2 Copies)
- PADOT Highway Occupancy Permit Plan/Application, if applicable (2 Copies)
- Community Impact Assessment Report, if applicable (4 Copies)

Reviewed By: _____
Township Representative

Date: _____

**All fees or contributions in lieu of shall be payable to New Britain Township. All plan sets, applications and forms shall be submitted directly to New Britain Township.*

The attached checklist is provided for the applicant as a guideline to assist in the submission process. All applicants must include these items or the application will be considered administratively incomplete and returned to the applicant.



APPLICANT'S CHECKLIST AND SUBMISSION PROCEDURES

IMPORTANT: *It is recommended that this item be completed by the applicant's professional engineer or land surveyor.*

Please use the following checklist as a guideline for application submission. If applicable, the Township and Township Engineer will look for these items in your application. Failure to provide an applicable item may delay acceptance of the application and plan approval. Please be advised that final approval will not be granted by the Township unless final approvals are granted by the appropriate water and sewer authorities.

Note: Maximum Record Plan Sheet Size 24" x 36"

Item	Code*	Applicant Comments
<input type="checkbox"/> Type of Water Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	P	_____
<input type="checkbox"/> Type of Sewage Disposal Facilities <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	P	_____
<input checked="" type="checkbox"/> PADEP Sewage Facilities Planning Module Application/Mailer	_____	_____
<input checked="" type="checkbox"/> List of Waivers/Variations/Special Exceptions on Record Plan	P	_____
<input checked="" type="checkbox"/> Letter of Requested Waivers with Justification	W	_____
<input checked="" type="checkbox"/> Provide 5 Signature Lines on the Record Plan for the Board of Supervisors	P	_____
<input checked="" type="checkbox"/> Indicate Zoning Data Chart on Record Plan (required and proposed dimensions)	P	_____
<input checked="" type="checkbox"/> Indicate Parking Requirements on Record Plan (required and proposed spaces)	P	_____
<input checked="" type="checkbox"/> Indicate proposed Use Designation on Record Plan	P	_____
<input checked="" type="checkbox"/> Indicate Site Capacity Calculations on Record Plan	P	_____
<input checked="" type="checkbox"/> Adjoining Property Owner Names and Tax Map Parcel Numbers	P	_____
<input checked="" type="checkbox"/> Soil Erosion and Sediment Control Plan	P	_____
<input checked="" type="checkbox"/> Utility Plan	P	_____
<input checked="" type="checkbox"/> Landscape and Lighting Plan (show street trees, buffer plantings, lighting locations, isolux lines)	P	_____
<input checked="" type="checkbox"/> Stormwater Management Plan	P	_____
<input checked="" type="checkbox"/> Wetlands Certification on Record Plan	P	_____
<input type="checkbox"/> PADOT Permit Application/Plan	N/A	_____
<input type="checkbox"/> Existing and Proposed Easement, Right-of-Way or Other restrictions on the Property	N/A	_____

*A-Noted on Application

P-Noted on Plan Sheet

N/A - Not Applicable

W - Noted on List of Waivers





Neil I. Van Cleef, P.E., L.S. & P.P.
Robert J. Clerico, P.E. & P.P.
Samuel D. Costanzo, P.E. & P.P.
Cynthia V. Norfleet, COO
Mark A. Bahnick, P.E.
Lawrence M. Diffley, P.E., PTOE
Michael K. Ford, P.E. P.P.
Jeffrey W. Munzing, P.E.
Stanley J. Schrek, P.E. A.I.A., P.P. CME, LEED AP
Herbert J. Seeburger, Jr. P.E., CME, CPWM

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Stormwater Management | Surveying | Planning | Landscape Architecture

January 12, 2022

New Britain Township Board of Supervisors
207 Park Avenue
Chalfont, PA 18914

Attn: Michael Walsh, Assistant Township Manager

RE: Highpoint Racquet Club - Waiver Request letter
TMP Nos. 26-5-47-5, 26-5-56, 26-5-56-9, 26-5-56-1
New Britain Twp., Bucks County, PA
VCEA No. 20-02-NBR

Dear Mr. Walsh:

Pertaining to the above referenced SDLD application, the Applicant, Foxlane Homes at Highpoint, LLC, respectfully requests the following waivers from the New Britain Township Subdivision and Land Development Ordinance:

1. SALDO Section 22-705.1.D. prohibiting the use of dead end streets. Applicant proposes to develop Road E as shown on the plan to facilitate the development of this area of the property. The road configuration shown on the plan is consistent with the sketch plan and conditional use plan previously reviewed, and provides adequate access to all residential units irrespective of the dead-end street, including provision of an emergency access to Road E. The irregular shape of the property in the area of Road E precludes the Applicant from providing any additional road connection in this location.
2. SALDO Section 22-705.4.C. requiring that minor collector roads and local roads have minimum intersection spacing of 800 feet and 500 feet, respectively. Applicant requests a waiver to permit the following intersection spacing distances:

Highpoint Drive between Road A and Road B to have a spacing of 685 feet (800 feet required).
Horizon Drive between Road A and Road C to have a spacing of 555 feet (800 feet required).
Road B between Highpoint Drive and Road C to have a spacing of 190 feet (500 feet required).
Road A between Highpoint Drive and Road C to have a spacing of 276 feet (500 feet required).
Road A between Road B and Road D to have a spacing of 300 feet (500 feet required).
Road A between Horizon Drive and Road D to have a spacing of 140 feet (500 feet required).

The road configuration shown on the plans herein is consistent with the previously reviewed the Sketch Plan and Conditional Use phases of this project, and provides safe and adequate access to all residential units.

3. SALDO Section 22-705.7.C.3. requiring that at all approaches to intersections, grades for local streets shall not exceed 3% for a minimum distance of 50 feet from the intersection of curb lines or edges of cartways. Applicant requests a partial waiver to permit a maximum of 4% grades at intersection approaches, applying only at two (2) proposed intersections: Highpoint Drive/Road B and Road C/Road B. Due to the existing man-made slopes created when the existing tennis courts were constructed, the relief is needed in order to help minimize the extent of cut and fill on the site.
4. SALDO Section 22-705.8.B. requiring that cul-de-sac streets have a minimum length of 400 feet. Applicant requests a waiver to permit the length of Road E to be slightly less than the requirement, measuring 343 feet from Road A to the end of Road E. The proposed Road E provides adequate access to the residential units, including the proposed emergency access to Horizon Drive.
5. SALDO Section 22-705.8.C. requiring that cul-de-sac streets be provided with a left side turnaround configuration at the end of the cul-de-sac with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet. Construction of the radius and turnaround is not possible due to site constraints and would

Please Reply To:

DOYLESTOWN PA OFFICE

501 North Main Street • Doylestown, PA 18901
215.345.1876 • Fax: 215.345.1730
4887-3926-4009 v1

VanCleefEngineering.com

With Other Offices In:

Hillsborough NJ • Lebanon NJ • Mt. Arlington NJ • Freehold NJ
Phillipsburg NJ • Toms River NJ • Hamilton NJ • Bethlehem PA
Mechanicsburg PA • Leesport PA • Newark DE

January 12, 2022
Waiver Request Letter
Highpoint Racquet Club
Page 2 of 2

unreasonably restrict development at this location of the property. Applicant is providing adequate access to the residential units, including a proposed emergency access to Horizon Drive.

6. SALDO Section 22-712.2.K. requiring that all sump pump and roof drains for proposed residential buildings be connected to an existing or proposed storm sewer system or discharged directly to a stormwater detention facility. Roof drains are proposed to discharge to nearby swales in order to maximize the potential for infiltration and to utilize the discharge as a “Roofleader Disconnect” stormwater best management practice (BMP).
7. SALDO Section 22-712.4.I. requiring that the maximum spillway length for a detention basin not exceed 75 feet. Applicant requests a partial waiver, as the spillway length for Detention Pond #1 is proposed to be 145 feet in length. This is needed in order to help minimize the height of the berm and also to create a longer distance between slopes where the pedestrian path passes along the berm/spillway for Detention Pond #1.
8. SALDO Section 22-712.4.J. requiring that all portions of detention basin bottoms be sloped toward the outlet structure at a minimum of 2%. All three (3) proposed detention facilities are either constructed wetland basins or wet ponds which require flat bottoms.
9. SALDO Section 22-712.5.E. requiring that all storm sewer piping be reinforced concrete pipe (RCP). High density polyethylene pipe (HDPE) is proposed for all pipes with the exception of detention basin discharge pipes which shall be RCP with o-ring gaskets.

Very truly yours,



Karl B. Janetka, P.E.

CC: Joseph P. Morrissey, FoxLane Homes at Highpoint, LLC
Kellie A. McGowan, Esq., Obermayer Rebmann Maxwell & Hippel, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 15, 2022

File No. 18-10046

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

Reference: Foxlane Homes at Highpoint, LLC - Preliminary LD Plan Review 1
1 Highpoint Drive
TMP # 26-005-056, 26-005-056-009, 26-005-047-005, 26-005-056-001

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Preliminary Plan for the above-referenced project. Upon review by our office, we offer the following comments for consideration:

I. Submission

- A. Preliminary Land Development Plans prepared for High Point Raquet Club, as prepared by Van Cleef Engineering Associates, LLC, consisting of sixty-five (65) Sheets, dated January 12, 2022.
- B. Stormwater Management and Erosion & Sediment Control Narrative Report for High Point Raquet Club, as prepared by Van Cleef Engineering Associates, LLC, dated January 12, 2022.
- C. Traffic Impact Study for Highpoint Residential Neighborhood, as prepared by Horner & Canter Associates, dated April 20, 2021.
- D. Sewage Facilities Planning Module Mailer for Highpoint Raquet Club.
- E. Waiver Request letter prepared by Van Cleef Engineering Associates, LLC, dated January 12, 2022.

II. Reference Documentation

- A. Adjudication of the New Briatin Township Board of Supervisors concerning the Foxlane Homes at Highpoint, LLC's conditional use application dated July 19, 2021.
- B. New Briatin Township Zoning Hearing Board Decision, dated April 15, 2021.

III. 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 development will include three private roads wich take access from Highpoint Drive and Horizon Drive. The Open Space for the site totals 16.25 acres with recreational trails, recreational fields, and pavilion. Stormwater management will be provided through three above ground stormwater basins and a rain garden. The units will be serviced by public water and sewer.

Foxlane Homes at Highpoint, LLC was granted variances from the New Britain Township Zoning Hearing Board on April 15, 2021 and received conditional use approval from the New Britain Township Board of Supervisors on July 19, 2021.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

IV. Review Comments

A. Conditional Use Adjudication

On July 19, 2021, the Township Board of Supervisors granted a conditional use to establish a Twins and Towns Mixed Community in compliance with the conditions of approval set forth in the Adjudication and to the extent set forth in the Findings of Facts and Conclusions of Law. We offer the following comments with regards to the Adjudication conditions per Conclusion of Law z:

1. Conclusion of Law z.3 – Finding of Fact #33 stated that the Applicant would reduce the impervious surface from 11.90 acres, down to 8.52 acres. However, the stormwater management report indicates that the existing site contains 13.04 acres of impervious surface and the proposed improvements will increase it to 13.53 acres. In addition, page 397 of the stormwater report notes 11.82 acres of impervious area in the post-development condition. The total impervious area shall be clarified. In addition, a building area for each type of twin and townhome unit shall be listed with the Tract Impervious Surface Calculations on Sheet 43 to verify the total building area.
2. Conclusion of Law z.5 – During the land development review process, Foxlane [shall] show full compliance with all of the requirements of the Zoning Ordinance not specifically found to be met by the Board in [the] Adjudication:
 - a. Conclusion of Law p – The Applicant must provide a maintenance plan and schedule for the open space; and show the edge of the proposed open space being delineated by fencing and/or buffer plantings where open space abuts private property or new building lots per the Zoning Ordinance. (Reference Zoning §27-1403.c.7., 2704, 2800)
 - b. Conclusion of Law s – The Applicant must fully show what natural resources exist upon the Property; the amount of such resources on the Property; and the amount of disturbance to these resources proposed by the Project. The resource areas listed in the Natural Resource Protection table are not consistent with the resource areas listed in the site capacity calculations. These tables shall be revised as necessary for accuracy/consistency. In addition, the proposed woodland disturbance does not appear to include the asphalt trail and fence along the NW property line. We note that the trail and fence will be field located to limit woodlands disturbance, however, any trees to be protected that are removed during construction are required to be replaced. (Reference Zoning §27-2402.c)
 - c. Conclusion of Law t – The Overall Landscape and Lighting Plan notes a total of 510 replacement trees are required. The replacement trees shall be provided onsite where possible, or offsite at an approved location, unless the Applicant offers a fee in lieu of the required replacement, such fee being approved by the Board of Supervisors, in its sole discretion. (Reference Zoning §27-2400.f.2.(c))
3. Conclusion of Law z.6 – Foxlane shall install a flashing light or similar traffic warning device concerning Upper State and Highpoint intersection along Upper State Road indicating an intersection ahead with possible stopped vehicles. Such device shall be chosen, located, and installed with all the necessary permits and to the Township Engineer's satisfaction. The Applicant is responsible for costs up to the amount of \$25,000. Plans, details and permits for the device shall be submitted to the Township for review. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an "Engineering Firm" on the permit application within the PennDOT ePermitting System.
4. Conclusion of Law z.7 – Foxlane shall install two fountains in the Wet Pond in Open Space Area "F" along with all the necessary appurtenant equipment and facilities for their operation. These fountains shall be shown and labeled on the plans and notes added requiring the submission of fountain submittals for approval by the Township Engineer prior to the start of construction.

5. Conclusion of Law z.9 & 20 –The open space shall be deeded to the HOA. HOA documents shall be reviewed by the Township. We recommend the following be included:
 - a. Restrictions from converting garages to living space. (Conclusion of Law z.20).
 - b. The Applicant has indicated that the units will be individually owned, while the open space and streets will be owned by an HOA. Notes regarding this ownership shall be added to the Record Plan and a Declaration Plan submitted with the HOA Documents. The public shall have access to the trails and open space areas. (§27-1403.c.3)
 - c. For subdivisions/land developments, restrictions meeting Township specifications must be placed in the deed for each site that has natural resource protection areas within its boundaries for the continuance of the natural resource protection areas. (§27-2401.c)
6. Conclusion of Law z.11 – Foxlane is required to provide additional buffer plantings along the Property’s boundaries to enhance property line buffers. Based on the landscaping chart, the minimum required buffer plantings are proposed. Furthermore, on April 15, 2021, the Township ZHB granted the Applicant’s request for variances subject to buffer plantings being added behind the 6 twin units that face the LaPetite Academy lot. At a minimum, the required buffer plantings shall be added to the plan. In addition, it appears buffer plantings are not proposed for the Road E parking area and Stormwater Basin #1. Any additional buffer plantings shall be discussed.
7. Conclusion of Law z.12 – The Applicant must provide sufficient active recreation areas to meet the requirements of the Zoning Ordinance and the Conditions listed in Conclusion of Law #z. We offer the following comments related to the active recreation:
 - a. Conclusion of Law #r & z.12 – The Active Open Space Calculations on Sheet 3 indicate that only 2.15 acres of active open space is provided where 6.57 acres is required based on a total of 16.13 acres of open space. A fee-in-lieu of the required active recreation areas was discussed as well as proposing other types of recreational facilities upon the Property. In addition to the active recreation areas shown on the plans at the Hearing, Foxlane shall contribute a park and recreational fee to the Township of \$5,000.00 per dwelling unit. We note that the plans have been revised to show several optional berm locations to better balance the site grading. The area within Open Space F which was labeled as Recreational Fields on the Conditional Use Plan has also been modified to show an Optional Berm location.
 - b. Every green or square shall contain some type of focal point, such as a gazebo, pavilion, fountain, statue, monument, public artwork, etc., and shall be located in the approximate center of the group of dwellings it serves. Greens and squares shall not be less than 1% nor more than 2% grade, shall be well drained and shall have street trees planted along their perimeter. The Board shall discuss the open space areas and focal points. (§27-1403.c.7.(e))
8. Conclusion of Law z.13 – Foxlane shall expand the trail/sidewalk complex by constructing a connection to Schoolhouse Road, installing a crosswalk across Schoolhouse Road at its intersection with Highpoint Drive, constructing sidewalks along the Property’s frontage on Horizon and Highpoint Drives where determined necessary by the Township Engineer, constructing a sidewalk from the Property out to the existing sidewalk along County Line Road along the northern side of Horizon Drive (in front of La Petite Academy) within the existing right-of-way, and installing a crosswalk on Horizon Drive to the existing sidewalk opposite the Property. The crosswalks and connections shall be provided on the plan including but not limited to the following:
 - a. The trail in Open Space F shall connect to the existing sidewalk along TMP #26-005-056-007 along Highpoint Drive and to the sidewalk on Schoolhouse Road along TMP #26-009-350.
 - b. The plan shall show the proposed sidewalk along Horizon Drive, at the southern corner of the property connecting to the existing sidewalk.
 - c. All connections shall be field surveyed and shown to meet accessibility guidelines.
 - d. All trails shall be constructed within a twenty-foot-wide easement. Easements shall be provided for the Open Space areas and amenities which are available for public use (§27-1403.c.11.(f)3) & Conclusion of Law x)

9. Conclusion of Law z.14 – All crosswalks shall consist of brick red thermoplastic street imprint with herringbone pattern and six inch white stripes. The Crosswalk Pavement Marking Detail shall be revised to meet this requirement. Painted crosswalks shall be provided at intersections between trails and/or sidewalks located on opposite sides of a street and/or where a trail/sidewalk ends on one side of a street and another trail/sidewalk starts on the opposite side of the street. A crosswalk shall be provided to connect the trails adjacent to Lots 7 and 102.
10. Conclusion of Law z.16 – A note shall be added to the plans stating that all of the recreational trails to be built and fences as a part of this Project shall be field located and installed to minimize disturbance of natural resources.
11. Conclusion of Law z.21&22 – All of the internal roads to be built as a part of the Project shall be private and be owned and maintained by the HOA. General Note 15 shall be revised to state the names of the proposed streets and that they will be privately owned and maintained by the HOA. The names of any and all of the internal roads to be constructed as a part of this Project shall be reviewed and approved by the Board and emergency services.

B. Subdivision and Land Development Ordinance Waivers

The following waivers from the Subdivision and Land Development Ordinance have been formally requested by the Applicant in a letter dated January 12, 2022, generally in support of the layout approved by the Board of Supervisors as part of the Conditional Use process:

1. §22-705.1.D – From the prohibition against dead end streets. The Applicant is proposing a dead end street (Road E). Therefore, we have no objection to a waiver conditioned on the following:
 - a. A 20-foot wide emergency access easement provided from Horizon Drive to Road E, as proposed.
 - b. Fire Marshal approval subject to a vehicle circulation plan provided to demonstrate that the largest vehicles intended to access the road can turnaround.
 - c. The emergency access easement designed with a concrete paver system and detailed.
2. §22-705.4.C – From the requirement that minor collector roads and local roads have minimum intersection spacing of 800 feet and 500 feet, respectively. The Applicant is proposing the following intersection distances. We have no objection to a waiver for the following spacings and subject to a vehicle circulation plan demonstrating the largest anticipated vehicles can maneuver the site:
 - a. 685-ft spacing at Highpoint Drive between Road A and Road B (800 feet required)
 - b. 555-ft spacing at Horizon Drive between Road A and Road C (800 feet required)
 - c. 190-ft spacing at Road B between Highpoint Drive and Road C (500 feet required)
 - d. 276-ft spacing Road A between Highpoint Drive and Road C (500 feet required)
 - e. 300-ft spacing at Road A between Road B and Road D (500 feet required)
 - f. 140-ft spacing at Road A between Horizon Drive and Road D (500 feet required)
3. §22-705.7.C.(3) – From the requirement that street grades not exceed 3% for a minimum distance of 50 feet from the intersection of curblines or edges of cartways. The Applicant is proposing a maximum of 4% grades at the intersection approaches of Highpoint Drive and Road B, as well as Road C and Road B. We have no objection to this waiver request.
4. §22-705.8.B – From the requirement that cul-de-sac streets have a minimum length of 400 feet, where a road length of 343 feet from Road A to the end of Road E is proposed, including Road D. We have no objection to this waiver request.
5. §22-705.8.C – From the requirement that cul-de-sac streets shall be provided with a left side turnaround configuration at the closed end with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet. The Applicant is proposing a dead end street for Road E. We have no objection to this waiver request, conditioned on Fire Marshal approval.

6. §22-712.2.K – From the requirement that all sump pump and roof drains for proposed residential and nonresidential buildings be connected to an existing or proposed storm sewer system or discharged directly to a stormwater detention facility. The Applicant proposes to discharge the roof drains to nearby swales. We have no objection to this waiver request.
7. §22-712.4.I – From the requirement that the maximum spillway length not exceed 75 feet, where a spillway length of 145 feet is proposed for Pond #1. The spillway for Pond #1 will discharge between the Pond and TMP 26-005-056-007. We note that based on the design and assuming the outlet structure is properly functioning, the stormwater is not designed to reach the spillway for the 100-year storm. We have no objection to this waiver request, conditioned on calculations being provided for the swale along the property line, downslope of the spillway, to demonstrate it can convey the flows from the spillway, if necessary.
8. §22-712.4.J – From the requirement that all portions of the detention basin bottom be sloped towards the outlet structure at a minimum slope of 2%. The Applicant is proposing three facilities with flat bottoms. We have no objection to this waiver request.
9. §22-712.5.E – From the requirement that storm sewer shall be reinforced concrete pipe with a minimum diameter of 15 inches. The Applicant is proposing HDPE throughout the site. We note that the proposed roadways are required to be privately owned. We have no objection to this waiver request conditioned upon the storm pipe within the Highpoint Drive right-of-way, which is owned by the Township, be RCP.

C. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current New Britain Township Subdivision and Land Development Ordinance:

1. §22-502.1 – A review of the drafting standards and technical information of the Preliminary Plans will be provided directly to the Design Engineer under separate cover (Memo dated March 16, 2022).
2. §22-502.1.A.(4) – Legal descriptions shall be submitted for the ultimate right-of-way to be dedicated to the Township (via easement), all defined easements such as walking trail easements, deed-restricted areas, such as open space or conservation easements, buffer yards, access easements, and offsite temporary construction easements. The plan shall include bearings and distances as necessary so the legal descriptions can be reviewed against the plan.
3. §22-502.1.B – A copy of the deeds for the subject tracts shall be submitted. In addition, copies of the referenced plans on Sheet 3 shall be provided to verify the existing easements, rights-of-way and property boundaries.
4. §22-502.1.B.(11) – Bearings and distances shall be provided for the existing water easements, well easements, water tank easement, sanitary sewer easements, conduit easement, telephone easement and any other existing easement shown on the plan. If any of these utilities are to be removed or abandoned, the Applicant shall coordinate with the utility owner to abandon them. The easements shall be clarified on a lot consolidation plan and removed from the plan sheets showing the proposed improvements.
5. §22-502.1.B.(14) – The plan proposes to consolidate several parcels on the western side of Highpoint Drive. A lot consolidation plan shall be provided showing the area of the existing parcels, right-of-way area to be dedicated and the area of the consolidated parcel. This plan shall be included with the plans to be recorded.
6. §22-502.1.B.(18) – The Parking Calculations on Sheet 3 list 47 common parking area spaces. This is not consistent with the 55 spaces shown on the plan. The total number of parking spaces shall be clarified.

7. §22-502.1.D.(11) – The plans show a fence along the opposite side of the common property line to the southeast with TMP 26-005-056-003 and 26-005-056-005. We note that this fence is also shown within an existing sanitary sewer easement. The plan shall clarify if this is an existing or proposed fence. If the fence is proposed, it shall be relocated or an easement from the adjacent property owners obtained along with approval from the Sewer Authority.
8. §22-704.1 – Easements shall be provided for utilities. The easements are required at the following locations:
 - a. A water easement for the water main extending from the water tower to Road B.
 - b. A storm sewer easement for the portion of the storm sewer outlet pipe from Wet Pond #1 which crosses onto TMP 26-005-056-007 to tie into an existing manhole.
 - c. A storm sewer easement for the storm pipe on TMP 26-009-361 connecting to the proposed inlet near the intersection of Schoolhouse Road and Highpoint Drive.
 - d. The plan shows a communications manhole near the intersection of Road A with Horizon Drive. Any utility connections to this manhole shall be shown on the plans and easements provided as necessary.
9. §22-704.4 – Nothing shall be placed, planted or set within the area of an easement and the area shall be kept as lawn or in a natural state. The plan proposes buildings and other improvements within existing easements. A waiver would be required for any proposed improvements within an existing easement to remain. In addition, approval from the easement owner must be obtained for the proposed improvements unless specifically allowed by the existing easement agreement.
10. §22-705.3.C – Where a subdivision and/or land development abuts or contains an existing street, the applicant is required to improve the street to the Township standards for cartway widths. Highpoint Drive and Horizon Drive are both considered a Minor Collector Roads which requires a 36-foot cartway, where approximately 31 feet exists for both streets. We would support a waiver from this requirement since the layout is in conformance with the Conditional Use Plan.
11. §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 1/2 inches. Mill and overlay is required for Highpoint Drive and Horizon Drive within the site.
12. §22-705.6 – Minimum sight distances for stopping, passing and intersections shall comply with PennDOT standards and shown for each intersection.
13. §22-705.12.C – All street regulatory signage shall be in accordance with PennDOT regulations and shall be installed on standard PennDOT approved breakaway posts. In addition, a stop sign control shall be provided for Road D at Road A.
14. §22-706.1.C – Curbs shall be required for all parking areas, including access drives and services drives, with 4 or more vehicles. We would support a waiver from this requirement.
15. §22-706.2.B – Sidewalks shall be installed along the property frontage of every existing street abutting a proposed subdivision and/or land development. Sidewalk is required along the eastern side of Highpoint Drive, therefore a waiver should be requested as a trail is proposed within Open Space F.
16. §22-706.3.B – All curbs and sidewalks shall provide access for persons with disabilities. The following comments shall be addressed:
 - a. ADA ramps shall be provided at the intersections of Road A/Road D and Road D/Road E.
 - b. The curb ramps details shall show all slopes and elevations at the critical points. Spot elevations shall be provided to verify all landing areas are less than 2%. Highpoint Drive/Road A and Highpoint Drive/Road B appear to have landing areas which exceed the maximum 2% grade and shall be revised as necessary.

- c. All ramps shall be labeled with a unique identifier (i.e. Ramp A, Ramp B) for clarification. It appears that low points are currently designed along the ramps at Horizon Drive/Road A and Horizon Drive/Road B. These low points along the ramps can lead to ponding and icing. Positive drainage shall be provided along all curb lines.
 - d. A note specifying all curb ramps shall be provided with "brick red" detectable warning surfaces or other approved contrasting color shall be added to the plans or details.
17. §22-710 – The following comments from the Fire Marshal review letter dated February 10, 2022, shall be addressed:
 - a. Fire Hydrant plan is ok except for the hydrant near unit 123 needs to be relocated to the corner by unit 127 and should face Road C.
 - b. Note all hydrants must be supplied by 8 inch mains.
 - c. Due to the width of the roads, there should be no parking on one side.
 18. §22-711.4.C – The top or bottom edge of slopes shall be a minimum of 5 feet from property lines in order to permit normal rounding of the edge without encroaching onto the abutting property. The proposed grading is within 5 feet of the eastern and souwestern properties and may require temporary construction easements are obtained from the adjoiners.
 19. §22-718 – Correspondence shall be submitted from North Wales Water Authority indicating that they have adequate water supply to service the proposed dwelling units. In addition, approval and service agreements shall be provided for the proposed connections.
 20. §22-720 – We note that a Sewage Planning Module Application Mailer has been submitted. We recommend the Township forward the signed Mailer to DEP once found acceptable by the CNBTJSA. A completed PADEP Sewage Facilities Planning Module shall accompany the subsequent preliminary plan application. Prior to submitting the planning module to the Township for approval, the planning module shall have been executed by the applicant, responsible engineer, CNBJSA, Department of Health and Bucks County Planning Commission. A Sewage Facilities Planning Module shall be approved by the Township, Authority, and PADEP prior to final plan approval by the Township. A copy of the "Will-Serve" letter and approved sewer agreement, shall be submitted to the Township and our office prior to plan recording.
 21. §22-905.1.A - The Applicant is responsible for any other required reviews, approvals, permits, etc. (i.e., BCPC, BCCD, PADEP, PennDOT, CNBTJSA, Fire Marshal, North Wales Water Authority, Township Road Opening Permit, etc.) as applicable.

D. Traffic Comments

1. §27-2500. – As noted in the zoning hearing, right-turn phasing for Schoolhouse Road was requested to be considered at Upper State Road. We note right-turn phasing would only be appropriate to run concurrently with a northbound Upper State Road advance left-turn phase which currently does not exist. Based on the volumes provided, an advance northbound phase may be appropriate. However, PennDOT has recently indicated that volumes have normalized and a covid factor is not necessary with new counts. We recommend the applicant perform an additional count at the intersection of Upper State Road and Schoolhouse Road to determine if additional turn phasing is appropriate. This can be conducted as a supplement to the traffic impact study previously completed.
2. An auxiliary turn lane analysis shall be performed for the intersection of Upper State Road (SR 2012) and Highpoint Drive. Evaluate the need for restriping for a left-turn lane.

E. Stormwater Management Comments

1. §22-712.13.C.(1) – The BMP Maintenance Plan shall clarify the ownership and maintenance responsibilities of the stormwater management facilities and storm sewer conveyance system.
2. §22-712.13.D. – A fee is required to maintain the stormwater management facilities located within public right-of-way or any easement owned by the Township.

3. §26-123.2.A.(1) – The Detention Facilities summary on page 4 of the stormwater report notes that the stormwater facilities have been designed to provide peak rate control for all of the onsite impervious with the additional 250 square feet per unit but did not include this additional impervious in the volume control calculations. This will likely require homeowners to provide volume controls for any additional impervious in the future where space is limited and lot boundaries are not clearly defined. We also note that the additional impervious provided for each lot assumes the building footprint and patio will match the exact layout shown on the plan. We recommend the stormwater facilities be designed with a maximum impervious square footage for each townhouse and twin unit lot to provide flexibility in design and prevent the need for additional stormwater management during the building permit process.
4. §26-164.1 – The Applicant shall sign an Operation and Maintenance (O&M) agreement with the municipality covering all stormwater and storm sewer facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership and shall be prepared by the Township Solicitor.
5. §26-165.2 – The owner must provide the municipal easements to perform inspections and maintenance for stormwater runoff conveyance, detention, etc. We recommend a blanket easement be provided via a note on the plan and within the O&M Agreement.
6. Township Resolution #2022-03 – The Applicant will be required to pay a fee for the proposed onsite BMP to provide a financial guarantee for the timely installation, proper construction and continued maintenance by the owner of the subject property. The fee shall be 5% of the total construction cost of the proposed BMP. The Applicant's professional shall submit a cost estimate once the design is finalized.

G. Landscaping and Lighting Comments

1. §27-2904.h.2 – One deciduous tree shall be required for every 4,000 square feet of paved area. This number of trees shall be in addition to any trees required by any other section. It appears that the trees currently proposed near the parking areas are required street trees and the paved area deciduous trees have not been provided. The trees dedicated for use as parking area trees shall be provided on the plan and noted in the plant schedule.
2. §27-2904.i.2 – Evergreen screening for off-street parking lots shall be a minimum height of four feet at installation. The proposed parking area shrubs are specified at 30-36 inches in height and shall be revised.
3. §22-713 – As noted within the BCPC letter dated February 15, 2022, nearly 40% of the evergreen plantings are proposed to be white pine, *pinus strobus*. Because this variety loses its lower branches as they age, alternative types of species shall be specified to enhance biodiversity and to better buffer.
4. §22-713.3.D – The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures. A proposed light fixture in the parking area along Road E is in close proximity to proposed trees. We recommend a minimum distance of 10 feet between light fixtures and plantings.
5. §22-713.4.A – Street trees shall be planted every 30 feet along all proposed streets and existing streets when they abut or lie within the proposed subdivision and/or land development. The provided calculations for the proposed street tree requirements show that the widths of proposed driveways are deducted from the calculated street length, thus reducing the quantity of required street trees. Driveway widths shall not be deducted from the street length. The calculations shall be revised and required plantings shall be provided on the site.
6. §22-714.3.A(1) – Public streetlights are required at all street intersections, cul-de-sac bulb radii and along horizontal street curves. The plan proposes streetlights at intersections; however, there are horizontal street curves on the plan where no light fixture is provided. Additional lighting shall be provided.

7. §22-714.7 – Multifamily residential parking areas shall have a minimum 0.2 footcandle and a 4:1 uniformity ratio. The calculated light intensities and uniformity ratio have not been provided. All calculations should be provided on the plan to demonstrate compliance with this requirement.

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

Sincerely,



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

JM/tw

cc: Michael Walsh, Assistant Manager
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Fire Marshall
Jeffrey Garton, Esq., Township Solicitor
Kellie McGowan, Obermayer, Rebmann, Maxwell & Hippel LLP
Joe Morrissey, Foxlane Homes
Karl B. Janetka, P.E., Van Cleef Engineering
John Schmidt, CNBTJSA
Robert C. Bender, NWWA
Craig D. Kennard, P.E., C.O.O, Gilmore & Associates, Inc.



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Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: February 15, 2022

Subject: BCPC #12695
Preliminary Plan of Land Development for Highpoint Racquet Club
TMPs #26-6-47-5; 26-5-56; 26-5-56-1; 26-5-56-9
Applicant: FoxLane Homes at Highpoint LLC
Owner: Club Investors Group Ltd. Part.
Plan Dated: January 12, 2022
Date Received: January 14, 2022

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

GENERAL INFORMATION

Proposal: To construct 137 dwelling units on a 33.12-acre site. Of the 137 units, 28 are proposed as twins, while the remaining 109 are proposed as townhouses. Six areas of open space, totaling 16.13 acres, are proposed. Each of the 137 units will contain a one-car garage. The site is currently served by public water and sewer, and the project is proposed to be served by public water and sewer.

Location: Along Highpoint Drive, beginning 150 feet south of its intersection with Schoolhouse Road and extending approximately 1,200 feet south along Highpoint Drive.

Zoning: The C3 Commercial District permits Use B3/B5 Twins and Towns Mixed Community by conditional use approval on sites of at least 20 acres with at least 300 feet of road frontage. The maximum permitted building coverage ratio is 40 percent, while the maximum permitted impervious surface ratio is 65 percent. In addition, the minimum permitted building setbacks are 100 feet from non-local streets and 100 feet from neighboring property lines.

The plan indicates that a March 18, 2021, zoning hearing board decision granted variances from the following zoning ordinance provisions:

Section 27-1403.c.1.

to require building setbacks along streets other than local and along property lines of 100 feet (plan indicates 50-foot setbacks are proposed except adjacent to Little Farm Estates and Horizon Drive, where 100-foot setbacks are proposed)



Section 27-1403.c.5.

to require three types of dwelling classes (plan indicates a variance was granted to permit the development to be constructed with a mix of two unit types, where a unit mix of three is required for developments with a number of dwelling units greater than 101, and from the related maximum allowed percentage of any one class of unit)

The plan also indicates that a conditional use for the site was granted per the Board of Supervisors Order dated July 19, 2021.

Present Use: Private recreation

COMMENTS

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

Section 22-705.1.D.

from prohibiting the use of dead-end streets

Section 22-705.4.C.

requiring that minor collector roads and local roads have minimum intersection spacing of 800 feet and 500 feet, respectively

Section 22-705.7.C.3.

requiring that at all approaches to intersections, grades for local streets shall not exceed three percent for a minimum distance of 50 feet from the intersection of curblines or edges of cartways

Section 22-705.8.B.

requiring that cul-de-sac streets have a minimum length of 400 feet

Section 22-705.8.C.

requiring that cul-de-sac streets be provided with a left side turnaround configuration at the end of the cul-de-sac with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet

Section 22-712.2.K.

requiring that all sump pump and roof drains for proposed residential buildings be connected to an existing or proposed storm sewer system or discharged directly to a stormwater detention facility

Section 22-712.4.I.

requiring that the maximum spillway length for a detention basin not exceed 75 feet

Section 22-712.4.J.

requiring that all portions of detention basin bottoms be sloped toward the outlet structure at a minimum slope of two percent

Section 22-712.5.E.

requiring that all storm sewer piping be reinforced concrete pipe (RCP)

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

2. **Active open space**—The applicant has indicated six separate open space areas, four of which contain active open space. It is not clear, however, in what form the active open space areas will be provided. Section 27-1403.c.11.(a) of the SALDO outlines the acceptable forms for active open space. The township should ensure that the proposed areas of active open space fit into one of these descriptions. This issue is further highlighted for the active open space proposed as a part of “Open Space B.” This area is situated quite close to the back of several proposed units. Depending on the proposed type of active open space, this may or may not be appropriate.
3. **Development and architectural character**—The applicant shows two different dwelling types, twins and townhomes. For added visual appeal, the applicant may consider interspersing the two dwelling types, rather than having designated areas of the site featuring one or the other. Additionally, we recommend the applicant pursue articulation within the proposed townhome clusters. Horizontal and vertical facade articulation refers to a change of materials, color, texture, pattern or structural expression, bays and recesses, varied window form or detail, breaks in building or roof elevation, etc. to provide visual interest, create a human scale, and to reduce the apparent bulk of large structures or facades by breaking them down into smaller components.
4. **Trail access and connectivity**—The applicant has proposed an extensive sidewalk and walking trail network throughout the site. We do, however, note one area where access and connectivity may be enhanced. The trail that runs around the perimeter of “Open Space F” on the eastern side of Highpoint Drive lacks connectivity to the rest of the proposed development. We recommend providing a crosswalk across Highpoint Drive at either proposed Road A or proposed Road B to connect this trail segment to the rest of the development.
5. **White pine**—The plan indicates that nearly forty percent of the evergreen tree plantings are proposed as white pine (*Pinus strobus*). We note that white pines are not effective as a screen tree because this variety loses the lower branches as they age. Therefore, an alternative option may be desired as this tree is indicated as a buffer planting. Further, given that there are 357 proposed evergreen plantings and just three species varieties for that amount, we recommend the applicant interject at least two additional species to enhance biodiversity.

This review will be included in the Bucks County Planning Commission board materials for the March 2, 2022, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JS:emh

cc: FoxLane Homes at Highpoint LLC (via email)
Karl B. Janetka, PE, Van Cleef Engineering Associates (via email)
Kellie A. McGowan, Esquire, Obermayer, Rebmann, Maxwell & Hippel LLP (via email)
John Rathfon, Metropolitan Development Group (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)
Matt West, Township Manager (via email)



Township of New Britain

Office of Fire Marshal

February 10 , 2022

RE: Fire Marshal review of preliminary subdivision plans for High Point Racquet Club.

Review By: Randal J. Teschner Fire Marshal

The following is a list of items to be addressed:

1. Fire Hydrant plan is ok except for the hydrant near unit 123 needs to be relocated to the corner by unit 127 and should face road C
2. Note all hydrants must be supplied by 8 inch mains
3. Due to the width of the roads, there should be no parking on one side