



NEW BRITAIN TOWNSHIP

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

SUBDIVISION & LAND DEVELOPMENT APPLICATION

1.	Date of Application:	<u>4/19/22</u>	TOWNSHIP USE ONLY Date Recieved: _____ Payment: _____ Check #: _____ Receipt #: _____ Escrow Acc. #: _____			
2.	Date of Plan or Revision:	<u>Dated 11/24/21; Revision 3, dated 2/22/22</u>				
3.	Application for:	<u>Sketch Plan Review</u>				
4.	Name of Subdivision or Land Development:	<u>100 Manor Drive</u>				
5.	Location:	<u>NBCC Lot 4 - 100 Manor Drive, Chalfont, PA 18914</u>				
6.	Tax Map Parcel #: <u>26-005-049-13</u>	Total Acreage: Gross <u>28.14</u>	Base Site Area <u>28.14</u>			
7.	Net Buildable Site Area (from Section 2401):	<u>28.14</u>				
8.	Zoning Requirements:					
	Zoning District	<u>C-3, Commercial District</u>	Minimum Lot Size	<u>3 Ac.</u>	Maximum Density	<u>N/A</u>
	Front Yard	<u>50 ft.</u>	Side Yard	<u>25 ft.</u>	Rear Yard	<u>50 ft.</u>
9.	Number of Lots or Dwelling Units:	<u>1 lot</u>				
10.	Equitable Owner of Record of Land:	<u>J.G. Petrucci Company, Inc. - Greg Rogerson</u>				
	Address:	<u>171 State Route 173, Suite 201</u>				
		<u>Asbury, NJ 08802</u>				
	Phone: <u>(908) 319-8885</u>	E-mail: <u>grogerson@jgpetrucci.com</u>				
11.	Applicant:	<u>J.G. Petrucci Company, Inc. - Greg Rogerson</u>				
	Address:	<u>171 State Route 173, Suite 201</u>				
		<u>Asbury, NJ 08802</u>				
	Phone: <u>(908) 319-8885</u>	E-mail: <u>grogerson@jgpetrucci.com</u>				
12.	Registered Engineer or Surveyor:	<u>Bohler Engineering PA, LLC - Jason Korczak, P.E.</u>				
	Address:	<u>1600 Manor Drive, Suite 200</u>				
		<u>Chalfont, PA 18914</u>				
	Phone: <u>(215) 996-9100, ext. 2154</u>	E-mail: <u>jkorczak@bohlereng.com</u>				
13.	Type of Water & Sewer:	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Private Water			
		<input checked="" type="checkbox"/> Public Sewer	<input type="checkbox"/> Private Sewer			
14.	Proposed Use:	<u>K18 - Flex Space</u>				

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: 4/19/22

Subdivision/Land Development Name: 100 Manor Drive

Address of Property: NBCC Lot 4 - 100 Manor Drive, Chalfont, PA 18914

Owner(s) Name: J.G. Petrucci Company, Inc. - Greg Rogerson

Applicant(s) Name: J.G. Petrucci Company, Inc. - Greg Rogerson

Tax Map Parcel Number: 26-005-049-13

Plan Sets for New Britain Township - Folded to 8 1/2 x 11: (9 Full Size, 5 11x17)

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

NOTE: For Sketch Plan review. We have provided 7 full-size plan sets; three 11x17 plan sets & 1 digital plan set.

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) **Currently coordinating with Townsip**
- N/A** Proof of Submission to Bucks County Planning Commission
- N/A** Proof of Submission to Bucks County Conservation District
- N/A** Proof of Submission to Water Authority (North Penn/North Wales/Aqua), if applicable
- N/A** Proof of Submission to Chalfont New Britain Joint Sewer Authority **OR** Buck County Department of Health
- N/A** Stomwater Management Report (2 Copies) (Digital Acceptable)
- N/A** PADEP Sewage Facilities Planning Module Application/Mailer approved by Sewer Authority or SEO (Original & 2 Copies)
- N/A** Traffic Impact Study, if applicable (2 Copies) (Digital Acceptable)
- N/A** PADOT Highway Occupancy Permit Plan/Application, if applicable (2 Copies)
- N/A** Community Impact Assessment Report, if applicable (4 Copies)
- N/A** Affidavit of Mailing Notification, Mailing Content & Post Property of SLD Application (§ 22-401.8 General Procedures)
- N/A** Township Road Opening Permit, if applicable
- N/A** Water Resource Impact Study, if applicable (2 Copies) (Digital Acceptable)
- N/A** Waiver Request Letter with Justification

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.****



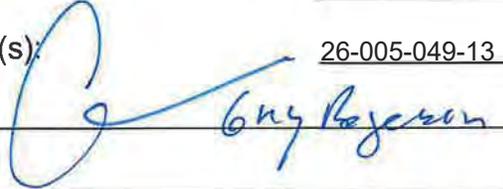
**NEW BRITAIN TOWNSHIP
90-DAY REVIEW PERIOD WAIVER**

I/We, the applicant, understand that the time necessary for adequate review of this application and plans for compliance with current Zoning and Subdivision & Land Development Ordinances, including reviews of any revised plans, may exceed the 90-day review period stipulated under the Municipalities Planning Code.

In recognition of the above, I/we hereby waive the 90-day review period, with the understanding that I/we may revoke this waiver at any time in the future, upon 30-day written notice to the New Britain Township Zoning Officer.

Name of Subdivision/Land Development: 100 Manor Drive

Tax Map Parcel Number(s): 26-005-049-13

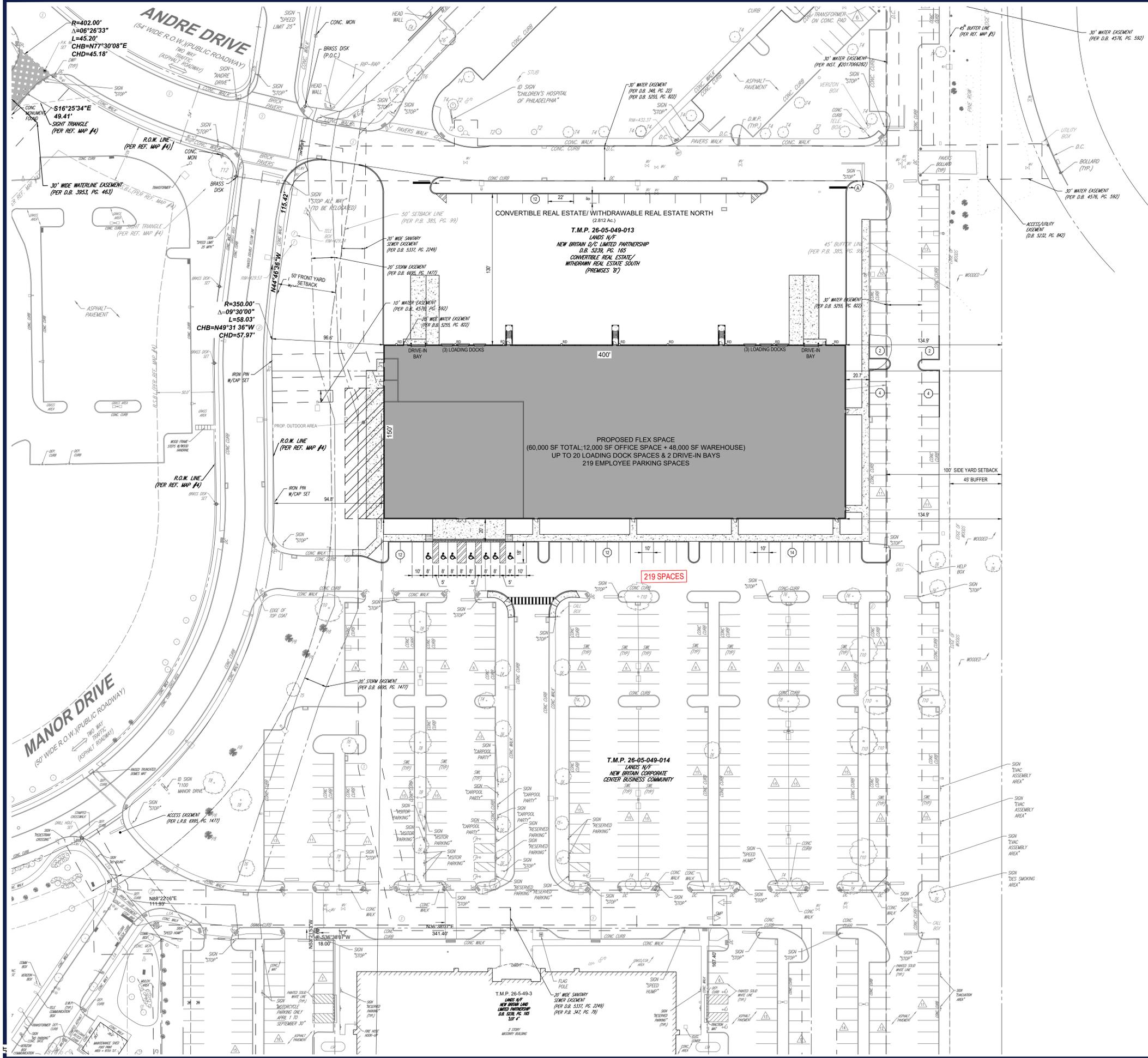
Signature of Applicant: 

Date: 4-20-22

Signature of Applicant: _____

Date: _____





SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
- THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN - CHAPTER 22, DATED SEPTEMBER 2007.
- THE ZONING ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN - CHAPTER 27, DATED JULY 2009, AS AMENDED.

REQUIREMENTS

EXISTING ZONING: C-3 COMMERCIAL DISTRICT
PROPOSED USE: K18 FLEX

	REQUIRED	EXISTING	PROVIDED
MIN. TRACT AREA:	25.0 AC.	28.14 AC. (1,225,682 SF)	28.14 AC. (1,225,682 SF)
MIN. LOT AREA:	3.0 AC.	28.14 AC. (1,225,682 SF)	28.14 AC. (1,225,682 SF)
MIN. LOT WIDTH:	200.0'	1588.64'	1588.64'
MIN. LOT DEPTH:	200.0'	1,895.21'	1,895.21'
MIN. BUILDING SETBACKS (LOT):			
FRONT YARD:	50.0'	237.4'	94.8'
SIDE YARD:	25.0'	123.4'	123.4'
REAR YARD:	50.0'	501.0'	501.0'
MIN. BUILDING SETBACKS (TRACT PERIMETER**):			
SIDE YARD:	100.0'	123.4'	123.4'
REAR YARD:	100.0'	501.0'	501.0'
MIN. BUILDING SEPARATION:	30.0'	N/A	N/A
MAX. BUILDING COVERAGE:	35.0%	3.6% (44,108 SF)	8.49% (104,108 SF)
MAX. IMPERVIOUS COVERAGE:	65.0%	37.4% (458,454 SF)	42.8% (524,070 SF)
MAX. BUILDING HEIGHT***:	35.0'	<35' (2 STORY)	<35.0'

PARKING:
REQUIRED: 1 SPACES PER 275 SF (60,000 SF / 275 = 219)
PROVIDED: 219 SPACES (INCLUDING 7 A.D.A.)

PROPOSED USES:
REQUIRED: MAXIMUM NUMBER OF PROPOSED USES IS THE GROSS LOT AREA DIVIDED BY 3 (28,140 ÷ 3 = 9,380 USES)
PROVIDED: 3 USES (1-MEDICAL OFFICE, 1-PROFESSIONAL OFFICE, 1-K18 FLEX)

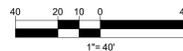
* REQUIRED WHEN THE TRACT AS A WHOLE PROPOSES MORE THAN ONE (1) USE AND/OR ONE (1) BUILDING.
** REQUIRED ONLY WHEN THE SITE ADJAINS A RESIDENTIAL ZONING DISTRICT BOUNDARY.
*** BUILDINGS WHICH BORDER SCHOOLHOUSE ROAD ARE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET

CONCEPT PLAN GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
A) ENTITLED: "AMENDED FINAL LAND DEVELOPMENT PLANS"
PREPARED FOR: MEH INVESTMENTS
FILE NO: PC161196LANDDEV3
DATED: 03/10/2017
LAST REVISED: 08/31/2017
- ENTITLED: "ALTANISPS LAND TITLE SURVEY"
PREPARED FOR: TRIPLE NET INVESTMENTS LXXXV, LLC
FILE NO: 02-060207-12
DATED: 11/24/2021
LAST REVISED: 11/11/2022
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LEGAL R.O.W. LINE
	SETBACK LINE
	EXISTING REAL ESTATE LINE
	EXISTING UTILITY EASEMENT
	EXISTING PAVEMENT LINE
	EXISTING CONCRETE CURB
	EXISTING WOODEN GUIDERAIL
	EXISTING MODULAR BLOCK WALL
	EXISTING TREE LINE
	PROPOSED PAVEMENT SAWCUT
	PROPOSED CONCRETE CURB
	PROPOSED FLUSH CONCRETE CURB
	PROPOSED FENCE
	EXISTING IRON PIN / BRASS DISC
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT WEARING COURSE
	PROPOSED ADA PARKING SPACES
	PROPOSED PARKING COUNT
	PROPOSED STOP SIGN
	PROPOSED LIGHT



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/16/2021	REV. PER CLIENT COMMENTS	JHT	MB
2	1/21/2022	SURVEY REV. PER UPDATED	JHT	MB
3	2/22/2022	REV. PER CLIENT COMMENTS	JHT	MB

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WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PC211257
DRAWN BY: AMT
CHECKED BY: WRR
DATE: 11/24/2021
CAD ID: PC211257-CPTB-3

PROJECT:

CONCEPT PLAN

FOR

J.G. PETRUCCI COMPANY, INC.

NEW BRITAIN CORPORATE CENTER - LOT 4

MANOR DRIVE & ANDRE DRIVE CHALFONT NEW BRITAIN TOWNSHIP BUCKS COUNTY PENNSYLVANIA 18914

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

W.R. REARDEN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE073243
NEW JERSEY LICENSE NO. 24606494500

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

1

REVISION 3 - 2/22/2022



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

June 10, 2022

File No. 21-12024

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

Reference: 700 Manor Drive, Sketch Plan Review 1
TMP# 26-005-049-013 & -014

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has completed a formal Sketch Plan review of the referenced plan below which focused on the Township's Zoning Ordinance and a cursory review of the Subdivision and Land Development Ordinance (SALDO). We offer the following comments for consideration by New Britain Township:

I. Submission

- A. Concept Plan for J.G. Petrucci Company, Inc., New Britain Corporate Center Lot 4, prepared by Bohler Engineering PA, LLC, dated November 24, 2021, and last revised February 22, 2022, consisting of one (1) sheet.

II. Reference Information

- A. "Revised Final Land Development Plan" for New Britain Corporate Center Lot 4, prepared by Bohler Engineering, Inc., dated August 21, 2006, last revised January 11, 2007, consisting of thirty-six (36) sheets.
- B. "Amended Land Development Plans for MEH Investments" (CHOP Primary Care), New Britain Corporate Center Lot 4, prepared by Bohler Engineering, Inc., dated March 10, 2017, last revised August 31, 2017, consisting of twelve (12) sheets.

III. General Information

The subject property is located on Lot 4 within the New Britain Corporate Center (NBCC) located at 700 Manor Drive within the C-3 Commercial District. Lot 4 of the NBCC was partially developed in accordance with a recorded plan entitled "Revised Final Land Development Plan for New Britain Corporate Center Lot 4" prepared by Bohler Engineering, Inc. dated August 21, 2006, last revised January 11, 2007 and included the Diamler Chrysler Building/AWeber office. Lot 4 was further subdivided on October 14, 2011, creating Lot 5 for Madison Apartments. CHOP Primary Care was installed in 2017. During this time, the Lot 4 has been divided into 5 tax parcels with no formal application through New Britain Township.

The Applicant, J.G. Petrucci Company, Inc., is proposing to construct a 60,000-SF Flex Space (Use K18) for office and warehouse use. The location of the proposed building is proposed southeast from the location from the existing building pad. The Applicant intends to remove 125 existing parking spaces for the construction of the proposed building and associated improvements. The site will be serviced by public water and sewer and stormwater is proposed to be directed to the existing stormwater facility.

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

IV. Review Comments

A. Zoning Ordinance

We have identified the following issues regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-305.F6.b. – The original Lot 4 Land Development Plan and the subsequent Subdivision Plan which created Lot 5 designate Lot 4 as an F6 Business Campus use. The proposed K18 Flex Space Use is not listed as a permitted use within an F6 Business Campus. We note that K3 Warehousing and I3 General Office uses are both permitted in the F6 Business Campus. The proposed use should be clarified.
2. §27-305.F6.c.12. – There are regulations for individual lots within the F6 campus. The site was previously further divided into lots noted as “Convertible Real Estate/Withdrawable Real Estate”. The subject lot is less than the required 3 acres which includes the vacant building pad adjacent to CHOP Primary Care. Furthermore, the proposed building appears to extend across the property line between T.M.P. 26-005-049-013 and 26-005-049-014. The location of the existing “property line” shall be clearly identified on the plans and existing deeds provided to verify these lines. We defer to the Township Solicitor on the application of these convertible real estate lines and what’s noted on the plans as Premises “B” as it relates to the development.
3. §27-2500 – Per General Note 23 and 24 on Sheet 1 of the “Revised Final Land Development Plan”, traffic studies are required for land developments proposed on Lot 4. The Applicant shall analyze the intersection at Manor Drive and Schoolhouse Road to determine if a traffic signal is warranted. Further, the need for a left-turn signal arrow phase shall be studied for the existing signal for the Butler Avenue (S.R. 202) left-turn lane to Schoolhouse Road.
4. §27-2600 – A separate sign permit application shall be submitted to the Township for review and approval of any proposed signage.
5. §27-2901 – Per General Note 29 on Sheet 1 of the Revised Land Development Plan for NBCC-Lot 4, the developer agreed to provide four (4) parking spaces per 1,000 square feet of gross floor area (1 spaces per 250 sf) for the site. The Concept Plan notes a parking requirement of 1 space per 275 square feet as required for K18 Flex Space for a total of 219 required spaces. The parking requirement shall be revised to note 1 space per 250 square feet for a total 240 required parking spaces or else demonstrate that the number of spaces for Lot 4 are in accordance with the current off-street parking requirements. In the latter, a table shall be provided listing the total gross floor area for the existing and proposed buildings for Lot 4 sharing parking to confirm an adequate parking. Any existing access and parking agreements shall be amended accordingly and submitted to the Township for their files.
6. §27-2904.f.1. – Any paved area of 1,000 square feet or more designed for use, or that would be open to the public during night hours shall be adequately illuminated for security purposes at no cost to the Township. Lighting plans for the site shall be provided with the preliminary plan set to demonstrate that the existing and proposed lighting is adequate.
7. §27-2904.j.2.(a) – A minimum of 3% of all off-street parking spaces required for use shall be accessible spaces. Based on 240 required parking spaces, 8 accessible parking spaces are required where 7 are proposed. One additional accessible space shall be provided near the building entrance.
8. Per General Note 34 on Sheet 1 of the “Revised Final Land Development Plan”, New Britain D/C Limited Partnership agreed to limit the total floor area for the site to 308,880 S.F. A tabulation shall be added to the plan showing the proposed floor area and total for the site. The total and individual floor areas for Lot 4 shall be documented on the plans. The difference between the total and the remaining floor area shall also be noted.

B. Subdivision and Land Development and Stormwater Ordinance (SALDO) Comments

The applicant will need to satisfy all the requirements of the SALDO at the time of formal land development plan submission. Although our office has not performed a comprehensive review of the SALDO, the following comments are provided for reference when preparing formal land development plans:

1. §22-501.1.B – The proposed building appears to be over a sanitary sewer easement shown on the “Revised Final Land Development Plan”. This easement and any related infrastructure shall be revised as necessary based on any conflicts with the proposed building.
2. §22-501.1.G – The plans include a hatched area on the southwestern side of the building labeled as a proposed outdoor area. The plans should clarify the purpose of the outdoor area and specify if this area includes a structure.
3. §22-707 – While a sidewalk connection is proposed from the building to the existing sidewalk along Manor Drive, we recommend a walkway connection be made to the sidewalk along the access drive to the north of the proposed loading area.
4. §22-709 – Vehicle circulation exhibits shall be provided with the preliminary submission to demonstrate the proposed loading areas provide adequate maneuverability for the largest delivery truck anticipated to use the loading docks. Emergency vehicle circulation exhibits shall be provided as well.
5. §22-710 – We defer to the Township Fire Marshal for review of the plans with respect to water supply, fire hydrant placement, emergency access, etc. Applicant shall comply with the Fire Marshal review letter dated May 24, 2022.
6. §22-712 – We offer the following comments related to stormwater management:
 - a. An impervious surface tabulation shall be provided to determine if the proposed improvements result in an increase in stormwater rates and volume from the previously approved stormwater report for the existing stormwater facilities. Any required stormwater management facilities shall comply with the Township’s Stormwater Ordinance including fees, O&M Agreements, etc.
 - b. As part of the Township’s MS4 Permitting, all owners of private BMP’s are required to submit copies of annual inspection reports to the Township. The existing facility shall be inspected and a copy of the report submitted.
 - c. Based on the estimated area of earth disturbance applicant is required to obtain an NPDES Permit from DEP for the proposed earth disturbance. (§26-133)
7. §22-712.5 – The removal of the existing parking lot and relocation of the building pad will require the relocation of existing storm sewer pipe and structures. All proposed storm sewer pipes and structures shall meet the design requirements of this section.
8. §22-713.5.B.(2) – The location of the trash collection area shall be designated on the plan and adequate buffers provided as necessary.
9. §22-713 & 714 – Streetlighting, street trees, and landscaping shall be provided as required.
10. §22-715.2.C.(2) – Park and recreation land is required at a ratio of 2,500 square feet per 4,000 square feet of building area.
11. §22-718 & 20 – The Applicant will need to submit a Planning Module for the public sewer and will-serve letters from the respective authorities for public water and sewer services.
12. §22-722 – The subject property is within the Townships Butler Avenue Overlay District. The following shall be considered in preparation of the preliminary plans:
 - a. §22-722.3&4 – Conceptual renderings shall be presented to the Board of Supervisors showing all sides of the proposed building, with information on building materials and colors. Per Section 22-722-4.B., show how the new development will relate to existing

- surroundings and per Section 22-712-4.B.(1), show all sides architecturally consistent with the front façade which faces the public street.
- b. §22-722.4.B.(7) – A building may extend to 300 feet provided any façade measuring 100 feet or more shall be broken by variations/articulations in the façade a minimum of a 6-foot offset depth and minimum width-to-depth ratio of 4:1. Building walls more than 50 feet shall be broken up by change in materials, color, texture, windows, entranceways, etc. The Building is proposed to be 150' by 400'.
 - c. §22-722.4.B.(8) – Locations of the building's mechanical equipment shall be identified and incorporated into the design.
 - d. §22-722.4.C.(7) – We recommend a waiver from installing street trees between the curb and sidewalk, to allow consistency throughout the New Britain Corporate Center. Species shall be taken from this ordinance section and planted at least 5 feet outside of the Manor Drive right-of-way as it doesn't appear that there are existing trees per an aerial.
 - e. §22-722.4.D.(6),F(4) – One bike rack, one bench and one trash can shall be provided along the sidewalk along Manor Drive.
 - f. §22-722.4.F(3) – Any proposed crosswalks shall be installed with maroon Streetprint imprinted crosswalks with herringbone patterns and 6" white borders on each side. The crosswalk along Manor Drive and across from Andre Drive at the NE side of the intersection shall be installed with Streetprint. Any crossings installed towards the CHOP Primary Care shall also be installed to the Township's specifications.
 - g. §22-722.4.G – A green space, a minimum of 15% of the site area, shall be designed, built and maintained as green space in the form of a plaza, pocket park, or other well-landscaped outdoor gathering area and shall include a public amenity such as gardens, sculptures, or fountains.

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

Sincerely,



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

JM/tw

cc: Michael Walsh, Assistant Manager
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Code Enforcement/Fire Marshal
Ryan Cressman, Public Works Superintendent
Jeffrey P. Garton, Township Solicitor
Greg Rogerson, J.G. Petrucci Company, Inc.
Jason Korczak, P.E., Bohler Engineering, PA, LLC.
John Schmidt, CNBTJSA
Robert C. Bender, NWWA
Craig D. Kennard, P.E., S.E.V.P., Gilmore & Associates, Inc.



Township of New Britain

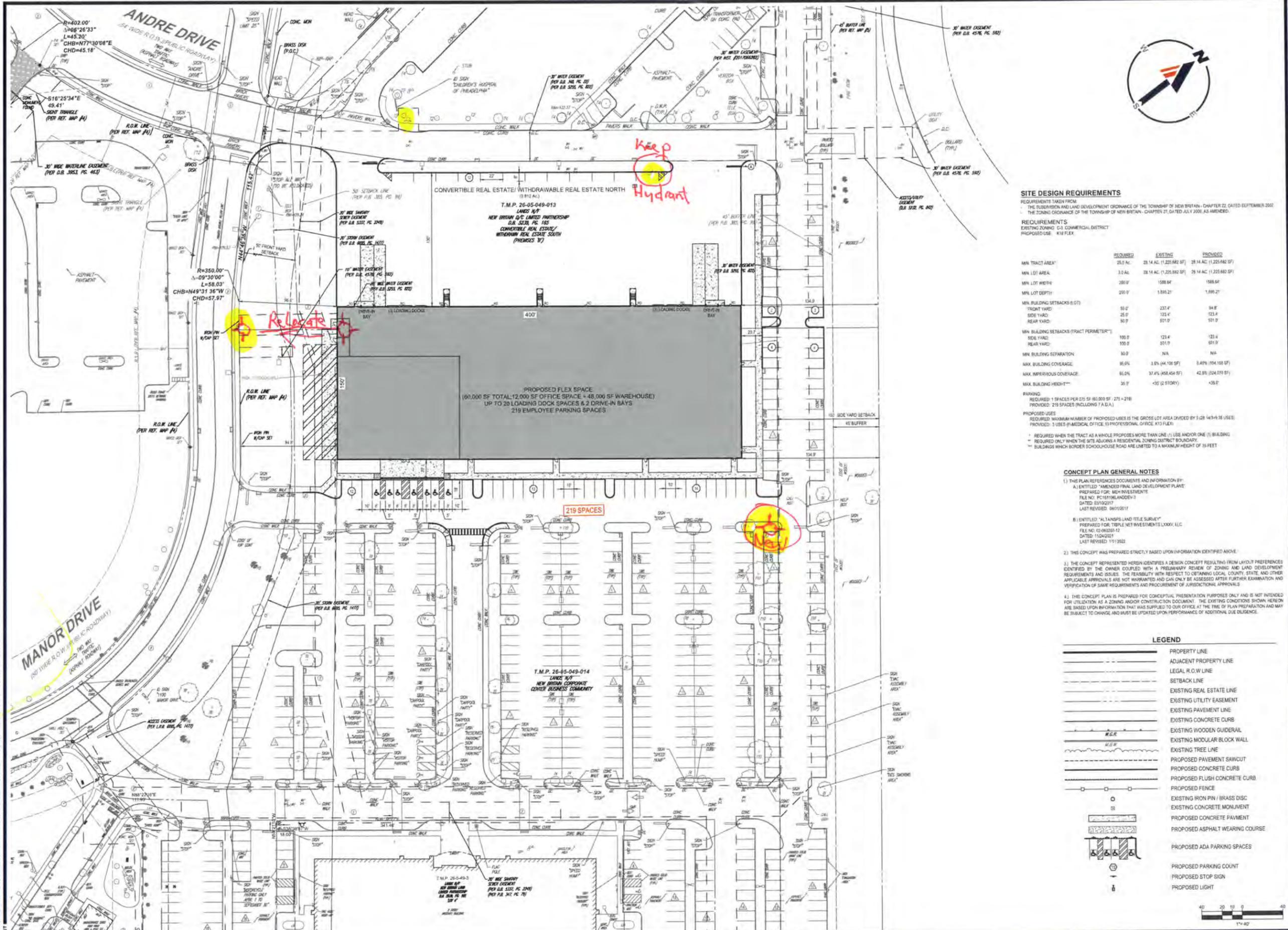
Office of Fire Marshal

APRIL 8, 2022

RE: Fire Marshal review of J. G. PETRUCCI 700 MANOR DR TP 26-005-049-013&014 Permit # 2022-12243
Review By: Randal J. Teschner Fire Marshal

The following is a list of items to be addressed:

1. Show Fire line and water line on plan
2. Relocate existing hydrant that is inside of building out to Manor Drive
3. Supply one additional Fire Hydrant to the Southeast side of building as per enclosed plan



SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
 - THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN - CHAPTER 22, DATED SEPTEMBER 2007
 - THE ZONING ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN - CHAPTER 27, DATED JULY 2000, AS AMENDED.

EXISTING ZONING: C-3 COMMERCIAL DISTRICT
 PROPOSED USE: K13 FLEX

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 PROVIDED: 219 SPACES (INCLUDING 7 A.D.A.)

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 PROVIDED: 3 USES (1-MEDICAL OFFICE, 1-PROFESSIONAL OFFICE, 1-K13 FLEX)

* REQUIRED WHEN THE TRACT AS A WHOLE PROPOSES MORE THAN ONE (1) USE AND/OR ONE (1) BUILDING
 ** REQUIRED ONLY WHEN THE SITE ADJACENS A RESIDENTIAL ZONING DISTRICT BOUNDARY
 *** BUILDINGS WHICH BORDER SCHOOLHOUSE ROAD ARE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET

CONCEPT PLAN GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 A) ENTITLED "AMENDED FINAL LAND DEVELOPMENT PLAN" PREPARED FOR: NEW INVESTMENTS
 FILE NO. PC181WLANDDEV-3
 DATED: 03/19/2017
 LAST REVISED: 06/01/2017
 B) ENTITLED "ALYANSPS LAND TITLE SURVEY" PREPARED FOR: TRIPLE NET INVESTMENTS LOCAL, LLC
 FILE NO. 02-062033-12
 DATED: 11/04/2021
 LAST REVISED: 1/11/2022
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LEGAL R.O.W. LINE
	SETBACK LINE
	EXISTING REAL ESTATE LINE
	EXISTING UTILITY EASEMENT
	EXISTING PAVEMENT LINE
	EXISTING CONCRETE CURB
	EXISTING WOODEN GUIDERAIL
	EXISTING MODULAR BLOCK WALL
	EXISTING TREE LINE
	PROPOSED PAVEMENT SAWCUT
	PROPOSED CONCRETE CURB
	PROPOSED FLUSH CONCRETE CURB
	PROPOSED FENCE
	EXISTING IRON PIN / BRASS DISC
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT WEARING COURSE
	PROPOSED ADA PARKING SPACES
	PROPOSED PARKING COUNT
	PROPOSED STOP SIGN
	PROPOSED LIGHT

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	12/16/2021	REV. PER CLIENT COMMENTS	JHT
2	1/21/2022	REV. PER UPDATED SURVEY	MB
3	2/22/2022	REV. PER CLIENT COMMENTS	JHT

811
 Know what's below.
 Call before you dig.
 PENNSYLVANIA
 YOU MUST CALL 811 BEFORE ANY EXCAVATION
 WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
 800.424.1779
 www.pa.gov/811

FOR CONCEPT PURPOSES ONLY

PROJECT NO.: PC211257
 DRAWN BY: AMT
 CHECKED BY: WRR
 DATE: 11/24/2021
 CAD I.D.: PC211257-CPTB-1

CONCEPT PLAN
 FOR
J.G. PETRUCCI COMPANY, INC.
 NEW BRITAIN CORPORA CENTER - LOT 4
 MANOR DRIVE & ANDRE DRIVE
 CHALFONT
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY
 PENNSYLVANIA 18914

BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-5100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

W.R. REARDEN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE073242
 NEW JERSEY LICENSE NO. 2462840400

SHEET TITLE:
CONCEPT PLAN
 SHEET NUMBER:
1
 REVISION 3 - 2/22/2022



NEW BRITAIN TOWNSHIP

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

SUBDIVISION & LAND DEVELOPMENT APPLICATION

1.	Date of Application:	<u>April 27, 2022</u>			TOWNSHIP USE ONLY Date Received: _____ Payment: _____ Check #: _____ Receipt #: _____ Escrow Acc. #: _____	
2.	Date of Plan or Revision:	<u>March 24, 2022</u>				
3.	Application for:	<u>Lot Line Adjustment</u>				
4.	Name of Subdivision or Land Development:	<u>Frankel & McGinley</u>				
5.	Location:	<u>267 & 283 Creek Road</u>				
6.	Tax Map Parcel #: <u>26-^{11-24 & 26-11-26}</u>	Total Acreage: Gross <u>2.4&10.5</u>	Base Site Area <u>2.1&10.0</u>			
7.	Net Buildable Site Area (from Section 2401):	<u>2.1 & 10.0</u>				
8.	Zoning Requirements:					
	Zoning District	<u>WS</u>	Minimum Lot Size	<u>80,000</u>	Maximum Density	<u>0.54</u>
	Front Yard	<u>100</u>	Side Yard	<u>30</u>	Rear Yard	<u>60</u>
9.	Number of Lots or Dwelling Units:	<u>2 existing / 2 proposed</u>				
10.	Equitable Owner of Record of Land:	<u>Caleb Frankel (#267) Joseph McGinley (283)</u>				
	Address:	<u>267 Creek Road / 283 Creek Road</u>				
		<u>Doylestown, PA 18901 / Doylestown, PA 18901</u>				
	Phone: <u>570-772-2517</u>	E-mail:	<u>calebvmd@gmail.com</u>			
11.	Applicant:	<u>Same as above</u>				
	Address:	_____				
	Phone: <u>Same as above</u>	E-mail:	<u>Same as above</u>			
12.	Registered Engineer or Surveyor:	<u>Crews Surveying, LLC</u>				
	Address:	<u>PO Box 289</u>				
		<u>Pipersville, PA 18947</u>				
	Phone: <u>215-766-2477</u>	E-mail:	<u>info@crewssurveying.com</u>			
13.	Type of Water & Sewer:	<input type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Private Water			
		<input type="checkbox"/> Public Sewer	<input checked="" type="checkbox"/> Private Sewer			
14.	Proposed Use:	<u>Residential (no change)</u>				

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]
Signature of Applicant

[Signature]
Signature of Registered Engineer or Surveyor

SUBDIVISION & LAND DEVELOPMENT PLAN SUBMISSION CHECKLIST

Date of Application: May 2, 2022

Subdivision/Land Development Name: Frankel & McGinley Tract

Address of Property: 267 & 283 Creek Road

Owner(s) Name: Caleb Frankel (#267) & Joseph McGinley (#283)

Applicant(s) Name: same

Tax Map Parcel Number: 26-011-024 & 26-011-026

Plan Sets for New Britain Township - Folded to 8 1/2 x 11: (9 Full Size, 5 11x17)

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

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)
- Proof of Submission to Bucks County Planning Commission
- Proof of Submission to Bucks County Conservation District
- Proof of Submission to Water Authority (North Penn/North Wales/Aqua), if applicable
- Proof of Submission to Chalfont New Britain Joint Sewer Authority **OR** Buck County Department of Health
- Stormwater Management Report (2 Copies) (Digital Acceptable)
- PADEP Sewage Facilities Planning Module Application/Mailer approved by Sewer Authority or SEO (Original & 2 Copies)
- Traffic Impact Study, if applicable (2 Copies) (Digital Acceptable)
- PADOT Highway Occupancy Permit Plan/Application, if applicable (2 Copies)
- Community Impact Assessment Report, if applicable (4 Copies)
- Affidavit of Mailing Notification, Mailing Content & Post Property of SLD Application (§ 22-401.8 General Procedures)
- Township Road Opening Permit, if applicable
- Water Resource Impact Study, if applicable (2 Copies) (Digital Acceptable)
- Waiver Request Letter with Justification

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.****



**NEW BRITAIN TOWNSHIP
90-DAY REVIEW PERIOD WAIVER**

I/We, the applicant, understand that the time necessary for adequate review of this application and plans for compliance with current Zoning and Subdivision & Land Development Ordinances, including reviews of any revised plans, may exceed the 90-day review period stipulated under the Municipalities Planning Code.

In recognition of the above, I/we hereby waive the 90-day review period, with the understanding that I/we may revoke this waiver at any time in the future, upon 30-day written notice to the New Britain Township Zoning Officer.

Name of Subdivision/Land Development: Frankel / McGinley Lot Line Adjustment
Tax Map Parcel Number(s): 26-011-024 & 26-011-026

Signature of Applicant: 

Date: 4/30/22

Signature of Applicant: 

Date: 5/1/22





BCPC

Bucks County Planning Commission

1260 Almshouse Road • Doylestown, Pa 18901
Phone 215/345-3400 FAX 215/345-3886 EMAIL planningcommission@buckscounty.org

SUBDIVISION AND LAND DEVELOPMENT 2022 REVIEW APPLICATION

This application must be completed on both sides by the applicant, or their agent, and submitted digitally following the procedures below for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code (PaMPC), Act 247 of 1968, as amended.

MUNICIPALITY: <u>New Britain Township</u>	PLAN TYPE: <input type="checkbox"/> Land Development <input checked="" type="checkbox"/> Subdivision
NAME OF PROPOSAL: <u>Frankel / McGinley Lot Line Adjustment</u>	PLAN CLASS: <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor
LOCATION: <u>267 & 283 Creek Road</u>	<input type="checkbox"/> Municipal <input type="checkbox"/> Sketch
TAX PARCEL NO.: <u>26-011-024 & 26011-026</u>	TOTAL ACREAGE: <u>12.9 ac</u>
APPLICANT: <u>Caleb Frankel (#267) and Joseph McGinley (#283)</u>	APPLICANT TELEPHONE: <u>570-772-2517</u>
APPLICANT ADDRESS: <u>267 Creek Road, Doylestown, PA 18901 & 283 Creek Road, Dtown, PA 18901</u>	APPLICANT EMAIL: <u>calebvmd@gmail.com</u>
OWNER OF RECORD: <u>same as above</u>	DEVELOPMENT TYPE: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial
OWNER ADDRESS: <u>same as above</u>	<input type="checkbox"/> Conversion <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional
OWNER EMAIL: <u>same as above</u>	<input checked="" type="checkbox"/> Lot Line Change <input type="checkbox"/> Office <input type="checkbox"/> Residential
PRESENT LAND USE: <u>Residential</u>	

PROPOSAL:
NONRESIDENTIAL: Number of Building Lots or Leaseholds: _____
RESIDENTIAL: Number of Lots or Units: 2 exist / 2 proposed
 Proposed New Building Area: _____
Gross square feet (floor area)

WATER SUPPLY: <input type="checkbox"/> Public <small>(Check one)</small>	<input type="checkbox"/> Community On-site	SEWERAGE: <input type="checkbox"/> Public <small>(Check One)</small>	<input type="checkbox"/> Community	OPEN SPACE: <input type="checkbox"/> Public <small>(Check One)</small>	<input type="checkbox"/> Private
<input checked="" type="checkbox"/> Individual On-lot		<input checked="" type="checkbox"/> Individual On-lot		TOTAL OPEN SPACE ACREAGE: _____	

Submission Procedures: Please follow this link to view full and detailed submission procedures for submitting this application along with all documents: <https://www.buckscounty.gov/398/Subdivision-Land-Developments>

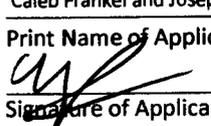
- 1) Submit this completed application to planningcommission@buckscounty.org, or click on the SUBMIT button on the bottom of Page 2.
- 2) A confirmation email will be sent back to submitter with official BCPC number and a link to upload required documents (see below).
- 3) Once all documentation has been received and reviewed for completeness, an email will be sent back to submitter with fee confirmation.
- 4) Confirmed fee should be mailed to the Bucks County Planning Commission. Review of the submission will begin when fee is received.

The following documentation is **required** for every plan submission, at the applicable level, in addition to a completed application form. Please check the appropriate state of plan submission and the inclusion of the required documentation:

<input type="checkbox"/> Sketch Plan or	<input type="checkbox"/> One digital file of plan
<input type="checkbox"/> Revised Sketch Plan	
<input checked="" type="checkbox"/> Preliminary Plan or	<input type="checkbox"/> One digital file of preliminary plan/revised preliminary plan
<input type="checkbox"/> Revised Preliminary Plan	<input type="checkbox"/> One digital file of proof of variances, special exceptions, conditional uses, or other agreements
	<input type="checkbox"/> One digital file of Sewage Facilities Planning Module
	<input type="checkbox"/> One digital file of Transportation Impact Study
<input type="checkbox"/> Revised Final Plan	<input type="checkbox"/> One digital file of final plan/revised final plan
	<input type="checkbox"/> One digital file of conditions of preliminary approval

If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough of New Britain Township and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification. Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

Caleb Frankel and Joseph McGinley
 Print Name of Applicant

 Signature of Applicant

9/30/22
 Date

BCPC USE ONLY	
BCPC File No.:	_____
Date Received:	_____
Fee Paid:	_____

BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective **January 1, 2022**. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

Residential subdivisions, land developments, and conversions *(Including Tentative Planned Residential Development Plans)*

				Base Fee	+			
up to	2	lots or units	=	\$200				
3	up to	10	lots or units	=	\$105	+	\$70	for each buildable lot/unit over 2
11	up to	25	lots or units	=	\$630	+	\$50	for each buildable lot/unit over 10
26	up to	50	lots or units	=	\$1,320	+	\$45	for each buildable lot/unit over 25
51	up to	100	lots or units	=	\$1,980	+	\$25	for each buildable lot/unit over 50
101	+		lots or units	=	\$2,640	+	\$20	for each buildable lot/unit over 100

Nonresidential land developments

				Base Fee	+			
0	up to	5,000	square feet	=	\$315	+	\$0.055	per square foot of floor area
5,001	+		square feet	=	\$500	+	\$0.20	per square foot of floor area, not to exceed \$6,000 in addition to the base fee

Nonresidential subdivisions

up to	2	lots or units	=	\$230		Curative Amendments (not municipal curative amendments)	\$2,500	
3	up to	10	lots or units	=	\$130	per lot		
11	+		lots or units	=	\$105	per lot	Private Petitions for Zoning Change (not municipal petitions)	\$2,000

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan submission (unless otherwise noted below).

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

- 1) **Each resubmission of a plan with minor revisions** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$250.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
- 2) **Each resubmission of a plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include, but is not limited to, a change in use, dwelling type, density, lot layout, street layout, or site layout.
- 3) **Each plan submitted for review two years or more after the first submission** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$200.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above. Major changes are as noted in #2 above.
- 4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

MEETINGS WITH THE STAFF of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215-345-3400.

SIGNING OF PLANS FOR RECORDING: The Bucks County Planning Commission now signs plans electronically. If you have municipally-signed plans with an official BCPC number you can go directly to the Bucks County Recorder of Deeds to record your plan. Please contact the Recorder of Deeds at 215-348-6209 should you have any questions about recording your plan.

REQUESTS FOR ADDITIONAL COPIES OF REVIEW: Digital copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, the municipality, and the municipal engineer. If you wish to have digital copies sent to other persons, please list their **NAME(S), TITLE(S), and EMAIL(S):**

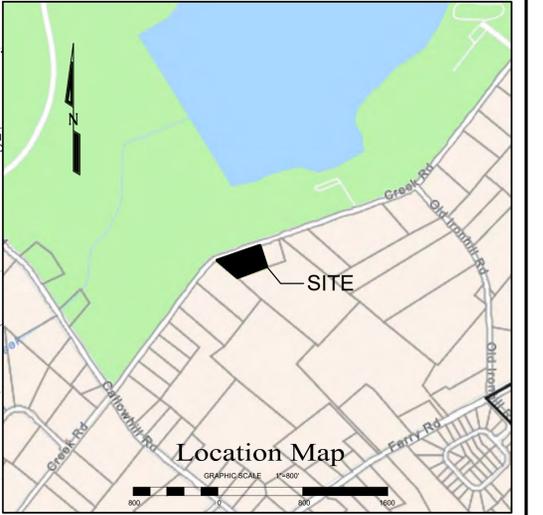
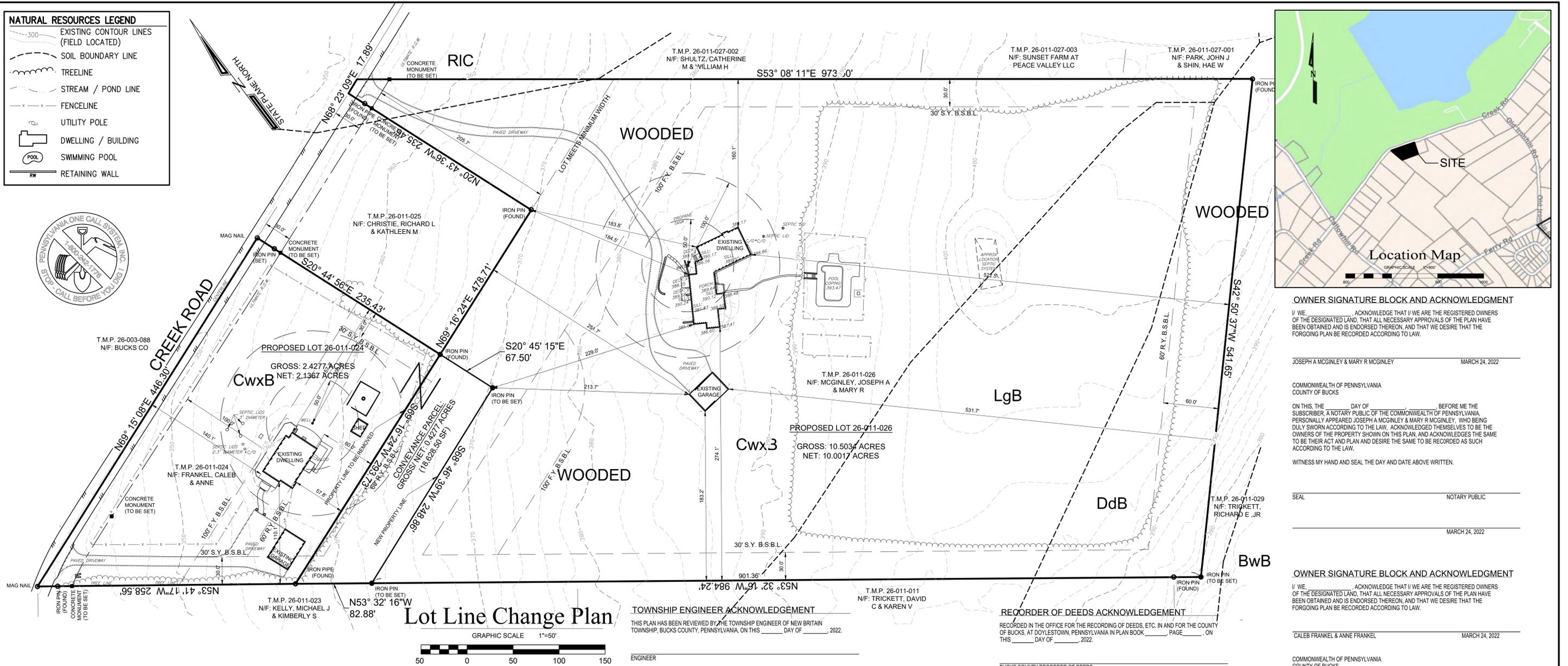
Crews Surveying, LLC

PO Box 289, Pipersville, PA 18947

SUBMIT

NATURAL RESOURCES LEGEND

- EXISTING CONTOUR LINES (FIELD LOCATED)
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- SWIMMING POOL
- RETAINING WALL



OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

I/ WE, _____, ACKNOWLEDGE THAT I/ WE ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT WE DESIRE THAT THE FORGOING PLAN BE RECORDED ACCORDING TO LAW.

JOSEPH A MCGINLEY & MARY R MCGINLEY MARCH 24, 2022

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JOSEPH A MCGINLEY & MARY R MCGINLEY, WHO BEING DULY SWORN ACCORDING TO THE LAW, ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

SEAL _____ NOTARY PUBLIC _____ MARCH 24, 2022

OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

I/ WE, _____, ACKNOWLEDGE THAT I/ WE ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT WE DESIRE THAT THE FORGOING PLAN BE RECORDED ACCORDING TO LAW.

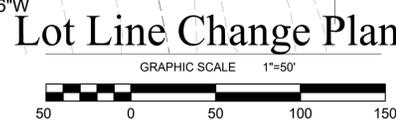
CALEB FRANKEL & ANNE FRANKEL MARCH 24, 2022

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CALEB FRANKEL & ANNE FRANKEL, WHO BEING DULY SWORN ACCORDING TO THE LAW, ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

SEAL _____ NOTARY PUBLIC _____ MARCH 24, 2022



SITE CALCULATIONS

Area Calculation:	sf	ac
Gross Area:	105,752.60	2.4277
minus Util R/W Area:	12,678.93	0.2911
minus narrow portion:	-	0.0000
Net Area:	93,073.67	2.1367

OWNER:
IN CARE OF: FRANKEL, CALEB & ANNE
SITE ADDRESS: 267 CREEK RD, DOYLESTOWN, PA 18901

IMPERVIOUS (T.M.P. 26-011-024)

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	2,741.1		0.0	0.0	0.0	2,741.1	
COVERED DECK	931.9		0.0	0.0	0.0	931.9	
ACC. BUILDING	198.4		0.0	0.0	0.0	198.4	
Building Coverage:	3,871.4	4.16%	0.0	0.0	0.0	3,871.4	4.16%
DRIVEWAY	4,400.6		0.0	0.0	0.0	4,400.6	
PATIOS/ deck	0.0		0.0	0.0	0.0	0.0	
WALKWAYS	797.8		0.0	0.0	0.0	797.8	
WALLS	82.6		0.0	0.0	0.0	82.6	
GRAVEL	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
POOL COPING	0.0		0.0	0.0	0.0	0.0	
POOL/ SPA WATER SURFACE	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	5,281.0	5.67%	0.0	0.0	0.0	5,281.0	5.67%
Total Impervious:	9,152.4	9.83%	0.0	0.0	0.0	9,152.4	9.83%
Remaining:	2,016.41					2,016.41	

OWNER:
IN CARE OF: MCGINLEY, JOSEPH A & MARY R
In Care Of: 283 CREEK RD, NEW BRITAIN PA 18901

IMPERVIOUS (T.M.P. 26-011-026)

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	3,557.1		0.0	0.0	0.0	3,557.1	
MISC BUILDINGS	886.0		0.0	0.0	0.0	886.0	
MISC	80.6		0.0	0.0	0.0	80.6	
Building Coverage:	4,523.7	1.04%	0.0	0.0	0.0	4,523.7	1.04%
DRIVEWAY	6,859.3		0.0	0.0	0.0	6,859.3	
PATIOS/ deck	273.9		0.0	0.0	0.0	273.9	
WALKWAYS	390.4		0.0	0.0	0.0	390.4	
WALLS	121.4		0.0	0.0	0.0	121.4	
GRAVEL	475.8		0.0	0.0	0.0	475.8	
POOL EQUIP PAD	9.7		0.0	0.0	0.0	9.7	
POOL COPING	89.2		0.0	0.0	0.0	89.2	
POOL/ SPA WATER SURFACE	670.8		0.0	0.0	0.0	670.8	
POOL PATIO	1,267.0		0.0	0.0	0.0	1,267.0	
Non-building subtotal:	10,157.4	2.33%	0.0	0.0	0.0	10,157.4	2.33%
Total Impervious:	14,681.2	3.37%	0.0	0.0	0.0	14,681.2	3.37%
Remaining:	37,599.55					37,599.55	

NOT INCLUDED IN IMPERVIOUS SURFACE CALCULATIONS

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	

ZONED: WS - WATER SHED DISTRICT
USE: B-1 SINGLE FAMILY DETACHED DWELLING

ZONING INFORMATION (T.M.P. 26-011-024)

	PERMITTED BY ORDINANCE	EXISTING	PROPOSED
GROSS LOT AREA		1,999.1 AC	2,427.7 AC
MINIMUM LOT AREA	80,000.00 AC	1,708.4 AC	2,136.7 AC
MINIMUM LOT WIDTH	175.00 FT	362.6 FT	0.0 FT
FRONT (CREEK READ)	100.0 FT	140.1 FT	140.1 FT
REAR	60.0 FT	57.8 FT	138.8 FT
SIDE (EACH)	30.0 FT	157.2/ 110.1 FT	157.2/ 110.1 FT
MAXIMUM BUILDING COVERAGE	8.00%	5.20%	4.16%
MAXIMUM LOT IMPERVIOUS SURFACE	12.00%	12.30%	9.83%

ZONED: WS - WATER SHED DISTRICT
USE: B-1 SINGLE FAMILY DETACHED DWELLING

ZONING INFORMATION (T.M.P. 26-011-026)

	PERMITTED BY ORDINANCE	EXISTING	PROPOSED
GROSS LOT AREA		10,931.0 AC	10,503.4 AC
MINIMUM LOT AREA	80,000.00 AC	10,429.9 AC	10,017.1 AC
MINIMUM LOT WIDTH	175.00 FT	646.3 FT	646.3 FT
FRONT (CREEK READ)	100.0 FT	183.8 FT	183.8 FT
REAR	60.0 FT	522.5 FT	522.5 FT
SIDE (EACH)	30.0 FT	160.1 FT	160.1 FT
MAXIMUM BUILDING COVERAGE	8.00%	1.00%	1.04%
MAXIMUM LOT IMPERVIOUS SURFACE	12.00%	3.23%	3.37%

APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 2022.

CHAIRPERSON BOARD OF SUPERVISORS _____ MEMBER BOARD OF SUPERVISORS _____

MEMBER BOARD OF SUPERVISORS _____ MEMBER BOARD OF SUPERVISORS _____

MEMBER BOARD OF SUPERVISORS _____ MEMBER BOARD OF SUPERVISORS _____

- NOTES:**
- BEING TAX MAP PARCEL 26-011-024 INSTRUMENT NUMBER - 2021062001, DATED - JUNE 15, 2021
 - BEING TAX MAP PARCEL 26-011-026 INSTRUMENT NUMBER - 1993046369, DATED - MAY 26, 1993
 - EXISTING FEATURES SHOWN BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 28, 2021.
 - VERTICAL DATUM IS NAVD83 (FEET) HORIZONTAL DATUM REFERENCED TO PA STATE PLANE SOUTH ZONE MERIDIAN
 - CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION
 - ALL PRIVATELY OWNED UNDERGROUND UTILITY LINE, IF SHOWN ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS. ANCILLARY WATER AND ELECTRIC LINES UNKNOWN
 - PUBLIC OWNED UNDERGROUND UTILITIES, IF SHOWN ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.

REV # DATE DESCRIPTION INITIALS

Crews Surveying, LLC
1806 DEEP RUN ROAD, SUITE B PIPERSVILLE, PA 18947
(215)766-2477 (215)493-1610
www.CrewsSurveying.com P.O. BOX 360 NEW HOPE, PA 18938

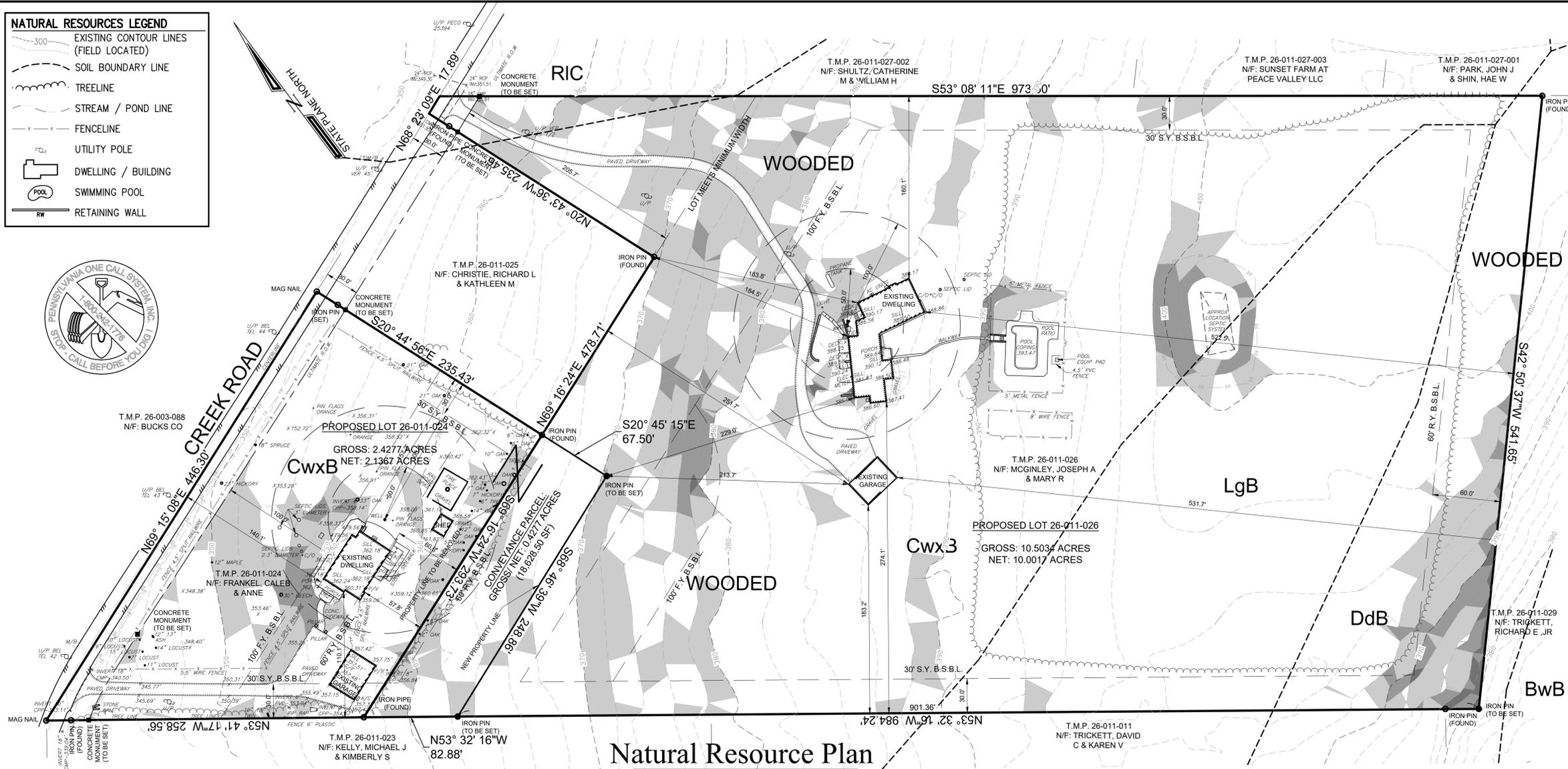
LOT LINE CHANGE PLAN PREPARED FOR FRANKEL & MCGINLEY TRACT TAX MAP PARCEL 26-011-024 & 26-011-026 SITUATE IN NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
MARCH 24, 2022	DY	ADC	1" = 50'	56/44	5303, REF: 5199	1 OF 3

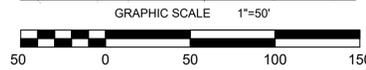
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NATURAL RESOURCES LEGEND

- 300 EXISTING CONTOUR LINES (FIELD LOCATED)
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- SWIMMING POOL
- RETAINING WALL



Natural Resource Plan



CALCULATION OF RESOURCE PROTECTION FOR PROPOSED TAX PARCEL 26-011-024

NATURAL RESOURCES	PROTECTION RATIO	AREAS OF LAND IN RESOURCES (AC)	REQUIRED PROTECTION (AC)	PROPOSED DISTURBED (AC)
WATERCOURSES	1.00	0.00	0.00	0.00
RIPARIAN BUFFER	1.00	0.00	0.00	0.00
FLOODPLAIN	1.00	0.00	0.00	0.00
FLOODPLAIN SOILS	1.00	0.00	0.00	0.00
WETLANDS	1.00	0.00	0.00	0.00
LAKES OR PONDS	1.00	0.00	0.00	0.00
WETLAND MARGINS	0.80	0.00	0.00	0.00
WOODLANDS	0.80	0.42	0.33	0.00
SLOPES (8 - 15%)	0.60	0.40	0.24	0.00
SLOPES (15 - 25%)	0.70	0.05	0.03	0.00
SLOPES (> 25%)	0.85	0.00	0.00	0.00
TOTAL RESOURCES PROTECTED LAND			0.61	ACRES

* ALL AREAS CALCULATED OUTSIDE RIGHT-OF-WAY
 TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTION = 0.00 ACRES

CALCULATION OF RESOURCE PROTECTION FOR PROPOSED TAX PARCEL 26-011-026

NATURAL RESOURCES	PROTECTION RATIO	AREAS OF LAND IN RESOURCES (AC)	RESOURCE PROTECTION LAND (ACRES X PROTECTION RATIO) (AC)	ACRES OF LAND TO BE DISTURBED (AC)
WATERCOURSES	1.00	0.00	0.00	0.00
RIPARIAN BUFFER	1.00	0.00	0.00	0.00
FLOODPLAIN	1.00	0.00	0.00	0.00
FLOODPLAIN SOILS	1.00	0.00	0.00	0.00
WETLANDS	1.00	0.00	0.00	0.00
LAKES OR PONDS	1.00	0.00	0.00	0.00
WETLAND MARGINS	0.80	0.00	0.00	0.00
WOODLANDS	0.80	5.87	4.70	0.00
SLOPES (8 - 15%)	0.60	0.23	0.14	0.00
SLOPES (15 - 25%)	0.70	0.11	0.07	0.00
SLOPES (> 25%)	0.85	0.00	0.00	0.00
TOTAL RESOURCES PROTECTED LAND			4.90	ACRES

* ALL AREAS CALCULATED OUTSIDE RIGHT-OF-WAY
 TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTION = 0.00 ACRES

SOIL INFORMATION

SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA - SEPTEMBER 2002
 CERTIFIED BY NATURAL RESOURCES CONSERVATION SERVICE

SOIL SYMBOL	NAME AND TEXTURE	SLOPE	HYDROLOGIC SOILS GROUP	HYDRIC SOIL	DEPTH TO SEASONAL HIGH WATER TABLE	DRAINAGE CLASS	RESTRICTIVE FEATURES AND DEPTH	LAND CAPABILITY CLASSIFICATION	FARMLAND CLASSIFICATION	RESOLUTION TO SOIL LIMITATIONS
CwxB	CROTON SILT LOAM	0 TO 8%	D	YES	0.0' TO 0.5'	MODERATELY WELL DRAINED	FRAGIPAN: 15" TO 25" BEDROCK (LITHIC) 60" TO 72"	7s	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
DdB	DOYLESTOWN SILT LOAM	3 TO 8%	D	NO	0.0' TO 0.5'	POORLY DRAINED	FRAGIPAN: 15" TO 25" BEDROCK (PARALITHIC) 42" TO 72"	4w	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
LgB	LANSDALE LOAM	3% TO 8%	B	NO	GREATER THAN 6'	WELL DRAINED	BEDROCK (PARALITHIC): 40" TO 60"	2E	ALL AREAS ARE PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
RIC	REAVILLE CHANNERY SILT LOAM	8 TO 15%	C	NO	0.5' TO 3.0'	SOMEWHAT POORLY DRAINED	BEDROCK (PARALITHIC): 20" TO 40"	3E	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.

REV #	DATE	DESCRIPTION	INITIALS

Crews Surveying, LLC
 1806 DEEP RUN ROAD, SUITE B PIPERSVILLE, PA 18947
 (215)766-2477 (215)493-1610 www.CrewsSurveying.com P.O. BOX 360 NEW HOPE, PA 18938

LOT LINE CHANGE PLAN PREPARED FOR FRANKEL & MCGINLEY TRACT TAX MAP PARCEL 26-011-024 & 26-011-026 SITUATE IN NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

ADAM D. CREWS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 51258

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
MARCH 24, 2022	DY	ADC	1" = 50'	56/44	5303, REF: 5199	2 OF 3

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Aerial Plan



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Crews Surveying, LLC

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 P.O. BOX 289
 PIPERSVILLE, PA 18947

(215)766-2477 (215)493-1610
www.CrewsSurveying.com

P.O. BOX 360
 NEW HOPE, PA 18938

LOT LINE CHANGE PLAN
 PREPARED FOR
FRANKEL & MCGINLEY TRACT
 TAX MAP PARCEL 26-011-024 & 26-011-026
 SITUATE IN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
MARCH 24, 2022	DY	ADC	1" = 50'	56/44	5303, REF: 5199	2 OF 3





June 14, 2022

File No. 22-05068

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

Reference: Frankel-McGinley – Lot Line Change Plan Review 1
267 Creek Road, TMP #26-011-024 (Frankel, 2.00 Acres)
283 Creek Road, TMP #'s 26-011-026 (McGinley, 10.93 Acres)

Dear Matt:

Pursuant to your request, we completed a review of the Lot Line Change Plan for the above-referenced project. We offer the following comments for consideration by New Britain Township:

I. SUBMISSION

A. Lot Line Change Plan prepared for Frankel & McGinley Tract, as prepared by Crews Surveying, LLC, consisting of three (3) sheets dated March 24, 2022.

II. GENERAL

The two properties are located along the south side of Creek Road at 267 and 283 Curley Mill Road (T-405) between Callowhill Road and Old Iron Hill Road, within the WS Watershed zoning district. The Applicant proposes a lot line change to convey 0.43 acres from TMP #26-011-026 (McGinley, currently 10.93 acres) to TMP #26-011-024 (Frankel, currently 2.00 acres). TMP# 26-011-026 (McGinley) includes an existing dwelling with a detached garage and inground pool. TMP #26-011-024 (Frankel) also includes an existing dwelling and detached garage. Based on the plans and aerial photography, over half of TMP #26-011-026 (McGinley) is woodlands, including the area to be conveyed to TMP #26-011-24 (Frankel). Both properties appear to be serviced by on lot wells and septic systems. No improvements are proposed as part of this lot line change.

III. REVIEW COMMENTS

A. Zoning Ordinance

1. §27-502.b.3 – When a lot undergoes subdivision, all the natural resource protection land on this lot, such as agricultural soils, woodlands, steep slopes, etc., shall be protected with a conservation easement in accordance with §§ 27-505 and 27-2400. A defined easement shall be shown and identified on the Record Plan and described by metes and bounds and shall include agricultural soils (Class I, II and III). These soils should be included the resource protection table on Sheet 2. An easement agreement shall be prepared by the Township Solicitor. We note that the existing non-conformities for the Frankel lot with regard to rear yard setback and impervious area would be eliminated by this proposal.
2. §27-305.H3 – The new fence on TMP #26-011-024 shall be permitted with the Township and less than 4 feet within the front yard.

B. Subdivision and Land Development Ordinance

We have identified the following issues regarding the requirements and provisions of the current New Britain Township Subdivision and Land Development Ordinance:

1. §22-406.1 – Legal descriptions for the revised parcels, conservation easement(s) and right-of-way area to be dedicated to the Township shall be submitted for review.
2. §22-500.3 – Any requests for modifications and/or waivers of any provisions of this Chapter shall be in accordance with §512.1 of the MPC and submitted with the next submission and prior to being added to a public meeting agenda. Any waiver requests shall be noted on the plan and the letter shall state the reason for the waiver request and justification of hardship.
3. §22-502.1.A.(4) – A note shall be added to the plan offering the area between the title line and the ultimate right-of-way line for dedication to the Township. Metes and bounds shall be provided to describe the right of way.
4. §22-502.1.B.(11) – Property deeds for the existing parcels shall be submitted for review to verify the property boundaries and to confirm there are no deed restrictions preventing the lot line change.
5. §22-502.1.B.(12) – The existing building coverage and impervious percentages provided in the Impervious tables on Sheet 1 shall include the existing lot areas prior to the lot line change and right-of-way dedication.
6. §22-502.1.B.(21) – The following issues related to plan recording notes and certifications should be addressed:
 - a. The Bucks County Planning Commission review number shall be provided on the plan.
 - b. Only 5 signature lines are necessary for the Board of Supervisors. The signature line for the Board Chairperson shall be removed.
7. §22-705.3.C., 706.1 & 2 – Where a subdivision abuts or contains an existing street, the applicant shall be required to improve the street to the Township standards for ultimate right-of-way and existing cartway widths, curb and sidewalk. Creek Road is considered a minor collector road which requires a 60-ft ultimate right-of-way (30-ft half-width) and a 36-ft cartway (18-ft half-width). If waivers are granted, the Applicant is required to submit a fee-in-lieu of road improvements based on 50% of the estimated cost of construction (Township Resolution 2007-12). We estimate this fee to be \$25,000. We recommend this requirement be waived since no additional lots are being created and no improvements proposed.
8. §22-712.13.D – The Applicant is required to contribute a stormwater maintenance fee based on street frontage, prior to recording the final plans. Based on \$2.50 per linear foot of existing street frontage, we calculate the fee to be \$1,115.00 for TMP #26-011-024 and \$90.00 for TMP #26-011-026 (**\$1,205.00 total**).
9. §22-713.4.A – Street trees shall be planted every 30 feet along all existing streets when they abut or lie within the proposed subdivision. Based on 446 feet of frontage for TMP #26-011-024, 15 street trees are required. There appear to be 9 existing trees along the frontage. Therefore, 6 trees shall be planted from the Township's Plant List.
10. §22-716.2 – A concrete monument shall be placed at all outbound existing and proposed property corners, including changes in direction of boundary. Monuments shall be specified for the proposed property corners. A written certification letter from a professional land surveyor shall be provided prior to the recording of the plan indicating that they have been installed.
11. §22-721.6 – The approximate location of the existing on-lot septic system for TMP #26-011-024 shall be added to the plans. The owners shall submit to the Township acknowledgment from the Bucks County Department of Health that both existing systems have been inspected and are functioning properly.

We recommend that the plans be approved as Preliminary/Final due to the minimal impact of the proposed lot line adjustment and conditioned on the above comments from this letter being addressed to the Township's satisfaction.

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

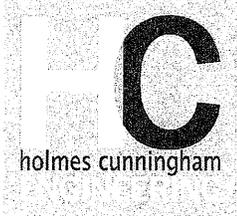
Sincerely,



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

JM/tw

cc: Michael Walsh, Assistant Manager
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Code Enforcement/Fire Marshal
Ryan Cressman, Public Works Superintendent
Jeffrey P. Garton, Township Solicitor
Adam D. Crews, P.L.S., Crews Surveying, LLC.
Caleb Frankel, Applicant (267 Creek Rd)
Joseph McGinley, Owner (283 Creek Rd)
Craig D. Kennard, P.E., S.E.V.P., Gilmore & Associates, Inc.



RECEIVED
MAY 18 2022

Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

May 17, 2022

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

RE: 396 King Road Sketch Plan
TMP#: 26-004-030
New Britain Township, Bucks County, PA
HCE Project No.: 1734

Dear Mr. West:

On behalf of the applicant, Casadonti Holmes, Inc., enclosed please find the following materials for a subdivision and land development sketch plan for the above referenced project:

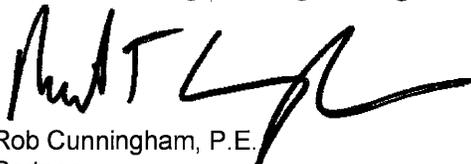
- 1 original Township Application for Subdivision and Land Development;
- 9 - full sized copies of 396 King Road Sketch Plan Set dated 04/18/22;
- 5 - 11x17 copies of 396 King Road Sketch Plan Set dated 04/18/22;
- Check in the amount of \$100 made out to New Britain Township for Sketch Plan Application Fee;
- Check in the amount of \$5,000 made out to New Britain Township for Sketch Plan Review Escrow Fee;
- 1 CD with PDF of plans and supplemental documents.

Project Description

The project proposes the construction of 4 new single-family dwellings and private road located in the WS – Watershed District. The project also proposes to keep the existing single-family. The proposed road will follow the existing driveway which serves the existing single-family home and will take access to King Road. The single-family dwellings shall be served by on-lot sewer and wells. The sketch plan set shows compliance with current New Britain Township Natural Resource Protection Standards. There are no variances required for this Sketch Plan.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or rob@hcengineering.net

Very truly yours,
Holmes Cunningham Engineering



Rob Cunningham, P.E.
Partner

Cc:

O:\1734 - 396 King Road\Outbound\Twp Cover Letter 2022-05-17.docx



NEW BRITAIN TOWNSHIP

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

SUBDIVISION & LAND DEVELOPMENT APPLICATION

TOWNSHIP USE ONLY

1. Date of Application: _____

2. Date of Plan or Revision: 5/11/2022

3. Application for: Sketch Plan

4. Name of Subdivision or Land Development: 396 King Road

5. Location: 396 King Road, Chalfont, PA 18914

6. Tax Map Parcel #: 26- 004-030 Total Acreage: Gross 32.69 Base Site Area _____

7. Net Buildable Site Area (from Section 2401): 7.10

8. Zoning Requirements:				
Zoning District	<u>RR</u>	Minimum Lot Size	<u>80,000</u>	Maximum Density
Front Yard	<u>100</u>	Side Yard	<u>30</u>	Rear Yard
				<u>N/A</u>
				<u>60</u>

9. Number of Lots or Dwelling Units: 6

10. Equitable Owner of Record of Land: Casadonti Homes, Inc

Address: P.O. Box
Chalfont, PA 18914

Phone: 215-768-2303 E-mail: casadontihomes@comcast.net

11. Applicant: Same as Owner

Address: _____

Phone: _____ E-mail: _____

12. Registered Engineer or Surveyor: Robert Cunningham, P.E.

Address: 409 East Butler Ave, Unit 5
Doylestown, PA 18901

Phone: 215-586-3330 E-mail: rob@hcengineering.net

13. Type of Water & Sewer: Public Water Private Water
 Public Sewer Private Sewer

14. Proposed Use: B-1 Single-Family Detached Dwelling

Date Received: 5/18/22
Payment: 5-18-22; KG: D
Check #: # 7956
Receipt #: # 12776
Escrow Acc. #: 2022-12263

PSA

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]
Signature of Applicant

[Signature]
Signature of Registered Engineer or Surveyor

SUBDIVISION & LAND DEVELOPMENT PLAN SUBMISSION CHECKLIST

Date of Application: 5/11/2022

Subdivision/Land Development Name: 396 King Road

Address of Property: 396 King Road

Owner(s) Name: Casadonti Homes

Applicant(s) Name: Tax Map _____

Parcel Number: 26-004-030

Plan Sets for New Britain Township - Folded to 8 1/2 x 11: (9 Full Size, 5 11x17)

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

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) *RG to send 5/19*
- 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) (Digital Acceptable)
- PADEP Sewage Facilities Planning Module Application/Mailer approved by Sewer Authority or SEO (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)
- Letter of Requested Waivers with Justification
- Affidavit of Mailing Notification, Mailing Content & Post Property of SLD Application (§ 22-401.8 General Procedures)
- Township Road Opening Permit, if applicable
- Water Resource Impact Study, if applicable (2 Copies)
- Waiver Request Letter with Justification

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.****

**NEW BRITAIN TOWNSHIP
90-DAY REVIEW PERIOD WAIVER**

I/We, the applicant, understand that the time necessary for adequate review of this application and plans for compliance with current Zoning and Subdivision & Land Development Ordinances, including reviews of any revised plans, may exceed the 90-day review period stipulated under the Municipalities Planning Code.

In recognition of the above, I/we hereby waive the 90-day review period, with the understanding that I/we may revoke this waiver at any time in the future, upon 30-day written notice to the New Britain Township Zoning Officer.

Name of Subdivision/Land Development: 396 King Road

Tax Map Parcel Number(s): 26-004-030

Signature of Applicant: 

Date: 5-16-22

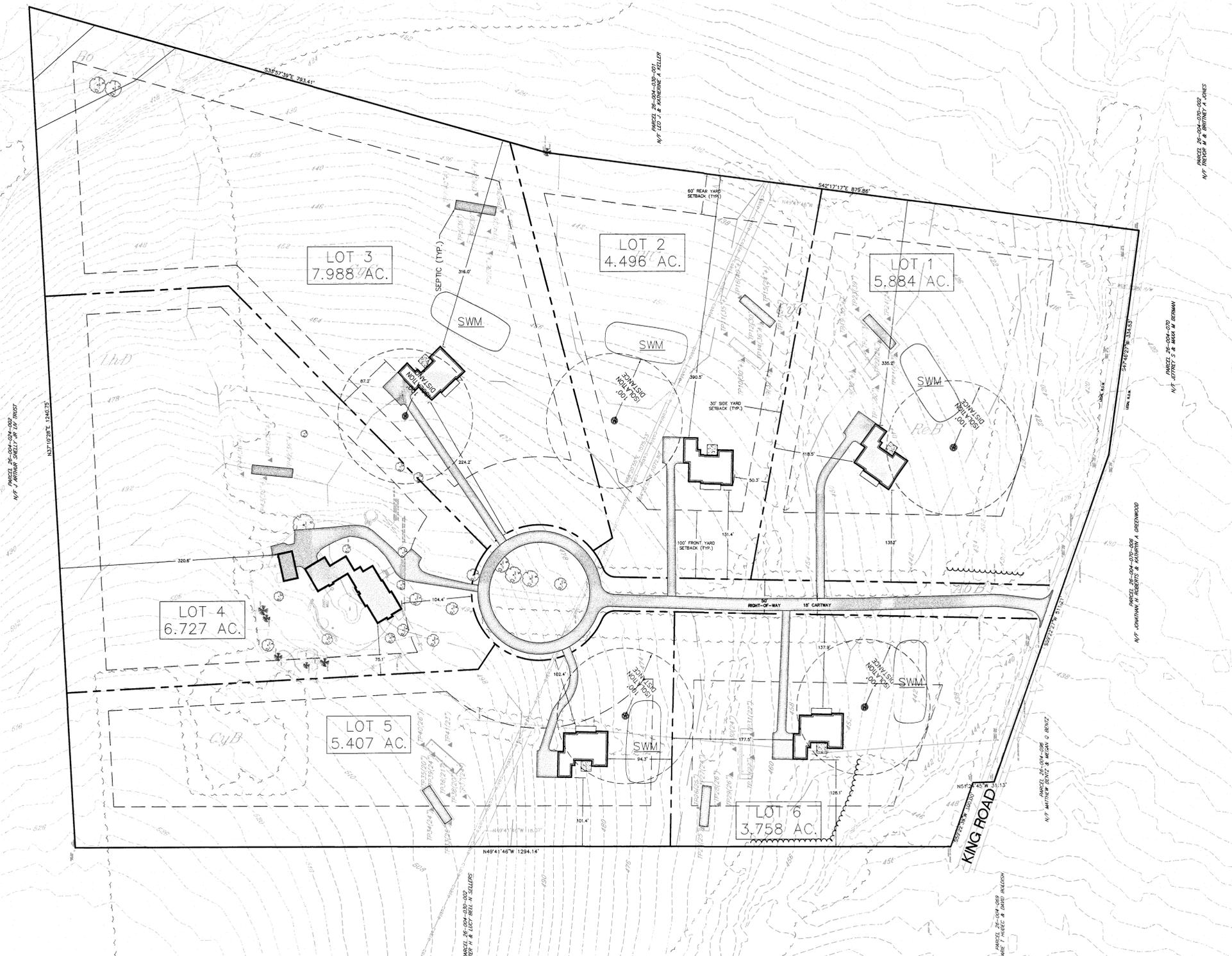
Signature of Applicant: _____

Date: _____



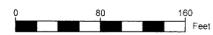
NEW BRITAIN TOWNSHIP ZONING DATA TABLE							
ITEM	REQUIRED/ PERMITTED	ZONING DISTRICT: WS - WATERSHED DISTRICT					
		PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6
Use: Zoning 27-501.a	B1: Single Family Detached Dwelling	B1: Single Family Detached Dwelling	B1: Single Family Detached Dwelling	B1: Single Family Detached Dwelling	B1: Single Family Detached Dwelling	B1: Single Family Detached Dwelling	Ordinance Section 27-502.a
Max. Building Height	35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	27-502.a
Min. Lot Size	90,000 SF	5,884 AC	4,496 AC	7,988 AC	6,727 AC	5,407 AC	27-502.b.1(a)
Min. Lot Width	175 FT	458.8 FT	233.1 FT	232.1 FT	270.3 FT	287.1 FT	27-502.b.1(b)
Min. Front Yard Setback	100 FT	135.2 FT	131.4 FT	224.2 FT	104.4 FT	102.4 FT	27-502.b.1(c)
Min. Side Yard Setback	30 FT	118.3 FT	50.3 FT	87.2 FT	75.1 FT	94.3 FT	27-502.b.1(d)
Min. Rear Yard Setback	60 FT	335.2 FT	390.5 FT	316.0 FT	320.6 FT	101.4 FT	27-502.b.1(e)
Min. Building Envelope	10,000 SF	132,934 SF	118,773 SF	226,413 SF	201,839 SF	118,187 SF	27-502.b.1(f)
Max. Building Coverage (Developer)	6%	1.58%	2.07%	1.16%	2.27%	2.43%	27-502.b.1(g)
Max. Building Coverage (Resident)	8%	1.58%	2.07%	1.16%	2.27%	2.43%	27-502.b.1(g)
Max. Impervious Surface Coverage (Developer)	10%	5.17%	6.43%	3.83%	5.98%	5.18%	27-502.b.1(h)
Max. Impervious Surface Coverage (Resident)	12%	5.17%	6.43%	3.83%	5.98%	5.18%	27-502.b.1(h)
Max. Porch Projection into Yard Areas	4 FT	0 FT	0 FT	0 FT	0 FT	0 FT	27-2107
Min. Off-Street Parking Spaces	3 spaces / DU (4 bedrooms or more)	3 spaces	3 spaces	3 spaces	3 spaces	3 spaces	27-2901.B

LOT AREA AND COVERAGE TABLE							
Lot #	Gross Lot Area (SF)	Right-of-Way Area (SF)	Net Lot Area (SF)	Building Area (SF)	Building Ratio (%)	On-lot Impervious Excluding Building Area (SF)	Future Impervious Ratio (%)
1	256,311	0	256,311	4,046	2%	4,196	5,000
2	195,852	0	195,852	4,046	2%	3,542	5,000
3	347,960	0	347,960	4,046	1%	4,278	5,000
4	293,036	0	293,036	8,654	2%	12,867	0
5	235,543	0	235,543	4,046	2%	3,196	5,000
6	166,835	0	166,835	4,046	2%	3,383	5,000



- SITE PLAN NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY & TOPOGRAPHIC PLAN PREPARED BY EFFICIENT DESIGN, DATED FEBRUARY 10, 2022.
 - AERIAL PHOTOGRAPHY TAKEN FROM PASDA AERIAL PHOTOGRAPHS 2018.
 - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY ON-LOT WELL AND SEPTIC SYSTEMS.
 - THE PROPERTY IS PARTIALLY WITHIN ZONE A FLOOD HAZARD AS PER FEMA PANEL 420170281J REVISED MARCH 16, 2015.
 - TOPOGRAPHICAL INFORMATION IS BASED UPON VERTICAL DATUM NAVD 88 AND HORIZONTAL DATUM PARS-S.
 - THE ULTIMATE RIGHT-OF-WAY FOR THE PROPOSED ROAD WILL BE PRIVATELY OWNED AND MAINTAINED.
 - THE STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF NEW BRITAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER ON WHOSE LANDS THE FACILITY IS LOCATED. THE TOWNSHIP OF NEW BRITAIN AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNERS.
 - TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
 - THE SHARED DRIVEWAY MAINTENANCE WILL BE PURSUANT TO A SHARED MAINTENANCE AGREEMENT BETWEEN ALL FIVE LOT OWNERS.
 - AT THE TIME OF INDIVIDUAL ZONING PERMIT APPLICATION FOR EACH LOT, THE NATURAL RESOURCES PROTECTION STANDARDS SHALL BE REVIEWED FOR COMPLIANCE AND SITES LAD OUT TO MINIMIZE NATURAL RESOURCE DISTURBANCE TO THE GREATEST EXTENT PRACTICABLE.
 - THE APPLICANT OFFERS THE ULTIMATE RIGHT-OF-WAY OF KING ROAD FOR DEDICATION TO NEW BRITAIN TOWNSHIP.
 - THE PROPOSED ROAD FROM KING ROAD CONSISTS OF APPROXIMATELY 826 LINEAR FEET.
 - IF THE DISTURBANCE ENCROACHES INTO A DESIGNATED TREE PROTECTION ZONE RESULTING IN THE DAMAGE OR DESTRUCTION OF THE EXISTING TREES AND/OR VEGETATION DESIGNATED TO REMAIN, THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING THE DAMAGED OR DESTROYED VEGETATION ON AN EQUIVALENT CALIPER BASIS.

LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	BUILDING SETBACK LINE
	LOT LINE
	PROPOSED TREE LINE
	EXISTING TREE LINE



Homes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylesstown, PA 18901
(215) 586-3330
www.hccengineering.net

REVISIONS	Description	Date

396 KING ROAD
TMP # 26-004-030
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
CONCEPTUAL SITE PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.	1734_C1.0.DWG
HCE Job	1734
Date	04/18/2022
Scale	1"=80'
Designed	EC
Sheet	1 of 2
Drawing No.	C0.1



June 16, 2022

File No. 22-05077

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

Reference: Casadonti Subdivision Sketch Plan Review 1
396 King Road, T.M.P. #26-004-030

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has completed a formal Sketch Plan review of the referenced plan below which focused on the Township's Zoning Ordinance and a cursory review of the Subdivision and Land Development Ordinance (SALDO). We offer the following comments for consideration by New Britain Township:

I. Submission

- A. Conceptual Site Plan for 396 King Road, as prepared by Holmes Cunningham, LLC, consisting of two (2) sheets, dated April 18, 2022.

II. General Information

The 36.1-acre subject tract is located at 396 King Road (T-407) within the Watershed (WS) Zoning District. The site currently consists of a single-family dwelling amidst various natural resources and agricultural land. The Applicant proposes to subdivide the property into six (6) single-family dwelling lots (Use B1) which is permitted by right, with a 740' long private road from King Road. The existing single-family dwelling is proposed to remain on Lot 4. The plans show conceptual dwellings with on-lot well and septic, and individual stormwater management areas for each new lot.

III. Review Comments

A. Zoning Ordinance

We have identified the following issues with the proposed plan regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-501.a. – The Applicant proposes 5 new B1 Single-Family dwellings. The existing lot contains an existing dwelling and agricultural fields. The disposition of the existing agricultural fields shall be discussed and the proposed use clarified as they're not included within the areas of disturbance.
2. We offer the following comments regarding the natural resources:
 - a. §27-502.b.3 & 22-712.2.C. – When a lot of land undergoes subdivision and/or land development, all the natural resource protection land, such as watercourses, agricultural soils, woodlands, steep slopes, etc., shall be protected with a conservation easement in accordance with §§27-505 and 27-2400. The conservation easement(s) shall be shown on the plan and legal descriptions provided to our office for review. An easement agreement will be prepared by the Township Solicitor.

- b. §27-502.b.5 – When an applicant is proposing a land development, the stormwater management facilities shall be designed to manage the runoff from the maximum impervious surface permitted for the entire site or 12%. The stormwater design shall consider the stormwater runoff from the proposed private road.
 - c. §27-2400.a & i – An existing watercourse and riparian buffer extends along the frontage of the property which is not shown on the plans. Any improvements to the stream may require approval from both the Township and PADEP. The extent of the watercourse and riparian buffer shall be added to the plan and the Natural Resource Protection table shall be revised accordingly.
 - d. §27-2400.d – Wetlands boundaries shall be delineated through an on-site assessment conducted by a professional soil scientist. A wetland certification shall be provided on the record plans.
 - e. §27-2400.i – The riparian buffer shall include the portion of land sloping towards the surface water bodies being protected and shall extend no more than 75 feet from each side of the watercourse. A riparian buffer shall be provided along each side of the existing watercourses where one doesn't currently exist. In addition, any work within the riparian buffer area may require riparian corridor improvements in accordance with §27-2400.i.4.
 - f. §27-2402 – The site capacity calculations shall be provided on the plan in accordance with this section. The base site area shall subtract the ultimate right-of-way area from King Road and any existing easement areas.
3. §27-2115 – No portion of an on-lot septic system shall be located in a manner that would block any stormwater drainage or flow of stormwater from any lot. The grading for the septic systems shall allow stormwater to drain around the facilities.
 4. §27-2402.h – The Lot Area and Coverage Table on Sheet 1 shall be updated to subtract the ultimate right-of-way area for King Road and any resource with 100% protection ratio (watercourse, floodplain, riparian buffer, etc.) to determine the impervious surface ratio.

B. Subdivision and Land Development Ordinance

We have identified the following issues with the proposed plan regarding the requirements and provisions of the current New Britain Township Subdivision and Land Development Ordinance (SALDO):

1. §22-401.8 – The applicant for a subdivision shall, with the submission of a preliminary plan, notify all surrounding property owners within 1,000 feet of the proposed development perimeter of the Planning Commission date at which the project is anticipated to be discussed and other project information per this section. Affidavits of the notifications shall be provided to the Township and the property posted.
2. §§22-406.1.C & 22-721.3 – Planning module approval is required to be obtained from the Pennsylvania Department of Environmental Protection (DEP). The mailer shall be prepared and set to the Sewer Authority for review. A completed PADEP Sewage Facilities Planning Module shall be submitted with the preliminary plan application. Prior to submission of the Planning Module to the Township for approval, the planning module shall be approved/executed by the applicant, responsible professional soil scientist, Bucks County Department of Health and Bucks County Planning Commission.
3. §22-502.B.7 – A copy of the deed for the property should be submitted so the boundary information can be verified and any restrictions noted.
4. §22-704. – The following comments pertain to easements:
 - a. There appears to be an existing utility easement extending through Lots 2 and 5. Copies of the easement agreement should be submitted for review.

- b. Easements are required for vehicular access and shall be provided over the proposed private road.
 - c. Deeds to all lots with easements shall state any and all restrictions within the easement.
 - d. Easements shall allow for the maintenance, repair and reconstruction of utilities, stormwater facilities or other facilities within easements including access rights for the Township.
5. §22-705.3.C – Where a subdivision and/or land development abuts or contains an existing street, the applicant shall be required to improve the street to the Township standards for ultimate right-of-way and cartway widths. King Road is considered a minor collector road which requires a 60-foot ultimate right-of-way and 48-foot cartway. The current speed limit is 30 mph. We recommend partial waivers be considered to allow for the following improvements as discussed with the Public Works Superintendent:
- a. Remove all dead trees within the proposed 30-foot right-of-way. In addition, remove all live trees and branches interfering with the existing overhead utility lines.
 - b. Widen the entire King Road frontage 2 feet.
 - c. Offset the new intersection 24 feet from the centerline of road and provide a 75-ft taper on both sides. It appears that two (2) utility poles will need to be relocated to accommodate the improvements.
 - d. Replace 55-LF RCP culvert at the proposed private road entrance as required for intersection improvements.
 - e. Replace the 30-inch CMP driveway culvert at the stream crossing with an RCP culvert including two flared-end sections or DW endwalls and riprap apron designed accordingly for the existing flows.
 - f. Extend the existing RCP King Road culvert in front of Lot 1 to accommodate 2-foot widening. Install a DW endwall and riprap apron designed accordingly for the existing flows.
 - g. Stabilize streambanks where erosion is observed. Associated permits shall be obtained from PADEP.
6. §22-705.3.E – Private streets within a subdivision shall be designed to the specifications of a local street. The proposed private road shall be designed to meet the local street requirements, including a 28-foot cartway with curb and sidewalk. The Applicant should discuss the proposed road layout with the Planning Commission and Board of Supervisors. We note that the Fire Marshal's review dated June 8, 2022, indicated that the road shall be minimum of 20 feet including within the cul-de-sac loop road.
7. §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. Milling and overlay hatching of King Road shall be specified on the Preliminary Plans.
8. §22-705.4.C – The intersection with King Road shall be revised to a 25-foot radius.
9. §22-705.4.F – The minimum right-of-way radius at an intersection shall equal the curb radius plus 10 feet. In no case shall the right-of-way radius at an intersection be less than 20 feet. Where streets of different functional classifications intersect, the requirements for the higher classification street shall apply. A radius should be provided for the ultimate right-of-way at the intersection of the proposed private road with King Road.
10. §22-705.5 & 6 – Clear sight triangles are required at the private road intersection with King Road and shall be shown on the plans along with sight distances in accordance with PA code.

11. §22-705.8.C. – 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 plan proposes a loop road at the end of the private road to have shared maintenance by the homeowners.
12. §22-705.8.F. – A fifteen-foot by twenty-foot snow storage easement shall be required along the right-of-way at a location approved by the Board.
13. §22-705.13.B – A note shall be added to the Record Plan that all lots access the new private road via a new driveway, not King Road.
14. §22-706.1.A & B. – Curbs shall be installed along each side of every proposed street and along the property frontage of every existing street abutting a subdivision and/or land development.
15. §22-706.2.A & B. – Sidewalks shall be installed along each side of every proposed street and along the property frontage of every existing street abutting a subdivision and/or land development.
16. §22-707.A. – The Applicant should discuss pedestrian walkways or recreational trails on site with the Planning Commission and Board of Supervisors.
17. §22-709 – Vehicle circulation exhibits shall be provided with the preliminary submission to demonstrate the proposed road and loop design provides adequate maneuverability for the emergency vehicles, ladder truck, and trash trucks to the site and through the site.
18. §22-710 – We defer to the Township Fire Marshal for review of the plans with respect to water supply, emergency access, etc. The plans shall be revised to comply with the Fire Marshal's June 8th, 2022 review letter.
19. §22-713 & 714 – Streetlighting, street trees and buffer landscaping shall be provided as necessary on the Preliminary Plans. We recommend the Applicant discuss the above on site with the Planning Commission and Board of Supervisors.
20. §22-715.2.C.(1) – Park and recreation land is required at a ratio of 2,500 square feet per new dwelling unit or 12,500 square feet. The land shall be dedicated to the Township or other entity as may be approved by the Board. A fee-in-lieu of park and recreation at a rate of \$2,500 per dwelling unit or **\$12,500.00** for the 5 new dwellings may be provided at the Board's discretion.
21. §22-716 – Concrete monuments shall be placed at all outbound existing property corners, at all proposed lot corners, including changes in direction of boundary, along the ultimate right-of-way and along all easements.
22. §22-719.7. – For all residential subdivisions containing 3 or more lots, including the existing unit, the Applicant shall submit a Water Resource Impact Study to the Township in accordance with this section and with the Preliminary application.
23. §22-721.6 – If the property being subdivided contains an existing on-site sewage disposal system, the applicant shall submit to the Township acknowledgment from the Bucks County Department of Health indicating that the existing system has been inspected and is functioning properly. The existing system on Lot 4 should be tested and the results submitted to the Township.
24. §22-721.7 – All lots shall also be tested to identify a suitable septic system replacement area in the event the primary sewage system fails. The on-lot sewage replacement area shall be identified for each lot on the plans and the soil testing shall be approved by the Township and Bucks County Department of Health. An easement deed restricting the sewage replacement area from being built upon shall be provided and shown on the site plan. The sewage replacement area shall be located a minimum of 25 feet from the primary system and shall not be located directly down slope of the primary system, or within any well isolation area.

25. §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.
26. §22-712.13.D & 2022 Fee Resolution – The storm sewer fee for the development will be \$2.50 per linear foot of existing and proposed roads. In addition, a stormwater BMP fee of 5% of the construction costs will be required for each BMP.

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

Sincerely,



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

JM/tw

cc: Michael Walsh, Assistant Manager
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Code Enforcement/Fire Marshal
Ryan Cressman, Public Works Superintendent
Jeffrey P. Garton, Township Solicitor
Joe Casadonti, Applicant
Robert T. Cunningham, P.E., Holmes Cunningham, LLC
Craig D. Kennard, P.E., S.E.V.P., Gilmore & Associates, Inc.



Township of New Britain

Office of Fire Marshal

June 8,2022

RE: Fire Marshal review of 396 King Road Permit 2022-12263 sketch drawing
Review By: Randal J. Teschner Fire Marshal

The following is a list of items to be addressed:

1. Roadway should be a minimum of 20 foot including in the cul-de-sac so two trucks can pass
2. Show that a ladder truck can make turn in the cul-de-sac
3. Show that fire trucks can turn into the driveways from both the lane and cul-de-sac