

March 23, 2023

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

**& R.L. Showalter
Associates, Inc.**

*Butler's Mill Corporate Center
116 East Butler Avenue
Post Office Box 95
Chalfont, Pennsylvania 18914
(215) 822-2990
FAX: (215) 822-5684
EMAIL: rlshow@aol.com*



Attention: Matt West, Township Manager

**Reference: Nolen Development Group Revised Sketch Plan
505 West Butler Avenue, Chalfont
TMP: 26-006-096
R.L. Showalter & Associates Job Number 2016-083B**

Dear Mr. West:

On behalf of our client, Nolen Development Group, please find enclosed the following items in support of an application for a Sketch Plan review:

1. (2) Copies – 24x36 Sketch Plan, 3 Sheets, last revised 03/22/2023
2. (2) Copies - Existing Features and Tree Location Plan prepared by Robert Blue Engineers, last revised 10/03/1989
3. (2) Copies – ALTA Survey for Nolen Development Group LLC prepared by R.L. Showalter & Associates, Inc, dated December 1, 2021.
4. (2) Copies – Truck Turning Templates
5. PDF of all Documents and Plans sent via email

We offer the following responses to the Gilmore & Associates, Inc. Sketch Plan review dated December 7, 2022:

A. Zoning Ordinance

1. The Zoning Data has been revised to denote a J25b Self-Storage Warehouse Building as the existing/proposed use.
2. The Zoning Data table has been revised. The proposed building footprint is 87,182 SF and a variance is required. The applicant intends to submit an application to the Zoning Hearing Board after this Sketch Plan has been reviewed by the Board of Supervisors.
3. The Zoning Data table has been updated to include the requirements for both the J25b use and the C-2 district.
4. Impervious Surfaces – The applicant is proposing to decrease the impervious from 65.5% to 59.9%.
 - a. The location of the asphalt being removed is now crosshatched on the plan. See Sheet 2. The areas have been updated in the Impervious Surface Calculations on Sheet 1.
 - b. The location and area of concrete being removed is now also shown more clearly on the plan and in the impervious calculations. The concrete to be removed includes existing sidewalk in the area of the addition and existing curbing in the area of the parking lot to be removed.
 - c. Portions of the unused parking lot are proposed to be restored to green space as suggested.
5. The Zoning Data has been updated to include the Butler Avenue Overlay District.
6. Woodland Disturbance:
 - a. A copy of the Existing Features and Tree Location Plan prepared by Robert Blue Engineers is enclosed. The original woodlands total was 3.12 acres, requiring 50% (1.56 acres) to remain. The applicant is proposing to maintain the minimum

- area of woodlands of 1.56 acres. See resource protection calculations and Woodlands Notes on Sheet 2. No variance is required.
- b. The natural resource calculations on Sheet 2 have been revised to indicate a 50% protection ratio for the C-2 District. The “existing” acreage of woodlands from 1989 has also been added to the table.
 - c. The limit of the woodlands has been verified and is illustrated on the plans.
 - d. The current ALTA survey is enclosed as requested.
7. The Base Site Area has been updated to account for all easement overlaps.
 8. The traffic improvements provided for the former supermarket use are still in place. Due to the extremely low traffic generated by the current use per the ITE Trip Generation Manual, a revised Trip Generation Letter by a certified Traffic Engineer will be provided under separate cover.
 9. The required quantity of handicap accessible parking spaces are provided, i.e. 3% of what is required for the use. Additional details regarding the elevations and cross slopes for the existing spaces will be provided at the time of the Preliminary Plan submission as needed.

B. Subdivision and Land Development Ordinance (SALDO) Comments

1. The Applicant will work with the North Wales Water Authority and the Chalfont-New Britain Sewage Authority on the required relocation of their respective affected service lines. No DEP Planning Module is necessary as no additional sanitary sewer service is proposed.
2. The Applicant is working with the respective Authorities to relocate affected service lines in addition to the utility easements.
3. The Applicant will meet on-site with the Township Engineer and the Township Public Works Department prior to the Preliminary Plan Application to determine the extent of required repairs to existing curbs, sidewalks, curb ramps and crosswalks.
4. The Applicant is requesting that the Planning Commission and BOS identify their concerns on pedestrian circulation and access at this time, during the Sketch Plan Review.
5. The plan has been revised to address the Fire Marshal review comments and truck turning templates are enclosed. A note has been added to the plan regarding trimming vegetation in the area of the existing emergency access.
6. Additional landscaping as required has been added to the plan. The planting requirements will be incorporated in the Preliminary Plan Application.
 - a. Shade trees have been added to the planting islands where no utility conflicts exist.
 - b. Shade trees have been added to the parking row planting strips spaced at 25 ft where no utility conflicts exist. Shade trees have also been added along the parking area perimeter as recommended.
 - c. Shrubs have been added spaced 5 ft apart along the parking area perimeter as required.
7. A lighting plan will be incorporated in the Preliminary Plan Application.
8. Following all approvals, existing trees to remain will be protected in the field prior to construction. Any vegetation intended to remain that is destroyed will be replaced as required.
9. The Applicant will address the requirements of the Butler Avenue Overlay District with the Preliminary Plan submission as follows:
 - a. Architectural renderings will be presented to the Board and Planning Commission.
 - b. Photos of the current site will be presented to the Board and Planning Commission.
 - c. The proposed addition is less than 150 ft. A waiver will be requested if required.

- d. Street trees are proposed to supplement the existing vegetation along the site frontage. A waiver will be requested to permit the trees to be located behind the sidewalk rather than in the grass strip between the curb and sidewalk.
- e. A 45 ft planting buffer along the rear property line is now depicted and is currently vegetated except in the area of the existing emergency access.
- f. Existing walkways connect the building to both Schoolhouse Road and Butler Avenue. Due to the existing/proposed use, there is no need for additional walkways around the property.
- g. The existing access easement has been added. The applicant will discuss driveway connectivity with the Board and Planning Commission.
- h. The location of a new bicycle rack has been added to the plan adjacent to the building.
- i. A waiver will be requested from the requirement to construct a buffer fence along the ultimate r/w consisting of masonry piers, black fencing, and an evergreen hedge row.
- j. A lighting plan will be incorporated in the Preliminary Plan Application.
- k. Modifications to existing walkways and cross-walks will be completed as required. A waiver will be requested from the requirement to widen the existing 5 ft wide sidewalk to 8 ft wide along Butler Avenue.
- l. A landscaped pocket park has been added to the plan in the vacant ground owned by New Britain Township adjacent to the subject property. This area is currently maintained by the applicant as a condition of previous Township approvals. A waiver will be requested to permit the size of the park to be less than 15% of the net lot area.

C. Stormwater Management Ordinance Comments

1. The Preliminary Plan submission will include the design for the required additional stormwater management facilities.
2. The Preliminary Plan submission will include the calculations for the required additional stormwater management facilities.
3. The existing recorded Stormwater O&M Agreement will be amended to reflect the new plans and BMP's.

If you have any questions regarding these enclosures, please contact our office.

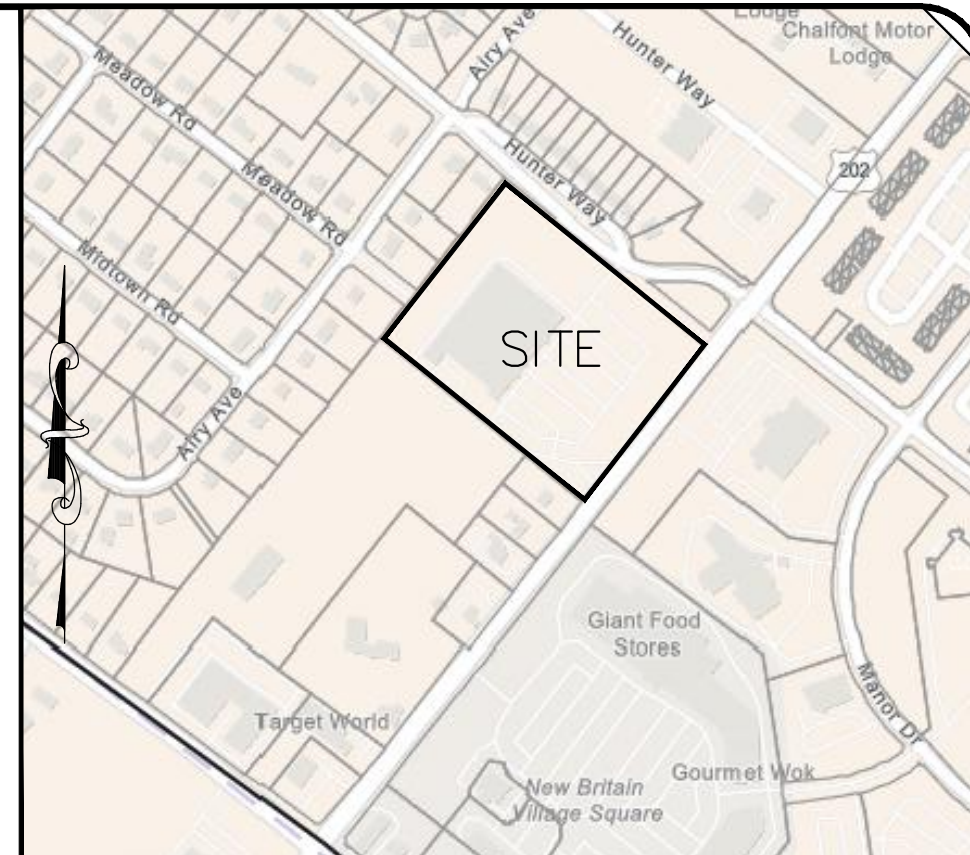
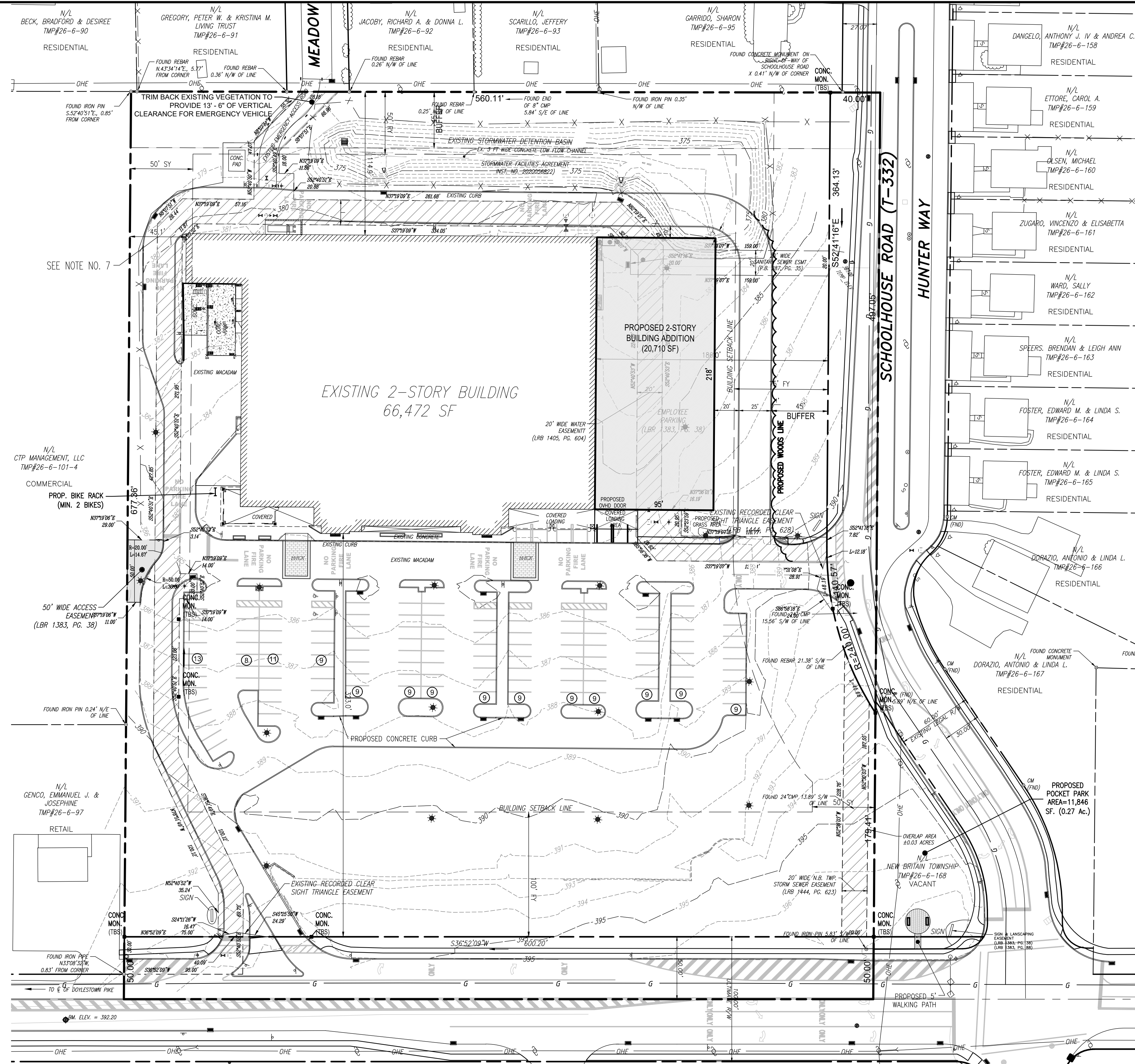
Sincerely,



Rachel Butch, PE
R.L. Showalter & Associates, Inc.
Project Manager

CC: Rick Sudall, Owner/Applicant
William E. Benner, Benner and Wild, Applicants Attorney
David Conroy, New Britain Twp Zoning Officer
Janene Marchand, PE, Gilmore & Associates, Inc.

Printed: 03/24/23 - 2:45 PM. By: jshew. File: F:\DWG\2016\2016-083B - Nolen Bldg Addition\ENGINEERING\2016-083B_PLAN_BLDG_EXPANSION_SKETCH.dwg-01-SKETCH



LOCATION MAP SCALE: 1"=600'

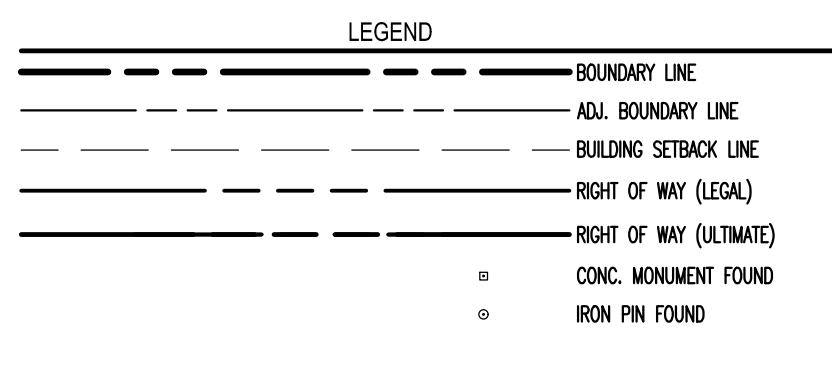
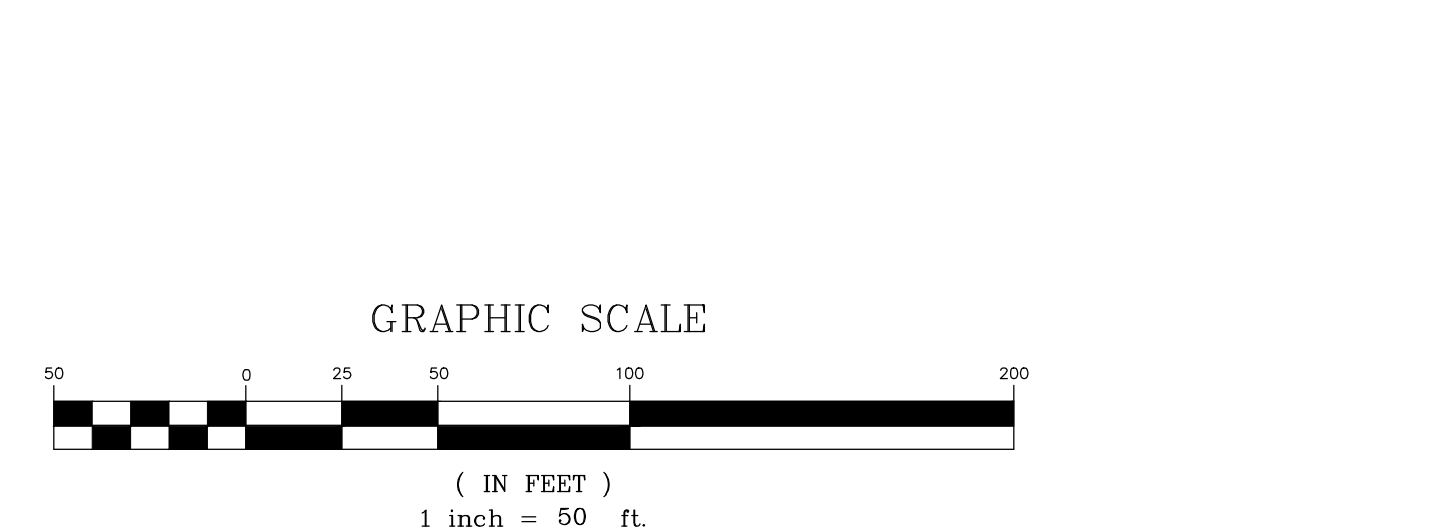
OWNER: 505 WEST BUTLER AVE., LLC... APPLICANT: NOLEN DEVELOPMENT GROUP, LLC... SITE DATA: 505 W. BUTLER AVENUE... ZONING DATA: ZONING DISTRICT: C-2 - COMMERCIAL DISTRICT...

Table with 4 columns: MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, BUILDING SETBACKS. Rows include EXISTING and PROPOSED values for various metrics.

Table with 3 columns: TOTAL AREA W/O OVERLAPS (AC.), TOTAL INDIVIDUAL EASEMENT AREAS (AC.), and BASE SITE AREA. Rows include GROSS SITE AREA, W. BUTLER AVE. ULT. R.O.W. (50'), etc.

Table with 4 columns: IMPERVIOUS SURFACE CALCULATIONS, EXIST. (SF.), EXIST. (TBR), NEW PROPOSED (SF.). Rows include BUILDING, ASPHALT, CONCRETE, and TOTAL AREA.

Table with 4 columns: IMPERVIOUS SURFACE CALCULATIONS, EXIST. (SF.), EXIST. (TBR), NEW PROPOSED (SF.). Rows include BUILDING, ASPHALT, CONCRETE, and TOTAL AREA.



CONDITIONAL USE ORDER, DATED JUNE 5, 2017, GRANTED TO PERMIT J25 SELF STORAGE USE. CONDITIONED UPON THE FOLLOWING: 1. APPLICANT DEVELOPING AND USING THE PROPERTY IN CONFORMITY WITH THE APPLICATION AND THE EVIDENCE PRESENTED AT THE HEARING...

GENERAL NOTES: 1. ULTIMATE RIGHTS-OF-WAYS FOR W. BUTLER PIKE AND SCHOOLHOUSE RD. PREVIOUSLY DEDICATED TO PENNDOT AND NEW BRITAIN TOWNSHIP... 2. FIELD SURVEY PERFORMED BY R.L. SHOWALTER & ASSOCIATES INC. JANUARY-JULY 2017...

PARKING SUMMARY: REQUIRED: 1 SP PER 50 STORAGE UNITS... 1750 UNITS/50 = 35 SPACES... 1 SP PER 5,000 SF GROSS FLOOR AREA... 174,364 SF/5,000 = 35 SPACES...

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL. PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

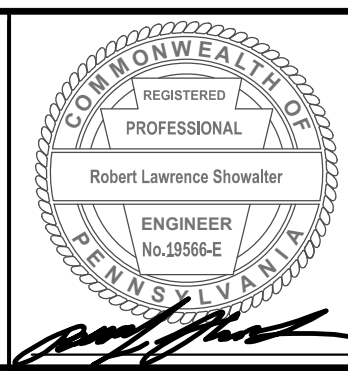
PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT...

REVISIONS table with columns: NO., DATE, COMMENT. Includes entries for 03/22/23 and 01/11/23.

T.M.P. 26-006-096

SKETCH PLAN

R. L. Showalter & Associates, Inc. 116 East Butler Avenue, Chalfont, PA 18914. Includes phone, fax, and email information.

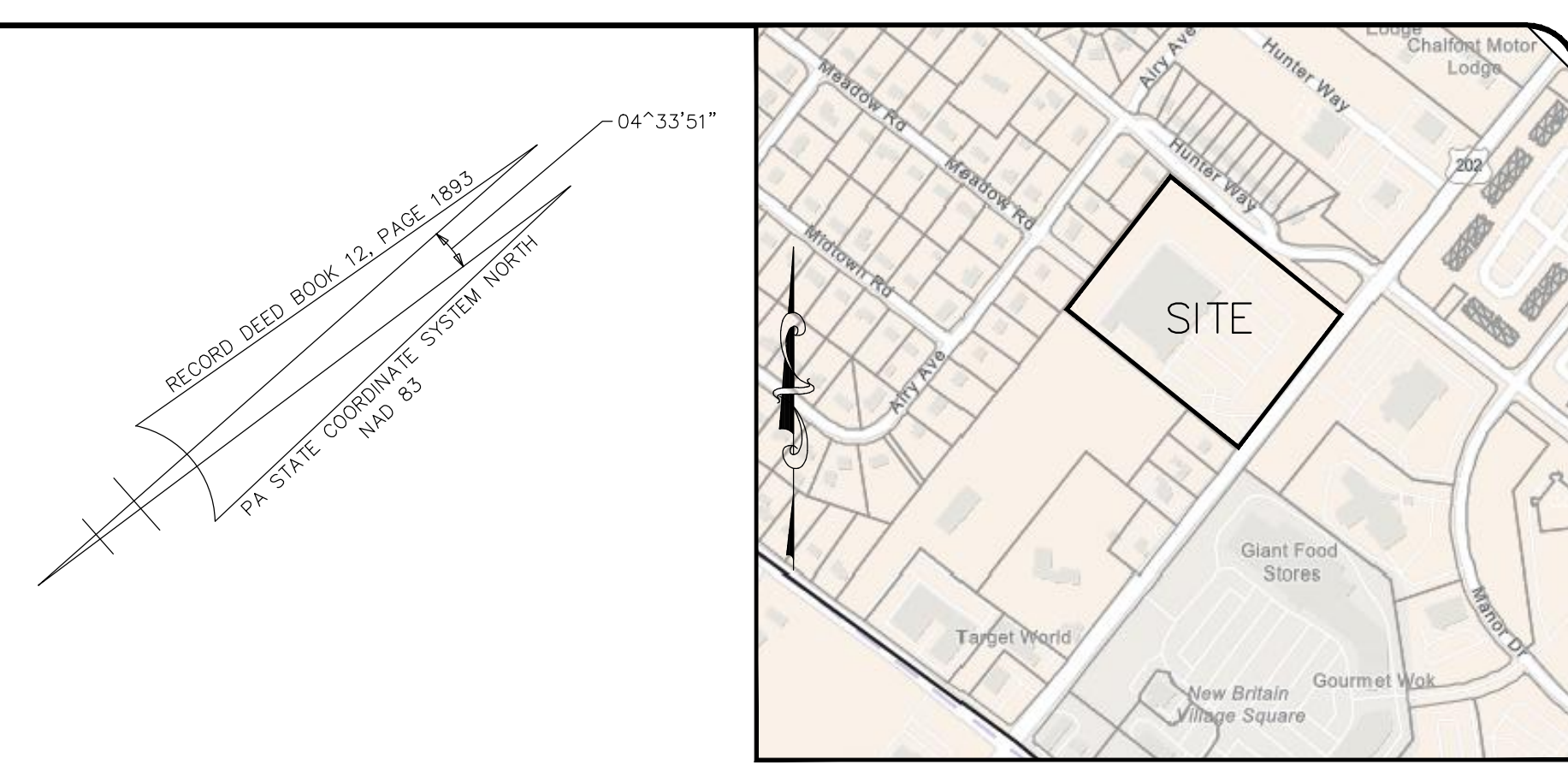
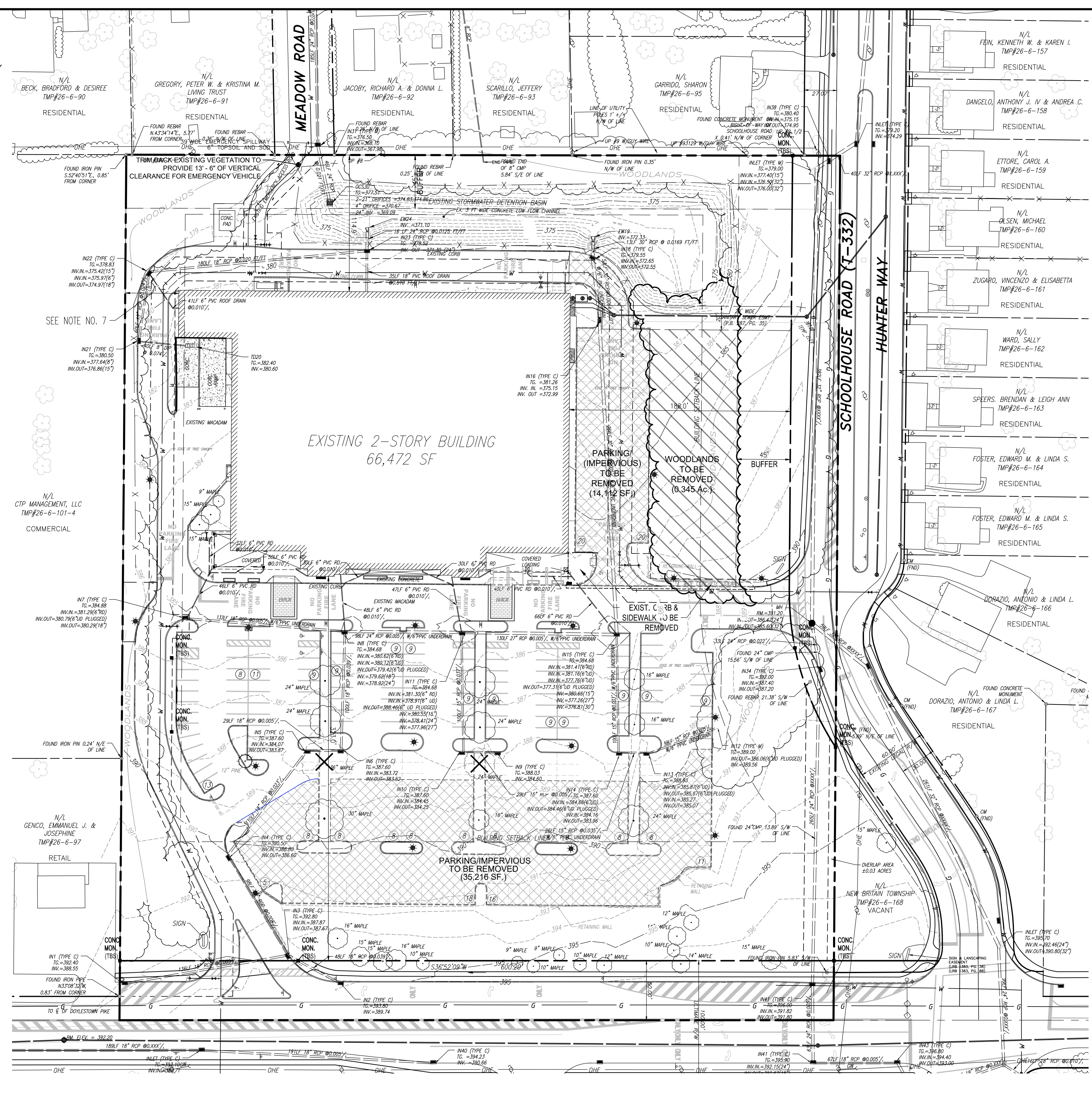


SCALE: 1" = 50' DATE: 10/18/2022 JOB NO.: 2016-083B DRAWN BY: JHS CHECKED BY: RLB SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA PREPARED FOR: NOLEN DEVELOPMENT GROUP LLC. 70 EAST LANCASTER AVE. FRAZER, PA 19355

SHEET 1 OF 3

NOTES:

- TOPOGRAPHY BASED ON PHOTOGRAMMETRIC METHODS BY ADR ASSOCIATES IN MARCH 1996. THE HORIZONTAL DATUM IS NAD 1983 AND THE VERTICAL DATUM IS NAD 1988. EXISTING UTILITY TIE-IN CONNECTIONS HAVE BEEN AS-BUILT BY SURVEY METHODS BY TAYLOR, WISEMAN & TAYLOR APRIL 1996.
- OUTBOUND INFORMATION TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY TAYLOR, WISEMAN AND TAYLOR DWG. 354-75018 DATED APRIL 1996.
- DRAINAGE WAY DELINEATED BY ENVIRONMENTAL RESOLUTIONS, INC. FIELD LOCATED BY TAYLOR, WISEMAN AND TAYLOR APRIL 1996.
- LOCATION OF POSSIBLE FUTURE 50' WIDE ACCESS TO THE BENEFIT OF NEW BRITAIN TOWNSHIP PURSUANT TO SEPARATE AGREEMENT.
- ADDITIONAL TOPOGRAPHY AND FIELD SURVEYING PERFORMED BY R.L. SHOWALTER & ASSOCIATES INC. JANUARY-JULY 2017.
- BENCHMARK - R.L. SHOWALTER 2017 SURVEY; BM: SANITARY MANHOLE - W. BUTLER AVE. ELEVATION = 392.20



LOCATION MAP
SCALE: 1"=600'

OWNER
505 WEST BUTLER AVE., LLC
70 EAST LANCASTER AVE.
FRAZER, PA 19355

APPLICANT
NOLEN DEVELOPMENT GROUP, LLC
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SITE DATA
505 W. BUTLER AVENUE
CHAUFONT, PA 18914-2218
TMP# 26-006-096
INSTRUMENT# 2017018150

W. BUTLER AVENUE:
CLASSIFICATION = ARTERIAL STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 100 FT
POSTED SPEED LIMIT = 45 MPH

SCHOOLHOUSE ROAD:
CLASSIFICATION = MAJOR COLLECTOR STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 80 FT
POSTED SPEED LIMIT = 35 MPH

GROSS SITE AREA = 436,250 S.F. (10.015 AC.)
BASE SITE AREA = 350,005 S.F. (8.035 AC.)
EXISTING IMPERVIOUS COVERAGE (PER BSA) = 465.6%
EXISTING BUILDING COVERAGE (PER BSA) = 19.07%
*EXISTING NON-CONFORMITY

SITE CAPACITY CALCULATIONS FOR EXISTING TMP# 26-006-096 (\$27-2402)

A. GROSS SITE AREA: 10,015 AC

	TOTAL AREA W/O OVERLAPS (AC)	TOTAL INDIVIDUAL EASEMENT AREAS (AC)
GROSS SITE AREA	10.015	10.015
W. BUTLER AVE. ULT. R.O.W. (50')	0.689	0.689
W. BUTLER AVE. CLEAR-SIGHT TRIANGLE:	0.002	0.002
SCHOOLHOUSE RD. ULT. R.O.W. (40')	0.417	0.417
SCHOOLHOUSE RD. CLEAR SITE TRIANGLE:	0.005	0.005
EX. N.B. TWP. STORM SEWER EASEMENT:	0.095	0.095
EX. NWVA WATER SEWER EASEMENT:	0.677	0.766
EX. ACCESS EASEMENT:	0.022	0.022
EX. SAN SEWER EASEMENT:	0.073	0.073
BASE SITE AREA:	8.035	

B. BASE SITE AREA: 8.035 AC

C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND:

NATURAL RESOURCES	PROTECTION RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (AC X PROTECTION RATIO)	ACRES OF LAND TO BE DISTURBED
WATERCOURSES	1.00	0.000 AC	0.000 AC	0.000 AC
RIPARIAN BUFFER	1.00	0.000 AC	0.000 AC	0.000 AC
FLOODPLAIN	1.00	0.000 AC	0.000 AC	0.000 AC
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0.000 AC	0.000 AC	0.000 AC
WETLANDS	1.00	0.000 AC	0.000 AC	0.000 AC
LAKES OR PONDS	1.00	0.000 AC	0.000 AC	0.000 AC
WOODLANDS	0.50	1.904 AC	0.952 AC	1.559 AC*
STEEP SLOPES (8% TO 15%)	0.60	0.000 AC	0.000 AC	0.000 AC
STEEP SLOPES (15% TO 25%)	0.70	0.000 AC	0.000 AC	0.000 AC
STEEP SLOPES (25%+)	0.85	0.000 AC	0.000 AC	0.000 AC
TOTAL LAND WITH RESOURCE RESTRICTIONS		1.904 AC	1.559 AC	0.345 AC
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTIONS		0.000 AC	0.000 AC	0.000 AC
TOTAL RESOURCE PROTECTION LAND REQUIRED			1.559 AC	0.000 AC
TOTAL RESOURCE PROTECTION LAND PROVIDED			1.559 AC	0.000 AC
TOTAL DISTURBED RESOURCES				0.345 AC

*SEE WOODLANDS NOTES

D. MINIMUM OPEN SPACE:
BASE SITE AREA: 8.035 AC
MULTIPLY BY MINIMUM OPEN SPACE RATIO: 0 AC (N/A IN C-2 DISTRICT)

E. REQUIRED OPEN SPACE:
GREATER OF EITHER:
TOTAL OF THE RESOURCE PROTECTION LAND WITH A 1.00 PROTECTION RATIO
MINIMUM OPEN SPACE: 0

F. NET BUILDABLE SITE AREA:
BASE SITE AREA: 8.035 AC
SUBTRACT REQUIRED OPEN SPACE: 0
NET BUILDABLE SITE AREA: +8.035 AC

G. NUMBER OF DWELLING UNITS/SLOTS:
MAXIMUM DENSITY: (N/A IN C-2 DISTRICT)

H. IMPERVIOUS SURFACES:
RATIO BASE SITE AREA: 8.035 AC
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO: 59%
WOODLANDS TO BE REMOVED IMPERVIOUS SURFACE: 8.035 AC X 0.55 = 4.419 AC (EXISTING NON-CONFORMING)

LEGEND

- BOUNDARY LINE
- ADJ. BOUNDARY LINE
- BUILDING SETBACK LINE
- RIGHT OF WAY (LEGAL)
- RIGHT OF WAY (ULTIMATE/LEGAL)
- CONTOUR INDEX
- CONTOUR INTERVAL
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- OVERHEAD ELECTRIC
- SOILS
- CONC. MONUMENT FOUND
- IRON PIN FOUND
- HYDRANT
- INLET
- SANITARY MANHOLE
- UTILITY POLE
- WATER VALVE

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R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENTS
03/22/23	REV. PER GILMORE LTR. DATED 12/07/22	
01/11/23	REV. PER FIRE MARSHAL LTR. DATED 12/07/22	

REVISIONS

EXISTING FEATURES PLAN

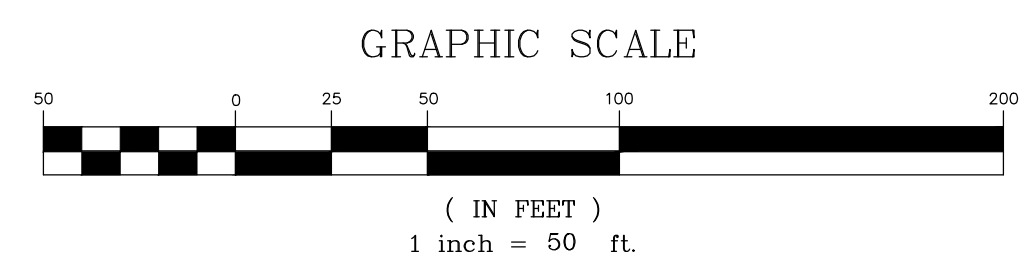
R. L. Showalter & Associates, Inc.
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FAX (215) 822-5684
https://rlshowalter.com
Email: Rshow@rl.com



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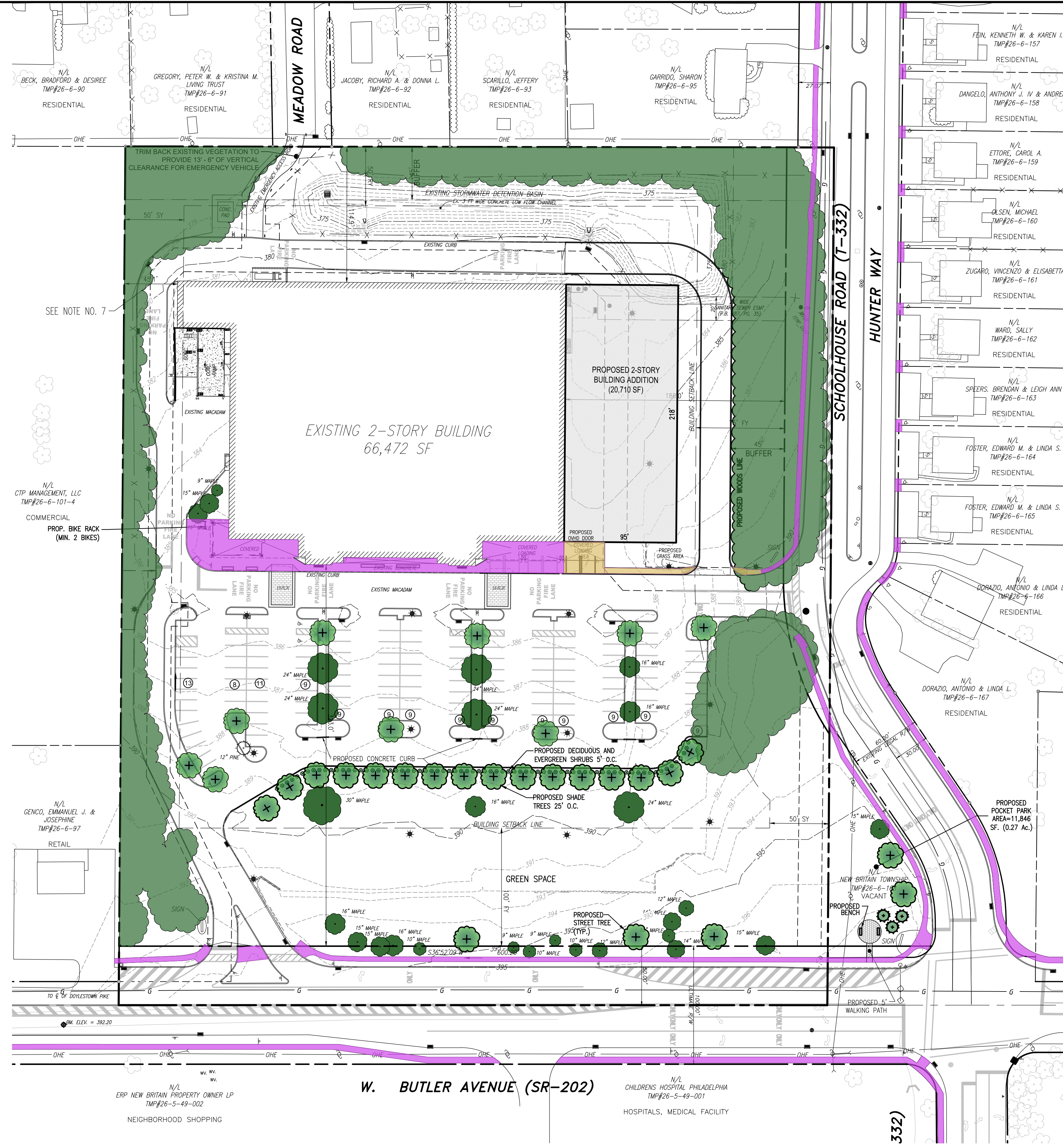
SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PREPARED FOR:
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70 EAST LANCASTER AVE.
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SHEET
2 OF 3

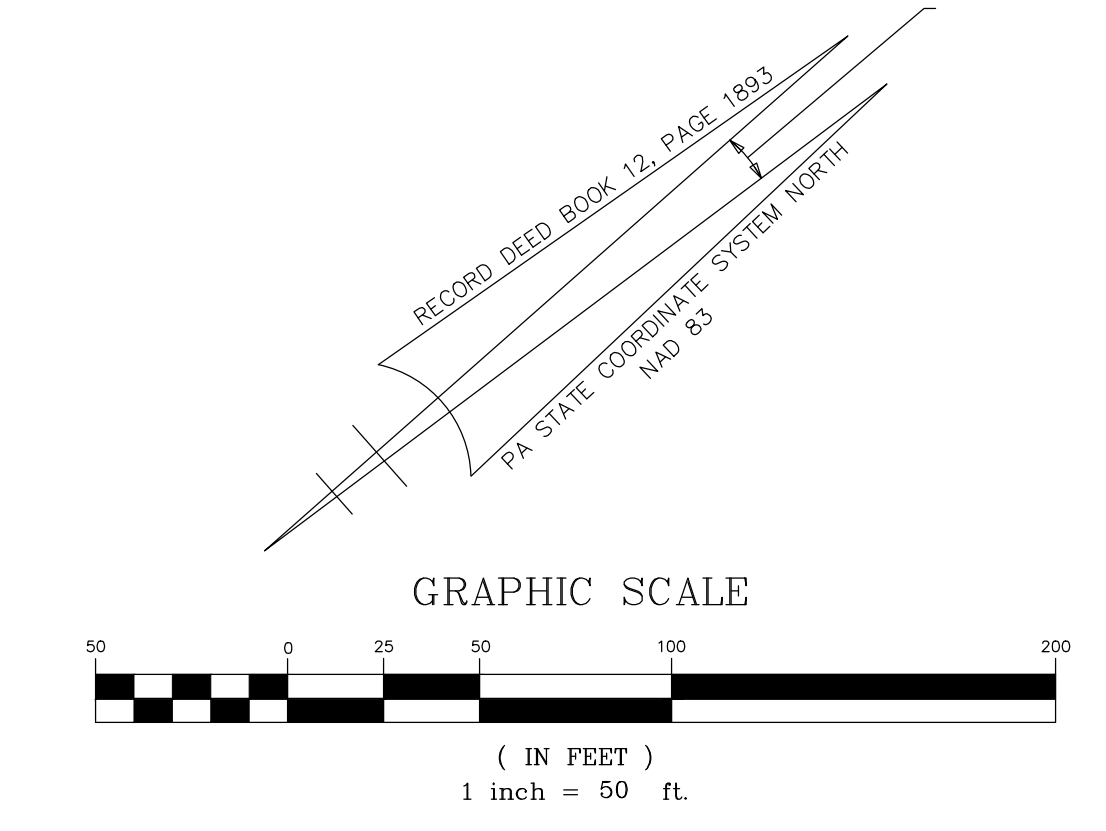


CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

Planfile: 03/24/23 - 2:00 PM, By: jshewer
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LEGEND	
---	BOUNDARY LINE
---	ADJ. BOUNDARY LINE
---	BUILDING SETBACK LINE
---	RIGHT OF WAY (LEGAL)
---	RIGHT OF WAY (ULTIMATE/LEGAL)
---	CONTOUR INDEX
---	CONTOUR INTERVAL
---	SANITARY SEWER
---	STORM SEWER
---	WATER MAIN
---	GAS MAIN
---	OVERHEAD ELECTRIC
---	SOILS
---	CONC. MONUMENT FOUND
---	IRON PIN FOUND
---	HYDRANT
---	INLET
---	SANITARY MANHOLE
---	UTILITY POLE
---	WATER VALVE
---	10" MAPLE
---	TREE (DECIDUOUS)



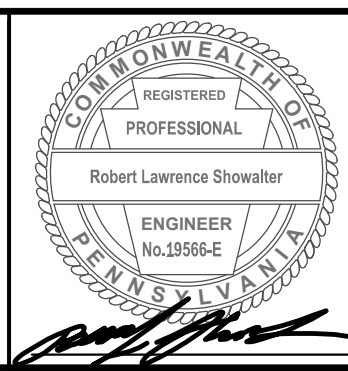
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LANDSCAPING PLAN

R. L. Showalter & Associates, Inc.
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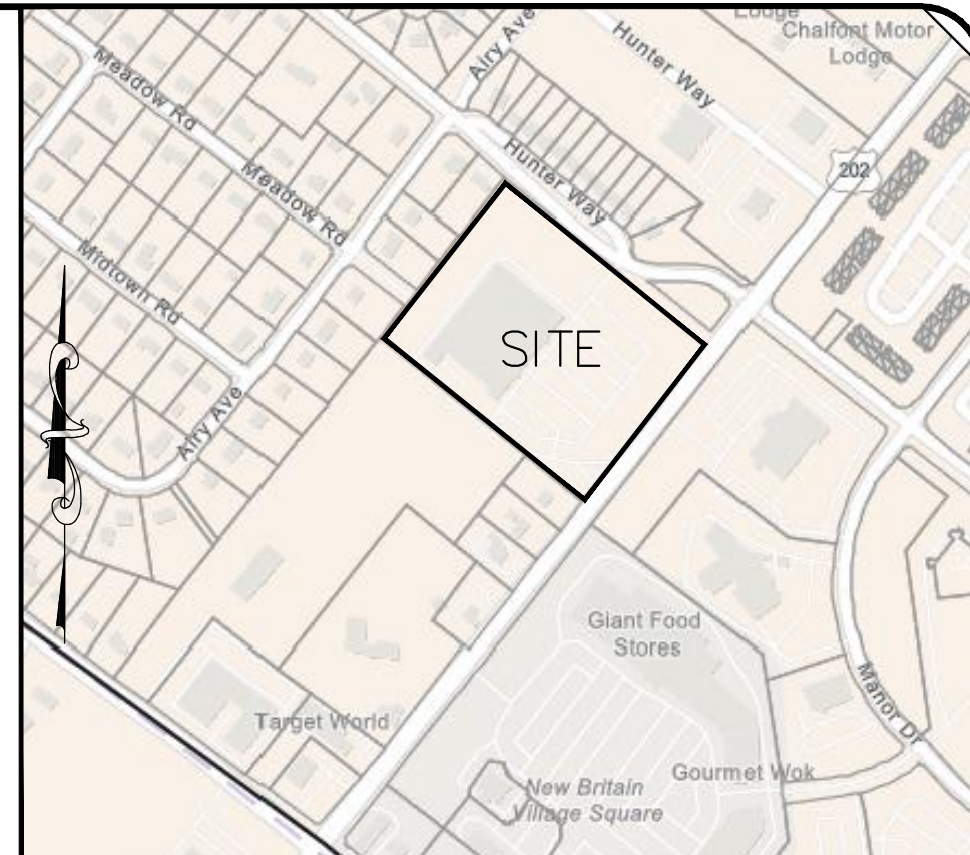
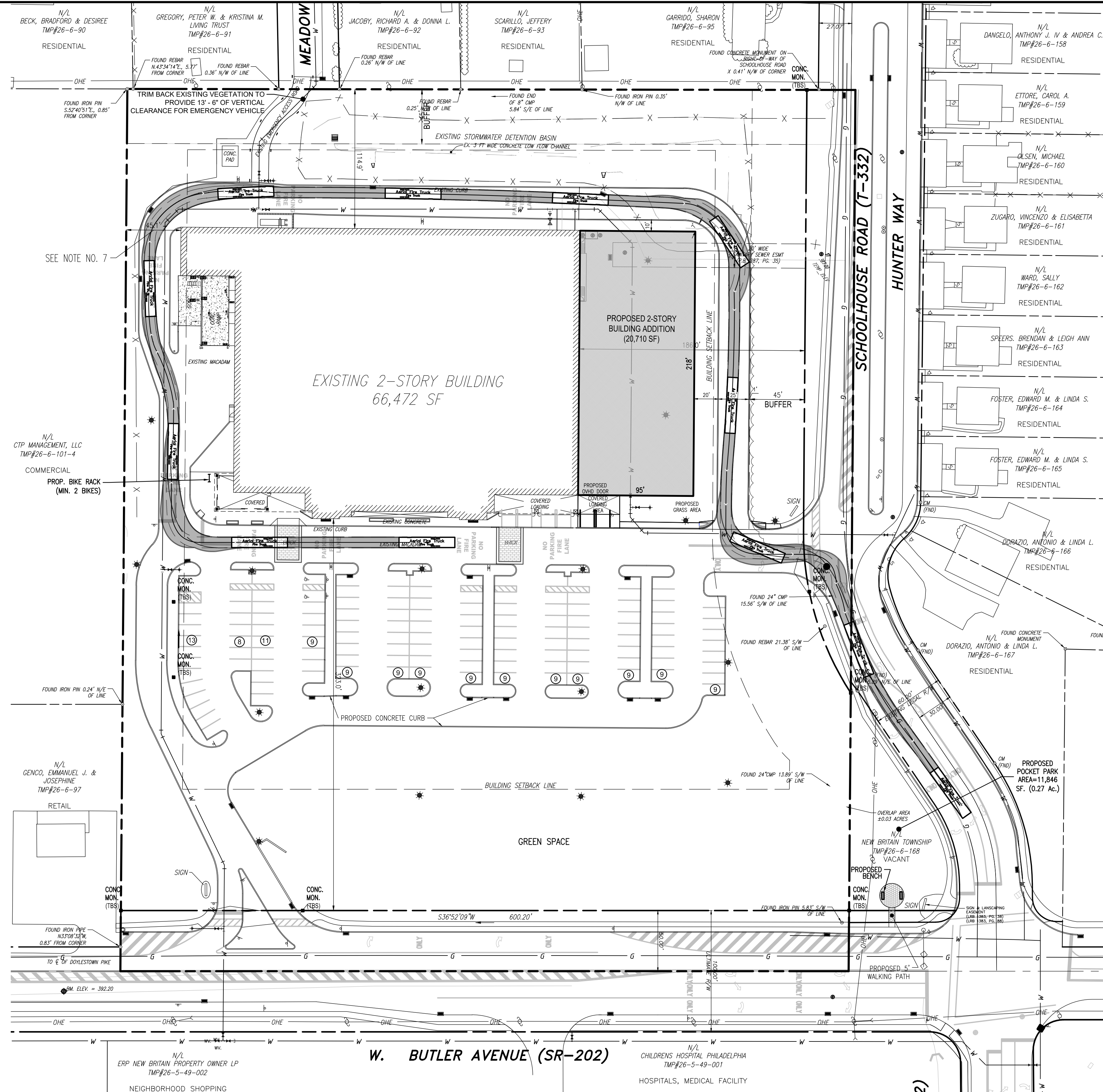


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SHEET
3 OF 3

Printed: 03/24/23 - 1:31 PM, By: jshel
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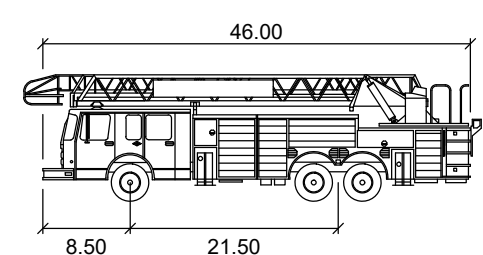


LOCATION MAP
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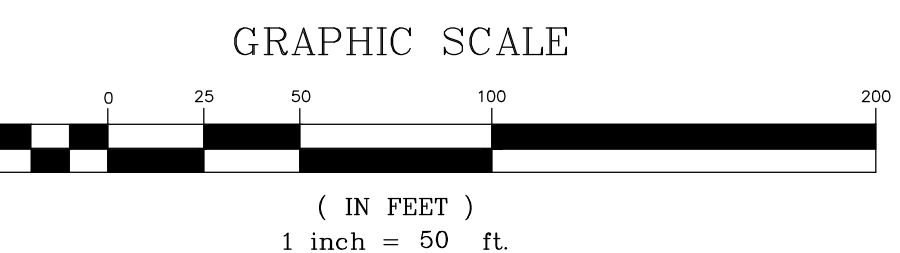
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70 EAST LANCASTER AVE.
FRAZER, PA 19355

SITE DATA
505 W. BUTLER AVENUE
CHAFFONT, PA 18914-2218
TMP# 26-006-096
INSTRUMENT# 2017018150
GROSS SITE AREA = 436,290 S.F. (10.015 AC.)
BASE SITE AREA = 350,005 S.F. (8.035 AC.)



Aerial Fire Truck

Width	8.50
Track	9.00
Lock to Lock Time	6.0
Steering Angle	40.0



LEGEND

---	BOUNDARY LINE
- - -	ADJ. BOUNDARY LINE
- - - -	BUILDING SETBACK LINE
- - - - -	RIGHT OF WAY (LEGAL)
- - - - -	RIGHT OF WAY (ULTIMATE)
■	CONC. MONUMENT FOUND
○	IRON PIN FOUND

CONDITIONAL USE ORDER, DATED JUNE 5, 2017, GRANTED TO PERMIT J25 SELF STORAGE USE

CONDITIONED UPON THE FOLLOWING:

1. APPLICANT DEVELOPING AND USING THE PROPERTY IN CONFORMITY WITH THE APPLICATION AND THE EVIDENCE PRESENTED AT THE HEARING;
2. APPLICANT FULLY ADDRESSING AND COMPLYING WITH ALL THE COMMENTS IN THE GILMORE & ASSOCIATES LETTER OF APRIL 19, 2017;
3. APPLICANT FULLY ADDRESSING AND COMPLYING WITH ALL OF THE RECOMMENDATIONS OF THE TOWNSHIP PLANNING COMMISSION SET FORTH IN THE MINUTES OF THE APRIL 25, 2017 PLANNING COMMISSION MEETING;
4. APPLICANT PLANTING TREES TO FILL IN THE MISSING STREET TREES ALONG THE ROAD FRONTAGE OF THE PROPERTY TO THE SATISFACTION OF THE TOWNSHIP ENGINEER; AND
5. APPLICANT REPAIRING, RENOVATING, MAINTAINING, AND USING THE EXISTING STORMWATER MANAGEMENT FACILITIES LOCATED UPON THE PROPERTY AND SERVING THE IMPROVEMENTS TO THE PROPERTY TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

GENERAL NOTES:

1. ULTIMATE RIGHTS-OF-WAYS FOR W. BUTLER PIKE AND SCHOOLHOUSE RD. PREVIOUSLY DEDICATED TO PENNDOT AND NEW BRITAIN TOWNSHIP. NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS OFFERED OR REQUIRED.
2. FIELD SURVEY PERFORMED BY R.L. SHOWALTER & ASSOCIATES INC. JANUARY-JULY 2017.
3. PROPERTY WILL CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER.
4. APPLICANT/OWNER SHALL MAINTAIN CLEAR LINES OF SIGHT FROM DRIVEWAY ACCESS POINTS IN AREAS IDENTIFIED ON PLAN AS EXISTING RECORDED CLEAR SIGHT TRIANGLE EASEMENTS.

REFERENCE PLANS:

1. RECORD PLAN FOR ACME-STORE NO. 22-1596, PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED MAY 15, 1996.
2. ALTA SURVEY FOR NOLEN DEVELOPMENT GROUP, LLC, PREPARED BY R.L. SHOWALTER & ASSOCIATES, DATED DECEMBER 1, 2021.

PARKING SUMMARY:

REQUIRED:	1750 UNITS/50 = 35 SPACES
1 SP PER 50 STORAGE UNITS	
OR	174,364 SF/5,000 = 35 SPACES
1 SP PER 5,000 SF GROSS FLOOR AREA	
PLUS	
1 SP PER EMPLOYEE	2 EMPLOYEES MAX = 2 SPACES
37 SPACES	
TOTAL PROPOSED	131 SPACES (170 TO BE REMOVED)
TOTAL BICYCLE SPACES PROPOSED	5% OF REQUIRED PARKING SPACES
	37 x 0.05 = 2 BICYCLE SPACES

ADA SPACES REQUIRED: 3% x 37 SPACES REQ'D. PER USE = 2
ADA SPACES PROPOSED: 2 SPACES

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, EMPLOYEES AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

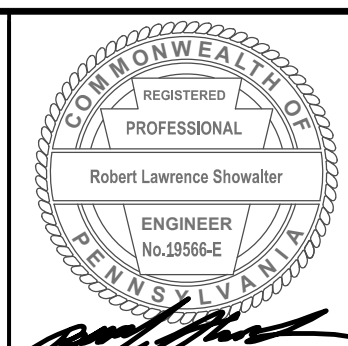
NO.	DATE	COMMENT
1	03/22/23	REV. PER GILMORE LTR. DATED 12/07/22
2	01/11/23	REV. PER FIRE MARSHAL LTR. DATED 12/07/22

REVISIONS

T.M.P. 26-006-096

FIRETRUCK CIRCULATION PLAN

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chaffont, PA 18914
(215) 822-2990
FAX (215) 822-2684
https://rshowalter.com
Email: rshow@ral.com



SCALE: 1" = 50'
DATE: 10/18/2022
JOB NO.: 2016-083B
DRAWN BY: JHS
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PREPARED FOR:
NOLEN DEVELOPMENT GROUP LLC.
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SHEET
1 OF 1

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL THOSE TWO CERTAIN contiguous tracts of land described together as one tract, situate in the Township of New Britain, County of Bucks and State of Pennsylvania, according to a Plan and Survey made by Stanley F. Moyer, Registered Surveyor, dated March 12, 1947 and revised August 8, 1947 as follows, to wit:

BEGINNING at a point in the center line of Doylestown Pike, U.S. Route 202 at the distance of 1205.22 feet measured on a line bearing North 41 degrees 26 minutes East from a point at the intersection of the said Doylestown Pike with the center line of County Line Road (both roads 40 feet wide); thence extending along the said center line of Doylestown Pike North 41 degrees 26 minutes East 600.00 feet to a point, a corner in the center line of a public road (33 feet wide); thence extending along the center line of the said public road, North 48 degrees 07 minutes West, 726.02 feet to an iron pin in said road, a corner; thence extending along land now or late of Robert E. Doane, South 41 degrees 26 minutes West, 600.00 feet to an iron pin, a corner in said land; thence extending along the same, South 48 degrees 07 minutes East, crossing over an iron pin and the Northwest side of the said Doylestown Pike, 726.02 feet to the first mentioned point and place of BEGINNING.

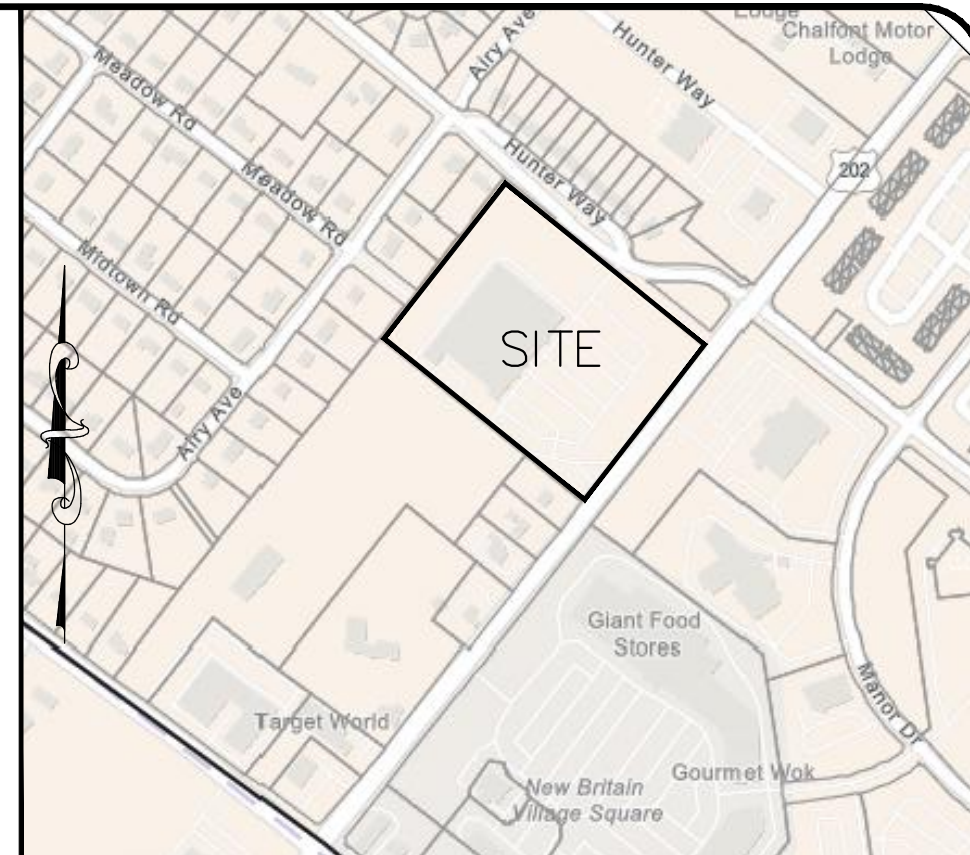
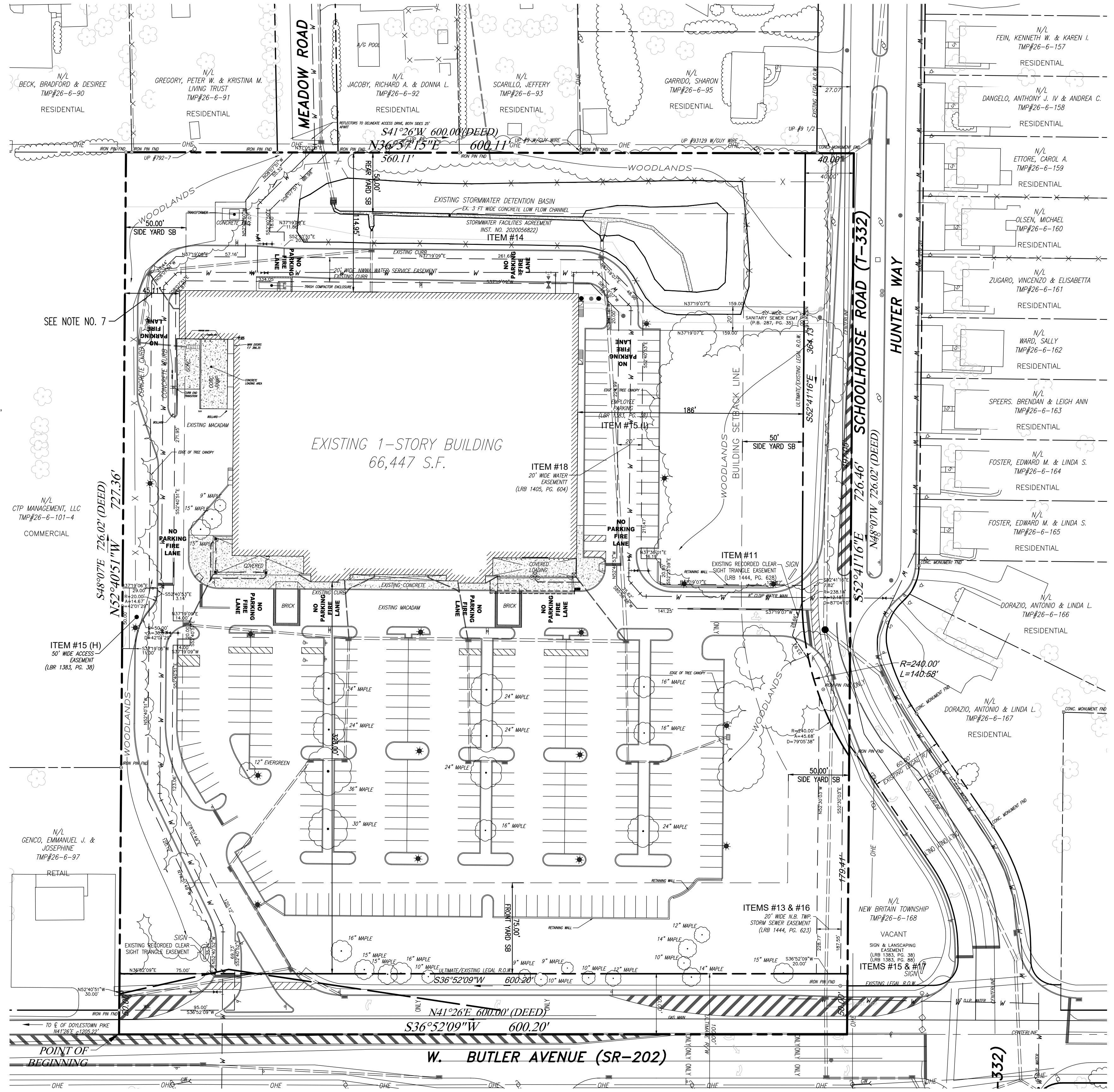
BEING known and numbered as Tracts 2 and 3 on the said above mentioned Plan.

TOGETHER with the benefit of those certain terms and conditions of Sign and Landscaping Easements recorded in Land Record Books 1383, Page 78, and 1383, Page 88.

EXCEPTING THEREFROM, PREMISES which American Stores Properties, Inc., a Delaware Corporation conveyed to the Township of New Britain, a Township of the Second Class, by deed dated August 14, 1997 and recorded on May 7, 2009 in Record Book 6084, Page 2217.

SCHEDULE 'B' - PART II EXCEPTIONS

- Subject to the legal operation and effect of the set-back lines, plan notes, easements, conditions and encumbrances as shown on Subdivision Plan Book 256, Page 27, and Subdivision Plan Book 287, Page 35. Release, Abandonment and Termination of Land Development Plan as in Land Record Book 1384, Page 1276.
Plan Book 287, Page 35 - It's location is shown, Land Record Book 1384, Page 1276 - It is blank in nature.
- Subject to restrictions as set forth in Deed Book 876, Page 192; and in Instrument No. 2017018150, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant or restriction (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
Deed Book 876, Page 192 - It is blank in nature. Instrument No. 2017018150 - It is blank in nature.
- Subject to Declaration of Covenants, Conditions and Restrictions as set forth in Land Record Book 1444, Page 628.
Land Record Book 1444, Page 628 - It's location is shown.
- Subject to Covenants as set forth in Land Record Book 5029, Page 2094.
Land Record Book 5029, Page 2094 - It is blank in nature.
- Subject to Declaration of Easement as set forth in Land Record Book 1444, Page 623.
Land Record Book 1444, Page 623 - It's location is shown.
- Subject to Stormwater Facilities Operation and Maintenance Agreement as set forth in Instrument No. 2020056822.
INSTRUMENT NO. 2020056822 - It's location is shown.
- Subject to Development Agreement, American Stores Properties Inc., recorded in Land Record Book 1383, Page 38.
Sign & Landscape Easement - It's location is shown. Resolution 97-04 (H) - 50' Access Easement - It's location is shown. Resolution 97-04 (I) - Employee Parking Area - It's location is shown.
- Subject to Storm Drainage Easement as set forth in Land Record Book 1444, Page 623.
Land Record Book 1444, Page 623 - It's location is shown.
- Subject to Sign and Landscaping Easement as set forth in Land Record Book 1383, Page 38; and Land Record Book 1383, Page 88.
Land Record Book 1383, Page 38 - It's location is shown. Land Record Book 1383, Page 88 - It's location is shown.
- Subject to Deed of Dedication of Public Water Line Easement as set forth in Land Record Book 1405, Page 604. Exhibit thereto recorded in Plan Book 287, Page 95.
- It's location is shown.



LOCATION MAP
SCALE: 1"=600'

OWNER
505 WEST BUTLER AVE, LLC
70 EAST LANCASTER AVENUE
PHILADELPHIA, PENNSYLVANIA 19355

SITE DATA:
505 W. BUTLER AVENUE
CHAUFONT, PA 18914-2218
TMP# 26-006-096
INSTRUMENT# 2017018150
GROSS SITE AREA = 436,250 S.F. (10.015 AC.)
BASE SITE AREA = 350,182 S.F. (8.039 AC.)
EXISTING IMPERVIOUS COVERAGE (PER BSA) = 155.24%
EXISTING BUILDING COVERAGE (PER BSA) = 18.98%

W. BUTLER AVENUE:
CLASSIFICATION: ARTERIAL STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 100 FT
POSTED SPEED LIMIT = 45 MPH

SCHOOLHOUSE ROAD:
CLASSIFICATION: MAJOR COLLECTOR STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 80 FT
POSTED SPEED LIMIT = 35 MPH
*EXISTING NON-CONFORMITY

ZONING DATA:
ZONING DISTRICTS: C-2 COMMERCIAL
EXISTING USE: J-25 SELF STORAGE

MINIMUM LOT SIZE:	3 ac	8.9 ac
MINIMUM LOT WIDTH:	400 FEET	593 FEET
MINIMUM LOT DEPTH:	200 FEET	680 FEET
MAXIMUM BLDG COVERAGE:	35%	17%
MAXIMUM IMPERVIOUS SURFACE:	65%	60%
MINIMUM FRONT YARD (HWY) (OTHER):	100 FEET	325 FEET
MINIMUM SIDE YARD:	50 FEET	185 FEET
MINIMUM BUFFER TO RES. ZONING:	25 FEET	40 FEET
MINIMUM PARKING SETBACK: (FRONT) (SIDE / REAR):	10 FEET	10 FEET
MAXIMUM BLDG HEIGHT:	35 FEET	< 35 FEET

* PARKING REQ'D (REG) (HC)
26 265
2 2

SITE SUMMARY
NET AREA - 8.9 ac
BLDG AREA - 66,447 SF

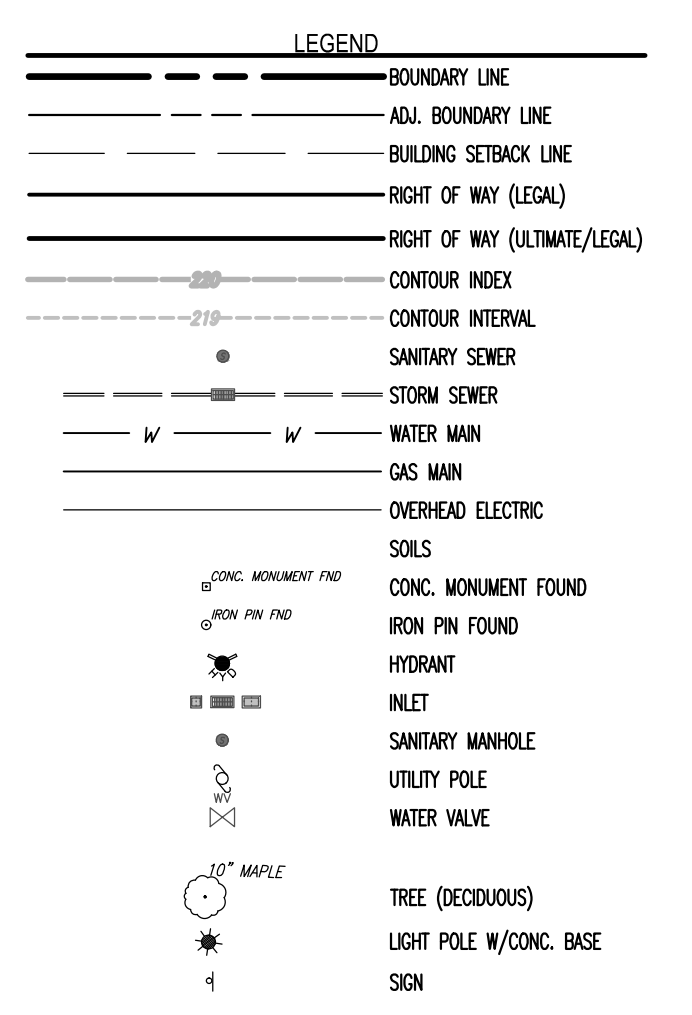
GREEN SPACE TO ULTIMATE R/W 35% 40%

- PER 2017 NTB APPROVAL FOR THE J-25 USE

- NOTES:**
- THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
 - THE MEASUREMENTS AS SHOWN HEREON ARE TO UNITED STATES STANDARDS AND ARE IN U.S. SURVEY FEET.
 - A TITLE COMMITMENT AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT: CERRADO ABSTRACT, LLC, ISSUING OFFICE FILE NO. CA21-80021, COMMITMENT DATE: OCTOBER 1, 2021 HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, GOVERNMENTAL JURISDICTIONAL AREAS, PLATS, MAPS, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARY(S) AND/OR USE OF THE SUBJECT PROPERTY.
 - THE VISIBLE, ABOVEGROUND ENCROACHMENTS ARE AS SHOWN.
 - ONLY THE ABOVEGROUND, VISIBLE UTILITIES HAVE BEEN FIELD LOCATED AND SHOWN HEREON.
 - REFERENCES:
(A) TITLE COMMITMENT AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT: CERRADO ABSTRACT, LLC, ISSUING OFFICE FILE NO. CA21-80021, COMMITMENT DATE: OCTOBER 1, 2021 AND UNDERLYING INSTRUMENTS REFERENCED WITHIN.
(B) EXISTING FIELD MONUMENTATION.
 - THERE APPEARS TO BE A CONFLICT WITHIN THE ZONING ORDINANCE, THE SIDE YARD SETBACK FOR THE C-2 ZONING DESIGNATION UNDER WHICH THE BUILDING WAS BUILT IN 1998 IS 25 FEET, THE SIDE YARD SETBACK FOR THE 2017 J-25 USE ZONING AMENDMENT IS 50 FEET.

SURVEYOR'S CERTIFICATION
To: TriState Capital Bank, Fidelity National Title Insurance Company and 505 West Butler Ave. LLC, a Pennsylvania Limited Liability Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 4, 7(b)(1), 8, 11(b) and 13 of Table A thereof. The fieldwork was completed on November 12, 2021.

Robert L. Showalter 12/01/2021
DATE
PLS No. SU-1117-A



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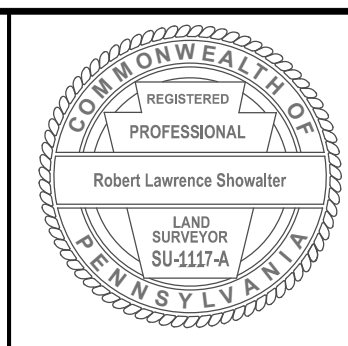
R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT	REVISIONS

T.M.P. #26-006-096

ALTA/NSPS LAND TITLE SURVEY

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chaufont, PA 18914
(215) 822-2990
FAX (215) 822-5684
https://rlshowalter.com
Email: rshow@rl.com

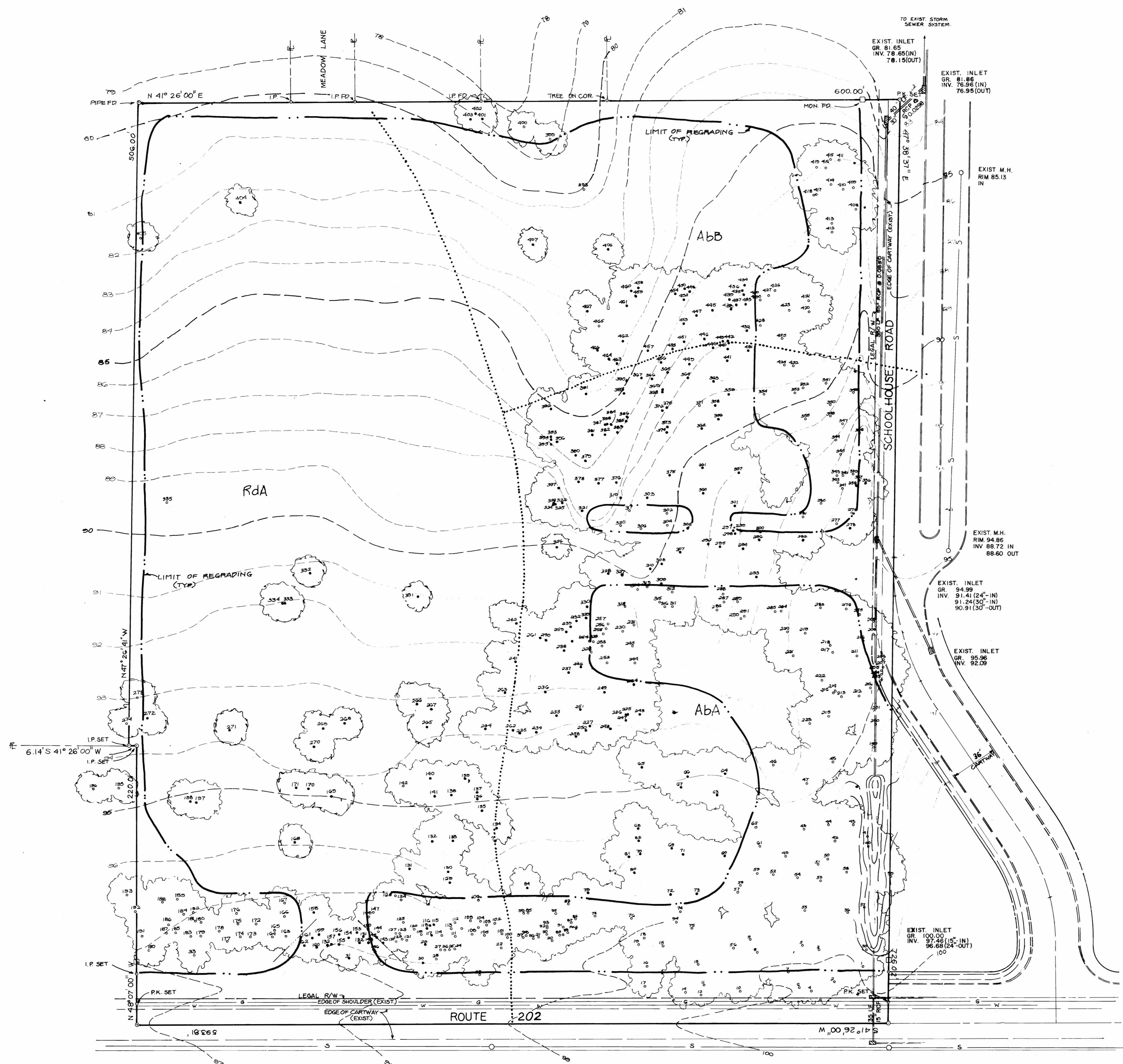


SCALE: 1" = 50'
DATE: 12/01/2021
JOB NO.: 2016-083A
DRAWN BY: TP
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PREPARED FOR:
NOLEN DEVELOPMENT GROUP, LLC.
116 FOUNTAIN STREET
PHILADELPHIA, PA 19127

SHEET
1 OF 1

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



SOILS CLASSIFICATION

- Aba Abbottstown silt loam,
0 to 3% slopes
- Abb Abbottstown silt loam,
3 to 8% slopes
- RdA Readington silt loam,
0 to 3% slopes

APPROXIMATE SOIL TYPE TAKEN FROM
THE BUCKS COUNTY SOIL SURVEY SHEET 51, 1975.

TREE SURVEY TAKEN FROM PLAN PREPARED BY
CZOP/SPECTER ENGINEERS AND SURVEYORS,
WORCESTER, PENNSYLVANIA, DATED AUGUST 15, 1988.

REV. 2-21-90
REV. 10-3-89
REV. 8-14-89
REV. 6/25/89
REV. 6/12/89
REV. 5/10/88
REV'D 5/4/89

EXISTING FEATURES AND TREE LOCATION

PREPARED FOR:
WINDON CAPITAL MANAGEMENT
NEW BRITAIN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

ROBERT E. BLUE, Consulting Engineers, P.C.
Blue Bell, PA 19008
Blue Bell, Pennsylvania 19022
Telephone: 215/542-9161

SCALE	DATE	JOB	DRAWING NO.
1" = 40'	12-15-86	474-1	2 OF 12



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 15, 2023

File No. 16-11010.01

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

Reference: 505 West Butler Ave, Sketch Plan Review 2
Nolen Development Group, LLC., TMP# 26-006-096

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has completed a formal Sketch Plan review of the revised Sketch Plan 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. Sketch Plan set for a building expansion for Nolen Development Group, LLC, prepared by R.L. Showalter & Associates, Inc., consisting of three (3) sheets, dated October 18, 2022, last revised March 22, 2023.
- B. Fire Truck Circulation Plan for Nolen Development Group, LLC, prepared by R.L. Showalter & Associates, Inc., consisting of one (1) sheet, dated October 18, 2022, last revised March 22, 2023.
- C. ALTA/ NSPS Land Title Survey prepared for Nolan Development, prepared by R.L. Showalter & Associates, Inc., consisting of one (1) sheet, dated December 1, 2021.
- D. Nolen Development Group Revised Sketch Plan response letter, prepared by R. L. Showalter Associates, Inc., dated March 23, 2023.

II. Reference Information

- A. Record Plan *ACME* – Store No. 22-1596, prepared by Taylor, Wiseman & Taylor consisting of Sheet 1 of 16 dated May 15, 1996, and last revised March 12, 1997.
- B. Existing Features and Tree Location plan prepared for Windon Capital Management, as prepared by Robert E. Blue Consulting Engineers, P.C., consisting of one (1) sheet dated December 15, 1988, last revised March 26, 1990.
- C. Conditional Uses Adjudication approved June 5, 2017 establishing the J25 Self-Storage Use.

III. General Information

The subject property is located within the C-2 Commercial Zoning District. The 10.0-acre lot contains an existing 66,472-sf Self-Storage facility (Use J25), which was permitted by Conditional Use. The Applicant is proposing a 20,710-sf building addition with two stories. Incidental to the building addition, the Applicant is proposing to remove a portion of the existing parking lot and modify the vehicular access to the rear of the building to one-way. The proposed improvements would reduce the amount of impervious area onsite, as well as, the volume within the existing stormwater basin. The site will continue to be serviced by public water and sewer.

IV. Review Comments

A. Zoning Ordinance

In addition to any comments that may be raised by the Township Zoning Officer, we have identified the following comments regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-305.J25.b.7 – The maximum building footprint for a Self-Storage Warehouse is 75,000 sf where a 87,182-sf footprint is proposed. We note that the applicant previously received a Conditional Use to allow the J25 Self-Storage Warehouse conditioned on conformance with all applicable requirements of the Township's Ordinances. The proposed building footprint is not in conformance with the maximum building footprint permitted.
2. §27-305.J25.b.9 – Elevation plans/architectural renderings of warehouse buildings shall be provided to the Township for review and comment. The addition shall meet the architectural requirements listed in the Butler Avenue Corridor Overlay District (§27-722).
3. §27-2303 – We defer to the Zoning Officer on whether or not the existing non-conformities are compliant with this section.
4. §27-2400.f(2) – We offer the following comments related to the woodland's disturbance:
 - a. The Existing Features Plan notes a woodlands disturbance area of 0.345 acres. However, the actual area to be disturbed for the proposed building addition and relocated driveway appears to be closer to 0.42 acres. It appears the woodlands between the addition and the stormwater basin will also be disturbed. The area of disturbance shall be clarified prior to any requests for zoning relief.
 - b. Woodlands Note #2 on the Existing Features Plan indicates there are 1.904 acres of existing woodlands onsite. This includes tree canopy along the southwestern property line. The existing trees along this property line shall be surveyed to confirm the tree trunks are on the subject property and should be included in the existing woodlands area in accordance with the woodland's definition.
 - c. We suggest the Applicant consider relocating the building addition to the front of the existing building to minimize woodlands disturbance.
5. §27-2500 – A Traffic Impact Study shall be conducted for commercial buildings consisting of 25,000 square feet or more of total floor area. The plans indicate that a 41,420-sf total floor area, 2-story building addition is proposed. The Design Engineer has indicated that the traffic improvements associated with the former supermarket are still in place and due to the extremely low traffic generated by the current use per the ITE Trip Generation Manual a revised Trip Generation Letter by a certified Traffic Engineer will be provided. The Township reserves the right to request a more detailed study upon review of the updated letter.
6. §27-2904.j.2.(a) – Accessible parking shall be in accordance with ADA regulations. ADA regulations base the number of accessible parking spaces on 2% of the total number of parking spaces provided. Based on 131 total parking spaces, three (3) accessible parking spaces are required, which is more restrictive than 3% of all off-street parking spaces required by the Zoning Ordinance. The accessible spaces shall be clearly identified on the plans. Preliminary plans shall include spot elevations demonstrating an accessible path from the accessible parking spaces to the building entrance.

B. Subdivision and Land Development Ordinance (SALDO) Comments (Chapter 22)

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. §22-500.3 – Any requests for modifications from the requirements set forth in the Ordinance shall be submitted in writing, including the grounds and facts of unreasonableness or hardship on which it's based and the minimum modification necessary. The waivers shall also be listed on the plans. The Applicant has indicated the following waivers will be requested:
 - a. §22-722.4.C.(7) – To allow street trees to be planted at locations other than between the sidewalk and curb in the Butler Corridor Overlay District (BCOD). While there are street trees along the property, street trees are required 50 feet on center between the sidewalk and curb. Additional street trees have been proposed behind the existing sidewalk along both Butler Avenue and Schoolhouse Road. We recommend the required street trees be planted between the sidewalk and curb, consistent with other developments within the BCOD.
 - b. §22-722.4.D.(7) – From the requirement to provide a masonry pier buffer fence within five feet of the ultimate right-of-way line of the street where parking areas are located between a street and a principal building. The buffer fence is required to include evergreen shrubs.
 - c. §22-722.4.F.(1) – From the requirement to provide pedestrian 8-foot wide walkways. The Applicant is requesting to use the existing 5-foot wide sidewalks along Butler Avenue.
 - d. §22-722.4.G – To provide less than the required 15% of the site area in green space such as a pocket park or plaza. The Applicant proposes a paver walking path and sitting area with benches on the adjacent Township Park space. Therefore, 0% green space is proposed, where the applicant is required to provide 1.2 acres. We recommend the Applicant discuss the required and proposed amenities with the Township.
2. §22-401.8 – Neighbor notifications are required with the submission of a preliminary plan.
3. §22-406 – The Applicant shall coordinate with the Water and Sewer Authorities with regard to any impacts to the public water and sewer services. The Planning Module mailer shall be submitted with any preliminary plan application.
4. §22-704 – The Application proposes to construct the building addition and access lane within portions of the existing water and sanitary sewer easements. The property owner shall obtain permission from all easement owners prior to plan approval.
5. §22-704.5 – The Existing Features Plan notes a Sign & Landscaping Easement on the adjacent Township property (TMP# 26-6-168). The easement boundary shown on the plan as necessary.
6. §22-705. – We recommend a site meeting with Public Works and our office to discuss potential pedestrian upgrades along and within the property, including but not limited to repairs to existing curb and sidewalk, upgrades to the curb ramps and truncated domes, replacement of the crosswalks with the Township's standard brick red, street imprint, etc.
7. §22-707.A – The Board, upon the recommendation of the Planning Commission, may require pedestrian walkways at locations that include connections to commercial or other facilities that are the destination of pedestrians or bicyclists. A residential development is planned on the adjacent parcel (TMP 26-006-101-004). We note that a sidewalk connection from this residential development and/or Meadow Road to Butler Avenue. We recommend discussions be had with the Township regarding pedestrian access through the site.
8. §22-710 – Fire lanes, emergency access, etc. shall be approved by the Fire Marshal.

9. §22-713.1 & 3 – All ten-foot by thirty-six-foot planting islands shall contain two shade trees. As requested, supplemental landscaping is proposed within the existing parking area. While the 10' x 36' parking islands are planted, the perimeter islands are not. We recommend a minimum of one shade tree, 2 ornamental, or 5 shrubs be provided at the three 6.5' x 36' islands adjacent to the front of the building.
10. §22-713.2 – All subdivisions and/or land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. If required by the Township, the applicant shall produce evidence from a qualified professional that no alternative layouts are possible that would reduce the loss of individual trees, vegetated areas and woodlands. We note that existing trees to remain are required to be protected in the field prior to any clearing or earthmoving activities. Any vegetation intended to remain that is destroyed because of construction is required to be replaced on an equivalent caliper inch basis.
11. §22-714 – The Applicant has indicated a lighting plan will be provided with the preliminary plan submission. The lighting plan shall include sufficient information to determine if the existing lighting design complies with the Township's current lighting regulations. We recommend the lighting be adjusted to comply with the current regulations if deficiencies exist.
12. §22-715.2.C.(2)&G(2) – The amount of land dedicated for park and recreation areas for land developments shall be 2,500 square feet per 4,000 square feet of building area. Based on the 20,710 square foot addition, 12,944 square feet of park and recreation land is required. A fee-in-lieu of dedication may be accepted at the rate adopted by the current Fee Schedule at the time of preliminary submission.
13. §22-722 – Upon submission of a preliminary land development plan, the Applicant shall show that the plan conforms with all requirements of the Butler Avenue Corridor Overlay District, including building design, site layout, landscaping, parking, green space, and lighting (22-722.4.A). We offer the following initial preliminary comments:
 - a. §22-722.3.B – Architectural drawings of the proposed addition shall be provided, where all sides shall be architecturally consistent with the front façade and the standards for development of section §22-722.34 shall be applied.
 - b. §22-722.3.C – Photographs of the current site where the development is proposed shall be presented to the Board and Planning Commission.
 - c. §22-722.4 – No building shall exceed 150 feet, or 300 feet with variations/articulations in the façade. The existing building has a length of 284 feet and the proposed addition has a length of 94 feet for a total length of 379 feet.
 - d. §22-722.4.D.(2) – Parking layout shall provide for pedestrian circulation and shall connect to walkways within the right-of-way and to adjacent public spaces, and as recommended by ADA guidelines. We recommend a direct walkway connection be installed from the existing building to the sidewalk on West Butler Avenue.
 - e. §22-722.4.D.(5) – Driveway connections between adjacent nonresidential developments shall be provided and clearly identified. The ALTA/ NSPS Land Title Survey plan shows a 50-foot-wide access easement to the adjacent parcel to the south (TMP 26-006-101-004). In addition, an easement for a future connection to the subject property is proposed for the planned residential development on this adjacent parcel to the south. We recommend that the need for this driveway connection be discussed.
 - f. §22-722.4.E.(4)(a) – In order to establish a consistent design scheme along the Corridor Overlay District, all freestanding fixture types shall be constructed of metal, with a black finish. The luminaire shall be from Philips [CityPost LED Post Top (TX1)] and shall be placed upon a P3165 pole from Philips, or the Board of Supervisors may approve an appropriate alternative streetlight.

- g. §22-722.4.F – Pedestrian facilities such as crosswalks, benches, and trash receptacles are required in accordance with this section. A paver walking path and sitting area are proposed on the adjacent Township parcel. The Applicant should discuss the proposed improvements with the Township. If the location of these proposed amenities is not approved by the Township, they shall be proposed on the subject tract.

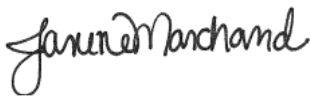
C. Stormwater Management Ordinance Comments (Chapter 26)

The site and all proposed facilities shall comply with the stormwater management requirements, fees, O&M procedures, etc. pursuant to Chapter 26. We note that the Sketch Plan proposes an overall reduction of impervious area, however, the proposed building expansion and building access lane would encroach into the existing stormwater basin area. We offer the following stormwater comments:

1. §26-121- Based on the total earth disturbance related to the building addition, driveway relocation and parking space removal, the Applicant will be required to obtain an NPDES Permit from DEP.
2. §22-712.13.C – When an applicant retains ownership of any stormwater management facility, such entity shall be responsible for repair and maintenance of the facility. Based on a recent site visit, the stormwater basin does not appear to be draining completely and functioning properly. The existing stormwater facilities shall be reviewed to determine if the facilities need to be modified, repaired, and is being regularly maintained in accordance with the PA BMP Manual and O&M agreement (as applicable). See the attached image for reference.
3. It is anticipated that additional stormwater management facilities will be required to offset the reduction in stormwater volume resulting from modifications to the existing basin. Calculations will be required to document the stormwater design is in accordance with the current peak rate reduction and water quality requirements. We note that there is a recorded Stormwater O&M Agreement for the site which may need to be amended accordingly to reflect any new plans and BMP's.

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
Sean Gresh & Jeffrey Garton, Esq., Begley, Carlin, & Mandio, L.L.P.
Rick Sudall, Owner/Applicant, Rick.Sudall@NolenProperties.com
Rachel L. Butch, P.E., R.L. Showalter & Associates, Inc.
John Schmidt, CNBTJSA
Robert C. Bender, NWWA
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.

March 27, 2023

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

**& R.L. Showalter
Associates, Inc.**

*Butler's Mill Corporate Center
116 East Butler Avenue
Post Office Box 95
Chalfont, Pennsylvania 18914
(215) 822-2990
FAX: (215) 822-5684
EMAIL: rlshow@aol.com*



Attention: Matt West, Township Manager

**Reference: Brooke Enterprises LLC - Sketch Plan
4359 County Line Road
TMP: 26-005-006
R.L. Showalter & Associates Job Number 2015-070**

Dear Mr. West:

On behalf of our client, Brooke Enterprises LLC, please find enclosed the following items in support of this Sketch Plan application:

1. (1) Copy – Subdivision & Land Development Application (signed original)
2. (3) Copies – PSA (signed originals)
3. Filing Fee - \$ 500.00
4. Escrow Fee – \$ 5,000
5. BCPC Application (submitted electronically directly to BCPC)
6. (9) Copies – 24x36 Sketch Plan, 1 Sheet, dated 03/27/2023
7. (2) Copies – 11x17 Sketch Plan, 1 Sheet, dated 03/27/2023
8. (2) Copies - PDF of all Documents and Plans sent via email

If you have any questions regarding these enclosures, please contact our office.

Sincerely,

Robert L. Showalter, PE, PLS
R.L. Showalter & Associates, Inc.
President

CC: Craig Rankin, Owner/Applicant
Bucks County Planning Commission
Janene Marchand, PE, Gilmore & Associates, Inc.
David Conroy, Zoning Officer



NEW BRITAIN TOWNSHIP

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

SUBDIVISION & LAND DEVELOPMENT APPLICATION

1.	Date of Application:	<u>March 27, 2023</u>	TOWNSHIP USE ONLY	
2.	Date of Plan or Revision:	<u>3/27/2023</u>	Date Received:	_____
3.	Application for:	<u>Brooke Enterprises Project Sketch</u>	Payment:	_____
4.	Name of Subdivision or Land Development:	_____	Check #:	_____
5.	Location:	<u>4359 County Line Rd, Chalfont</u>	Receipt #:	_____
6.	Tax Map Parcel #: 26- <u>005-006</u>	Total Acreage: Gross <u>5.0</u>	Escrow Acc. #:	_____
7.	Net Buildable Site Area (from Section 2401):	<u>4.77</u>	Base Site Area	<u>4.77 ac</u>
8.	Zoning Requirements:			
	Zoning District	<u>K-3</u>	Minimum Lot Size	<u>3 ac</u>
	Front Yard	<u>50'</u>	Side Yard	<u>50'</u>
			Rear Yard	<u>50'</u>
9.	Number of Lots or Dwelling Units:	<u>1</u>		
10.	Equitable Owner of Record of Land:	<u>Brooke Enterprises, LLC</u>		
	Address:	<u>4359 County Line Rd</u>		
		<u>Chalfont, PA 18914</u>		
	Phone: <u>215-997-9025</u>	E-mail:	<u>craig@cprankin.com</u>	
11.	Applicant:	<u>Brooke Enterprises, LLC</u>		
	Address:	<u>4359 County Line Rd</u>		
		<u>Chalfont, PA 18914</u>		
	Phone: <u>215-997-9025</u>	E-mail:	<u>craig@cprankin.com</u>	
12.	Registered Engineer or Surveyor:	<u>Wayne Kiefer, R.L. Showalter & Associates, Inc.</u>		
	Address:	<u>116 East Butler Ave</u>		
		<u>Chalfont, PA 18914</u>		
	Phone: <u>215-822-2990</u>	E-mail:	<u>w.kiefer@rlshowalter.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>K-3</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 of Registered Engineer or Surveyor

SUBDIVISION & LAND DEVELOPMENT PLAN SUBMISSION CHECKLIST

Date of Application: March 27, 2023

Subdivision/Land Development Name: Brooke Enterprises, LLC

Address of Property: 4363 County Line Road, Chalfont, PA 18914

Owner(s) Name: Brooke Enterprises, LLC

Applicant(s) Name: Brooke Enterprises, LLC

Tax Map Parcel Number: 26-005-006

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) - 2 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 - Email or File Sharing Service |

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. **Please also submit digital copies of all applicable forms/reports.***

- 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.****



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

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 checked="" type="checkbox"/> Land Development <input type="checkbox"/> Subdivision
NAME OF PROPOSAL: <u>Brooke Enterprises Sketch Plan</u>	PLAN CLASS: <input type="checkbox"/> Major <input type="checkbox"/> Minor
LOCATION: <u>4359 County Line Road, Chalfont, PA 18914</u>	<input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Sketch
TAX PARCEL No.: <u>26-005-006</u>	TOTAL ACREAGE: <u>5.0</u>
APPLICANT: <u>Brooke Enterprises, LLC</u>	APPLICANT TELEPHONE: <u>215-997-9025</u>
APPLICANT ADDRESS: <u>4359 County Line Road, Chalfont, PA 18914</u>	APPLICANT EMAIL: <u>craig@cprankin.com</u>
OWNER OF RECORD: <u>Brooke Enterprises, LLC</u>	DEVELOPMENT TYPE: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial
OWNER ADDRESS: <u>4359 County Line Road, Chalfont, PA 18914</u>	<input type="checkbox"/> Conversion <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Institutional
OWNER EMAIL: <u>craig@cprankin.com</u>	<input type="checkbox"/> Lot Line Change <input type="checkbox"/> Office <input type="checkbox"/> Residential
PRESENT LAND USE: <u>K-e, Wholesale Business, Wholesale, Storage Warehouse</u>	

PROPOSAL:
NONRESIDENTIAL: Number of Building Lots or Leaseholds: 1
 Proposed New Building Area: 30,967 sf
Gross square feet (floor area)
RESIDENTIAL: Number of Lots or Units: _____

WATER SUPPLY: <input checked="" type="checkbox"/> Public <small>(Check one)</small> <input type="checkbox"/> Community On-site <input type="checkbox"/> Individual On-lot	SEWERAGE: <input checked="" type="checkbox"/> Public <small>(Check One)</small> <input type="checkbox"/> Community <input type="checkbox"/> Individual On-lot	OPEN SPACE: <input type="checkbox"/> Public <small>(Check One)</small> <input type="checkbox"/> Private 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 checked="" type="checkbox"/> Sketch Plan or <input type="checkbox"/> Revised Sketch Plan <hr/> <input type="checkbox"/> Preliminary Plan or <input type="checkbox"/> Revised Preliminary Plan <hr/> <input type="checkbox"/> Revised Final Plan	<input checked="" type="checkbox"/> One digital file of plan <hr/> <input type="checkbox"/> One digital file of preliminary plan/revised preliminary plan <input type="checkbox"/> One digital file of proof of variances, special exceptions, conditional uses, or other agreements <hr/> If applicable { <input type="checkbox"/> One digital file of Sewage Facilities Planning Module <input type="checkbox"/> One digital file of Transportation Impact Study <hr/> <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.

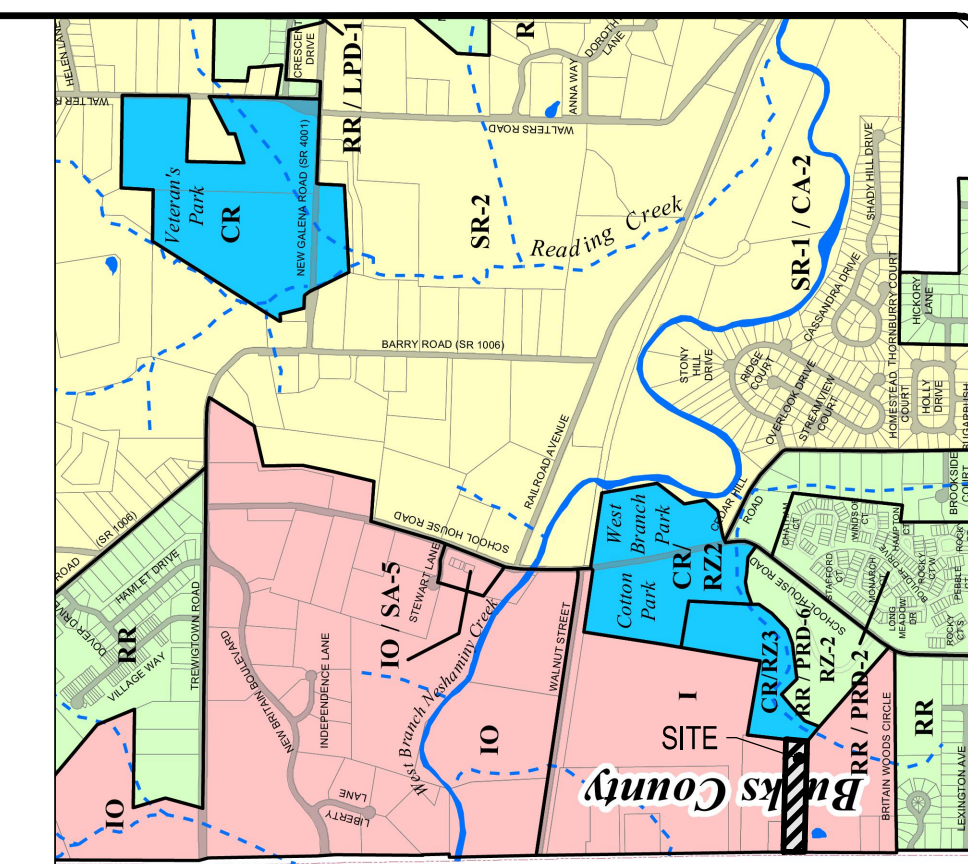
I hereby certify that this plan has been submitted for review to the Township/Borough of _____ and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification. Members of the BCPC and staff are authorized to enter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

Craig Prankin
 Print Name of Applicant
[Signature]
 Signature of Applicant

3/28/23
 Date

BCPC USE ONLY

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



LOCATION MAP
SCALE 1" = 800'

SITE OWNER
BROOKE ENTERPRISES, LLC.
4355 COUNTY LINE RD.
CHALFONT, PA. 18914

SITE DATA
COUNTY LINE RD.
CHALFONT, PA. 18914
TMP# 26-005-006

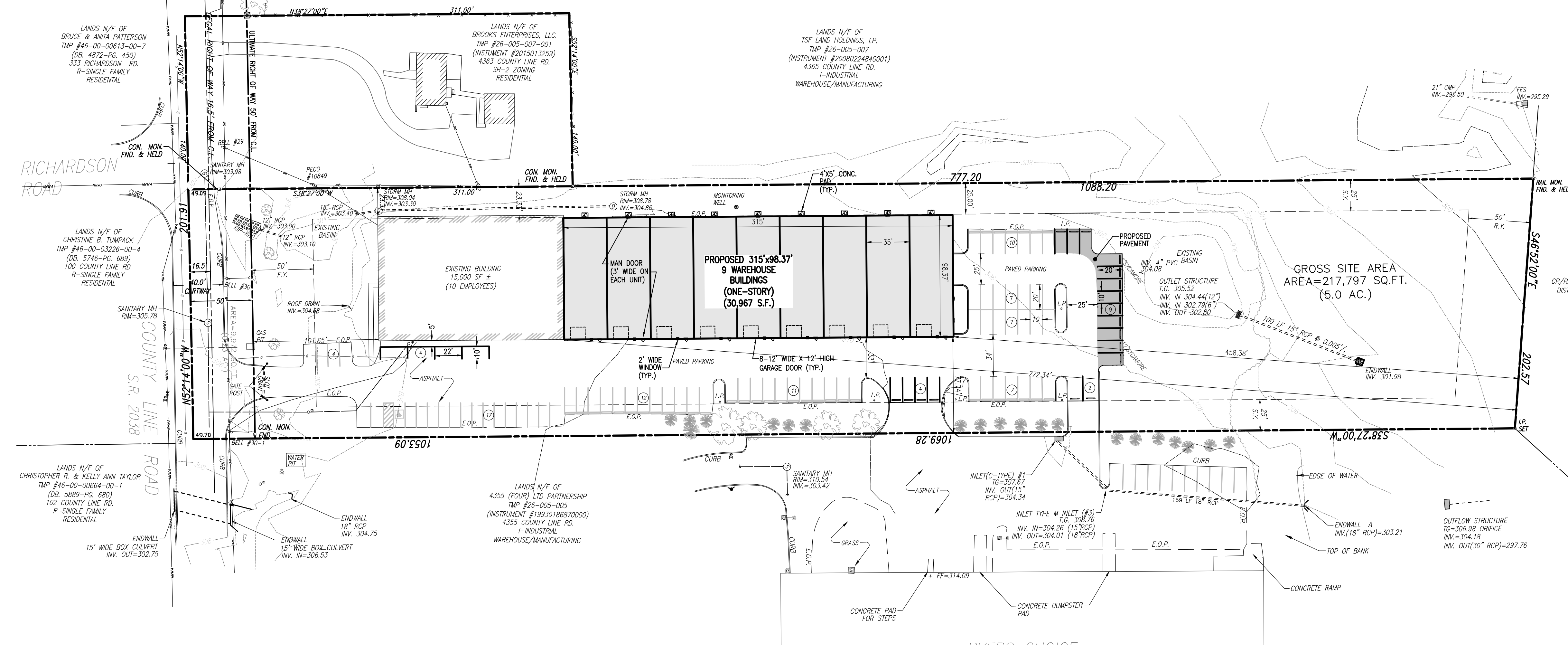
COUNTY ROAD:
CLASSIFICATION = ARTERIAL
ULTIMATE RIGHT-OF-WAY WIDTH = 100 FT
POSTED SPEED LIMIT = 45 MPH

ZONING
ZONING DISTRICT: I-INDUSTRIAL DISTRICT
EXISTING/PROPOSED USE: K3 - WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING (PERMITTED BY RIGHT)

TOTAL SITE AREA:	217,797 SF. (5.00AC.)
LESS LEGAL R/W COUNTY LINE RD:	3,331 SF. (0.08 AC.)
LESS ULT. R/W COUNTY RD:	6,764 SF. (0.15 AC.)
BASE SITE AREA:	207,701 SF. (4.77 AC.)

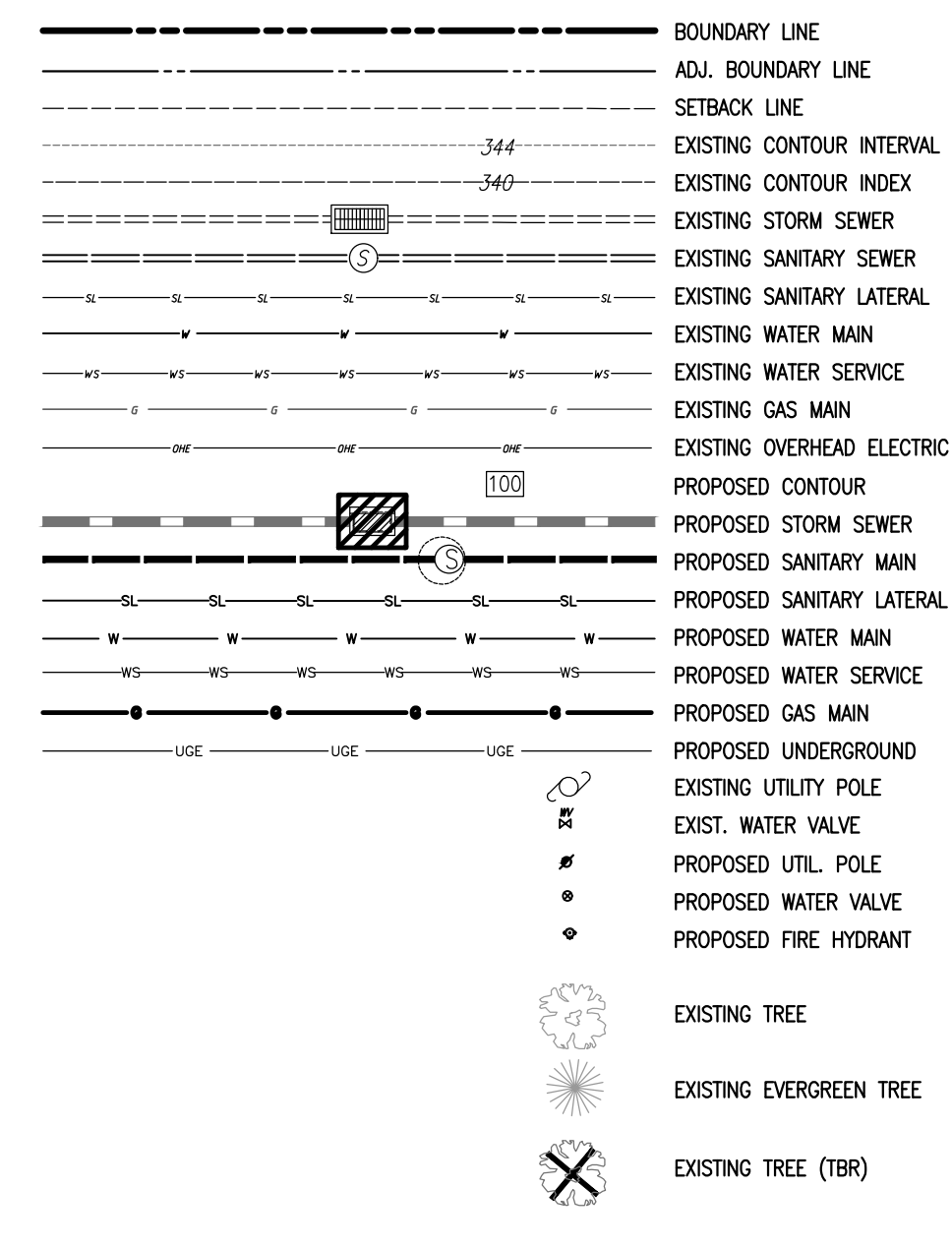
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (BSA):	130,680 SF (3 AC.)	207,701 SF (4.77 AC.)	207,701 SF (4.77 AC.)
MIN. LOT WIDTH (ARTERIAL):	300 FT.	202 FT.*	202 FT.*
MIN. LOT DEPTH:	200 FT.	1028 FT.	1028 FT.
MIN. BLDG. ENVELOPE:			
-YARDS-			
MIN. FRONT:	50 FT.	101.65 FT.	101.65 FT.
MIN. SIDE:	25 FT.	23.33 FT.*	23.33 FT.*
MIN. REAR:	50 FT.	772.34 FT.	453.38 FT.
MAX. BUILDING HEIGHT:	35 FT.	35 FT.	35 FT.
MAX. BLDG. COVERAGE:	50%	7%	22%
MAX. IMPERVIOUS COVER:	63%	44%	47%
*EXISTING NON-CONFORMITY			

USE	REQUIRED	PROPOSED
WAREHOUSE 45,967 S.F.	92	94
1 SPACE/500 S.F. GFA		
1 PER COMPANY VEHICLE STORAGE		
TOTAL		



	TOTAL PRE-DEV. IMP. (SF)	IMP. TO BE REMOVED (SF)	EXIST. IMP. TO REMAIN (SF)	PROPOSED IMP. (SF)	TOTAL POST DEV. IMP. (SF)
BUILDINGS	15,083		15,083	30,967	46,050
PAVING	75,697	27,535	48,162	2,518	50,680
CONCRETE	1,462	214	1,248	239	1,487
TOTAL IMPERVIOUS AREA:	92,242	27,749	64,493	33,724	98,217
BUILDING COVERAGE:				7%	22%
BASE SITE AREA (BSA):	207,701				
IMPERVIOUS COVERAGE:				44%	47%

LEGEND



PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

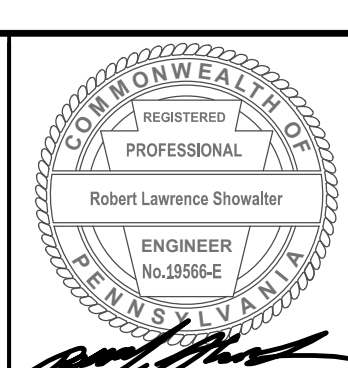
R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020

NO.	DATE	REVISIONS	COMMENT

TMP:26-005-006

LAND DEVELOPMENT PLAN
(RECORD SHEET)

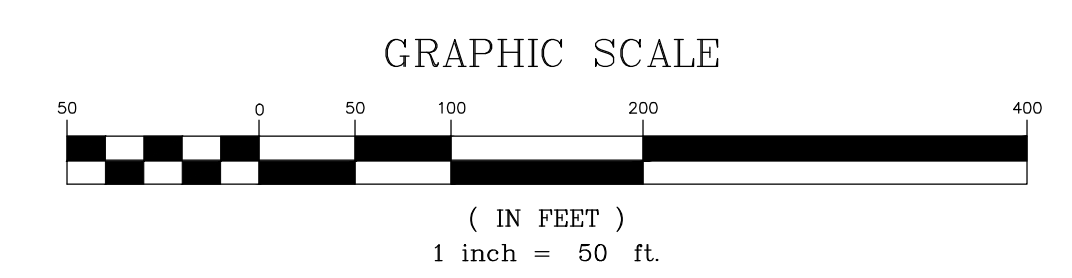
R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684
EMAIL: showalterassociates@rshowalter.com

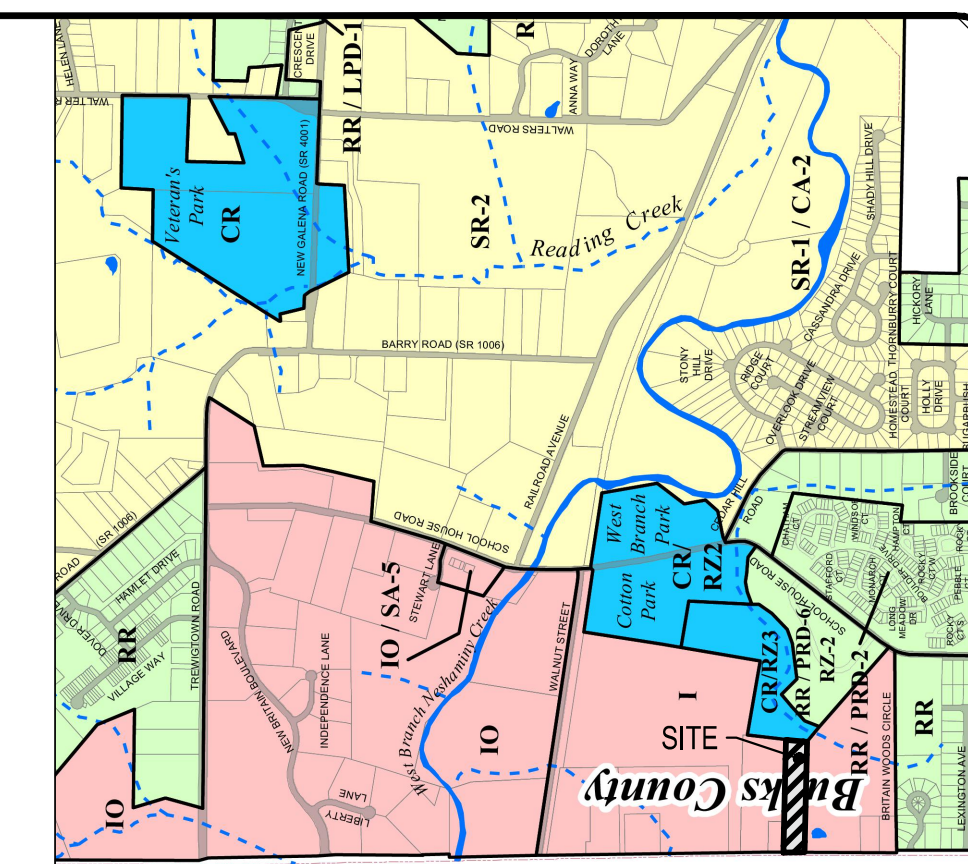


SCALE: 1"=50'
DATE: 03/27/2023
JOB NO.: 2015-070
DRAWN BY: LAZ
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
BROOKE ENTERPRISES, LLC
4359 COUNTY LINE RD.
CHALFONT, PA 18914

SHEET
1 of 2





LOCATION MAP
SCALE 1" = 800'

SITE OWNER
BROOKE ENTERPRISES, LLC.
4359 COUNTY LINE RD.
CHALFONT, PA. 18914

SITE DATA
COUNTY LINE RD.
CHALFONT, PA. 18914
TMP# 26-005-006

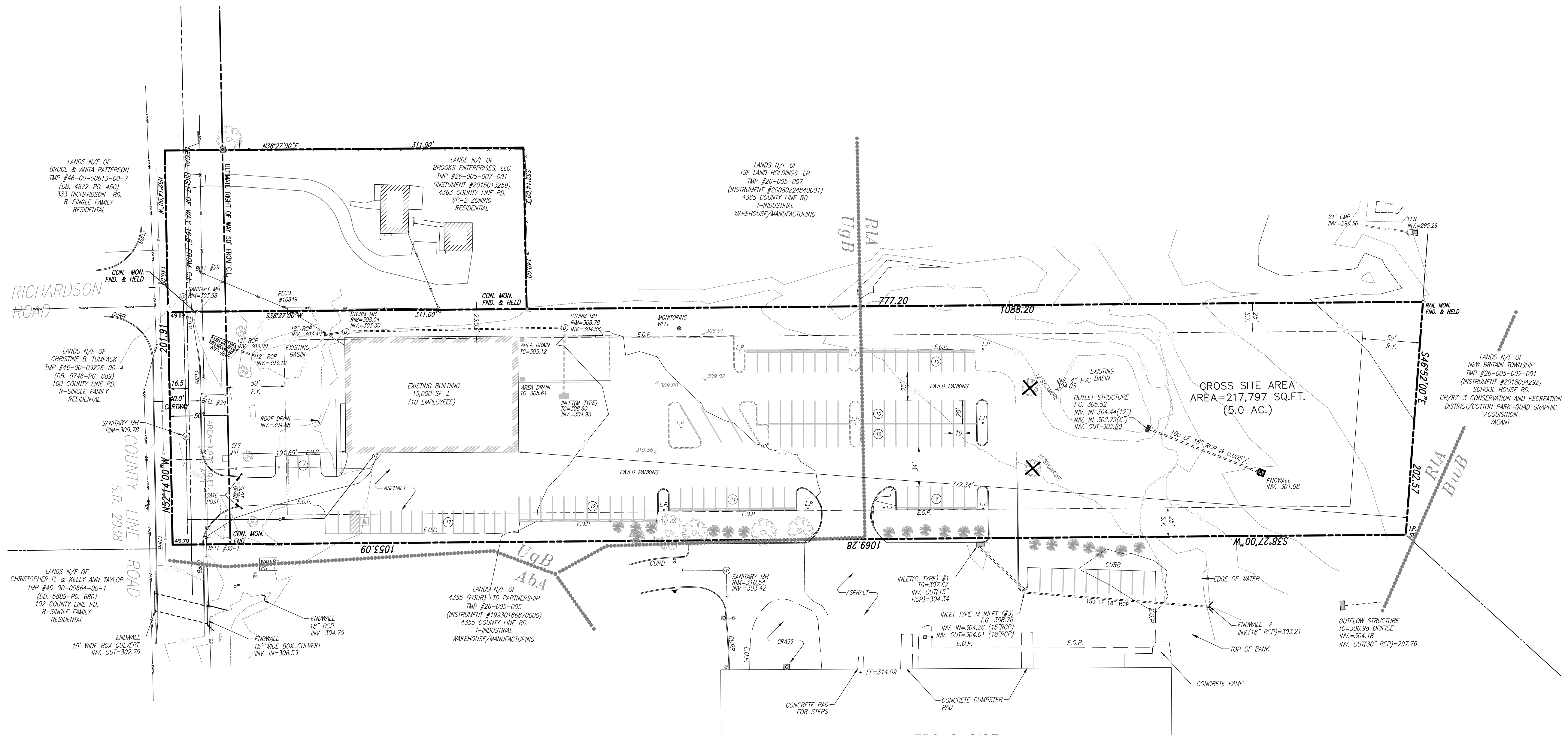
COUNTY ROAD:
CLASSIFICATION = ARTERIAL
ULTIMATE RIGHT-OF-WAY WIDTH = 100 FT
POSTED SPEED LIMIT = 45 MPH

ZONING
ZONING DISTRICT: I-INDUSTRIAL DISTRICT
EXISTING/PROPOSED USE: K3 - WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING (PERMITTED BY RIGHT)

TOTAL SITE AREA: 217,797 SF. (5.0 AC.)
LESS LEGAL R/W COUNTY LINE RD: 3,331 SF. (0.08 AC.)
LESS ULT. R/W COUNTY RD: 6,764 SF. (0.15 AC.)
BASE SITE AREA: 207,701 SF. (4.77 AC.)

MIN. LOT AREA (BSA):	REQUIRED (3 AC.)	EXISTING (4.77 AC.)
MIN. LOT WIDTH (ARTERIAL):	300 FT.	202 FT.*
MIN. LOT DEPTH:	200 FT.	1028 FT.
MIN. BLDG. ENVELOPE:	-	-
-YARDS-		
MIN. FRONT:	50 FT.	101.65 FT.
MIN. SIDE:	25 FT.	23.33 FT.*
MIN. REAR:	50 FT.	772.34 FT.
MAX. BUILDING HEIGHT:	35 FT.	35 FT.
MAX. BLDG. COVERAGE:	50%	7%
MAX. IMPERVIOUS COVER:	65%	44%

*EXISTING NON-COMFORMITY



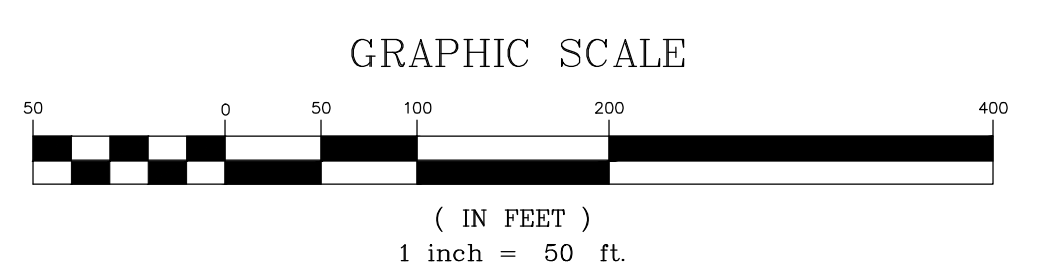
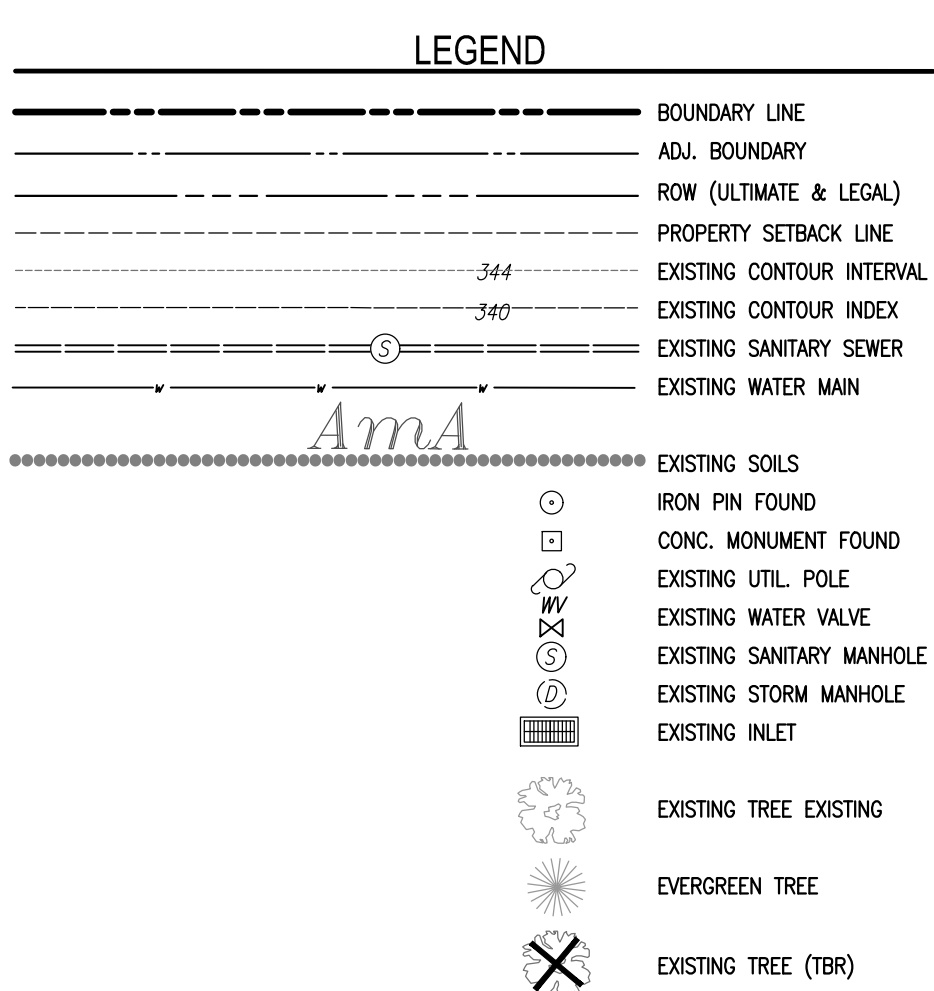
PA ONE CALL UTILITIES
#20230381739

USER NAME	ADDRESS	CONTACT	RESULTS
CNBTJSA	1645 UPPER STATE RD DOYESTOWN PA. 18901	RICHARD HEVERLY rheverly@cnbsa.org 267-736-18901	FIELD MARKED
COMCAST CABLE COMMUNICATIONS	114 RIDGE RD SELLERSVILLE PA. 18960	JOHN GOEPHART 215-285-8762	CLEAR
NWVA	200 WALNUT ST P.O. BOX 1359 NORTH WALES, PA. 19454 215-699-4836	JOSEPH MURPHY JMURPHY@NWVA.COM 215-699-4836 EXT. 1115	PDF RECEIVED
NEW BRITAIN TWP	207 PARK AVE CHALFONT, PA. 18914	RYAN CRESSMAN RCRESSMA@NEWBRITAIN.TOWNSHIP.ORG 215-822-3688	CLEAR
PECO energy c/o usic	450 S. HENDERSON RD. KING OF PRUSSIA, PA. 19406	NIKKIA SIMPKINS NIKKIA.SIMPKINS@USICLLC.COM 484-681-5720	PLANS RECEIVED
WINDSTREAM	1450 CENTER POINT RD HIAWATHA, IA 52233	LOCATE DESK PERSONNEL locate.desk@windstream.com 1-800-289-1901	CLEAR
VERIZON BUSINESS FORMERLY MCI	7000 WESTON PKWY CARY, NC 27513	VICTOR WOOD victor.s.wood@verizon.com 919-414-2762	CLEAR

SOILS

SYMBOL	NAME	HSG	FARMLAND CLASSIFICATION	ALLUVIAL	HYDRIC SOIL RATING
RIA	REAVILLE CHANNERY SILT LOAM, 0-3% SLOPES	D	STATEWIDE IMPORTANCE	NONE	NO
UgB	URBAN LAND - ABBOTSTOWN COMPLEX, 0 TO 8 PERCENT SLOPES	D	NOT PRIME	NONE	NO

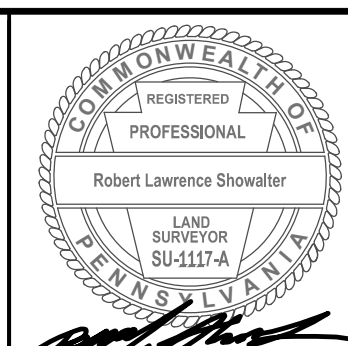
SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 19, SEPTEMBER 6, 2022.



TMP:26-005-006

EXISTING FEATURES PLAN

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684
EMAIL: showalterassociates@rlshowalter.com



SCALE: 1"=50'
DATE: 03/27/2023
JOB NO.: 2015-070
DRAWN BY: LAZ
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
BROOKE ENTERPRISES, LLC
4359 COUNTY LINE RD.
CHALFONT, PA 18914

SHEET
2 of 2

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NO.	DATE	REVISIONS	COMMENT



May 16, 2023

File No. 23-04011

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

Reference: 4359 County Line Road, Sketch Plan Review 1
Brooke Enterprises, LLC, TMP# 26-005-006

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. Sketch Plan for a building addition prepared for Brooke Enterprises, LLC, as prepared by R.L. Showalter & Associates, Inc., two (2) sheets, dated March 27, 2023.

II. General Information

The subject property is located at 4359 County Line Road within the I Industrial Zoning District between Byers Choice and Bova Foods. Per the plan, the 5-acre lot contains an existing 15,000-sf Wholesale Storage/ Business and Warehouse building (Use K3). The Applicant is proposing a 30,967-sf one-story addition consisting of nine (9) warehouse units. The addition is proposed over an existing parking area and the parking lot is proposed to be expanded resulting in a net increase of 5,975-sf of impervious coverage and a net decrease in total parking spaces. The site currently shares parking lot access with the property to the southeast which is proposed to be eliminated. No stormwater management facilities are currently proposed, however, there are two existing stormwater basins onsite. The site will continue to be serviced by public water and sewer.

III. Review Comments

A. Zoning Ordinance

In addition to any comments that may be provided by the Township Zoning Officer, we have identified the following comments regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-305.K3 – The plans list the existing and proposed use as K3, Wholesale Business, Wholesale Storage, Warehousing. It appears that the existing building is used as office space for a roofing contractor which may fall under K5 Contracting. We defer to the Zoning Officer on the current use(s) of the property.
2. §27-305.K5 – All materials and vehicles shall be stored within a building or an enclosed area which is properly screened. Any outside storage shall be considered an L2 Outside Storage or Display use. Aerial photography indicates that a portion of the parking lot is used for the outdoor storage of materials. The Applicant shall clarify whether all materials and vehicles will be able to be stored within the building or if outdoor storage is proposed.

3. §27-305.L2 – Any use classified as outdoor storage shall be designed in accordance with the regulations of this section regarding location, area, screening,
4. §27-1701.c – L2 Outdoor Storage or Display is a use permitted by Conditional Use. We defer to the Zoning Officer regarding any previous approvals for any outdoor storage.
5. §27-2402.b – Site Capacity calculations shall be provided on the preliminary plans. We note that the Base Site Area Calculation deducts the area within any existing utility rights-of-way or easements. The site shares parking lot access with the property to the southeast. A title search should be completed for the property to determine if a shared access or other easement exists between the two properties.
6. §27-2402.c – The natural resources within the site shall be noted on the preliminary plan. It shall be clarified whether any natural resources are present on the site, and any resource which does not exist shall be noted with an area of 0 square feet.
7. §27-2500 – A Traffic Impact Study shall be conducted for industrial buildings consisting of 50,000 square feet or more of total floor area. While the plans indicate a total proposed building footprint of 46,050 square feet, the total floor area for the existing building shall be clarified. Any second-floor area in the existing building shall be noted on the plans to determine if a traffic impact study is required.
8. §27-2800.a. – Buffer yards shall be required where a nonresidential zoning district adjoins a residential zoning district including the Conservation and Recreation zoning district (CR). The site is in the Industrial zoning district and adjoins the CR district along the northeastern property boundary. A 75-foot minimum buffer shall be provided from the rear property line and shall be in accordance with §27-802.
9. §27-2803.e – Every buffer yard shall be permanently protected by the placement of a conservation easement over it running with the land. An easement shall be provided over the rear yard buffer between the Industrial and CR zoning districts.
10. §27-2901.K.K3& K5 – For both warehouse and contracting uses, one (1) additional parking space is required for each business vehicle normally stored on the premises. The Parking Summary table shall list the number of business vehicles for each warehouse unit. If no business vehicles are proposed, a note shall be added to the final plan prohibiting the parking of any business vehicles in the parking lot.
11. §27-2902.e. – The existing parking lot connects to the property to the southeast via a paved driveway (Byers Choice). We defer to the Township whether or not there is an existing shared parking and/or access agreement with the Byers Choice property. If so, the plans shall be compliant with the agreement(s) unless the agreement formally amended or abolished.
12. §27-2904.a.5. – In any lot with more than 30 off-street parking spaces, raised curbs and landscaped areas shall be used to direct traffic within the lot. Curb shall be provided along the perimeter of the proposed parking lot and drive aisles. In addition, curbs are required for all parking areas in accordance with the SALDO §22-706.C, including access drives and services drives, with a capacity of four or more vehicles.
13. §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. A lighting plan shall be provided with the preliminary plan which meets the lighting requirements listed in SALDO §22-714.
14. §27-2904.g.5. – All paved areas, except curbs or concrete sidewalks, shall be set back a minimum of 20 feet from the exterior structural walls of any commercial or industrial building. The plan proposes four (4) parking spaces five feet from the existing building and the proposed building is within 20 feet of three (3) existing parking spaces. We note that there are not currently any parking spaces within 20 feet of the existing building.

15. §27-2904.h.1. – Any lot that would include more than 30 parking spaces shall be required to provide landscaped areas within the paved area. This required landscaped area shall be equal to a minimum of 5% of the total paved area. The required landscaping area shall be provided on the preliminary plans.
16. §27-2904.h.2. – One deciduous tree shall be required for every 4,000 square feet of paved area. Deciduous trees shall be provided based on the total area of proposed paving.
17. §27-2904.j.2.(a) – The plans show one existing accessible space and does not appear to propose any additional spaces. Based on the total of 94 parking spaces, a total of 4 accessible parking spaces are required per accessibility requirements. In addition, the plans shall demonstrate an accessible route from the accessible parking spaces to each of the existing and proposed warehouse units.
18. §27-2906.b.1 – Two (2) off-street loading spaces are required for the 45,967-sf warehouse use. Each off-street loading space shall be 14 feet by 60 feet. The required loading spaces shall be shown on the plan.

B. Subdivision and Land Development Ordinance (SALDO) Comments (Chapter 22)

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. §22-401.8 – Neighbor notifications are required with the submission of a preliminary plan.
2. §22-406 – The Applicant shall coordinate with DEP on the Planning Module, and the Water and Sewer Authorities with regard to any impacts to the public water and sewer services. The Planning Module mailer shall be submitted with any preliminary plan application. We note that plans show a monitoring well onsite and a portion of a water line. The plans shall clarify the current means of water supply.
3. §22-502.B. – A property deed shall be provided with the preliminary plan submission to verify all boundary and property information for the Site plan is accurate.
4. §22-502.B.(8) – The plan notes the adjacent property to the northwest as a residential use in the SR-2 zoning district. However, the Township Zoning map identifies this property within the Industrial zoning district. It appears the building is a former residential building which may now be used for business. The use and zoning district of this adjacent parcel shall be clarified.
5. §22-505.3.C. – A Community Impact Assessment Report is required for a development consisting of 50,000 square feet or more of total floor area. The plans indicate a building footprint of 46,050 square feet. As requested above, the building floor area for the existing building shall be clarified.
6. §22-705.3.C & 712.6 – Where a 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. The plan does not show any proposed public improvements along the existing frontage regarding road widening, sidewalk, storm sewer, bike trails, landscaping, mill and overlay, etc. The Township's Street Classification Map identifies County Line Road as an arterial road; as such, the required cartway half-width is a 26-foot half width. We offer the following comments related to road improvements:
 - a. It appears that County Line Road was previously widened to the required 26 feet for a majority of the frontage. The double-yellow line shall be added to the plans to confirm. County Line Road is required to be widened to provide a 26-foot half-width along the entire frontage with 5-foot sidewalks, curbing, a grass strip and storm sewer. We recommend the road be widened to eliminate the pavement taper and curb and sidewalk installed.

- b. We note that there have been previous discussions about installing a designated left-turn lane on County Line Road for vehicles turning onto Richardson Road. In addition, a center-turn lane would be installed on County Line Road north of Richardson Road. The required widening would allow for these lanes to be installed.
 - c. Based on past research of PennDOT Plans for County Line Road, it could not be determined if the existing pavement shoulder is full-depth pavement. The depth shall be confirmed in order to determine the full extent of road improvements required.
 - d. The plans show a riprap apron within the ultimate right-of-way. As required, and In order to prevent stormwater runoff over the curb, storm sewer shall be installed to tie into the existing storm sewer system in County Line Road (BOVA Foods).
 - e. Any improvements within the legal right-of-way will require PennDOT review and approval.
 - f. In the event the Applicant requests to have the requirements waived by the Township, the Applicant will be required to pay a fee-in-lieu of the improvements in accordance with Township Resolution No. 2007-12.
 - g. We note that the adjoining property under same ownership is not a part of this application, However, we recommend the Township discuss with the Applicant their willingness to offer the County Line Road ultimate right-of-way for dedication to the Township and/or PennDOT simultaneously with the current application.
7. §22-706.C. - The plan proposes to convert the existing drive aisles to the Byer's Choice property to parking spaces using concrete wheel stops. If there is no Agreement in place requiring the connections, and if these drive aisles are to be converted to parking spaces, the remaining drive aisles shall be curbed at the property line and the remaining paved area be converted to a landscaped island.
 8. §22-708.5 – Truck-turning diagrams shall be provided with the preliminary plans to confirm adequate space for the largest anticipated vehicle maneuvering the site, a WB-62 at a minimum per Google aerial imagery, as well as, emergency vehicles. Though the loading areas are not currently delineated, we note that the loading areas shall not block traffic circulation.
 9. §22-708.6.F – Dead end parking areas shall be designed to provide sufficient back-up area with a minimum depth of five feet for the end stalls. The parking aisle at the northeastern side of the building ends at the building and does not provide adequate circulation for vehicles to turn around. It shall be clarified if there is a door proposed at this location. A looped driveway aisle shall be provided unless a turnaround area is provided adequately sized for the largest vehicles anticipated to use the site.
 10. §22-710 – Fire lanes, emergency access, and need for the shared driveway connection shall be reviewed and approved by the Fire Marshal.
 11. §22-713 – Street trees, parking lot landscaping, buffering and screens shall be provided on the preliminary plans in accordance with this section.
 12. §22-713.5.B.(2) – A minimum six-foot wooden shadow-box fence, or approved equal, on at least three sides, with a staggered row of evergreen trees planted every 10 feet along the fence perimeter of trash collection areas. The location of the trash collection area shall be designated on the plans.
 13. §22-715.2.C.(2)&G(2) – The amount of land dedicated for park and recreation areas for land development shall be 2,500 square feet per 4,000 square feet of building area. Based on the 30,967-square foot addition, 19,355 square feet of park and recreation land is required. A fee-in-lieu of dedication may be accepted at the rate adopted by the current Fee Schedule.
 14. §22-716.2.C – Concrete monuments shall be proposed along the Ultimate right-of-way.

15. Stormwater Management Ordinance Comments (Chapter 26)

The site and all proposed facilities shall comply with the stormwater management requirements, fees, O&M procedures, Agreements, etc. pursuant to Chapter 26. The plans note a net increase of 5,975-sf of impervious coverage; however, no proposed stormwater management facilities are noted on the plan. We offer the following stormwater comments:

1. §26-121 – A stormwater management report will be required to demonstrate the Township's stormwater management requirements are met with regard to plan requirements, volume control, and peak rate reduction requirements.
2. §26-122 – If the total earth disturbance related to the building addition, parking lot expansion and anticipated stormwater improvements exceed 1 acre, the Applicant will be required to obtain an NPDES Permit from DEP.
3. §26-162 – The site currently includes two existing stormwater basins. It should be determined if there is a recorded Stormwater O&M Agreement for the site. If an O&M agreement exists, it may need to be amended accordingly to reflect any proposed modifications to the basins. If no agreement exists, one should be recorded which includes the existing and any proposed stormwater management facilities.
4. §26-162 – When an applicant retains ownership of any stormwater management facility, such entity shall be responsible for repair and maintenance of the facility. The existing stormwater facilities shall be reviewed to determine if the facilities are functioning properly, in need of maintenance or repair, and being regularly maintained in accordance with the PA BMP Manual and O&M agreement (as applicable).

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
Dave Conroy, Director of Planning & Zoning
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Code Enforcement/Fire Marshal
Ryan Cressman, Public Works Superintendent
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Wayne Kiefer, R.L. Showalter & Associates, Inc.
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