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TO: Dan Fox, Township Manager
FROM: Scott C. Holbert, Esquire
RE: Amendments to Zoning Ordinance and SALDO
DATE: January 23, 2025

The Pennsylvania Municipalities Planning Code sets forth the legal process for amending the Zoning and Subdivision and Land Development Ordinances:

1. Ordinance amendments once drafted must be sent to the local and county agencies for their review and comment at least 30 days prior to the Public Hearing
2. Prior to adoption, a municipality must hold a Public Hearing on the proposed Ordinance Amendments
 - a. The Public Hearing must be advertised 2 times, in successive weeks, with the final advertisement at least 7 days before the Public Hearing
 - b. A copy of the proposed Amendment must also be sent to the local law library
 - c. If there are no changes to the proposed amendment and the advertisement contains language providing notice of possible adoption, the Ordinance Amendment may be adopted/ enacted following the Public Hearing
3. If the Ordinance Amendment is substantially changed following the Public Hearing, this process must be restarted
4. After enactment, the final adopted Ordinance must be sent to the county planning agency and local law library

TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE, AS AMENDED, REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, has enacted the New Britain Township Zoning Ordinance, which is codified in Chapter 27 of the Code of Ordinances of New Britain Township; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of New Britain Township to revise the Zoning Ordinance in order to revise definitions of terms used in the Zoning Ordinance; to revise setback and buffer yard requirements and permitted activities within setbacks; to revise the general regulations applicable to all uses and districts; and to revise regulations pertaining to off-street parking, sightlines, lighting, fences and environmental standards; to relocate provisions that are more appropriate to the Subdivision and Land Development Ordinance; to provide for standardized fees-in-lieu for open space and/or recreation areas; and to make editorial and clarifying amendments throughout the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, Chapter 27-Zoning of the Township of New Britain is amended to read as follows:

Section 1. The following Sections of Chapter 27 Zoning is amended to read as provided for in Exhibit "A" which is attached hereto and incorporated herein by reference:

- a. Section 201 General Definitions.
 - i. Area; Lot Area
 - ii. Site Area; Site Area, Base
 - iii. Land Development
 - iv. New Definition for "Green (Stormwater) Infrastructure" is added
- b. Section 300 Applicability of Regulations
- c. Section 305 Use Definitions and Regulations
- d. Section 502 Area and Dimensional Requirements (WS District)

- e. Section 505 Environmentally Sensitive Land Standards for Watershed District
- f. Section 1403 Performance Standards (C-3 District)
- g. Section 1904 Requirements of the Floodplain Overlay District
- h. Section 2103 Minimum Lot Width
- i. Section 2108 Bifurcation of Restrictions
- j. Section 2109 Fences and Terraces in Yards
- k. Section 2111 Traffic Visibility Across Corners
- l. Section 2114 Special Considerations for ~~Municipal Uses and Emergency Service Uses~~
- m. Section 2115 Septic System Setbacks
- n. Section 2400 Natural Resources
- o. Section 2401 Application of Natural Resource Protection Standards
- p. Section 2606 Sign Type Specific Regulations
- q. Section 2702 Open Space Designation
- r. Section 2800 Purpose and Applicability (Buffer Yard Requirements)
- s. Section 2803 General Requirements (Buffer Yard Requirements)
- t. Section 2900 Purpose and General Requirements (Off-Street Parking and Loading)
- u. Section 2901 Off-Street Parking Requirements
- v. Section 2902 General Regulations for Off-Street Parking
- w. Section 2904 Design Standards for Off-Street Parking
- x. Section 2905 Parking of Trucks and Junk Vehicles in Residential Districts
- y. Section 3003 Application Requirements for Zoning Permits
- z. Attachment 1 – Appendix A. Environmental Impact Statement Report

Section 2. The following subsections shall be deleted from Section 305 Use Regulations: A3.b.5; A8.b.3.; A10.b.7.; C6.b.5.; D1.b.5.; D2.b.4; E1.b.3.; E2.b.4; E3.b.6.; E5.b.2.; E7.b.3; E8.b.2.; F2.b.2.; F3.b.3.; F4.b.2.; F5.b.6; G2.b.1.; G3.b.7; H15e.4; H15f.2.; H15.g.7.; I.11.b.1.; I2.b.2.; I3.b.1.; I4.b.1.; J.J1.b.1.; J3.b.1.; J4.b.2.; J5.b.1.; J6.b.1.; J7.b.3.; J8.b.1.; J10.b.; J11.b.1.; J12.b.5.; J13.b.1; J15.b.1.; J16.b.3.; J17.b.1.; J18.b.1.; J19.b.13.(g); J20.b.2.; J21.b.3.; J22.b.1.; J23.b.1.; J25.a.4.; J25.b.4.; J26.b.2.; J28.b.; J29.b.2.; J30.b.; J34.b.1. K.K1.b.1.; K2.b.1.; K3.b.2.; K4.b.1.; K5.b.1.; K6.b.5.; K7.b.1.; K8.b.1.; K9.b.1.; K10.b.2.; K15.d.5.; K17.b.17.; K20.h.; and K21.b.1.

Section 3. Sections 701, 801, 1001 and 1101 shall be amended to include Use H6 Residential Solar Energy Systems as a use permitted by Right. The Table of Use Regulations shall be amended to reflect this change.

Section 4. Sections 1201, 1401, 1501, 1601, 1701 and 1801 are amended to reflect that Use I3 is now titled “General Office” instead of Professional Office.

Section 5. Part 25 Traffic Impact Analysis shall be deleted in its entirety.

Section 6. Section 2802 Content of Planting Strips shall be deleted in its entirety.

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Section 7. Severability.

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provisions hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts of provisions of this Ordinance or prior Ordinances. It is hereby declared to be the intent of the New Britain Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included.

Section 8. Effective Date.

This Ordinance shall become effective five (5) days after the date of enactment, listed below.

ORDAINED AND ENACTED by the Board of Supervisors of New Britain Township this _____ day of _____, 2024.

Attest:

Dan Fox, Township
Manager

**NEW BRITAIN TOWNSHIP
BOAR OF SUPERVISORS**

Cynthia Jones, Chair

MaryBeth McCabe, Vice Chair

Stephanie Shortall, Member

William B. Jones, III, Member

Bridget Kunakorn, Member

EXHIBIT "A"

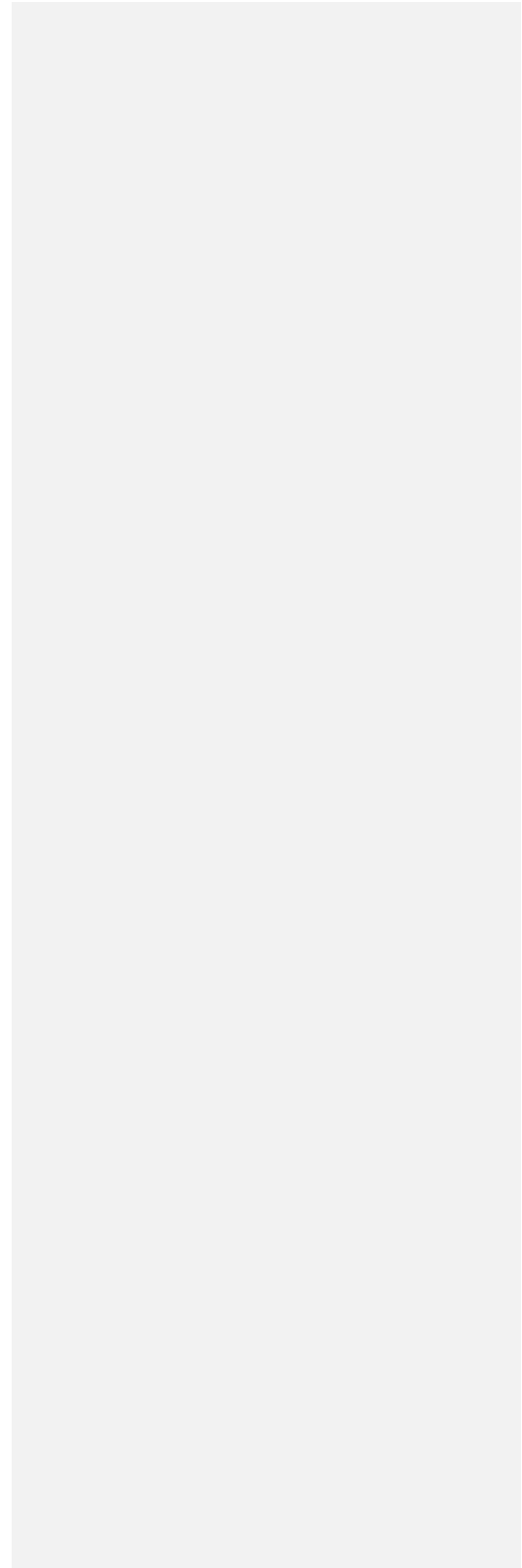


EXHIBIT "A"

§27-201.AREA. b. LOT AREA The area contained within the property lines of the individual parcels of land shown on a subdivision plan or required by this chapter, excluding any area within an existing or designated future street right-of-way; any area required as open space under this chapter; and the area of any existing easement. Adjoining "A" lots, in same ownership, shall be considered within the total lot area.

§27-201.GREEN (STORMWATER) INFRASTRUCTURE Systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.

§27-201.LAND DEVELOPMENT – Any of the following activities:

- a. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or the tenants; or
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. Development in accordance with § 503(1.1) of the Pennsylvania Municipalities Planning Code. The addition of an accessory building, including farm buildings subordinate to the existing principal building, are excluded from the definition of land development.
- d. The condominium of land or buildings.

§27-201.SITE AREA.a. SITE AREA, BASE The base site area is the area of the site remaining after subtracting land: within the ultimate road rights-of-way of existing roads; within existing utility rights-of-way or easements; preserved through easement or other means; which is not contiguous; ~~which is cut off from the main parcel by a road, railroad, existing land use, and/or major stream;~~ which was set aside, reserved, and/or restricted for open space, natural resource protection, and/or recreation purposes in a previously approved subdivision/land development; used and/or to be used for another type of use (i.e., land which is used, or to be used, for commercial or industrial uses in a residential development); and/or located in a different zoning district than the rest of the development.

§27-300.a. Except as provided by law or in this chapter, in each district no building, structure or land shall be used or occupied including work, construction and loading in the ultimate right-of-way except for the purposes permitted in § 27-305 and for the zoning districts so indicated in Parts 4 through 20. On any property, parcel or tract of land, only one principal use and principal structure shall be permitted unless otherwise stated in this chapter.

§27-300.d. The proceeding provisions shall apply; except, however, there shall be an exemption from the requirements of this chapter for municipal uses which are defined as those services rendered by New Britain Township, including the appurtenances owned, or to be owned by the Township and used in connection with the supplying of public services. Any existing or proposed use, structure, or extension thereof, by the Township for the purpose of providing municipal uses or services shall be exempt from the area, dimensional, parking and use regulations as otherwise would be required by this chapter.

§27-305.A.A7. Garden Center. A. Definition. The retail sale of floral items, flowers, plants, shrubs and trees in the field and/or indoors.

§27-305.B.B8. ~~Mobile Manufactured~~ Home Park I

§27-305.B.B9. ~~Mobile Manufactured~~ Home Park II

§27-305.F6.b.1.

F6 b. Use Regulations.

1. Only one or more of the following principal sub-uses may be included in a business campus:

- I1 Medical Office
- I2 Veterinary Office
- I3 General Office
- I4 Medical and Pharmaceutical Sales Office
- J4 Financial Establishment
- J28 Office Supplies and Equipment Sales and Services
- J29 Package Delivery Services
- K2 Research
- ~~K3 Wholesale Business, Wholesale Storage, and Warehousing~~
- K4 Printing
- K7 Crafts

§27-305.H.H2 Residential ~~Shed Structure~~.

a. Definition. Buildings such as storage sheds, garden sheds, pavilions, gazebos, and private greenhouses. A residential ~~shed structure~~ shall be an uninhabitable, freestanding structure not having more than 200-250 square feet of building coverage; not greater than 12 feet in height; without footings; and which is used for the storage of household items incidental to the day-to-

day care and maintenance of a residential property. ~~These Household~~ items shall include, but not be limited to, lawn mowers, garden tools and supplies, and barbecue grills.

[Amended by Ord. No. 2018-10-04, 10/1/2018]

b. Regulations. The following regulations are exceptions to the regulations generally covering residential accessory ~~buildings~~structures:

1. No residential sheds shall be located in front yards except on lots 10 acres or greater in size. Such sheds shall be permitted for Use B1 in front yards but shall not be located within the required minimum front yard setback. If any property has more than one front yard, the shed may be permitted within the yard that is along the side of the existing principal structure.
2. No more than two residential sheds shall be situated on any property, one acre or less in size. On properties larger than one acre in size, one additional shed may be situated on the property for each additional acre in size above one acre.
3. No residential shed shall be located in any easement or right-of-way.
4. A residential ~~shed-structure~~ may occupy a required side or rear yard on properties of less than 25,000 square feet, provided that the shed is a minimum of five feet from any side or rear property line.
5. Additional regulations for Accessory Uses/Structures may be found under Area and Dimensional Requirements for each Zoning District.

§27-305.H.H3. Residential Fences, Walls.

a. Definition. Structures such as fences, and free-standing walls. Zoning permits are not required for replacement of an existing fence in the same location, likeness, and height provided it was legally conforming at the time it was installed.

b. Regulations.

1. Fences:

- (a) Any fence located in the front yard shall ~~not be 100% opaque have a minimum ratio of 4:1 of opaque to non-opaque areas~~ and shall not exceed four (4) feet in height. Wire mesh may be attached to the inside of split rail fences if desired.
- (b) ~~Fences may be located on the side or rear lot line, except along a public street, and may be non-opaque. Solid wooden or split rail fences are permitted.~~
- (e**b**) A fence located anywhere except the front yard may have a height of up to six (6) feet.
- (d**c**) A fence of up to eight (8) feet high may be allowed in a rear yard for the sole purpose of enclosing a court for tennis or similar sports. Such fence shall be set back a minimum of 10 feet from the side and rear lot lines.
- ~~(e) A fence shall not be required to comply with accessory structure setbacks.~~
- (d) Fence enclosures for swimming pools are required to meet the requirements of the Pennsylvania Uniform Construction Code, as amended.

2. Walls.

- (a) Engineering retaining walls necessary to hold back slopes are exempted from the regulations for this section and are permitted ~~by right as needed~~ as approved by the Township Engineer.

(b) Walls may be one foot in height for every two feet they are setback from a property line, up to a maximum height of six (6) feet in the rear or side yard. No wall shall exceed four (4) feet in the front yard.

3. General regulations for walls and fences.

(a) Fences and walls shall not be required to comply with accessory structure setbacks. (b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement restricting the placement of structures.

(c) The onus shall be on the property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.

(d) In the instance that the property contains a recorded access easement for adjacent lands that may be under different ownership, the location of a fence or wall shall not hinder access to those adjacent lands for maintenance or other purposes in accordance with any recorded easement agreement.

(e) Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

§27-305.H.H11 Recreational and Other Vehicle Storage.

a. Definition. A vehicle or piece of equipment, whether self-powered or designed to be pulled or carried, intended primarily for leisure time or recreational use. Recreational vehicles or units include, but are not limited to, the following: travel trailers, truck-mounted campers, coaches, motorized homes, folding tent campers, automobiles, busses, or trucks adapted for vacation use, snowmobiles, minibikes, all-terrain vehicles, go-carts, boats, boat trailers and utility trailers.

b. Regulations.

1. Recreational vehicles or units shall not be stored in the front yard setback. Any more than two recreational or other vehicle storage items shall be considered Use L2 Outside Storage.

2. Recreational vehicles or other vehicle storage may be permitted as an accessory use of non-residential lots, single-family detached dwellings and two-family attached dwellings.

§27-305.J.J1. Retail Store Definition. A shop or store selling commodities and goods to the ultimate consumer. Not included under this use are vehicular sales, over-the-counter sale of alcoholic beverages in a tavern or bar, or a store with greater than 15 square feet of floor area devoted to the display of pornographic materials. A pharmacy is considered incidental to retail use if located within the same building.

§ 27-305.K.K5. Contracting.

b. Regulations

2. All materials and vehicles shall be stored within a building or an enclosed area which is properly screened. Any outside storage, including storage of two or more commercial, recreational or other vehicle storage, shall be considered an L2 Outside

Storage or Display use and shall comply with all the requirements for this use, in addition to the above regulations.

§ 27-305.K18 Flexible building space that can be used for ~~either at least two of the following uses:~~ office, light manufacturing, assembly ~~and/or~~ warehousing.

§ 27-305.L.L.2. Outside Storage or Display.

- a. Definition. Outside storage or display, other than storage as a primary use of the land, necessary but incidental to the normal operation of a primary use. The keeping, ~~in an unenclosed area,~~ of any goods, junk, material, merchandise, or vehicles in the same place ~~including within a temporary structure~~ for more than 24 hours.
- b. Regulations.
 1. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas and no part of the required front yard shall be occupied by outside storage or display.
 2. Outside storage and display areas shall occupy an area of less than ~~0.50%~~ of the ~~existing~~ building coverage.
 3. Outside storage areas shall be shielded from view with a dense evergreen buffer and/or fencing so that the areas cannot be seen from all public streets. Fencing shall meet the provisions of this Ordinance.
 4. Uses requiring more substantial amounts of land area for storage or display may be exempt from the provisions of Subsection b.1 and b.2 above when granted as a special exception by the Zoning Hearing Board and provided:
 - (a) No more than 25% of the lot area shall be used in outdoor storage or display.
 - (b) A Special Exception is required for the following uses; nurseries (Use A6), lumber yards (Use K8), automobile sales (Use J20), truck terminals (Use K6) and agricultural retail (Use A3).
 - (c) Among the uses that shall not be appropriate for inclusion under this provision are retail stores (Use J1), repair shops (Use J17), service station or car-washing facility (Use J19), automobile repair (Use J21), sale of automobile accessories (Use J22), wholesale business and storage (Use K3), contractor office and shops (Use K5) and crafts (Use K7).

§ 27-305.L.L.3. Temporary Structure, Temporary Storage Container, Pod, or similar:

...

c.5.(b) – Such containers shall only be located within the front yard of any property for a residential use and set back from the edge of the cartway and the sidewalk a minimum of five feet, provided that there is no encroachment into the clear sight triangle for any intersecting streets or driveways. For non-residential use, any such container shall be visible from a public street or public accessway and shall not be placed within required parking spaces for more than one month from the date installed.

§ 27-305.L.L.4. Temporary Community Event. A. Definition. A temporary activity including, but not limited to, flea markets, public exhibitions, auctions, carnivals, circuses, picnics, air shows,

suppers for fundraising, mobile vending, and similar organizational events and meetings. Ice cream trucks are excluded from these regulations.

...

b. Regulations.

1. Such temporary uses shall be limited in time to no longer than seven days per occurrence. Such occurrences shall be limited to not more than four occurrences in a calendar year for each organization. There shall be at least a thirty-day period between such occurrences.
2. Signs advertising a temporary community event shall be posted no more than 14 days prior to the first day of the event and shall be removed on the final day of the event. No more than four off-premises signs shall be placed. The location of off-premises signs must be approved by the property owners of the properties upon which they are to be fixed.
3. The applicant shall provide plans to ensure security, crowd control, adequate parking for existing and proposed uses on the premises, emergency access, traffic control, street access, sanitary facilities, erosion control, trash collection, noise control, and cleanup after the event.
4. Approval in the form of a certified letter shall be obtained from the owner of the site.
5. Mobile vending shall be permitted within non-residential zoning districts only. No mobile vending shall be permitted within 500 feet of an existing restaurant or retail store selling similar goods. No more than one mobile unit shall be permitted at one location at a time. No outdoor eating areas with tables and/or chairs are permitted.
6. Hours of operations shall be limited to between the hours of 9 am to 6 pm.

Add §27-305.L L15. Non-Residential Fences and Walls

a. Definition. Structures such as fences and free-standing walls. Zoning permits are not required for replacing an existing fence in the same location, likeness and height provided it was legally conforming at the time it was installed. A zoning permit is required to replace a free-standing wall.

b. Regulations.

1. Fences:

- (a) Any fence located in the front yard shall not be 100% opaque and shall not exceed four (4) feet in height. Wire mesh may be attached to the inside of split rail fences if desired.
- (b) A fence located anywhere, except the front yard, may have a height of up to six (6) feet.

2. Walls.

- (a) Retaining walls measured four (4) feet or higher from the lowest grade to the top of the wall, tiered walls, and walls with surcharges from adjacent slopes, foundation loads, or other loads, shall require a Zoning Permit and review and approval of all required plans, details, calculations, and specifications by the Township Engineer.
- (b) Walls may be one (1) foot in height for every two (2) feet they are setback from a property line, up to a maximum height of six (6) feet in the rear or side yard. No wall shall exceed four (4) feet in the front yard.

3. General regulations for walls and fences.

- (a) Fences and walls shall not be required to comply with accessory structure setbacks.

- (b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement without permission of the beneficiary of the easement.
- (c) The onus shall be on the property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.
- (d) In the instance that the property contains a recorded access easement for adjacent lands that may be under different ownership, the location of a fence or wall shall not hinder access to those adjacent lands for maintenance or other purposes in accordance with any recorded easement agreement.
- (e) Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

4. Exemptions:

- (a) Conventional fences required for farm use, agricultural use and related 27-305 facilities on properties in excess of five acres shall be exempt from the fence regulations of this chapter, except for height regulations.
- (b) Fences required in the Butler Corridor Overlay District shall be in accordance with § 22-722.D.(7), of the Subdivision and Land Development Ordinance.

§27-502.b.3. – When a lot or tract of land undergoes subdivision/land development or is being developed with a new ~~or expanded~~ principal building or structure, all the natural resource protection land on this lot or tract, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected with a conservation easement in accordance with §§ **27-505** and **27-2400** of this chapter. The natural resources required to be preserved on each lot shall only be disturbed in accordance with Part **24** of this chapter and § **27-505**.

§27-505.1. Resource restrictions for environmentally sensitive land shall be considered land to be protected and preserved within the Watershed District for all uses and activities in accordance with the protection ratios noted below. All natural resource protection land, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected and preserved on each site and/or lot in accordance with § **27-2400** of this chapter through the placement of a conservation easement on the site/lot. The natural resources required to be preserved and protected shall not be disturbed, other than ~~the cultivation of~~ agricultural soils.

Amend § 27-701.a., 801.a., 901.a., 1001.a., 1101.a., to include H6 Residential Solar Energy Systems as Use permitted by Right.

27 Attachment 2 Table of Uses Regulations for H6 Residential Solar Energy System within SR-1 to Y/SE for SR-2, RR, VR, and MHP.

§27-1201.a., 1301.a., 1401.a., 1501.a., 1601.a., 1701.a., & 1801.a. - I3 ~~Professional-General~~ Office

§27-1403.c.8(d) – Trees shall be planted within at least 5 feet outside rights-of-way parallel to the street along all streets but not alleys.

§27-1904.g. Structural Anchoring. Any structure placed in the ~~identified Floodplain-floodplain Overlay District-area~~ shall be anchored firmly to prevent flotation, collapse, or lateral movement. The floodplain administrator shall require the applicant to submit the written opinion of a registered

professional engineer that the proposed structural design meets the requirements of this Part for all buildings and manufactured homes and may require such an opinion for all other structures. All air ducts, large pipes, storage tanks, and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.

§27-2103.a. Residential Lane Lots.

1. A lane lot shall only be improved with one single-family detached dwelling and related residential accessory uses.
2. Each lot must have a separate lane, and each lane lot must contain at least twice the minimum lot area of the zoning district where the property is located.~~40 acres.~~

§27-2108.d. These increased restrictions only apply to lots that are one acre in lot area or less, and do not apply to the B6 Multifamily ~~and~~ B7 Apartment, B8 and B9 Mobile Home Park I and II uses, if such buildings are owned by a single person or entity and the individual units are rented out to tenants.

§27-2109 Fences, Walls, and Terraces

...

~~b. Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.~~

§27-2111 – Traffic Visibility Across Corners

- a. In all districts, no structure, fence, planting or other obstruction shall be maintained between a vertical plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front or side yard which is within a horizontal clear-sight triangle boundary by the two street lines and a straight line drawn between points on each such line ~~75-50~~ feet from the intersection of said lines or extension thereof, unless otherwise approved by the Township Engineer.

~~When one or both streets which form the intersection are classified as collector or arterial highways, the clear-sight triangle bounded by the two street lines and a straight line drawn between points on such line shall be 100 feet from the intersection of said lines or extension thereof.~~

- b. ~~At each point where a private accessway intersects a public street or road, a clear-sight triangle of 50 feet measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two feet above the street grade.~~

§ 27-2114 Special Considerations for ~~Municipal Uses and~~ Emergency Service Uses.

[Added by Ord. 2007-10-01, 10/22/2007]

- a. Notwithstanding the front, side or rear yard requirements for the ~~F1 Municipal Building Use or the F2 Emergency Service Center Use~~, the required setbacks and/or buffer yards for each of these uses~~this use~~ may be either increased or decreased in an amount not to

exceed 75% upon approval of the Board of Supervisors, provided that any such request for an F2 Use shall be subject to conditional use approval.

- b. The modified setback requirements provided for in this section are permissible provided that the proposed use is either owned or operated by New Britain Township or is located upon land owned and/or leased by New Britain Township to a nonprofit organization.

§ 27-2115 Septic System Setbacks.

[Ord. 8-14-1995; as added by Ord. 2009-01-01, 1/26/2009]

No portion of an on-lot septic system or any of its components, including the toe of slope of the berm, shall be installed closer than 10 feet to a property line ~~or~~ ultimate right-of-way, or paved area, or located within an existing easement, or located in a manner that would block any stormwater drainage or swales, or flow of stormwater from any lot. On-lot septic systems are both individual and community sewage systems, including, but not limited to, conventional in-ground systems, individual residential spray irrigation systems, drip irrigation systems, sand mounds, and any other alternate or experimental systems approved by the Pennsylvania Department of Environmental Protection.

§27-2400 All uses and activities, including subdivisions and land developments, established after the effective date of this chapter, shall comply with the following standards. Site alterations, regrading, filling or clearing of any natural resources prior to the submission of applications for zoning or building permits or the submission of plans for subdivision or land development shall be a violation of this chapter. In the event that two or more resources overlap, the resource with the greatest protection shall apply to the area of overlap. The developer shall determine what environmental or natural features are present on the lot and shall meet the following standards of environmental protection. For any lot proposed for development to which the provisions of Chapter 22, Subdivision and Land Development, do not apply, the environmental standards of this section shall apply. Where alterations occur, restoration of the lot to its original condition shall be required. The provisions of this section shall apply to all zoning districts, including nonresidential districts. For any lot proposed for development subject to Chapter 22, Subdivision and Land Development, such lot shall not be subject to the provisions of this section but rather shall meet the environmental standards set forth in Chapter 22, Subdivision and Land Development.

§27-2400.a Watercourses. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads, sewer or water lines, utility transmission lines, and trails may cross watercourses ~~where design approval is obtained from the Township and, if required, the provided a permit is obtained from the~~ Pennsylvania Department of Environmental Protection, if required.

		Resource Protection Land	
Natural Resources	Protection Ratio	Acres of Land in Resources	(acres protection ratio) x Acres of Land to be Disturbed
Watercourses	1.00		
Riparian Buffer	1.00		
Floodplain	1.00		
Floodplain (Alluvial) Soils	1.00		
Wetlands	1.00		
Lakes or Ponds	1.00		
Wetlands Margins	0.80		
Woodlands <u>in the CR, WS, SR-1, SR-2, & RR zoning districts</u>	0.80		
<u>Woodlands in all other zoning districts</u>	<u>0.50</u>		
Steep Slopes 8-15%	0.60		
Steep Slopes 15-25%	0.70		
Steep Slopes 25% or more	0.85		
Total Land With Resource Restrictions		_____ acres	
Total Land With 1.00 Protection Ratio Resource Restrictions		_____ acres	
Total Resource Protection Land Required			_____ acres
Total Resource Protection Land Provided			_____ acres
Total Disturbed Resources			_____ acres

§27-2400.f. Woodlands. In areas of woodlands, the following standards shall apply:

...

~~(b) The planting of replacement trees shall be done in accordance with a woodlands management plan prepared by a licensed forester.~~

~~(e)(b) The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors, unless the owner/developer offers a fee in lieu of the required replacement, such fee being approved by the Board of Supervisors, in its sole discretion.~~

(e) Any trees that are dead, dying, or diseased, and may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township.

§27-2401.c. Deed Restrictions. For subdivision and land development plans, restrictions meeting Township specifications must be placed in the deed or an easement for each site or lot that has natural resource protection areas within its boundaries. The restrictions shall provide for the continuance of the resource protection areas in accordance with the provisions of this Part. Natural resource protection areas may be held as common open space in accordance with the requirements of this chapter and Subdivision and Land Development Ordinances [Chapter 22], or in the ownership of individual property owners. For this latter form of ownership, it shall be clearly stated in the individual deed that the maintenance responsibility lies with the individual property owner.

§27-2606.e.1.&2. Temporary Signs Commercial and Noncommercial

...

(f) The number of times a temporary sign may be erected upon a property in a calendar year ~~shall be equal to~~ four times per year ~~the number of temporary signs allowed on the property under Subsection e1(b) above.~~

§27-2702 Open Space Designation

b. In designating use and maintenance, the following classes may be used:

~~1. Lawn. A grass area with or without trees which may be used by the residents for a variety of purposes and which shall be mowed regularly to insure a neat and orderly appearance.~~

~~1. 2~~—Natural Area. An area of natural vegetation undisturbed during construction, or replanted. Such areas may contain pathways. Meadows shall be maintained as such and not left to become weed-infested. Maintenance may be minimal, but shall prevent the proliferation of weeds and undesirable plants such as honeysuckle and poison ivy. Deep-rooted native plants are encouraged over turf grass where possible. Litter, dead trees and brush shall be removed and streams shall be kept in free flowing condition.

~~3~~—2 Active Recreation Area. An area designated for a specific recreational use, including but not limited to tennis, swimming, shuffleboard, play field and tot lot. Such areas shall be maintained so as to avoid creating a hazard or nuisance and provisions shall be made to perpetuate the proposed use.

~~3.4~~—Passive Recreation Area. Space for outdoor recreational activities not considered active such as walking, picnicking, bird watching and other similar activities.

~~4.5~~—Agricultural Area. An area to be leased for Crop Farming as defined in Part 3.

~~5.6~~—Stormwater Management. No more than 30% of the open space may be used for stormwater detention or retention basins.

6. A combination of areas noted above.

§27-2800.e. Buffer yards shall include a planting strip which creates a dense screen of closely planted trees or shrubs that obscures visibility, glare and noise in accordance with the spacing and composition as specified in the Township's Subdivision and Land Development Ordinance.

§27-2803. All buffer yards shall be maintained and kept clear of all debris, rubbish, weeds, and tall grass except for meadow or other landscaping that includes native herbaceous material for a naturalized planting scheme.

§27-2803.c.— No structures, including but not limited to ~~fences~~, sheds, pools, hot tubs, pergolas, gazebos, or play equipment, shall be permitted in the buffer yard. No manufacturing, processing, or storage of materials, goods, or items shall be permitted in the buffer yard. Fences are permitted in accordance with the regulations of this Ordinance. Green infrastructure is permitted within the buffer yards provided the plantings proposed to meet the buffer requirements of this section.

Add §27-2900.g & h.—

g. The 5th edition or most current edition of the Institute of Transportation Engineers Parking Generation Manual or a study from a Traffic Engineer may be used to support a reduction in the proposed parking requirement. In either case, the Township shall have sole authority with respect to establishing the parking requirement which shall consider potential future uses. The sum of the requirements for all uses may be reduced by no more than 25%.

h. All schools shall designate an area for overflow parking for special events of at least 100 parking spaces or one space per 2 students, whichever is less. This may be provided offsite with a recorded easement.

§ 27-2901 **Off-Street Parking Requirements.**

B. Residential Uses

- B6 Multifamily 2 spaces per dwelling unit
- a. ~~Efficiency~~ ~~1 space per dwelling unit~~
 - b. ~~1 to 3 BR~~ ~~2 spaces per dwelling unit~~
 - c. ~~4 BR or more~~ ~~3 spaces per dwelling unit~~

C. Institutional Use

- C1 Hospital ~~1.75-6~~ spaces per bed
- C2 Nursing Home 1.75 spaces per bed
- C3 Personal Care Center 1.75 spaces per bed

D. Educational Uses

- D1 Nursery School/Day Care ~~2 spaces per classroom~~ 4 spaces per 1,000 square feet of total floor area 1 space per full-time employee
- D2 College, Primary or Secondary School
- a. Elementary, Middle Junior High ~~2 spaces per classroom~~ 0.2

		<u>spaces per student</u>	
b.	High School	<u>1 space for every 10 students of capacity</u> <u>0.32 spaces per student</u>	<u>1 space per full-time employee</u>
c.	College	<u>1 space for every 10 students of capacity</u> <u>0.45 spaces per student</u>	<u>1 space per full-time employee</u>

E. Recreational Uses

E1 Public Recreational Facility	<u>1 space per 250 square feet of total floor space</u> <u>16 spaces per acre</u>	
E2 Private Recreational Facility	<u>1 space per 250 square feet of total floor space</u> <u>16 spaces per acre</u>	
E6 Golf Course	<u>1 space per 100 square feet of total clubhouse floor area</u> <u>10 spaces per hole</u>	<u>4 spaces per hole</u>
E8 Library or Museum	<u>1-4 spaces per 500-1,000 square feet of total floor area</u>	

F1 Municipal Building ~~1 space per 50 square feet of meeting area~~ 4 spaces per 1,000 square feet of total floor area

F4 Place of Worship ~~1 space per 5 seats usable for worship or 8 linear feet of pews, whichever is greater~~ 17 spaces per 1,000 square feet of total floor area

G. Utility and Transportation Uses

G1 Utilities ~~1 space per employee~~ 3 spaces per 1,000 square feet of total floor area

G2 Terminal ~~1 space per 400 square feet~~ every business vehicle normally stored on the premises 1 space per employee

G3 Airport ~~1 space per 400 square feet~~ 2 spaces per daily enplanements 1 space per employee

I. Office Uses

I1 Medical Office	4.6 spaces per 1,000 ⁴⁷⁵ square feet of total floor area	
I2 Veterinary Office	4.6 spaces per 475-1,000 square feet of total floor area	
J6 Eating Place	1 space per 50 square feet of public eating area or 3 seats, whichever is greater	<u>1 space per employee</u>
J7 Drive-In and Other Eating Place	1 space per 50 square feet of public area or 23 seats, whichever is greater	<u>1 space per employee</u>
J8 Tavern	1 space per 100 square feet for patron use or 3 seats, whichever is greater ²¹ <u>spaces per</u> <u>1,000 square</u> <u>feet total floor</u> <u>area</u>	

J10 Theater	<u>0.5 spaces per seat</u>	
J19 Service Station or Car Wash	<u>1 space per 1,000 square feet of total floor area</u>	
J22 Automotive Accessories	1 space per 100 square feet of total floor space area	
J29 Package Delivery Services	1 space per pick-up station <u>3 spaces per 1,000 square feet of total floor area</u>	
J30 Photocopying Services	1 space per 100 square feet of floor space for customer use <u>3 spaces per 1,000 square feet of total floor area</u>	
J34 Dispensary	4-21 spaces per 1,000 <u>200</u> square feet of gross total floor area	1 space per employee

K. Industrial Use

K1 Manufacturing	1 4 spaces <u>1,000</u> per square feet of total floor space area	1 space for each business vehicle normally stored on the premises
------------------	-----------------------------------------------------------------------------------------	-------------------------------------------------------------------

K3 Wholesale Business, Wholesale Storage, Warehousing	1 space per 500 <u>1,000</u> square feet of total floor <u>areospace</u>	1 space for each business vehicle normally stored on the premises
K12 Extractive Operations	1 space for each business vehicle normally stored on the premises	1 space per employee working on the premises
K19 Small Lot Industrial	See K19 use regulations	See K19 use regulations
L5 Oil and Gas Drilling Well	<u>1 space per employee</u>	
L6 Wind Energy Conservation Systems	<u>1 space per employee</u>	
L7 Air Landing Field	<u>5 vehicle spaces and 2 aircraft spaces</u>	<u>1 space per employee</u>

S27-2902.c. – Changes in Use. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwellings ~~s-units~~, seating capacity or otherwise to create a need, based upon the requirements of this Part for an increase of 10% or more in the number of existing parking spaces, the number of total spaces to be provided shall be based upon the total parking that would be required for the entire existing and proposed use.

S27-2902.g. – Common guest parking areas shall be required at the rate of 0.3 space per dwelling unit for B3, B4, B5, ~~and B6, and B7~~ Uses. On-street parking may not be counted towards meeting this requirement, and the remainder, if any, shall be provided in an off-street parking lot that meets all of the applicable regulations and requirements set forth in Chapter 22, Subdivision and Land Development, of this Code. Perpendicular parking requiring backing up onto a street shall not be permitted. [Added by Ord. No. 2020-11-04, 11/16/2020]

S27-2902.h. – ~~Except for an off-street parking area on a single-family lot or serving a single-family or two-family dwelling, Non-~~off-street parking area for a non-residential use shall be designed or built to require vehicles exiting the area to back out onto a street.

§ 27-2904 Design Standards for Off-Street Parking. [Ord. 8-14-1995, § 2904]

a. General Requirements.

- ~~1. No parking shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except for a single-family or two-family dwelling backing onto a street other than an arterial or connector street.~~
- 2.1. Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle, except for any spaces greater than two in number of a single-family detached dwelling.
- ~~3. No parking area shall be located in a required buffer yard or within an existing street right-of-way.~~
- ~~4. No parking or other paved area shall be located within 10 feet of a septic system absorption area.~~
- ~~5. Defined Traffic Ways. All parking areas shall include clearly defined and marked traffic patterns. 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. Major vehicular routes shall be separated from major pedestrian routes within the lot.~~
- 6.2. Required off-street parking spaces shall be on the same lot or premises with the principal use served unless shared parking lot agreements are recorded to allow access and parking for all affected properties.
- 7.3. No parking area shall be used for any other use that interferes with its availability for the parking need it is required to serve. This includes storage or display of materials or vehicles.

b. Paved Area Setbacks (including Off-Street Parking Setbacks).

1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in stormwater management along streets.
2. 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. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport, and similar uses as determined by the Zoning Officer. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.
3. No parking area, paved area, or outdoor display of vehicles or articles for sale shall be located in a required buffer yard, within an existing street right-of-way, or within 10 feet of the ultimate right-of-way line of any street.

~~4. The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks or trails. Storm water control facilities may be located within this setback area if they do not obstruct sight distance. No fence shall be located within the paved area setback, except within the Butler Corridor Overlay District where it's demonstrated that the fence does not interfere with sight lines.~~

~~5. The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.~~

~~6. All paved areas parking spaces, 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. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.~~

~~b. Size of Parking Spaces. [Amended by Ord. 2016-05-01, 5/16/2016]~~

~~1. Each parking space shall meet the following stall width and length:~~

Type of Space	Width (feet)	Length (feet)
Perpendicular/90°	10	18
Angled (30°/45°/60°)	10	18
Parallel	8	22

~~2. All spaces shall be marked with double lines so as to indicate their location, except those of a single-family or two-family dwelling.~~

~~c. Aisles. [Amended by Ord. 2016-05-01, 5/16/2016]~~

~~1. For one-way traffic only, each aisle providing access to the type of stall listed shall meet the corresponding minimum aisle width specified below:~~

Type of Parking Stall	Minimum Aisle Width (feet)
Parallel	12
30°	12

Type of Parking Stall	Minimum Aisle Width (feet)
45°	18
60°	18
90°	20

2. For two-way traffic, each aisle providing access to any type of stall shall be at least 24 feet in width.

3. Raised pedestrian crosswalks and refuge islands shall be provided along the length of each parking aisle and row at intervals of 200 feet or less.

d. Access Drives and Driveways.

1. Each access drive shall have a minimum width of 12 feet and maximum width of 15 feet at the street line for one-way use only and a minimum width of 25 feet and maximum width of 30 feet at the street line for two-way use.

2. Private driveways serving one dwelling unit or agricultural use shall have a maximum grade of no more than 10%. S

3. Any other driveway or access way shall have a 6% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 3% grade.

4. Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.

5. At least 75 feet shall be provided between any two access drives along one street along one lot.

6. No access drive or driveway shall open onto a public street less than 80 feet from the existing right-of-way line of any intersecting public street.

7. Where access is to a public street, a state or Township (if applicable) highway access permit shall be obtained.

8. Where access drives and driveways are proposed as part of a subdivision or land development, the provisions of the Township's Subdivision and Land Development Ordinance [Chapter 22] shall also be met. If there are any conflicts between the requirements of the Zoning and the Subdivision and Land Development Ordinances, the stricter provision shall apply.

9. Driveway Setbacks from Residence. A minimum five feet unpaved area setback shall be maintained between any driveway or access way and any abutting lot line of a single-

family detached house, unless a shared driveway is specifically shown on the approved plan.

e.c. Paving, Grading and Drainage.

1. Except for areas that are landscaped and so maintained, all portions of required parking, off-street loading facilities and driveways shall be graded, surfaced with asphalt, concrete, porous paving, or permeable pavers, or concrete and drained in ways necessary to prevent dust, erosion or water flow across streets or adjoining properties. Any parking, loading, or driveway shall at a minimum meet the ~~The~~ paving standards of the Township Subdivision and Land Development Ordinance ~~are hereby included by reference.~~ However, driveways serving an individual single-family detached house on a lot of five acres or greater or that only provide access to general or crop farming shall not be required to be paved except for the first 50 feet of the driveway or to the ultimate right-of-way, whichever is less.

d.f. ~~Night time~~Nighttime Illumination.

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.~~

g. ~~Paved Area Setbacks (including Off-Street Parking Setbacks):~~

- ~~1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in storm water management along streets.~~
- ~~2. The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks of six feet wide or less. Storm water control facilities may be located within this setback area. No fence shall be located within the paved area setback~~
- ~~3. No off-street parking space nor outdoor display of vehicles or articles for sale shall be located within 10 feet of the ultimate right-of-way line of any street.~~
- ~~4. The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.~~
- ~~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. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.~~

[Amended by Ord. 2017-01-01, 1/3/2017; and by Ord. 2017-06-07, 6/5/2017]

~~h. Paved Area Landscaping.~~

- ~~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. A maximum of 15 consecutive and contiguous parking spaces in a row shall be allowed without being separated by a landscaped area.~~
- ~~2. One deciduous tree shall be required for every 4,000 square feet of paved area. This number of trees shall be in addition to any trees required by any other section or by the Subdivision and Land Development Ordinance [Chapter 22].~~
- ~~3. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent "cross-taxing."~~
- ~~4. Existing Trees. For every existing tree on the lot that is preserved and maintained and that would generally meet the requirements of this section, one less shade tree shall be required to be planted.~~

~~i. Parking Lot Screening.~~

- ~~1. No off-street parking area for five or more vehicles shall be developed in such a way that vehicle headlights could shine into a dwelling located within 200 feet or less of the parking area.~~
- ~~2. Wooden fencing, brick walls or evergreen screening shall be required as needed to resolve the concern of this section. Such screening or fencing shall have a minimum height of four feet, except that screening or fencing of up to eight feet shall be required by the Zoning Officer as needed where there is unusual topography or the parked vehicles would be trucks or buses.~~

~~j. e. Handicapped Accessible Parking.~~

- ~~1. All The number and location of accessible parking and passenger loading zones shall comply with the requirements of the Federal Americans with Disabilities Act.~~
- ~~2. If not otherwise specified in the Federal Americans with Disabilities Act, accessible parking facilities ~~for the handicapped~~ shall meet the following minimum standards:
 - ~~(a) Any parking lot for public use including at least six-one off-street parking spaces, except for single-family dwellings, shall include of minimum of one handicapped space. A minimum of 3% of all off-street parking spaces required for use shall be handicapped spaces. The total minimum number of accessible parking spaces shall be in accordance with the following chart:~~~~

Minimum Number of Accessible Parking Spaces ADA Standards for Accessible Design 4.1.2 (5)			
Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
Column A			
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces ** 7 out of every 8 accessible parking spaces

- (b) ~~Handicapped-Accessible~~ parking spaces shall be located where they would result in the shortest possible distance to an accessible building entrance.
- (c) ~~Handicapped-Accessible~~ spaces shall measure a minimum of 13 feet in width by 18 feet in length for each space.
- (d) The slope of ~~handicapped-accessible~~ parking spaces shall not exceed 2% in any direction.

§27-2904.d.3 – Any other driveway or access way shall have an 68% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 43% grade.

§ 27-2905 Parking of Trucks, Recreational and Other Vehicle and Storage, and Junk Vehicles in Residential Districts.

- a. The intent of this section is to prevent residential areas from being affected by commercial vehicles; and to maintain a residential character in residential districts by regulating junk vehicles, commercial trucks, etc.

...

~~d. No part of this section shall apply to recreational vehicles. [Amended by Ord. 2017-06-07, 6/5/2017]~~

~~ed. No commercial truck or van with a gross weight exceeding 8,500 pounds or greater than two axles ~~or any tractor, or any~~ trailer (as defined by this section), ~~nor recreational or other vehicle storage~~, shall be maintained (except emergency repairs), parked, stored, or otherwise kept ~~within or upon a lot, driveway, on a public or private street~~ without a valid license plate and registration, or other location that is within a residential zoning district between the hours of 8:30 p.m. and 9:00 a.m. any day of the week. Such equipment shall not pose a traffic safety concern as determined by the New Britain Township Police Department at any time. ~~This prohibition does not apply to a single truck or van parked, stored, or otherwise kept within an enclosed building or garage upon a residential lot.~~~~

~~e. All such vehicles may be parked or stored on private property provided it is located as follows:~~

~~1. Within a carport;~~

~~2. Within a completely enclosed building;~~

~~3. Within the side or rear of a lot, but no closer than five feet to a property line;~~

~~4. Within the front yard provided it complies with the following:~~

~~(a) No such equipment shall be within the front yard setback or used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for that lot.~~

~~(b) The equipment shall be located on a paved or modified/crushed stone, permitted driveway.~~

~~(c) The location shall not cause ingress and egress sight line or safety issues as determined by the New Britain Township Police Department or the New Britain Township Zoning Officer.~~

~~(d) No more than two major recreational equipment items may be located on the exterior of a parcel unless permitted as an L2 Outdoor Storage Use or stored entirely within an enclosed structure.~~

~~(e) The equipment may be on a nonresidential lot that has been previously approved for storing major recreational equipment.~~

...

§27-3003.a. All applications for zoning permits shall be made in writing by the owner, tenant, vendee under contract of sale, or authorized agent on a form supplied by the municipality and shall be filed with the Zoning Officer. The application shall include ~~four~~ two copies of the following information:

Attachment 1 - Appendix A. Environmental Impact Statement Report

...

Add e. For projects that involve dedication of land to the Township, properties with current or former environmentally sensitive uses or where site conditions warrant it, upon request by the

Board of Supervisors a Phase I Environmental Site Assessment shall be performed at the Applicant's expense. The Board of Supervisors may also request a Phase II Environmental Assessment and any similar additional environmental studies, work plans, remediation plans, environmental data, etc. as required by the Township Engineer pursuant to commonly accepted standards to characterize the site's environmental conditions considering the proposed use. The assessments shall conform with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessment Process (ASTM E-1 525-05) as subsequently amended, and U.S. EPA Title 40 Code of Federal Regulations Part 312, Standard Practices for All Appropriate Inquiries (40 CFR Part 312) as subsequently amended.

Attachment 3 – Zoning Map – Replace with legible digital copy.

ZONING

27 Attachment 1

Township of New Britain

APPENDIX A ENVIRONMENTAL IMPACT STATEMENT REPORT

- a. The impact on the environment generated by subdivision, land development and other projects necessitates a comprehensive analysis of the variety of problems that may result in actions that can be taken to minimize these problems. In order to effectively evaluate the environmental consequences or effects of certain projects proposed in the Township, an Environmental Impact Statement (EIS) report shall be submitted together with preliminary plans when required by this Chapter or by the Board of Supervisors. In order to encourage the thorough preparation of an EIS report, the applicant may use the components of the EIS report to satisfy the reporting requirements of the Subdivision and Land Development Ordinance [Chapter 22]; provided, however, that a list of the Sections of the Subdivision and Land Development Ordinance [Chapter 22] that are proposed to be satisfied by the EIS report shall be submitted with the EIS report.
- b. An updated EIS report shall accompany and form a part of a final land development or subdivision plan.
- c. Twenty copies of the EIS report shall be submitted with the plans, preliminary or final. Within the EIS report, specific emphasis shall be directed toward the proposed effects on and relationship to applicable site, neighborhood (including areas in adjacent municipalities where applicable) and Township-wide resources, conditions or characteristics. The EIS report shall include text, tables, maps and analyses for the purpose of describing the project site, proposed use(s), environmental characteristics and the environmental effects of the proposal as follows:
 1. Overview. Indicate the purpose and scope of the proposed project. Enumerate the benefits to the public which will result from the proposed project and describe the suitability of the site for the intended use. A description of the proposed project shall be presented to indicate the extent of which the site must be altered, the kinds of facilities to be constructed, how they are to be considered and the uses intended. The resident population, working population and visitor population shall be projected. The basis of the projections shall be clearly stated in the report.
 2. Compatibility. The compatibility or incompatibility of the proposed project shall be described in relation to the Township Comprehensive Plan, especially the land use and open space elements.
 3. Location. An identification of the site location and area through the use of a location map drawn at a scale of not more than 2,000 feet to the inch. The location map shall depict all streets, adjoining prop-

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erties, zoning district boundaries and municipal boundaries within 2,500 feet of any part of the tract. In the case of development of only a portion of the entire tract, the location shall also show the relationship of the section to the entire tract.

4. Photographs. An identification of the character and appearance of the site through the presentation of black and white photographs or copies thereof. Such photographs shall provide a representation of what the site looks like from ground level. Photographs shall be properly identified or captioned and shall be keyed to a map of the site.
5. Description of the Project. An identification of the nature of the proposals through the presentation of the following:
 - (a) A site development plan, including notes pertaining to the number and type of lots or units, the square footage and/or acreage of the tract and a depiction of the features which are proposed such as streets, driveways, parking areas, buildings and other structures and all impervious surfaces. The plan shall be drawn at a scale of not smaller than 100 feet to the inch, i.e., 50 feet to the inch is permitted but 200 feet to the inch is not and may be submitted as an attachment to the report. The plan shall reflect all the information required under the plan requirements of the Subdivision and Land Development Ordinance [Chapter 22].
 - (b) A statement indicating the existing and proposed ownership of the tract and where applicable, the type of ownership, operation and maintenance proposed for areas devoted to open space or otherwise not under the control of a single lot owner.
6. Physical Resources Inventory. An identification of physical resources associated with the natural environment of the tract, including such features as geology, topography, soils, hydrology and the like. The identification of physical resources shall include a narrative description of the qualitative aspects of each of the resources mentioned above. In addition, these resources shall be mapped at a scale of not smaller than 100 feet to the inch as specified below and may be either incorporated into the EIS report or submitted as attachments to the report.
 - (a) A map depicting the geological characteristics of the tract. Such map shall define the location and boundaries of the rock formations at or influencing the tract and features such as faults and/or fractures.
 - (b) A map depicting the topographical characteristics of the tract. Such map shall contain contours with at least two-foot

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intervals and shall depict steep slopes as defined in the Sub-division and Land Development Ordinance [Chapter 22].

- (c) A map depicting the soil characteristics of the tract. Such map shall depict all soil types and shall include a table identifying soil characteristics pertinent to the proposed project such as prime agricultural soils, depth of bedrock, depth of water table, flood hazard potential and limitations for septic tank filter fields.
 - (d) A map depicting the hydrological characteristics of the tract. Such map shall depict surface water resources, their drainage characteristics, watersheds and floodplains and groundwater resources. Surface water resources include features such as creeks, runs and other streams, ponds, lakes and other natural bodies of water, springs, wetlands and any manmade impoundments. Groundwater resources include features such as aquifers and aquifer recharge areas.
7. Biological Inventory. An identification of biological resources associated with the natural environment of the tract, including such features as vegetation and wildlife. The identification of biological resources shall include a narrative description of each of the resources mentioned above.
 8. Land Use Inventory. An identification of the land use conditions and characteristics associated with the tract, such as current and past use, land cover and encumbrances and the relationship of these to adjacent tracts. The identification of land use conditions and characteristics shall include a narrative description of the above.
 9. Surface Water Inventory. Describe existing watercourses and water bodies that are partially or totally on the site and their relationship to the area of land disturbance. Calculate existing surface runoff from the site and the associated watershed, including the potential development of the remainder of the watershed. When the natural drainage pattern will be significantly altered an analysis shall be conducted which will investigate flow, depth, capacity and water quality of the receiving waters. When required, floodplain areas will be mapped in consultation with the Department of Environmental Protection. Existing drainage structures shall be mapped and the capacity of the drainage network shall be determined. Additionally, wetland areas as defined by the Department of Environmental Protection and the U.S. Corps of Army Engineers shall be delineated.
 10. Subsurface Water Inventory. Describe the subsurface water conditions on the site both in terms of depth to groundwater and water supply capabilities of the site. Where existing conditions warrant, provide detailed information regarding existing wells within 1,000 feet of the site relative to depth, capacity and water quality. Dis-

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cuss the water supply capabilities of the adjacent areas and the recharge capabilities of the site.

11. Existing Features Inventory. Describe any existing features on the site that are not considered to be part of the natural environment. This may include, but not necessarily be limited to, roads, housing units, accessory structures, utility lines, etc.
12. Historic Resources Inventory. An identification of the manmade resources associated with or within 500 feet of the tract which are older than 50 years. Areas, structures and/or routes and trails included on the National Register of Historic Places, the Pennsylvania Inventory of Historic Places, the Historic American Building Survey, the Bucks County Conservancy and any which may be identified in the Comprehensive Plan shall be identified. The identification of historic resources shall include a narrative description of the above.
13. Visual Resources Inventory. An identification of the visual resources associated with the tract such as areas which have a particular amenity value and areas which offer interest in viewing the tract. The identification of visual resources shall include a narrative description of the above.
14. Community Needs Inventory. An identification of the community facility needs associated with the users and/or residents of the proposed project. The community facility needs assessment shall indicate in narrative form the type of services which will be in demand. Where applicable, community facilities (such as schools, park and recreation areas, libraries, hospitals and other health care facilities, fire protection, police protection, ambulance and rescue service and postal services) shall be discussed in terms of the ability of existing facilities and services to accommodate the demands of future users and/or residents of the lot(s) and/or tract and the need for additional or expanded community facilities.
15. Utility Needs Inventory. An identification of the utility needs associated with the users and/or residents of the proposed project and a statement whether the project is within the area to be served by public sewers under the Township's Act 537 Plan. The utility needs assessment shall indicate in narrative form the type of installations which will be in demand. Utilities (such as those used for water supply, sewage disposal, refuse disposal, storm drainage, communications and electrical transmission) shall be discussed in terms of the ability of existing utility installations to accommodate the demands of the future users and/or residents of the lot(s) and/or tract, the need for additional or expanded utility installations, the ability to achieve an adequate, potable quantity of water whenever individual wells are proposed, the ability to achieve an adequate system for onsite sewage disposal whenever such a system is proposed and the ability to achieve an adequate system for storm drainage and

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stormwater management. Certificates from the utilities confirming that adequate capacity exists to service the proposed development shall be included.

16. Transportation System Inventory. An identification of the relationship of the transportation and circulation system needs of the proposed project to the existing street or highway network. A discussion of this relationship shall be in narrative form and shall indicate factors such as methods to be used for traffic control within the tract and at points of ingress to and egress from it and expected traffic volumes generated from the project, including their relationship to existing traffic volumes on existing streets for both peak hour and non-peak hour traffic conditions. In addition, there shall be a discussion of the physical condition of existing streets which will service the proposed project and what improvements are proposed to remedy any physical deficiencies.
17. Adverse Impacts. Probable adverse effects which cannot be precluded, including:
 - (a) Water quality and quantity.
 - (b) Air quality.
 - (c) Noise.
 - (d) Undesirable land use patterns.
 - (e) Damage or destruction of significant plant or wildlife systems.
 - (f) Aesthetic values.
 - (g) Destruction of natural resources.
 - (h) Displacement of people and businesses.
 - (i) Displacement of viable farms.
 - (j) Employment and property taxes.
 - (k) Destruction of manmade resources.
 - (l) Disruption of desirable community and regional growth.
 - (m) Health, safety and well being of the public.

In indicating such effects, a discussion shall be presented regarding whether they will have primary or secondary implications, that is,

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whether the adverse effects will have direct or indirect influence on a particular resource, condition or characteristic.

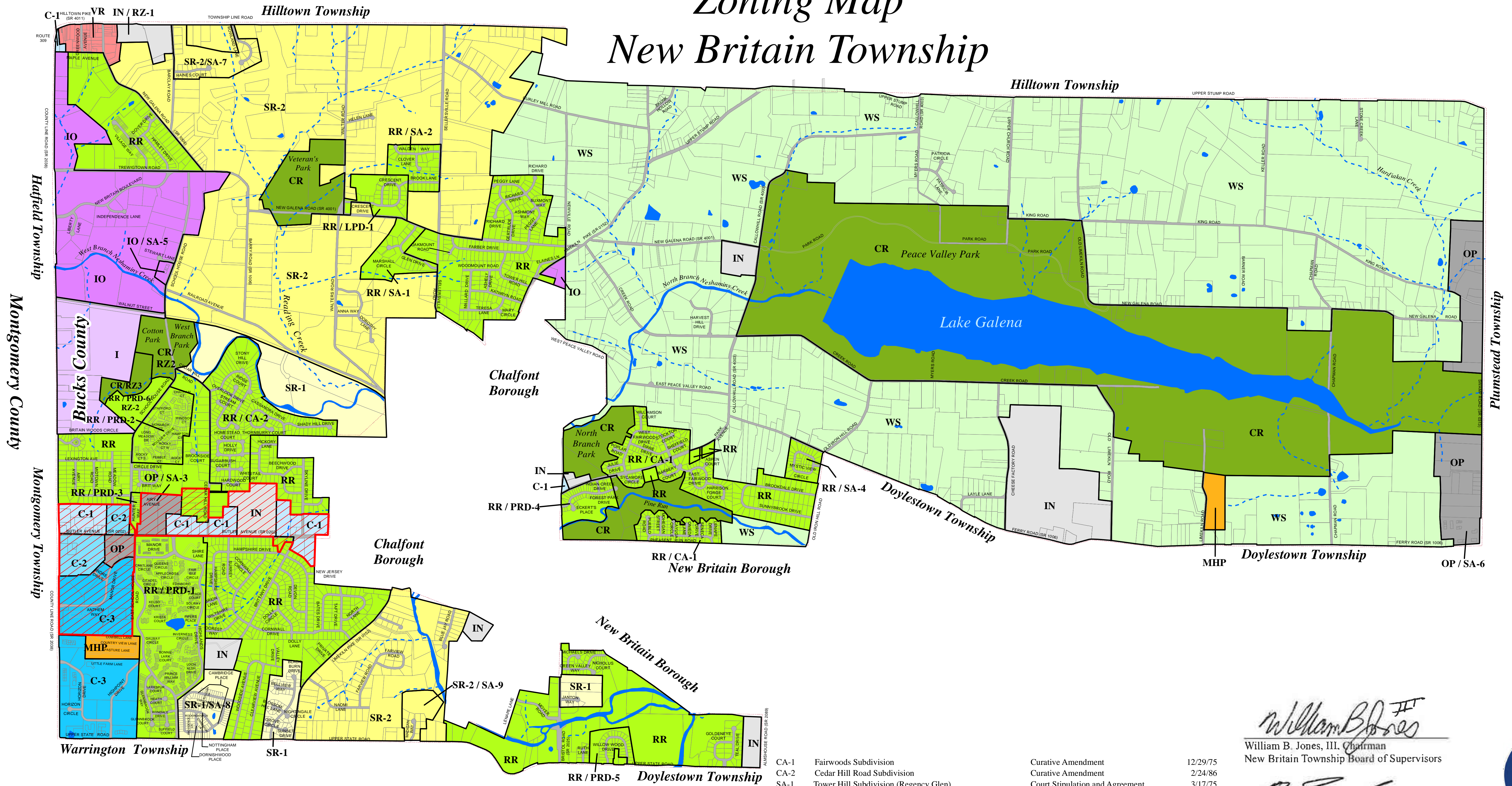
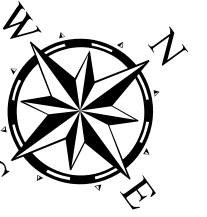
18. Mitigation Measures. Measures to mitigate adverse effects. To indicate such measures, the applicant shall submit exhibits or diagrams which will depict the type of remedial, protective and mitigative measures described in narrative form. These measures shall include those required through existing procedures and standards.
 19. Irreversible Impacts. Any irreversible environmental changes which would occur due to the proposed project should it be implemented. To indicate such changes, the use of non-renewable resources during the initial and continued phases of the project shall be discussed. Further, the loss of environmental resources shall be indicated through a presentation of the quantity of loss and related qualitative effects.
- d. In making its evaluation, the Board of Supervisors, and/or the Planning Commission, may request any additional information it deems necessary to adequately assess potential environmental impacts. Whenever any information required in this Section is assumed not directly applicable to the proposed project, the applicant shall indicate such assumed inapplicability in the narrative of the EIS report and state why such information is considered to be inapplicable in the case of the particular project in question.

Add e. For projects that involve dedication of land to the Township, properties with current or former environmentally sensitive uses or where site conditions warrant it, upon request by the Board of Supervisors a Phase I Environmental Site Assessment shall be performed at the Applicant's expense. The Board of Supervisors may also request a Phase II Environmental Assessment and any similar additional environmental studies, work plans, remediation plans, environmental data, etc. as required by the Township Engineer pursuant to commonly accepted standards to characterize the site's environmental conditions considering the proposed use. The assessments shall conform with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessment Process (ASTM E-1 525-05) as subsequently amended, and U.S. EPA Title 40 Code of Federal Regulations Part 312, Standard Practices for All Appropriate Inquiries (40 CFR Part 312) as subsequently amended.

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Land Use	CR	WS	Zoning Districts												
			SR-1	SR-2	RR	VR	MHP	C-1	C-2	C-3	OP	IN	I	IO	
H. RESIDENTIAL ACCESSORY BUILDING, STRUCTURE OR USE															
H1 Garage/Off-Street Parking	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H2 Storage Shed	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H3 Fences, Walls	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H4 Noncommercial Swimming Pool	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H5 Tennis Court	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H6 Residential Solar Energy System	Y	Y	Y/SE	Y/SE	Y/SE	Y/SE	Y/SE	Y/SE	N	N	N	N	N	N	N
H7 Residential Wind Energy System	Y	Y	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N
H8 Satellite Antennas	Y	Y	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N
H9 Amateur Radio Antennas	Y	Y	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N
H10 Air Conditioner	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H11 Recreational or Other Vehicle Storage	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H12 Garage or Yard Sales	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H13 Household Pets	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
H14 Accessory Dwelling	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
H15 Home Occupation	SE	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N	N
H16 Short-Term Rental	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
I. OFFICE USES															
I1 Medical Office	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
I2 Veterinary Office	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
I3 General Office	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y

Zoning Map New Britain Township



ZONING DISTRICT

CR	Conservation and Recreation District
WS	Watershed District
SR-1	Single Family Residential 1 District
SR-2	Single Family Residential 2 District
RR	Residential District
VR	Village Residential District
MHP	Mobile (Manufactured) Home Park District
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
OP	Office Park District
IN	Institutional District
I	Industrial District
IO	Industrial Office District
CO	Butler Avenue Corridor Overlay District

CA-1	Fairwoods Subdivision	Curative Amendment	12/29/75
CA-2	Cedar Hill Road Subdivision	Curative Amendment	2/24/86
SA-1	Tower Hill Subdivision (Regency Glen)	Court Stipulation and Agreement	3/17/75
SA-2	Tower Hill Meadows Subdivision	Court Stipulation and Agreement	3/17/75
SA-3	Commerce Bank/Kindercare Land Development	Court Stipulation and Agreement	2/14/00
SA-4	Wordsworth Academy/Pine Valley Crossing Assoc.	Amended Court Stipulation and Agreement	5/3/13
SA-5	M & N Homes Lot #3 Land Development (Goddard School)	Court Stipulation and Agreement	3/11/02
SA-6	Feld Tract Land Development (Fountainville Center)	Court Stipulation and Agreement	10/22/02
SA-7	Barclay Road S/LD	Court Stipulation and Agreement	10/21/02
SA-8	New Britain Walk	Court Stipulation and Agreement	2/21/03
SA-9	Frost Tract (Rolling Ridge)	Court Stipulation and Agreement	5/5/06
PRD-1	Highlands Subdivision	Planned Residential Development	3/17/75
PRD-2	Rocky Meadow Subdivision (Meadow Ridge)	Planned Residential Development	9/2/75
PRD-3	Hunter Way Subdivision	Planned Residential Development	6/21/76
PRD-4	Forest Park Subdivision	Planned Residential Development	2/14/94
PRD-5	Cassel/Bank Subdivision (Willow Woods)	Planned Residential Development	8/18/98
PRD-6	Colebrook Development	Planned Residential Development	5/4/15
PRD-7	W.B. Homes Development	Planned Residential Development	2/5/18
LPD-1	Twin Maples Subdivision	Land Preservation Development	10/27/97
RZ-1	Line Lexington Mennonite Church	Institutional Rezoning (SR-2 to IN)	2/12/01
RZ-2	Colebrook/Quad Graphics/Cotton Park	Residential and Conservation Re-Zoning	2/23/15
RZ-3	Cotton Park- Quad Graphic Acquisition	Conservation Re-Zoning	2/5/18

William B. Jones III
 William B. Jones, III, Chairman
 New Britain Township Board of Supervisors

Eileen M. Bradley
 Attest: Eileen M. Bradley
 New Britain Township Secretary



ZONING MAP

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 65 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 21-01002 DATE: 10/19/2020 SCALE: 1" = 1200'

Zoning Ordinance
 Adoption Date 8/4/1995

REVISION	DATES	NOTES
Rev. 1	February 3, 2003	
Rev. 2	April 28, 2003	
Rev. 3	October 2, 2013	Add Color/ SA-4
Rev. 4	February 23, 2015	PRD-6/ RZ-2
Rev. 5	October 3, 2016	Correct Drafting Errors/ Add Seal
Rev. 6	February 5, 2018	RZ-3 Cotton Park
Rev. 7	May 21, 2018	Add Butler Avenue Corridor Overlay District
Rev. 8	July 23, 2020	Update Color Coding

TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, has enacted the New Britain Township Subdivision and Land Development Ordinance, which is codified in Chapter 22 of the Code of Ordinances of New Britain Township; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of New Britain Township to revise the Subdivision and Land Development Ordinance in order to revise definitions of terms used in the Subdivision and Land Development Ordinance; to revise the requirements and procedures for submission of subdivision and land development plans and applications; to revise the requirements for natural resources and features that must be included on the plan; to add requirements for Environmental Site Assessments and Traffic Impact Studies; to provide for standardized fees-in-lieu for open space and/ or recreation areas; and to make editorial and clarifying amendments throughout the Subdivision and Land Development Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, Chapter 22-Subdivision and Land Development of the Township of New Britain is amended to read as follows:

Section 1. The following Sections of Chapter 22 Subdivision and Land Development is amended to read as provided for in Exhibit "A" which is attached hereto and incorporated herein by reference:

- a. Section 202 Definitions of Terms.
 - i. Bioretention
 - ii. Bioswale
 - iii. Bypass Lane/ Escape Lane
 - iv. Green (Stormwater) Infrastructure
 - v. Impervious Surface
 - vi. Infiltration
 - vii. Invasive Plants
 - viii. Land Development
 - ix. Lot Area
 - x. Mobile Home
 - xi. Porous Pavement/ Pavers
 - xii. Rain Garden
 - xiii. Right-of-Way, Ultimate

- xiv. Soils on Floodplain
- xv. Specimen Tree
- xvi. Street Line
- xvii. Tree Protection Zone (TPZ)
- xviii. Water Supply
- xix. Wetlands

- b. Section 401 General Procedures
- c. Section 402 Sketch Plan and ERSAP Submission Review and Procedure
- d. Section 405 Minor Plan Submission and Review Procedure
- e. Section 406 Recording of Plans
- f. Section 502 Preliminary Plan Requirements
- g. Section 504 Minor Plan Requirements
- h. Section 505 Community Impact Assessment Report
- i. Section 703 Blocks and Lots
- j. Section 704 Easements
- k. Section 705 Streets
- l. Section 707 Pedestrian Walkways, Recreational Trails, and Bicycle Lanes
- m. Section 708 Parking Areas
- n. Section 709 Off-Street Loading Facilities
- o. Section 711 Grading, and Erosion and Sedimentation Control
- p. Section 712 Stormwater Management
- q. Section 713 Landscape Planting
- r. Section 714 Lighting
- s. Section 715 Park and Recreation Land
- t. Section 719 Private On-Lot Water Supply
- u. Section 721 Private On-Lot Sewage Disposal System
- v. Section 722 Butler Avenue Corridor Overlay District

Section 2. New Section 506 Traffic Impact Study shall be added to the Ordinance as provided in Exhibit “A”.

Section 3. New Part 6 Natural Resources shall be added to the Ordinance as provided in Exhibit “A”.

Section 4. Appendix A to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit “B”.

Section 5. Appendix B to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit “C”.

Section 6. Appendix D to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit “D”.

Section 7. Appendix E to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit “E”.

Section 8. Severability.

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provisions hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts of provisions of this Ordinance or prior Ordinances. It is hereby declared to be the intent of the New Britain Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included.

Section 9. Effective Date.

This Ordinance shall become effective five (5) days after the date of enactment, listed below.

ORDAINED AND ENACTED by the Board of Supervisors of New Britain Township
this _____ day of _____, 2025.

Attest:

Dan Fox,
Township Manager

Cynthia Jones, Chair

MaryBeth McCabe, Vice Chair

Stephanie Shortall, Member

William B. Jones, III, Member

Bridget Kunakorn, Member

EXHIBIT "A"

Subdivision and Land Development Ordinance Amendment

October 28, 2024

Add or amend the following Definitions of **§22-202** as follows:

BIORETENTION – A stormwater retention area that utilizes woody and herbaceous plants and soils to remove pollutants before infiltration occurs.

BIOSWALE – a swale that uses bioretention and often includes native plants to absorb runoff and pollutants.

BYPASS LANE/ESCAPE LANE Vehicular lane allowing traffic to pass the drive-through lane and/or allowing vehicles, because of emergencies or mistakenly entering the drive-through lane, to exit the drive-through lane.

GREEN (STORMWATER) INFRASTRUCTURE – Systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.

IMPERVIOUS SURFACE

Exterior surfaces which do not absorb water including all buildings, parking areas, driveways, roads, sidewalks, ~~swimming pools~~ and any area in concrete, asphalt, compacted stone and similar materials. Also includes other areas determined to be imperious by the Township Engineer.

INFILTRATION

Movement of surface water into the soil, where it is absorbed by plant roots, ~~evaporated into the atmosphere,~~ or percolated downward to recharge groundwater.

INVASIVE PLANTS – Those species that are not native to the state, grow aggressively, and spread and displace native vegetation as noted on the DCNR Invasive Plant List that may be updated from time to time.

LAND DEVELOPMENT – Any of the following activities:

- a. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. Development in accordance with § 503(1.1) of the Pennsylvania Municipalities Planning Code as may be amended.
- d. The condominium of land or buildings.
- e. The addition of an accessory building, including farm buildings subordinate to the existing principal building, are excluded from the definition of land development.

LAND DEVELOPMENT, MINOR

~~The expansion of an existing building or parking area.~~

LOT AREA

The area contained within the property lines of the individual parcels of land shown on a subdivision plan as required by this chapter, excluding any area within an existing or designated future street right-of-way and any area required as open space under the Township Zoning Ordinance [Chapter 27] and the area of any existing ~~or proposed~~ easement.

MOBILE HOME

A transportable single-family dwelling intended for permanent occupancy contained in one unit or in two or more units designed to be joined into one integral unit, capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, constructed so that it may be used without a permanent foundation and built under U.S. HUD standards and not ~~BOCA-Uniform Commercial Code~~ standards. A mobile home need not meet local building codes but shall meet the standards of the U.S. Department of Housing and Urban Development, as indicated in the Structural Engineering Bulletin(s) which shall be provided to the township by the applicant.

POROUS PAVEMENT/PAVERS – Stormwater controls that allow stormwater to infiltrate through the surface of the pavement/pavers to the ground below.

RAIN GARDEN

A stormwater facility planted with specially selected native vegetation to treat and capture runoff and by pooling water on the surface and settling out suspended solids and allowing for infiltration and pollutant removal in the plant/soil/microbe media.

~~SOILS, FLOODPLAIN (ALLUVIAL) Areas subject to periodic flooding and listed in the Soil Survey of Bucks and Philadelphia Counties.~~ **SOILS ON FLOODPLAIN** Areas subject to periodic flooding or listed in the Official Soil Survey provided by the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/>), as soils having a flood frequency other than none. Such soils shall include, but may not be limited to, the following soil types: Bowmansville-Knauers silt loam (Bo), Buckingham silt loam (BwB), and Rowland silt loam (Ro). A landowner may submit detailed soil profiles and a report to the Township for the purpose of determining an alluvial soil classification, which the Township may or may not accept as the correct boundary of soils on floodplain.

~~**SPECIMEN TREE** Any tree with a caliper that is 75% or more of the record tree of the same species of the commonwealth.~~ A unique, rare, or otherwise specifically selected tree considered worthy of conservation by New Britain Township because of its species, size, age, shape, form, historical importance, or any other significant characteristic, including listing as a species of special concern by the Commonwealth of Pennsylvania.

STREET LINE

The dividing line between a lot and a street. Also called Ultimate Right-of-Way Line, Legal or Required Right-of-Way line. Where no right-of-way line exists or is proposed, the street line shall be the edge of sidewalk farthest from the street.

RIGHT-OF-WAY, ULTIMATE

The street right-of-way projected as necessary for adequate handling of anticipated maximum traffic volumes, according to the Township Street Classification Map. The ultimate right-of-way is the legal right-of-way where it has been offered for dedication and accepted by the Township or other authority. It shall be measured from the centerline of the street or as determined by the Township Engineer.

TREE PROTECTION ZONE (TPZ)

An area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection zones for the individual trees.

WATER SUPPLY

A. PRIVATE WATER SUPPLY SYSTEM

A system for supplying and distributing water to a single ~~lot or~~ dwelling ~~unit or~~ building from a source located on the same lot.

B. PUBLIC WATER SUPPLY SYSTEM

Any water supply and distribution system that is owned and managed by the Township, the Bucks County Water and Sewer Authority, North Wales Water Authority, North Penn Water Authority, Aqua of Philadelphia, or Philadelphia Suburban Water Company or other approved water purveyor, which services more than a single community or subdivision and may be interconnected with other water supply systems.

C. COMMUNITY WATER SYSTEM

A privately-owned system for supplying and distributing water from a common source(s) to two or more dwellings and/or other buildings in a single neighborhood and/or land development.

WETLANDS

Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. The term includes but is not limited to wetland areas listed in the Pennsylvania State Water Plan, the United States Forest U.S. Fish & Wildlife Service Wetlands Inventory of Pennsylvania, the Pennsylvania Coastal Zone Management Plan and/or a wetland area designated by a river basin commission. Wetlands shall be determined by current standards established by the United States Army Corps of Engineers and the Pennsylvania Department of Environmental Protection Agency.

~~§22-401.6. Subdivision applications creating a single new building lot are not considered minor subdivisions and such applications are required to submit a completed plan submission as required by §§ 22-403 and 22-404 of this chapter. Subdivision proposals creating a single new building lot must establish a plan for all required improvements under this chapter in those cases where there is additional vacant land for future subdivision of additional lots.~~

~~§22-401.7. All plan submissions shall include two compact discs (CDs) a flashdrive or electronic submission that includes PDF copies of all the plan sheets, supporting documentation and any other application material included in this submission.~~

~~§22-401.8. Notification Requirements. The applicant for a subdivision or land development shall, with the submission of a sketch plan if submitted, and preliminary plan, notify all surrounding property owners (minor subdivision-adjacent property owners and major subdivisions and land developments within 500 1,000 feet of the proposed development perimeter). The notice shall state that a subdivision or land development plan has been filed for the property (indicate tax map parcel number) and shall state that the Township office will schedule the meetings at which the plans will be reviewed. The developer shall include in the notice the date the plan is scheduled for the initial Township Planning Commission meeting. The notice shall include a copy of the proposed development plan showing the proposed lots and streets and perimeter roads. The plan shall be either 8 1/2 inches by 11 inches or 11 inches by 17 inches. The notification shall be sent within five days of the time the plans are submitted to the Township. The applicant shall submit an affidavit to the Township setting forth the list of the names and addresses to which notices have been sent and include the content of the notice. The affidavit shall be supplied by the applicant to the Township at least five days prior to the first meeting of the Planning Commission at which the plans are to be discussed. The applicant shall post the property at the time of preliminary plan submission. The sign must be readable, maximum size of two feet by three feet and state that the property is the subject of a subdivision or land development with New Britain Township, (215) 822-1391, for any questions.~~

§22-402.4. Sketch Plan Processing Procedures:

- A. The applicant shall make a request to the Township Zoning Office to be scheduled on a Planning Commission or Board of Supervisors' meeting agenda for an informal discussion of the sketch plan.
- B. The applicant shall appear at the scheduled meeting to explain the plan and to discuss issues identified by the Planning Commission or Board of Supervisors. The applicant should be prepared to discuss significant issues including, but not limited to, land use proposed (residential, commercial, industrial, etc.), density or intensity of proposal; access to the subject site, including intersection locations and road realignments; site plan design, including subdividing, roads, buildings, common areas, curbs, sidewalks and pedestrian walkways and open space.
- C. The Township Planning Commission or Board of Supervisors may make suggestions and recommendations to the applicant during the meeting at which the plan is discussed. Suggestions and/or recommendations shall be summarized in the minutes of the Township Planning Commission or Board of Supervisors for reference by the applicant.

...

§22-402.5.B.(4) Once the aerial photograph and sketch plan have been received, the zoning office ~~shall~~ may coordinate a site visit with the applicant, Township staff and elected officials. The purpose of the visit is to familiarize officials with the property's existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the general layout of a designated required open space (if applicable), potential locations for proposed buildings and street alignments, stormwater management concepts, and protection of resources (natural and historic). Comments made by the Township representatives, or their staff and consultants shall ~~be as only~~ be advisory and are not binding on either the Township or the applicant. It shall be understood by all parties that no formal recommendations can be offered, and no official decisions can be made, at the site visit or during the sketch plan process.

§22-405.1. Minor plans may be submitted and processed for only lot line adjustments and minor ~~land developmentssubdivisions~~, as defined in this chapter.

§22-406.1.H. If the final plan is approved with ~~public~~ streetlights to be formally accepted for dedication by the Township, the applicant shall submit a streetlight petition to the Township in accordance with the requirements of the MPC.

§22-406.2. Submission Record Plans.

A. ~~Six-Three~~ paper copies of the final plan to be recorded shall be submitted directly to the Township Engineer for review and execution, prior to approval by the Board with the following information:

- (1) Five signature lines shall be provided for the Board of Supervisors.
- (2) The ~~final plan shall bear the~~ signature of the landowner(s) of record. -
- (3) Notary public with sufficient white space to avoid any text conflicts with the required notary stamp.
- (4) The signature and seal of the registered professional engineer and/or surveyor responsible for the plans. ~~-and~~
- (5) ~~signature of an official of the~~ Bucks County Planning Commission file number, and-
- (6) The signature of the certified wetlands scientist certifying any delineated wetlands.

§22-406.2.B. At the time of record plan submission, the applicant shall also submit to the Township Engineer:

- (1) ~~Five-Three~~ (3) complete paper sets (rolled) of the final plans for construction; and
- (2) One electronic copy of all drawings ~~on CD-ROM media in PC language~~ in either DWG or DEF Vector format. The information on the electronic plan shall be the same in exact detail as the final plans to be recorded. ~~In the event that electronic submission is not possible, the applicant may request preparation of an electronic plan by the Township Engineer. All expenses associated with preparation of the electronic plan by the Township Engineer shall be considered review expenses incurred by the Township on behalf of the applicant. Any~~

proposed Conservation Easement linework within the electronic copy of the Final Plan(s) in DWG or DEF Vector format shall be provided to the Township with georeferencing in order for the Township to plot the easement on a Township mapping system.

§22-502.1.B(7) The overall tract boundary from a field survey with bearings and distances ~~and~~, total tract acreage, the survey benchmark, north arrow orientation, datum, and any relevant survey control elements.

§22-502.1.B.(21) The following recording notes and certifications shall be provided for recording of the final plans: Professional land surveyor's certification, professional engineer's certification, professional wetlands/soils scientist's certification, Bucks County Recorder of Deeds Certification, ownership acknowledgment; notary public statement; Bucks County Planning Commission Certification; Township Engineer's Certification; ~~Planning Commission Chairman Approval with one signature line~~ and Board Approval with five signature lines.

Add **§22-502.1.B.(23)** The total amount of impervious area accounted for in the stormwater design within each sub drainage and bypass area shall be noted on the Record Plan.

§22-502.1.D.(8) Other natural features including:

- (a) Location, size and species, of individual trees six inches in diameter or greater, when standing alone or in small stands. The plan shall also identify any dead, dying, invasive, or diseased tree(s) within existing or proposed conservation easements or trees that may pose a threat to safety as determined by the Township or Township Engineer.
- (b) Outer limits of woodlands to remain. ~~Approximate~~ Limits of site disturbance, including a clear delineation of existing vegetation, including trees, hedge rows, wooded areas, and scrub growth, ~~meadow and actively farmed land~~. Indicate items to be removed and items to be preserved, including method of preservation. Healthy trees need not be individually identified in areas proposed to be permanently preserved, set aside as open space or in areas proposed not to be disturbed.
- (c) Locations and limits of geologic features that may affect the locations of proposed streets or buildings, including rock outcroppings, quarries and sink holes.
- (d) Natural resources that are protected by the provisions of the Township Zoning Ordinance [Chapter 27], such as watercourses, floodplains, wetlands, natural steep slopes, riparian areas, ~~forests~~woodlands, agricultural soils and other features.

§22-502.1.D.(10)(a) Contour lines measured at vertical intervals of two feet, as determined by an on-site field survey, not interpretation of United States Geologic Service (USGS) Maps. The plans shall indicate the benchmark elevation and the location ~~and shall be based on the Chalfont-New Britain Township Joint Sewage Authority vertical datum.~~

§22-502.1.D.(12) All information shown on the plans shall be from an onsite field survey conducted within ~~five two~~ years of the date of the application.

Add §22-502.1.D.(13) Locations and type of existing underground and overhead utilities.

§ 22-502.1.H. Lighting Plan.

- ~~(1) Location of all proposed streetlights, lighting fixtures and standards, including wall mounted lights.~~
- ~~(2) Location of buildings, building setback lines, proposed streets, rights-of-way, parking areas, sidewalks and walkways.~~
- ~~(3) Location of all proposed landscape plantings.~~
- ~~(4) All individual trees, vegetated areas and woodlands designated to remain and other related landscape features such as berms, water features, etc.~~
- ~~(5) Isofootcandle data and plots for each proposed lighting fixture.~~
- ~~(6) Lighting manufacturer's details for all proposed fixtures, including lamps, photo control devices, shields, poles and foundation supports.~~
- ~~(7) Lighting intensities in footcandles plotted for the entire site.~~

(1) Existing and proposed site features including:

- a. Existing and proposed streetlights, lighting fixtures and standards, including architectural wall mounted lights.
- b. Existing and proposed buildings, retaining walls, parking areas, driveways and walkways
- c. Required setback and right-of-way lines
- d. Existing and proposed above and below ground utilities
- e. Location of all existing and proposed vegetation
- f. Site Grading

(2) Lighting information and calculations including:

- a. A ten-foot by ten-foot (10' x 10') point by point illuminance grid extending 10 feet beyond the property lines.
- b. Luminaire Schedule including: i.
 - _____ Luminaire catalog number
 - ii. _____ Luminaire IES file
 - iii. Quantity of luminaires
 - iv. Mounting height of luminaires
 - v. Light loss factor used in lighting calculations
- c. Site Lighting Statistics for illuminated areas including: i.
 - _____ Building entrances

- ii. Pedestrian ways
- iii. Parking Areas
- iv. Fueling and/or charging canopies
- v. Other areas as deemed necessary by the Township Engineer d.

Site lighting statistics for each area shall include:

- i. Maximum illumination level ii.
Minimum illumination level iii.
Average illumination level
- iv. Maximum to minimum ratio
- v. Additional information as required to determine compliance with IES guidelines
- e. Limits of each statistical area.
- f. Lighting manufacturer's details for all proposed fixtures, including lamps, photo control devices, shields, poles and foundation supports.
- g. Seal and signature of the design professional responsible for the preparation of the plan
- h. Compliance chart to demonstrate compliance with IES recommended practices

§22-502.1.J.(3) Street, widening, right-of-way, access drive and driveway paving cross-section details.

§22-504.2. Minor Plan, Lot Line Adjustment or Subdivision. The following plan information shall be shown:

- ...
- E. Subdivision proposals creating one single new building lot must develop a plan for all required improvements under this chapter in those cases where there is additional vacant land for future subdivision of additional lots unless otherwise approved by the Board of Supervisors.
- F. For a lot line change where no new lots are created and where no physical improvements are proposed, public improvements such as road widening, curb, sidewalk, street trees, etc. are not required.
- G. Any additional information as reasonably required by the Township Engineer.

~~**§22-504.3.** Minor Plan, Land Development. The plan requirements shall be the same as those required for preliminary and final plans, except for the following:~~

- ~~A. An aerial photograph plan shall not be required.~~
- ~~B. Horizontal plan and profile shall not be required.~~
- ~~C. Existing features and natural resource plan shall be submitted for the property only.~~
- ~~D. The applicant may submit one minor plan that combines all other plan requirements.~~

§22-505.4.D.(3) Surface water resources and their drainage characteristics, including creeks, streams, ponds, lakes, springs, wetlands, watersheds, floodplains and man-made structures and impoundments. The existing and proposed surface runoff from the

tract shall be calculated, including the potential development of the remainder of the watershed. The flow, depth, capacity and quality of the receiving waters shall be investigated and need for any onsite streambank stabilization evaluated.

Add ~~§22-505.4.D.(5)~~ Any Phase I and Phase II Environmental Site Assessments completed for the site in question shall be submitted to the Township for review.

Add ~~§22-506~~ Traffic Impact Study

1. Purpose and Applicability.

A. Purpose. A traffic impact study shall be required as a prerequisite to a zoning permit for the following uses:

- (1) Residential land development or subdivision of 50 or more dwelling units.
- (2) Shopping Center.
- (3) Commercial: A commercial building or buildings consisting of 25,000 square feet or more or total floor area.
- (4) Office: A development consisting of 25,000 square feet or more of total floor area.
- (5) Industrial: A development consisting of 50,000 square feet or more of total floor area or any truck terminal as a principal use.
- (6) Institutional Hospital, Nursing Home or Institutional: A development of 50,000 square feet or more total floor area.
- (7) Any other use expected to generate greater than 100 new trips inbound to the site or out bound from the site in site peak hour traffic, or 1,000 trips per day.
- (8) The Township may request a Traffic Impact or Trip Generation Analysis for any proposed use at the Township's discretion.

B. The traffic study shall be submitted with the preliminary plans. This study will enable the Township to assess the impact of a proposed development on highways and public transportation. Its purpose is to identify any traffic problems and to delineate solutions.

2. Conduct of the Traffic Impact Study. The traffic impact study (TIS) or traffic impact analysis (TIA) shall be prepared by a qualified traffic engineer and/or transportation planner with previous traffic study experience. The procedures and standards for the traffic impact study are set forth in Subsection A of this section and the Highway Occupancy Permit Operations Manual Appendix A PennDOT Transportation Impact Study Guidelines dated September 2022 or as amended. If there is any discrepancy between the Township's and PennDOT Traffic Study Guidelines, the stricter standard shall apply.

A. General Requirements and Standards. A transportation impact study shall contain the following information:

- (1) General Site Description. The site description shall include the size, location, proposed land uses, construction staging and completion date of the proposed development. A brief description of other major existing and proposed land developments for which preliminary plans have been

submitted within the proposed study area shall be included. The Township reserves the right to determine the study area at a preapplication conference.

- (2)Transportation Facilities Description. The description shall contain documentation of the proposed internal and existing external transportation system. This description shall include proposed internal vehicular, bicycle and pedestrian circulation, all proposed ingress and egress locations, all internal roadway widths, and any traffic signals or other intersection control devices at all intersections within the site.
- (3)Existing Traffic Conditions. Existing traffic conditions shall be documented for all major roadways and intersections in the study area and any other intersections or roadways the Township deems will be affected by the proposed development. Existing traffic volumes for average daily traffic, peak highway hour(s) traffic and peak development-generated hour(s) traffic shall be recorded. Traffic counts at major intersections in the study area and others which the Township deems will be affected by the proposed development shall be conducted, encompassing the peak highway hour(s), and documentation shall be included in the report. A volume/capacity analysis based upon existing volumes shall be performed during the peak highway hour(s) and the peak development-generated hour(s) for all roadways and major intersections in the study area where those intersections which the Township deems will be impacted by the proposed development. Based upon the Highway Capacity Manual, or as amended, this analysis will determine the adequacy of the existing roadway system to serve the current traffic demand. Roadways and/or intersections experiencing levels of service D, E or F shall be noted as congested locations. A development generated peak hour analysis may be required per the Township Engineer's request.
- (4)Traffic Impact of Development. Estimation of vehicular trips to result from the proposed development shall be completed for the average daily peak highway hour(s) and peak development-generated hour(s). These development-generated traffic volumes shall be provided for the inbound and outbound traffic movements as estimated, and the I.T.E. Trip Generation Manual, 11th edition or as revised. All turning movements shall be calculated. These generated volumes shall be distributed and assigned to the existing roadways and intersections throughout the study area for which existing conditions were identified in Subsection A.(3) above. Documentation of all assumptions used in the distribution and assignment phase shall be provided. Traffic volumes shall be assigned to individual access points. Pedestrian volumes shall also be calculated, if applicable. If school crossings are to be used, pedestrian volumes shall be assigned to each crossing. Any characteristics of the site that will cause particular trip generation problems shall be noted.
- (5)Analysis of Traffic Impact. The total future traffic demand shall be calculated. This demand shall consist of the combination of the existing traffic expanded to the completion year (using an annual traffic growth rate available from the Delaware Valley Regional Planning Commission), the development-generated traffic, and the traffic generated by other proposed developments in the study area. Traffic generation data shall be developed by the applicant from trip generation rates or from other traffic impact studies if they are available. A volume/capacity analysis shall be conducted using future

demand. A 'without development' and 'with development' future roadway capacity shall be conducted. If staging of the proposed development is anticipated, calculations for each stage of completion shall be made. This analysis shall be performed during the peak highway hour(s) for all roadways and major intersections in the study area which are deemed to be impacted by the proposed development. Volume/capacity calculations shall be completed for all major intersections. All access points and pedestrian crossings shall be examined as to the feasibility of installing traffic signals. This evaluation shall compare the projected traffic and pedestrian volumes to the minimum standards as per PennDOT standards for installation of a traffic signal. Turn lane analysis and queuing analysis shall be provided as requested by the Township Engineer.

- (6)Conclusions and Recommended Improvements. The level of services shall be listed for all intersections including all individual movements and the overall intersection. All roadways, individual intersection movements, and/or intersections showing a level of service below C shall be considered deficient. Specific recommendations for the elimination of these problems shall be listed for critical movements and overall level of service drops and delays which increase by more than 10 seconds. This listing of recommended improvements shall include, but not be limited to, the following elements: internal circulation design, site access location and design, external roadway and intersection design and improvements and widenings, traffic signal installation and operation including signal timing, transit design improvements, and reduced intensities of use. The Township may request all physical roadway improvements to be shown in sketches. The recommended improvements for both roadways and transit shall include, for each improvement, the party responsible for the improvement, the cost and funding of the improvement and the completion date for the improvement.
- (7)Implementation. The Township Board of Supervisors shall review the traffic impact study to analyze the impact of the proposed development. If major problems are identified by the traffic impact study, or if any intersection, critical movement, or segment of road would fall below level C as the result of the proposed development, then the Board of Supervisors may:
- (a)Reject the application for zoning permits.
 - (b)Require specific onsite or offsite improvements as a condition of plan approval.
 - (c)Reduce the intensity of use permitted.
 - (d) A combination of (b) and (c) above.

Add Part 6 Natural Resources

§ 22-600 Natural Resources.

All uses and activities, including subdivisions and land developments, established after the effective date of this chapter, shall comply with the following standards. Site alterations, regrading, filling or clearing of any natural resources prior to the submission of applications for zoning or building permits or the submission of plans for subdivision or land development shall be a violation of this chapter. Where alterations occur, restoration of the lot to its original condition shall be required. In the event that two or more resources overlap, the resource with the greatest protection shall apply to the area of overlap.

1. Watercourses. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads and trails may cross watercourses where design approval is obtained from the Township and, if required, the Pennsylvania Department of Environmental Protection.
2. Floodplains. See Part 19 of the Zoning Ordinance, Chapter 27.
3. Floodplain (Alluvial) Soils. See Part 19 of the Zoning Ordinance, Chapter 27.
4. Wetlands. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon. Where the property owner demonstrates to the Township's satisfaction that there is no reasonable alternative, minor road crossings, utility line crossings, streambank rehabilitation, and endwalls may be permitted, so long as state and federal permits have been obtained for such work. Wetland boundaries shall be delineated through an on-site assessment conducted by a professional soil scientist. Such person shall certify that the methods used correctly reflect currently accepted technical concepts, including the presence of wetlands vegetation, floodplain soils and/or hydrologic indicators. The study shall be submitted with sufficient detail to allow a thorough review by the Township prior to approval by the Board of Supervisors. The Township shall have the right to inspect the site as a part of its review of the study, and the Township reserves the right to verify the presence and/or extent of wetlands through the retention of its own professional soil scientist.
5. Lakes and Ponds. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon.
6. Woodlands. In areas of woodlands, the following standards shall apply:
 - A. No more than 20% of woodlands located upon a lot or site shall be altered, regraded, cleared, or built upon in the CR, WS, SR-1, SR-2, and RR Districts.
 - B. In all other zoning districts, no more than 50% of woodlands located upon a lot or site may be altered, regraded, cleared, or built upon, provided the following requirements are met:
 - (1) Where more than 20% of the woodlands are being disturbed, all disturbed woodlands exceeding this 20% limit shall be replaced on an acre-for-acre

basis through the planting of replacement trees. The actual number of replacement trees shall be calculated by multiplying the acreage of disturbance exceeding 20% by 200 trees per acre. All replacement trees shall have a minimum tree caliper of 3 1/2 inches' DBH.

(2)The planting of replacement trees or woodlands restoration shall be done in accordance with a woodlands management plan prepared by a licensed forester as may be required by the Board of Supervisors based on the nature of the trees removed and nature of proposed trees.

(3)The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors.

(4)Any trees that are dead, dying, or diseased, and may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township.

7.Steep Slopes. In areas of steep slopes, the following standards shall apply:

A.Eight percent to 15% grade. No more than 40% of such areas shall be altered, regraded, cleared or built upon.

B.Fifteen percent to 25% grade. No more than 30% of such areas shall be altered, regraded, cleared or built upon.

C.Twenty-five percent or steeper. No more than 15% of such areas shall be altered, regraded, cleared or built upon.

8.Wetlands Margin. No impervious surface area shall be located within 25 feet of a wetland boundary, and no more than 20% of such areas shall be disturbed. Any Department of Environmental Protection regulations concerning activities in wetlands margins shall also be met.

9.Riparian Buffer. The riparian buffer shall include only 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, lake or pond, at bankfull flow edge, or shall extend the extent of the 100-year floodplain, whichever is greater. No land disturbance shall be permitted within any riparian buffer except as permitted below. The buffer area will consist of two distinct protection zones.

A.Zone 1. This buffer area will begin at the edge of the lake, pond or watercourse and occupy a margin of land with a minimum width of 25 feet measured horizontally on a line perpendicular to the edge of water at bankfull flow or level. Open space uses that are primarily passive in nature may be permitted in Zone 1, including:

(1)Open space uses such as wildlife sanctuaries, nature preserves, forest preserves, fishing areas, passive areas for public or private parklands and reforestation.

- (2)Customary agricultural practices in accordance with a soil conservation plan approved by the Bucks County Conservation District and a nutrient management plan in accordance with state requirements, if applicable.
- (3)Regulated activities permitted by the commonwealth and Township for stream or wetland crossing or other encroachment (i.e., farm vehicle and livestock, recreational trails for non-motorized use only, roads, sewer or water lines, and utility transmission lines) provided that any disturbance is offset by riparian corridor improvements as approved by the Township and all regulated activities designed to have the least impact on native plant species and other sensitive environmental features.
- (4)Vegetation management in accordance with an approved landscape or open space management plan.
- (5)Runoff to be buffered or filtered by Zone 1 will be limited to sheet flow or subsurface flow only. Concentrated flows must be converted to sheet flow or subsurface flows prior to entering Zone 1 for proposed stormwater management facilities.
- (6)The riparian buffer easement shall be planted with native trees, shrubs and other vegetation to create a diverse native plant community appropriate to the intended ecological context of the site. Invasive species shall be removed, whenever practicable.

B. Zone 2. This buffer zone will begin at the outer edge of Zone 1 and occupy a minimum width of 50 feet in addition to Zone 1. However, where the width of the 100-year floodplain extends greater than 75 feet from the edge of water at bankfull flow or level, Zone 1 shall remain a minimum of 25 feet and Zone 2 shall extend from the outer edge of Zone 1 to the outer edge of the 100-year floodplain. Uses permitted in this buffer area include open space uses that are primarily passive in nature, including:

- (1)Open space uses such as wildlife sanctuaries, nature preserves, forest preserves and passive areas for public or private parklands, recreational trails for non-motorized use only and reforestation.
- (2)Customary agricultural practices in accordance with a soil conservation plan approved by the Bucks Conservation District.
- (3)Regulated activities permitted by the commonwealth and Township for stream or wetland crossing or other encroachment (i.e., farm vehicle and livestock, recreational trails for non-motorized use only, roads, sewer or water lines and utility transmission lines) provided that any disturbance is offset by riparian corridor improvements as approved by the Township and all regulated activities designed to have the least impact on native plant species and other sensitive environmental features.
- (4)Recreational activities or uses not involving impervious surfaces such as playing fields or golf courses.

(5)The riparian buffer easement shall be planted with native trees, shrubs and other vegetation to create a diverse native plant community appropriate to the intended ecological context of the site. Invasive species shall be removed, whenever practicable.

C.Prohibited Uses. Any use or activity not authorized in Subsection i.1 or i.2 above shall be prohibited within the riparian buffer. The following activities and facilities are specifically prohibited:

(1)Clear cutting of trees and other vegetation.

(2)Selective cutting of trees and/or the clearing of other vegetation, except where such clearing is necessary to prepare land for a use permitted under Subsection i.1 or i.2 above, or where removal is necessary as a means to eliminate dead, diseased or hazardous trees. Removal is subject to revegetation by native plants that are most suited to the riparian corridor.

(3)Storage of any hazardous or noxious materials.

(4)Roads, access drives or driveways, except as permitted by the Pennsylvania Department of Environmental Protection and Township.

(5)Parking lots.

(6)Subsurface and elevated sewage disposal areas and other wastewater disposal systems.

D.Revegetation of Riparian Area. In cases where a major subdivision or land development is proposed, replanting of the riparian corridor shall be required where there is little or no existing streamside vegetation. Native vegetation approved by the Township must be used in replanting. Three layers of vegetation are required when replanting the riparian corridor. These layers include herbaceous plants that serve as ground cover, understory shrubs and trees that form an overhead canopy. The revegetation plan shall be prepared by a qualified professional, who has specific experience in the delineation of riparian buffer areas, and shall comply with the following minimum requirements, unless modified by the Board of Supervisors upon recommendation of the Planning Commission.

(1)Ground Cover. Ground cover consisting of a native seed mix extending a minimum of 25 feet in width from the edge of the stream bank must be provided along the portion(s) of the stream corridor where little or no riparian vegetation exists. Appropriate ground cover includes native material, exclusive of noxious weeds, as defined by the Pennsylvania State Department of Agriculture. This 25-foot wide planted area shall be designated on the plan as a "no mow zone" and shall be left as natural cover, except in accordance with the maintenance instructions stated on the plan.

(2)Trees and Shrubs. These planting layers include trees that form an overhead canopy and understory shrubs. Overstory trees are deciduous or evergreen trees that include oak, hickory, maple gum, sycamore, hemlock, pine and fir.

Evergreen and deciduous shrubs should consist of elderberry, viburnum, azalea, rhododendron, holly, laurel and alders. These plants shall be planted in an informal manner clustered within Zone one of the riparian buffer as indicated in Subsection i.4.(a) above. These plants shall be provided at a rate of at least one overstory tree and three shrubs for every 20 linear feet of waterway.

- (3) Exceptions. These planting requirements shall not apply to existing farm fields located within the riparian buffer or the farmland tract areas if farming operations are to be continued and the required state nutrient management plan is met.

§22.601. Land With Resource Restrictions and Resource Protection Land. Calculate the land with resource restrictions and the resource protection land through the use of the following chart. In the event that two or more resources overlap, only the resource with the highest protection ratio shall be used in the calculations.

<u>Natural Resources</u>	<u>Protection Ratio</u>	<u>Acres of Land in Resources</u>	<u>Resource Protection Land (acres _____ x Acres _____ of protection ratio) Land to be Disturbed</u>
<u>Watercourses</u>	<u>1.00</u>		
<u>Riparian Buffer</u>	<u>1.00</u>		
<u>Floodplain</u>	<u>1.00</u>		
<u>Floodplain (Alluvial) Soils</u>	<u>1.00</u>		
<u>Wetlands</u>	<u>1.00</u>		
<u>Lakes or Ponds</u>	<u>1.00</u>		
<u>Wetlands Margins</u>	<u>0.80</u>		
<u>Woodlands</u>	<u>0.80</u>		
<u>Steep Slopes 8-15%</u>	<u>0.60</u>		
<u>Steep Slopes 15-25%</u>	<u>0.70</u>		
<u>Steep Slopes 25% or more</u>	<u>0.85</u>		
<u>Total Land With Resource Restrictions</u>		<u>_____ acres</u>	
<u>Total Land With 1.00 Protection Ratio Resource Restrictions</u>		<u>_____ acres</u>	
<u>Total Resource Protection Land Required</u>			<u>_____ acres</u>
<u>Total Resource Protection Land Provided</u>			<u>_____ acres</u>
<u>Total Disturbed Resources</u>			<u>_____ acres</u>

1.) Minimum Open Space. Calculate the minimum open space using the following:

$$\begin{array}{r} \text{Base Site Area} \qquad \qquad \qquad \underline{\hspace{2cm}} \text{ acres} \\ \text{Multiply by Minimum Open Space Ratio} \qquad \times \underline{\hspace{2cm}} \text{ acres} \\ \hline \text{Standard Minimum Open Space} = \qquad \qquad \qquad \underline{\hspace{2cm}} \text{ acres} \end{array}$$

§22-703.4.A(1) Each lot shall meet or exceed the minimum lot area and width requirements of the Township Zoning Ordinance. The area within any existing ~~or proposed~~ easement shall not be counted towards the minimum lot area.

§22-703.4.C. ~~Lot Lines~~ Lot lines shall be drawn parallel, concentric, at right angles or radial ~~to from~~ the street right-of-way line to the front yard setback, unless ~~not~~ feasible or undesirable due to existing, permanent, natural or man-made features or to minimize multiple changes in horizontal direction. In general, lot lines shall follow Township boundary lines rather than cross them.

§22-703.6.A. A lane lot ~~may be used for only a single family detached dwelling and~~ shall not be ~~permitted~~ created in a subdivision with proposed streets or extensions of existing streets.

§22-703.6.D. Points of access for lane lots shall be separated from another lane lot by at least 300 feet along the street right-of-way line.

§22-704.2.B. Easements for pedestrian or vehicular access shall be a minimum of 20 feet, unless a wider easement is required by the Board, upon recommendation of the Township Engineer. ~~Easements for pedestrian or vehicular access shall not be combined with utility easements.~~

§22-704.3. Proposed utility easements shall be ~~centered on or~~ adjacent to front, side, or rear property lines.

§22-704.4. Nothing shall be placed, planted or set within the area of an easement and the area shall be kept as lawn or in a natural state, unless otherwise approved by the Township Engineer.

§22-705.3.D. The primary street through a residential subdivision of 50 or more dwelling units shall at a minimum be designed to the specifications of a ~~minor collector local street~~. Additional width may be required at the discretion of the Board of Supervisors.

§22-705.3.E. Private streets within a subdivision shall be designed to the specifications of a local street. Private streets shall be recorded with a minimum 50-foot access easement to benefit New Britain Township. Additional width may be required at the discretion of the Board of Supervisors.

§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 or install a leveling course and a wearing course where requested by the Public Works Superintendent.

§22-705.4.C. Intersection spacing, clear sight triangles and curb radii listed below shall be considered minimum requirements.

Functional Classification	Intersection Spacing	Clear Sight Triangle	Curb Radius
Arterial	1000 feet	100 feet	35 feet
Major and Minor Collector	800 feet	75 feet	25 feet
Local Street	500 feet	50 feet	25 feet

§22-705.5.A. Clear sight triangles for street intersections ~~and driveway intersections with street right-of-way lines~~ shall be shown on the Record Plan and Landscape Plan and measured from the point of intersection of the street right-of-way lines in accordance with Section §2111 of the Township Zoning Ordinance.

§22-705.6. Sight Distances. ~~Minimum sight distances for stopping, passing and intersections shall comply with PennDOT standards shall be noted on the Land Development and Landscaping Plans, in accordance with Pennsylvania Code, Title 67 Transportation, Chapter 441, Access and Occupancy of Highways by Driveways and Local Roads, as amended.~~

§22-705.7.C.(3) At all approaches to intersections, grades for arterial and major collector streets shall not exceed 3% for a minimum distance of 100 feet from the intersection of curblines or edges of cartways. Street grades for all other streets shall not exceed ~~3~~4% for a minimum distance of 50 feet from the intersection of curblines or edges of cartways.

§22-705.8.B. Cul-de-sac streets shall have a minimum length of 400 feet, but shall not exceed ~~800-1,200~~ feet in length nor serve more than 25 dwellings or units. ~~Cul-de-sac streets may be extended to 1,200 feet upon approval by the Board.~~ Measurement of the length shall be from the edge of cartway of the abutting through street to the center of the cul-de-sac turnaround, measured along the cul-de-sac street center line.

§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. Alternatively, for private cul-de-sac streets, a landscaped island is permitted to reduce impervious areas and for stormwater collection and treatment. The cartway width shall be a minimum paved width of twenty (20) feet unless a greater width is needed to accommodate emergency vehicles and as approved by the Fire Marshall. "No Parking" signs shall be installed as directed by the Fire Marshall. The island shall have mountable curb unless otherwise approved for drainage. If no curb is proposed, there shall be a minimum 2% salt-tolerant vegetated slope for 5 feet for pavement support.

§22-705.8.D. Cul-de-sac streets shall not be permitted ~~only as side streets extending from a through street off of another cul-de-sac street.~~ ~~Such Cul-de-sac streets may not create a four-way intersection unless two permanent cul-de-sac streets intersect directly opposite one another along a local access street.~~

§22-705.8.F. ~~A fifteen-foot by twenty-foot snow storage easement shall be required along the right-of-way of the cul-de-sac bulb at a location approved by the Board.~~

§22-705.12.A All proposed street names shall be recommended ~~by staff~~presented to and reviewed by the Township Fire Marshal's office for duplication. ~~Street names shall be subject to approval by the Board.~~All street names shall be shown on the final plans to be recorded.

Remove **§22-705.12.H.(6)(a) through (d)** and replace with **§22-705.12.H.(6)** All street name sign posts, standards, and nameplates shall be in accordance with the Street Sign Detail provided in Appendix E Construction Detail and Specifications.

§22-705.13.D. All access drive and driveway construction shall be designed in accordance with the details listed in the Appendix and the following criteria. Alternatively, profiles and/or truck turning plans can be provided to demonstrate that emergency access vehicles can adequately maneuver the site to the satisfaction of the Fire Marshall:

Type of Access	Minimum Driveway Width	Minimum Radius	Maximum Grade	Maximum Change of Grade
Residential <u>or Agricultural</u>	12 feet	<u>10 feet</u>	<u>10%</u>	<u>8%</u>
Residential (Shared)	16 feet	10 feet	8%	<u>68%</u>
Non-Residential (One-Way)	<u>10-12</u> feet	25 feet	6%	<u>78%</u>
Non-Residential (Two-Way)	25 feet	25 feet	6%	<u>78%</u>

§22-705.13.H. Sight distances shall be noted on the Land Development and Landscaping Plans in accordance with Pennsylvania Code, Title 67 Transportation, Chapter 441, Access and Occupancy of Highways by Driveways and Local Roads, as amended. Clear sight triangle for access drives and driveways intersecting a street shall be 10 feet, measured from the point of intersection of the street right-of-way line and edge of the access drive or driveway. For access drives and driveways, the dimensions used shall be determined by the classification of street being intersected. The site plan shall contain a notation that states that the applicant is required to maintain the area of the clear sight triangle and the Township has the right to enter and perform required maintenance in the area if deemed critical to public welfare pursuant to a Declaration of Covenants, Restrictions and Conditions approved by the Board. The applicant shall be required to obtain easements from adjoining property owners if deemed critical to public welfare.

~~**§22-705.13.J** Driveways shall have a minimum turnaround area of 10 feet by 20 feet, or as recommended by the Township Fire Marshal's Office and approved by the Board.~~

§22-705.14.C. Pavement underdrains shall be placed along both sides of all proposed streets and in areas of cartway widening of existing streets as directed by the Township Engineer's representative in the field and in accordance with the details listed in the Appendix. A note shall be added to the plan to this effect.

§22-705.15.B. Crosswalks shall be a minimum of five-six feet in width and shall be constructed in accordance with PennDOT standards.

Add **§22-705.18.** Centralized mail delivery and cluster box units (CBU's). A freestanding, concrete pad pedestal-mounted mailbox containing more than one individually locked mailboxes and parcel compartments.

A. Where cluster box units (CBUs) are proposed, the following requirements shall apply:

- (1) CBU shall be designed such that they are centrally located to serve the residents of the development, while providing safe and efficient access for pedestrians and motor vehicles in the vicinity of the CBU.
- (2) Provisions for off-street and/or on-street parking, and compliance with accessibility, shall be provided to each CBU.
- (3) CBU and location shall be subject to the United States Postal Service's approved specifications which are incorporated herein by reference.
- (5) At least two parking spaces shall be provided near the CBU with one space signed as 15-minute parking only.

§22-705.15.D. Crosswalks shall consist of ~~brick red~~white thermoplastic ~~striping in a street imprint with herringbone continental~~ pattern and ~~six inch white stripes~~, unless otherwise approved by the ~~Board of Supervisors~~Public Works Superintendent.

§22-707.1.B.(8) Curb ramps shall be required at all intersecting streets. ~~Curb ramps shall have a maximum slope of six horizontal to one vertical, with maximum side of two horizontal to one vertical.~~ in accordance with accessibility guidelines.

§22-707.1.C. Construction Standards. As approved by the Board, pedestrian walkways or recreational trails shall be constructed of concrete or asphalt, unless more suitable materials are required in environmentally sensitive areas. Asphalt pedestrian walkways or recreational trails shall be constructed with 2 1/2 inches of wearing course and six inches of 2A stone subbase. Concrete pedestrian walkways or recreational trails shall be constructed with four-inch ~~class 'AA'~~air-entrained (~~3,500~~4,000 PSI) cement concrete and four inches 2B (Clean) stone subbase. Pervious asphalt, concrete, or pavers may be installed for facilities to be privately owned and maintained.

§22-708.1. General Standards

A. Parking areas shall be provided for all subdivisions and/or land developments in accordance with the Zoning Ordinance [Chapter 27] and retrofitted for projects where the building is proposed to be expanded by 50% or more of the existing building square footage to improve the performance of the existing parking lots in an equitable manner.

...

G. All parking areas should include clearly defined and marked traffic patterns. Major vehicular routes shall be separated from major pedestrian routes within the lot.

H. Parking lots shall integrate stormwater management and landscape design by the use of plants and soils to naturally detain, treat, and infiltrate runoff from impervious surfaces.

I. Green parking lot standards are required to be met for all parking lots or expansions of 10 spaces or more.

- J. Grid/grass structures are encouraged in perimeter parking areas that are seldom used or used seasonably. Permeable pavement systems, including interlocking concrete pavers and grid systems, are encouraged in low-traffic areas such as parking bays, residential parking pads, driveways, and reserve areas or overflow parking areas.
- K. Redevelopment of Existing Parking Lot – For projects where an existing principal building is being expanded by 50% or more of the existing footprint, a minimum of 50% of the existing parking lot area shall be brought into compliance with these requirements.

~~§22-708.2.B. All parking stall striping shall be double-lined in accordance with the detail listed in the Appendix.~~

§22-708.2.

- ...
- C. All proposed planting islands and strips shall be provided with curb. Depressed curb or curb cuts are permitted where planting islands and strips are adjacent to a stormwater facility upon approval of the Township Engineer.
- D. No more than 15 parking spaces shall be permitted in a continuous row without being separated by a minimum 10' by 18' planting island.
- E. No parking areas shall exceed 30 spaces in capacity, without being separated into smaller parking areas by a minimum ten-foot plantings-strips.

...

§22-708.3.C. The minimum parking aisle width shall be determined by the angle of parking and direction of traffic as follows.

Angle of Parking	Minimum Aisle Width
Parallel/one-way	12 feet
<u>30°/one-way</u>	<u>12 feet</u>
45°/one-way	18 feet
60°/one-way	18 feet
90°/one-way	20 feet
90°/two-way	24 feet

~~§22-708.4.B. The minimum width shall be 25 feet and parking along access drives is prohibited. Each access drive shall have a minimum width of 12 feet and maximum width of 15 feet at the street line for one-way use only and a minimum width of 25 feet and maximum width of 30 feet at the street line for two-way use. Parking along access driveways is prohibited.~~

§22-708.5. Service Drives, Drive-Through Lanes, and Bypass/Escape Lanes Around Buildings.

- A. The primary function of service drives is to provide emergency service access to the building, and to provide access to employee parking areas, loading facilities, trash collection areas and service areas.
- B. The minimum width shall be 20 feet for service driveways and parking along service drives shall be prohibited.
- C. Drive-through lanes shall be a minimum of 12 feet wide, or 10 feet wide if multiple drive-through lanes are proposed. Drive-through lanes shall be separated from the bypass lanes by painted lines or other delineation.
- D. A minimum 10-foot-wide bypass lane/escape lane shall be provided for all drive-through facilities.
- E. A drive-through lane shall not be the sole ingress and egress to the site.
- F. The design of a drive-through lane and bypass lane/escape lane shall minimize the blocking, crossing, or passing through of off-street parking areas and minimize crossing of, or the need to be crossed by, pedestrian accessways for patrons.
- G. Drive-through lanes shall be marked by signs which indicate the entrance and exit for the drive-through lane. The direction of traffic flow for the drive-through lane and bypass lane/escape lane shall be clearly marked.
- H. Delayed service parking areas shall be provided.

§22-708.6. Parking Lot Design Standards

- A. ~~All off-street parking shall be set back a minimum of 10 feet from any street ultimate right-of-way line, sewage disposal system or private well.~~ All off-street parking spaces shall be set back a minimum of ~~three~~ twenty (20) feet from any side of any non-residential building. This setback shall not apply to driveways entering garages, service bays or carports and is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.
- ...
- G. Parking areas serving nonresidential uses that allow shopping carts in the parking areas shall be designed with cart return areas of suitable sizes and in suitable locations. Such cart return areas shall not be counted as parking spaces. The number and location of such cart return areas shall be approved by the Board Township Engineer.
- ...
- J. Walkways shall be located where motorists can anticipate pedestrians and react accordingly. Walkways should be designed to give the pedestrian full view of oncoming vehicles with minimum interference from trees, shrubs, and parking cars.
- K. Where pedestrian circulation crosses vehicular routes, a crosswalk with different material, pavement striping, speed tables, and/or signage shall be provided.
- L. At least one pedestrian route shall be provided and aligned within the parking lot with the main entry of a building to facilitate pedestrian movement where the building is open to the public. Clear separation/division from vehicular areas with landscaping, grade change, or surface material change shall be provided.

§22-709.1.

...

~~C. Each required loading space shall be no less than 14 feet by 60 feet for a tractor-trailer and 12 feet by 35 feet for smaller trucks.~~

DC. Each loading space and the area needed for maneuvering shall be located entirely on the lot being served and shall not conflict with parking aisles, stalls, access drives or service drives.

ED. Loading facilities shall be paved in accordance with the details listed in the Appendix, unless higher strength paving is required due to the type of anticipated vehicles.

~~F. The loading area shall be designed and used in such a manner so that at no time will it constitute a nuisance, a public safety hazard or an unreasonable impediment to traffic.~~

§22-711.3.A. All disturbed land within a development to be vegetated shall be graded at a minimum slope of 2% to provide proper drainage and dispose of stormwater runoff without ponding, except stormwater facilities designed to promote infiltration.

Add §22-711.5.E. Any areas of erosion along any onsite embankment, existing watercourse, etc. shall be identified and details provided for means and method of stabilization. A permit shall be obtained from the County Conservation District and/or PADEP as required.

§22-711.7.A. The Board in its consideration of all preliminary plans for subdivision and/or land development shall condition its approval upon the execution of erosion and sedimentation control measures as contained in this section. ~~The Township Engineer shall ensure compliance with the appropriate policies and standards of PADEP and the Bucks County Conservation District.~~

§22-711.7.D. An erosion and sedimentation control plan approved by the Bucks County Conservation District for projects disturbing 5,000 sf or more is required prior to the recording of final plans and any earthmoving activities. ~~and shall be maintained onsite at all times. Implementation and maintenance of erosion and sediment controls is required for any earthmoving activity. Projects having less than 5,000 square feet of earth disturbance are required to implement and maintain erosion and sedimentation controls, however are exempt from developing a written plan (unless in a Special Protection watershed).~~

Add §22-711.7.E. The Sequence of Construction shall note that the Township shall be notified at least three (3) days prior to start of construction in order to coordinate construction observation.

§22-712 Stormwater Management

...

2. General Requirements...

...

B. Stormwater Management Facilities. The applicant shall install stormwater management facilities, on- ~~and off~~-site, as necessary, to meet the following minimum requirements:

...

3) To convey stormwater runoff along or through the property to a natural outfall, such as a watercourse, drainage swale, storm sewer or other drainage facilities. If an applicant concentrates or redirects stormwater runoff to discharge at another location on the property, the applicant ~~is responsible for constructing~~shall pursue offsite easements to install an adequate channel or storm sewer system on downstream properties and rights-of-way until a natural outfall is reached. A natural outfall shall have sufficient capacity to receive stormwater without deterioration of the facility and without adversely affecting property in the watershed.

...

F. Where stormwater runoff will be collected within the subdivision and/or land development and discharged over lands within or beyond the boundaries of the subdivision and/or land development, the applicant shall reserve or obtain easements over all lands affected. The stormwater easement width shall be of adequate width to collect the stormwater runoff and for access to the stormwater facility (ies) for maintenance and repairs. If requested by the Board, the applicant shall convey, at no cost, the easement(s) to the Township. Otherwise, all such easements shall be owned and maintained by individual lot owner(s) or another approved entity. Ownership and maintenance responsibilities shall be noted on the site plan and stormwater agreement ~~for such shall be as in a form~~ approved by the Township Solicitor.

...

K. Roof drains and sump pumps for proposed residential and nonresidential buildings shall discharge to infiltration or vegetative BMPs to satisfy the criteria for disconnected impervious areas. However, ~~S~~ump pump and roof drains may be connected to an existing or proposed storm sewer system or discharged directly to a stormwater detention facility as approved by the Township Engineer. Sump pump and roof drains may also be discharged to a watercourse or drainage swale provided a minimum twenty-foot drainage easement is provided over all affected properties. Sump pumps and roof drains shall not be discharged over a driveway or sidewalk on an adjunct property, or through a curb onto a public street or directly connected to a roadway underdrain system.

...

N. Stormwater management best management practices (BMPs) must be incorporated into the design of the stormwater management system ~~as determined by the Township Engineer.~~ All proposed best management practices for stormwater and erosion control shall be designed in accordance with the latest DEP BMP Manual and the Township's Stormwater Management Ordinances, as amended [Chapter ~~26~~].

3. Stormwater Runoff Methodology.

~~A. Any stormwater detention facilities required by this chapter shall meet the applicable water quality requirement for the one-year return period, and peak rate requirements for the two-, five-, ten-, twenty-five-, fifty- and one-hundred-year return periods, consistent with the calculation methodology specified herein and in accordance with the regulations of the Township's Stormwater Management Ordinances, as amended [Chapter 26].~~

~~B. To calculate the increase in total stormwater runoff and peak flow resulting from a proposed subdivision and/or land development, the "cover complex" method will be used, as outlined in Urban Hydrology for Small Watersheds, U.S. Department of Agriculture, Soil Conservation Service, Technical Release 55 (NTIS PB87-101580) and following mathematical analyses described in Computer Program for Project Formulation — Hydrology (SCS Technical Release 20, 1983), as amended. The design of any stormwater management facility intended to meet the requirements of this chapter shall be verified by routing the design storm hydrographs through the proposed stormwater detention facility.~~

~~C. All stormwater detention facilities shall be designed to meet the Release Rate Districts requirements in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].~~

~~D. All stormwater detention facilities shall be designed to meet the water quality requirements in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].~~

~~E. Farm field or disturbed earth (existing conditions) within a watershed, or portion thereof, used for modeling purposes shall be considered as "meadow" when developing the necessary "cover complex" calculations.~~

A. Runoff calculation methodology, release rate districts requirements, water quality requirements, stormwater management plan requirements, operations and maintenance requirements, etc., shall be in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].

B. The Soil Conservation Service Type II twenty-four-hour rainfall distribution shall be used in the soil cover complex calculations. The twenty-four-hour rainfall depths for the return periods used in the calculations shall be in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].

C. In calculating the time of concentration for a watershed, the maximum length of sheet flow over paved or unpaved surfaces shall not exceed 150 feet. All time of concentration paths used for calculation purposes shall be shown on the Watershed Area Plan.

4. Detention Basin Facilities and Bioretention Facilities with a drainage area of one acre or larger, or with an aboveground ponding depth of greater than 2.5 feet as measured from the finished grade of the facility to the 100-year water surface elevation, shall be designed in accordance with the following minimum requirements:

...

- ~~B.~~ The use of regional detention basins to combine and eliminate numerous smaller basins is encouraged. Within subdivisions, detention basins shall be located in open space, on an individual lot, or common area, but shall not cross individual lot boundaries, unless a homeowners association will own and maintain the detention basin. If a homeowners association is not created for a subdivision, any detention basin located on an individual lot shall be owned and maintained by the lot owner.
- ~~C.~~B. All detention basin berms, including emergency spillways, shall have a maximum interior and exterior side slope of three horizontal to one vertical. The toe of any slope shall be located a minimum of five feet from any property line or street right-of-way line.
- ~~D.~~C. The maximum difference between the top of berm elevation and the lowest invert ~~elevation~~ of the outlet structure shall be seven feet.
- ~~E.~~ Post-development runoff volume generated from the one-year, twenty-four-hour design storm shall be controlled so that it is released over a minimum of 24 hours. Except with the one-year design storm, basins shall be designed so that they return to normal conditions within 12 hours after the termination of the storm.
- ~~F.~~D. Storage facilities shall completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm, unless approved by the Township Engineer. All open-air facilities shall be designed to completely infiltrate runoff volume within 3 days from the start of the design storm.
- ~~F.~~E. The grading and utility plan shall contain a note that all detention basin embankments shall be placed in lifts not to exceed one foot in thickness. Each lift shall be compacted to a minimum of 95% of Modified Proctor Density as established by A.S.T.M. D-1557
- ~~G.~~F. Outlet pipes from detention facilities shall be designed to control the peak rate for the one-hundred-year design storm. All basin outlet pipes shall be ~~watertight~~ reinforced concrete pipe having ~~watertight "O-Ring"~~ joints, with a minimum size of ~~48-15~~ inches.
- ~~H.~~G. An emergency spillway shall be provided for a detention basin in order to convey basin inflow in excess of design flows, or in the event the outlet structure becomes blocked and is unable to convey the design flow. The minimum capacity of the emergency spillway shall be equivalent to the one-hundred-year peak inflow rate for the post-development design storm. Emergency spillways shall be constructed with a suitable liner, as determined by the Township Engineer, designed in accordance with the manufacturers' specifications, backfilled with topsoil, and seeded to protect the berm against erosion. The emergency spillway lining shall extend to the toe of the embankment on the exterior of the berm and shall extend to an elevation of three feet below the spillway crest on the interior of the berm.
- ~~I.~~H. The minimum freeboard through the emergency spillway for basins shall be one foot and the maximum spillway length shall not exceed 75 feet.

- ~~J.I.~~ All portions of the detention basin shall be sloped towards the outlet structure at a minimum slope of 2%. A slope less than 2% is permitted for facilities relying on infiltration for drainage if an underdrain system is provided with cleanouts for maintenance. The underdrain shall have a valve at the outlet structure to allow the system to be drained should the infiltrative capabilities of the soils become compromised.
- ~~K.J.~~ The minimum ~~basin~~ berm width at the design elevation for basins shall be 10 feet. A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cut-off trench shall be a minimum of eight feet wide, three feet deep and have side slopes of one horizontal to one vertical.
- ~~L.K.~~ For all detention basins, the permanent outlet control structure shall be a Type "M" inlet grate and box. The inlet grate shall only be used as an emergency outflow and the grate elevation shall be equal to or higher than the one-hundred-year water surface elevation, but at least six inches below the emergency spillway elevation.
- ~~M.L.~~ Two anti-seep collars shall be installed around the basin outlet pipe and shall be centered within the normal saturation zone of the berm. The anti-seep collars and their connections to the pipe barrel shall be watertight.
- ~~N.M.~~ Detention basins shall be installed before the construction of any buildings or site improvements, unless otherwise approved by the Board and the Bucks County Conservation District. A preliminary basin as-built plan must be submitted and approved by the Township Engineer prior to beginning any building construction to confirm that the constructed volumes are in accordance with the design plans. A note confirming this shall be included on the record plan and in the sequence of construction.
- ~~O.N.~~ If a detention basin will serve as a temporary sedimentation basin, the temporary control measures shall be shown for the basin as required by PennDOT Pennsylvania Code, Chapter 102 Regulations, as amended. Temporary sediment basins shall be in place prior to any earth moving activities within their tributary drainage areas.
- ~~P.O.~~ Energy dissipating devices (cable concrete/~~1~~/₂ rip rap, or equivalent) shall be provided at all discharge points. Bethlehem Precast Cable Concrete CG-20, or approved equal, shall be required where a basin outlet pipe is discharged along or within a public road right-of-way.
- ~~P.~~ Basins shall be screened and landscaped in accordance with the Landscape Planting requirements of this chapter and the following minimum requirements:
- 1.) Bioretention and infiltration facilities shall be planted with vegetation and/or seed mix other than turf grass to encourage evapotranspiration. Planting soil depth shall be at least 18" where only herbaceous plant species will be utilized. If trees and woody shrubs will be used, soil media depth shall be increased depending on plant species.
 - 2.) Planting soil shall be amended with a composted organic material. A typical organic amended soil is combined with 20-30% organic material (compost), and 70-80% soil base (preferably topsoil).

Q. Retention basins or wet ponds are recommended for areas of natural high ground water with a recommended minimum drainage area to the facility of 5 acres. To protect the public health, safety and welfare, At a minimum, the any retention basin design shall include be designed in accordance with the following:

1) ~~a~~ A ten-foot wide safety ledge, a clay liner, a maximum four-foot permanent pool depth, wet-tolerant plantings, cutoff trench, two fountain aerators with locked controls, the location of power source, and specifications for embankment construction and soil testing. The above criteria shall be specified in a retention basing ~~cross section detail.~~

2) a forebay for sediment collection and removal,

3) a dewatering mechanism.

~~Q.R.~~ Underground detention basins may be utilized for stormwater management, ~~when approved by the Board. When approved, t~~The underground detention basins shall be designed in accordance with the following criteria:

1) Underground detention basins shall be located outside all public rights-of-way.

2) Underground detention basins shall be constructed of high densityhigh-density corrugated polyethylene pipe, or approved equal. ~~The required volume shall be provided utilizing only underground pipe capacity. Each pipe shall have a minimum slope of 0.5%, except pipe slopes may be flat for infiltration facilities or Managed Release Facilities.-~~

...

4) A minimum of one footsix inches of freeboard shall be provided between the one-hundred-year water surface elevation and the top of all inlet grates or manhole rims.

...

7) As-built plans shall be provided for any underground detention basin to verify it was constructed in accordance with the approved plan prior to backfilling of the basin. A note to this effect shall be included on the record plan and in the sequence of construction.

S. Managed Release Basins. If it has been determined that it is not feasible to manage the required volume through infiltration and evapotranspiration alone due to soil or other environmental constraints on the site, all Managed Release Concept stormwater facilities shall be in accordance with the most recent Managed Release Concept design guidance provided by PADEP.

5. Storm Sewer.

...

E. Storm sewer within the Township ultimate right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches or equivalent. Storm sewer located outside a public ultimate right-of-way or easement shall be high density corrugated polyethylene.

...
6. Inlets.

...
C. Inlet spacing in paved areas shall be arranged so that a minimum of 80% of the gutter flow tributary to the inlet will be captured. The designer shall be required to verify that bypass surface runoff from the one-hundred-year design storm will enter the storm sewer piping system at some point, prior to discharge into a detention basin stormwater facility or other approved outlet point. Inlets shall be spaced so that the accumulation of surface bypass runoff and surface runoff tributary to an individual inlet will not exceed other design requirements specified in this chapter. Inlet capacity shall be based on inlet efficiency curves provided in PennDOT Design Manual, Part 2, as amended.

...
7. Manholes.

...
C. Storm sewer manholes located within public rights-of-way, ~~the manhole covers~~ shall have the word "STORM" cast in two-inch high letters.

...
8. Headwalls and Endwalls.

...
B. A Type "DW" endwall shall be provided at the termination of all storm sewer systems, unless conditions warranted an alternate type approved by PennDOT and/or the Board the Township Engineer.

...
9. Overflow System. An overflow system shall be provided to carry all bypass flow and/or flow in excess of storm sewer design capacity, to the detention basing stormwater facility (or other approved outlet point) when the capacity of the storm sewer system is exceeded. Stormwater runoff will not be permitted to discharge from any storm sewer structures.

...
11. Bridges and Road Culverts.

...
~~D. Bethlehem Precast Cable Concrete CC-20, or approved equal, shall be required at the upstream and downstream ends of all bridges and culverts.~~

12. Access Drive and Driveway Culverts.

...
B. The minimum culvert size shall be 15 inches, or equivalent and constructed of reinforced concrete pipe with flared end sections or HDPE with flared end sections. The Township may approve a smaller culvert if it is demonstrated that the pipe is adequate for the 100-year design storm.

D. Where an existing roadside drainage swale is too shallow to permit installation of a driveway pipe, the [Beard Township Engineer](#) may approve the use of a concrete trench box with grate.

13. Drainage Easements, Ownership and Maintenance. Drainage easements, ownership and maintenance responsibilities for all stormwater management facilities shall be as follows:

A. ~~Detention Basin~~[Stormwater](#) Easements.

(1) When any ~~detention basin~~[stormwater facility](#) is proposed within a subdivision and/or land development, a ~~blanket or defined~~[easement shall be provided. The description of the facility defined easement, access to facility,](#) and the terms of the ownership and required maintenance, shall be [provided on the recorded Post Construction Stormwater Management Plan incorporated on the site plan.](#)

(2) ~~An easement and~~ stabilized access to a ~~detention basin~~[stormwater facility](#) shall be provided for maintenance and operation. ~~This access easement shall be cleared and shall be a minimum of 20 feet in width.~~ Access to detention basins [and similar facilities](#) shall be constructed of interlocking grass paving system and backfilled with topsoil and seeded [if required by the Township Engineer](#). The access shall be a minimum of 12 feet in width and be no steeper in slope than 12 horizontal to one vertical. In addition, depressed curb and concrete driveway apron shall be provided where the access enters a road or access drive. ~~Access easement shall be owned and maintained by the individual lot owner or homeowners association.~~

(3)~~A homeowners association, or other entity as approved by the Township Solicitor, shall be required for any facility managing stormwater flows from more than one lot. Within residential subdivisions, stormwater facilities shall be located in open space, on an individual lot, or common area, but shall not cross individual lot boundaries unless a homeowners association will own and maintain the facility(ies).~~

B. Storm Sewer and Drainage Swale Easements [and Agreements](#).

(1) Easements shall be a minimum of 20 feet in width and shall be provided to accommodate required storm sewer facilities and drainage swales. No other utilities shall be located within a storm sewer easement, unless approved by the Township [Engineer and Utility provider](#).

(2) On private property, the individual owner or homeowners association shall maintain the easement area, including ground cover, fencing and/or landscaping.

(3)[Stormwater Management Facility Maintenance Fees. The Township shall require payment of a fee for the timely installation, proper construction and continued maintenance by the owner of the subject property. The fee shall be calculated as set by Township resolution.](#)

C. [Stormwater Maintenance Agreement](#).

(1)~~When an applicant retains ownership of any stormwater management facility, such entity shall be responsible for repair and maintenance of the facility. The site plan shall contain a notation permitting access to such facilities deemed~~

~~critical to public welfare, for inspection at any reasonable time by the Township or its designee.~~

- ~~(2) The site plan shall also contain a notation that states the approval of the final plans is conditioned upon the applicant agreeing to be responsible for all repairs and maintenance of the stormwater management facility and permitting access to such facilities deemed critical to public welfare, for inspection at any reasonable time by the Township or its designee. This Stormwater Maintenance Agreement shall be in writing, as prepared by the Township Solicitor, for recording. The failure of the applicant to properly maintain any stormwater management facility shall be construed to be a violation of this chapter and shall be declared to be a public nuisance, subjecting the violator to any and all penalties provided by law.~~

~~D. Stormwater Management Facility Maintenance Fees. The Township shall require payment of a fee in order to maintain the stormwater management facilities. The fee shall apply to all storm sewers located in public rights-of-way or any easement owned by the Township. The amount of the fee shall be set by Township resolution.~~

§22-713.2.B.(5) The site plan shall contain plan notations stating that, in the opinion of the Township Engineer's representative or certified arborist, any trees intended to remain and are disturbed, damaged or killed during or as a result of construction shall be replaced at a rate of one caliper inch for one caliper inch.

Add **§22-713.2.E.** Any specimen tree having a diameter of thirty (30) inches or more, measured at twelve (12) inches above natural grade line, shall not be removed, whether located within a woodland area or standalone.

§22-713.3. Parking Area Landscaping

- A. Planting islands. All 10-foot by 36-foot planting islands shall contain 2 shade trees and all 10-foot by 18-foot plantings islands shall contain one shade tree, including any parking islands that are designed as a stormwater facility which shall have wet tolerant species.
- B. Plantings Strips. Planting strips shall be a minimum of 10 feet wide and shall run the length of the parking row. Planting strips shall contain one shade tree at intervals of every 25 feet on average, including any parking strips that are designed as a stormwater facility which shall have wet tolerant species.
- C. § 22-713.4.B(1) Any lot with 30 parking spaces or more shall have landscaped areas within the paved area equal to a minimum of 5% of the total paved area. The total paved area shall exclude landscape strips around the perimeter.
- ~~D.G.~~ All planting islands and strips shall be underlain by soil improved to a minimum depth of 30 inches, not stone or bituminous material, and shall be graded not to exceed a slope of 5 horizontal to 1 vertical. A soil improvement detail and notes on the Landscape Plan shall include the removal of all construction debris and existing compacted soils and the specifications for the soil improvement mix.
- ~~E.D.~~ The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures.
- ~~F.E.~~ ~~Shade trees~~ All required plantings shall be native plants and shall be selected from the List of Required Plant Material contained in the Appendix.
- G. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands well-distributed throughout the paved surface. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent "cross-taxing."

§22-713.4.A. – Street Trees. Street trees shall be planted every 30 feet along all proposed streets and existing streets when they abut or lie within the proposed subdivision and/or land development. If existing trees meet the intent of this section, they may be utilized to meet the street tree requirements subject to approval by the Township Engineer.

§22-713.4.B. – Street trees shall be planted between ~~three and five~~ and ten feet outside the ultimate right-of-way line unless otherwise specified in this Chapter, and as an alternative, the same quantity of trees may be planted in an informal arrangement along the perimeter of the street, when approved by the Board.

§22-713.5.A. All subdivisions and/or land developments shall comply with the buffer yard requirements of the Township Zoning Ordinance [Chapter 27]. The spacing and composition of the buffer yard plantings strips required by the Zoning Ordinance shall comply with the following provisions:

- (1) Each strip shall contain a combination of native evergreen and deciduous trees and shrubs listed below in naturalistic groupings rather than linear strips.

(2)The mixture of plants shall be chosen and planted in such a fashion and density as to provide the required screening of the neighboring properties. The table below indicates the minimum amount of plant material that is required per linear foot of buffer length. Unless required elsewhere in this chapter, plantings are not required to run parallel or be aligned on property or right-of-way boundaries. At the discretion of the Township, plant material may be sited on any portion of the property for buffer purposes and may be staggered or grouped, if a satisfactory buffer can be achieved in this fashion.

Buffer Width	Planting Options	
<u>25-foot buffer width</u>	<u>(a)</u>	<u>1 canopy tree per 40 feet and 1 flowering tree per 60 feet and 1 evergreen per 60 feet</u>
<u>35 and 45-foot buffer widths</u>	<u>(b)</u>	<u>1 canopy tree per 40 feet and 1 flowering tree per 60 feet and 1 evergreen tree per 30 feet and 1 shrub per 20 feet</u>
	<u>(c)</u>	<u>A Vegetated Filter Strip in accordance with the PA Stormwater BMP Manual including 1 canopy tree per 60 feet and 1 flowering tree every 60 feet and 1 evergreen per 60 feet and planted with native grasses or flowering meadow mix with a wide variety of species, not standard turf grass.</u>
	<u>(d)</u>	<u>1 canopy tree per 40 feet and 1 evergreen per 30 feet and 1 shrub per 5 feet</u>
<u>45 feet buffer width or greater</u>	<u>(e)</u>	<u>1 canopy tree per 40 feet and 1 flowering tree per 50 feet and 1 evergreen per 50 feet and 1 shrub per 15 feet</u>
	<u>(f)</u>	<u>1 canopy tree per 100 feet and 1 evergreen per 30 feet and 1 shrub per 15 feet</u>
	<u>(g)</u>	<u>1 evergreen per 25 feet and 1 shrub per 10 feet</u>
	<u>(h)</u>	<u>A berm varying in height with maximum side slopes of all to be 4 horizontal to 1 vertical and 1 flowering or evergreen tree per 20 feet and 1 shrub per 10 feet Stormwater infiltration berms are permitted in accordance with the PA Stormwater BMP Manual, as amended, with species chosen to suit the proposed soil conditions.</u>

§22-713.5.A(3). Plant materials shall be native and selected from the following list:

(a)Canopy Trees

- Acer rubrum - Red Maple
- Acer saccharum - Sugar Maple
- Aesculus flava - Yello (Sweet) Buckeye
- Celtis occidentalis - Hackberry
- Betula lenta - Sweet Birch
- Carya ovata - Shagbark Hickory
- Fagus grandifolia - American Beech
- Gleditsia triacanthos inermis - Thornless Honey Locust

Liquidambar styraciflua (seedless variety) - Sweet Gum
Liriodendron tulipifera - Tulip Tree
Ostrya virginiana - American Hop-hornbeam
Platanus occidentalis - Sycamore
Prunus serotina - Black Cherry
Quercus alba - White Oak
Quercus bicolor - Swamp White oak
Quercus rubra - Red Oak
Quercus palustris - Pin Oak
Quercus phellos - Willow Oak
Quercus prinus - Chestnut oak
Quercus vellutina - Black Oak
Tilia*** - Linden/Basswood (all species hardy to the area)
Tilia americana (disease resistant variety)

(b) Flowering Trees

Amelanchier canadensis - Shadblow Serviceberry
Betula nigra - Riverbirch
Carpinus caroliniana - American Hornbeam
Cercis canadensis - Eastern Redbud
Chionanthus virginicus - Fringetree
Cornus florida - Flowering Dogwood (disease resistant variety)
Crataegus mollis - Downy Hawthorn
Crataegus phaenopyrum - Washington Hawthorn
Halesia carolina - Carolina Silverbellk
Magnolia virginiana - Sweetbay Magnolia
Malus hopa - Hopa Red-Flowering Crabsp. (native, disease-resistant varieties)
Oxydendrum arboreum - Sourwood
Sassafras albidum - Sassafras

(c) Evergreens

Abies concolor - White Fir
Chamaecyparis thyoides - Atlantic White Cedar
Ilex opaca - American Holly
Juniperus virginiana - Eastern Redcedar
Picea pungens - Colorado Spruce
Pinus strobus - Eastern White Pine

(d) Hedge (four feet high minimum):

Crataegus intricata - Thicket Hawthorn
Syringa vulgaris - Common Lilac
Viburnum sp. - Viburnum (Arrowwood, Possumhaw)

(e) Shrubs

Aronia arbutifolia - Black Chokeberry
Calycanthus floridus - Sweet Shrub
Clethra alnifolia - Summersweet
Cornus amomum - Silky Dogwood
Cornus racemosa - Gray Dogwood
Cornus sericea - Redtwig Dogwood
Fothergilla major - Large Fothergilla
Hamamelis vermalis - Vernal Witch Hazel
Hamamelis virginiana - Common Witch Hazel
Hydrangea arborescens - Smooth Hydrangea
Hydrangea quercifolia - Oakleaf Hydrangea
Ilex glabra - Inkberry Holly
Ilex verticillata - Winterberry Holly
Itea virginica - Virginia Sweetspire
Juniperus virginiana - Eastern Redcedar
Kalmia latifolia - Mountain Laurel
Lindera benzoin - Spicebush
Myrica pensylvanica - Northern Bayberry
Physocarpus opulifolius - Ninebark
Pieris floribunda - Mountain Andromeda
Rhododendron arborescens - Sweet (Smooth) Azalea
Rhododendron periclymenoides - Pinsterbloom Azalea
Rhododendron maximum - Rosebay Rhododendron
Rhus aromatica - Fragrant Sumac
Sambucus canadensis - Elderberry
Thuja occidentalis - American Arborvitae (four feet high minimum)
Vaccinium corymbosum - Highbush Blueberry
Viburnum dentatum - Arrowwood Viburnum
Viburnum sp. - Viburnum (Arrowwood, Possumhaw)

§22-713.5.B.(1) ~~Off-Street Parking Areas. One deciduous or evergreen shrub~~ Densely planted with a mixture of evergreen and deciduous shrubs and grasses every five feet to create a screen along the perimeter of the parking area.

(a) In addition to the above, for every parking lot buffer that abuts a sidewalk or a street for a parking area of 5 spaces or more, one of the options below shall be installed to block headlights:

(1) Option A: One (1) shade tree and 10 evergreen shrubs shall be planted for each 30 feet of buffer length and 1 square foot of perennial plantings for every linear foot of total buffer.

(2) Option B: A low-wall fence or berm not to exceed 4 feet in height or 3:1 slope as measured from the adjoining sidewalk, along with 1 tree per 30 feet of buffer length and three shrubs for every 20 feet of buffer length. An increased height may be permitted up to 8 feet high where there is unusual topography, larger vehicles, or other similar circumstances.

§22-713.5.B.(2) ~~Trash Collection Areas and Mechanical Units. A minimum six-foot wooden shadow-box opaque fence or wall, or approved equal,~~ on at least three sides, with a staggered row of evergreen trees planted every 10 feet along the fence perimeter.

§22-713.5.B.(8) Easements.—The boundary of a pedestrian ~~or vehicular~~ access easement, when located on, or adjacent to, ~~a lot private property~~, shall have a method of physical delineation ~~on both sides~~ consisting of six-foot arborvitae trees, planted nine feet on center, with four-foot-high split-rail fence, or other type of delineation as approved by the Board of Supervisors.

Add **§22-713.5.B.(9)** The boundary of a vehicular access easement, such as emergency access easements, when located on, or adjacent to a private property, shall have a method of physical delineation on both sides consisting of six-foot arborvitae trees, planted nine feet on center, with four-foot-high split-rail fence, or other type of delineation as approved by the Board of Supervisors and Fire Marshall.

Add **§22-713.5.B.(10)** Proposed and existing conservation easements shall be physically delineated in the field by a concrete monument at the intersection of the easement with the property line. A two or three-rail split-rail tapered fence or stone-shaped concrete monument corner may be substituted at the discretion of the Board of Supervisors.

§22-713.6.A. – General Requirements. The location, dimensions and spacing of required plantings should be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as wind, soil, moisture and sunlight. Plantings should be selected and located where they will not contribute to conditions hazardous to public safety and trees shall be a minimum of 10 feet from all existing and proposed underground and overhead utilities.

§22-713.6.B. – Plant Specifications. All plant material shall meet the minimum standards for health, form, and root condition as outlined in the American National Standards Institute (ANSI) Z60.1 — ~~1996~~2014, as amended. All plant material shall be hardy and within the United States Department of Agricultural (USDA) Hardiness Zone 6, applicable to Bucks County, Pennsylvania.

§22-713.6.C. – Installation. All shade and evergreen trees shall be supported with stakes and guy wiring in accordance with The American Nursery and Landscape Association (ANLA) Standards. The backfill for excavated planting areas shall be composed of native topsoil and shall be mulched six inches beyond the dripline. Mulch shall not be applied against the trunk. The trunk flare shall remain visible.

Add **§22-713.6.E.** To ensure plant diversity and the sustainability of the installation in parking lots, the following plant diversity is required, where 60% of trees in parking lots must be large shade tree species:

Plant Diversity Requirements		
Minimum Number of Required Trees	Minimum Number of Tree Species	Maximum % of any 1 species
0-5	1	100
6-15	2	50
16-30	3	40
31-50	4	30
51+	5	20

§ 22-714. Lighting

1. Purpose. It is the purpose of these requirements to regulate the design, placement, orientation and distribution of lighting in order to:
 - A. Provide lighting of facilities to protect public health, safety and welfare.
 - B. ~~Control glare from parking areas and protect the privacy of adjacent properties.~~Minimize adverse offsite impacts of lighting such as light trespass and glare.
 - C. ~~Provide lighting for safe vehicular and pedestrian movements.~~
 - D. ~~Limit spacing, fixture type and height of lighting to lessen light pollution.~~Protect the natural environment from the adverse effects of night lighting from artificial light sources.
 - E. Promote ~~efficient design and construction with regard to energy conservation.~~energy conservation.

2. Definitions

- A. **Backlight** – For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.
- B. **BUG** - A luminaire classification system that classifies Backlight (B), Uplight (U) and Glare (G).
- C. **Footcandle** -The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot.
- D. **Glare** – Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.
- E. **IES** - An acronym for the Illuminating Engineering Society, a professional guidance body for lighting engineers.
- F. **LED** - Light Emitting Diode
- G. **Light Trespass** - Light that falls beyond the property boundary it is intended to illuminate
- H. **Mounting Height** – The height of the photometric center of a luminaire above grade level
- I. **Uplight** – For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane

2-3. Applicability. Lighting shall be required for facilities as deemed necessary by the

~~Board, including but not limited to for all public streets, parking areas, sidewalks, pedestrian ways, entrances, loading facilities, access drives, nonresidential buildings, multifamily subdivisions, recreational facilities and, other public facilities, and at any other locations deemed necessary by the Board.~~

~~3.4. Public Streetlights.~~

A. Residential Streets. ~~Public s~~Streetlights shall be required for all residential subdivisions at the following locations: ...

...

C. Prior to the submission of Final Plans, the applicant shall submit a petition to create a streetlight district to the Township. All streetlights shall be the responsibility of the property owner.

D. The site plan shall contain a plan notation stating, "All streetlights shall be installed and energized prior to the issuance of the first occupancy permit for any subdivision and/or land development or first phase or section thereof and the lighting and maintenance costs shall be assessed to affected property owners on a per lot basis or by an owners' association."

E. The applicant shall be responsible for all costs involved in lighting the streets until such time that the Township accepts the streets for dedication or accepts the improvements at the end of the 18-month maintenance period. Thereafter the property owner(s) shall be responsible.

F. Streetlight Specifications

...

(2) Where streetlights are installed at intersections, the applicant ~~shall~~may install combination street name signs and streetlights.

...

(4) All lighting fixtures shall be controlled by automatic photocells to regulate lighting between dawn and dusk. For all commercial, industrial, public recreational, and institutional applications, a note shall be added to the record plan that all lighting fixtures shall be controlled by programmable timers that accommodate seasonal and annual variations and battery or mechanical (e.g. spring-wound) backup to permit extinguishing sources between 11 pm and dawn or within 1 hour of the close of business, whichever is earlier, to conserve energy and mitigate nuisance glare and sky lighting consequences. Security lighting may be permitted up to 25% of the total number of fixtures onsite.

...

~~4. Parking Areas and Loading Facilities.~~

~~A. Lighting of parking areas, including access drives and loading facilities, shall meet the minimum illumination levels and uniformity ratio specified in this chapter.~~

~~B. Light standards shall be a maximum of 20 feet in height, and have a concrete base raised 30 inches above finished grade.~~

- ~~C. Light standards shall be located in planting islands or planting strips within parking areas. Light standards shall not be installed directly on the parking area surface.~~
- ~~D. All lighting fixtures shall be controlled by automatic photocells to regulate lighting between dawn and dusk.~~
- ~~E. All electrical power lines to lighting fixtures shall be underground.~~
- ~~F. Glare Control.~~
 - ~~(1) The maximum light intensity measured at any point along the property line shall be 0.2 footcandles.~~
 - ~~(2) All lighting fixtures shall meet all applicable IESNA cutoff criteria.~~
 - ~~(3) All lighting shall be effectively shielded and directed towards the interior of the parking area away from adjacent properties.~~
 - ~~(4) Illuminated signs shall have a shielded lighting source and shall be directed away from all street rights-of-way.~~
- ~~5. All other lighting required by this chapter for recreational facilities, sidewalks, pedestrian walkways, trails, crosswalks, bicycle lanes, etc., may be approved by the Board in accordance with the recommended practices and standards of the IESNA.~~
- ~~6. The applicant shall submit three copies of an as-built lighting plan to the Township to verify existing light intensities and uniformity are in accordance with the approved final plans.~~
- ~~7. Where required by this chapter, illumination levels shall have intensities and uniformity ratios in accordance with recommended practices of the IESNA handbook RP-20-98 and IESNA Handbook RP-8-00, as amended, and in accordance with the minimum standards listed below:~~

Description of Use/Area	Maintained Footcandles	Uniformity Avg.: Min.
High Activity Nonresidential Parking, Loading Facilities and Drives (e.g., Retail, Office)	0.9 Minimum	4:1
Medium Activity Nonresidential Parking, Loading Facilities and Drives (e.g., Industrial, Institutional)	0.4 Minimum	4:1
Multifamily Residential Parking	0.2 Minimum	4:1
All Nonresidential Subdivision Streets	0.9 Average	6:1

Description of Use/Area	Maintained Footcandles	Uniformity Avg.: Min.
Pedestrian Walkways, Bike Lanes, Trails	0.2 Average	5:1
Building Entrances	2.0 Average	—

4. Parking Areas and Loading Facilities.

A. Illumination Levels

Lighting of parking areas, including access drive, loading facilities, pedestrian walkways and building entrances, shall have intensities and uniformity ratios in accordance with the recommended practices of the Illuminating Engineering Society (IES) as contained in the most current editions of the following publications:

- (1) IES RP-43-22 Lighting Exterior Applications
- (2) IES RP-8-22 Lighting Roadway and Parking Facilities
- (3) IES G-1-22 Guide for Security Lighting for People, Property and Critical Infrastructure

<u>Description of Use/Area</u>	<u>Light Level (footcandles)</u>	<u>Uniformity</u>
<u>General Uncovered Parking Area Drive Aisles & Parking Spaces</u>	<u>0.2 Minimum</u>	<u>20:1 max:min</u>
<u>Parking Area General Pedestrian & Vehicle Transaction Areas</u>	<u>0.9 Minimum</u>	<u>15:1 max:min</u>
<u>Mixed Use Trails (when required)</u>	<u>0.8 Minimum</u>	<u>5:1 ave:min</u>
<u>Building Entrances</u>	<u>1.0 Average</u>	<u>5:1 ave:min</u>

B. Luminaire Design

- (1) Mounting height. Light standards shall be a maximum of 20 feet in height.
- (2) Location. Light standards shall be located in planting islands or planting strips within parking areas. Light standards shall not be installed directly on the parking area surface. Poles shall be a minimum of five feet (5') from the edge of pavement or protected by a raised concrete base thirty inches (30") in height.
- (2) Color Temperature. Luminaires shall have a maximum color temperature of 3,000K.
- (3) Uplight (U) value for all luminaires shall be zero (0).

(4) All electrical power lines to lighting fixtures shall be underground.

C. Control of Light

- (1) Lighting for commercial, industrial, public recreational and institutional applications shall be controlled by automatic switching devices to extinguish outdoor lighting fixtures between 11:00 p.m. and dawn in order to mitigate glare and sky-lighting consequences. Where feasible, motion-activated fixtures shall be utilized to further reduce unnecessary illumination during times of non-use.
- (2) The maximum light intensity measured at any point along the property line shall be 0.1 footcandles at any point along off-street areas and 0.30 footcandles along public roadways.
- (3) The maximum uplight (U) value as defined by IES TM 15-20 shall be 0 and the maximum glare (G) value shall be 2 adjacent to properties with a residential use.
- (4) All lighting shall be effectively shielded and directed towards the interior of the parking area away from adjacent properties.
- (5) Illuminated signs shall have a shielded lighting source and shall be directed away from all street rights-of-way.
- (6) All other lighting required by this chapter for recreational facilities, sidewalks, pedestrian walkways, trails, crosswalks, bicycle lanes, etc., may be approved by the Township Engineer in accordance with the recommended practices and standards of the IESNA.

D. Compliance Monitoring

- (1) The applicant shall submit an as-built lighting plan to the Township to verify existing light intensities and uniformity are in accordance with the approved final plans.
- (2) The Township reserves the right to conduct post-installation inspections to verify compliance with the requirements of this Ordinance and approved lighting plan commitments, and to require remedial action at no expense to the Township.

§22-715.2.G.(3) ~~Recreation Fees Districts. The fees~~ shall be recorded to one of the ~~recreation fee districts~~ Township Planning Areas in Appendix C to ensure that the lands and facilities are accessible to the residents of the development(s) that paid fees towards their cost. ~~The Recreation Fee District Map in this Appendix designates "Recreation Fee Districts."~~ Any fees collected under this chapter shall be expended only within the same ~~Recreation Fee District Planning Area~~ as the subdivision and/or land development that contributed the fees, except that fees from any district may be used for public Township-wide amenities such as trails, community parks and recreation areas.

§22-715.3.A.(5)(b) Stormwater ~~De~~Retention Facilities. Stormwater retention basins may be approved by the Board if the resulting body of water is integrated into the landscape and the area can be used by the residents for active recreational activities.

~~§22-719.6.~~ The site plan shall contain a plan notation stating that any [existing or](#) proposed well is subject to the provisions of the well construction standards, which includes requirements for well permitting, water quality testing and well production certification.

~~§22-719.7.A.~~ ~~Four~~ [Two](#) copies of a Water Resource Impact Study shall be submitted to the Township with the preliminary plan application. An application for subdivision and/or land development shall be considered incomplete without the required water resource impact study.

~~§22-719.8.A.~~ Purpose. These regulations are to ensure that [existing wells and](#) new wells constructed in New Britain Township can provide a reliable, safe and adequate supply of water to support the intended use within the capacity of available groundwater resources and to estimate any impacts of the additional water withdrawals on existing nearby wells, underlying aquifers and watercourses.

~~§27-721.6.~~ If the property being subdivided or developed contains an existing on-site sewage disposal system, the applicant shall submit to the Township acknowledgment from [the Bucks County Department of Health a reputable septic system inspection company](#) indicating that the existing system has been inspected and is functioning properly.

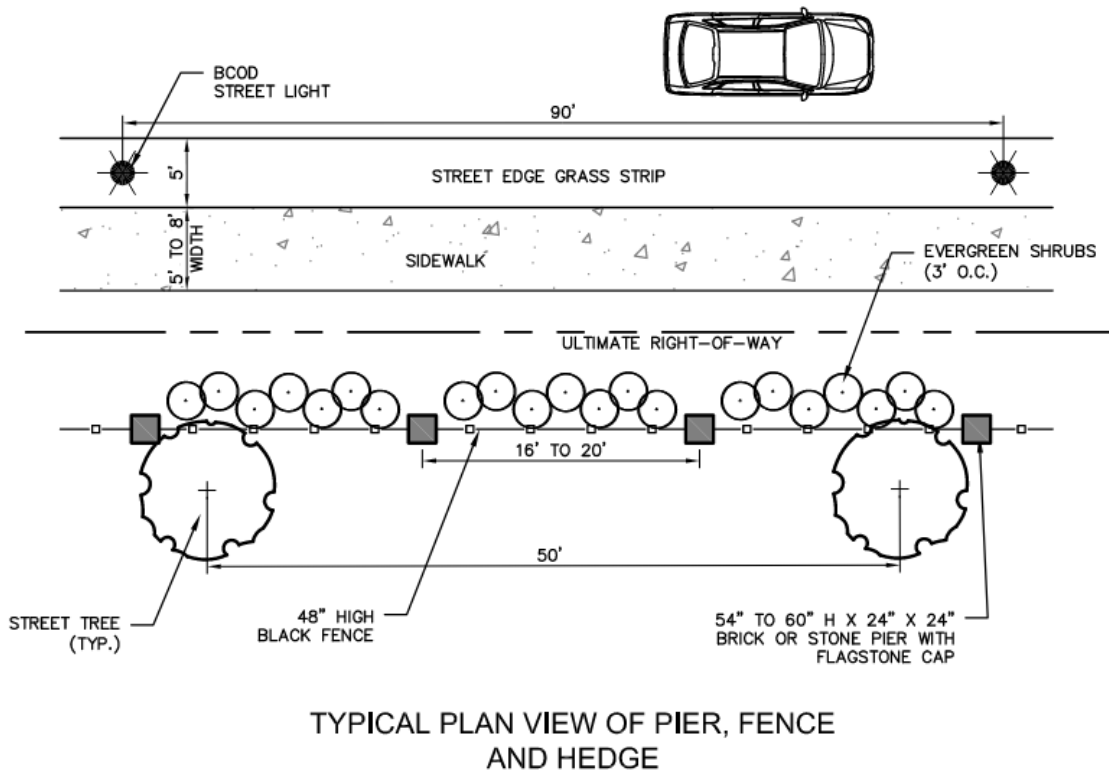
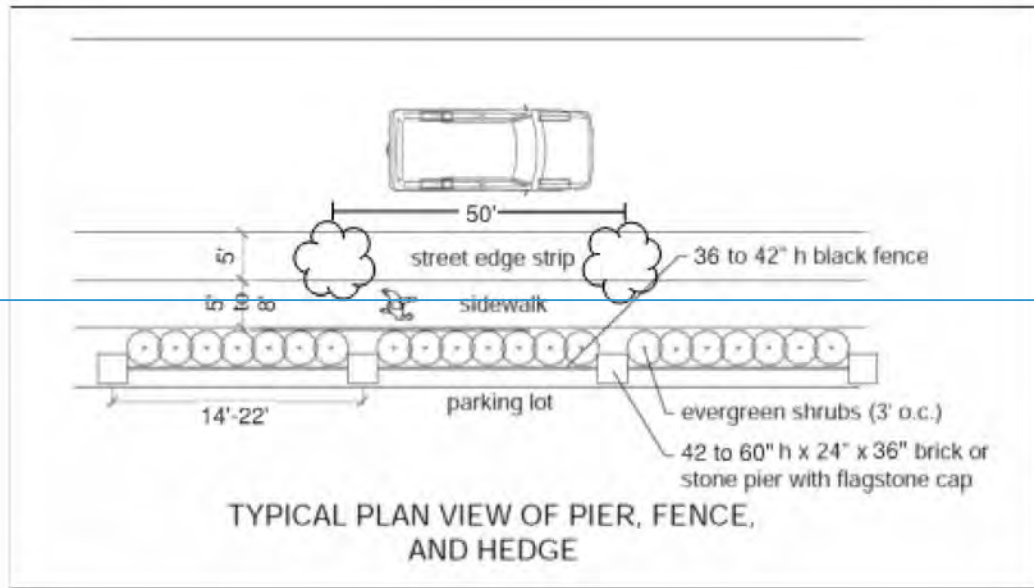
~~§27-721.9.~~ The property owner shall execute an operation and maintenance agreement with the Township and post the required financial security for any non-conventional, [alternate or experimental](#) sewage system, such as an Individual Residential Spray Irrigation System, Small Flow Treatment Facility or Community Sewage System. The design, plans and specifications for the proposed system shall be approved by the Township and Bucks County Health Department prior to final plan approval. [The agreement shall provide for a non-refundable fee to the Township for administration and future compliance monitoring and shall furthermore provide for sufficient financial security to guarantee the proper operation and maintenance of the proposed facility in accordance with the Act, which may include cash, a letter of credit or other Township approved financial security.](#)

~~§§22-722.4.C.(7)(b)~~ All street trees shall be planted [in the planting strip located between the curblin and the sidewalk 5 to 10 feet behind the ultimate right-of-way](#). See the "Typical Plan View" illustration in Subsection 4D(7).

~~22-722.4.D.(7)(a)~~ Where parking areas are located or are proposed to be located between a street and a principal building, a buffer fence shall be installed [within between](#) five [and ten](#) feet [outside](#) of the ultimate right-of-way line of the street between this parking area and the street. This buffer fence shall be constructed and installed in accordance with the following standards, figures, and illustrations:

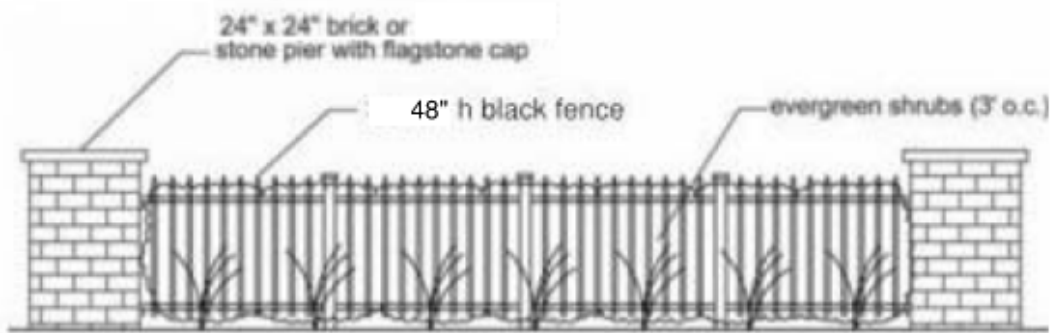
- 1) The fencing shall be black steel or aluminum, [36 inches to 42 48](#) inches in height, and installed and maintained between the masonry piers.

- 2) The masonry piers shall be constructed out of stone or brick, six to 18 inches taller than the fencing between them, 24 ~~to 36~~ inches or greater in width and depth, and with a concrete or stone cap. The piers shall be evenly installed ~~44 to 22~~ 16 to 20 feet on center or at a spacing to be approved by the Township Engineer.
- 3) Evergreen hedge plants, initially at least 18 to 24 inches in height and maintained at a height of no less than 30 inches, shall be installed and maintained between the fencing and the street.





TYPICAL SECTION OF PIER, FENCE, AND HEDGE



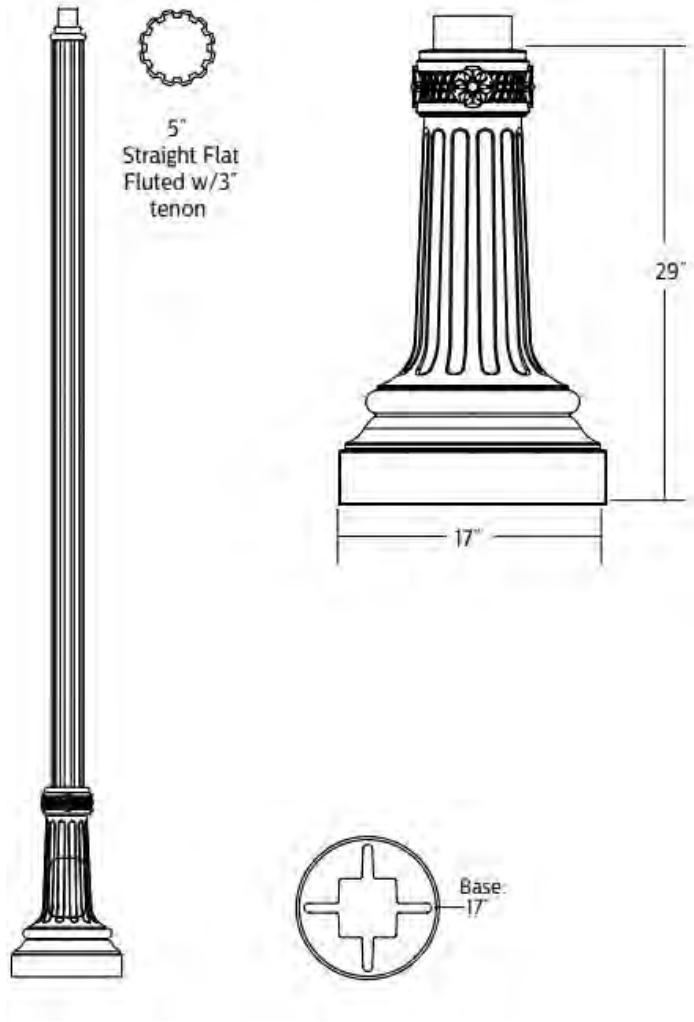
TYPICAL SECTION OF PIER, FENCE, AND HEDGE

§22-722.4.e. All parking areas, walkways, and passages shall be adequately illuminated with a lighting system designed to complement the general areas and the site of the proposed development and to prevent any off-site glare and spillover light onto adjacent properties.

- (1) All light fixtures shall be shielded to reduce light spillage beyond the extent of the property line. At no point shall any light trespass onto adjacent residential properties exceed 0.1 footcandle at the residential property line, and at no point shall any light trespass onto adjacent nonresidential properties exceed ~~0.5~~ 0.3 footcandle at the nonresidential property line.
- (2) Pedestrian scaled lighting shall be positioned along on-site pedestrian walks and trails such that lighting levels ~~along them maintain a consistent 0.2 footcandle~~ are consistent with IES recommended guidelines.
- ...
- (4) Freestanding fixtures shall utilize appropriate ~~shape cutoff~~ luminaire ~~with shielding of the light source at angles above 72° from the vertical~~ having an Uplight (U) rating of (0).

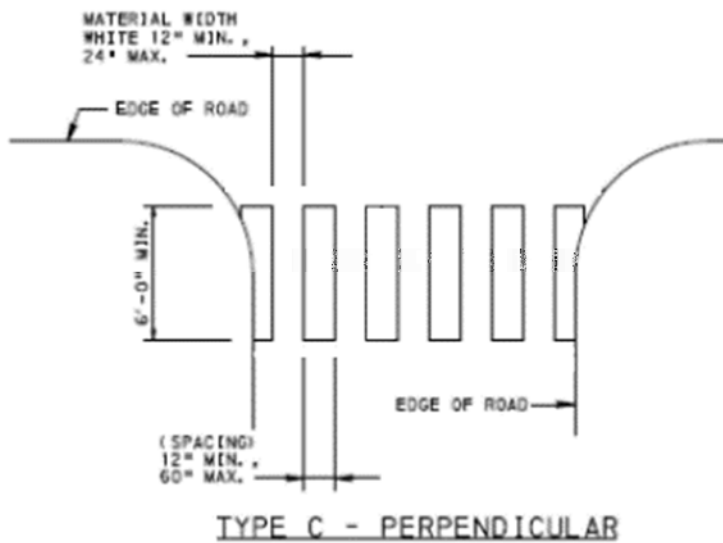
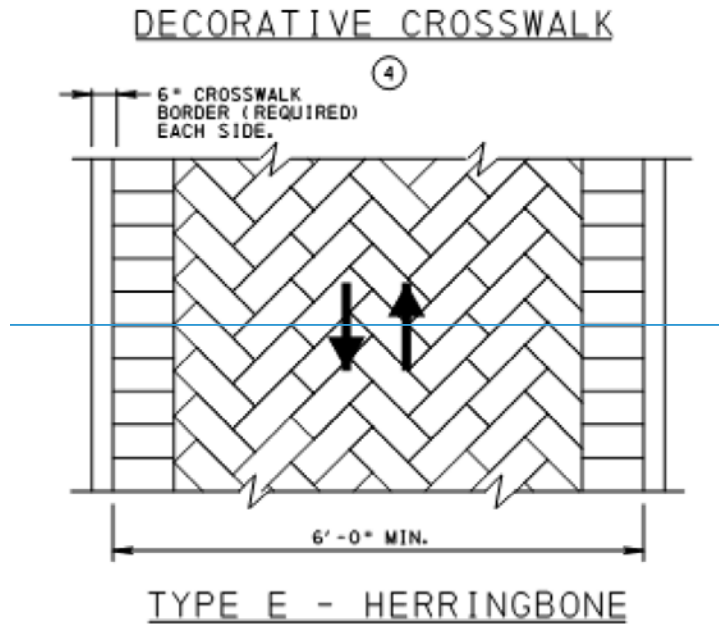
(a) in order to establish a consistent design scheme along the corridor overlay district, all freestanding fixture types shall be constructed of metal, with a black finish. The luminaire shall be in the style illustrated below from ~~philips [citypost led post top (tx1)]~~ [Signify \[Hagerstown LED Post Top Comfort \(txo3c\)-Gen 2\], Type III Distribution, 3000K Color Temperature](#) and shall be placed upon a P3165 pole from [Signifyphilips](#), or the Board of Supervisors may approve an appropriate alternative. [The detail shall be in accordance with the Township's Standard Butler Avenue Corridor Overlay District Street Light Detail unless otherwise approved.](#)





- ...
- (c) The maximum height of freestanding fixtures ~~shall~~may vary to provide scale and dimension to the project. All lighting fixtures shall not exceed 15 feet in height, except up to 25% of the fixtures may be up to 25 feet in height. Fixture heights shall be measured from the top of the fixture to ground level. Streetlights directly along West Butler Avenue shall be 14 feet in height.
- (5) Building-mounted lighting shall be shown on all plans. All building-mounted lighting shall ~~be designed so that all light from the source is shielded at angles above 72° from the vertical so as not to create any glare or visible source of light~~ have an Uplight (U) rating of zero (0). Building-mounted lighting shall not be installed higher than the building upon which it is mounted and shall not exceed 30 feet in height in all cases, as measured from the top of the fixture to ground level. Lights are not permitted to outline buildings or rooflines.

§22-722.4.F.(3) Pedestrian crosswalks in public streets, internal streets, drives, and parking areas shall be distinguished from asphalt driving surfaces through the use of ~~maroon-colored StreetPrint asphalt imprinted textured~~ crosswalks. Crosswalks shall consist of white thermoplastic in a continental pattern, or an appropriate alternative approved by the Board of Supervisors. The use of this distinguishing material is to enhance pedestrian safety and comfort, as well as the attractiveness of the crosswalks. These crosswalks shall be at least as wide as the sidewalks/walkways to which they connect and shall match the following illustration.





NEW BRITAIN TOWNSHIP

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

SUBDIVISION & LAND DEVELOPMENT APPLICATION

1. Date of Application: _____	TOWNSHIP USE ONLY		
2. Date of Plan or Revision: _____	Date Recieved: _____		
3. Application for: _____	Payment: _____		
4. Name of Subdivision or Land Development: _____	Check #: _____		
5. Location: _____	Receipt #: _____		
6. Tax Map Parcel #: 26-_____ Total Acreage: Gross _____ Base Site Area _____	Escrow Acc. #: _____		
7. Net Buildable Site Area (from Section 2401): _____			
8. Zoning Requirements:			
Zoning District _____	Minimum Lot Size _____	Maximum Density _____	
Front Yard _____	Side Yard _____	Rear Yard _____	
9. Number of Lots or Dwelling Units: _____			
10. Equitable Owner of Record of Land: _____			
Address: _____			

Phone: _____ E-mail: _____			
11. Applicant: _____			
Address: _____			

Phone: _____ E-mail: _____			
12. Registered Engineer or Surveyor: _____			
Address: _____			

Phone: _____ E-mail: _____			
13. Type of Water & Sewer: Public Water Private Water Public Sewer Private Sewer			
14. Proposed Use: _____			

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: _____
Subdivision/Land Development Name: _____
Address of Property: _____
Owner(s) Name: _____
Applicant(s) Name: _____
Tax Map Parcel Number: _____

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

NBT Board of Supervisors (Full Size) - 5 Copies	NBT Planning Commission (11x17) - 2 Copies
Township Engineer (Full Size) - 1 Copy	NBT File (Full Size) - 2 Copies
Fire Marshal (Full Size) - 1 Copy	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
- Stomwater 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 SUBDIVISION & LAND DEVELOPMENT PROCEDURES INFORMATION FOR APPLICANTS

Applications:

All formal applications must be submitted to the Township Zoning Officer during regular office hours.

All required plans, fees and accompanying documentation must be submitted to the Township in accordance with the New Britain Township Plan Submission Checklist (attached). No application shall be considered complete without this information.

If the application is found to be incomplete, the Zoning Officer will advise the applicant, in writing, of the deficiencies within five (5) business days.

If the application is found to be complete, the application will be date-stamped and a letter will be forwarded to the applicant with the anticipated application processing dates and scheduled Planning Commission and Board of Supervisor's meeting dates. The application will then be distributed for review to the Township professional staff, boards, commissions and professional consultants.

If for any reason the Planning Commission does not meet within 30 days of the initial application filing approval date of the Township Zoning Officer, the Municipalities Planning Code (MPC) timetable for plan review processing will then automatically begin, unless waived by the applicant.

Review Process:

Upon receipt of the Township Engineer's review letter, it is recommended that the applicant conference with Township staff and/or the Township Engineer prior to the scheduled Planning Commission meeting when the Planning Commission would consider the application for a recommendation. During the conference, if it is determined that the application will require substantial revisions for compliance with Township ordinances, the Township staff and/or engineer will advise the applicant of an appropriate course of action for revising the application. An extension/waiver to the 90-day limit (attached to SALDO Application), as set forth by the MPC, may be necessary to allow sufficient time for the applicant to make necessary plan revisions and for Township staff and its engineer to review the revised application.

All revised applications must be resubmitted directly to the Township Zoning Officer. It shall be the responsibility of the applicant to submit the same number of revised plans to the Township as with the original application.

Recommendations and Plan Decisions:

The applicant is responsible for posting the property, notifying property owners within 1000ft (or adjoining owners for minor plans), and submitting an affidavit of mailing & the mailings content to the Township five days prior to the plans appearing before the Township Planning Commission (§ 22-401.8 General Procedures).

The Planning Commission in its review shall consider the comments, if submitted, of the Bucks County Planning Commission, Fire Marshal, Bucks County Conservation District and Township professional staff and consultants. At their anticipated monthly meeting, the Planning Commission may do any of the following:

- Recommend that the applicant address plan deficiencies or unresolved planning issues with Township staff.
- Recommend to the Board of Supervisors that the plan be approved with conditions and specifically list such conditions.
- Recommend to the Board of Supervisors that the plan be denied and specifically list the reasons for such a recommendation.

The Board of Supervisors shall take official action on all applications, after receiving the Township engineer's report and the recommendation by the Planning Commission and within the 90-day time limit, unless the applicant grants a time extension/waiver. The action of the Board of Supervisors shall be in writing and communicated to the applicant by mail within five (5) days following the date of the official action.



Record Plans:

Final record plans to be recorded must be submitted **directly to the Township Engineer** for review and execution prior to approval by the Board of Supervisors. The plans must include four (4) paper copies of the record plan(s). **All record plans must bear the original seal and signature and title of the professional engineer or land surveyor responsible for preparation of the plans and bear the notarized signature of the land owner(s).** At the time of record plan submission, five (5) complete paper sets of construction drawings should be submitted to the Township Engineer to be stamped approved for construction.

No final record plans shall be recorded for any project unless all of the following have been satisfied:

- All conditions of final approval have been met (including water and sewer approvals/agreement) and approved by Township Solicitor and Engineer.
- All required outside agency approvals/permits have been obtained.
- All Township legal, engineering, planning and administrative costs relative to the plan submission have been paid in full.
- The required financial security and developer's agreements have been executed and the construction escrow has been posted with the Township.

The Township Solicitor will record all final record plans at the Bucks County Courthouse. The Township will notify the applicant when the copies of the recorded plans are available to be picked up at the Township Zoning Office.

Contract for Professional Services Agreement and Professional Escrows:

The applicant shall be responsible for maintaining the original escrow balance relative to the escrow account established with the Township for the payment of Township incurred costs and fees on behalf of the applicant per the Contract for Professional Services Agreement. The Township shall forward an invoice to the applicant setting forth the amount deducted from said escrow account for payment of costs and fees. Within fourteen (14) days of the date of the invoice, the applicant shall remit the amount of the invoice to the Township, thereby bringing the balance of the escrow back to the original amount. In the event the applicant's escrow account balance falls below the original amount, the Township may direct its professionals and consultants to cease work on the applicant's submission until such time as the escrow account balance is restored to its original amount.

Any applicant who desires to meet with the Township's professionals or consultants prior to submitting a plan application shall execute a Contract for Professional Services Agreement with the Township and post an escrow amount to be determined therein to cover any costs incurred by the Township associated with the aforementioned consultations.

The applicant should also be advised that the Township has enacted a "Disclosure Ordinance No. 2001-09-01" which mandates that the seller of any lot divulge certain information to the purchaser of the lot prior to settlement.

****These guidelines may be amended from time to time, as needed.***



**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: _____

Tax Map Parcel Number(s): _____

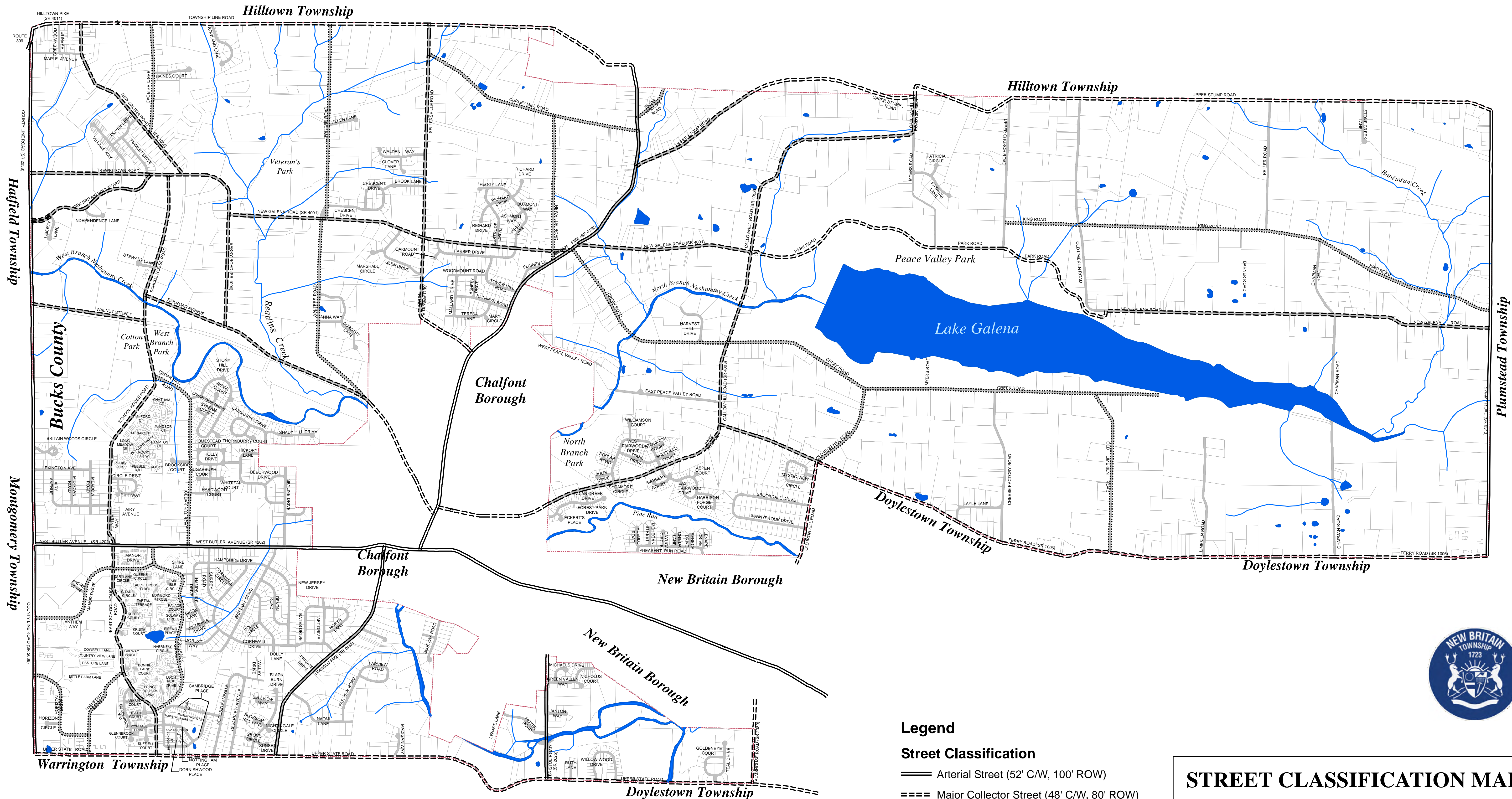
Signature of Applicant: _____ Date: _____

Signature of Applicant: _____ Date: _____



Street Classification Map

New Britain Township



Legend

Street Classification

- Arterial Street (52' C/W, 100' ROW)
- Major Collector Street (48' C/W, 80' ROW)
- Minor Collector Street (36' C/W, 60' ROW)
- Local Roads (28' C/W, 50' ROW)
- Private Roads



STREET CLASSIFICATION MAP

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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 ENGINEERING & CONSULTING SERVICES
 65 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 22-01002 DATE: February 2022 SCALE: 1" = 1100'

SUBDIVISION AND LAND DEVELOPMENT

22 Attachment 4

Township of New Britain

Appendix D
Required Plant Material List

- A. STREET TREES—Suitable for street trees, parking areas and site element buffers and screens. Minimum caliper size shall be 1 inch.

Scientific Name	Common Name
Acer rubrum	Red Maple
Celtis occidentalis	Hackberry
Liquidambar styraciflua (seedless variety)	Sweetgum
Platanus occidentalis	Sycamore
Quercus bicolor	Swamp White Oak
Quercus imbricaria	Shingle Oak
Quercus phellos	Willow Oak
Quercus prinus	Chestnut Oak
Quercus rubra (borealis) ^{1, 3}	Red Oak
Tilia americana	American Linden
Ulmus americana (disease resistant variety)	American Elm

- B. SHADE TREES—Suitable for site element buffers and screens, and for non-vehicular use areas only. Minimum caliper size shall be 1 inch.

Scientific Name	Common Name
Acer saccharum	Sugar Maple
Aesculus octandra	Yellow (Sweet) Buckeye
Betula lenta	Sweet Birch
Carya ovata	Shagbark Hickory
Fagus grandifolia	American Beech
Liriodendron tulipifera	Tulip tree
Prunus serotina	Black Cherry
Ostrya virginiana	American Hop-Hornbeam
Quercus alba	White Oak
Quercus palustris ²	Pin Oak
Quercus vellutina	Black Oak
Nyssa sylvatica	Black Gum

¹Quercus rubra is limited 10% of the total street tree and/or shade tree requirements (Ord. 2010-03-01)

²Quercus palustris is limited 10% of the total street tree and/or shade tree requirement (Ord. 2010-03-01)

³All red oak varieties should be spaced no closer than 60 feet on center to prevent spread of disease through root grafting.

- C. ORNAMENTAL TREES—Suitable for site element buffers and screens. Trees shall have minimum height of eight feet and minimum caliper size of 1 inch.

Scientific Name	Common Name
Amelanchier canadensis	Serviceberry
Betula nigra	River Birch
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Eastern Redbud

<i>Chionanthus virginicus</i>	Fringe Tree
<i>Cornus florida</i> (disease resistant variety)	Flowering Dogwood
<i>Crataegus mollis</i>	Downy Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Gleditsia triacanthos</i> f. <i>inermis</i>	Thornless Honeylocust
<i>Halesia carolinia</i>	Carolina Silverbell
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Malus</i> sp. (native, disease-resistant variety)	Crab Apple Species
<i>Oxydendrum arboreum</i>	Sourwood
<i>Sassafras albidum</i>	Sassafras

D. EVERGREEN TREES—Suitable for site element buffers and screens. Minimum planting height is 6 feet.

Scientific Name	Common Name
<i>Abies concolor</i>	White Fir
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar
<i>Ilex opaca</i>	American Holly
<i>Juniperus virginiana</i>	Eastern Red cedar
<i>Picea pungens</i>	Colorado Spruce
<i>Pinus strobus</i>	White Pine

E. DECIDUOUS OR EVERGREEN SHRUBS—Suitable for site element buffers and screens. Minimum planting height or spread shall be 30 inches.

Scientific Name	Common Name
<i>Aronia arbutifolia</i>	Black Chokeberry
<i>Calycanthus floridus</i>	Sweet Shrub
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Clethra alnifolia</i>	Summersweet
<i>Cornus sericea</i>	Redtwig Dogwood
<i>Cornus amomum</i>	Silky Dogwood
<i>Cornus racemosa</i>	Gray Dogwood
<i>Fothergilla gardenii</i>	Dwarf Fothergilla
<i>Fothergilla major</i>	Large Fothergilla
<i>Hamamelis vernalis</i>	Vernal Witch Hazel
<i>Hamamelis virginiana</i>	Common Witch Hazel
<i>Hydrangea arborescens</i>	Smooth Hydrangea
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Ilex glabra</i>	Inkberry Holly
<i>Ilex verticillata</i>	Winterberry Holly
<i>Itea virginica</i>	Virginia Sweetspire
<i>Kalmia latifolia</i>	Mountain Laurel
<i>Lindera benzoin</i>	Spicebush
<i>Myrica pennsylvanica</i>	Northern Bayberry
<i>Physocarpus opulifolius</i>	Common Ninebark
<i>Pieris floribunda</i>	Mountain Andromeda
<i>Rhododendron arborescens</i>	Sweet (Smooth) Azalea
<i>Rhododendron periclymenoides</i>	Pinxterbloom Azalea
<i>Rhododendron maximum</i>	Rosebay Rhododendron
<i>Rhus aromatica</i>	Fragrant Sumac
<i>Sambucus canadensis</i>	Elderberry
<i>Thuja</i> sp.	Arborvitae
<i>Vaccinium corymbosum</i>	Highbush Blueberry
<i>Viburnum dentatum</i>	Arrowwood Viburnum
<i>Viburnum nudum</i>	Possumhaw Viburnum

Specific varieties should be chosen for desired size and growth habit.

APPENDIX E:

CONSTRUCTION DETAILS AND SPECIFICATIONS

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<u>SHEET NO.</u>	<u>TITLE</u>
1	GENERAL CONSTRUCTION NOTES
2	TYPICAL ROADWAY WIDENING SECTION DETAIL FOR ARTERIAL, COLLECTOR, AND NON-RESIDENTIAL ROADS
3	TYPICAL ROADWAY WIDENING SECTION DETAIL FOR RESIDENTIAL AND LOCAL ROADS
4	PIPE BEDDING DETAIL
5	STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PAVED AREAS DETAIL
6	STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PERVIOUS AREAS DETAIL
7	RESIDENTIAL DRIVEWAY PAVING SECTION DETAIL
8	NON-RESIDENTIAL AND MULTI-RESIDENTIAL DRIVEWAYS, PARKING AREAS AND LOADING AREAS PAVING SECTION DETAIL
9	PLAIN CEMENT CONCRETE CURB DETAIL
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13	DRIVEWAY AND APRON DETAIL
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15	STREET LIGHT DETAIL
16	PARKING SPACE STRIPING DETAIL
17	STREET SIGN DETAIL
18	PEDESTRIAN CROSSWALK DETAIL
19	BUTLER AVENUE CORRIDOR OVERLAY DISTRICT STREET LIGHT DETAIL
20	BUTLER AVENUE CORRIDOR OVERLAY DISTRICT BENCH DETAIL
21	BUTLER AVENUE CORRIDOR OVERLAY DISTRICT TRASH RECEPTACLE DETAIL
22	BUTLER AVENUE CORRIDOR OVERLAY DISTRICT BICYCLE PARKING DETAIL

THE FOLLOWING NOTES PERTAIN TO ALL PROPOSED CONSTRUCTION METHODS, MATERIALS, STRUCTURES AND FACILITIES WITHIN NEW BRITAIN TOWNSHIP. THESE CONSTRUCTION NOTES, IN A SIMILAR FORMAT, MUST BE PROVIDED ON THE RECORD PLAN. THE APPLICANT SHOULD MODIFY THE CONSTRUCTION NOTES OR PROVIDE ADDITIONAL NOTES, AS NECESSARY, WHEN THE DESIGN METHODS AND STANDARDS ARE NOT SPECIFICALLY STATED. UNLESS A MORE RESTRICTIVE DESIGN METHOD OR STANDARD IS SPECIFIED IN NEW BRITAIN TOWNSHIP'S ZONING OR SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, THE FOLLOWING SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST COMPLY WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST REVISION.
2. ALL PROPOSED STRUCTURES AND FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 72, "ROAD CONSTRUCTION STANDARDS", LATEST REVISION.
3. ALL PROPOSED STREETS, ACCESS DRIVES, DRIVEWAYS AND UTILITIES SHALL COMPLY WITH THE PENNSYLVANIA CODE, TITLE 67, CHAPTER 441, "ACCESS TO AND OCCUPANCY OF HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS", AND CHAPTER 459, "OCCUPANCY OF HIGHWAYS BY UTILITIES", LATEST REVISION.
4. ALL PROPOSED STRUCTURES AND FACILITIES MUST COMPLY WITH THE AMERICANS WITH DISABILITY ACT, "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES", LATEST REVISION.
5. ALL PROPOSED WATER AND SEWER FACILITIES MUST COMPLY WITH THE STANDARDS AND POLICIES OF THE APPLICABLE WATER AUTHORITY, SEWER AUTHORITY, BUCKS COUNTY HEALTH DEPARTMENT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND NEW BRITAIN TOWNSHIP.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE BUCKS COUNTY CONSERVATION DISTRICT.
7. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES AND COMPLYING WITH THE PENNSYLVANIA ACT 38 AND ACT 187, AS AMENDED.
9. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, No. 287, 12/10/74, AS AMENDED 12/12/86, P.L. 1574, No. 172. CONTRACTOR MUST NOTIFY PA-1 CALL SYSTEM, INC. 3 DAYS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL NOT ENCROACH ONTO ABUTTING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN 5 FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJACENT PROPERTIES.
12. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.

GENERAL CONSTRUCTION NOTES

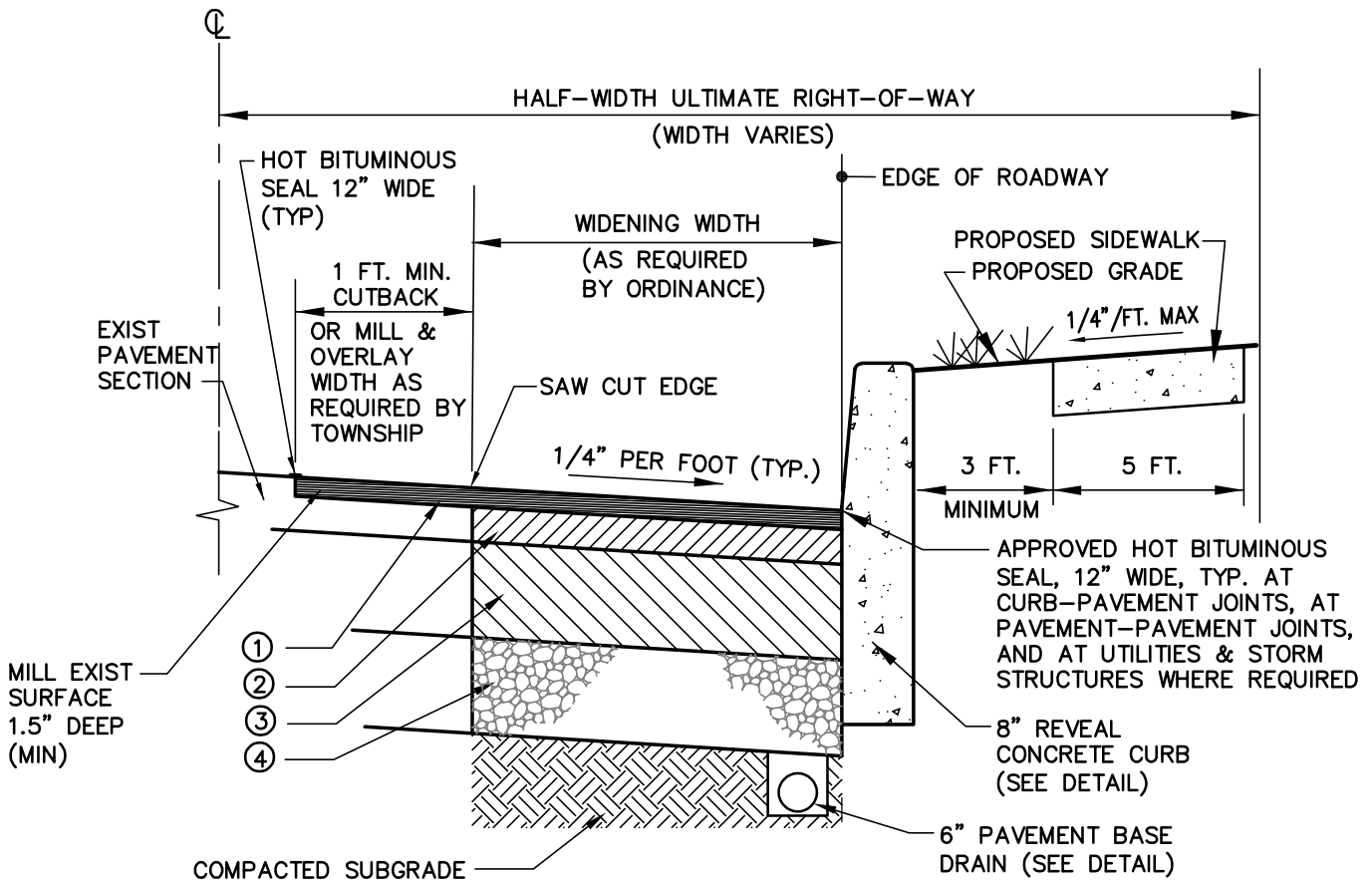
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DATE: 5/22/09	LAST REVISED: 07/31/24	SCALE: N.T.S.	DRAWING No: 1 OF 22
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- ① 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 9.5 mm MIX, WEARING COURSE, 0.3 TO 30.0 MILLION ESALS, SRL BASED ON ADT
- ② 2.0" SUPERPAVE ASPHALT MIXTURE DESIGN, 19 mm MIX, BINDER COURSE, 0.3 TO 30.0 MILLION ESALS
- ③ 5" SUPERPAVE ASPHALT MIXTURE DESIGN, 25 mm MIX, BASE COURSE, 0.3 TO 30.0 MILLION ESALS
- ④ 6" 2A OR 3A MODIFIED STONE SUBBASE (MATCH EXISTING IF GREATER)

- NOTES:**
1. NEW ROADS SHALL COMPLY WITH THE ABOVE SPECIFICATION
 2. PAVEMENT BASE DRAIN TO BE INSTALLED AS DEEMED NECESSARY BY TOWNSHIP ENGINEER BASED ON FIELD CONDITIONS

TYPICAL ROADWAY WIDENING SECTION DETAIL FOR ARTERIAL, COLLECTOR, AND NON-RESIDENTIAL ROADS

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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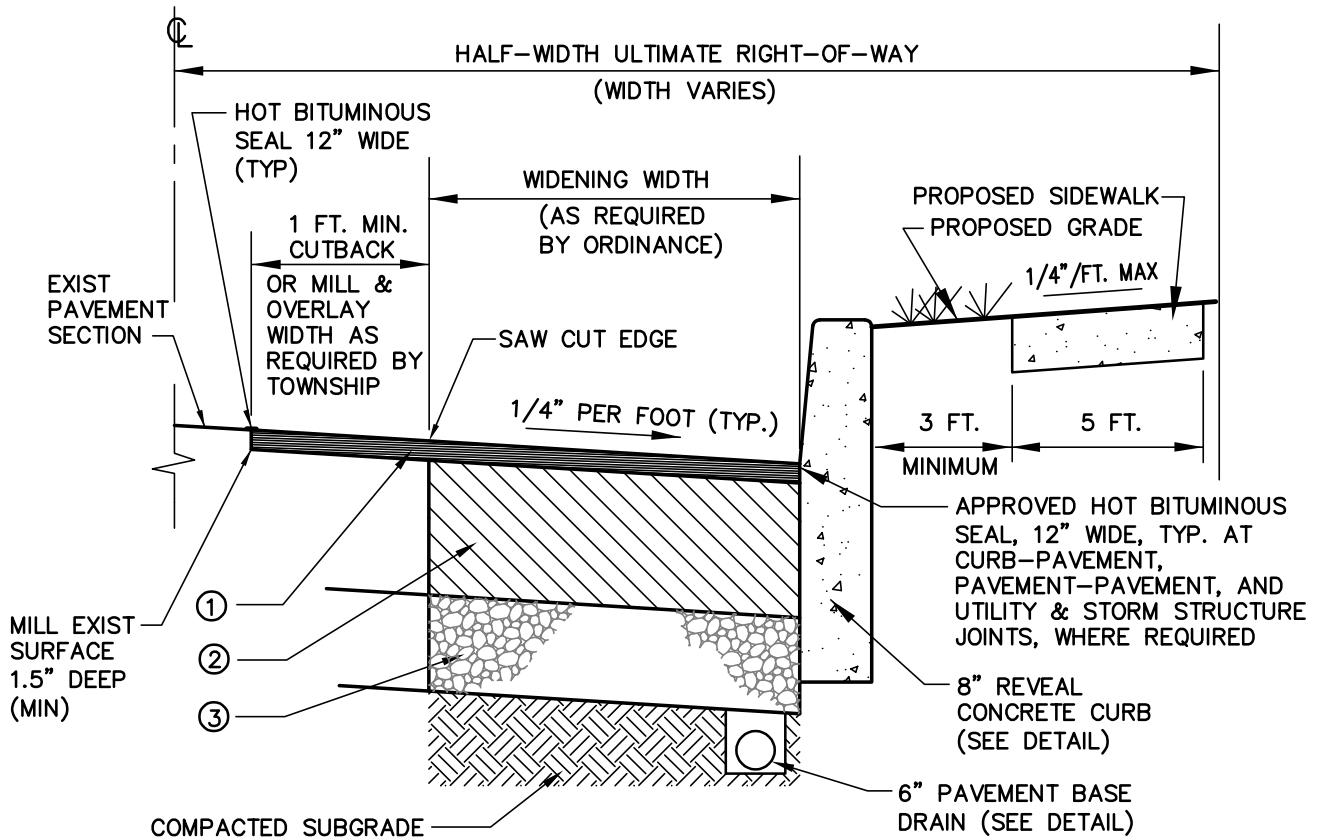
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07/31/24

SCALE:
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DRAWING No:

2 OF 22



- ① 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 9.5 mm MIX, WEARING COURSE
- ② 4.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 25 mm MIX, BASE COURSE
- ③ 6" 2A MODIFIED STONE SUBBASE (MATCH EXISTING IF GREATER)

- NOTES:**
1. NEW ROADS SHALL COMPLY WITH THE ABOVE SPECIFICATION
 2. PAVEMENT BASE DRAIN TO BE INSTALLED AS DEEMED NECESSARY BY TOWNSHIP ENGINEER BASED ON FIELD CONDITIONS

TYPICAL ROADWAY WIDENING SECTION DETAIL FOR RESIDENTIAL AND LOCAL ROADS

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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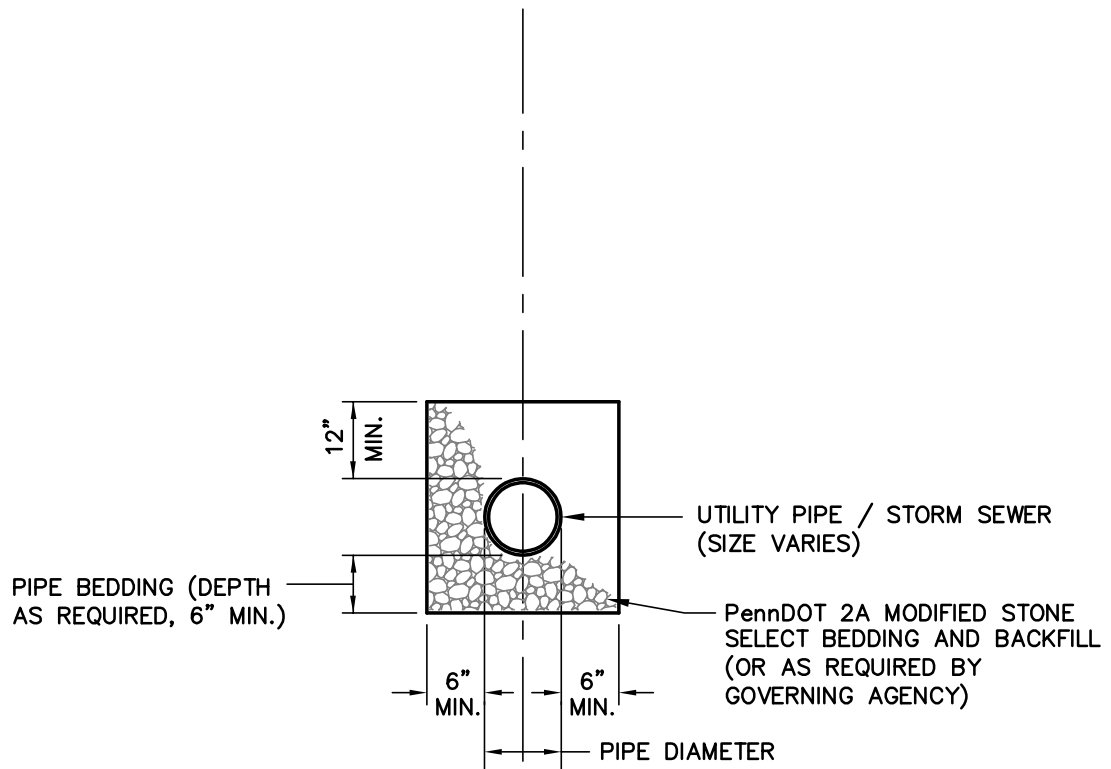
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07/31/24

SCALE:
N.T.S.

DRAWING No:

3 OF 22



PIPE BEDDING DETAIL

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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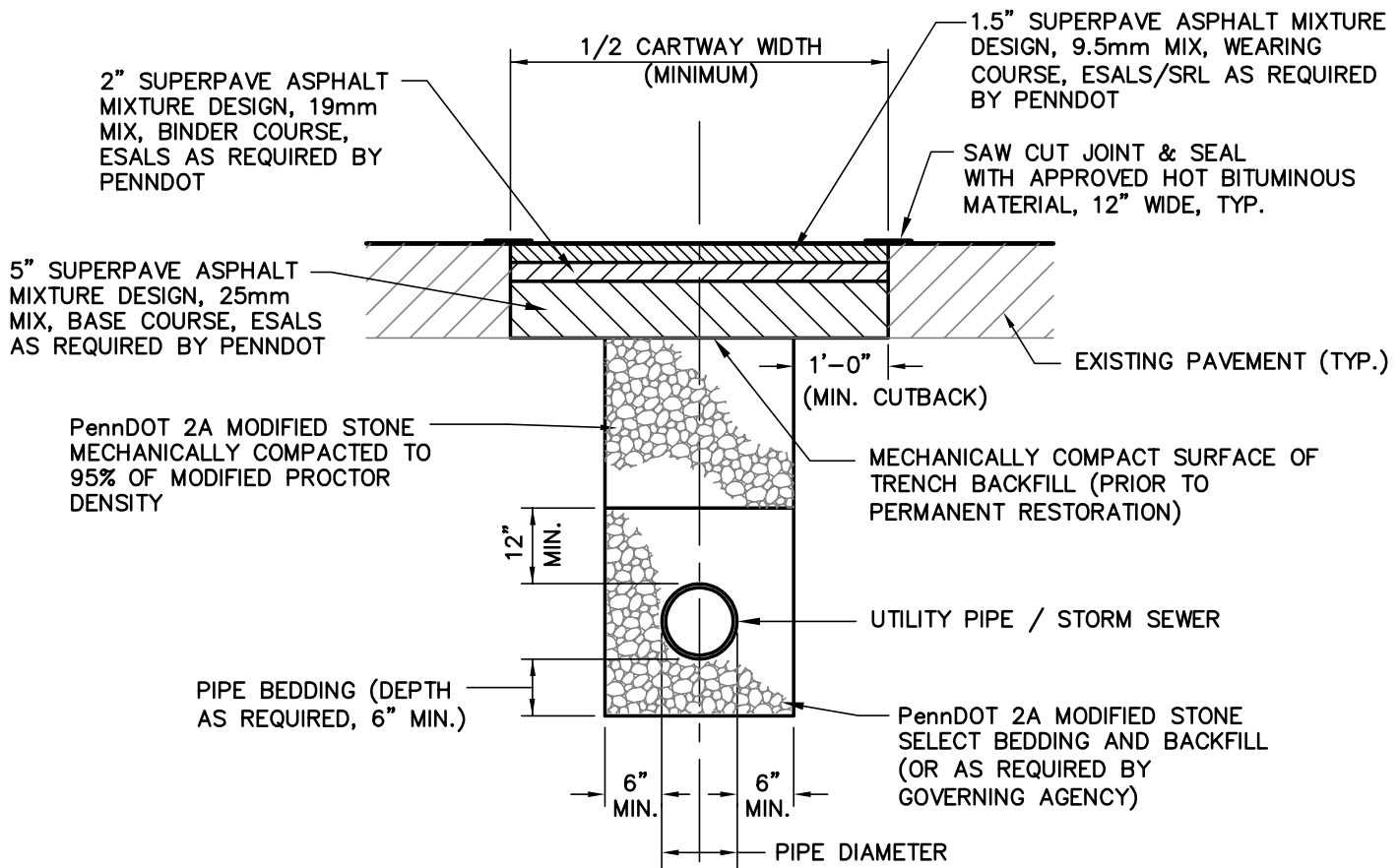
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07/31/24

SCALE:
N.T.S.

DRAWING No:

4 OF 22



AFTER 90 DAYS RESTORATION

NOTES:

1. BEFORE 90 DAYS, ROADS SHALL BE TEMPORARILY RESTORED WITH 2A COURSE AGGREGATE AND 2" OF PENNDOT BINDER COURSE (TO GRADE) AND ALLOWED TO SETTLE 90 DAYS PRIOR TO PERMANENT RESTORATION, AS SHOWN ABOVE. PERMANENT RESTORATION OF TRENCHES SHALL BE COMPLETED ONLY AFTER APPROVAL BY TOWNSHIP ENGINEER.
2. RETAINED SUITABLE MATERIAL MAY BE USED AS BACKFILL FOR TRENCHES IN TOWNSHIP RIGHT-OF-WAY (OUTSIDE OF CARTWAY) WHEN MORE THAN THREE (3) FEET FROM EDGE OF EXISTING CARTWAY, CURB, AND/OR SIDEWALK.
3. THE MINIMUM WIDTH OF PAVEMENT RESTORATION SHALL BE 1/2 OF THE CARTWAY WIDTH. IN AREAS WHERE THE TRENCH CROSSES THE CENTERLINE OF THE CARTWAY, THE ENTIRE CARTWAY WIDTH (CURB TO CURB OR EDGE TO EDGE) OF THE AFFECTED STREET SHALL BE MILLED AND REPAVED WITH WEARING COURSE, UNLESS OTHERWISE APPROVED BY TOWNSHIP PUBLIC WORKS.
4. COLD PATCH SHALL BE APPLIED ON ALL TRENCH RESTORATIONS (PRIOR TO 90 DAYS) WHEN BINDING OR BASE COURSE ARE NOT AVAILABLE DUE TO WEATHER CONDITIONS.
5. FOR PLASTIC UTILITIES, INSTALL DETECTION TAPE OVER PIPE AT TOP OF STONE BACKFILL.

STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PAVED AREAS DETAIL

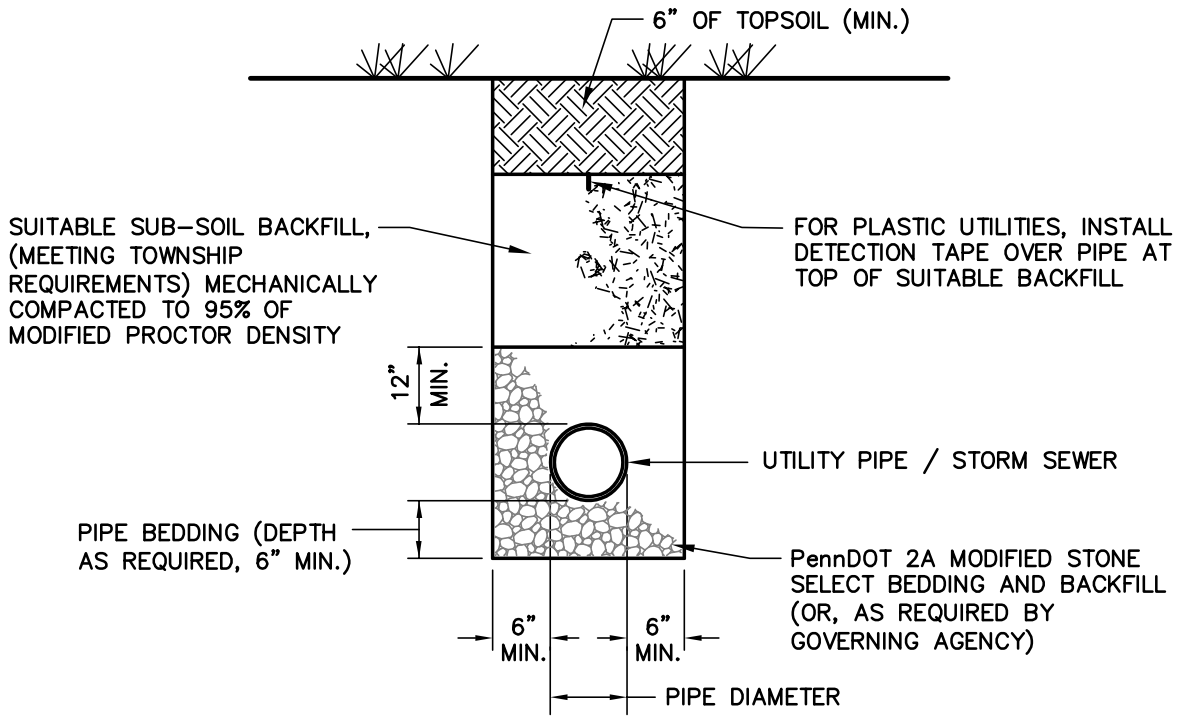
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**STORM SEWER & UTILITY TRENCH
RESTORATION WITHIN PERVIOUS AREAS DETAIL**

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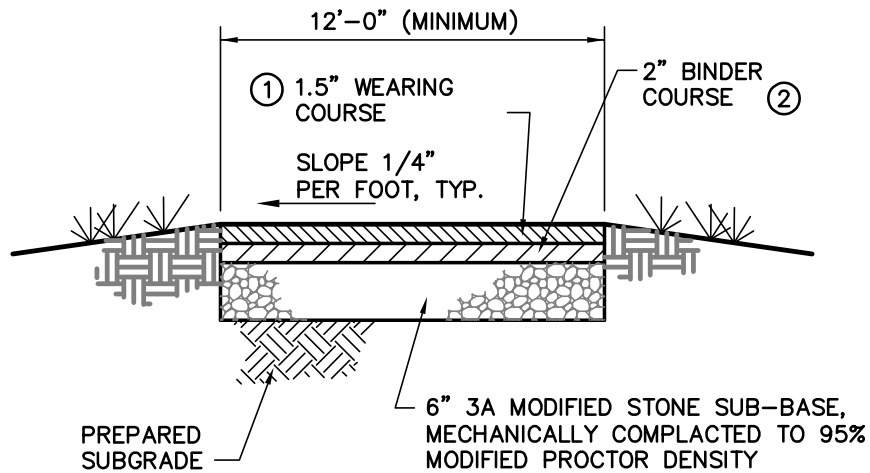
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MINIMUM SPECIFICATION

- ① 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 9.5 mm WEARING COURSE
- ② 2.0" SUPERPAVE ASPHALT MIXTURE DESIGN, 19mm MIX BINDER COURSE

**RESIDENTIAL DRIVEWAY
PAVING SECTION DETAIL**

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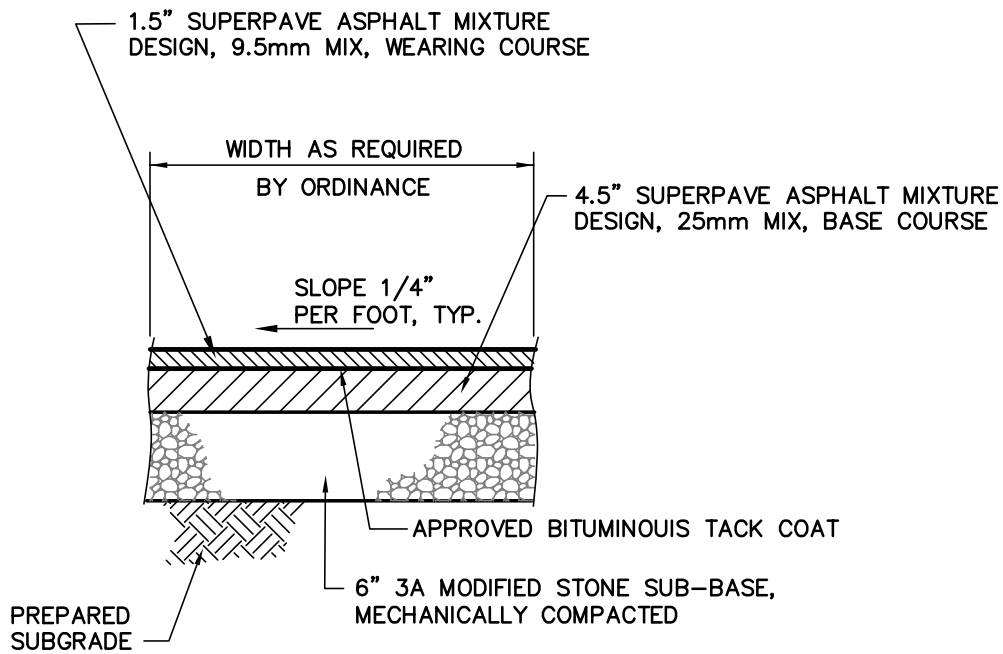
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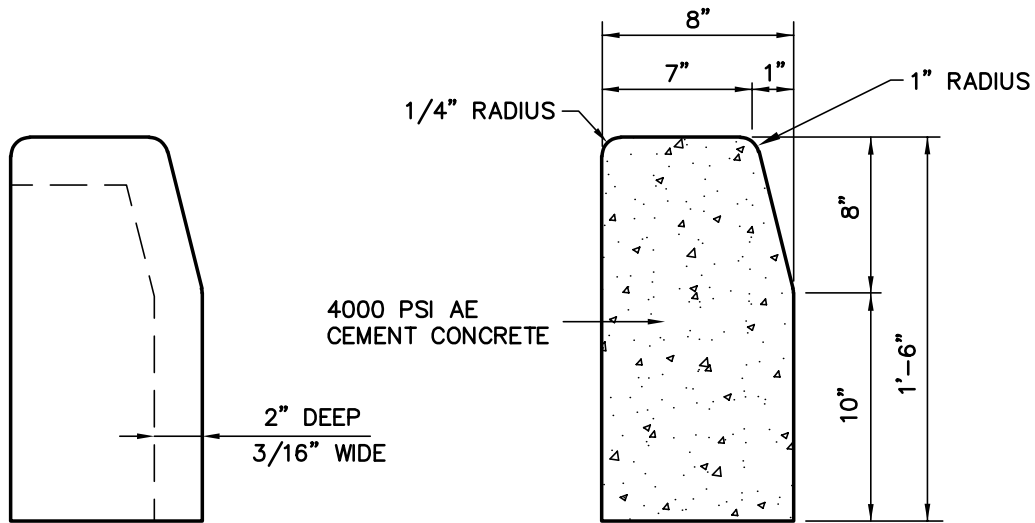
**NON-RESIDENTIAL AND MULTI-RESIDENTIAL DRIVEWAYS,
PARKING AREAS AND LOADING AREAS
PAVING SECTION DETAIL**
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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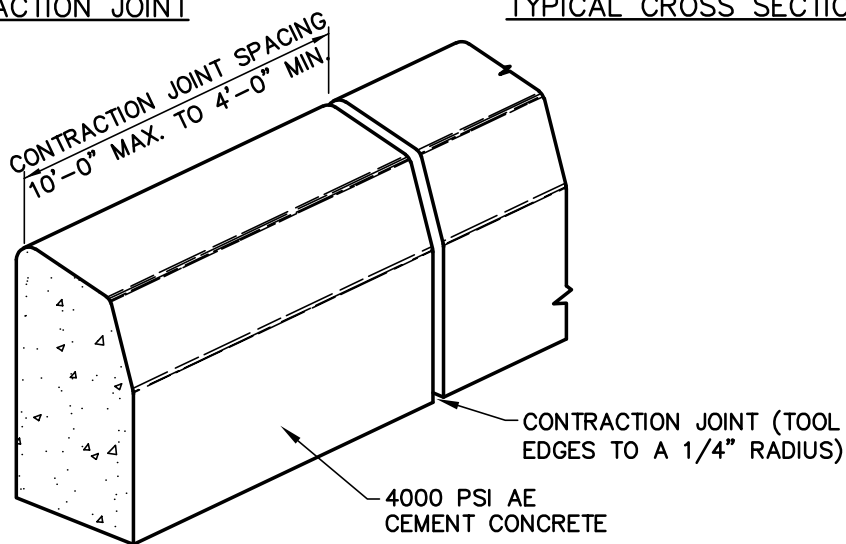
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CONTRACTION JOINT

TYPICAL CROSS SECTION



NOTES:

1. PLACE 1/2" PREMOLDED EXPANSION JOINT MATERIAL EVERY 50 FEET (MAX.) AND AT ALL DRIVEWAYS (DEPRESSED CURB CUTS), INLETS, AND CURB RADII.
2. MINIMUM 2-#6 REINFORCING BARS PER SIDE WHERE CURB ABUTS INLET HOODS, INCLUDING PREMOLDED EXPANSION JOINT MATERIAL.
3. WHERE CURB ARE INSTALLED BY A MACHINE, SAW CUTS SHALL BE 2" DEEP, EVERY 10 FEET.

PLAIN CEMENT CONCRETE CURB DETAIL

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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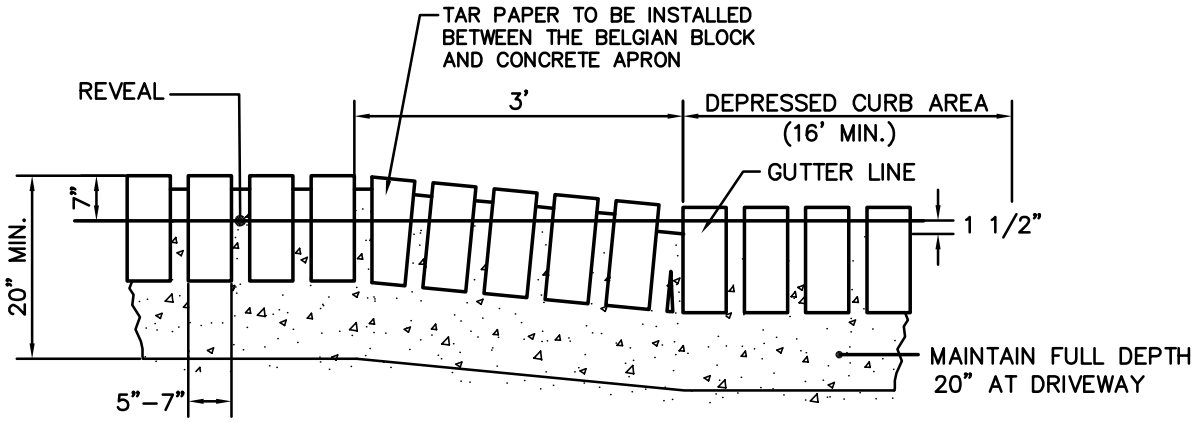
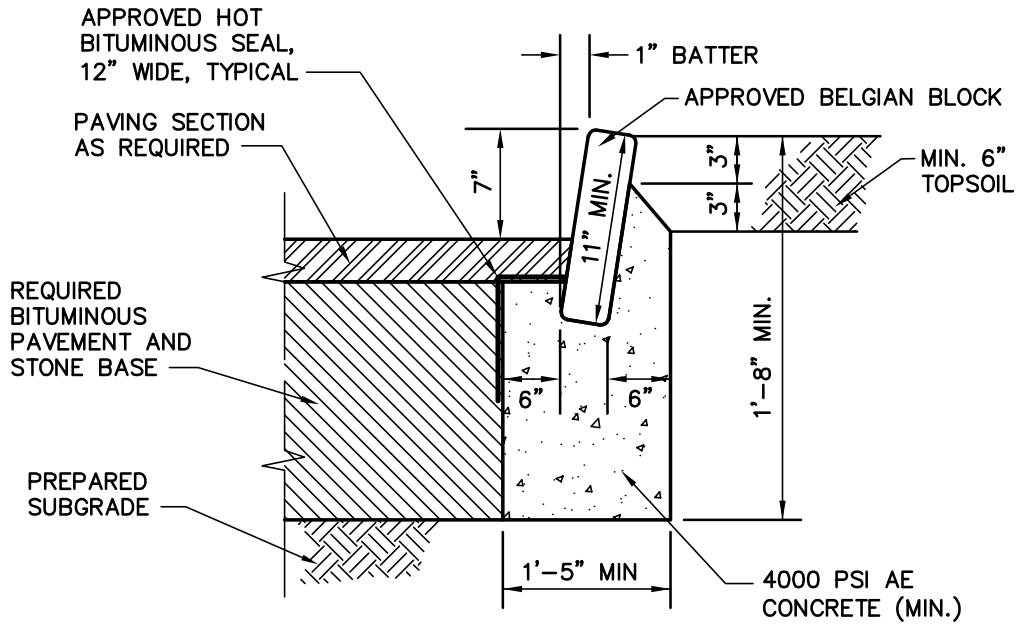
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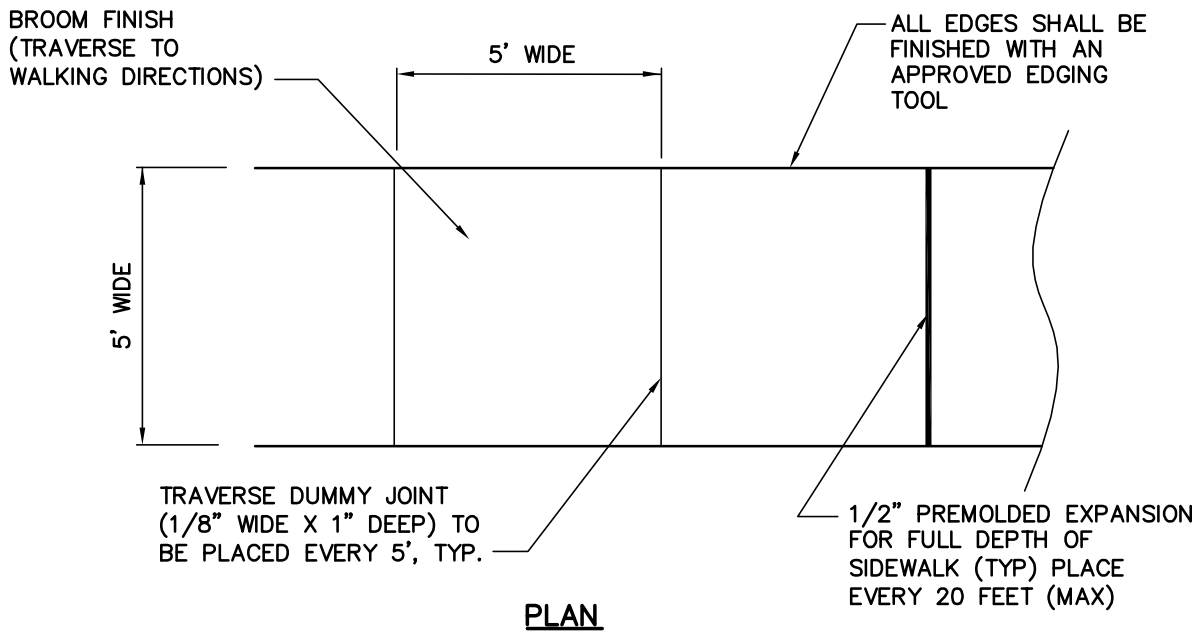
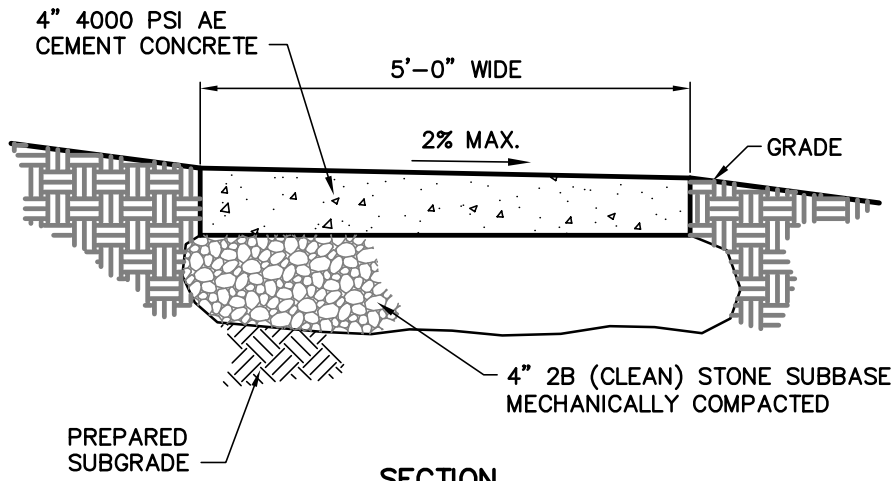


DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY

NOTES:

1. TO BE USED ONLY WHERE APPROVED BY TOWNSHIP.
2. TYPE AND COLOR OF BELGIAN BLOCKS SHALL BE UNIFORM. THE TOWNSHIP MAY REJECT ANY BLOCK PRIOR TO DEDICATION OF STREET.
3. INDIVIDUAL BLOCKS CONSISTING OF 5% OF TOTAL LINEAR CURB FOOTAGE SHALL BE DELIVERED TO THE TOWNSHIP'S PUBLIC WORKS FACILITY, AND STORED AT A LOCATION APPROVED BY THE PUBLIC WORKS DIRECTOR (AS REQUIRED).

BELGIAN BLOCK CURB DETAIL			
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA			
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NOTES:

1. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.
2. ALL SIDEWALK SHALL BE IN ACCORDANCE WITH ACI & TOWNSHIP STANDARDS.

CONCRETE SIDEWALK DETAIL

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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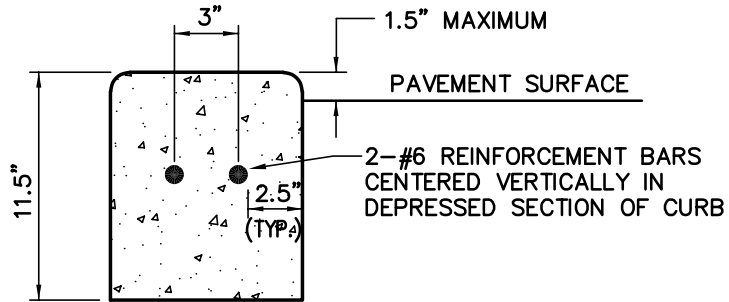
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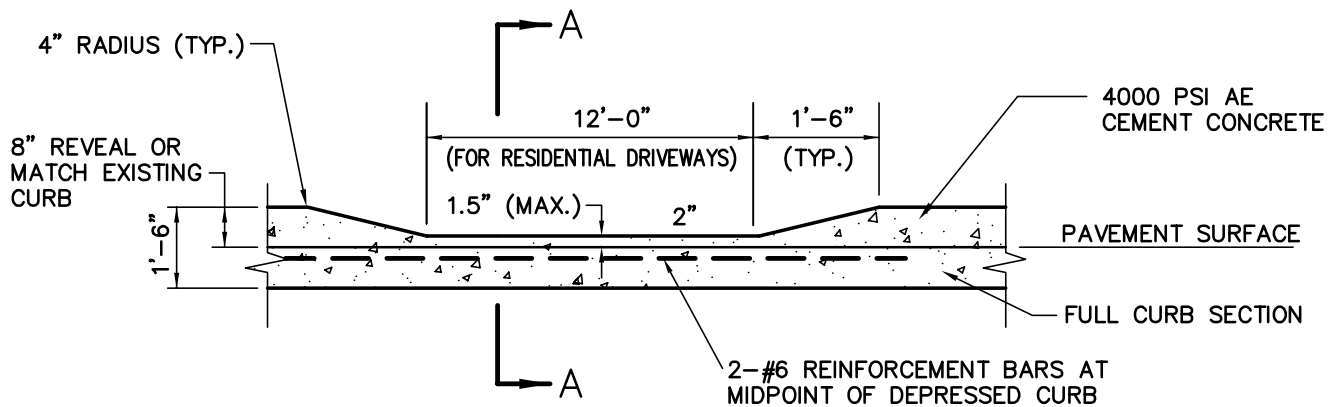
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SECTION A-A



DEPRESSED CURB DETAIL

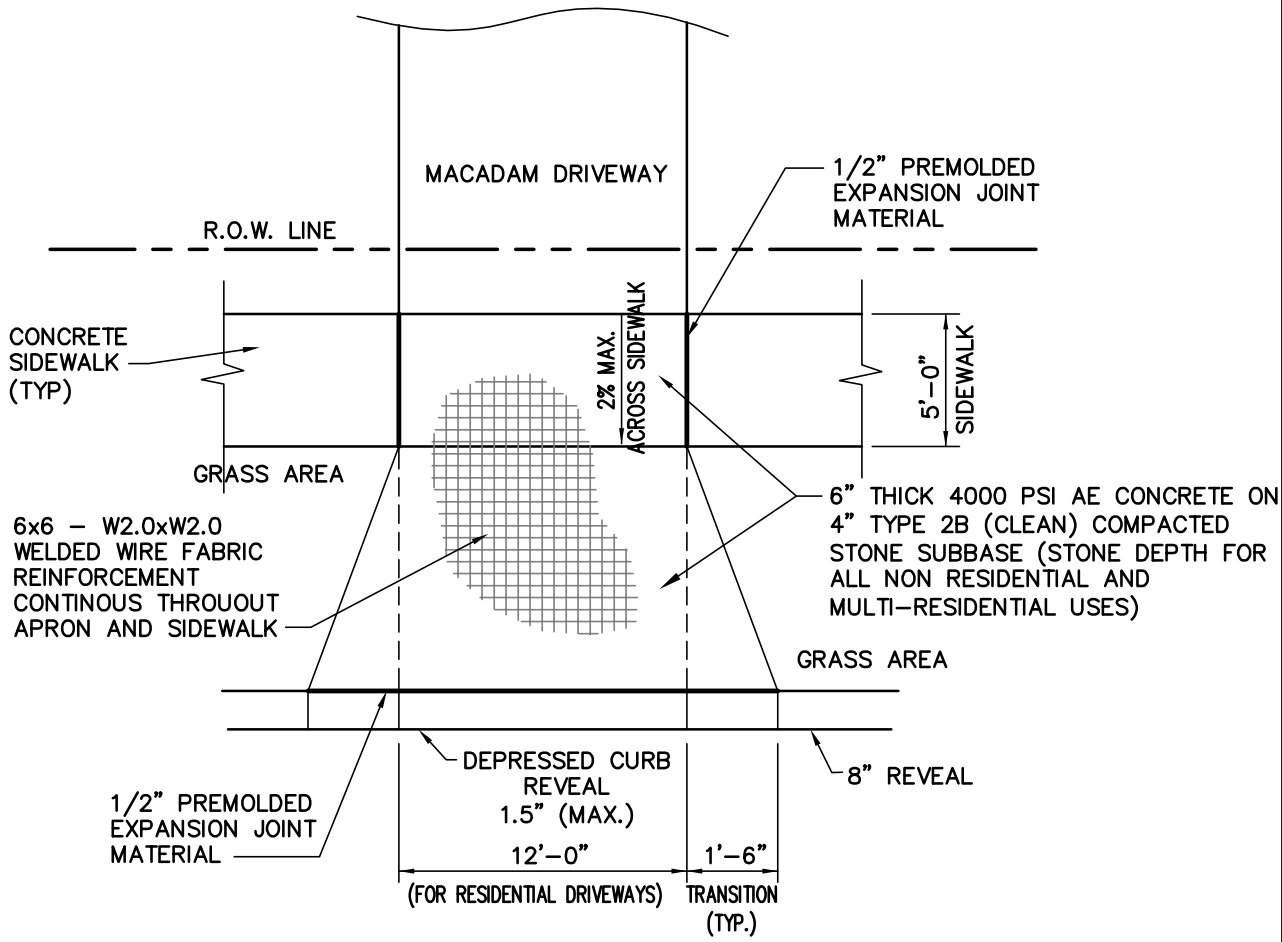
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DRIVEWAY AND APRON DETAIL

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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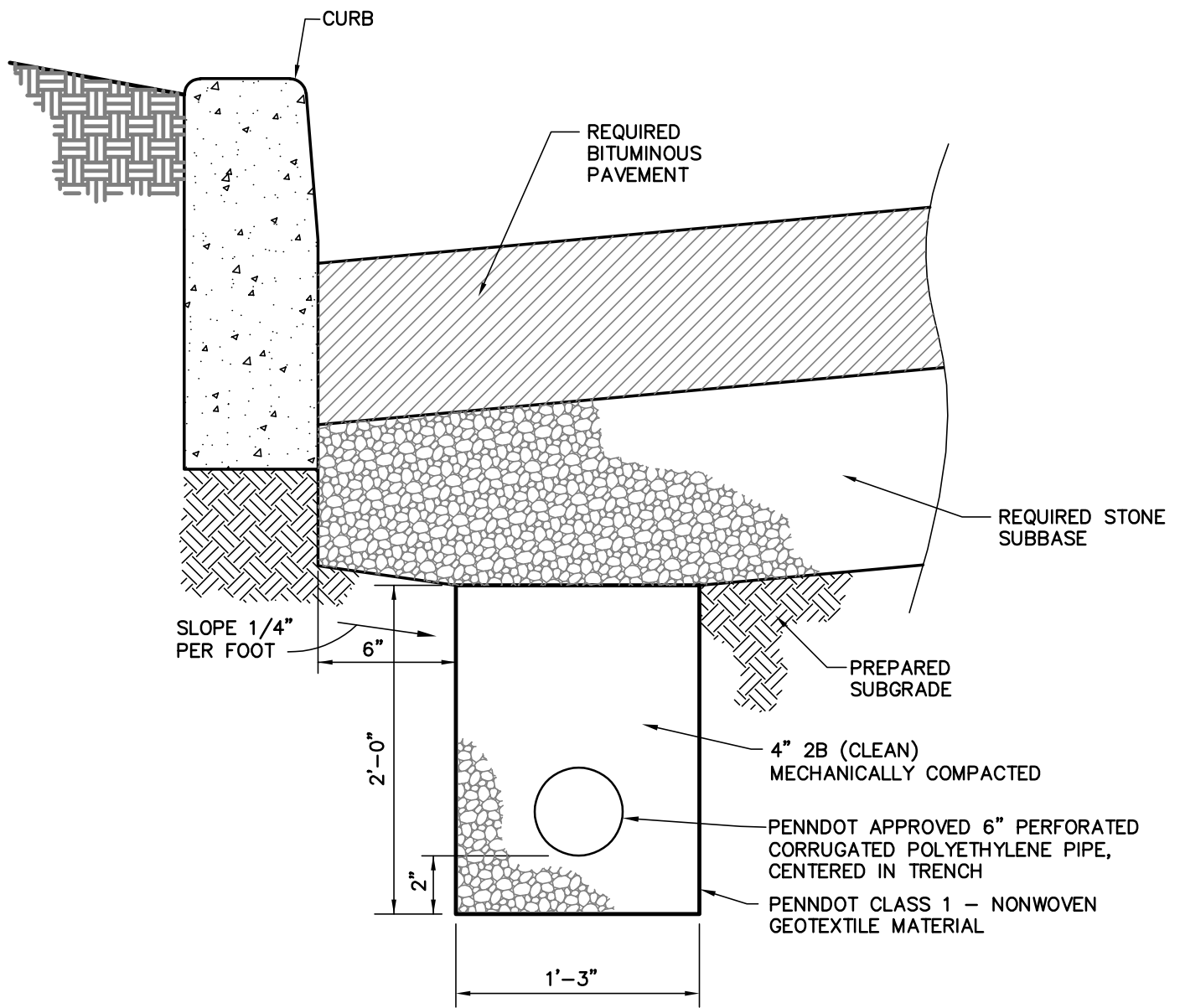
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ROAD UNDERDRAIN DETAIL

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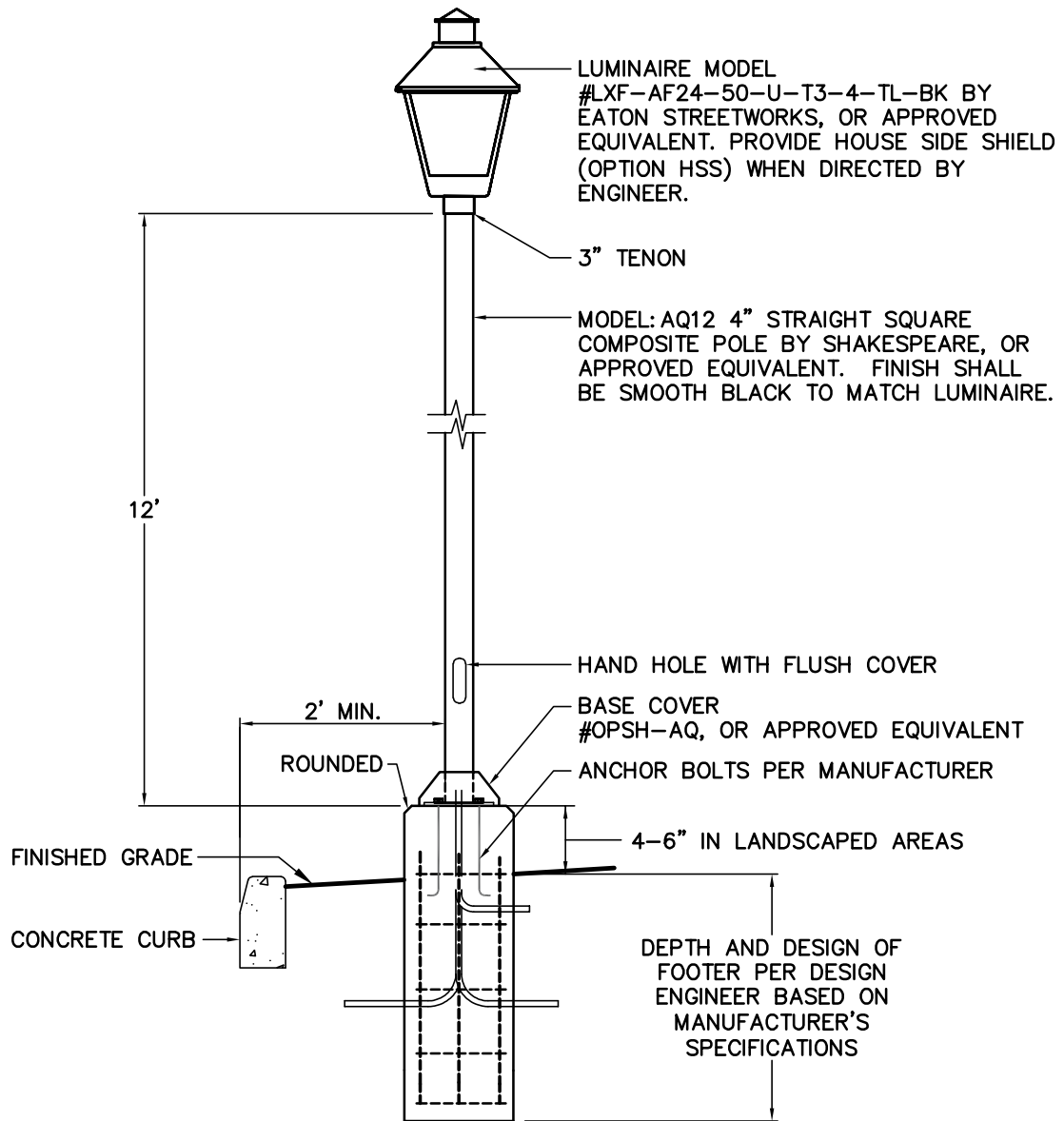
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07/31/24

SCALE:
N.T.S.

DRAWING No:

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NOTES:

1. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
2. PROVIDE GROUND ROD BONDED TO FIXTURE AS REQUIRED BY CODE.
3. ELECTRICAL CONDUIT DEPTH SHALL BE PER CODE REQUIREMENTS.
4. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS. VERIFY IN FIELD AND NOTIFY ENGINEER IF UNSUITABLE CONDITIONS EXIST.

RESIDENTIAL STREET LIGHT DETAIL

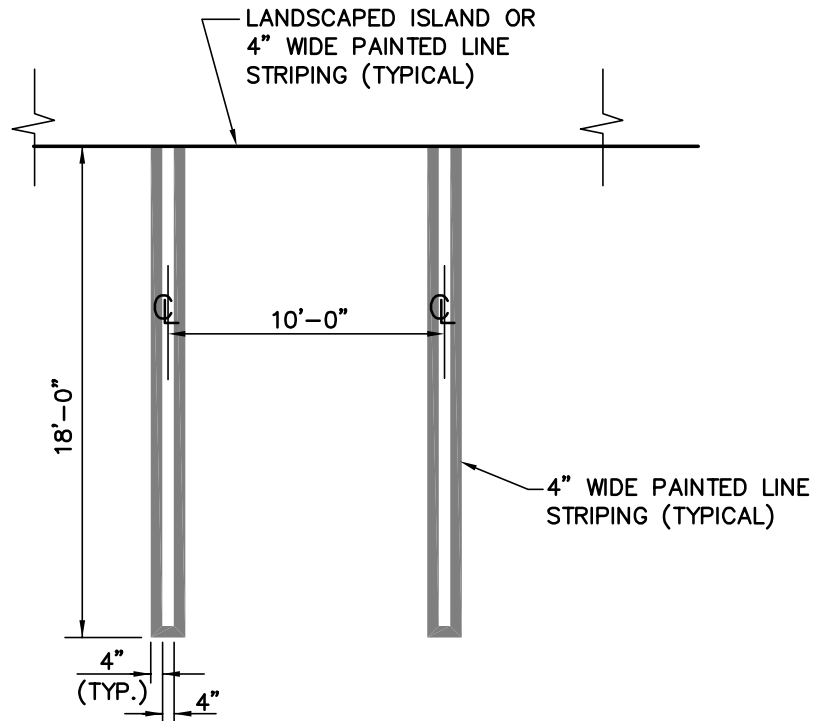
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PARKING SPACE STRIPING DETAIL

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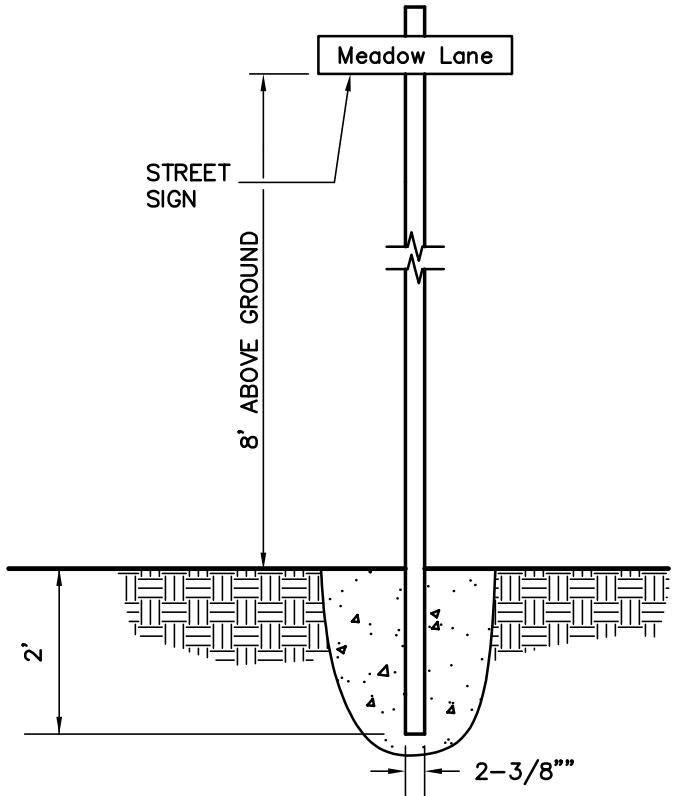
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NOTES:

1. STREET NAME SIGNS SHALL BE OF HIGH INTENSITY PRISMATIC MATERIAL (HIP) MEETING MINIMUM ASTM TYPE III RETRO-REFLECTIVE STANDARDS; NO ENGINEER GRADE SIGNS SHALL BE ACCEPTED.
2. STREET SIGNS TO BE 9" EXTRUDED ALUMINUM SHEETED GREEN BACKGROUND WITH WHITE 6" HIP "SERIES B" LEGEND.
3. STREET NAME SIGN POST SHALL BE ALUMINUM, 2 3/8" DIAMETER, 10' LONG, AND BE CEMENTED IN A 5 GALLON BUCKET AND BURIED SO THAT 8' REMAINS ABOVE FINISHED GRADE.
4. STREET NAME SIGN HARDWARE: ALL BRACKETS SHALL BE 12" LONG GS 12 BOLT THROUGH FOR EXTRUDED SIGNS AND SHALL BE FITTED ON A 2-3/8" DIAMETER POST.
5. LOCATION OF SIGN MUST NOT OBSCURE ANY POTENTIAL TRAFFIC HAZARD. AT ANY LOCATION WHERE THE TYPICAL PLACEMENT OF A SIGN INTERFERES WITH A SAFE SIGHT DISTANCE, AN ALTERNATIVE LOCATION MUST BE FOUND. THE LOWER EDGE OF THE PLATES SHALL BE 8 FEET ABOVE THE GROUND LEVEL OR CURB. THE PLATES SHALL BE ATTACHED TO THE STANDARD BY RUST-PROOF METAL FASTENERS.



STREET SIGN DETAIL

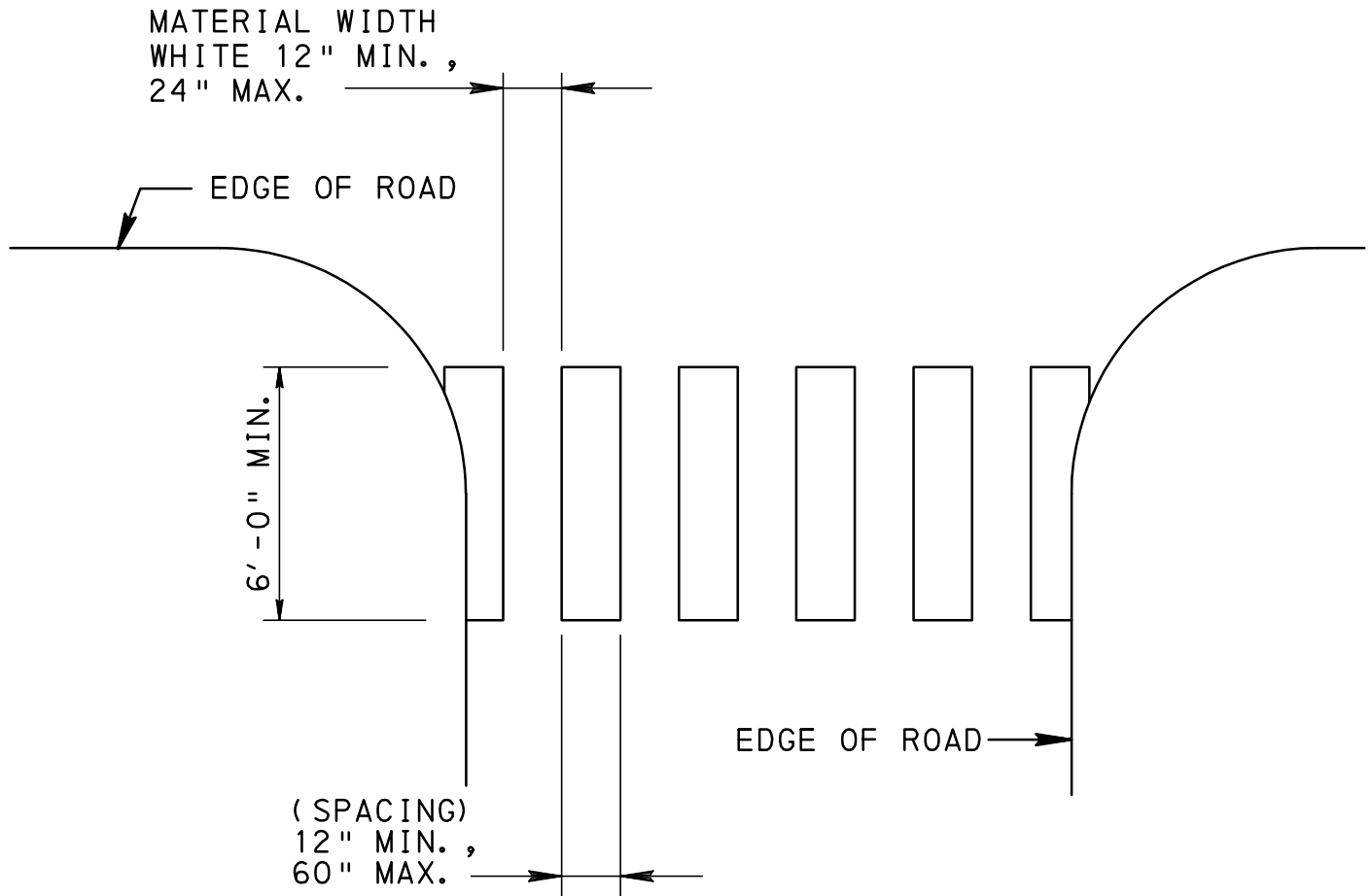
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TYPE 3 PERPENDICULAR CROSSWALK

NOTE:

1. ALL CROSSWALK STRIPING WITHIN RIGHT-OF-WAY TO BE THERMOPLASTIC MATERIAL UNLESS OTHERWISE SPECIFIED BY THE TOWNSHIP.
2. CROSSWALKS SHALL BE IN ACCORDANCE WITH PENNDOT PUB TC-8600 – PAVEMENT MARKINGS

PEDESTRIAN CROSSWALK DETAIL

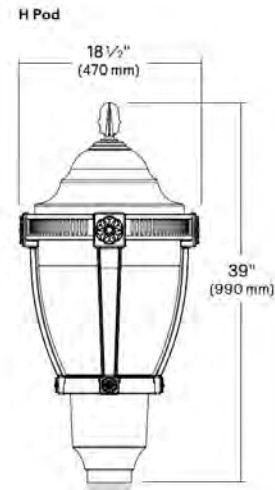
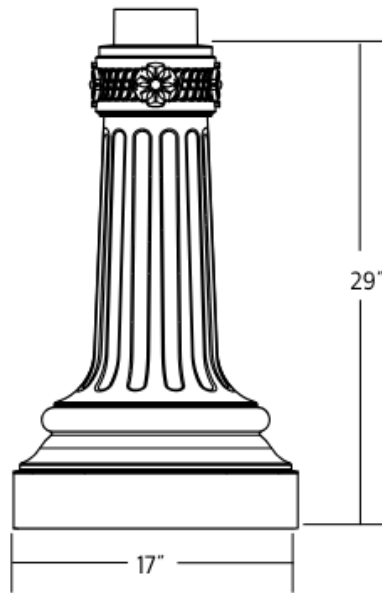
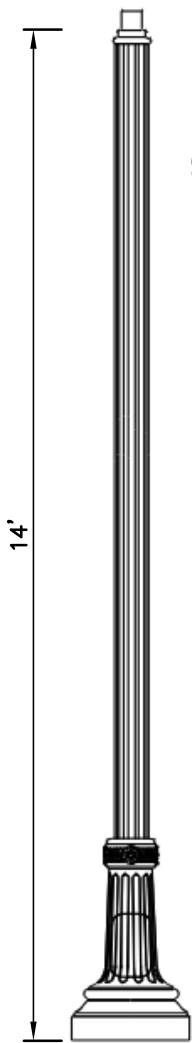
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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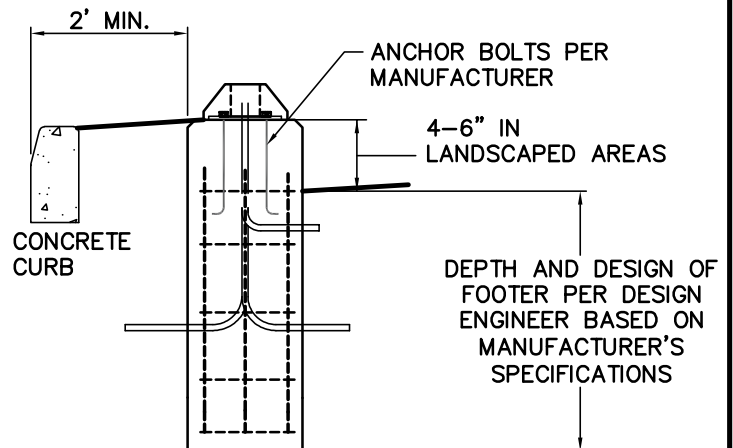
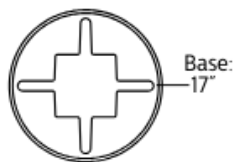
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LUMINAIRE MODEL PHILIPS CITY POST LED POST TOP (TX1), TYPE 3, 3000K, CONSTRUCTED OF METAL WITH A BLACK FINISH, OR APPROVED EQUIVALENT. PROVIDE HOUSE SIDE SHIELD (OPTION HSS) WHEN DIRECTED BY ENGINEER.

MODEL: PHILIPS P3165 POLE (14 FT HEIGHT), OR APPROVED EQUIVALENT. FINISH SHALL BE SMOOTH BLACK TO MATCH LUMINAIRE.



NOTES:

1. FIXTURE AND POLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
3. PROVIDE GROUND ROD BONDED TO FIXTURE AS REQUIRED BY CODE.
4. ELECTRICAL CONDUIT DEPTH SHALL BE PER CODE REQUIREMENTS.
5. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS. VERIFY IN FIELD AND NOTIFY ENGINEER IF UNSUITABLE CONDITIONS EXIST.

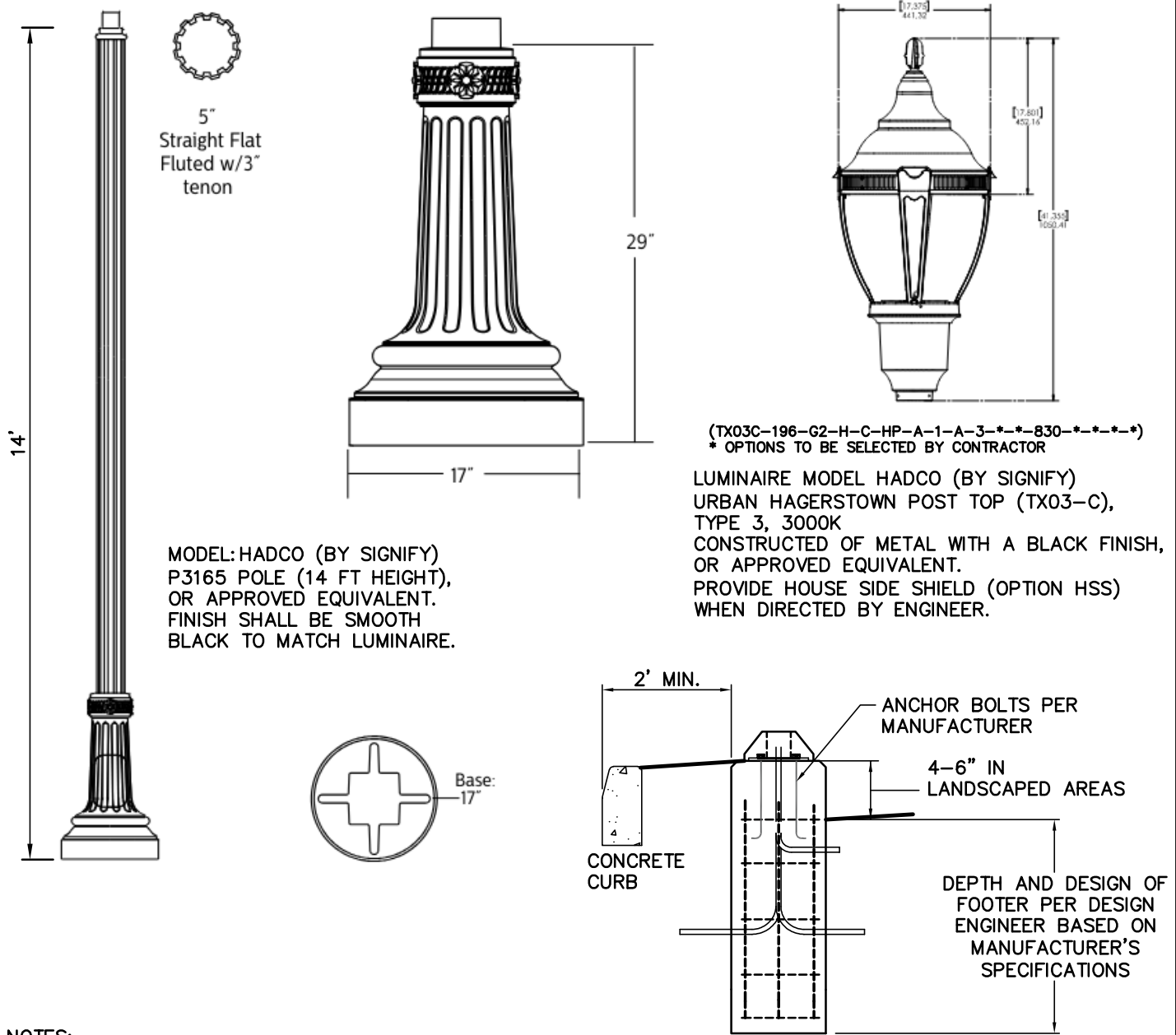
**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
STREET LIGHT DETAIL**
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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NOTES:

1. FIXTURE AND POLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
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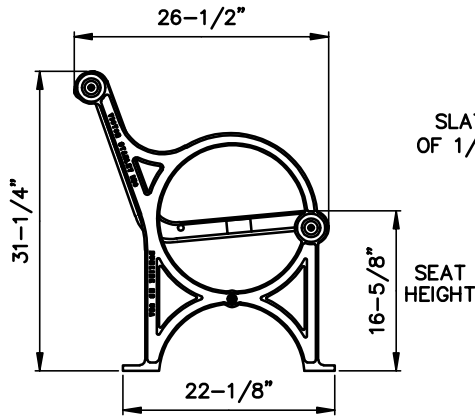
**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
STREET LIGHT DETAIL**
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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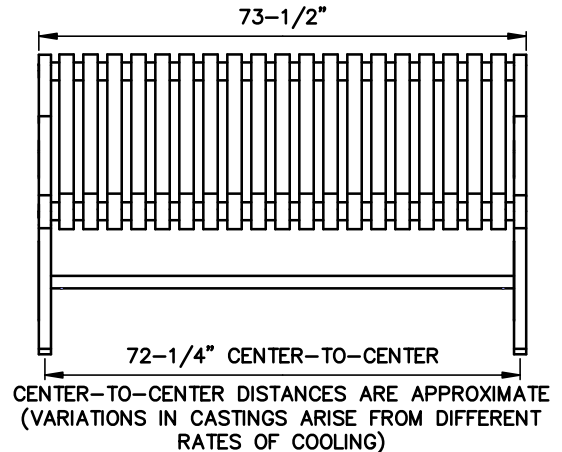
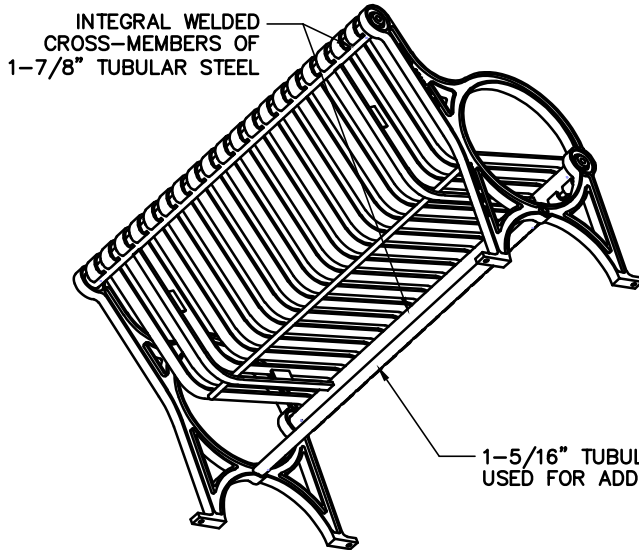
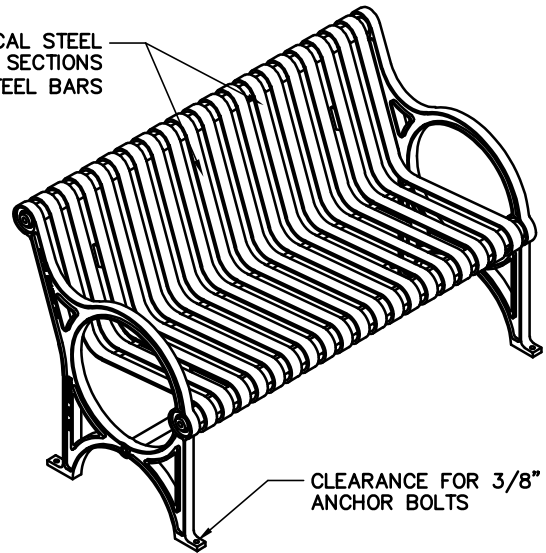
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* ALL DIMENSIONS ARE IN INCHES *

SCROLLED VERTICAL STEEL SLATS ARE FORMED FROM SECTIONS OF 1/4" x 1-1/2" SOLID STEEL BARS



NOTES:

1. BENCH TO BE VICTOR STANLEY CITY SERIES CR-12, BLACK, 6-FOOT LENGTH WITH DUCTILE IRON END FRAMES OR APPROVED EQUAL
2. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.

**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
BENCH DETAIL**

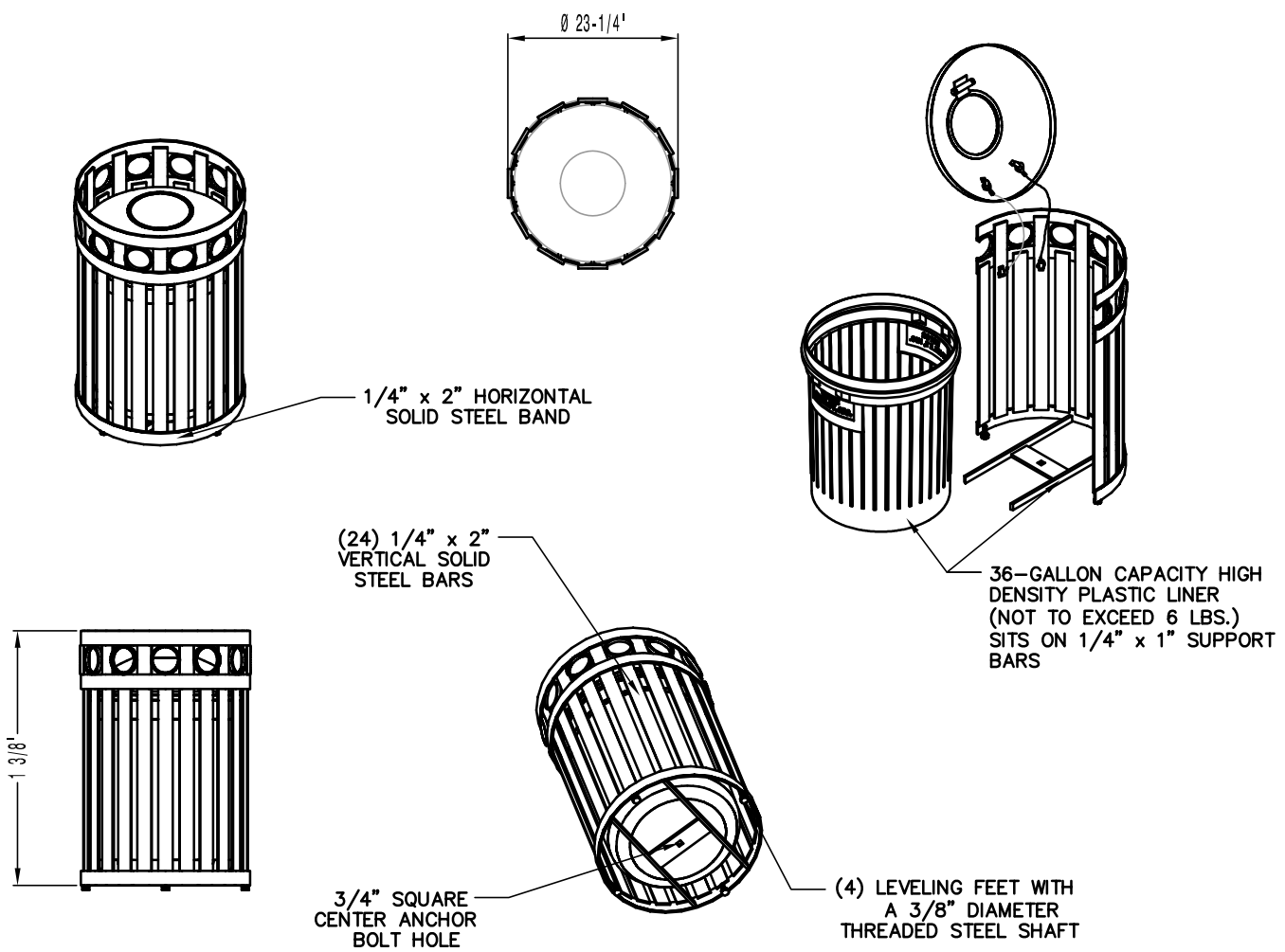
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NOTES:

1. TRASH RECEPTACLE TO BE VICTOR STANLEY CONCOURSE SERIES, FC-12, BLACK, 36 GALLON OR APPROVED EQUAL.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
5. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.

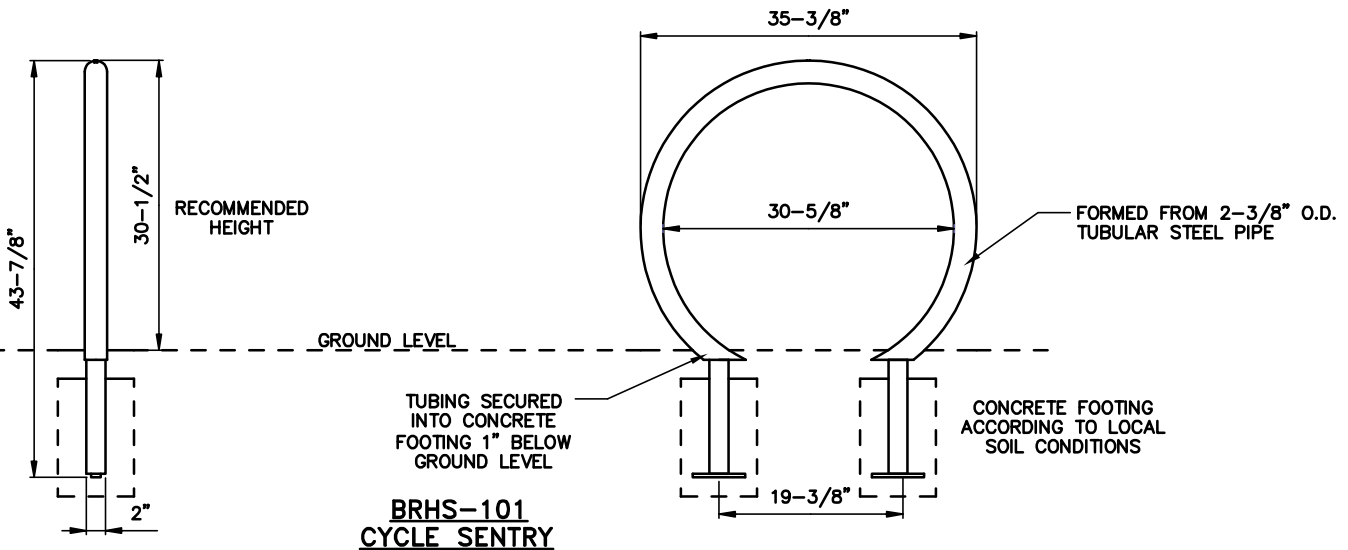
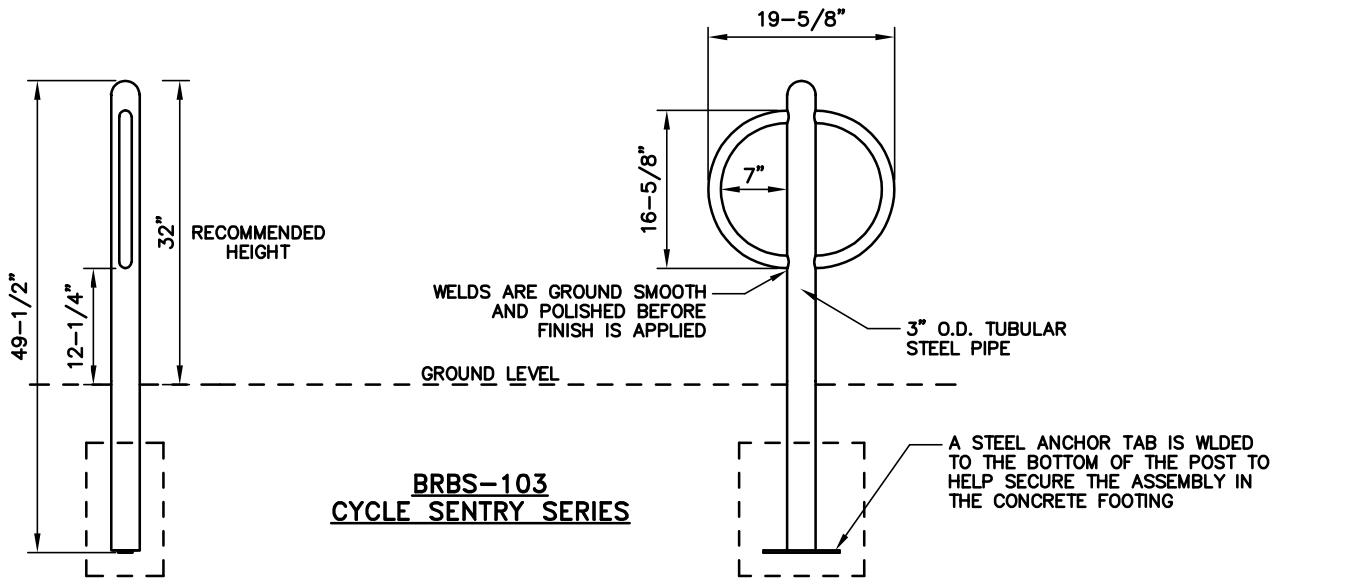
**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
TRASH RECEPTACLE DETAIL**
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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- NOTES:
1. BICYCLE PARKING AREAS TO BE VICTOR STANLEY CYCLE SENTRY SERIES, BRBS-103, BRHS-101 OR APPROVED EQUAL.
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 3. THIS SECURE SITE DESIGN, LLC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 4. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.

**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
BICYCLE PARKING DETAIL**
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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