QUAKERTOWN AREA PLANNING COMMITTEE

Haycock Township
Milford Township
Quakertown Borough
Quakertown Community School District
Richland Township
Richlandtown Borough
Trumbauersville Borough

MEMORANDUM

TO: Quakertown Area Planning Committee

FROM: Matthew M. Walters, Secretary

SUBJECT: Monthly Meeting

DATE: September 5, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, September 9th, 2025,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes from August 12, 2025
4. Zoning Ordinance Amendment (Undefined Uses and Arterial Overlay District Requirements)—Richland Township
5. Preliminary Plan of Land Development for Richland Associates, LLC—Richland Township
6. Old Business/New Business
7. Approval of Invoice
8. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, September 8th, 2025**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
August 12, 2025

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:08 p.m. by Vice-Chair Andrew Janke (Richlandtown Borough). The following members were in attendance: Ronald Jackson (Quakertown Community School District); Adam Klein (Milford Township); Rusty Taft (Haycock Township); and Tim Ritter (Quakertown Borough). Also in attendance: Matt Walters (Bucks County Planning Commission).

Public Comment
There was no public comment.

Approval of Minutes from June 10, 2025
Matt Walters presented the meeting minutes for the June 2025 meeting. On a motion by Rusty Taft, with a second by Adam Klein, the minutes of the June 10, 2025, monthly meeting were unanimously approved.

Special Exception Request for Happy Hounds Hotel, Daycare, and Spa—Milford Township
The Committee reviewed the special exception request to change a nonconforming vacant business to a nonconforming E3 Service Business. The new use would include dog grooming, daycare, and boarding facilities. The site is on the south side of John Fries Highway, about 1,000 feet west of Commerce Drive.

The QAPC discussed the proposal and on a motion by Rusty Taft, with a second by Tim Ritter, the Committee unanimously agreed to forward a review with no comments.

Preliminary Plan of Land Development for Last Chance Ranch—Milford Township
The Committee reviewed the proposal to construct an animal rescue operation consisting of a 9,320-square-foot office/kennel, a 23,200-square-foot barn, a 20,000-square-foot outdoor arena, a 4,800-square-foot manure shed, a 960-square-foot equipment shed, several shelters consisting of a total of 11,688 square feet, and several coops consisting of a total of 300 square feet. The site is located along the west side of Allentown Road, approximately 1,200 feet north of Esten Road and is within the township's RA Rural Agricultural District.

The Committee discussed the proposal and on a motion by Rusty Taft, with a second by Tim Ritter, unanimously voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #13096, dated July 11, 2025). In addition, the Committee directed Mr. Walters to craft a comment recommending that the applicant ensure that there is adequate turning radius and width at the driveway entrance.

Preliminary Plan of Land Development for Milford Village Section 1 Retail—Milford Township
The Committee reviewed the proposal to construct a 37,200-square-foot and 6,000-square-foot retail building on a 5.45-acre site. The site is within Section 1 of Milford Village Center, which is a planned development consisting of various residential and nonresidential uses on approximately 220 acres located along the northern side of John Fries Highway (PA 663) between Allentown and Portzer roads. The site is within the township's RD Rural Development District and the Arterial Mixed Use (AMU) Overlay District.

The Committee discussed the proposal and on a motion by Tim Ritter, with a second by Rusty Taft, the Committee unanimously voted to provide a review that includes comments the comments from the Committees April 2022 review.

Old Business/New Business
Committee members gave updates and discussed local development projects.

Approval of Invoices

Matt Walters presented a draft invoice from the Bucks County Planning Commission for planning services provided in June 2025. On a motion by Adam Klein, with second by Andrew Janke, the Committee unanimously approved the BCPC invoice for June 2025 in the amount of $165.00.

Adjournment

On a motion by Ron Jackson, with a second by Rusty Taft, the Committee unanimously voted to adjourn the meeting at 7:44 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

Richland Township
1328 California Road, Suite A
215-536-4066

Memo

To: Quakertown Area Planning Commission

From: Leslie Huhn, Township Manager

CC: Richland Township Board of Supervisors
Rich Brittingham, Asst. Manager/Zoning Officer
Linc Treadwell, Esq.
Mike Schwartz, Gilmore & Associates

Date: August 22, 2025

Re: Amendment to Zoning Ordinance

Attached please find a draft ordinance for your review and comment. Please offer any comments to the Board of Supervisors by Wednesday, October 8, 2025. This will be placed on the October 13, 2025, Board of Supervisor's agenda for a public hearing and consideration of possible adoption of this amendment.

RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 307

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), PART 4, (USE REGULATIONS), SECTION 27-402, (USES BY RIGHT, SPECIAL EXCEPTIONS, CONDITIONAL USES, AND USES NOT PERMITTED), TO AUTHORIZE THE ZONING OFFICER TO RENDER ADMINISTRATIVE DECISIONS REGARDING UNDEFINED USES PROPOSED TO BE DEVELOPED IN RICHLAND TOWNSHIP; AND BY REVISING CHAPTER 27 (ZONING), PART 6, (OVERLAY ZONING DISTRICTS), SECTION 27-602, (LIMITATIONS), TO REMOVE THE REQUIREMENT THAT EXISTING DEVELOPED PROPERTIES IN THE ARTERIAL CORRIDOR OVERLAY DISTRICT RECEIVE CONDITIONAL USE APPROVAL FOR A RE-USE OF THE PROPERTY THAT DOES NOT RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC TRIPS. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING REGULATIONS, AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

WHEREAS, Richland Township is a Township of the Second Class, located in Bucks County, Pennsylvania; and

WHEREAS, the Richland Township Board of Supervisors adopted the Code of Ordinances of the Township of Richland on June 27, 2005, as amended; and

WHEREAS, the Richland Township Board of Supervisors desires to amend the zoning regulations found in Chapter 27 to amend certain provisions to authorize the Zoning Officer to render administrative decisions regarding undefined uses proposed to be developed in the Township; and to remove the requirement that existing developed properties in the Arterial Corridor Overlay District receive Conditional Use Approval for a re-use of the property that does not result in a significant increase in traffic trips; and

WHEREAS, the Richland Township Board of Supervisors has determined it to be in the best interests of the health, safety, and welfare of the residents of Richland Township to so amend the Code of Ordinances; and

WHEREAS, the Richland Township Board of Supervisors held a Public Hearing on October 13, 2025, to consider the adoption of this Ordinance.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Richland, that the Code of Ordinances of the Township of Richland, as amended, be and is hereby further amended as follows:

SECTION I. Amendment to Chapter 27 (Zoning), Part 4 (Use Regulations), Section 402 (Uses by Right, Special Exceptions, Conditional Uses, and Uses Not Permitted), Subsection 6

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 4, Section 27-402(6), is hereby deleted in its entirety and replaced as follows:

Section 27-402(6)

> "When a specific use is not defined and is neither prohibited nor permitted pursuant to the provisions of this Chapter, the Zoning Hearing Board Zoning Officer, after consultation with the Township Manager, Engineer, and Solicitor shall render a decision, as an administrative review, as to the similarity or compatibility of the use in question to the permitted uses in the Zoning District, basing its that decision on the overall intent of the district as described in §27-305 herein."

SECTION II. Amendment to Chapter 27 (Zoning), Part 6 (Overlay Zoning Districts), Section 602 (Limitations)

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 6, Section 27-602, is hereby deleted in its entirety and replaced as follows:

Section 27-602

> "Any new use of previously undeveloped property permitted in the underlying zoning district(s) by right, by special exception or as a conditional use shall only be permitted within the Arterial Corridor (Overlay) District when approved as a Conditional Use in accordance with the provisions of this Section and §27-1109 of this Chapter. Any re-use of already developed property within the Arterial Corridor (Overlay) District shall only be permitted after the Board of Supervisors administratively approves the proposed re-use in accordance with the provisions of this Section and provided that the re-use of the property does not generate significantly more traffic (as demonstrated by evidence submitted by the Applicant) than the previously approved use."

SECTION III. Conflict

Whenever the requirements of this Ordinance are in conflict with other requirements of the ordinances of the Township of Richland, the most restrictive, or those imposing the highest standards shall govern. Privileges granted by this Ordinance do not constitute a waiver or impairment of the rights of the Township at law or equity now or henceforth existing to proceed with enforcement of this Ordinance or any other Ordinances of the Township.

SECTION IV. Severability

It is hereby declared to be the intention of the Board of Supervisors of the Township of Richland that the parts, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any part, section, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional, illegal or otherwise invalid by the judgment or decree of a court of competent jurisdiction, that invalidity shall not affect any of the remaining parts, sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION V. Effective Date

This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of Richland Township.

ENACTED AND ORDAINED this _____ day of _____, 2025.

Attest

Richland Township
Board of Supervisors

_____
Secretary

_____
Tim Arnold
Chairperson

_____
Christopher Vanelli
Vice Chairperson

_____
Kathleen M. Doyle
Member

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

UNOFFICIAL

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: September 3, 2025

Subject: BCPC #36-25-3
Proposal to Amend the Zoning Ordinance—Undefined Uses and Arterial Overlay District Requirements
Applicant: Board of Supervisors
Date Received: August 22, 2025
Hearing Date: October 13, 2025

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 3, 2025.

GENERAL INFORMATION

Proposed Action: Amend Section 27-402.6. of the zoning ordinance to permit the zoning officer to render administrative decisions regarding undefined uses. Revise Section 27-602 to permit the board of supervisors to conduct administrative approval of the re-use of property in the Arterial Overlay District, provided the re-use of the property does not significantly increase traffic.

COMMENTS

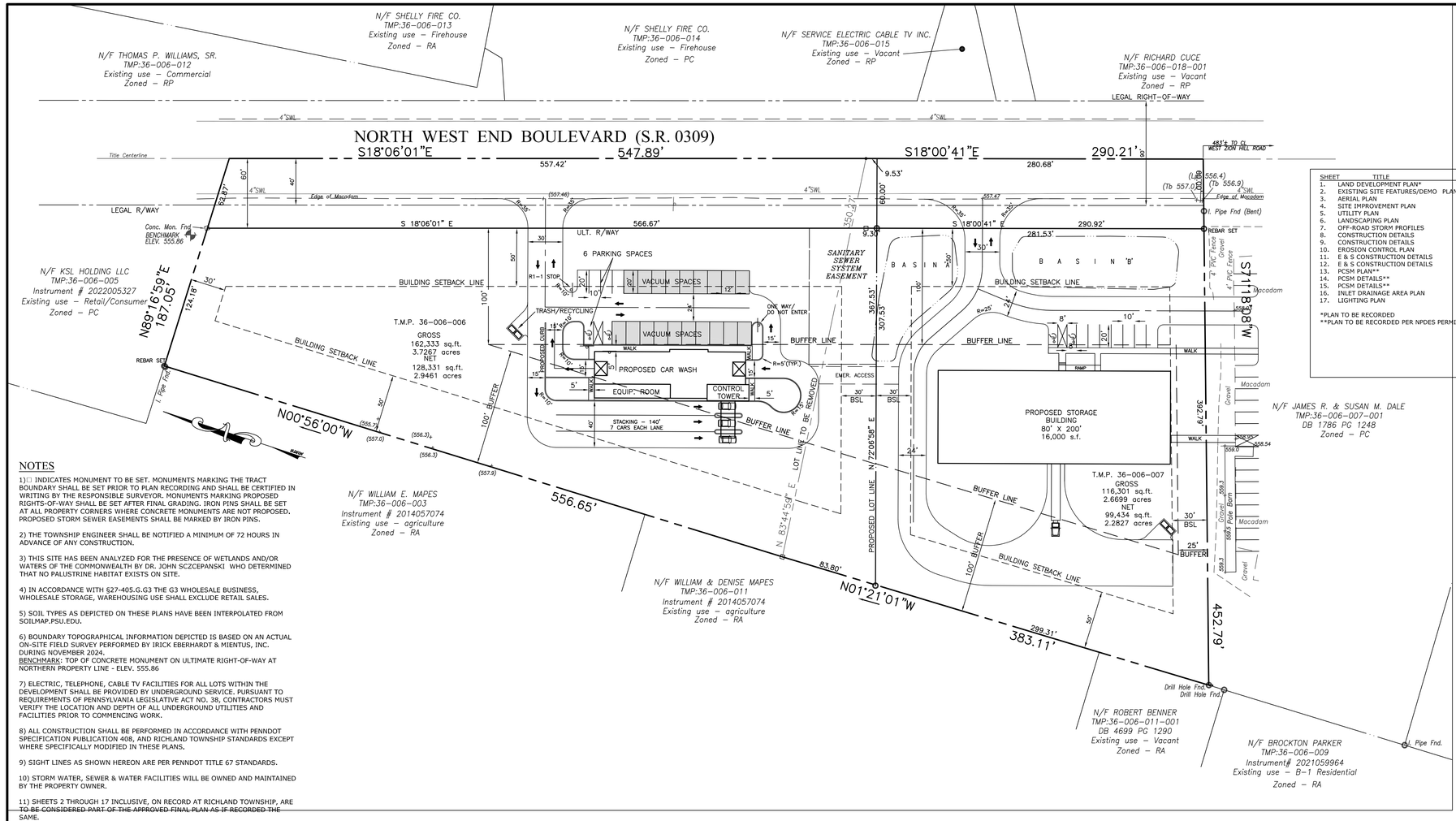
We recommend that the township board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

CPR:emh
25-0239

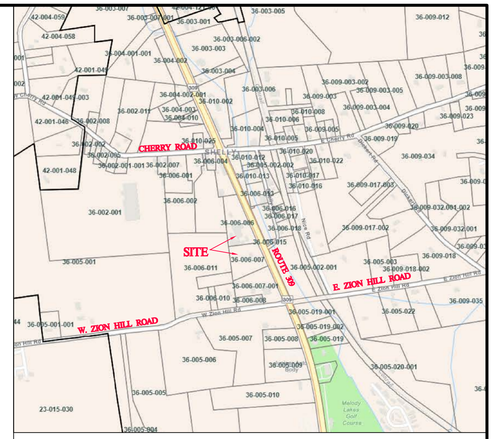
cc: B. Lincoln Treadwell Jr., Esq., Treadwell Law Offices, Township Solicitor (via email)
Leslie Huhn, Township Manager (via email)
Rich Brittingham, Township Zoning Officer (via email)

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*



SHEET	TITLE
1.	LAND DEVELOPMENT PLAN*
2.	EXISTING SITE FEATURES/DEMO PLAN
3.	AERIAL PLAN
4.	SITE IMPROVEMENT PLAN
5.	UTILITY PLAN
6.	LANDSCAPING PLAN
7.	OFF-ROAD STORM PROFILES
8.	CONSTRUCTION DETAILS
9.	CONSTRUCTION DETAILS
10.	EROSION CONTROL PLAN
11.	E & S CONSTRUCTION DETAILS
12.	E & S CONSTRUCTION DETAILS
13.	PCSM PLAN**
14.	PCSM DETAILS**
15.	PCSM DETAILS**
16.	INLET DRAINAGE AREA PLAN
17.	LIGHTING PLAN

*PLAN TO BE RECORDED
**PLAN TO BE RECORDED PER NPDES PERMIT REQUIREMENT



LOCATION MAP SCALE: 1" = 800'

NOTES

1) INDICATES MONUMENT TO BE SET. MONUMENTS MARKING THE TRACT BOUNDARY SHALL BE SET PRIOR TO PLAN RECORDING AND SHALL BE CERTIFIED IN WRITING BY THE RESPONSIBLE SURVEYOR. MONUMENTS MARKING PROPOSED RIGHTS-OF-WAY SHALL BE SET AFTER FINAL GRADING. IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS WHERE CONCRETE MONUMENTS ARE NOT PROPOSED. PROPOSED STORM SEWER EASEMENTS SHALL BE MARKED BY IRON PINS.

2) THE TOWNSHIP ENGINEER SHALL BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

3) THIS SITE HAS BEEN ANALYZED FOR THE PRESENCE OF WETLANDS AND/OR WATERS OF THE COMMONWEALTH BY DR. JOHN SCZCEPANSKI WHO DETERMINED THAT NO PALUSTRINE HABITAT EXISTS ON SITE.

4) IN ACCORDANCE WITH §27-405.G.G3 THE G3 WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING USE SHALL EXCLUDE RETAIL SALES.

5) SOIL TYPES AS DEPICTED ON THESE PLANS HAVE BEEN INTERPOLATED FROM SOILMAP.PSU.EDU.

6) BOUNDARY TOPOGRAPHICAL INFORMATION DEPICTED IS BASED ON AN ACTUAL ON-SITE FIELD SURVEY PERFORMED BY IRICK EBERHARDT & MIENTUS, INC. DURING NOVEMBER 2024.
BENCHMARK: TOP OF CONCRETE MONUMENT ON ULTIMATE RIGHT-OF-WAY AT NORTHERN PROPERTY LINE - ELEV. 555.86

7) ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NO. 38, CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO COMMENCING WORK.

8) ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATION PUBLICATION 408, AND RICHLAND TOWNSHIP STANDARDS EXCEPT WHERE SPECIFICALLY MODIFIED IN THESE PLANS.

9) SIGHT LINES AS SHOWN HEREON ARE PER PENNDOT TITLE 67 STANDARDS.

10) STORM WATER, SEWER & WATER FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

11) SHEETS 2 THROUGH 17 INCLUSIVE, ON RECORD AT RICHLAND TOWNSHIP, ARE TO BE CONSIDERED PART OF THE APPROVED FINAL PLAN AS IF RECORDED THE SAME.

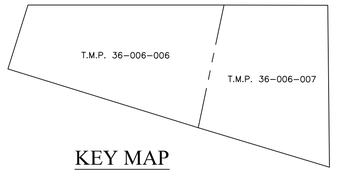
12) STOCKPILE TOPSOIL IS TO BE DISTRIBUTED THROUGHOUT THE SITE AT FINAL GRADING. EXCESS TOPSOIL REMAINING AFTER FINAL GRADING IS TO BE PROVIDED FOR USE BY RICHLAND TOWNSHIP.

13) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FROM THE PA DEPARTMENT OF TRANSPORTATION FOR THE TWO ACCESS DRIVES PRIOR TO CONSTRUCTION.

14) A SHARED ACCESS EASEMENT FOR EMERGENCY USE SHALL BE PROVIDED.

15) ANY PROPOSED WELLS SHALL BE OF THE DRILLED TYPE, CASED AND GROUT SEALED INTO THE BEDROCK.

16) APPROVAL OF THE SANITARY SEWER SYSTEM IS REQUIRED FROM THE BUCKS COUNTY DEPARTMENT OF HEALTH PRIOR TO CONSTRUCTION.



KEY MAP

STOP–CALL BEFORE YOU DIG!
LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA. ONE CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION (UULP) LAW, PA ACT 287, AS AMENDED BY ACT 50 OF 2017.
TELE. #: 1-800-242-1776 OR 8-1-1.
WORK LOCATION NO.:

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP–CALL BEFORE YOU DIG!

VARIANCES/WAIVERS GRANTED

AT A MEETING OF THE RICHLAND TOWNSHIP ZONING HEARING BOARD, HELD ON MARCH 30, 2000, THE FOLLOWING VARIANCES WERE GRANTED:

1) SECTION 503 - APPLICANT'S REQUEST FOR A VARIANCE TO SECTION 503 OF THE ORDINANCE IS HEREBY GRANTED TO ALLOW APPLICANT TO CONSTRUCT ITS PROPOSED BUILDING WITHIN THE 100 FOOT FRONT YARD SETBACK REQUIREMENT. THE PROPOSED BUILDING WILL BE CONSTRUCTED SO AS TO MAINTAIN THE SAME SETBACK AS EXISTING RETAIL STORE ON SITE.

2) SECTION 505 - APPLICANT'S REQUEST FOR A VARIANCE TO SECTION 505 OF THE ORDINANCE IS HEREBY GRANTED PERMITTING APPLICANT TO ENCROACH UPON THE REQUIRED BUFFER YARDS ALONG THE FRONT AND REAR YARDS AS PROPOSED. APPLICANT WILL COMPLETE ALL REQUIRED BUFFER PLANTINGS AS PROPOSED ALONG THE REAR PROPERTY LINE AND AS SHOWN BY APPLICANT'S EXHIBIT #2, ITS RECORD PLAN, DATED FEBRUARY 2000, ADDITIONALLY APPLICANT IS GRANTED A VARIANCE TO SECTION 505 WITH RESPECT TO THE NORTHERN SIDE YARD AND BUFFER YARDS ALONG EXPRESSWAYS AND ARTERIAL STREETS.

3) SECTIONS 404 AND 516 AND 517 - APPLICANT IS HEREBY GRANTED A VARIANCE TO THE OFF-STREET PARKING REQUIREMENTS OF THE AFOREMENTIONED SECTIONS. APPLICANT WILL CONSTRUCT 70 PARKING SPACES AS PROPOSED AND AS SHOWN BY APPLICANT'S PLAN.

4) SECTIONS 518 AND 602 - APPLICANT IS HEREBY GRANTED VARIANCES TO SECTION 518 AND 602 TO ALLOW DRIVEWAYS IN EXCESS OF DIMENSIONAL REQUIREMENTS OF SECTION 518 AND TO ALLOW TWO DRIVEWAY ENTRANCES ONTO ROUTE 309. DRIVEWAY WIDTHS IN EXCESS OF THE LIMITATIONS OF SECTION 518 SHALL BE IN ACCORDANCE WITH ALL PENNDOT REQUIREMENTS.

5) SECTIONS 404H7b AND c - APPLICANT IS HEREBY GRANTED VARIANCES TO SECTION 404H7b AND c TO ALLOW OUTSIDE DISPLAY AREAS AS PROPOSED BY APPLICANT BY ITS RECORD PLAN DATED FEBRUARY 16, 2000, APPLICANT'S EXHIBIT #2.

6) WAIVERS FROM SECTIONS 516e. 17, 514, AND 702.c OF THE RICHLAND TOWNSHIP SUBMISSION AND LAND DEVELOPMENT ORDINANCE WERE GRANTED BY THE BOARD OF SUPERVISORS ON MAY 22, 2000. A DEFERRAL FROM SECTION 518 WAS GRANTED ON THE CONDITION THAT SIDEWALKS WILL BE INSTALLED BY THE OWNER AT THE DISCRETION OF RICHLAND TOWNSHIP.

SUBDIVISION AND LAND DEVELOPMENT WAIVERS REQUESTED

Section 22-510.2 & Section 22-522.2 - *When two adjacent lots proposed for non-residential uses front on a collector or arterial road the applicant shall be required to provide common ingress and egress.* The site currently has three existing access points. This we be reduced to two access points.

Section 22-516.c - *No less than a five-foot radius of curvature shall be permitted for all curblines in all parking areas.* Five foot radius is not practical for narrow islands proposed.

Section 22-516.5.B - *The edge of any parking area shall not be closer than 20 feet from the outside wall of the nearest building.* Two handicapped parking spaces are located less than 20' from the proposed car wash.

Section 22-516.5.C & M(2) - *Driveway width of 20' required* . The widths proposed are standard for this type of use.

Section 22-518.1 & Section 22-609.1 - *Sidewalks shall be provided where required by the Municipality.* No sidewalks in vicinity to connect to.

Section 22-702.C.2 - *The location, names and widths of streets, the location of property lines and names of owners, the location of water courses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed.* All offsite features that would impact this development have been provided. An aerial photograph has been provided to depict the other off-site features.

Section 25-307.10.B - *Emergency spillways discharging over embankment fill shall be constructed of reinforced concrete checker blocks to protect the berm against erosion. The checker block lining shall extend to the toe of the fill slope on the outside of the berm and shall extend to an elevation three feet below the spillway crest on the inside of the berm* . Due to the shallow depth of the basins and minimal flow, a vegetated spillway is more applicable and less obtrusive.

Section 25-314.3.B - *The minimum culvert shall be 15 inches inside diameter* . 12" diameter pipes are proposed as there is limited cover over the proposed pipes due to existing conditions. There is minimal flow and these pipes are to remain private.

ZONING DATA

DISTRICT: PC - PLANNED COMMERCIAL
PROPOSED USE: E-17 - CAR WASH
G-3 - WAREHOUSE*
MIN. SITE AREA: 1 ACRE
MIN. LOT AREA: 1 ACRE
MIN. LOT WIDTH: 150'
SETBACKS:
MIN. FRONT YARD: 50'
MIN. SIDE YARD: 30'
MIN. REAR YARD: 50'
MAX. FLOOR AREA RATIO: .40
MAX. IMPERVIOUS SURFACE RATIO: .85
MAX. BLDG. HEIGHT: 35'
*REQUIRES CONDITIONAL USE APPROVAL

PROPOSED IMPERVIOUS COVERAGE

T.M.P. 36-006-006 (CARWASH)
MAXIMUM IMPERVIOUS COVERAGE - 2.50 ACRES(85%)
PROPOSED IMPERVIOUS COVERAGE 0.77 ACRES (26.1%)

T.M.P. 36-006-007 (WAREHOUSE)
MAXIMUM IMPERVIOUS COVERAGE - 1.94 ACRES(85%)
PROPOSED IMPERVIOUS COVERAGE - 0.95 ACRES(41.6%)

PROPOSED FLOOR AREA RATIO

T.M.P. 36-006-006 (CARWASH)
EXISTING BUILDING COVERAGE- 22,602 S.F.
MAX. FLOOR AREA - 46,520 (40%)
PROPOSED FLOOR AREA - 6202 s.f.(4.8%)

T.M.P. 36-006-007 (WAREHOUSE)
EXISTING BUILDING COVERAGE - 1489 S.F.
MAX. FLOOR AREA - 39,773 (40%)
PROPOSED FLOOR AREA - 16,000 s.f.(16.1%)

APPLICANT & OWNER OF RECORD

T.M.P. 36-006-006 & 007
RICHLAND ASSOCIATES, LLC
1230 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

SITE ADDRESSES

T.M.P. 36-006-007
1300 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

T.M.P. 36-006-006
1320 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

SITE STATISTICS

36-006-007
GROSS TRACT AREA - 3.7267 ACRES
LESS ULTIMATE RIGHT-OF-WAY - 0.7806 ACRES
NET TRACT AREA - 2.9461 ACRES
36-006-006
GROSS TRACT AREA - 2.6699 ACRES
LESS ULTIMATE RIGHT-OF-WAY - 0.3872 ACRES
NET TRACT AREA - 2.2827 ACRES

EXISTING BUILDING COVERAGE - 1.16 ACRES (13.6%)
EXISTING IMPERVIOUS SURFACE - 4.06 ACRES (47.8%)

PROJECT DESCRIPTION

THIS PROJECT ENTAILS A LAND DEVELOPMENT INCLUDING A 16,000 S.F. WAREHOUSE AND A PROPOSED CAR WASH FACILITY TO BE SERVED BY ON-LOT WATER AND SEWER.

50 25 0 50 100
SCALE: 1" = 50'

OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUCKS :

ON THE _____ DAY OF _____, A.D., 202_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF RICHLAND ASSOCIATES LLC, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID LIMITED PARTNERSHIP BY HIMSELF AS _____ OF THE GENERAL PARTNER ON BEHALF OF THE LIMITED PARTNERSHIP AND OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID LIMITED PARTNERSHIP DESIRE THAT THIS PLAN BE DULY RECORDED.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

I, _____, ACKNOWLEDGE MYSELF TO BE THE _____ OF RICHLAND ASSOCIATES, LLC, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE CORPORATION IS THE OWNER OF THE LAND HEREIN DESCRIBED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THAT SAME TO BE RECORDED.

RICHLAND ASSOCIATES, LLC

BY: _____

TOWNSHIP APPROVAL CERTIFICATION

THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF THE SUPERVISORS OF THE TOWNSHIP OF RICHLAND THIS _____ DAY OF _____, 20_____.

_____ _____
(CHAIRPERSON) (SECRETARY)

TOWNSHIP PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE RICHLAND TOWNSHIP PLANNING COMMISSION ON THIS _____DAY OF _____20_____.

MEMBER:_____ MEMBER:_____

BUCKS COUNTY PLANNING COMMISSION REVIEW

BCPC NO.

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____DAY OF _____20_____.

_____

CERTIFICATION OF THE COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS ___ DAY OF _____, 20 ____ IN PLAN BOOK _____ , PAGE _____ .

BY:_____
RECORDER OF DEEDS

PROFESSIONAL SURVEYOR'S CERTIFICATION

I,_____, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HERON WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

SIGNATURE LICENSE # DATE

REVISION DATE:	DESCRIPTION:

DATE: JULY 31, 2025
MANAGER: RFI | TEM JOB NUMB.: 23-30
DRAWN BY: RFI | HEA JOB NUMB.: 3022
FILE NAME: 23-30 BASE
SCALE: 1" = 50' | SHEET: 1 OF 17

LAND DEVELOPMENT PLAN

PREPARED FOR
RICHLAND ASSOCIATES, LLC
SITUATE
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Irick Eberhardt & Mientus INCORPORATED — Land Use Consultants
Now a Part of Horizon Engineering Associates, LLC
Civil Engineering
Land Surveying
Landscape Architecture
Land Planning
www.leandm.com
www.horizonengineers.com
Horizon ENGINEERING
428 Main Street · Pennsburg, PA 18073
Phone 267.923.8673 · Fax 267.923.8679



REVISION DATE:	DESCRIPTION:

DATE: JULY 31, 2025

MANAGER:	EM JOB NUMB.:
RFI	23-30
DRAWN BY:	HEA JOB NUMB.:
RFI	3022

FILE NAME: 23-30 BASE

SCALE:	SHEET:
1" = NTS	3 OF 17

AERIAL PLAN

PREPARED FOR

RICHLAND ASSOCIATES, LLC

SITUATE

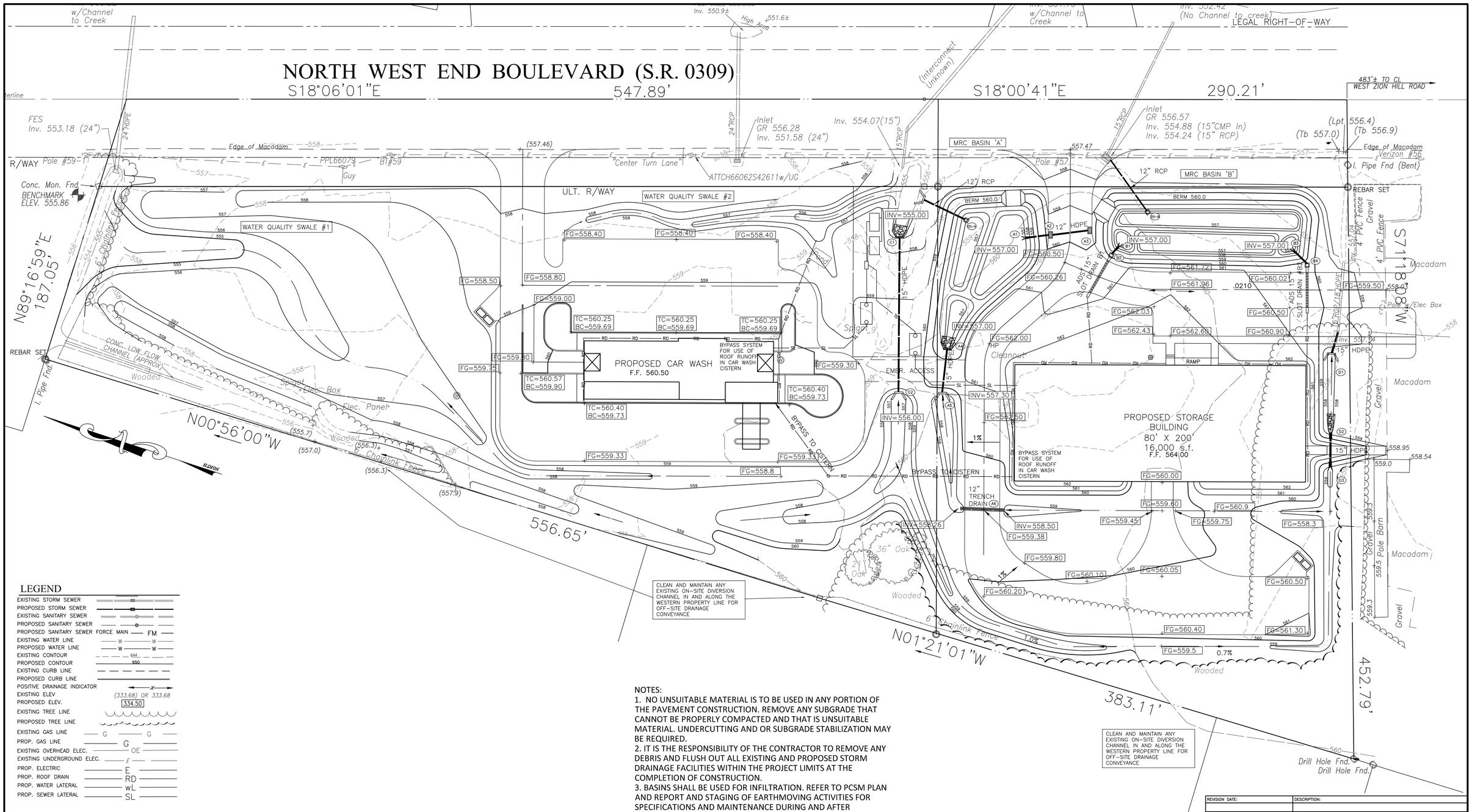
RICHLAND TOWNSHIP

BUCKS COUNTY, PENNSYLVANIA

Trick Eberhardt Mentus INCORPORATED
Land Use Consultants
Now a Part of Horizon Engineering Associates, LLC

Civil Engineering
Land Surveying
Landscape Architecture
Land Planning
www.ieandm.com
www.horizonengineers.com

Horizon ENGINEERING
428 Main Street · Pennsburg, PA 18073
Phone 267.923.8673 · Fax 267.923.8679



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER FORCE MAIN — FM
- EXISTING WATER LINE — W
- PROPOSED WATER LINE — W
- EXISTING CONTOUR — 644
- PROPOSED CONTOUR — 650
- EXISTING CURB LINE
- PROPOSED CURB LINE
- POSITIVE DRAINAGE INDICATOR
- EXISTING ELEV — (333.68) OR 333.68
- PROPOSED ELEV. — 334.50
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING GAS LINE — G
- PROP. GAS LINE — G
- EXISTING OVERHEAD ELEC. — OE
- EXISTING UNDERGROUND ELEC. — E
- PROP. ELECTRIC — E
- PROP. ROOF DRAIN — RD
- PROP. WATER LATERAL — WL
- PROP. SEWER LATERAL — SL

NOTES:

1. NO UNSUITABLE MATERIAL IS TO BE USED IN ANY PORTION OF THE PAVEMENT CONSTRUCTION. REMOVE ANY SUBGRADE THAT CANNOT BE PROPERLY COMPACTED AND THAT IS UNSUITABLE MATERIAL. UNDERCUTTING AND OR SUBGRADE STABILIZATION MAY BE REQUIRED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND PROPOSED STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF CONSTRUCTION.
3. BASINS SHALL BE USED FOR INFILTRATION. REFER TO PCSM PLAN AND REPORT AND STAGING OF EARTHMOVING ACTIVITIES FOR SPECIFICATIONS AND MAINTENANCE DURING AND AFTER CONSTRUCTION.
4. ROOF AREAS MUST BE DIRECTED TO APPROPRIATE BASIN, REFER TO INLET DRAINAGE AREA PLAN AND/OR PCSM PLAN FOR GUIDANCE.
   -ROOF DRAIN LEADER SYSTEM IS SHOWN FOR UNIT ROOF DRAINS WHICH MUST BE INTERCONNECTED AND DRAIN TO SPECIFIC INLETS OR BASIN WATERSHEDS. USE 6" PVC/N12 HDPE @ 0.010 MINIMUM SLOPE.
   -SPRINGS OR SEEPS ENCOUNTERED DURING CONSTRUCTION MUST BE REVIEWED WITH THE DESIGN ENGINEER FOR RESOLUTION TO AVOID OVERWHELMING BASINS WITH GROUNDWATER.
   -ROOF DRAINS AND SUMP PUMP DRAINS SHALL NOT BE INTERCONNECTED.
5. GRADING SHALL BE SETBACK FROM THE PROPERTY LINE A SUFFICIENT DISTANCE TO PREVENT ANY ADVERSE EFFECTS OR ENCROACHMENT ONTO ADJOINING PROPERTIES.

STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA. ONE CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION (ULLP) LAW, PA ACT 287, AS AMENDED BY ACT 50 OF 2017.
TELE. #: 1-800-242-1776 OR 8-1-1.

WORK LOCATION NO.:

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

REVISION DATE:	DESCRIPTION:

DATE: JULY 31, 2025
MANAGER: RFI
IEM JOB NUMB.: 23-30
DRAWN BY: RFI
HEA JOB NUMB.: 3022
FILE NAME: 23-30 BASE
SCALE: 1" = 30'
SHEET: 4 OF 17

SITE IMPROVEMENT PLAN

PREPARED FOR
RICHLAND ASSOCIATES, LLC
SITUATE
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Trick Eberhardt Mientus INCORPORATED — Land Use Consultants
Now a Part of Horizon Engineering Associates, LLC
Civil Engineering
Land Surveying
Landscape Architecture
Land Planning
www.jeandm.com
www.horizonengineers.com
Horizon ENGINEERING
428 Main Street · Pennsburg, PA 18073
Phone 267.923.8673 · Fax 267.923.8679

BCPC
Bucks County Planning Commission
1260 Almshouse Road
Doylestown, PA 18901
215-345-3400

INVOICE

INVOICE # Pro Forma Invoice/July, 2025

CONTRACT #B55-01-10
August 15, 2025

To:
Quakertown Area Planning Committee

For:
QAPC Continued Planning Assistance

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
July, 2025	**Senior Planner: Matthew Walters** Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance.	1.5	$ 55.00	$ 82.50
			TOTAL	$ 82.50

Payment is requested within 30 days. **Please include invoice number on all paperwork.**
If you have any questions concerning this invoice, please contact our office at 215-345-3405. Thank you.