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: January 10, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, January 14th, 2024,** 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. Nomination and Election of QAPC Vice-Chairperson
3. Public Comment
4. Approval of Minutes from December 10, 2024
5. Sketch Plan of Land Development for Rotho Blaas USA, Inc.—Milford Township
6. Zoning Ordinance and Zoning Map Amendment (LI Light Industrial District)—Trumbauersville Borough
7. Conditional Use Application for Automotive Sales—Richland Township
8. 2025 QAPC/PennDOT Annual Transportation Meeting
9. Old Business/New Business
10. Approval of Invoices
11. 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, January 13th, 2024**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
December 10, 2024

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. by Chair Chris Spear (Quakertown Community School District). The following members were in attendance: Chris Betz (Trumbauersville Borough); Henry DePue (Haycock Township); Andrew Janke (Richlandtown Borough); Adam Klein (Milford Township); Jonathan Sell (Quakertown Borough); and Rusty Taft (Haycock Township). Also in attendance: Matt Walters (Bucks County Planning Commission) and Timothy Ritter (Quakertown Borough resident).

Public Comment

Tim Ritter, Quakertown Borough resident and former QAPC Committee member, was in attendance and expressed that he was glad that the Committee was continuing to meet and that it was important. He also observed that there was not a website or other means for residents to be aware of the Committee's activities. After a short discussion, the Committee asked that the Bucks County Planning Commission provide a website for the QAPC.

Approval of Minutes from October 8, 2024

Matt Walters presented the meeting minutes for October 2024. On a motion by Andrew Janke, with a second by Rusty Taft, the minutes of the October 8, 2024, monthly meeting were unanimously approved.

Consideration of 2025 QAPC Meeting Dates and Chairperson Schedule

Mr. Walters presented the Committee with the proposed meeting dates for 2025. The schedule is in keeping with the QAPC's traditional meeting time of 7:00 p.m. on the second Tuesday of each month. On a motion by Jonathan Sell, with second by Adam Klein, the Committee voted to unanimously approve the 2025 meeting dates and the advertisement of the dates.

The Committee discussed whether the Chairperson responsibilities would continue to rotate on a quarterly basis for 2025. On a motion by Jonathan Sell, with second by Adam Klein, the Committee voted unanimously to adhere to the rotating chairperson schedule in 2025. Richland Township will assume the role during the first quarter and in subsequent quarters it will be filled in alphabetical order.

Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoice

Matt Walters presented draft invoices from the Bucks County Planning Commission for planning services provided in October and November 2024. On a motion by Rusty Taft, with second by Andrew Janke, the Committee unanimously approved the BCPC draft invoice for 9 hours of staff time in October 2024 and 2 hours of staff time in November 2024.

Adjournment

On a motion by Chris Betz, with a second by Adam Klein, the Committee unanimously voted to adjourn the meeting at 7:14 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

November 27, 2024
Via Online Digital Upload

Bucks County Planning Commission
1260 Almshouse Road
Doylestown, PA 18901

Attention: To Whom It May Concern

Re: Proposed Rotho Blaas Warehouse & Offices
2075 Rosenberger Road
Milford Township
Bucks County, PA
PAB240154.00

Dear Sir or Madam:

On behalf of Rotho Blaas USA, Inc., Bohler Engineering PA, LLC is hereby submitting a Sketch Plan for review for the above referenced project. The following items are included:

- The Architectural Rendering.
- The Sketch Plans, dated 11/26/2024, Sheets C-301, C-401, C-902, L-101, & L-102.

Rotho Blaas USA, Inc., is proposing to develop an existing property with a ±79,138 SF building including Warehouse & Offices. The site will also contain related site amenities and improvements inclusive of parking, access, lighting, landscaping, utilities, and stormwater management facilities as necessary to support the facility.

The site will be served by public water and sewer. Existing and proposed topographic features have been shown on the Plans at a conceptual level but proposed grading will be further refined at the time of a Land Development submission. Stormwater Management will be provided on site to meet applicable local and state requirements.

It is the intent of this submission for the Plans to be reviewed ahead of the **December 18, 2024 Milford Township Planning Commission Meeting.** Should you have any questions or require additional information, please do not hesitate to contact me at mbachert@bohlereng.com or 610-709-9971.

Sincerely,

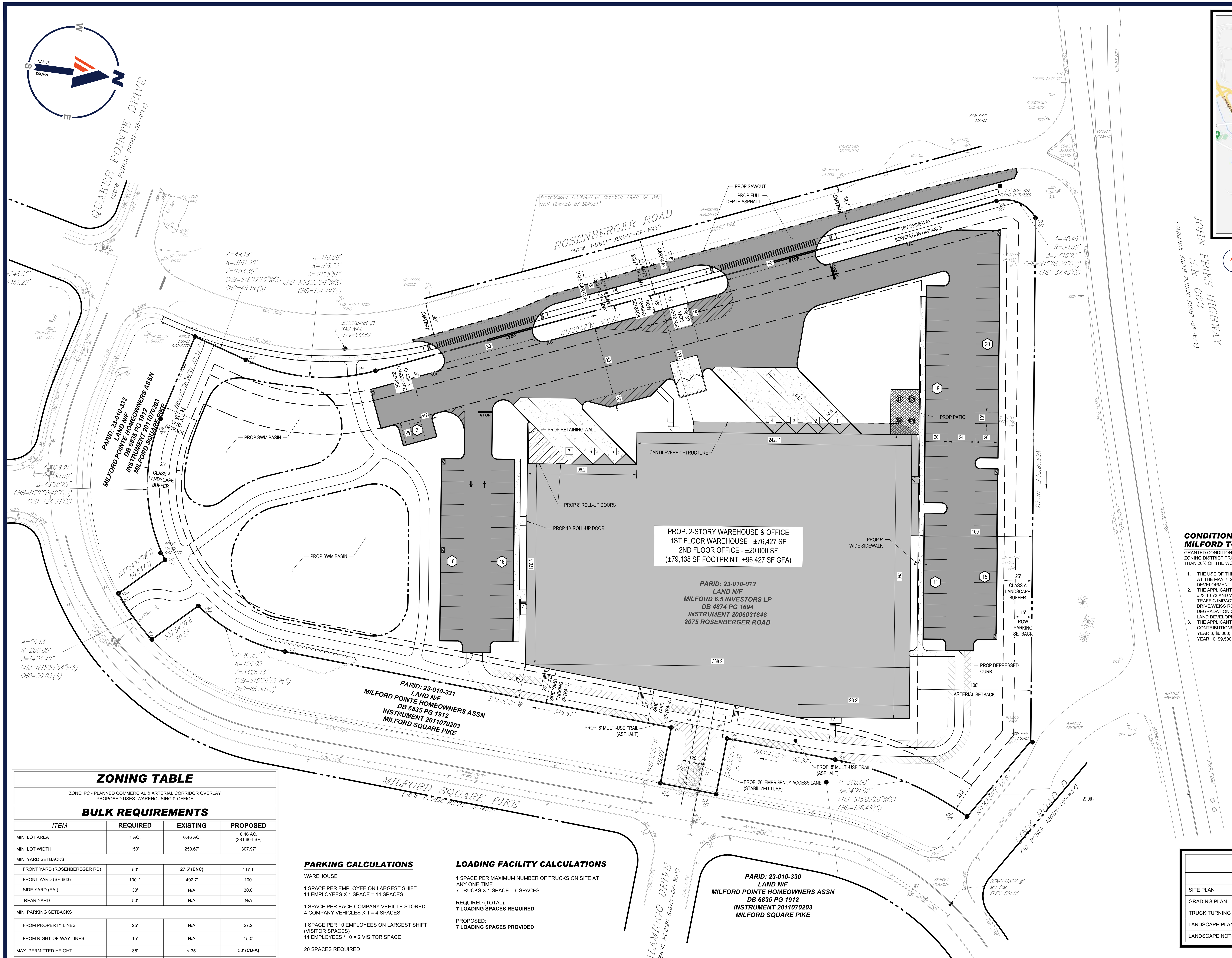
BOHLER ENGINEERING PA, LLC

Mary Bachert, RLA, LLA

MRB/mb

cc: Hannes Blaas, Rotho Blaas USA, Inc. (email)
John Ciliberto, Bedminster Building Company, Inc. (email)

\\bohlereng.net\shares\PA-PROJECTS\2024\PAB240154.00\Admin\Correspondence\PAB240154.00_2024-11-27_L (BCPC - Sketch).doc





LOCATION MAP

SCALE: 1" = 2,000'

1" = 2000'

GENERAL NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

   A.) VALLEY LAND SERVICES, LLC.
   4383 HECKTOWN ROAD
   BEHTLEHEM, PA 18020
   PREPARED FOR: ROTHO BLAAS USA, INC.
   JOB NO.: v240012
   DATED: 02-16-2024
   LAST REVISED: 11-18-2024

2. OWNER:
   MILFORD 6.5 INVESTORS LP
   957 TENNIS AVE
   AMBLER, PA 19002

3. APPLICANT:
   ROTHO BLAAS USE, INC.
   30 WALL STREET, 8TH FLOOR
   NEW YORK, NY 10005

4. EXISTING PROPERTY INFORMATION:
   PARCEL ID: 23-010-073
   2075 ROSENBERGER ROAD, QUAKERTOWN, PA 18951
   ZONED PC (PLANNED COMMERCIAL)

CONDITIONAL USE APPROVALS AND CONDITIONS FROM THE MILFORD TOWNSHIP BOARD OF SUPERVISORS (05/07/2024)

GRANTED CONDITIONAL USE APPROVAL TO CONSTRUCT OFFICES, A WAREHOUSE IN A BUILDING IN THE PC ZONING DISTRICT PROPOSED TO BE HIGHER THAN 35 FEET AND LESS THAN 50 FEET, AND THE REMOVAL OF MORE THAN 20% OF THE WOODLANDS ON SITE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE USE OF THE SITE SHALL COMPLY WITH THE TESTIMONY AND EVIDENCE PRESENTED BY THE APPLICANT AT THE MAY 7, 2024, CONDITIONAL USE HEARING EXCEPT AS OTHERWISE APPROVED DURING THE LAND DEVELOPMENT PROCESS.
2. THE APPLICANT SHALL APPLY FOR LAND DEVELOPMENT APPROVAL BEFORE CONSTRUCTION ON TMP #23-10-73 AND WILL ADDRESS ALL ORDINANCE REQUIREMENTS. THAT APPLICATION SHALL RESOLVE THE TRAFFIC IMPACT ON THE ROUTE 663 INTERSECTIONS WITH ROSENBERGER ROAD AND QUAKERTOWN DRIVE/WEISS ROAD. THE IMPACT OF TRUCK TURNING MOVEMENTS SHALL BE DETAILED TO AVOID THEIR DEGRADATION OF THOROUGH TRAFFIC CAPACITY ONO ROUTE 663. IF THE APPLICANT DOES NOT APPLY FOR LAND DEVELOPMENT WITHIN TWO YEARS OF THIS ORDER, THE APPROVAL SHALL LAPSE.
3. THE APPLICANT SHALL, CONSISTENT WITH ITS OFFER AS A CONDITION OF APPROVAL, MAKE CONTRIBUTIONS TO THE MILFORD VOLUNTEER FIRE COMPANY AS STATED: YEAR 1, $5,000; YEAR 2, $5,500; YEAR 3, $6,000; YEAR 4, $6,500; YEAR 5, $7,000; YEAR 6, $7,500; YEAR 7, $8,000; YEAR 8, $8,500; YEAR 9, $9,000; YEAR 10, $9,500.

ZONING TABLE

ZONE: PC - PLANNED COMMERCIAL & ARTERIAL CORRIDOR OVERLAY
PROPOSED USES: WAREHOUSING & OFFICE

BULK REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 AC.	6.46 AC.	6.46 AC. (281,604 SF)
MIN. LOT WIDTH	150'	250.67'	307.97'
MIN. YARD SETBACKS			
FRONT YARD (ROSENBEREGER RD)	50'	27.5' **(ENC)**	117.1'
FRONT YARD (SR 663)	100' *	492.7'	100'
SIDE YARD (EA.)	30'	N/A	30.0'
REAR YARD	50'	N/A	N/A
MIN. PARKING SETBACKS			
FROM PROPERTY LINES	25'	N/A	27.2'
FROM RIGHT-OF-WAY LINES	15'	N/A	15.0'
MAX. PERMITTED HEIGHT	35'	< 35'	50' **(CU-A)**
MAX. FLOOR AREA RATIO	0.40	0.01	0.28 (79,138 SF)
MAX. IMPERVIOUS SURFACE RATIO	0.85	0.04	0.59 (164,956 SF)
MIN. WOODLAND PRESERVATION	80%	N/A	0.58% **(CU-A)**

(ENC) = EXISTING NON CONFORMITY
(ENC-R) = EXISTING NON CONFORMITY TO REMAIN
(CU-A) = CONDITIONAL USE APPROVED

*AS PER SECTION 623, SETBACKS FROM AN ARTERIAL RIGHT-OF-WAY SHALL BE A MINIMUM OF 100 FT.

PARKING CALCULATIONS

WAREHOUSE

1 SPACE PER EMPLOYEE ON LARGEST SHIFT
14 EMPLOYEES X 1 SPACE = 14 SPACES

1 SPACE PER EACH COMPANY VEHICLE STORED
4 COMPANY VEHICLES X 1 = 4 SPACES

1 SPACE PER 10 EMPLOYEES ON LARGEST SHIFT (VISITOR SPACES)
14 EMPLOYEES / 10 = 2 VISITOR SPACE

20 SPACES REQUIRED

OFFICE
1 SPACE PER 250 SF OF GROSS FLOOR AREA
20,000 SF OFFICE FLOOR AREA / 250 = 80 SPACES

80 PARKING SPACES REQUIRED

REQUIRED (TOTAL):
100 PARKING SPACES REQUIRED

PROPOSED:
100 PARKING SPACES PROVIDED

LOADING FACILITY CALCULATIONS

1 SPACE PER MAXIMUM NUMBER OF TRUCKS ON SITE AT ANY ONE TIME
7 TRUCKS X 1 SPACE = 6 SPACES

REQUIRED (TOTAL):
7 LOADING SPACES REQUIRED

PROPOSED:
7 LOADING SPACES PROVIDED

SHEET INDEX

SHEET TITLE	SHEET NUMBER
SITE PLAN	C-301
GRADING PLAN	C-401
TRUCK TURNING PLAN	C-902
LANDSCAPE PLAN	L-101
LANDSCAPE NOTES AND DETAILS	L-102

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
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PROJECT No.: PAB240154.00-0A
DRAWN BY: KMP
CHECKED BY: JAB
DATE: 11/26/2024
CAD I.D.: P-SKTP-LDVP

PROJECT:

SKETCH PLANS

FOR

ROTHOBLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

2075 ROSENBERGER ROAD
MILFORD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

BOHLER//
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

J. A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE082005
NEW YORK LICENSE No. 103204
NEW JERSEY LICENSE No. GE05339500

SHEET TITLE:

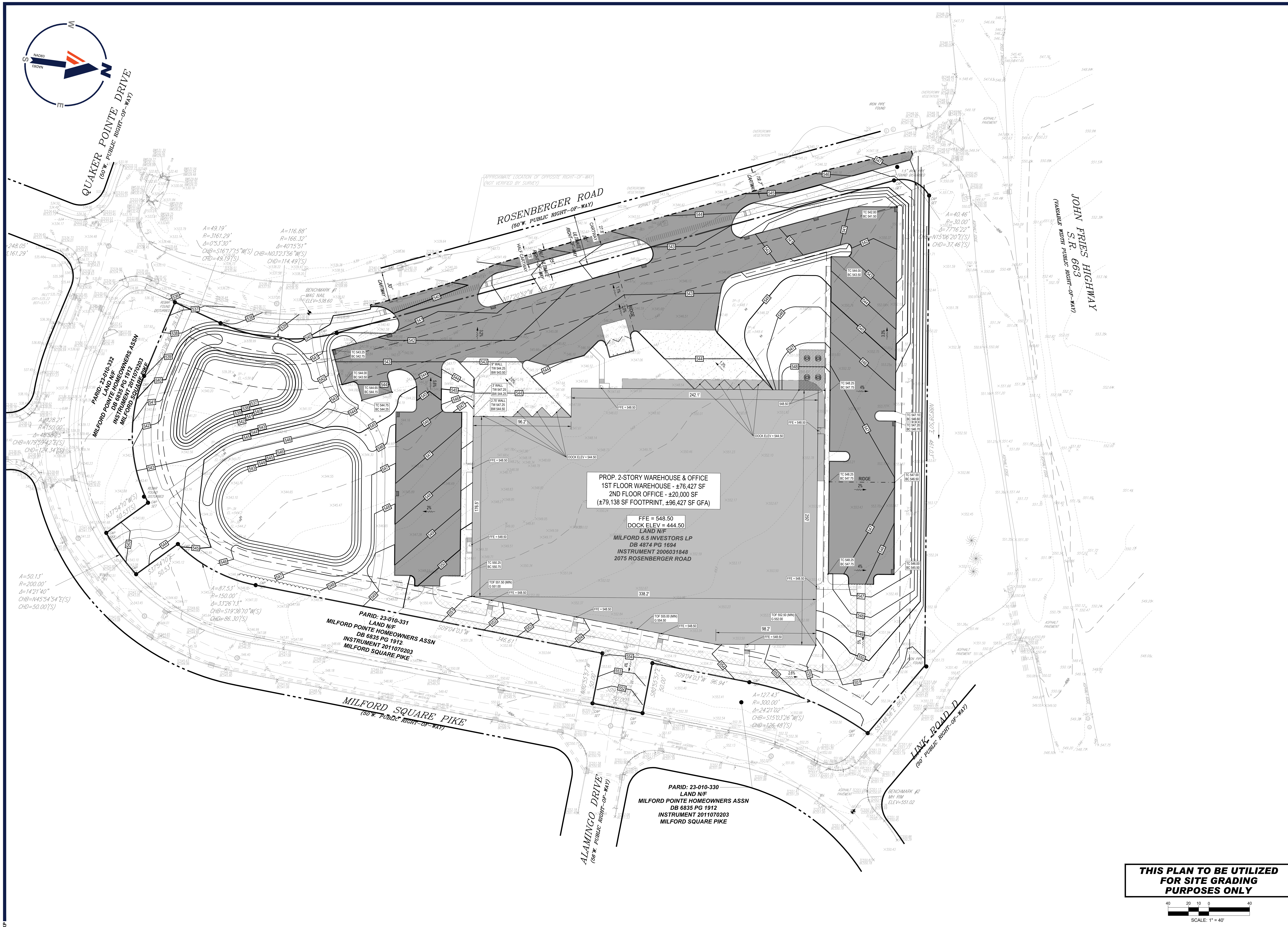
SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 11/26/2024

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KP



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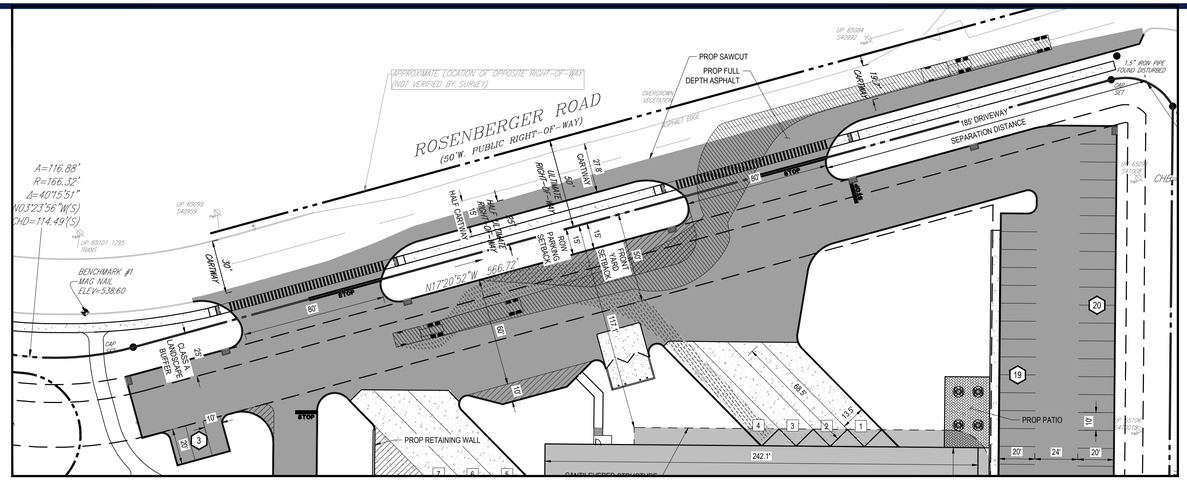
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

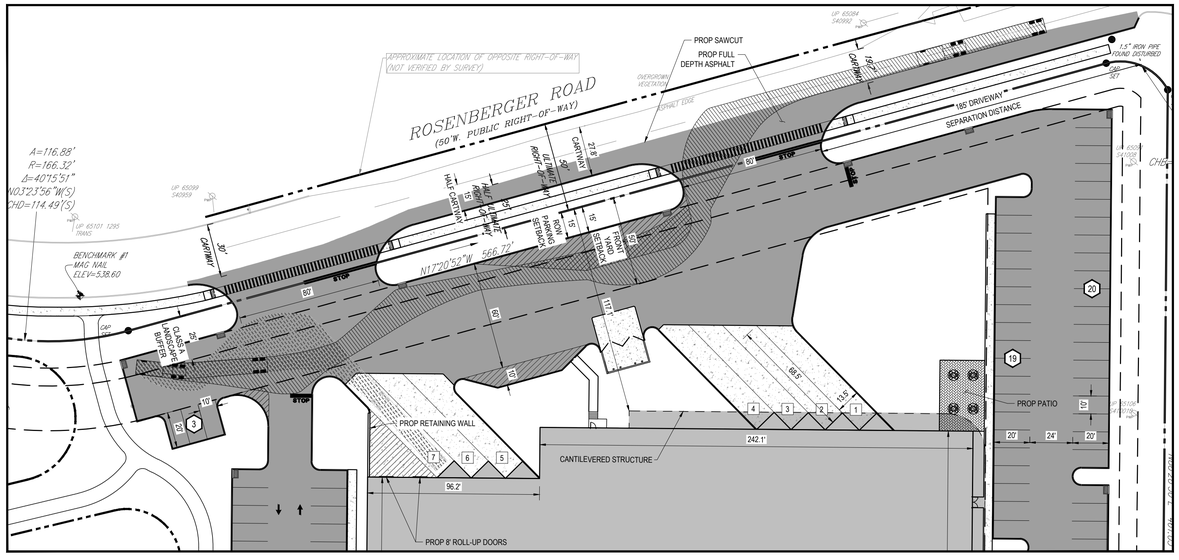
C-401

ORG. DATE - 11/26/2024



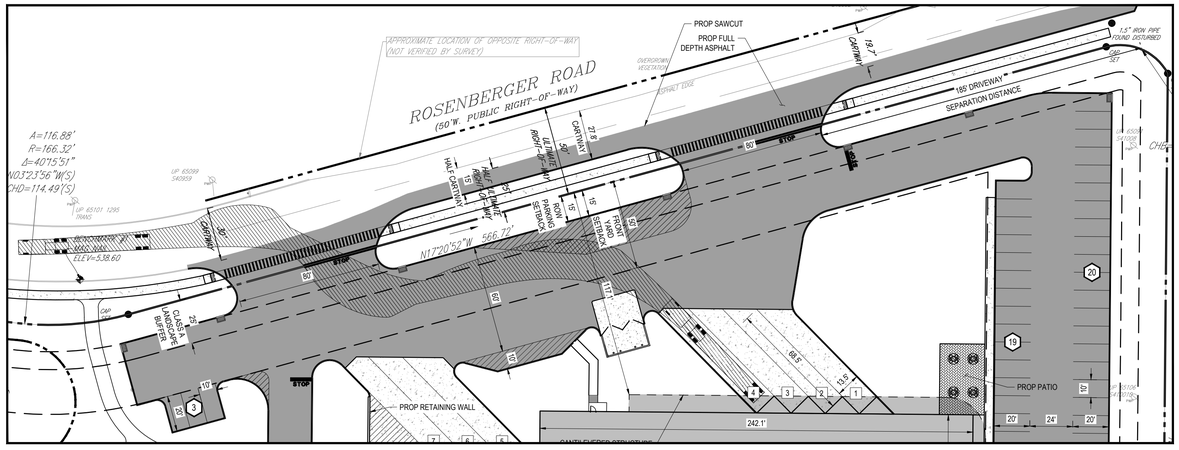
TRUCK TURN IN (DOCKS 1-4)

SCALE 1" = 40'



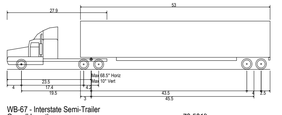
TRUCK TURN IN (DOCKS 5-7)

SCALE 1" = 40'



TRUCK TURN OUT

SCALE 1" = 40'



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

40 20 10 0 40

SCALE: 1" = 40'

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KMP

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PROJECT:

SKETCH PLANS

FOR

ROTHOBLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

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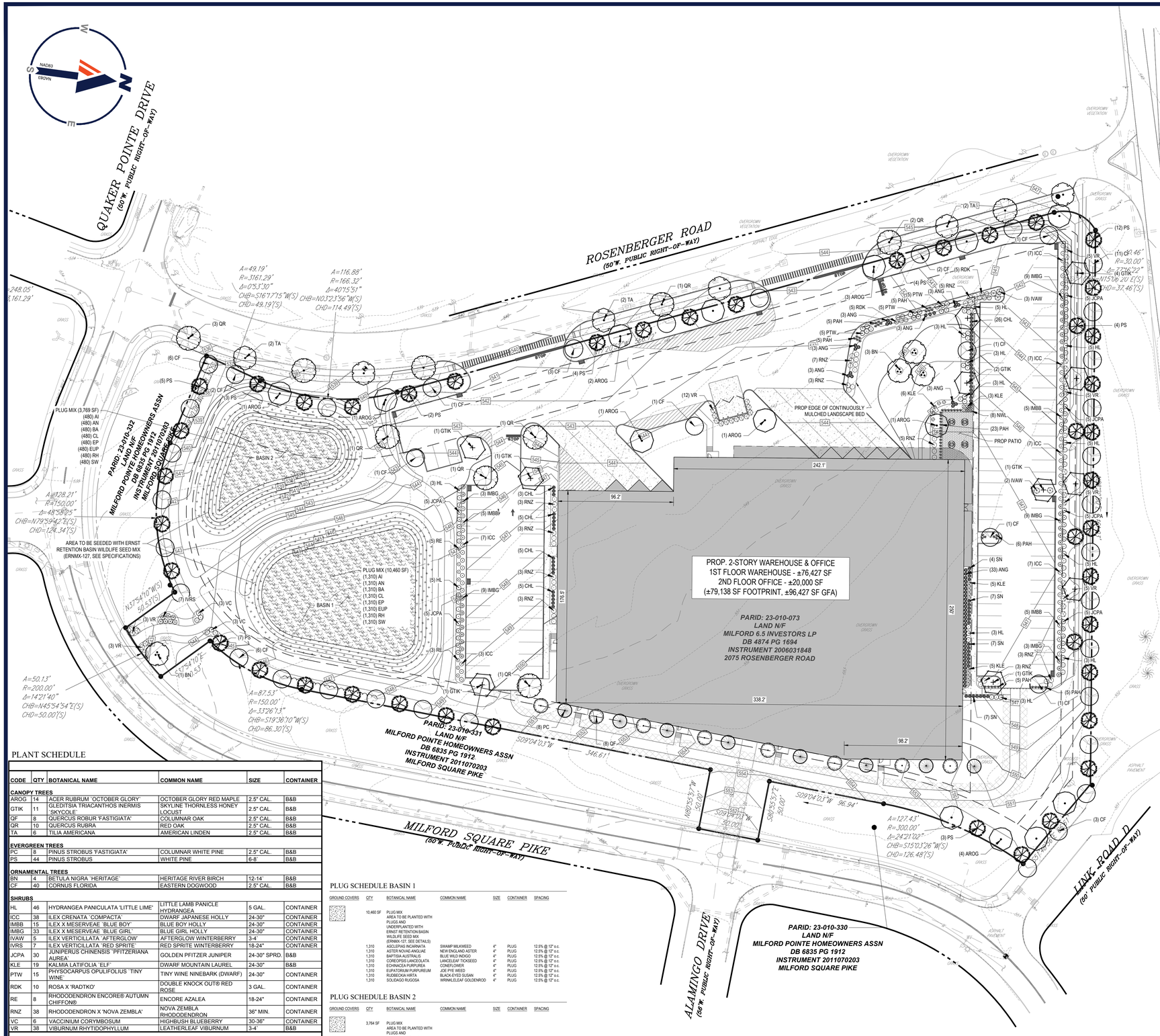
SHEET TITLE:

TRUCK TURNING PLAN

SHEET NUMBER:

C-902

ORG. DATE - 11/26/2024



GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AROG	14	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
GTIK	11	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
QF	8	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR OAK	2.5" CAL.	B&B
QR	10	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B
TA	6	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	B&B
EVERGREEN TREES					
PC	8	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	2.5" CAL.	B&B
PS	44	PINUS STROBUS	WHITE PINE	6-8'	B&B
ORNAMENTAL TREES					
BN	4	BETULA NIGRA `HERITAGE`	HERITAGE RIVER BIRCH	12-14'	B&B
CF	40	CORNUS FLORIDA	EASTERN DOGWOOD	2.5" CAL.	B&B
SHRUBS					
HL	46	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LAMB PANICLE HYDRANGEA	5 GAL.	CONTAINER
ICC	38	ILEX CRENATA `COMPACTA`	DWARF JAPANESE HOLLY	24-30"	CONTAINER
IMBB	15	ILEX X MESERVEAE `BLUE BOY`	BLUE BOY HOLLY	24-30"	CONTAINER
IMBG	33	ILEX X MESERVEAE `BLUE GIRL`	BLUE GIRL HOLLY	24-30"	CONTAINER
IVAW	5	ILEX VERTICILLATA `AFTERGLOW`	AFTERGLOW WINTERBERRY	3-4'	CONTAINER
IVRS	7	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	18-24"	CONTAINER
JCPA	30	JUNIPERUS CHINENSIS `PFITZERIANA AUREA`	GOLDEN PFITZER JUNIPER	24-30" SPRD.	B&B
KLE	19	KALMIA LATIFOLIA `ELF`	DWARF MOUNTAIN LAUREL	24-30"	B&B
PTW	15	PHYSOCARPUS OPULIFOLIUS `TINY WINE`	TINY WINE NINEBARK (DWARF)	24-30"	CONTAINER
RDK	10	ROSA X 'RADTKO'	DOUBLE KNOCK OUT® RED ROSE	3 GAL.	CONTAINER
RE	8	RHODODENDRON ENCORE® AUTUMN CHIFFON®	ENCORE AZALEA	18-24"	CONTAINER
RNZ	38	RHODODENDRON X 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	36" MIN.	CONTAINER
VC	6	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	30-36"	CONTAINER
VR	38	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B&B
GRASSES					
ANG	51	ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	CONTAINER
CHL	44	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL.	CONTAINER
PAH	54	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER
SN	25	SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL.	CONTAINER
PERENNIALS					
NWL	8	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	2 GAL.	CONTAINER

PLUG SCHEDULE BASIN 1

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	10,460 SF	PLUG MIX AREA TO BE PLANTED WITH PLUGS AND UNDERPLANTED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS)				
	1,310	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	12.5% @ 12" o.c.
	1,310	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	4"	PLUG	12.5% @ 12" o.c.
	1,310	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	4"	PLUG	12.5% @ 12" o.c.
	1,310	COREOPSIS LANCEOLATA	LANCELEAF TICKSEED	4"	PLUG	12.5% @ 12" o.c.
	1,310	ECHINACEA PURPUREA	CONEFLOWER	4"	PLUG	12.5% @ 12" o.c.
	1,310	EUPATORIUM PURPUREUM	JOE PYE WEED	4"	PLUG	12.5% @ 12" o.c.
	1,310	RUDBECKIA HIRTA	BLACK-EYED SUSAN	4"	PLUG	12.5% @ 12" o.c.
	1,310	SOLIDAGO RUGOSA	WRINKLELEAF GOLDENROD	4"	PLUG	12.5% @ 12" o.c.

PLUG SCHEDULE BASIN 2

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	3,764 SF	PLUG MIX AREA TO BE PLANTED WITH PLUGS AND UNDERPLANTED WITH ERNST RETENTION BASIN WILDLIFE SEED MIX (ERNMX-127, SEE DETAILS)				
	480	ASCLEPIAS INCARNATA	SWAMP MILKWEED	4"	PLUG	12.5% @ 12" o.c.
	480	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	4"	PLUG	12.5% @ 12" o.c.
	480	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	4"	PLUG	12.5% @ 12" o.c.
	480	COREOPSIS LANCEOLATA	LANCELEAF TICKSEED	4"	PLUG	12.5% @ 12" o.c.
	480	ECHINACEA PURPUREA	CONEFLOWER	4"	PLUG	12.5% @ 12" o.c.
	480	EUPATORIUM PURPUREUM	JOE PYE WEED	4"	PLUG	12.5% @ 12" o.c.
	480	RUDBECKIA HIRTA	BLACK-EYED SUSAN	4"	PLUG	12.5% @ 12" o.c.
	480	SOLIDAGO RUGOSA	WRINKLELEAF GOLDENROD	4"	PLUG	12.5% @ 12" o.c.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
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PROJECT No.:	PAB240154.00-0A
DRAWN BY:	KMP
CHECKED BY:	JAB
DATE:	11/26/2024
CAD I.D.:	P-SKTP-LLGT

PROJECT:

SKETCH PLANS

FOR

ROTHOBLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

2075 ROSENBERGER ROAD
MILFORD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

BOHLER
74 W BROAD STREET, SUITE 500
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Phone: (610) 709-9971
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M. J. BACHERT
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. LA003385
NEW JERSEY LICENSE NO. 21AS00139900

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

ORG. DATE - 11/26/2024

I:\BOHLER\NJ-NET\SHARES\PA-PROJECTS\2024\PAB240154.00\CAD\DRAWINGS\PLAN SETS\SKETCH PLAN\P-SKTP-LLGT PAB240154.00-0A-----LAYOUT: L-101 LSCP

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
SALDO: 517B.16. COMMON PARKING LOT STANDARDS	THE EXTERNAL PERIMETER OF ALL PARKING AREAS THAT ABUT ADJACENT LOTS SHALL BE LANDSCAPED WITH EVERGREEN AND DECIDUOUS TREES AND SHRUBS TO PROVIDE A DENSE VISUAL SCREEN FOR THE VEHICLES	REQUIRED: SCREENING ALONG NORTHERN AND SOUTHERN PARKING STALLS **PROVIDED:** NORTHERN STALLS 8 TREES AND 117 SHRUBS (4 GTIK, 4 PS, 28 ICC, 21 IMBG, 10 IMBB, 20 VR, 20 JCPA, 18 HL) SOUTHERN STALLS 53 SHRUBS (10 ICC, 12 IMBG, 5 IMBB, 8 RE, 10 JCPA, 8 HL)	**COMPLIES**
SALDO: 517B.17. COMMON PARKING LOT STANDARDS	ALL PARKING LOTS SHALL HAVE AT LEAST ONE (1) TREE OF TWO AND ONE-HALF (2 1/2) INCH CALIPER MINIMUM FOR EVERY FIVE (5) PARKING SPACES IN SINGLE BAYS AND ONE (1) TREE OF TWO AND ONE-HALF (2 1/2) INCH CALIPER MINIMUM FOR EVERY TEN (10) PARKING SPACES IN DOUBLE BAYS. TREES SHALL BE PLANTED IN SUCH A MANNER AS TO AFFORD MAXIMUM PROTECTION FROM THE SUN FOR PARKED VEHICLES. HOWEVER, NO PLANTINGS THAT OBSCURE VISION OR HAVE THE POTENTIAL TO OBSCURE VISION SHALL BE PERMITTED IN INTERIOR PLANTING AREAS WITHIN PARKING LOTS. A CLEAR SIGHT TRIANGLE OF FIFTEEN (15) FEET SHALL BE PROVIDED WHERE PARKING AISLES ACCESS PARKING ACCESSWAYS AND WHERE PARKING ACCESSWAYS INTERSECT STREETS	REQUIRED: 100 SPACES / 5 = 20 TREES **PROVIDED:** 23 TREES (4 QR, 6 CF, 7 GTIK, 3 AROG, 3 BN)	**COMPLIES**
SALDO: 517B.18. COMMON PARKING LOT STANDARDS	A MINIMUM OF TEN (10) PERCENT OF ANY PARKING FACILITY OVER TWO THOUSAND (2,000) SQUARE FEET IN GROSS FLOOR AREA SHALL BE DEVOTED TO LANDSCAPING, EXCLUSIVE OF REQUIRED TREES	REQUIRED: 35,274 SF OF PARKING AREA 35,274 x 10% = 3,527.4 SF OF LANDSCAPING **PROVIDED:** 4,628 SF OF LANDSCAPING	**COMPLIES**
SALDO: 520A.3. STREET TREES	STREET TREES SHALL BE PLANTED AT THE FOLLOWING MAXIMUM INTERVALS DEPENDING ON THE SIZE OF THE TREES OR AN EQUIVALENT NUMBER OF TREES MAY BE PLANTED IN ANY INFORMAL ARRANGEMENT: LARGE TREES: 50 FEET APART MEDIUM TREES: 40 FEET APART SMALL TREES: 25 FEET APART	ROSENBERGER ROAD: REQUIRED: 732.79' OF FRONTAGE LESS DRIVEWAYS 565.51'/50 = 11.3 12 TREES **PROVIDED:** 12 TREES (6 QR, 6 TA) LINK ROAD D: REQUIRED: 86.61' OF FRONTAGE 86.61'/40 = 2.2 3 TREES **PROVIDED:** 3 TREES (3 CF)	**COMPLIES**
SALDO: 520C. BUFFER YARDS AND DETENTION BASIN PLANTINGS	LANDSCAPED BUFFER AREAS SHALL BE PROVIDED AS REQUIRED IN THIS ORDINANCE.	NORTHERN PROPERTY LINE: REQUIRED: CLASS A BUFFER YARD **PROVIDED:** 25' WIDE BUFFER CONSISTING OF 1 CANOPY TREE EVERY 40' PLUS 1 EVERGREEN TREE EVERY 40' EASTERN PROPERTY LINE: REQUIRED: CLASS A BUFFER YARD **PROVIDED:** 25' WIDE BUFFER CONSISTING OF 1 CANOPY TREE EVERY 40' PLUS 1 EVERGREEN TREE EVERY 40' SOUTHERN PROPERTY LINE: REQUIRED: CLASS A BUFFER YARD **PROVIDED:** 25' WIDE BUFFER CONSISTING OF 1 CANOPY TREE EVERY 40' PLUS 1 EVERGREEN TREE EVERY 40' WESTERN PROPERTY LINE: REQUIRED: CLASS A BUFFER YARD **PROVIDED:** 25' WIDE BUFFER CONSISTING OF 1 CANOPY TREE EVERY 40' PLUS 1 EVERGREEN TREE EVERY 40'	**COMPLIES**

SEEDING SPECIFICATIONS

1. SEEDING DATES
   A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
   B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW).
   A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
      ANNUAL RYE (40 POUNDS / ACRE PLS)
      OR SPRING OATS (96 POUNDS / ACRE PLS)
      OR WINTER RYE (168 POUNDS / ACRE PLS)
      (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TABLE 5)
   B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
      I. NURSE CROP (SELECT ONE):
      ANNUAL RYE (10 POUNDS / ACRE PLS)
      OR SPRING OATS (64 POUNDS / ACRE PLS)
      OR WINTER RYE (56 POUNDS / ACRE PLS)
      (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1)
      II. PERMANENT SEED MIX:
      TALL FESCUES (60 POUNDS / ACRE PLS)
      OR FINE FESCUE (35 POUNDS / ACRE PLS)
      OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS)
      OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)
      (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #2)
3. PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE ADJUSTED BASED ON THE PLS RATING OF THE SEED.
   A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
   B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ((%PURE X %GERMINATION) / 100)
   C. DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
4. APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION).
   A. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15.
   B. SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL.
   C. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
      I. DRILL SEEDING
      II. BROADCAST SEEDING (TWO DIRECTIONS)
      III. HYDROSEEDING (TWO DIRECTIONS)
   D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED:
      I. TEMPORARY STABILIZATION WITH STRAW:
         1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
         2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
      II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED):
         1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
         2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION.
         3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.
   E. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED
5. IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF ¼" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

ERNST SEED CO. RETENTION BASIN WILDLIFE SEED MIX SPECIFICATIONS (ERNMX-127):

PANICUM CLANDESTINUM 'TIOGA'	DEERTONGUE, TIOGA	30%
CAREX VULPINOIDEA (PA ECOTYPE)	FOX SEDGE	29.5%
ELYMUS VIRGINICUS (PA ECOTYPE)	VIRGINIA WILD RYE	20%
CAREX LURIDA (PA ECOTYPE)	LURID SEDGE	7%
CAREX SCOPARIA (PA ECOTYPE)	BLUNT BROOM SEDGE	7%
VERBENA HASTATA (PA ECOTYPE)	BLUE VERVAIN	3%
JUNCUS EFFUSUS	SOFT RUSH	1.5%
AGROSTIS PERENNANS (NY ECOTYPE)	AUTUMN BENTGRASS, ALBANY PINE BUSH	0.5%
ASCLEPIAS INCARNATA (PA ECOTYPE)	SWAMP MILKWEED	0.5%
SCIRPUS CYPERINUS (PA ECOTYPE)	WOOL GRASS	0.3%
HELENIUM AUTUMNALE (PA ECOTYPE)	COMMON SNEEZEWEED	0.2%
ASTER NOVAE-ANGLIAE (PA ECOTYPE)	NEW ENGLAND ASTER	0.1%
ASTER PUNICEUS (PA ECOTYPE)	PURPLESTEM ASTER ASTER	0.1%
ASTER UMBELLATA (PA ECOTYPE)	FLAT TOPPED WHITE ASTER	0.1%
EUPATORIUM PERFOLIATUM (PA ECOTYPE)	BONESET	0.1%
LOBELIA SIPHILITICA (PA ECOTYPE)	GREAT BLUE LOBELIA	0.1%

SEEDING RATE: 20 LBS PER ACRE OF THE ERNST MIX

NURSE CROP: THE ERNST SEED MIX MUST BE ACCOMPANIED BY ONE OF THE FOLLOWING TEMPORARY SEED SPECIFICATIONS APPROPRIATE FOR THE TIME OF YEAR:
- ANNUAL RYE (10 LBS PER ACRE)
- OR SPRING OATS (64 LBS PER ACRE)
- OR WINTER RYE (56 LBS PER ACRE)

NOTES:
1.) THE FORMULATION NOTED ABOVE IS REPRESENTATIVE OF THE ERNST SEED SPECIFICATION. THE MOST CURRENT FORMULATION AS SPECIFIED BY THE ERNST COMPANY AT THE TIME OF PLANTING SHALL BE USED.

2.) SEED SHOULD BE APPLIED USING DRILL SEEDING OR BROADCAST SEEDING METHODS ONLY. THE CONTRACTOR MUST ENSURE DIRECT SEED-TO-SOIL CONTACT. HYDROSEEDING IS NOT PERMITTED WITH THIS SEED MIX; IT WILL PROHIBIT GERMINATION.

3.) THE ENTIRE FACILITY SHALL BE STABILIZED WITH A NORTH AMERICAN GREEN SC150 STRAW & COCONUT BLANKET (OR APPROVED EQUAL). THE BLANKET SHOULD BE INSTALLED ON TOP OF THE SEED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.

4.) THE SEED MIX WILL NEED DAILY SUPPLEMENTAL WATERING UNTIL IT HAS GERMINATED AND REACHED AN AVERAGE HEIGHT OF AT 12-18".

5.) THE SEEDING AREA SHALL BE MOWED ONCE AFTER THE FIRST GROWING SEASON, EARLY IN THE SPRING, AND THEN SHALL BE MOWED NO MORE THAN ONCE EVERY THREE YEARS THEREAFTER EARLY IN SPRING ONLY.

LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
I. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER
II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS: MARCH 15TH TO DECEMBER 15TH
II. LAWN AND MEADOW SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

L. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

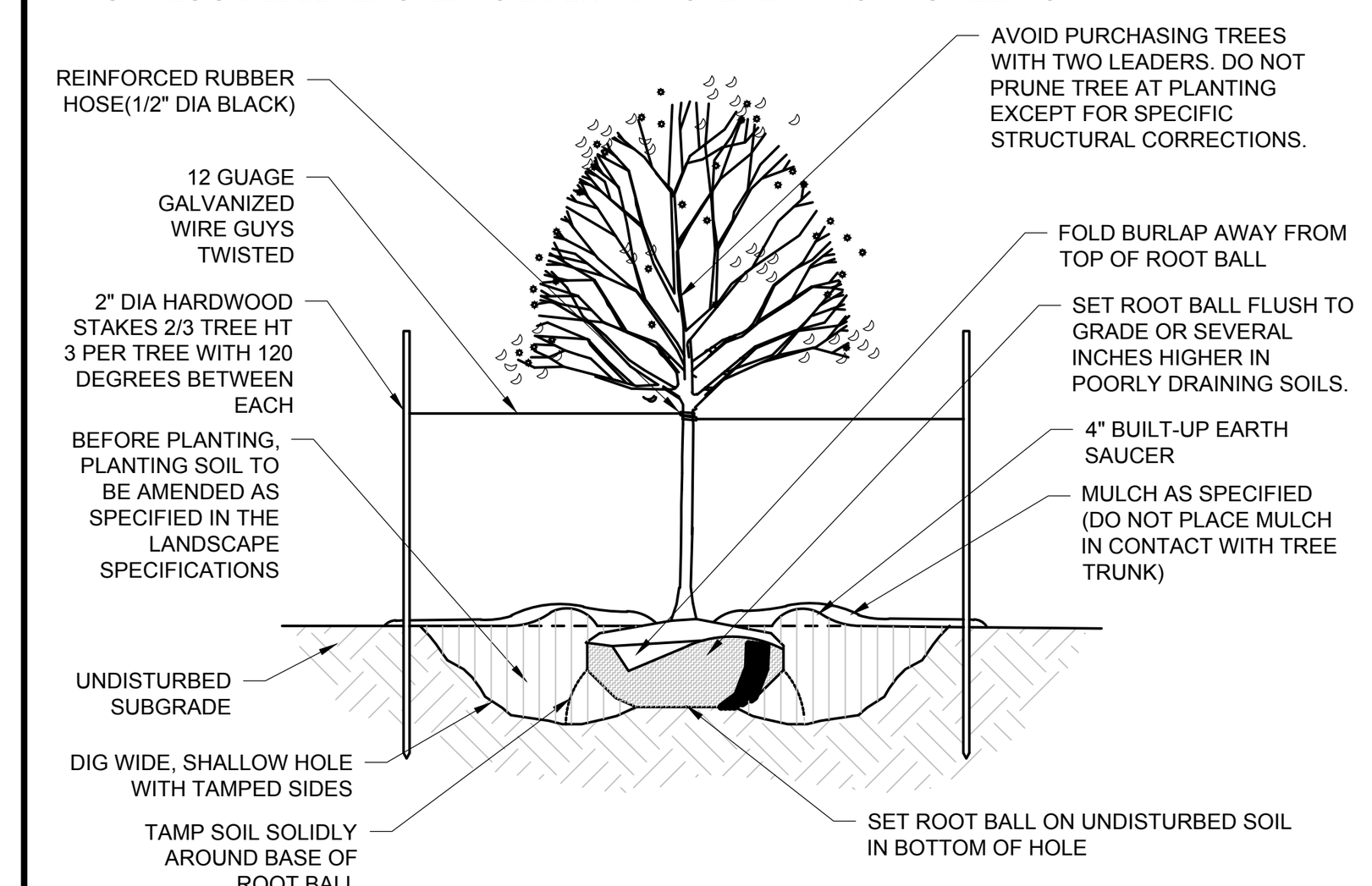
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

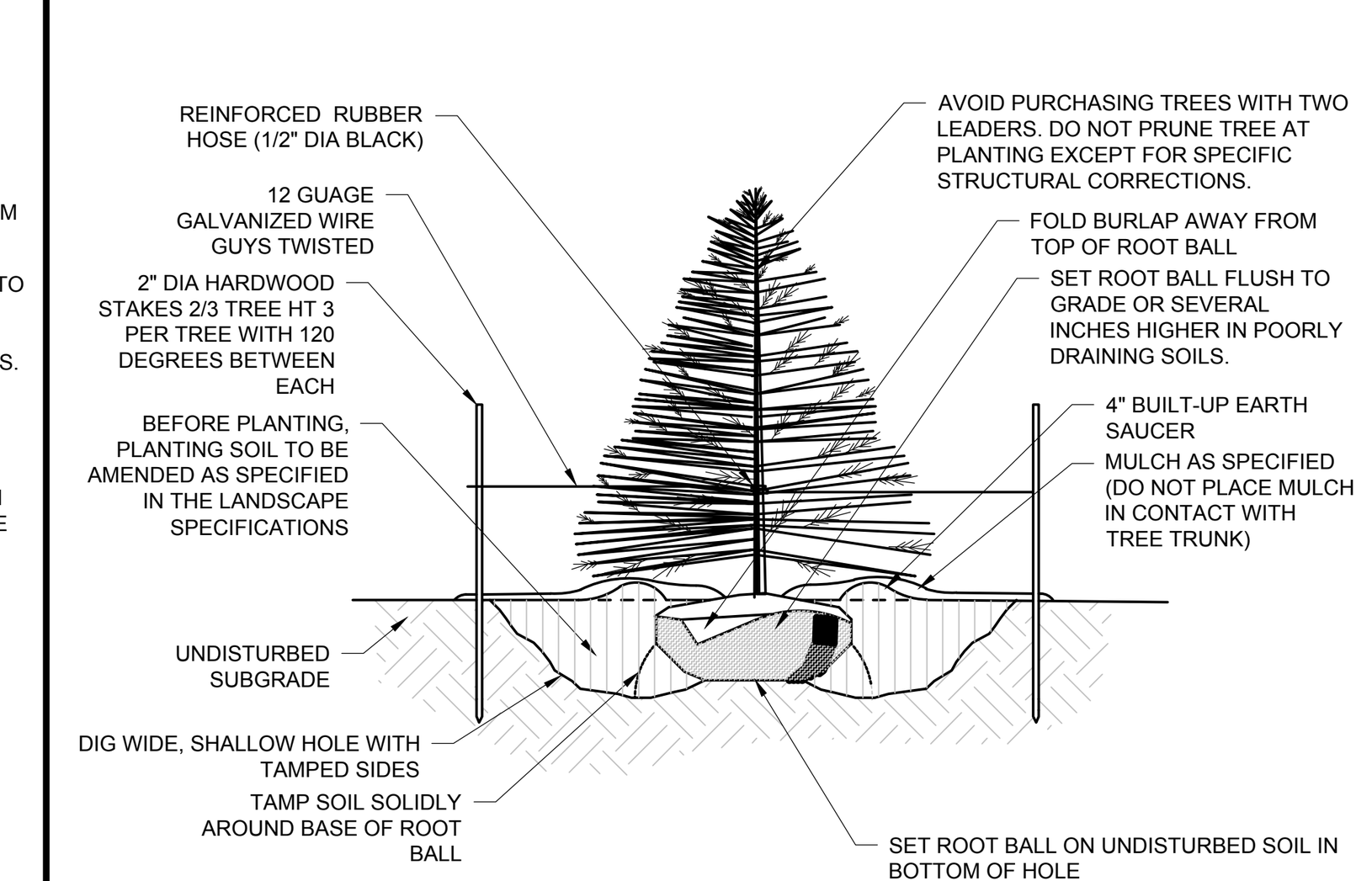
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD OR CUT BURLAP BACK FROM TOP 1/3 OF ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL.
6. THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL.
7. STAKES SHALL BE REMOVED NO LATER THAN ONE YEAR FROM INSTALLATION.

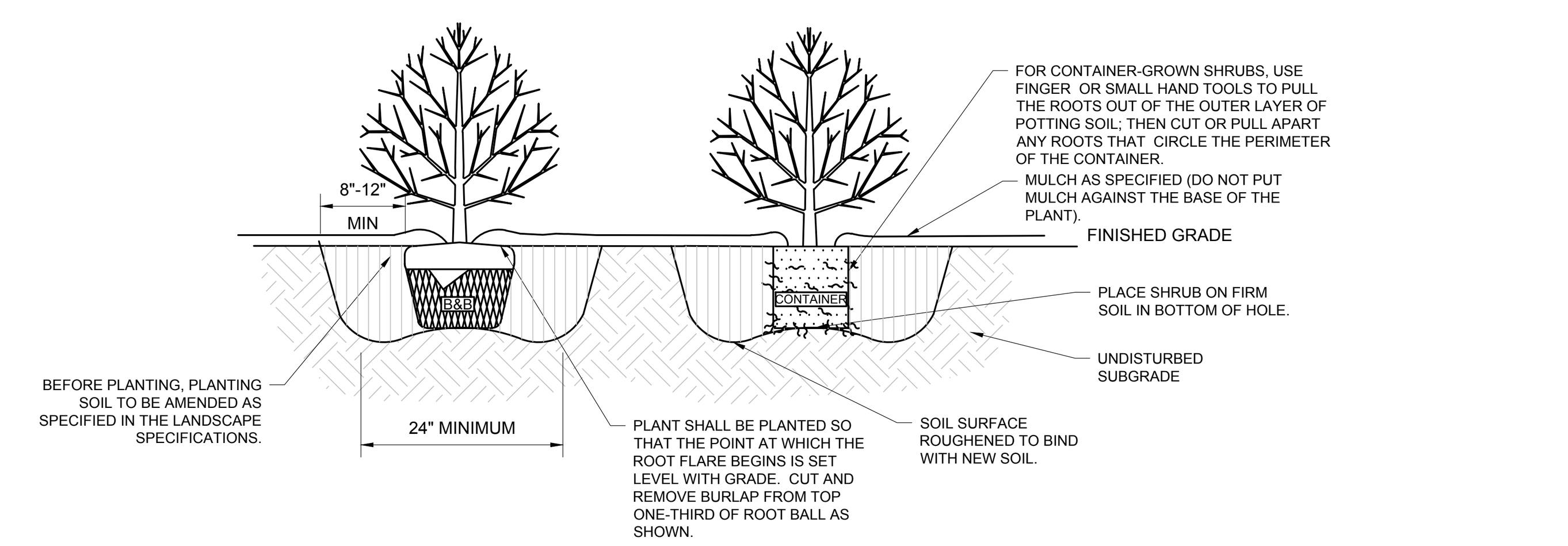


STAKED DECIDUOUS TREE PLANTING
NOT TO SCALE (PA-L070103 - 11/2023)

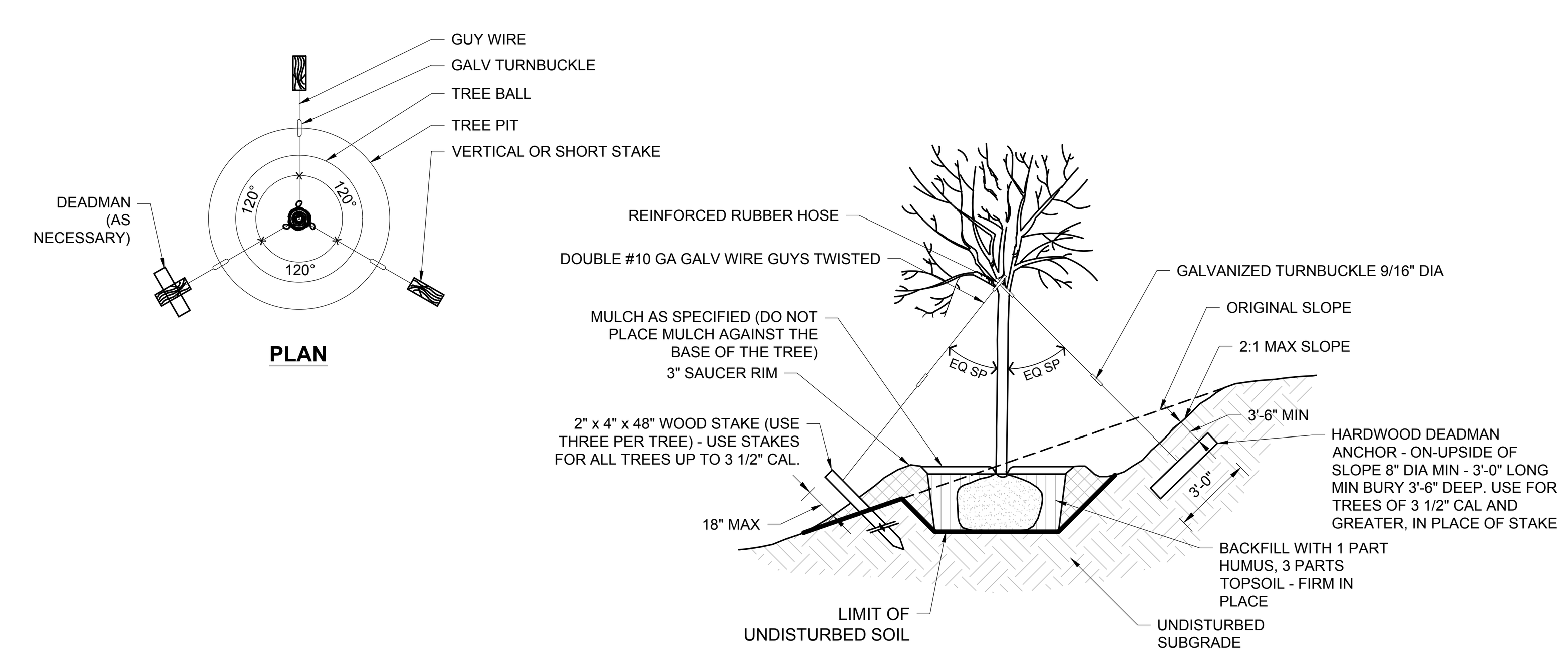
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL.
6. THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL.
7. STAKES SHALL BE REMOVED NO LATER THAN ONE YEAR FROM INSTALLATION.



STAKED EVERGREEN TREE PLANTING
NOT TO SCALE (PA-L070104 - 11/2023)

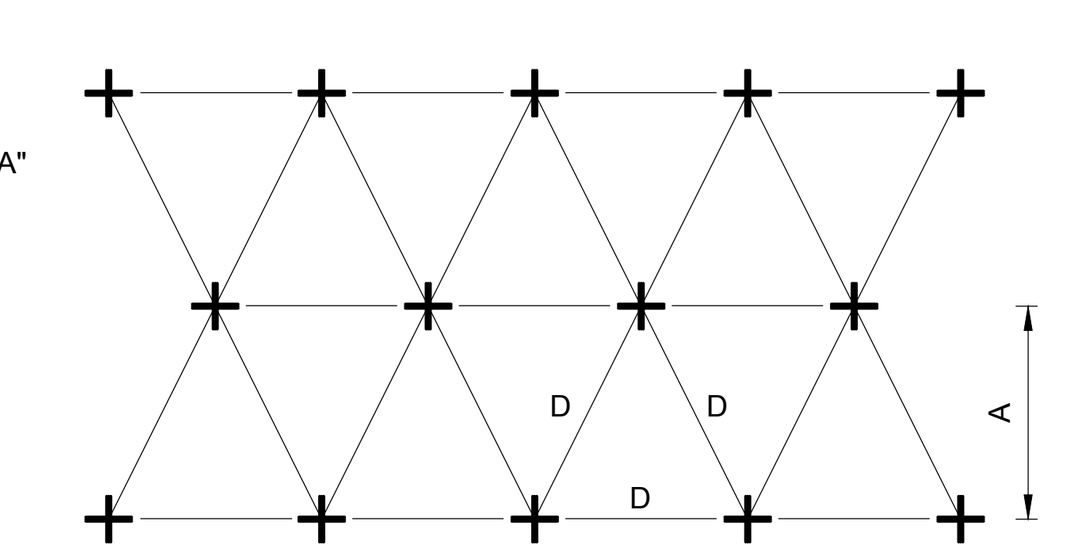


SHRUB PLANTING
NOT TO SCALE (PA-L070105 - 11/2023)

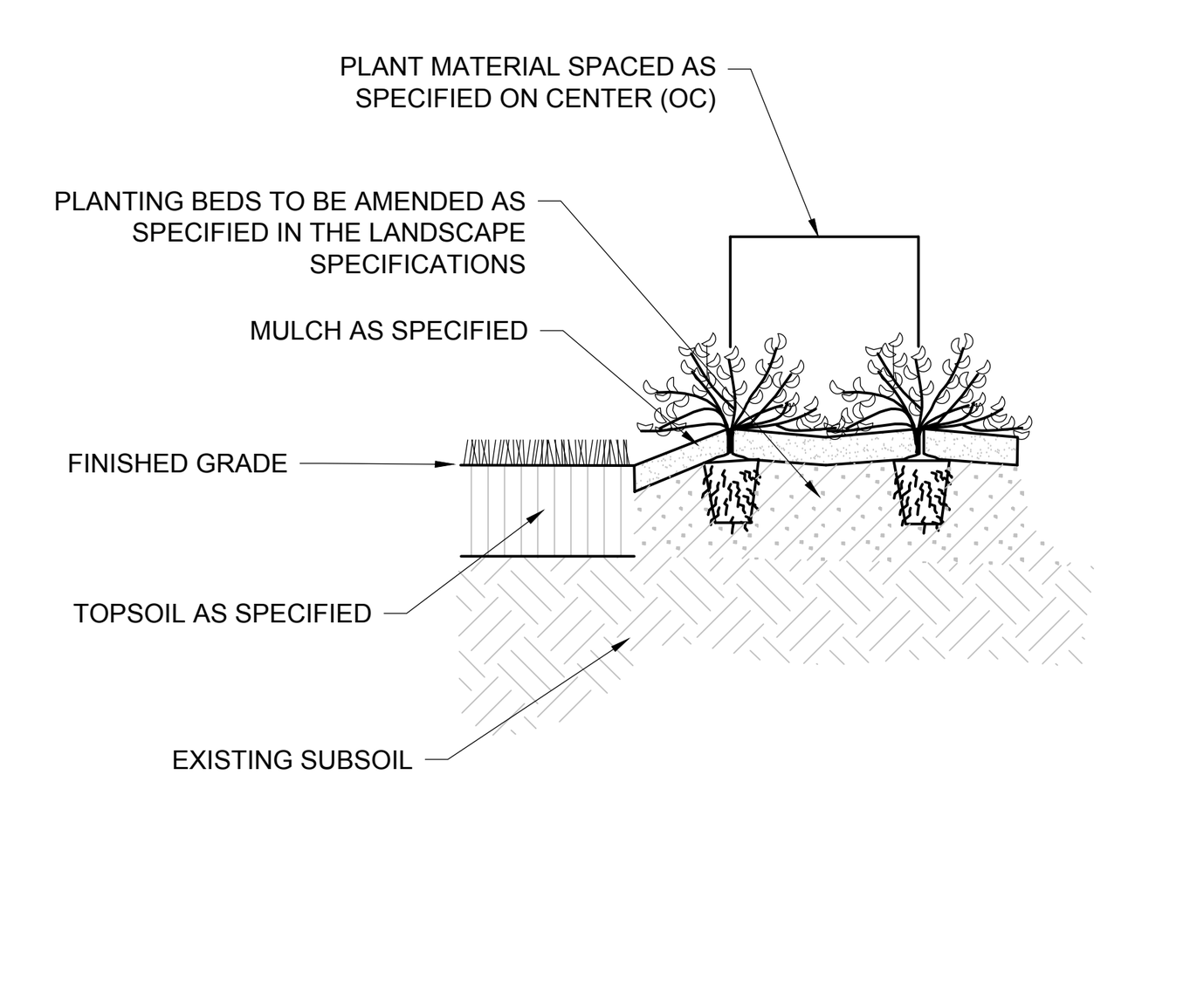


SLOPE TREE PLANTING
NOT TO SCALE (PA-L070105 - 12/2023)

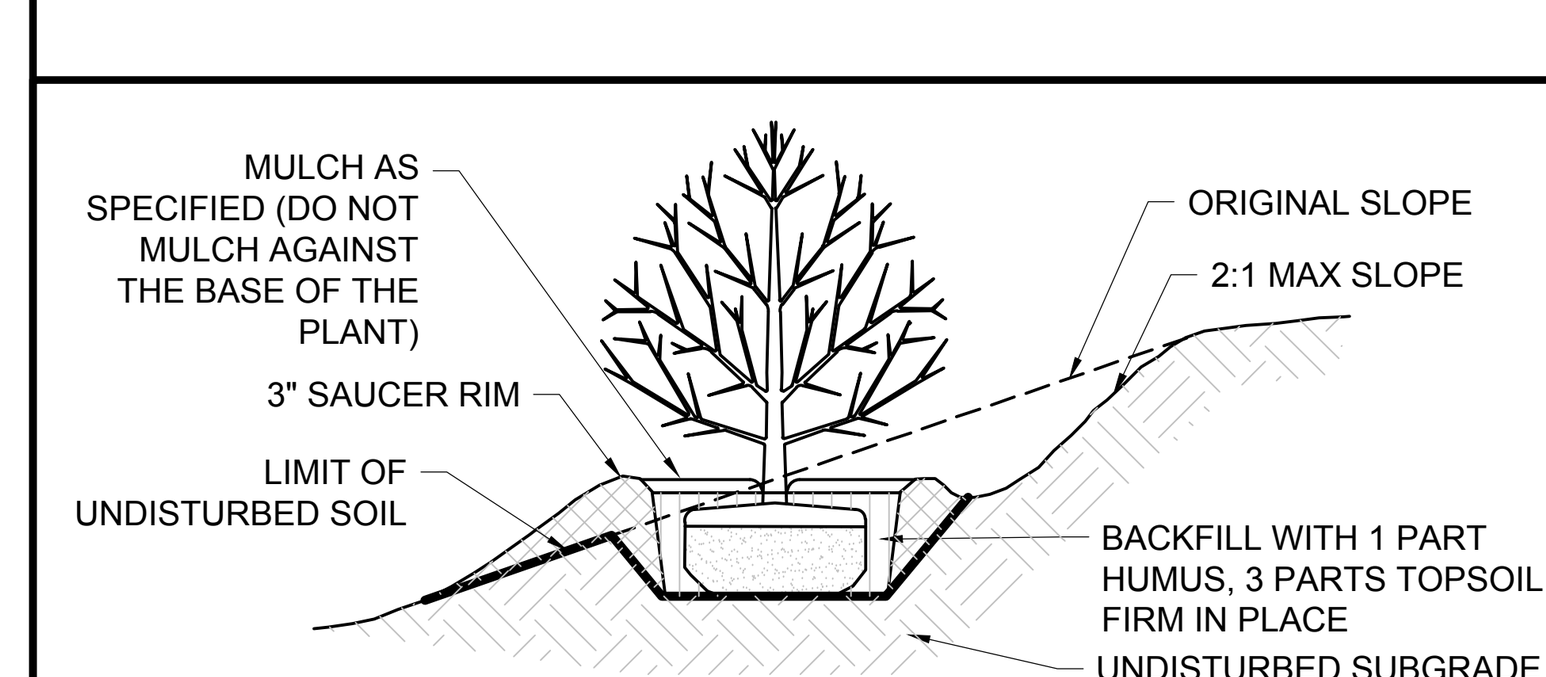
SPACING "D"	ROW "A"
6" OC	5.20"
8" OC	6.93"
10" OC	8.66"
12" OC	10.40"
15" O.C	13.00"
18" OC	15.60"
24" OC	20.80"
30" OC	26.00"
36" OC	30.00"



GROUNDCOVER & ANNUAL SPACING
NOT TO SCALE (PA-L070302 - 11/2023)



PERENNIAL AND GROUND PLANTING
NOT TO SCALE (PA-L070301 - 11/2023)



SLOPE SHRUB PLANTING
NOT TO SCALE (PA-L070202 - 11/2023)

BOHLER //
SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

PROJECT No.:	PAB240154.00-0A
DRAWN BY:	KMP
CHECKED BY:	JAB
DATE:	11/26/2024
CAD I.D.:	P-SKTP-LLGT

PROJECT:

SKETCH PLANS

— FOR —

ROTHOBLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

2075 ROSENBERGER ROAD
MILFORD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

BOHLER //
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

M.R. BACHERT
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. LA003385
NEW JERSEY LICENSE NO. 21AS00139900

SHEET TITLE:

LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:

L-102

ORG. DATE - 11/26/2024

\\BOHLERENG.NET\SHARES\PA-PROJECTS\2024\PAB240154.00\CAD\DRAWINGS\PLAN SETS\SKETCH PLAN\P-SKTP-LLGT-PAB240154.00-0A----->LAYOUT: L-102 LSCP
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rothoblaas

QUAKERTOWN AREA PLANNING COMMITTEE

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

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Quakertown Area Planning Committee

SUBJECT: Sketch Plan of Land Development for Rotho Blaas USA, Inc.

DATE: October 12, 2023

In accordance with Section 1402.d. of the *Milford Township Zoning Ordinance* and provisions in the Milford Township resolution, the Quakertown Area Planning Committee (QAPC) reviewed the above-referenced application at its meeting on October 10, 2023. The applicant proposes to construct a two-story warehouse and office consisting of 65,500 square feet, with a proposed future warehouse expansion consisting of 33,644 square feet on a 6.46-acre site. The plan shows 104 proposed parking spaces and 9 loading spaces, with an additional 108 spaces for reserved parking. The plan proposes an asphalt multi-use trail and a stormwater basin. The site contains an existing 2-story dwelling which is to remain, a barn, and various other outbuildings. The site is located along the southern side of John Fries Highway (PA 663) at the southeastern intersection with Rosenberger Road and is within the township's PC Planned Commercial District.

The QAPC discussed the proposal and offers the following comments for the township's consideration:

1. **Lighting**—Township officials should ensure that the site's lighting meets the requirements of Section 512 of the zoning ordinance and Section 517.a.5. of the subdivision and land development ordinance (SALDO) with respect to glare onto adjoining properties. We note that there are residential dwellings adjacent to the site along Milford Square Pike.

2. **Refuse collection**—Section 524.i.2. of the SALDO requires that outdoor collection stations for trash and recyclable materials shall be located to avoid being offensive and shall be screened from view and landscaped. If outdoor collection stations are proposed, future plan submissions should show the location of the outdoor collection stations.

3. **Stormwater management**—The sketch plan shows a stormwater basin in the southern portion of the site that overlaps with the reserve parking area. We recommend that the applicant provide a general description of the proposed method of stormwater management per Section 700.b.21. of the SALDO along with an explanation of how construction of the reserve parking would modify the basin.

The Committee also endorses the following comments from the BCPC review of the project (BCPC #12906, October 6, 2023)

4. **Proposed use**—The zoning data table on the plan lists the proposed use as "warehousing and office." The plan should clearly list the specific use proposed from the Table of Use Regulations under Section 403 of the zoning ordinance. Use D1 Office will need conditional use approval from the governing body if developed in the PC Planned Commercial Zoning District.

5. **Existing dwelling**—The plan indicates an existing 2-story dwelling, shed, and barn. The dwelling appears to be a farmhouse with possible architectural significance. The township should contact the Pennsylvania State Office of Historic Preservation (PA SHPO) before construction on the site to determine the integrity of the existing structures.

6. **Transportation impact study**—Section 701.h.17. of the SALDO requires a transportation impact study be included with a preliminary plan submission if the proposed subdivision or land development will result in traffic generation of 100 or more trips per day. We recommend at the time of preliminary plan submission, that a transportation impact study be submitted if necessary.

7. **Street improvements**—Per Section 604.d. of the SALDO, improvements shall be made to the existing street on which a land development abuts, as required by the board of supervisors. The township should determine if improvements are required along Rosenberger Road.

8. **Recreation land facilities**—Section 525 of the SALDO requires the applicant of a proposed subdivision and land development to dedicate recreation land and facilities unless the board of supervisors determines that a contribution of a fee-in-lieu is acceptable. Plan submissions should show compliance with this ordinance requirement.

9. **Registered landscape architect**—Section 701.h.a. of the SALDO requires a landscape plan to be included with a preliminary plan submission. We recommend at the time of preliminary plan submission, that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.

10. **Screening**—Per Section 524.g. of the SALDO, the township should ensure that the proposed parking area is designed in such a manner that is visibly secluded from eye level with any

surrounding residential area. Satisfactory methods to create seclusion include grading to depress the parking area, raised berms, landscaping, or fencing. The proposed parking area is located adjacent to the RD Rural Development Zoning District. Adjacent residential areas shall be protected from potential nuisance of this proposed nonresidential development, per Section 524.e. of the SALDO.

11. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

MMW

cc: Jeffrey Beavan, PE, Bohler Engineering PA, LLC (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Bryn-Erin Kerr, Bucks County Planning Commission (via email)



PLANS OF REFERENCE

1. EXISTING FEATURES PLAN PREPARED FOR BRACALENTE MANUFACTURING GROUP DATED 3/24/14, LAST REVISED 4/21/14 BY COWAN ASSOCIATES, INC.
2. FINAL PLAN, MELVIN R. STROHL TRACT, LAST REVISED 5/8/80 BY ROBERT D. GILMORE & ASSOCIATES, INC.
3. BRACALENTE LOT LINE ADJUSTMENT DATED 9/15/03, LAST REVISED 3/6/05 BY MEASE ENGINEERING P.C.
4. BRACALENTE LOT LINE ADJUSTMENT DATED 5/15/95 BY MEASE ENGINEERING, P.C.
5. MINOR SUBDIVISION PLAN FOR DOROTHY MARTIN DATED 6/8/94, LAST REVISED 8/20/94 BY CHARLES E. SHOEMAKER, INC.
6. FINAL PLAN PROPERTY OF VERNON GANTZ DATED 8/26/76, LAST REVISED 10/31/77 BY GEORGE REID NEVELLS.
7. FINAL PLAN OF SUBDIVISION PREPARED FOR JAMES AND BARBARA A. SHALLEY DATED 4/5/07, LAST REVISED 12/04/07 BY SHOWALTER & ASSOCIATES.
8. PROPERTIES OF TRUMBAUERSVILLE FIRE COMPANY DATED 1/22/54 LAST REVISED 6/14/64 BY STANLEY F. NOYER.

LEGEND

EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER FORCE MAIN
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING CONTOUR
PROPOSED CONTOUR
POSITIVE DRAINAGE INDICATOR
EXISTING ELEV. (333.68) OR 333.68
PROPOSED ELEV. 334.50

NOTES:

1. BOUNDARY PERFORMED BY IRICK EBERHARDT & MIENTUS, INC. IN MAY 2018 WITHOUT BENEFIT OF TITLE REPORT.
2. AERIAL TOPOGRAPHY PROVIDED BY NCR EAST MAPPING, INC., JOB #NEM18005, DATE OF PHOTOGRAPHY MAY 1, 2018.
3. BENCHMARK: FINISH FLOOR 540.35 (NAVD 88), PRIMARY BUILDING ON PARCEL #45-002-011.
4. S.R. 4027 & S.R. 4093 : RIGHT-OF-WAY WIDTHS PROVIDED BY PADOT RECORDS DEPARTMENT.

SCALE: 1" = 80'

EXISTING ZONING SRL - SUBURBAN RESIDENTIAL, LOW

PROPOSED USE - B-1 RESIDENTIAL
MINIMUM SITE AREA - 20,000 S.F.
MINIMUM LOT AREA - 20,000 S.F.
MAXIMUM DENSITY - 1.9 D.U./ACRE
MINIMUM LOT WIDTH - 150 FEET
MINIMUM SETBACKS:
FRONT - 50 FEET
SIDE - 30 FEET
REAR - 50 FEET
MAXIMUM IMPERVIOUS SURFACE - 19%
MAXIMUM BUILDING HEIGHT - 35 FEET

OWNER OF RECORD

OWNER INFORMATION
BRACALENTE PROPERTY INVESTMENTS LLC
P.O. BOX 570
TRUMBAUERSVILLE, PA 18970
TAX PARCEL #45-002-015 & #45-002-011
PARCEL ADDRESS: 220 N. MAIN STREET

REVISION DATE:	DESCRIPTION:

ZONING EXHIBIT

PREPARED FOR
BRACALENTE MANUFACTURING
SITUATE
TRUMBAUERSVILLE BOROUGH
BUCKS COUNTY PENNSYLVANIA

DATE:	NOVEMBER 14, 2024
MANAGER:	JOB NUMBER: RFI 17-72
DRAWN BY:	FILE NAME: MB 17-72BASE
SCALE:	SHEET: 1" = 80' 2 OF 2

Irick Eberhardt Mientus INCORPORATED
Land Use Consultants
Land Planning • Engineering • Landscape Architecture • Land Surveying
Suite Three
2777 Gayville Pike
Pennsburg, PA 18073
215-541-4624
215-541-4628(fax)
E-Mail: info@IEMEN.com

TRUMBAUERSVILLE BOROUGH

ORDINANCE No. _____

AN ORDINANCE OF TRUMBAUERSVILLE BOROUGH, BUCKS COUNTY, PENNSYLVANIA; PROVIDING FOR AMENDMENTS TO ARTICLE III, ARTICLE IV, AND ARTICLE V OF THE TRUMBAUERSVILLE PORTION OF THE QUAKERTOWN AREA ZONING ORDINANCE (TRUMBAUERSVILLE ORDINANCE NO. 146) BY ESTABLISHING A NEW LIGHT INDUSTRIAL ZONING DISTRICT TO PROVIDE FOR LIGHT MANUFACTURING, OFFICE, AND LABORATORY RESEARCH FACILITIES IN TRUMBAUERSVILLE BOROUGH

WHEREAS Trumbauersville Borough believes that it is in the best interest of Trumbauersville Borough and the residents of the Borough to establish a Light Industrial (LI) Zoning District to provide guidance for necessary emergency, light manufacturing, office, and/or laboratory research facilities within Trumbauersville Borough.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Borough Council of Trumbauersville Borough, Bucks County, Pennsylvania, that a Light Industrial (LI) Zoning District to provide the necessary guidelines and establish requirements for emergency, light manufacturing, office, and/or laboratory research facilities within Trumbauersville Borough.

ARTICLE I.

Definition: Light industrial zoning in Pennsylvania includes districts that allow for light industrial uses, such as manufacturing, distribution, and processing. For this ordinance, we are limiting the definition to M1 (Light Industrial District). Light manufacturing, which shall be defined to light manufacturing/machining and may include uses limited to the assembly and production of fully processed materials and subassemblies, including previously processed and manufactured materials, not including biological/food products and processes. The ordinance clarifies this category below:

- **M1 Light Industrial District**

  This district allows for light industrial uses but prohibits explosive materials or processes. It also requires that no smoke, fumes, odor, dust, noise, vibration, or glaring light be noticeable from outside the lot.

In general, light industrial zoning allows for more industrial use than commercial zoning. However, each zoning classification has different rules about what you can and cannot do with the property.

Section 1. Section 301 of Article III is amended hereby to establish and add a new zoning district in Trumbauersville Borough as follows:

LI Light Industrial

Section 2. Section 302 of Article III - Zoning Districts Map for "Trumbauersville Borough" is amended hereby to establish and add a new zoning district in Trumbauersville Borough as follows:

The potential user/parcel seeking the appropriate classification, subject to compliance with the restrictions laid out within this ordinance. By' rezoning a specific parcel applying for the new classification identified as Bucks County Tax from SRL Suburban Residential Low to LI Light Industrial the new classification requires that certain restrictions on the property will exist and not be subject to future variances that would impact the SRL district that directly adjoin the LI zone. Said new classification is reliant on the lot line adjustment pending in parcel number 45-002-015 subdividing the parcel into SRL and LI categories.

1) By rezoning the parcel identified as Bucks County Tax Parcel Number 45-002-011, said parcel identified as “Parcel # 45-002-011” on the attached Exhibit “A”, being lands of Bracalente’s Land Co, LLC, from SRL Suburban Residential Low to LI Light Industrial. The parcel identified as Bucks County Tax Parcel Number 45-002-011 therefore is rezoned LI Light Industrial and the Official Zoning Map is approved for amendment accordingly.

2) By rezoning the parcel identified as Bucks County Tax Parcel Number 45-002-015, said parcel identified as “Parcel # 45-002-015” on the attached Exhibit “A”, being lands of Bracalentes Property Investments, LLC, from SRL Suburban Residential Low to LI Light Industrial. The final definition of this parcel is reliant on the completion of the pending lot line adjustment by Bracalente’s Land Co, LLC. The redefined parcel identified as Bucks County Tax Parcel Number 45-002-015 will then rezone as LI Light Industrial and the Official Zoning Map will amend subsequently.

3) By rezoning the parcel identified as Bucks County Tax Parcel Number 45-003-001, said parcel identified as “Parcel # 45-003-001” on the attached Exhibit “A”, being lands of Trumbauersville Fire Co #1, from SRL Suburban Residential Low to LI Light Industrial. The parcel identified as Bucks County Tax Parcel Number 45-003- 001 is hereby rezoned LI - Light Industrial and the Official Zoning Map is amended accordingly.

Section 3. Section 304 of Article III is amended to add the following provision stating the purpose and intent for the LI - Light Industrial zoning district as follows:

Section 304.b.(11): The intent of the Light Industrial (LI) Zoning District is to encourage high quality light industrial development which relates to adjacent areas as a “good neighbor”, with appropriate design standards to avoid adverse impacts on neighboring residential uses. Pre-existing non-conforming uses from the SRL zoning may be kept but they may not be expanded to cover additional new uses per *Domeisen v. Zoning Hearing Board, O'Hara Township*, 814 A.2d 851, 856 (Pa. Cmmw. Ct. 2003) except those listed in Article II Section 1 of this ordinance.

ARTICLE II Uses

Section 1

Description of Uses allowed in the LI District.

A4 Forestry. The removal of trees as part of commercial logging operations. This includes clear-cutting or selective cutting for the sale of the trees for lumber, pulp, firewood, or the like.
The regulations for Use A4 found in this zoning ordinance apply.

C3 Commercial School. Trade or professional school. **Please Note:** For the purposes of this LI Zoning District only, “music or dancing, or other schools not included in Uses C2 and C10” are removed from this Use description. This school will be designed primarily for the training of individuals in the advancement of manufacturing and light industrial trades.

D1 Office. A Use for business or professional offices. **Please Note:** For the purposes of this LI Zoning District only, “governmental” is removed from this Use description.

F2 Emergency Services. Fire, ambulance, rescue, and other emergency services of a municipal or volunteer nature.
The regulations for Use F2 found in this zoning ordinance apply.

G1 Manufacturing. Manufacturing, including the production, processing, cleaning, testing, and distribution of materials, goods, and products. **Please Note:** For the purposes of this LI Zoning District

only, “foodstuffs” has been removed from this Use description. The regulations for Use G1 found in this zoning ordinance apply.

G2 Research. Research, testing or experimental research. This use shall not include research involving animals or other living organisms nor medical research.

G6 Contracting. Contractor offices and shops such as building, cement, electrical, heating, painting, roofing, and plumbing. **Please Note:** For the purposes of this LI Zoning District only, “plumbing” is added to this Use description.

G18 Flex Building. A building or structure that can be subdivided for use by multiple tenants primarily for light industrial, warehousing, or associated office/administrative use. Permitted Uses in the G18 Use are C3 Commercial School; D1 Office, G1 Manufacturing; G2 Research; G6 Contracting. These uses shall be limited to only within this G18 Use. This does not include the type of warehousing described in Uses G3 and G4, but primarily for use by the tenants. Also note that G10 (outside storage), G11 (fuel storage and distribution), and G12 (industrial park) uses are prohibited in this ordinance.

Article III

Section 1 General Regulations for G1, G2, G6 and G18 uses:

1. The Trumbauersville Zoning Ordinance (TZO) defines the dimensions of the lot, and are found in section 404 (Use Regulations), page 101 of the TZO:

Category	Footage required
Minimum Site Area	Ten (10) acres
Minimum frontage at street line-site	150 feet
Minimum setback from street lines-site	100 feet
Minimum setback from property lines-site	75 feet*
Minimum setback – internal streets	30 feet
Minimum building spacing	50 feet

*Note: This item in the table directly conflicts with the mandatory 100-foot buffer zone in the section 3 Buffer Yard table below. For all purposes, the buffer zone described below will supersede this setback item.

2. At least 75 % of the floor area of the flex space use is utilized for light industrial uses.
3. No explosive, toxic, radioactive, corrosive, oxidizing or highly flammable or combustible materials and chemicals shall be stored on the premises other than those required for immediate manufacturing processes. They must be used, and stored, in full accordance with OSHA, DEP and EPA regulations.
4. All manufacturing, building, office, and research materials used shall be stored within the building. Underground storage of any kind is prohibited.
5. Minimum parking requirement: One space for each employee on the largest shift, or one space per 500 square feet of floor area, whichever is greater, plus one space for each vehicle normally stored on the premises. Employee parking shall be to the side or rear of the building. Visitor and office parking is permitted in front of a flex building.
6. Entrance to or exit from the LI district directly onto Main Street is prohibited for all non-emergency vehicles and/or personnel. No driveway directly onto Main Street from a non-emergency services parcel will be allowed. There will be no variance granted on this point.

7. Each unit of a flex building shall have a designated area for trash/recycling storage and disposal. See Section 3 Buffer Yards for appropriate buffering. A common waste removal contractor must be used for all tenants and any manufacturing facilities existing at the time this ordinance is enacted to minimize waste removal traffic.
8. All deliveries, removal, and shipping shall be limited to the hours of 7 am to 6 pm. This includes waste and recycling removal.
9. All tenants within the flex building shall have access from an interior roadway.
10. All loading facilities and outside storage areas shall be located to the rear of the building, not facing the SRL zone, and within the allowed buffer area as described in section 3 (Buffer Yards) below.
11. Loading areas shall be fully screened and constructed of materials that are visually compatible with the structure to which it is associated. The loading areas must face away from the SRL parcels. *See the summary table for Section 3 Buffer Yards*
12. Tractor trailers, cargo boxes, bins or other vehicles or structures shall not be permitted as accessory buildings for storage by flex building tenants.
13. Outside storage of boats, RVs, and any vehicles not related to any LI district uses is prohibited.
14. No industrial waste or byproduct shall be permitted to be discharged into the stormwater or wastewater systems or other water course at a level that exceeds the standards of the Clean Water Act and/or associated regulations in effect at the time of application. Pollution prevention controls must be fully detailed and accepted as satisfactory by the Borough Council prior to preliminary approval. All EPA, DEP, and OSHA requirements must be met. An annual inspection may be conducted at the borough's discretion with the authority to enforce corrective actions and/or levy penalties.
15. No industrial waste or byproduct shall be discharged into the air at a level that exceeds the standards of the Clean Air Act and/or associated regulations in effect at the time of application. Pollution prevention controls must be fully detailed and accepted as satisfactory by the Borough Council prior to preliminary approval. All EPA, DEP, and OSHA requirements must be met. An annual inspection may be conducted at the borough's discretion with the authority to enforce corrective actions and/or levy penalties.
16. Stormwater management facilities shall be designed for the entire tract and shall meet or exceed the requirements in the borough's storm–water management ordinance. Due to the higher percentage of impervious surface and subsequent stormwater runoff, bioswales for stormwater management are a mandatory requirement and not subject to variance. Additional requirements may be determined during the land development review stage. The owner of the facilities shall perpetually maintain and meet the standards of the borough's storm water management ordinance in effect. Any defective practices in effect at the time of the enactment of this ordinance must be addressed and remedied before a new project begins.
17. All public utilities, except those already existing as of the date of Enactment of this ordinance, required to provide service to the LI district shall be underground, including those required for external lighting.
18. Noise at a real property line shall be limited to the receiving land use category of residential, public space, open space, agricultural or Institutional uses. Per section 508 of the TZO, covering noise as a nuisance standard, Table 1 allows up to 55 db from 7 a.m. to 10 p.m., and 50 db from 10 p.m. to 7 a.m. This does not apply to the F2 classification for emergency services.
19. The land development plan will be subject to approval only when all required improvements and remediations are completed and EDUs are assigned, not prior.

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Section 2 General Building Design Standards.

1. Front facades shall be oriented towards the street with an everyday public entrance in this front facade.
2. The LTL Loading zone shall access the flex buildings away from the SRL district with the following considerations:
    a. Must accommodate the maximum number of trucks that will be loading or unloading on the premises at any one time. No idling in the LI or SRL zones will be permitted.
    b. Off-street loading facilities shall be graded, surfaced with asphalt or other suitable material, and drained to the satisfaction of the Municipal Engineer to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining property.
3. Each proposed use shall be constructed in accordance with an overall plan, which shall be designed as a single architectural style.
4. Green technologies such as photovoltaic and green rooftop systems, which promote the use of renewable energy on existing and proposed buildings, is encouraged.
5. **Building materials**. Exterior building materials shall be limited to the following unless otherwise approved by the Borough Council. Building walls facing any residential district shall not be finished with exposed cinder block.

- Stone
- Clapboard (wood, vinyl, metal or simulated)
- Brick
- Stucco
- Board and batten (wood, vinyl, metal or simulated)
- Decorative block

6. **Colors.** All buildings and roofs shall be designed to use primary earth tones, colors of natural materials or colors of traditional building materials such as brick, stone, or wood. Appropriate augmenting trim colors shall be permitted. Cool (blue or neutral) grays are considered earth tones as referred to herein. Other muted tones can be used if determined to be acceptable by the Borough council.
7. **Lighting standards.**
    a. Lighting facilities shall be provided and arranged in a manner that will protect the roadway and neighboring properties from direct glare or hazardous interference of any kind. All outdoor lighting shall be Dark Sky compliant.
    b. All proposed outdoor lighting shall be shown on a lighting plan in sufficient detail to allow determination of the effects of such lighting on adjacent properties. The lighting in and around buildings and parking areas shall be of a nonglare type focused downward. No lighting shall produce glare beyond the boundaries of the site. Only diffused or reflected lights shall be visible beyond the lot line. No light shall shine directly into windows or onto streets or driveways in such a manner as to interfere with or distract a driver's vision or attention.
    c. Except those required to maintain safety and/or security and overnight business operations, all external lighting shall be extinguished automatically no later than thirty minutes after the close of business or facility operation.

Section 3 Buffer Yards

Summary:

Category	Description
Size of buffer between LI and SRL parcels	100 feet
Width of buffer zone planted between districts	25 feet
Composition of buffer zone	Deciduous and coniferous trees, must be a minimum height of 8 feet and a width where limbs are touching within 2 years of planting and before building completion.
Maximum building height	30 feet (not subject to variance)
Access to and Exit from Main Street	Prohibited for non-emergency vehicles/personnel
Access to loading zone	Must be from the Milford Township side (Creamery Road)
Loading zone	Face away from SRL zone and shall be on the same parcel as the use they are intended to serve.
Storm Water Management	Mandatory to comply with SWM county/state standards. Bioswales are required in the LI district, not subject to variance.

General Description

1. A buffer serves to soften the outline of buildings, to screen glare and noise, and to create a visual and or physical barrier between conflicting uses. Buffer yards are required between uses. The extent of buffering required shall be determined by the type of use proposed and the adjacent uses. See the buffer requirements in Section 505 of the Trumbauersville Borough Zoning Ordinance. This is not subject to variance.
2. The buffer yard shall be landscaped with a combination of deciduous and evergreen trees, shrubs, ornamental grasses, and ground cover. Evergreen planting should be two rows of staggered trees that will reach a minimum height of 8 feet within two years of loading area completion. Planting prior to the completion of construction will provide an opportunity to reach the minimum required height. Early installation of the buffers can provide noise buffering during construction.
3. Grass, sod, or turf is not considered an acceptable plant for use within a landscaped buffer yard.
4. The portion of the buffer zone planted as a screening shall not be less than 25 feet in depth and may include a berm. Parking is not permitted within this area.
5. If the proposed buffer yard is not in strict conformance with the requirements of Section 505, the Borough Council may, at its sole discretion, accept the proposed buffer if deemed to meet the general requirements of a buffer described in Section 3.1 above.

ARTICLE IV.

Section 1.

Section 502 of (page 132) Article V of the Trumbauersville Borough zoning ordinance - Table of Performance Standards is hereby amended to add the following performance standards for the LI - Light Industrial zoning district as follows:

TABLE OF PERFORMANCE STANDARDS

District	Use	Minimum Open Space Ratio	Maximum Impervious Surface Ratio	Minimum Site Area	Minimum Lot Area
LI	All permitted uses	.30	.60	1 acre	1 acre

Section 2.

Section 503 of Article V of the Trumbauersville Borough zoning ordinance - Area and Dimensional Requirements is hereby amended to add the following area and dimensional requirements for the LI - Light Industrial zoning district are as follows:

Section 503 Area and Dimensional Requirements

District	Use	Minimum lot width (ft.)	Minimum Yards Front (Ft.)	Side (Ft.)	Rear (Ft.)	Maximum Floor Area Ratio	Maximum Building Height (Ft.)
LI	G1, G18	150	50	30	50	.40	30
	F2	150	50	30	30	NA	30

To clarify: the minimum yard measurement begins where the buffer zone ends.

Article V

Impact Fees

Any land development plan may be subject to an impact fee to be determined by evaluation of current water and sewer usage (prior to enactment of this ordinance) along with expected increases in usage, increases in traffic and the effect on local roadways, and maintenance in perpetuity of all storm water facilities. If land development requires a service the borough currently provides but will be unable to meet the demand of the development, the developer pays to expand the service to meet the expected need, so the financial burden is not on the residents. No land development plan shall be approved until determination of an impact fee, if any, has been enacted and necessary improvements have been completed.

ARTICLE VI:

Repealer - 7 - All ordinances or parts of ordinances which are inconsistent herewith are repealed as of the publishing of this ordinance.

ARTICLE VI:

Severability If any section, paragraph, sub-section, clause, or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent authority, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

The Table uses to be modified as below

Use	LI District
A4 Forestry	C
C3 Commercial School	C
D1 Office	C
F2 Emergency Services	C
G1 Manufacturing	C
G2 Research	C
G6 Contractors	C
G18 Flex Building	C

ARTICLE VII:

Effective Date This Ordinance shall become effective within five (5) days of Execution.

ENACTED this _____day of _____, 2024.

ATTEST:

_____
Dani McClanhan, Borough Manager

TRUMBAUERSVILLE BOROUGH COUNCIL

_____
Chris Betz, President

_____
James Black, Mayor

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, *Chairman*
Richard Donovan, *Vice Chairman*
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

MEMORANDUM

To: Trumbauersville Borough Council
Trumbauersville Borough Planning Commission

From: Bucks County Planning Commission

Date: January 8, 2025

Subject: BCPC #45-24-2
Proposal to Amend the Zoning Ordinance and Zoning Map—LI Light Industrial District
TMPs #45-2-11; 45-3-1; and portion of 45-2-15
Owner: Bracalente Land Co., LLC (TMPs #45-2-11; 45-2-15)
Trumbauersville Borough Fire Company No 1 (TMP #45-3-1)
Applicant: Borough Council
Date Received: November 26, 2024
Hearing Date: Not indicated

In accordance with the provisions of Sections 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 January 8, 2025.

GENERAL INFORMATION

Proposed Action:

A. Create the LI Light Industrial District, with appropriate standards, to provide for uses such as light manufacturing, office, and laboratory research facilities.

B. Rezone TMPs #45-2-11, 45-3-1, and a portion of 45-2-15 from the SRL Suburban Residential Low District to the LI Light Industrial District.

Location and Size of Tract: TMPs #45-2-11, 45-3-1, and a delineated portion of 45-2-15 total approximately 19.02 acres and have frontage along the south side of North Main Street and the east side of West Creamery Road. Milford Township borders two of the three parcels to the south. Oak Drive, a private road that intersects North Main Street, runs through a portion of the site.

Proposed Zoning Provisions: Amend Sections 301, 302, 304, 403, 404, 502, and 503 of the zoning ordinance to add the LI Light Industrial District as a new zoning district, incorporate a district purpose, specify parcels to be rezoned, establish permitted uses, and provide performance standards and area and dimensional requirements for the LI Light Industrial District.

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

Section 304 of Article III is amended to add the following provision stating the purpose and intent for the LI - Light Industrial zoning district as follows:

Section 304.b.(11): The intent of the Light Industrial (LI) Zoning District is to encourage high quality light industrial development which relates to adjacent areas as a "good neighbor", with appropriate design standards to avoid adverse impacts on neighboring residential uses. Pre-existing nonconforming uses from the SRL zoning may be kept but they may not be expanded to cover additional new uses per Domeisen v. Zoning Hearing Board, O'Hara Township, 814 A.2d 851, 856 (Pa. Cmmw. Ct. 2003) except those listed in Article II Section 1 of this ordinance.

Amend Section 403, Table of Use Regulations, to add the LI District to the table and permit the following uses by conditional use in the LI District: A4 Forestry, C3 Commercial School, D1 Office, F2 Emergency Services, G1 Manufacturing, G2 Research, G6 Contracting, and G18 Flex Building. All other listed uses in the Table of Use Regulations are not permitted in the LI District.

The descriptions of some uses permitted in the LI District are slightly modified. For the LI District, changes to the following uses are proposed:

- Use C3 Commercial School is revised to remove "music or dancing, or other schools not included in Uses C2 and C10." The provisions indicate the school will be designed primarily for the training of individuals in the advancement of manufacturing and light industrial trades.
- Use D1 Office is revised to delete "governmental."
- Use G1 Manufacturing is revised to delete "foodstuffs."
- Use G2 Research is revised to add "This use shall not include research involving animals or other living organisms nor medical research."
- Use G6 Contracting is revised to add "plumbing" to the description.
- Use G18 Flex Building is "A building or structure that can be subdivided for use by multiple tenants primarily for light industrial, warehousing, or associated office/administrative use. Permitted uses in the G18 Use are: C3 Commercial School; D1 Office; G1 Manufacturing; G2 Research; and G6 Contracting. These uses shall be limited to only within this G18 Use. This does not include the type of warehousing described in Uses G3 and G4, but primarily for use by the tenants. Also note that G10 (outside storage), G11 (fuel storage and distribution), and G12 (industrial park) uses are prohibited.

Add the following General Regulations for Uses G1, G2, G6, and G18:

- The Trumbauersville Zoning Ordinance (TZO) defines the dimensions of the lot, and are found in Section 404 (Use Regulations), page 101 of the TZO:

Category	Footage Required
Minimum Site Area	Ten (10) acres
Minimum frontage at street lines-site	150 feet
Minimum setback from street lines-site	100 feet
Minimum setback from property lines-site	75 feet*
Minimum setback - internal streets	30 feet
Minimum building spacing	50 feet

*Note: This item in the table directly conflicts with the mandatory 100-foot buffer zone in the Section 3 Buffer Yard table below. For all purposes, the buffer zone described below will supersede this setback item.

- At least 75 % of the floor area of the flex space use is utilized for light industrial uses.
- No explosive, toxic, radioactive, corrosive, oxidizing or highly flammable or combustible materials and chemicals shall be stored on the premises other than those required for immediate manufacturing processes. They must be used, and stored, in full accordance with OSHA, DEP and EPA regulations.
- All manufacturing, building, office, and research materials used shall be stored within the building. Underground storage of any kind is prohibited.
- Minimum parking requirement: One space for each employee on the largest shift, or one space per 500 square feet of floor area, whichever is greater, plus one space for each vehicle normally stored on the premises. Employee parking shall be to the side or rear of the building. Visitor and office parking is permitted in front of a flex building.
- Entrance to or exit from the LI district directly onto Main Street is prohibited for all non-emergency vehicles and/or personnel. No driveway directly onto Main Street from a non-emergency services parcel will be allowed. There will be no variance granted on this point.
- Each unit of a flex building shall have a designated area for trash/recycling storage and disposal. See Section 3 Buffer Yards for appropriate buffering. A common waste removal contractor must be used for all tenants and any manufacturing facilities existing at the time this ordinance is enacted to minimize waste removal traffic.
- All deliveries, removal, and shipping shall be limited to the hours of 7 am to 6 pm. This includes waste and recycling removal.
- All tenants within the flex building shall have access from an interior roadway.
- All loading facilities and outside storage areas shall be located to the rear of the building, not facing the SRL zone, and within the allowed buffer area as described in Section 3 (Buffer Yards) below.
- Loading areas shall be fully screened and constructed of materials that are visually compatible with the structure to which it is associated. The loading areas must face away from the SRL parcels. See the summary table for Section 3 Buffer Yards
- Tractor trailers, cargo boxes, bins or other vehicles or structures shall not be permitted as accessory buildings for storage by flex building tenants.
- Outside storage of boats, RVs, and any vehicles not related to any LI district uses is prohibited.
- No industrial waste or byproduct shall be permitted to be discharged into the stormwater or wastewater systems or other water course at a level that exceeds the standards of the Clean Water Act and/or associated regulations in effect at the time of application. Pollution prevention controls must be fully detailed and accepted as satisfactory by the Borough Council prior to preliminary approval. All EPA, DEP, and OSHA requirements must be met. An annual inspection may be conducted at the borough's discretion with the authority to enforce corrective actions and/or levy penalties.
- No industrial waste or byproduct shall be discharged into the air at a level that exceeds the standards of the Clean Air Act and/or associated regulations in effect at the time of application. Pollution prevention controls must be fully detailed and accepted as satisfactory by the Borough Council prior to preliminary approval. All EPA, DEP, and OSHA requirements must be met. An annual inspection may be conducted at the borough's discretion with the authority to enforce corrective actions and/or levy penalties.
- Stormwater management facilities shall be designed for the entire tract and shall meet or exceed the requirements in the borough's stormwater management ordinance. Due to the higher percentage of impervious surface and subsequent stormwater runoff, bioswales for stormwater management are a mandatory requirement and not subject to variance.

Additional requirements may be determined during the land development review stage. The owner of the facilities shall perpetually maintain and meet the standards of the borough's stormwater management ordinance in effect. Any defective practices in effect at the time of the enactment of this ordinance must be addressed and remedied before a new project begins.

- All public utilities, except those already existing as of the date of enactment of this ordinance, required to provide service to the LI district shall be underground, including those required for external lighting.
- Noise at a real property line shall be limited to the receiving land use category of residential, public space, open space, agricultural or Institutional uses. Per section 508 of the TZO, covering noise as a nuisance standard, Table 1 allows up to 55 db from 7 a.m. to 10 p.m., and 50 db from 10 p.m. to 7 a.m. This does not apply to the F2 classification for emergency services.
- The land development plan will be subject to approval only when all required improvements and remediations are completed and EDUs are assigned, not prior.

Add the following General Building Design Standards:

- Front facades shall be oriented towards the street with an everyday public entrance in this front facade.
- The LTL Loading zone shall access the flex buildings away from the SRL district with the following considerations:
  - Must accommodate the maximum number of trucks that will be loading or unloading on the premises at any one time. No idling in the LI or SRL zones will be permitted.
  - Off-street loading facilities shall be graded, surfaced with asphalt or other suitable material, and drained to the satisfaction of the Municipal Engineer to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining property.
- Each proposed use shall be constructed in accordance with an overall plan, which shall be designed as a single architectural style.
- Green technologies, such as photovoltaic and green rooftop systems, which promote the use of renewable energy on existing and proposed buildings, are encouraged.
- Building materials. Exterior building materials shall be limited to the following unless otherwise approved by the Borough Council. Building walls facing any residential district shall not be finished with exposed cinder block.
  - Stone
  - Clapboard (wood, vinyl, metal or simulated)
  - Brick
  - Stucco
  - Board and batten (wood, vinyl, metal or simulated)
  - Decorative block
- Colors. All buildings and roofs shall be designed to use primary earth tones, colors of natural materials or colors of traditional building materials such as brick, stone, or wood. Appropriate augmenting trim colors shall be permitted. Cool (blue or neutral) grays are considered earth tones as referred to herein. Other muted tones can be used if determined to be acceptable by the Borough Council.
- Lighting standards.

- Lighting facilities shall be provided and arranged in a manner that will protect the roadway and neighboring properties from direct glare or hazardous interference of any kind. All outdoor lighting shall be Dark Sky compliant.
- All proposed outdoor lighting shall be shown on a lighting plan in sufficient detail to allow determination of the effects of such lighting on adjacent properties. The lighting in and around buildings and parking areas shall be of a nonglare type focused downward. No lighting shall produce glare beyond the boundaries of the site. Only diffused or reflected lights shall be visible beyond the lot line. No light shall shine directly into windows or onto streets or driveways in such a manner as to interfere with or distract a driver's vision or attention.
- Except those required to maintain safety and/or security and overnight business operations, all external lighting shall be extinguished automatically no later than thirty minutes after the close of business or facility operation.

Add the following Buffer Yard requirements:

- Summary:

Category	**Description**
Size of buffer between LI and SRL parcels	100 feet
Width of buffer zone planted between districts	25 feet
Composition of buffer zone	Deciduous and coniferous trees, must be a minimum height of 8 feet and a width where limbs are touching within 2 years of planting and before building completion.
Maximum building height	30 feet (not subject to variance)
Access to and exit from Main Street	Prohibited for non-emergency vehicles/personnel
Access to loading zone	Must be from the Milford Township side (Creamery Road)
Loading zone	Face away from SRL zone and shall be on the same parcel as the use they are intended to serve.
Storm Water Management	Mandatory to comply with SWM county/state standards. Bioswales are required in the LI District, not subject to variance.

- General Description
  - A buffer serves to soften the outline of buildings, to screen glare and noise, and to create a visual and or physical barrier between conflicting uses. Buffer yards are required between uses. The extent of buffering required shall be determined by the type of use proposed and the adjacent uses. See the buffer requirements in Section 505 of the Trumbauersville Borough Zoning Ordinance. This is not subject to variance.
  - The buffer yard shall be landscaped with a combination of deciduous and evergreen trees, shrubs, ornamental grasses, and ground cover. Evergreen planting should be two rows of staggered trees that will reach a minimum height of 8 feet within two years of loading area completion. Planting prior to the completion of construction will provide an opportunity to reach the minimum required height. Early installation of the buffers can provide noise buffering during construction.
  - Grass, sod, or turf is not considered an acceptable plant for use within a landscaped buffer yard.

- The portion of the buffer zone planted as a screening shall not be less than 25 feet in depth and may include a berm. Parking is not permitted within this area.
- If the proposed buffer yard is not in strict conformance with the requirements of Section 505, the Borough Council may, at its sole discretion, accept the proposed buffer if deemed to meet the general requirements of a buffer described in Section 3.1 above.

Amend Section 502 Table of Performance Standards to add the following performance standards for the LI Light Industrial zoning district as follows:

Table of Performance Standards

District	Use	Minimum Open Space Ratio	Maximum Impervious Surface Ratio	Minimum Site Area	Minimum Lot Area
LI	All permitted uses	.30	.60	1 acre	1 acre

Amend Section 503 Area and Dimensional requirements to add the following area and dimensional requirements for the LI Light Industrial zoning district as follows:

Section 503 Area and Dimensional Requirements

District	Use	Minimum Lot Width (feet)	Minimum Yard Front (feet)	Minimum Yards Side (feet)	Minimum Yard Rear (feet)	Maximum Floor Area Ratio	Maximum Building Height (feet)
LI	G1, G18	150	50	30	50	.40	30
	F2	150	50	30	30	NA	30

To clarify: the minimum yard measurement begins where the buffer zone ends.

Add the following provisions related to impact fees: Any land development plan may be subject to an impact fee to be determined by evaluation of current water and sewer usage (prior to enactment of this ordinance) along with expected increases in usage, increases in traffic and the effect on local roadways, and maintenance in perpetuity of all stormwater facilities. If land development requires a service the borough currently provides but will be unable to meet the demand of the development, the developer pays to expand the service to meet the expected need, so the financial burden is not on the residents. No land development plan shall be approved until determination of an impact fee, if any, has been enacted and necessary improvements have been completed.

Existing Zoning Provisions: The parcels proposed for rezoning to the LI Light Industrial District are currently zoned SRL Suburban Residential Low, described and regulated as follows:

Section 304 states the purpose and intent of the SRL Suburban Residential Low District is to provide for low-intensity suburban residential development. A variety of housing types are encouraged, as are clustering and the provision of open spaces. The intensities are intended to blend with existing residential uses and protect natural features and resources.

Section 403, Table of Use Regulations, permits a variety of agricultural, residential, institutional and recreational, office, utility, service, and transportation, and accessory uses by right, by conditional use, or by special exception in the SRL District.

Section 502, Table of Performance Standards, includes minimum standards that vary by use. Unless a greater standard is specified in Section 404 Use Regulations, the minimum site area and minimum lot area are 1 acre each, and a permitted maximum impervious surface ratio of 20 percent applies to permitted nonresidential uses in the SRL District.

Section 503, Area and Dimensional Requirements, requires the following in the SRL District, except where greater or lesser standards are established in Section 404 Use Regulations: minimum lot width—150 feet, minimum front yard—50 feet, minimum side yard—30 feet, minimum rear yard—50 feet, maximum building height—35 feet. This section includes a statement that in boroughs and in village zoning districts, a minimum front yard requirement shall be established by the governing body after consultation with the planning commission.

COMMENTS

We reviewed a similar proposal in June of 2023 (BCPC #45-23-1, dated June 7, 2023). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered by borough officials.

A. **Zoning Ordinance Amendment**

We recommend that the borough council not adopt the amendment until the concerns listed below have been addressed. The following comments on the zoning ordinance amendment include several general comments followed by more specific comments in order by article number in the proposed ordinance:

1. **Proposed ordinance format**—It is not clear how the proposed ordinance requirements are to be integrated into the zoning ordinance. Some requirements in the proposed ordinance amend specific sections of the zoning ordinance while other requirements are proposed with no indication of where they would be placed in the zoning ordinance. For instance, the proposed definition in Article I, the description of uses allowed in the LI District in Article II Section 1, the proposed regulations in Article III, and proposed impact fee language in Article V of the proposal do not include any reference to sections in the zoning ordinance. It is not clear where those provisions would be located. We recommend the proposed ordinance be revised to ensure all intended definitions, regulations, and district requirements are correctly integrated into the existing zoning ordinance.

2. **References to variances**—Throughout the proposed ordinance, some requirements include the notation that such requirements are “not subject to variance.” Section 1106 of the zoning ordinance contains language related to the powers and duties the borough zoning hearing board has regarding variances from zoning ordinance requirements. For any variance request, an applicant must show proof of hardship. We recommend the borough solicitor determine if references indicating some regulations are not subject to variances are appropriate to include in the zoning ordinance.

3. **References to zoning ordinance page numbers**—Zoning ordinance page numbers are referenced in some areas throughout the proposed ordinance. We recommend the proposal delete all references to page numbers in the zoning ordinance. In some cases, the page number indicated in a requirement does not match up to the actual page number in the document. Also, as amendments are made to the zoning ordinance over time, regulations will be moved to other pages in the document.

4. **Article I.**

   a. **Definition, reference to M-1 Light Industrial District**—The amendment references the M-1 Light Industrial District in several areas of the definition. However, the stated purpose of the amendment is to create an LI Light Industrial District. As all other sections of the ordinance refer to the proposed district as the LI Light Industrial District, we recommend removing any references to an M-1 District.

   b. **Section 2, reference to Zoning Exhibit**—The ordinance amendment refers to Exhibit A; however, the exhibit submitted with the proposed amendment is identified as Zoning Exhibit. We recommend that the exhibit be titled Exhibit A to eliminate any potential misinterpretations regarding the referenced exhibit.

   c. **Section 2, reference to lot line adjustment for TMP #45-002-015**—The proposal includes the rezoning of two entire parcels (TMPs #45-2-11 and 45-3-1) and a portion of TMP #45-2-15. The amending ordinance refers to a pending lot line adjustment for TMP #45-2-15 subdividing the parcel into the SRL and LI categories. The Zoning Exhibit submitted with the proposal identifies TMP #45-2-15 to include Parcel "A," consisting of 1.9745 gross acres, and Parcel "B," consisting of 7.7618 acres. A notation on the Exhibit indicates that the area identified as Parcel "A" is to be excluded from rezoning.

      A subdivision plan for TMP #45-2-15 has not been submitted to or reviewed by our office. Our understanding is that TMP #45-2-15 is still one parcel. We recommend that municipalities avoid split-zoning parcels due to the difficulties of developing parcels with multiple zoning districts.

5. **Article II Uses**

   a. **Section 1, Description of uses allowed in the LI District**—This section provides a list of uses with descriptions that are to be permitted in the proposed LI District. Use G18 Flex Building is a proposed new use described as a building or structure permitting Use C3 Commercial School, D1 Office, G1 Manufacturing, G2 Research, and G6 Contracting. The provision states that these uses shall be limited to only within Use 18 Flex Building. If the intent is to only permit Uses C3, D1, G1, G2, and G6 in the LI District when part of Use 18 Flex Building, we recommend that provision be added to each of those use descriptions in Section 1 of Article II of the proposed ordinance.

   b. **Section 1, Use F2 Emergency Services**—Use F2 Emergency Services is defined as fire, ambulance, rescue, and other emergency services of a municipal or volunteer nature. We recommend the amendment be revised to allow Use F2 Emergency Services as a use permitted by right in the proposed LI District as well as all other zoning districts. Currently, this use requires conditional use approval in all other borough zoning districts.

6. **Article III**

   a. **Section 1, General Regulations for G1, G2, G6, and G18 uses, lot dimensions**—Section 1.1 includes a chart from Section 404 of the zoning ordinance specifying minimum site area and dimensional requirements that currently apply to Use G12 Industrial Park, a use not permitted in the LI District. The ordinance should clarify how the site area and dimensional requirements in the chart are intended to apply to the four specified uses (G1, G2, G6, and G18).

   b. **Minimum parking requirement**—Section 1.5 requires a minimum of one parking space for each employee on the largest shift, or one space per 500 square feet of floor area, whichever is greater, plus one space for each vehicle normally stored on the premises. Recent work by the BCPC

indicates that much of the county is overparked and minimum parking standards can differ greatly from municipality to municipality. Based upon our research and review of similar parking standards, the floor area standard provides too much parking; therefore, we recommend a standard strictly based on employees on the largest shift. We also recommend the proposed ordinance reference Section 517 of the zoning ordinance which allows for a reduction of nonresidential parking requirements with certain conditions and requires reserve parking areas for parking spaces to be constructed at a later time if it is determined that additional parking is needed.

c. **Section 1, General Regulations for G1, G2, G6, and G18 uses, penalties**—Sections 1.14 and 1.15 state that annual inspections related to the discharge of industrial wastes or byproducts may be conducted at the borough's discretion with the authority to enforce corrective actions and/or levy penalties. We recommend the borough solicitor review these provisions to determine if the borough has the authority to levy such penalties.

d. **Section 2, General Building Design Standards, loading zone**—Section 2.2 states the LTL loading zone shall access the flex buildings away from the SRL district. The ordinance should indicate what LTL refers to.

e. **Section 2, General Building Design Standards, building materials and color**—Sections 2.5 and 2.6 specify required building materials and colors for buildings and structures in the LI District. The PaMPC does not specifically authorize municipalities to include aesthetic requirements in their zoning ordinance. We recommend the borough solicitor determine if the borough can require specific building materials and colors or if the provision should be revised to encourage, rather than require, such standards.

f. **Section 2, General Building Design Standards, additional design standards**—We recommend that the provisions incorporate additional design standards to regulate breaks in building massing, placement of windows, pedestrian connections, and landscaping requirements.

g. **Section 3, Buffer yards, summary chart**—The summary chart under buffer yards includes some requirements not related to buffers, such as maximum building height, access, location of loading zones, and stormwater management provisions. For ordinance clarity, we recommend this chart be relocated to a section on general regulations.

h. **Section 3, Buffer yards, general description**—There is a conflict between the provisions proposed for Buffer Yards in Article III, Section 3 under General Description. Section 3.1 in Article III requires buffer yards between uses, the extent of which shall be determined by the type of use proposed and the adjacent uses. This provision refers to the buffer requirements in Section 505 of the borough's zoning ordinance and states this is not subject to variance. However, Section 3.5 in Article III states that if the proposed buffer yard is not in strict conformance with the requirements of Section 505, borough council may, at its discretion, accept the proposed buffer if deemed to meet the general requirements of a buffer described in Section 3.1 of Article III. We recommend the ordinance be revised to address this inconsistency.

i. **Section 3, Buffer yards, general description**—Section 3.2 provides some buffer planting requirements. We suggest this section reference the buffer planting options and plant materials list in Section 505 of the zoning ordinance.

7. **Article IV**

   a. **Section 1, Table of Performance Standards**—The table of performance standards in Section 502 of the zoning ordinance is proposed to be amended to include requirements for the new LI District. This table requires a minimum site area of 1 acre for all uses permitted in the LI District. However, Section 1.1 of the proposed ordinance requires a minimum site area of 10 acres for the permitted industrial uses in the LI District (see Comment A.6.a., above). This discrepancy should be clarified.

   b. **Section 2, Area and dimensional requirements**—The Area and Dimensional Requirements in Section 503 of the zoning ordinance are to apply to Uses G1, G18, and F2 in the LI District. However, the proposal does not indicate what area and dimensional requirements would apply to the other uses permitted in the LI District. The ordinance should be revised to address this.

   c. **Section 2, minimum yard measurement**—A notation under the area and dimensional requirements indicates that the minimum yard measurement begins where the buffer zone ends. Per the proposed ordinance requirements and Section 505 of the zoning ordinance, a required buffer of 100 feet is required between the LI and SRL Districts and the required front, side, and rear yards in the LI District are 50, 30, and 50 feet, respectively. Together, the required buffer and yard areas would result in a distance of 130 feet (for side yards) and 150 feet (for front and rear yards). If the intent is to require a greater distance between structures in the LI District and adjacent SRL District, we recommend officials ensure that the combined distances from the SRL District won't preclude potential future development in the newly created LI District.

      Further, it is noted that the definition of Yard in Section 290 of the zoning ordinance states "…The size of the required yard shall be measured as the shortest distance between the structure and a lot line and street line." Also, Section 505.b.(1)(b) of the zoning ordinance states that the buffer yard may overlap the required front, side, or rear yards. If the borough retains the proposed requirement that a buffer may not overlap with the required yards, we recommend the proposed regulations clearly state this requirement would apply only to the LI District.

8. **Article V**, **Impact fees**—The proposed ordinance includes language indicating that any land development plan in the LI District may be subject to an impact fee to be determined by evaluation of current water and sewer usage along with expected increases in usage, increases in traffic and the effect on local roadways, and maintenance in perpetuity of all stormwater facilities. We note that impact fees should be based on objective, quantifiable standards with a minimum threshold indicating when such fees apply. We recommend the borough solicitor review this language.

9. **Table of Uses, Forestry**—The last page of the proposed ordinance indicates the Table of Uses is to be modified to include the LI District and indicates all eight uses intended for the LI District will be permitted by conditional use. Per Section 603.(f) of the Pennsylvania Municipalities Planning Code, Forestry should be added as a use permitted by right in all zoning districts.

B. **Zoning Map Change**

We recommend that the borough council consider the following in addressing the proposal to rezone TMPs #45-2-11, 45-3-1, and a portion of 45-2-15 from the SRL Suburban Residential Low District to the LI Light Industrial District:

1. **Referenced lot line adjustment for TMP #45-2-15**—As noted in Comment A.4.c., above, TMP #45-2-15 is currently one parcel consisting of approximately 9.45 acres. Without officially subdividing and

recording a subdivision on the property, this proposal would split-zone the parcel. We recommend that the borough not approve a split-zoning of the parcel due to the complications it presents if a property owner wants to subdivide or development the site in the future.

2. **Comprehensive Plan**—The Land Use Plan (Figure 14) in the *Quakertown Area Comprehensive Plan* (2007) shows the subject parcels as Development Areas. The comprehensive plan indicates that Development Areas are intended to accommodate the bulk of future development and infrastructure expansion, including infill and adaptive reuse opportunities. It further states that various types of commercial, industrial, and other nonresidential districts within Development Areas will allow for a diversity of land uses, which promotes a balanced community and provides employment, shopping, and service opportunities.

3. **Surrounding uses**—Residential uses are located to the north of the parcels proposed for rezoning, along both sides of North Main Street, and to the west, on the other side of West Creamery Road. A cemetery is also located to the north, on the other side of North Main Street. A tavern/restaurant borders the parcels to the northwest. Residential uses are located to the east and south. A social club borders the subject parcels to the east. A few residences and agricultural land are located to the south, in Milford Township.

4. **Surrounding zoning**—The SRL Suburban Residential Low District in Trumbauersville Borough surrounds the parcels to the north, east, and west. Milford Township's PC Planned Commercial District borders the subject parcels to the south and southwest.

Summary

The proposed LI District would allow and provide standards for nonresidential uses in the borough. The district permits eight uses by conditional use approval. Three of the uses, Use G1 Manufacturing, Use G6 Contracting, and G18 Flex Building, are newly permitted uses within the borough. Allowing additional nonresidential land uses will provide new business and employment opportunities and is consistent with the intent of Development Areas, as noted in the comprehensive plan.

While surrounding zoning is residential and some residences abut the subject parcels, the general location of the new LI District is in a lower-density area of the borough. The new district also includes a manufacturing facility, likely the largest industrial use in the borough, on one of the three subject parcels. The LI zoning designation and associated provisions will eliminate the nonconforming use status for that existing manufacturing facility.

However, before pursuing the proposal further, the borough should address the concern noted above in Comment B.1. to avoid split-zoning TMP #45-2-15.

We would appreciate being notified of the borough council's 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.

LMW:emh
24-0720

cc: Colby Grim, Esq., Grim, Biehn & Thatcher, Municipal Solicitor (via email)
Dani McClanahan, Borough Manager (via email)
Jeffrey Vey, Milford Township Manager (via email)
Matthew Walters, Secretary, QAPC (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The subject parcels are flat with some existing structures and open fields.

Existing Land Use: Existing uses on the subject parcels include a large manufacturing facility, a municipal fire company, residences, and farmland.

Surrounding Land Use:

North: Residential and Institutional
East: Residential and Institutional/Recreational
South: Residential and Agriculture
West: Residential

Surrounding Zoning:

North: SRL Suburban Residential Low District
East: SRL Suburban Residential Low District
South: PC Planned Commercial District (in Milford Township)
West: SRL Suburban Residential Low District

Municipal Comprehensive Plan: The *Quakertown Area Comprehensive Plan* (2007) shows the subject parcels as Development Areas which are intended to accommodate the bulk of future development and infrastructure expansion.

MEMORANDUM

Date: **December 19, 2024**

To: **Board of Supervisors**

From: **Richard Brittingham**

Re: **RIT Holdings, LLC - Conditional Use Application – Proposed E18 Automotive Sales with Accessory Automotive Repair, 26 W Zion Hill Road, Tax Map Parcel No. 36-005-007**

Please review the Conditional Use application and plans for RIT Holdings, LLC. The subject property is located at 26 W Zion Hill Road (corner of W Zion Hill Road and N West End Boulevard). The subject property is in the (PC) Planned Commercial Zoning District and further lies within the (AC) Arterial Corridor Overlay Zoning District. The applicant is proposing a E18 Automotive Sales with Accessory Automotive Repair.

The applicant is seeking a conditional use from Chapter 27- 402.3.; 27-404-E18; 27-601.1.A; 27-602 and 27-1109 of the Zoning Ordinance to permit the E18 Automotive Sales with Accessory Automotive Repair Use in the planned commercial zoning district.

Prior to the Conditional Use Hearing, the Richland Township Planning Commission will review the application on Tuesday, January 21, 2025.

The Conditional Use Hearing will be scheduled for Monday, February 10, 2025.

Thank you,

Richard Brittingham
Assistant Township Manager/Zoning Officer, CZO

Cc: Linc Treadwell, Township Solicitor
Mike Schwartz, Gilmore and Associates
Leslie Huhn, Township Manager
Vicki Schuller, Administrative Assistant
Quakertown Area Planning Committee

RICHLAND TOWNSHIP

1328 California Road, Suite A, Quakertown, PA 18951
215-536-4066 215-538-3020 (fax)

APPLICATION FOR
CONDITIONAL USE HEARING

Received
DEC 19 2024
Richland Township

SUBMIT ONE (1) ORIGINAL COPY

TMP# 36 - 005 - 007

RIT Holdings, LLC Name of Applicant	1214 Juniper Street, Quakertown, PA 18951 Address	215-536-1235 Telephone
26 W. Zion Hill Road, Quakertown, PA 18951 Street or Location of Property	TMP 36-005-007 Legal Description - Lot No./Block No.	
Property Size: 287.76 ft. Width	10.6923 Acres (Gross) Depth – Area: (Sq. Ft./Acres)	PC - Planned Commercial Present Zoning District

E-18 Automotive Sales: The sale of automobiles, trucks, recreational vehicles and parts. Automobile repair work in a fully enclosed building.
Proposed Use of Property: (Describe in detail, using separate sheet if necessary)

A-1 Nursery and G-1 Retail: Sale and storage of landscape/hard-scape materials such as patio pavers, mulch, soil, etc.
Present Use of Property: (If more than one parcel, include use of each)

THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION:

1. Three (3) site plans – folded to 8 1/2" x 11" size or as near as practical. An electronic submittal is required, and each plan sheet is to be labeled identifying each Title Plan Sheet
2. Name, address, mailing address and Bucks county Tax Map Parcel No. of all properties within 500 feet of the property line of the applicant. (Note: This includes properties across the street.)

A. Request for Conditional Use under Section(s) 27-402.3, 27-404 Table of Use Regulations (E-18 - Automotive Sales) of Township Zoning Ordinance. AC (Arterial Corridor) District 27-601.1.A, 27-602, and 27-1109

1. Nature of Conditional Use requested A Conditional Use is requested to change the primary use of the property to E-18 Automotive Sales.

2. Reason for said Request The applicant is seeking a larger and more convenient space to conduct business due to recent demand increases. The change in use and business is in accordance with the Quakertown Area Comprehensive Plan, and will be an improvement to the current conditions on the property. In addition, similar business are located nearby have been successful and proved to be suitable in design/operation as to be in harmony with the community.

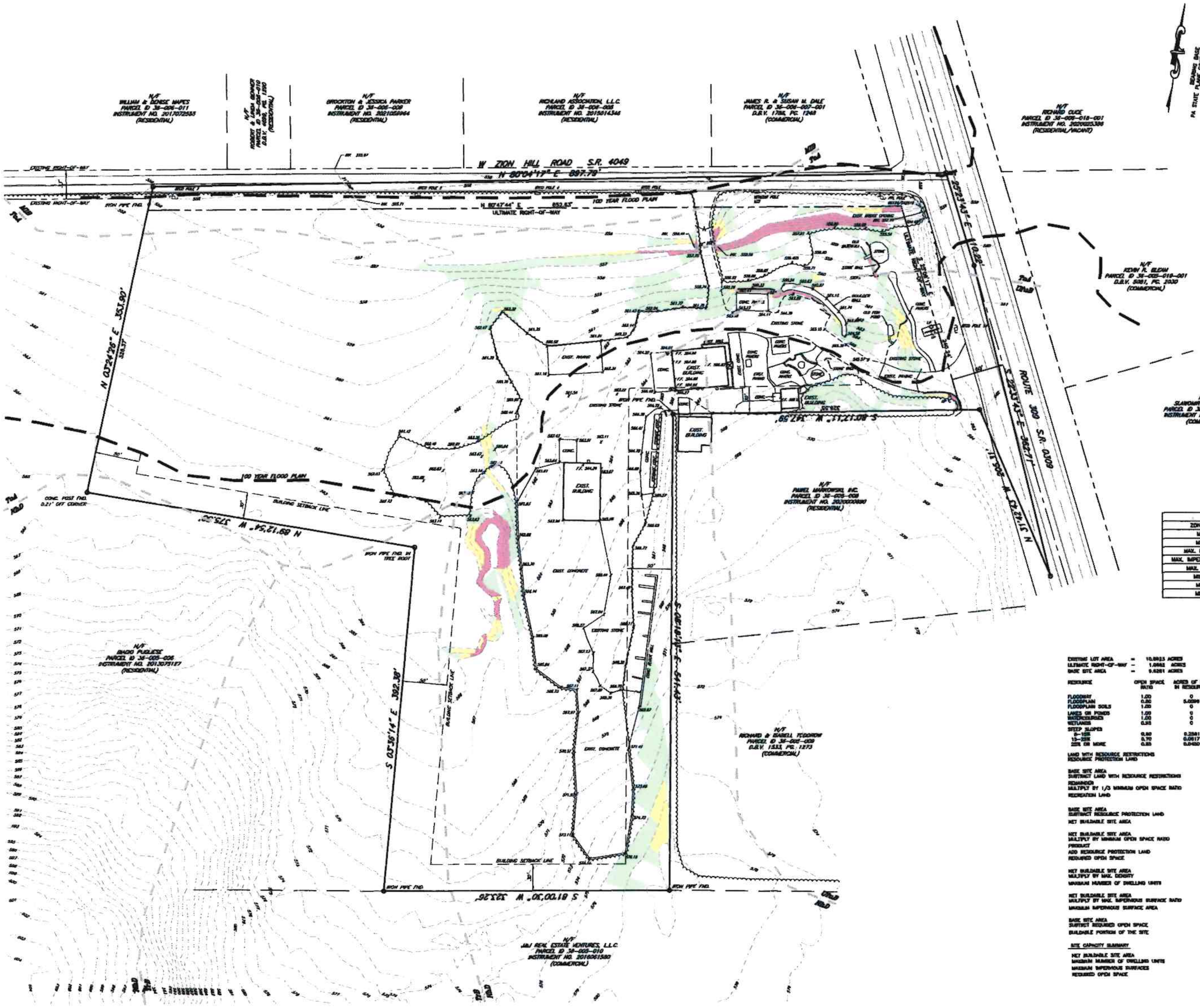
I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

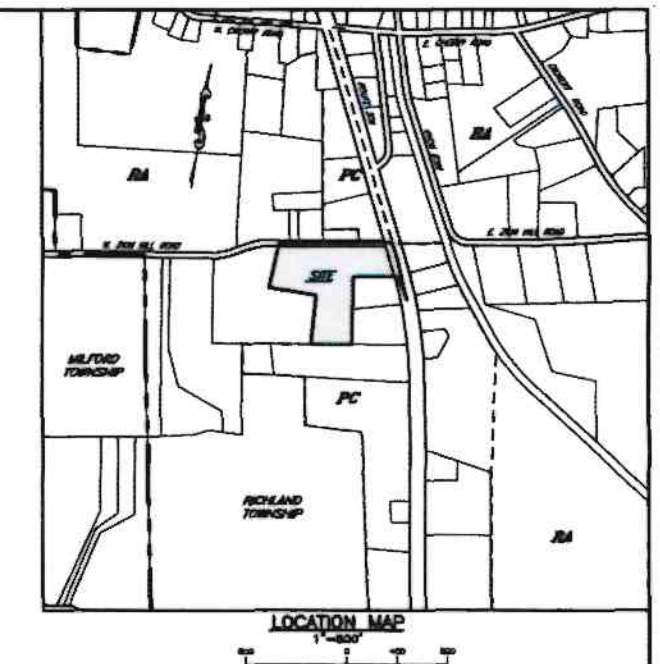
12.13.24
Date

Signature of Applicant

evised 1/4 022

Address	Owner	Parcel #	Mailing Address
225 W. Zion Hill Road	Shelmire, Larry E.	36-005-001	2325 Mill Road, Quakertown, PA 18951
200 W. Zion Hill Road	Rittle, Darin Z. & Sunday L.	36-005-005	SAME
100 W. Zion Hill Road	Pugliese, Biagio	36-005-006	SAME
1190 N. West End Blvd.	Pawel Markowski, Inc.	36-005-008	751 N. West End Blvd., Quakertown, PA 18951
1116 N. West End Blvd.	Todorow, Richard & Isabell	36-005-009	SAME
1110 N. West End Blvd.	J&J Real Estate Ventures, LLC	36-005-010	203 Pennwood Dr., Richlandtown, PA 18955
1030 N. West End Blvd.	JHS Group LLC	36-005-011	SAME
304 Resevoir Road	Banko, Frank III	36-005-013	915 W. Broad Street, Bethlehem, PA 18017
1230 N. West End Blvd.	Dale, James R. & Susan M.	36-006-007-001	SAME
31 W. Zion Hill Road	Richland Assoc. LLC	36-006-008	1230 N. West End Blvd., Quakertown, PA 18951
55 W. Zion Hill Road	Parker, Brockton & Jessica	36-006-009	SAME
97 W. Zion Hill Road	Benner, Robert & Linda	36-006-010	SAME
115 W. Zion Hill Road	Mapes, William & Denise	36-006-011	64 W. Cherry Road, Quakertown, PA 18951
W. Zion Hill Road	Benner, Robert & Linda	36-006-011-001	97 W. Zion Hill Road, Quakertown, PA 18951
N. West End Blvd.	Cuce, Richard	36-006-018-001	1505 N. West End Blvd., Quakertown, PA 18951
1189 N. West End Blvd.	Bleam, Kevin R.	36-005-019-001	SAME
1185 N. West End Blvd.	Mordzinski, Slawomir & Jacek	36-005-019-002	SAME
1175 N. West End Blvd.	Steskal, Louis C. & Patricia E.	36-005-019	46 Smoketown Road, Quakertown, PA 18951
1045 N. West End Blvd.	Melody Lake Management LLC	36-005-046	PO Box 677, Morgantown, PA 19543
1113 N. West End Blvd.	Hevin Holdings, LLC	36-005-046-001	PO Box 331, Coopersburg, PA 18036





LOCATION MAP
1"=800'
1 inch = 800 ft.

GENERAL NOTES

1. OWNER: RIT HOLDINGS, L.L.C.
1214 JUNIPER STREET
QUAKERTOWN, PA 18951

2. SITE ADDRESS: 28 W. ZION HILL ROAD
QUAKERTOWN, PA 18951

3. SITE DATA: PARCEL ID 36-005-007
INSTRUMENT NO. 2024005025
AREA: 465,734.72 SQ. FT. (GROSS)
10.6923 ACRES
419,314.02 SQ. FT. (NET)
9.6261 ACRES

4. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.

5. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

6. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

7. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

8. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

9. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

10. FLOOD PLAIN SHOWN IN ZONE 'A', AREAS WITHOUT BASE FLOOD ELEVATIONS. FLOOD ZONE REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP NO. 42017C0130J, EFFECTIVE DATE OF 03-16-2015.

11. ZONING INFORMATION: DISTRICT = PC PLANNED COMMERCIAL
USE E-18 (AUTOMOTIVE SALES)
CONDITIONAL USE

LOT REQUIREMENTS:
MIN. LOT AREA: 1 ACRE
MIN. LOT WIDTH: 150 FT.
MAX. FLOOR AREA RATIO: 0.40
MAX. IMPERVIOUS COVERAGE: 0.85
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 50 FT.
100 FT. ALONG ARTERIAL ROADWAY
SIDE YARD: 30 FT.
REAR YARD: 50 FT.

ZONING COMPLIANCE CHART		
ZONING REGULATION	REQUIRED	EXISTING
MIN. LOT AREA	1 ACRES	9.6261 ACRES
MIN. LOT WIDTH	150 FT.	278.76 FT.
MAX. FLOOR AREA RATIO	0.40	0.0140 (5,881 SQ. FT.)
MAX. IMPERVIOUS SURFACE RATIO	0.85	0.5119 (97,480 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
MIN. FRONT YARD	100 FT.	81.18 FT.
MIN. SIDE YARD	30 FT.	3.89 FT.*
MIN. REAR YARD	50 FT.	164.29 FT.

*EXISTING NON-CONFORMITY

EXISTING LOT AREA = 10.6923 ACRES
ULTIMATE RIGHT-OF-WAY - 1.0662 ACRES
BASE SITE AREA = 9.6261 ACRES

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (ACRES x OPEN SPACE RATIO)
FLOODWAY	1.00	0	0
FLOODPLAIN	0.80	5.0096	5.0096
FLOODPLAIN SOILS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WATERCOURSES	1.00	0	0
WETLANDS	0.95	0	0
STEEP SLOPES			
8-15%	0.60	0.2581	0.1637
15-25%	0.70	0.0617	0.0432
25% OR MORE	0.85	0.0450	0.0383
LAND WITH RESOURCE RESTRICTIONS			5.3724 ACRES
RESOURCE PROTECTION LAND			5.2448 ACRES

BASE SITE AREA	= 9.6261 ACRES
SUBTRACT LAND WITH RESOURCE RESTRICTIONS	- 5.3724 ACRES
REMAINDER	= 4.2537 ACRES
MULTIPLY BY 1/3 MINIMUM OPEN SPACE RATIO	X N/A
RECREATION LAND	= N/A
BASE SITE AREA	= 9.6261 ACRES
SUBTRACT RESOURCE PROTECTION LAND	- 5.2448 ACRES
NET BUILDABLE SITE AREA	= 4.3813 ACRES
NET BUILDABLE SITE AREA	= 4.3813 ACRES
MULTIPLY BY MINIMUM OPEN SPACE RATIO	X N/A
PRODUCT	= N/A
ADD RESOURCE PROTECTION LAND	= 5.2448 ACRES
REQUIRED OPEN SPACE	= 5.2448 ACRES
NET BUILDABLE SITE AREA	= 4.3813 ACRES
MULTIPLY BY MAX. DENSITY	X N/A
MAXIMUM NUMBER OF DWELLING UNITS	= N/A
NET BUILDABLE SITE AREA	= 4.3713 ACRES
MULTIPLY BY MAX. IMPERVIOUS SURFACE RATIO	X 0.85
MAXIMUM IMPERVIOUS SURFACE AREA	= 3.7241 ACRES
BASE SITE AREA	= 9.6261 ACRES
SUBTRACT REQUIRED OPEN SPACE	- 5.2448 ACRES
BUILDABLE PORTION OF THE SITE	= 4.3813 ACRES

SITE CAPACITY SUMMARY

NET BUILDABLE SITE AREA	4.3813 ACRES
MAXIMUM NUMBER OF DWELLING UNITS	N/A
MAXIMUM IMPERVIOUS SURFACES	3.7241 ACRES
REQUIRED OPEN SPACE	5.2448 ACRES

LEGEND

PROPERTY LINE
EXISTING CENTERLINE OF ROADWAY
EXISTING RIGHT-OF-WAY
ULTIMATE RIGHT-OF-WAY
BUILDING SETBACK LINE
ADJOINING LOT LINE
EXISTING EDGE OF PAVE
EDGE OF STONE
EXISTING CONTOUR LINE
EDGE OF WOODS
EDGE OF 100 YEAR FLOOD PLAIN
SOILS LINE
8%-15% STEEP SLOPES
15%-25% STEEP SLOPES
25%+ STEEP SLOPES

SOILS LOG

SOILS LOG SYMBOL	TYPE	SLOPES	LANDFORM	DEPTH TO RESTRICTIVE FEATURES	DRAINAGE CLASS	DEPTH TO HIGH WATER TABLE	AVAILABLE WATER CAPACITY	HYDROLOGIC SOIL GROUP	FARMLAND CLASSIFICATION	HYDRIC SOIL	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
MtB	MOUNT LUCAS SILT LOAM	3%-8%	HILLSLOPES	80"+	MODERATELY WELL DRAINED	12"-30"	MODERATE	C	PRIME FARMLAND	NO	X	C/S				X	X	X	X	X	X	X				X
NkD	NESHAMINY GRAVELLY SILT LOAM	8%-25%	HILLSLOPES	40"-80" TO LITHIC BEDROCK	WELL DRAINED	80"+	MODERATE	C	NOT PRIME FARMLAND	NO	X	C/S				X	X	X	X	X	X	X				
TaA	TOWHEE SILT LOAM	0%-3%	DEPRESSIONS	40"-80" TO LITHIC BEDROCK	POORLY DRAINED	0"-6"	LOW	C/D	NOT PRIME FARMLAND	YES	X			X		X	X	X	X	X	X	X	X			
TwB	TOWHEE SILT LOAM, EXTREMELY STONY	0%-8%	DEPRESSIONS	40"-80" TO LITHIC BEDROCK	POORLY DRAINED	0"-6"	LOW	C/D	NOT PRIME FARMLAND	YES	X			X		X	X	X	X	X	X	X	X			
UrB	URBAN LAND	0%-8%	—	—	—	—	—	—	NOT PRIME FARMLAND	NO																

SOILS INFORMATION SHOWN ON THE PLAN WAS TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY WEB SITE ON OCTOBER 1, 2024.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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Received
DEC 19 2024
Richland Township

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

PROFESSIONAL ENGINEER
TODD ROGER MYERS

NO.	DATE	REVISION	BY	CHK.

EXISTING FEATURES PLAN

PREPARED FOR

RICK TODOROW

PARCEL ID 36-005-007

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DRAWN BY: SWW	SURVEY CHK. BY: TRM
FINAL CHK. BY: TRM	PROJECT ENGINEER: TRM
DATE: 11-14-24	SCALE: 1"=50'

COWAN ASSOCIATES, INC.

PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
[illegible]
QUAKERTOWN, PENNSYLVANIA [illegible]
TELEPHONE (215) [illegible]
FAX (215) [illegible]

DWG. NO. 1 OF 1
JOB NO. 14982.01

Received
DEC 19 2024
Richland Township

PREPARED BY:
Associated Abstract Services, LLC
4101 Tilghman Street
Allentown, PA 18104
(610) 398-8019
AAS 20794

RETURN TO:
Associated Abstract Services, LLC
4101 Tilghman Street
Allentown, PA 18104
(610) 398-8019

CPN#: 36-005-007

DEED

THIS INDENTURE, made the 29th day of January, 2024, between **SOGIA INVESTMENTS, L.L.C., a Pennsylvania limited liability company,** with principal offices at Township of Perkasie, Pennsylvania, **GRANTOR**, Party of the First Part,

AND

RIT HOLDINGS LLC, a Pennsylvania limited liability company, with principal offices at Quakertown, Pennsylvania, **GRANTEE**, Part of the Second Part;

WITNESSETH, that the said Grantor, for and in consideration of the sum of NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 ($925,000.00) DOLLARS, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Richland, County of Bucks and Commonwealth of Pennsylvania, described according to a Plan prepared by Stanley F. Moyer, Registered Professional Engineer, for lands of J. Merrick Beale, Jr., dated 7/23/1948 as follows, to wit:

BEGINNING at a point of intersection with the center line of Shelly-Zion Hill Road and the

center line of Bethlehem Pike (Route 309); thence extending along the said center line of Bethlehem Pike, South 13 degrees 22 minutes East 109.28 feet to a point, a bolt; thence still along the same, South 10 degrees 32 minutes East 362.71 feet to a point; thence extending through the bed of the said Bethlehem Pike (Route 309), North 19 degrees 41 minutes West 205.31 feet to a point a corner of lands now or late of Carl Himmelberger; thence extending along the same, North 87 degrees 38 minutes West 347.63 feet to another corner of lands now or late of Carl Himmelberger; thence extending along the same, South 03 degrees 44 minutes West 541.68 feet to a point in line of lands now or late of Jacob Treichler; thence extending along the same, North 86 degrees 57 minutes West 323.29 feet to an iron pin in line of lands now or late of Jacob Beidler; thence extending along the same, the following three courses and distances, viz: (1) North 08 degrees 25 minutes East 390.94 feet to an iron pin (2) North 76 degrees 59 minutes West 375.27 feet to an iron pin; (3) North 15 degrees 25 minutes East 353.87 feet to a point an iron pin the center line of said Zion Hill Road; thence extending along the same, South 87 degrees 54 minutes East 897.91 feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM AND THEREOUT that part of premises taken by the Commonwealth of Pennsylvania for widening of U.S. 309.

BEING KNOWN AS BUCKS COUNTY PARCEL NO. 36-005-007

BEING THE SAME PREMISES which Barbara A. Kaiser, by Deed dated December 19, 2012, and recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania, in Instrument No. 2013000752, granted and conveyed unto Sogia Investments, L.L.C.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in a any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand of it, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantor, its successors and assigns, does hereby covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that said Grantor, its successors and assigns, all and singular hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against , the said Grantor, its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, SPECIALLY WARRANT and forever

DEFEND.

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed the day and year first above written.

ATTEST:

SOGIA INVESTMENTS, L.L.C.

By: _____
Thomas E. Skiffington, Member and Manager

COMMONWEALTH OF PENNSYLVANIA)
) ss.:
COUNTY OF BUCKS)

On the 29th day of January, 2024, before me, a notary public, the undersigned officer, personally appeared Thomas E. Skiffington, who acknowledged himself to be the Member and Manager of Sogia Investments, L.L.C., the foregoing company, and that as such, he, being authorized by such company to do so, executed the foregoing deed for the purpose therein contained by signing his name thereon as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

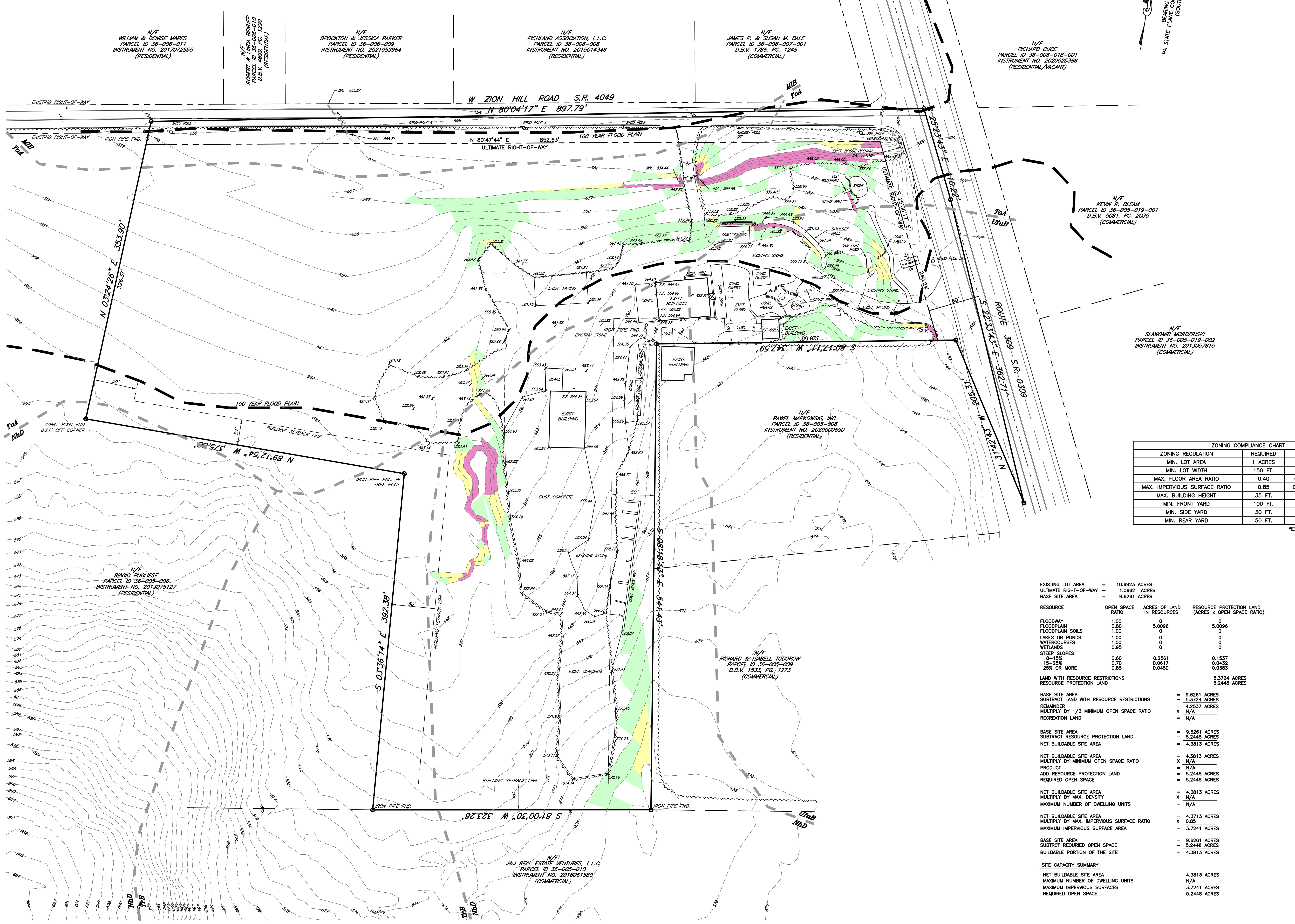
_____
Notary Public

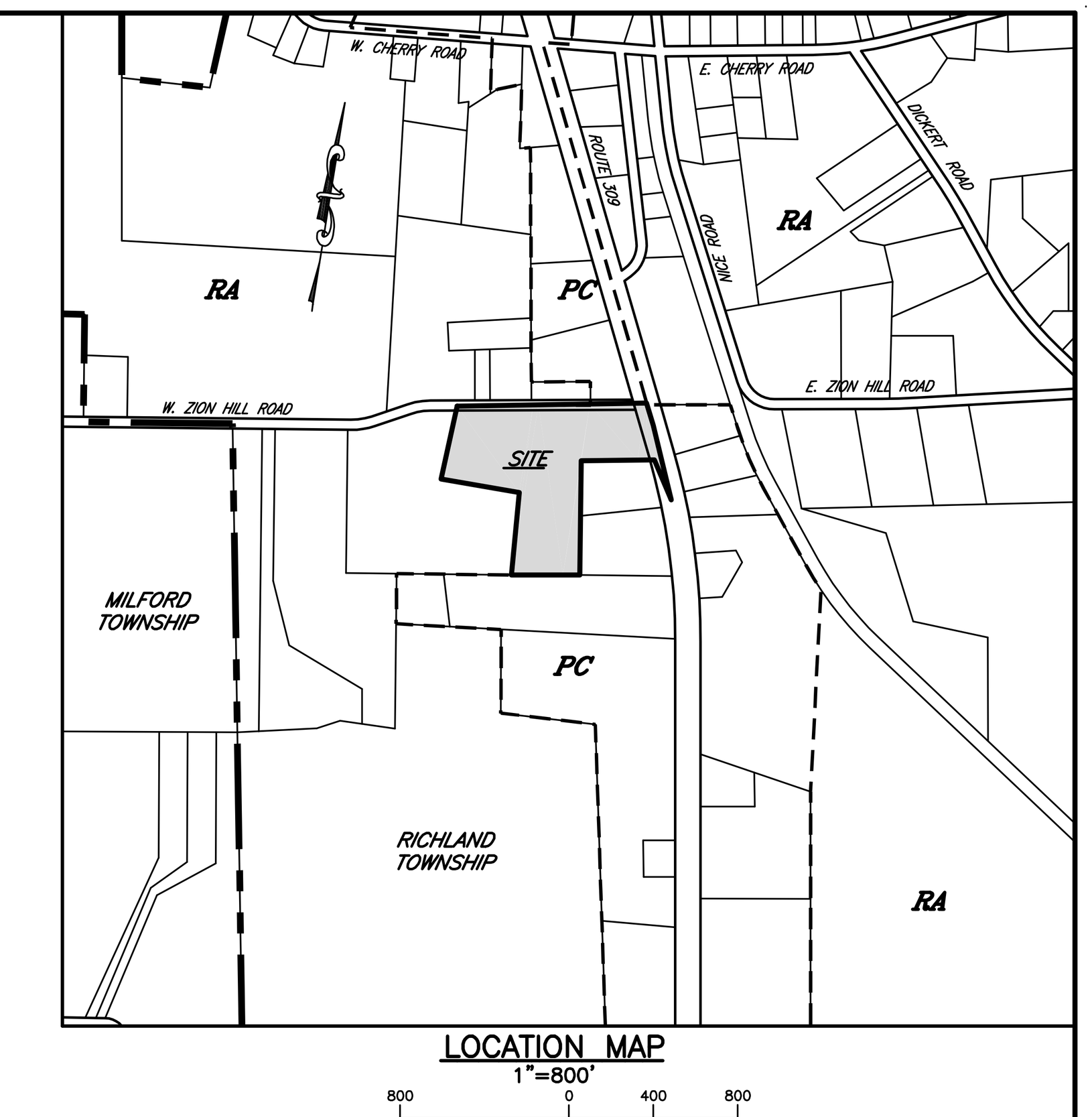
Commonwealth of Pennsylvania - Notary Seal
JEAN FERRARA - Notary Public
Bucks County
My Commission Expires July 11, 2025
Commission Number 1277765

I hereby certify the address of the within Grantee(s) is:

1214 Juniper Street
Quakertown, PA 18951

_____





LOCATION MAP

1"=800'

1 inch = 800 ft.

GENERAL NOTES

1. OWNER: RIT HOLDINGS, L.L.C.
1214 JUNIPER STREET
QUAKERTOWN, PA 18951

2. SITE ADDRESS: 26 W. ZION HILL ROAD
QUAKERTOWN, PA 18951

3. SITE DATA: PARCEL ID 36-005-007
INSTRUMENT NO. 2024005025
AREA: 465,754.72 SQ. FT. (GROSS)
10.6923 ACRES
419,314.02 SQ. FT. (NET)
9.6261 ACRES

4. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.

5. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

6. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

7. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

8. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

8. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

10. FLOOD PLAIN SHOWN IN ZONE 'A', AREAS WITHOUT BASE FLOOD ELEVATIONS. FLOOD ZONE REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP NO. 42017C0130J, EFFECTIVE DATE OF 03-16-2015.

11. ZONING INFORMATION: DISTRICT = PC PLANNED COMMERCIAL
USE E-18 (AUTOMOTIVE SALES)
CONDITIONAL USE

LOT REQUIREMENTS:
MIN. LOT AREA: 1 ACRE
MIN. LOT WIDTH: 150 FT.
MAX. FLOOR AREA RATIO: 0.40
MAX. IMPERVIOUS COVERAGE: 0.85
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 50 FT.
100 FT. ALONG ARTERIAL ROADWAY
SIDE YARD: 30 FT.
REAR YARD: 50 FT.

ZONING COMPLIANCE CHART		
ZONING REGULATION	REQUIRED	EXISTING
MIN. LOT AREA	1 ACRES	9.6261 ACRES
MIN. LOT WIDTH	150 FT.	278.76 FT.
MAX. FLOOR AREA RATIO	0.40	0.0140 (5,861 SQ. FT.)
MAX. IMPERVIOUS SURFACE RATIO	0.85	0.5119 (97,480 SQ. FT,)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
MIN. FRONT YARD	100 FT.	81.18 FT.
MIN. SIDE YARD	30 FT.	3.99 FT.*
MIN. REAR YARD	50 FT.	164.29 FT.

*EXISTING NON-CONFORMITY

EXISTING LOT AREA = 10.6923 ACRES
ULTIMATE RIGHT-OF-WAY − 1.0662 ACRES
BASE SITE AREA = 9.6261 ACRES

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (ACRES x OPEN SPACE RATIO)
FLOODWAY	1.00	0	0
FLOODPLAIN	0.80	5.0096	5.0096
FLOODPLAIN SOILS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WATERCOURSES	1.00	0	0
WETLANDS	0.95	0	0
STEEP SLOPES			
8–15%	0.60	0.2561	0.1537
15–25%	0.70	0.0617	0.0432
25% OR MORE	0.85	0.0450	0.0383

LAND WITH RESOURCE RESTRICTIONS 5.3724 ACRES
RESOURCE PROTECTION LAND 5.2448 ACRES

BASE SITE AREA = 9.6261 ACRES
SUBTRACT LAND WITH RESOURCE RESTRICTIONS − 5.3724 ACRES
REMAINDER = 4.2537 ACRES
MULTIPLY BY 1/3 MINIMUM OPEN SPACE RATIO X N/A
RECREATION LAND = N/A

BASE SITE AREA = 9.6261 ACRES
SUBTRACT RESOURCE PROTECTION LAND − 5.2448 ACRES
NET BUILDABLE SITE AREA = 4.3813 ACRES

NET BUILDABLE SITE AREA = 4.3813 ACRES
MULTIPLY BY MINIMUM OPEN SPACE RATIO X N/A
PRODUCT = N/A
ADD RESOURCE PROTECTION LAND = 5.2448 ACRES
REQUIRED OPEN SPACE = 5.2448 ACRES

NET BUILDABLE SITE AREA = 4.3813 ACRES
MULTIPLY BY MAX. DENSITY X N/A
MAXIMUM NUMBER OF DWELLING UNITS = N/A

NET BUILDABLE SITE AREA = 4.3713 ACRES
MULTIPLY BY MAX. IMPERVIOUS SURFACE RATIO X 0.85
MAXIMUM IMPERVIOUS SURFACE AREA = 3.7241 ACRES

BASE SITE AREA = 9.6261 ACRES
SUBTRCT REQURIED OPEN SPACE − 5.2448 ACRES
BUILDABLE PORTION OF THE SITE = 4.3813 ACRES

SITE CAPACITY SUMMARY

NET BUILDABLE SITE AREA 4.3813 ACRES
MAXIMUM NUMBER OF DWELLING UNITS N/A
MAXIMUM IMPERVIOUS SURFACES 3.7241 ACRES
REQUIRED OPEN SPACE 5.2448 ACRES

LEGEND

- PROPERTY LINE
- EXISITNG CENTERLINE OF ROADWAY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- BUILDING SETBACK LINE
- ADJOINING LOT LINE
- EXISTING EDGE OF PAVE
- EDGE OF STONE
- EXISTING CONTOUR LINE (565)
- EDGE OF WOODS
- EDGE OF 100 YEAR FLOOD PLAIN
- SOILS LINE
- 8%–15% STEEP SLOPES
- 15%–25% STEEP SLOPES
- 25%+ STEEP SLOPES

SOILS LOG																										
SOILS LOG SYMBOL	TYPE	SLOPES	LANDFORM	DEPTH TO RESTRICTIVE FEATURES	DRAINAGE CLASS	DEPTH TO HIGH WATER TABLE	AVAILABLE WATER CAPACITY	HYDROLOGIC SOIL GROUP	FARMLAND CLASSIFICATION	HYDRIC SOIL	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
MIB	MOUNT LUCAS SILT LOAM	3%–8%	HILLSLOPES	80"+	MODERATELY WELL DRAINED	12"–30"	MODERATE	C	PRIME FARMLAND	NO	X	C/S				X	X	X	X	X	X	X				X
NhD	NESHAMINY GRAVELLY SILT LOAM	8%–25%	HILLSLOPES	48"–80" TO LITHIC BEDROCK	WELL DRAINED	80"+	MODERATE	C	NOT PRIME FARMLAND	NO	X	C/S				X	X	X	X	X	X	X				
ToA	TOWHEE SILT LOAM	0%–3%	DEPRESSIONS	48"–96" TO LITHIC BEDROCK	POORLY DRAINED	0"–6"	LOW	C/D	NOT PRIME FARMLAND	YES	X			X		X	X	X	X	X	X	X	X			
TrB	TOWHEE SILT LOAM, EXTREMELY STONY	0%–8%	DEPRESSIONS	48"–96" TO LITHIC BEDROCK	POORLY DRAINED	0"–6"	LOW	C/D	NOT PRIME FARMLAND	YES	X			X		X	X	X	X	X	X	X	X			
UfuB	URBAN LAND	0%–8%	---	---	---	---	---	---	NOT PRIME FARMLAND	NO																

SOILS INFORMATION SHOWN ON THE PLAN WAS TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY WEB SITE ON OCTOBER 1, 2024.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS LAND SURVEYOR No. 43353-E

TODD R. MYERS, P.L.S. SU043353-E

NO.	DATE	REVISIONS	BY	CHK.

EXISTING FEATURES PLAN

PREPARED FOR

RICK TODOROW

PARCEL ID 36-005-007

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DRAWN BY	SURVEY CHK. BY
SWW	TRM
FINAL CHK. BY	PROJECT ENGINEER
TRM	TRM
DATE	SCALE
11-14-24	1"=50'

COWAN ASSOCIATES, INC.
N.J. General Authorization No. 24GA28059300
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582

DWG. NO. 1
OF 1
JOB NO. 14962.01

V:\PROJECTS\14962.01 26 W Zion Hill Rd Conditional Use Application\CONDITIONAL USE PLAN.dwg

2025 QAPC Transportation Project Ranking Process

January 14*	**Review 2024 Priorities and discuss potential projects**
January 15	Invite PennDOT representatives
TBD January	Send 2024 Priority Lists to QAPC members and municipalities and request new projects
February 11*	**Due date for new projects**
February 17	List of projects sent to municipalities for rankings
March 11*	**Due date for project rankings**
March 17	Send out revised project list to PennDOT and QAPC
April 8*	**QAPC Transportation Meeting**

*QAPC Meeting Date

2024 QAPC: Regional PennDOT Priorities - Capital Projects

2024 Rank	Project Description	Status Notes from 2023 Meeting	2023 Ranking
1	Route 663 widening to 4 lanes with left turning lanes at: Turnpike to Allentown Road; Allentown Road to Portzer Road; Portzer Road to Route 309 (Milford)	Right-of-way plans for Allentown Road and PA 663 under review, single-span bridge proposed to lessen debris collection during storms, 1.5 to 2 years for construction	1
2	Replacement of Engelman Bridge on Kumry Road over Unami Creek (Milford)	Not on TIP	3
3	663/Allentown Road Intersection and Bridge Improvments (Milford Township)		2
4	Replacement of bridge on Old Bethlehem Road (Haycock)	On TIP, in design phase	4
5	Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes	Not on TIP	6
6	Portzer Road extension to roundabout at BJs/Target (Milford)	Project has been let, design by Milford Twp., constructionin 2023	5
7	Traffic calming on Main Street/Richlandtown Pike (Richlandtown)		9
8	Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown)		7
9	Cherry Road, from Route 309 to Main Street in Richlandtown (Richland/Richlandtown)-needs to be resurfaced with drainage problems corrected; also there are two one-lane bridges that should be widened	road resurfaced, some drainage issues addressed, construction to begin in May 2024	8
10	Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock)	Design complete, construction in 2023	11
11	Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford)		10
12	Extend the left turn lane on Route 309 North at the Pumping Station Road intersection (Richland)		12
13	Trumbauersville Road Bridge Replacement, one-lane bridge between Fels and Nursery roads (Milford Township)		14
14	Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown)		13
15	Rosedale Road "Twin" Bridge Replacements (Milford Township)		15
16	Allentown Road Bridge over Unami Creek between Streamview Way and Sycamore Drive (Milford Twp)	New Project for 2024	16
17	AM Drive Signage Improvements (Milford Township)	New Project for 2024 (was #22 in maintenance last year)	17

2024 QAPC: Regional PennDOT Priorities - Maintenance Projects

2024 Rank	Project Description	Status Notes from 2023 Meeting	2023 Rank
1	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)	Mechanized patching completed 2021, resurfacing scheduled for 2025	1
2	Allentown Road/Main Street repaving (Trumbauersville)	Partially complete, South Main Street paved, other areas worst spots milled and repaved, sealcoating scheduled for 2022, repaving scheduled for 2023	2
3	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)	Sealcoating scheduled for 2022	3
4	Intersection of Route 309 and Tollgate Road repaving (Richland)	East side of road may have been repaved	4
5	Route 309 repaving, between Quakertown-Richland municipal boundaries (Quakertown)	Scheduled for mechanized patching, not on 5-yr repaving schedule	5
6	Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.)	Scheduled for 2025 along with Project #1 above	7
7	Broad Street repaving (Trumbauersville)	Mechanized patching in 2 years, not on 5-year repaving schedule	8
8	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)		9
9	Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford)		10
10	Improve median barriers along Route 309, between Quakertown-Richland municipal boundaries (Quakertown)	Should be addressed during bypass project	11
11	West Thatcher Road repaving (Haycock and Richland Townships)	Scheduled for resurfacing in 2024, base repair in 2022 or 2023	12
12	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)		13
13	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)	Partially complete, not on 5-year repaving schedule	14
14	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)	Paving completed in 2021	15
15	Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)		17
16	Main Street/Cherry Street drainage repair (Richlandtown)	Drain has sunk and clogs up	16
17	Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)		17
18	One-way yield sign on Union Street Bridge (Richlandtown)		18
19	Maple Street/Main Street drainage repair (Richlandtown)		19
20	Richlandtown Pike/Depot Lane road hump (Richlandtown)		20
21	Krammes Road, overlay and ditch cleaning (Milford Township)		21
22	Allentown Road at Bauman Road, replace cross pipe (Milford Township)		23
23	Steinsburg Road, oil and chip		24
24	Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township)		25
25	Trumbauersville Road, replace cross pipe near Finland Inn (Milford Township)		26