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: February 6, 2026 (Revised February 10, 2026)

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, February 10th, 2026,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes from January 13, 2026
4. Sketch Plan of Land Development for Milford Village Section 6—Milford Township
5. Conditional Use Application for Northfield Business Campus, LLC—Richland Township
6. Preliminary Plan of Land Development for Quakertown Community School District—Quakertown Borough
7. Preparations for 2025 QAPC/PennDOT Annual Transportation Meeting
8. Old Business/New Business
9. Approval of Invoices
10. 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, February 9th, 2026**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
January 13, 2026

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

Public Comment
There was no public comment.

Nomination and Election of QAPC Vice-Chairperson
On a motion by Andrew Janke, with a second by Chris Betz, Tim Ritter was nominated and elected as Vice-Chairperson for 2026.

Approval of Minutes from December 9, 2025
Matt Walters presented the meeting minutes for the December 2025 meeting. On a motion by Rusty Taft, with a second by Andrew Janke, the minutes of the December 9, 2025, monthly meeting were unanimously approved.

Preliminary Plan of Land Development for Richland Tracts—Tollgate Road—Richland Township
The Committee reviewed the proposal to construct two warehouses, one consisting of 156,000 square feet and the other consisting of 400,050 square feet. The 62.32-acre site is located at the southwest corner of the intersection of West End Boulevard (PA 309) and Tollgate Road and is within the township's Planned Commercial District (PC) and the Arterial Overlay District.

On a motion by Rusty Taft, with a second by Ed Child, the Committee unanimously voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #12882, dated December 16, 2025.) In addition, the Committee directed Mr. Walters to provide a comment that indicates their strong support of the traffic impact comments in the BCPC review and to further recommend that the Township and surrounding municipalities explore options to limit access on the local roads for vehicles longer than 45 feet.

Preliminary Plan of Subdivision for Weaver—Richland Township
The Committee reviewed the proposal to subdivide a 2.36-acre parcel into two lots. Lot 1 (1.84 acres) contains a single-family detached dwelling and detached garage that are to remain. An existing single-family detached dwelling, garage, and shed are proposed on Lot 2 (0.52 acres). The site is along the north side of East Pumping Station Road, about 200 feet east of its intersection with Richlandtown Pike, and is within the township's Suburban Residential Low District (SRL).

On motion by Chris Spear, with a second by Andrew Janke the Committee unanimously voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #13144, dated December 5, 2025).

Conditional Use Application for Automotive Repair and Warehouse—Richland Township
The Committee reviewed the conditional use application for the conversion of existing vacant space within a G-17 Flex Building to an E19 Automotive Repair Establishment and a G3 Warehouse, Wholesale, Storage Use. The 18.5-acre site is located at the northeast corner of South West End Boulevard (PA 309) and Quakers Way and is within the township's PC Planned Commercial District and the Arterial Overlay District.

On a motion by Chris Spear, with a second by Rusty Taft, the Committee unanimously voted to provide a review with a comment on limiting the use of the loading docks to daytime hours to lessen the impact on the adjacent residential development.

Conditional Use Request for Development Services, LLC (Tollgate Road)—Richland Township

The Committee reviewed the proposal to construct two warehouse buildings (Building 1—156,000 square feet and Building 2 – 400,050 square feet) on a 62.32-acre site. The site is located at the southwest corner of the intersection of West End Boulevard (PA 309) and Tollgate Road and is within the township's PC Planned Commercial District and the Arterial Overlay District.

The QAPC reviewed a previous conditional use application in October 2024 that consisted of one warehouse of 649,230 square feet. On a motion by Chris Spear, seconded by Chris Betz, the Committee unanimously voted to reaffirm the comments it provided in the October 10, 2024, review of the conditional use application.

Update to the Official Act 537 Sewage Facilities Plan—Milford Township

The Committee reviewed the proposal to update the Act 537 Sewage Facilities Plan to provide for the future wastewater management needs of the township. The township's emphasis remains on providing public sewer services within the Development District and relying on individual on-lot sewage disposal systems for properties outside of the Development District. The QAPC reviewed an earlier version of the plan. The latest version of the plan was revised to address comments provided by the Pennsylvania Department of Environmental Protection.

The Committee found the plan to be comprehensive and well prepared and had no additional comments.

Preparations for 2025 QAPC/PennDOT Annual Transportation Meeting

The Committee began preparations for its annual transportation meeting by reviewing the 2025 capital and maintenance projects. New projects will be added to the list in February.

Old Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoices

Matt Walters presented a draft invoice from the Bucks County Planning Commission for planning services provided in December 2025. On a motion by Ed Child, with a second by Tim Ritter, the Committee unanimously approved the BCPC invoice for December 2025 in the amount of $385.00.

Adjournment

On a motion by Rusty Taft, with a second by Andrew Janke, the Committee unanimously voted to adjourn the meeting at 8:01 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

MEMORANDUM

Date: January 15, 2026

To: Board of Supervisors

From: Richard Brittingham

Re: Northfield Business Campus, LLC –(Lot 3 1131 Richland Commerce Drive TMP 36-029-019-03A) and (Lot 8 TMP 36-029-019-03D)
Conditional Use Application

Please review the Conditional Use application and plans for Northfield Business Campus, LLC. The subject property is designated as Lot 8 and Lot 3 of the Northfield Business Campus and is identified as Tax Map Parcel 36-029-019-03A and 36-029-019-03D. The property is located within the (EXT) Extraction Zoning District. The Northfield Business Campus is approved as a G17 Flex Building Use. The applicant proposes a lot line adjustment between Lot 3 and Lot 8 and add approximately 16.56 Acres from Lot 8 to Lot 3. The applicant is seeking a conditional use from 27-405-H.(7)(e)1.; to allow for an outdoor storage area larger than 50% of building coverage but less than 50% of lot area. The H7 Outside Storage is to support the operations of Klover Contracting, which is currently developing a G17 Flex Building on Lot 3.

Prior to the Conditional Use Hearing, the Planning Commission will review the application on Tuesday, March 17, 2026.

The Conditional Use Hearing before the Board of Supervisors will be scheduled for Monday, April 13, 2026.

Thank you,

Richard Brittingham
Assistant Township Manager/Zoning Officer, CZO

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

RICHLAND TOWNSHIP

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

Received
ADMINISTRATIVE
JAN 14 2026
COMPLETE
Richland Township

APPLICATION FOR CONDITIONAL USE HEARING

SUBMIT ONE (1) ORIGINAL COPY

TMP# 36 - 029 - 019-03 A&D

Northfield Business Campus, LLC	1 Iron Bridge Dr	215-606-0181 (attorney)
Name of Applicant	Address	Telephone

#1131

Richland Commerce Dr, Lot3	Lot 3A & 3D	
Street or Location of Property	Legal Description - Lot No./Block No.	

Property Size: 171.29 ft	24.6	EXT
Width	Depth – Area: (Sq. Ft./Acres)	Present Zoning District

H7 Outdoor storage accessory use
Proposed Use of Property: (Describe in detail, using separate sheet if necessary)

G17 - Flex Building
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) Ch27 Part 4 Section27-405-H.(7)(e)1. of Township Zoning Ordinance.

1. Nature of Conditional Use requested To allow for an outdoor storage area larger than 50% of building-coverage but less than 50% of lot area.

2. Reason for said Request Code requires a conditional use from Board of Supervisors only when the outdoor storage area is larger than 50% of building coverage and less than 50% of lot area.

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.

1/12/2026
Date

Signature of Applicant

Received
JAN 15 2026
Richland Township

Richland Township Board of Supervisors
Conditional Use Application of Northfield Business Campus LLC
Lot 3 Northfield Business Campus

The Applicant, Northfield Business Campus LLC, is the owner of the property located on Commerce Drive in Richland Township, Bucks County. The property is designated as Lot 8 and Lot 3 of the Northfield Business Campus and is more specifically identified as Tax Map Parcel Nos. 36-029-019-03A & 36-029-019-03D (the "Property"). The Property is situated within the EXT - Extraction Zoning District, as established by the Richland Township Zoning Ordinance and Zoning Map. Encompassing approximately 34.45 acres, the Property forms part of the larger Northfield Business Campus. Lot 8 is currently unimproved, whereas Lot 3 is currently developing an approved G17 Flex Building. Lot 8 contains protected natural resource areas, including floodplains, wetlands, waterways and steep slopes which surround two large developable upland fallow ag-land areas.

As illustrated on the attached plan, the Applicant proposes a lot line adjustment between Lot 3 and Lot 8 to add approximately 16.56 acres from Lot 8 to Lot 3. The remaining portion of Lot 8 (approximately 50.46 acres) is offered for dedication to Richland Township. Following this adjustment, the Applicant intends to develop the expanded Lot 3 with an accessory H7 - Outside Storage use, including an associated driveway. This H7 Outside Storage use will serve as an accessory component to support the operations of the owner, Klover Contracting, which (as stated above) is currently developing a G17 Flex Building on Lot 3 pursuant to a prior land development approval.

To facilitate the proposed development, the Applicant hereby requests conditional use pursuant to the requirements and standards set forth under the Richland Township Zoning Ordinance Ch. 27, Part 4, Section 27-405-H.(7).(e).1). Accessary Use, H7 Outside Storage is allowed as a Conditional Use by the Township Board of Supervisors if :

i) Outside Storage area is within EXT District and is more than 50% of building coverage but less than 50% of Lot area. *Proposal herewith is compliant with this requirement.*

ii) Outside Storage area shall not encroach upon front yard or buffer yard. *Proposal herewith is compliant with this requirement.*

iii) Outside Storage area is appropriately accessory to a G17 Flex Building. *Proposal herewith is compliant with this requirement.*

iv) Outside Storage area is shielded from view from all public streets and residential uses. *Proposal herewith is compliant with this requirement.*

The Applicant looks forward to meeting with the Township Staff, QA-Planning Commission, Township Planning Commission & Township Board of Supervisors to present and discuss the application and application plans.

LEGEND

- EXIST BOUNDARY LINE
- EXIST RIGHT-OF-WAY
- EXIST CENTERLINE
- EXIST ADJOINING OWNER
- EXIST MINOR CONTOUR
- EXIST MAJOR CONTOUR
- EXIST CURB LINE
- EXIST CONCRETE
- EXIST WALL
- EXIST PAVED DRIVEWAY
- EXIST UNPAVED DRIVEWAY
- EXIST EDGE OF ROAD PAVING
- EXIST ROAD SHOULDER
- EXIST LANDSCAPE BED
- EXIST BUILDING
- EXIST EASEMENT
- EXIST FENCE
- EXIST SOILS
- EXIST FLOODPLAIN
- EXIST WATER MAIN
- EXIST SANITARY SEWER
- EXIST SANITARY FORCEMAIN
- EXIST ZONING BOUNDARY
- EXIST TREE CANOPY
- EXIST GUIDE RAIL
- EXIST WETLANDS
- EXIST DECIDUOUS TREE
- EXIST EVERGREEN TREE
- PROP LOT LINE

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON BASED ON A PLAN NORTHFIELD BUSINESS CAMPUS, PREPARED BY COWAN ASSOCIATES, INC. DATED FEBRUARY 8, 2005, LAST REVISED SEPTEMBER 29, 2005, RECORDED IN PLAN BOOK 368, PAGE 95 AND SUPPLEMENTED WITH A FIELD SURVEY BY SYSTEMS DESIGN ENGINEERING, INC. COMPLETED IN AUGUST 2022 AND CONDOMINIUM DECLARATION INSTRUMENT NO. 2019017395.
2. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS.
3. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42017C0129J EFFECTIVE DATE MARCH 16, 2015 NUMBER 421095 PANEL 0129 SUFFIX J. 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
4. SITE BENCHMARK IS A MAGNAIL SET IN PPL POLE HAVING AN ELEVATION OF 493.
5. WETLANDS EXIST WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT PER THE WETLANDS DETERMINATION PERFORMED BY NOVA CONSULTANTS, LTD. ON JULY 7, 2023.
6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
7. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH RICHLAND TOWNSHIP. THE BMP SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER PER THE ABOVE REFERENCED AGREEMENT.
8. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
9. ANY FUTURE IMPERVIOUS SURFACE AREA PROPOSED WHICH EXCEEDS THE TABULATED VALUES REQUIRES ADDITIONAL STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT PRIOR TO INSTALLATION OF SUCH IMPERVIOUS SURFACE AREA.
10. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS SHALL REMAIN WITH THE PROPERTY OWNER, HEIRS AND ASSIGNS OF THE PROPERTY. THE TOWNSHIP OF RICHLAND AND/OR ITS AGENTS HAVE THE RIGHT AND PRIVILEGE TO ENTER TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY THE OWNERS, HEIRS OR ASSIGNS. A BLANKET EASEMENT COVERING ACCESS TO THE STORMWATER FACILITIES IS HEREBY GRANTED BY THE OWNER, HEIRS AND ASSIGNS TO RICHLAND TOWNSHIP.

SOIL LEGEND

THE SOILS LOCATED ON-SITE ACCORDING TO THE NRCS WEB SOIL SURVEY (SOILS.USDA.GOV/SURVEY) ARE AS FOLLOWS:

- AbA – ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- AbB – ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- Bo – BOWMANSVILLE-KNAUERS SILT LOAMS, (HYDROLOGIC SOIL GROUP C/D)
- CwA – CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- RbA – REAVILLE CHANNERY SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- RbB – REAVILLE CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)

SITE CAPACITY CALCULATIONS

[illegible]	[illegible]	[illegible]	[illegible]

RESOURCE PROTECTION LAND DISTURBANCE

RESOURCE	Resource Area (ac)	Disturbance Area (ac)	Percentage Disturbance Herewith	Percentage Disturbance Allowable
FLOODWAY	3.26	0.38	11.64%	0%*
FLOODPLAIN	4.65	0.72	15.87%	20%
FLOODPLAIN SOILS (Bo)	2.17	0.36	16.58%	0%*
STEEP SLOPES:				
8-15%	<3,000 S.F.	0.006	N/A	N/A
15-25%	<3,000 S.F.	0.002	N/A	N/A
25% or more	<3,000 S.F.	0.06	N/A	N/A
Watercourses	0.36	0.04	11.43%	0%*
Wetlands	0.63	0.07	BY G.P. PERMIT	N/A
* VARIANCE AND/OR SPECIAL EXCEPTION REQUIRED				

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   PARID: 36-029-019-03A, B, C & D

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DOYLESTOWN, PENNSYLVANIA
   UNIT A: INSTRUMENT NO. 2025016419
   UNIT B: INSTRUMENT NO. 20019018208
   UNIT C: INSTRUMENT NO. 2023007595
   UNIT D: DEED BOOK 5799, PAGE 0977.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   UNIT A: MCSQUIZZY'S NORTHFIELD LOT 3 LLC, 180 KEYSTONE ROAD, QUAKERTOWN, PA 18951

   UNIT B: NORTHFIELD INDUSTRIAL HOLDINGS, LLC, 1 IRON BRIDGE DRIVE, COLLEGEVILLE, PA 19426

   UNIT C: CHAMPION REAL ESTATE HOLDGS QUAKERTOWN LLC, 379 THORNALL STREET, 12TH FLOOR, EDISON, NJ 08837

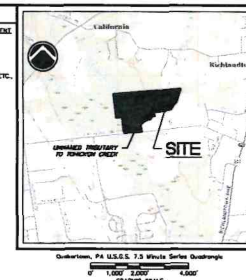
   UNIT D: NORTHFIELD BUSINESS CAMPUS, 1 IRON BRIDGE DRIVE, COLLEGEVILLE, PA 19426

4. ADDRESS OF THE SUBJECT TRACT:

   UNIT A, B, C & D:
   RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

5. AREA STATISTICS:

   LOT 3: GROSS TRACT AREA = 84.91 Ac. (TO DEED TITLE LINES)



Quakertown, PA U.S.G.S. 7.5 Minute Series Quadrangle

0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

ZONING DATA

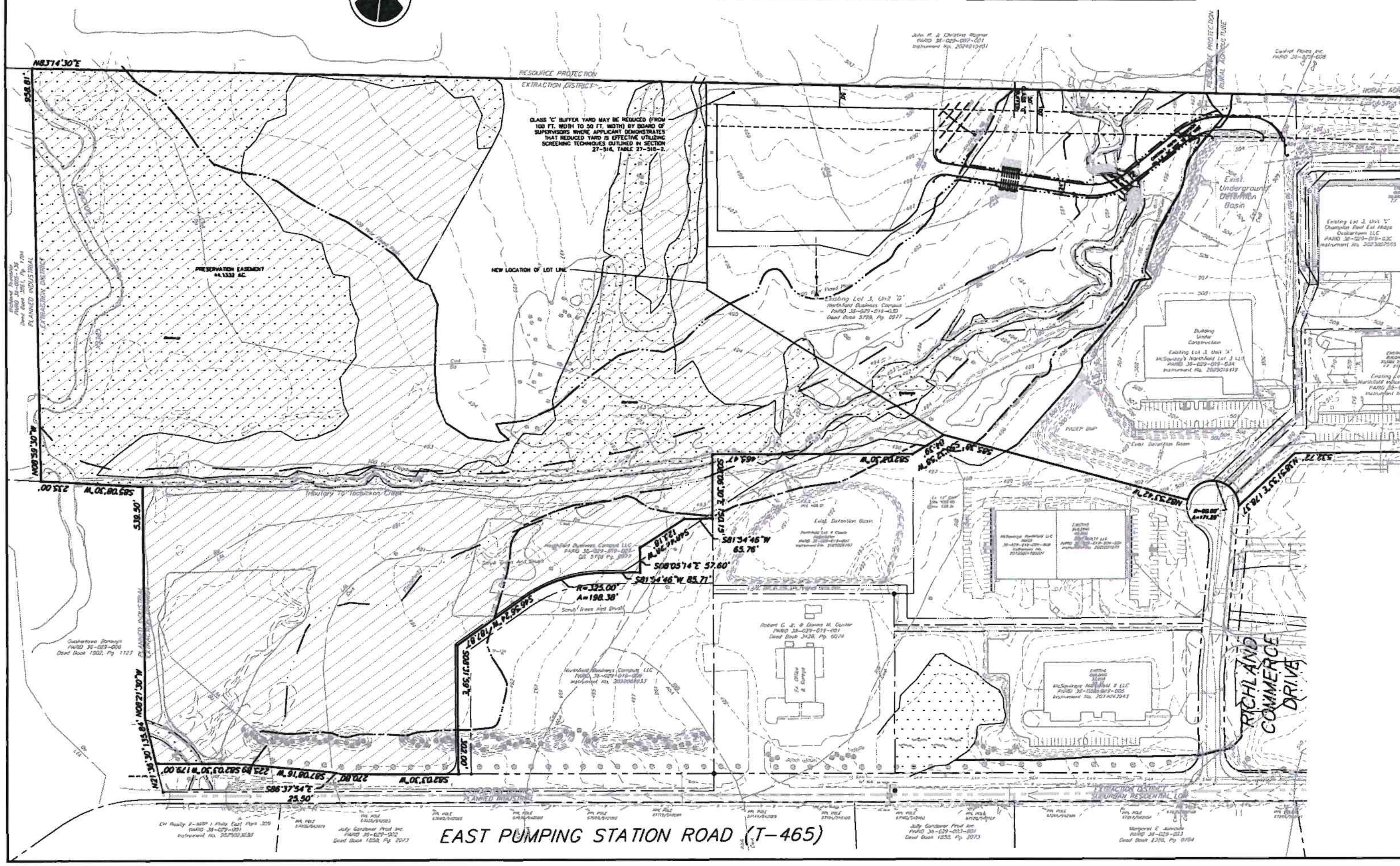
DATA OBTAINED FROM RICHLAND TOWNSHIP ZONING ORDINANCE CHAPTER 27; REFERENCE SECTION 27-405 & SECTION 27-312

DISTRICT CLASSIFICATION: "EXT"-EXTRACTION DISTRICT

USE: PRIMARY EXISTING USE: G17-FLEX BUILDING ON UNIT 3A

ACCESSORY PROPOSED CONDITION USE: H7-OUTSIDE STORAGE ON UNIT 3A

	REQUIRED	PROVIDED ON LOT 3
MIN. LOT AREA:	3.0 AC.	34.43 AC.
MIN LOT WIDTH @ STREET LINE:	150 FT.	171.3 FT.
MIN SETBACK FROM STREET LINES:	25 FT.	203.71 FT.
MIN. SETBACK FROM PROPERTY LINES:	25 FT.	25 FT.
MIN. BUILDING SPACING:	50 FT.	150 FT.
MAX. IMPERVIOUS SURFACE RATIO ON LOT:	60%	38.79%
MAX. IMPERVIOUS SURFACE RATIO ON SITE:	85%	38.79%
MAX. BUILDING COVERAGE	40%	9.06%
MAX. FLOOR AREA RATIO:	40%	9.06%
MAX. BUILDING HEIGHT:	35 FT.	N/A



PURPOSE OF THIS PLAN

THE PLAN HEREWITH PROPOSES A LOT LINE ADJUSTMENT BETWEEN LOT 3A AND 3D TO CONSOLIDATE APPROXIMATELY 16.56 ACRES OF LOT 3D INTO LOT 3A, THEREBY EXPANDING LOT 3A AND ELIMINATING LOT 3D. THE REMAINDER OF LOT 3D (APPROXIMATELY 50.48 AC.) IS BEING OFFERED FOR DEDICATION TO THE TOWNSHIP.

CONDITIONAL USE

PURSUANT TO CHAPTER 27, PART 4, SECTION 27-405-H.(7).(a).(1) ACCESSORY USE. H7-OUTSIDE STORAGE IS ALLOWED BY CONDITIONAL USE (BY TOWNSHIP BOARD OF SUPERVISORS) IF STORAGE YARD IS < (LESS THAN) 50% OF LOT AREA. THE STORAGE YARD HEREWITH SHALL BE LESS THAN 50% OF LOT AREA.

SPECIAL EXCEPTION REQUEST

APPLICANT REQUESTS A SPECIAL EXCEPTION "STREAM CROSSING USE" FROM THE ZONING HEARING BOARD, PURSUANT TO RICHLAND TOWNSHIP CH.23. FLOODPLAIN MANAGEMENT, SECTION 23-604.2.A. TO ALLOW FOR A PRIVATE STREET AND UNDERGROUND UTILITIES STREAM CROSSING USE THROUGH THE EXISTING ON-SITE FLOODPLAIN/FLOODWAY/WATERCOURSE/WETLANDS.

VARIANCE REQUESTS

1. A VARIANCE FROM SECTION 23-603.1.A OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO ALLOW THE USE OF FILL WITHIN THE IDENTIFIED FLOODPLAIN.
2. A VARIANCE FROM SECTION 23-603.1.E OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT THE FINISHED ELEVATION OF THE PROPOSED STREET TO BE ABOVE THE BASE FLOOD ELEVATION, WHERE THE ORDINANCE REQUIRES IT TO BE ONE FOOT BELOW.
3. A VARIANCE FROM SECTION 27-311.1.B OF THE ZONING ORDINANCE TO ALLOW AN 11.64% DISTURBANCE WITHIN THE FLOODWAY, WHERE NO DISTURBANCE IS PERMITTED.
4. A MODIFICATION TO THE PRIOR RICHLAND TOWNSHIP ZONING HEARING BOARD DECISION DATED AUGUST 1, 2023, WHICH GRANTED RELIEF TO PERMIT A BUFFER YARD WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED FOR A PORTION OF LOT 3A. THE REQUEST IS TO EXTEND THIS 50-FOOT BUFFER AS DEPICTED ON THE ATTACHED PLAN.

GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 3131; FAX 610 489 6850

KLOVER STORAGE YARD

LOT 3, UNIT 'A' and 'D'

PREPARED FOR

KLOVER CONTRACTING

SITE SITUATE IN RICHLAND TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

CONDITIONAL USE PLAN

KLOVER STORAGE YARD

SITE SITUATE IN RICHLAND TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: [illegible]	DRAWING FILE: [illegible] COND USE PLAN
PLAN SCALE: 1"=100'	PLAN SHEET NUMBER 1 OF 3

0' 50' 100' 200'
GRAPHIC SCALE

LEGEND

- EXIST BOUNDARY LINE
- EXIST RIGHT-OF-WAY
- EXIST CENTERLINE
- EXIST ADJOINING OWNER
- EXIST MINOR CONTOUR
- EXIST MAJOR CONTOUR
- EXIST CURB LINE
- EXIST CONCRETE
- EXIST WALL
- EXIST PAVED DRIVEWAY
- EXIST UNPAVED DRIVEWAY
- EXIST EDGE OF ROAD PAVING
- EXIST ROAD SHOULDER
- EXIST LANDSCAPE BED
- EXIST BUILDING
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- EXIST EVERGREEN TREE
- PROP LOT LINE

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8. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
9. ANY FUTURE IMPERVIOUS SURFACE AREA PROPOSED WHICH EXCEEDS THE TABULATED VALUES REQUIRES ADDITIONAL STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT PRIOR TO INSTALLATION OF SUCH IMPERVIOUS SURFACE AREA.
10. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS SHALL REMAIN WITH THE PROPERTY OWNER, HEIRS AND ASSIGNS OF THE PROPERTY. THE TOWNSHIP OF RICHLAND AND/OR ITS AGENTS HAVE THE RIGHT AND PRIVILEGE TO ENTER TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY THE OWNERS, HEIRS OR ASSIGNS. A BLANKET EASEMENT COVERING ACCESS TO THE STORMWATER FACILITIES IS HEREBY GRANTED BY THE OWNER, HEIRS AND ASSIGNS TO RICHLAND TOWNSHIP.

SOIL LEGEND

THE SOILS LOCATED ON-SITE ACCORDING TO THE NRCS WEB SOIL SURVEY (SOILS.USDA.GOV/SURVEY) ARE AS FOLLOWS:

- AbA – ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- AbB – ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- Bo – BOWMANSVILLE-KNAUERS SILT LOAMS, (HYDROLOGIC SOIL GROUP C/D)
- CwA – CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- RlA – REAVILLE CHANNERY SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- RlB – REAVILLE CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)

SITE CAPACITY CALCULATIONS

[illegible]

RESOURCE PROTECTION LAND DISTURBANCE

RESOURCE	Resource Area (ac)	Disturbance Area (ac)	Percentage Disturbance Herewith	Percentage Disturbance Allowable
FLOODWAY	3.20	0.39	11.64%	0%*
FLOODPLAIN	4.60	0.72	15.67%	20%
FLOODPLAIN SOILS (Bo)	2.17	0.36	15.36%	1%*
STEEP SLOPES:				
8-15%	<3,000 S.F.	0.004	N/A	N/A
15-25%	<3,000 S.F.	0.002	N/A	N/A
25% or more	<3,000 S.F.	0.08	N/A	N/A
Watercourses	0.35	0.04	11.40%	0%*
Wetlands	0.33	0.07	BY S.F. PERMIT	N/A
* VARIANCE AND/OR SPECIAL EXCEPTION REQUIRED				

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   PARID: 36-029-019-03A, B, C & D

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DOYLESTOWN, PENNSYLVANIA
   UNIT A: INSTRUMENT NO. 2025016419
   UNIT B: INSTRUMENT NO. 20019018206
   UNIT C: INSTRUMENT NO. 2023007585
   UNIT D: DEED BOOK 5799, PAGE 0977.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   UNIT A: MCSQUIZZY'S NORTHFIELD LOT 3 LLC
   180 KEYSTONE ROAD
   QUAKERTOWN, PA 18951

   UNIT B: NORTHFIELD INDUSTRIAL HOLDINGS, LLC
   1 IRON BRIDGE DRIVE
   COLLEGEVILLE, PA 19426

   UNIT C: CHAMPION REAL ESTATE HOLDGS QUAKERTOWN LLC
   379 THORNALL STREET
   12TH FLOOR
   EDISON, NJ 08837

   UNIT D: NORTHFIELD BUSINESS CAMPUS
   1 IRON BRIDGE DRIVE
   COLLEGEVILLE, PA 19426

4. ADDRESS OF THE SUBJECT TRACT:

   UNIT A, B, C & D:
   RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

5. AREA STATISTICS:

   LOT 3: GROSS TRACT AREA = 84.91 Ac. (TO DEED TITLE LINES)



Quakertown, PA U.S.G.S. 7.5 Minute Series Quadrangle

0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

ZONING DATA

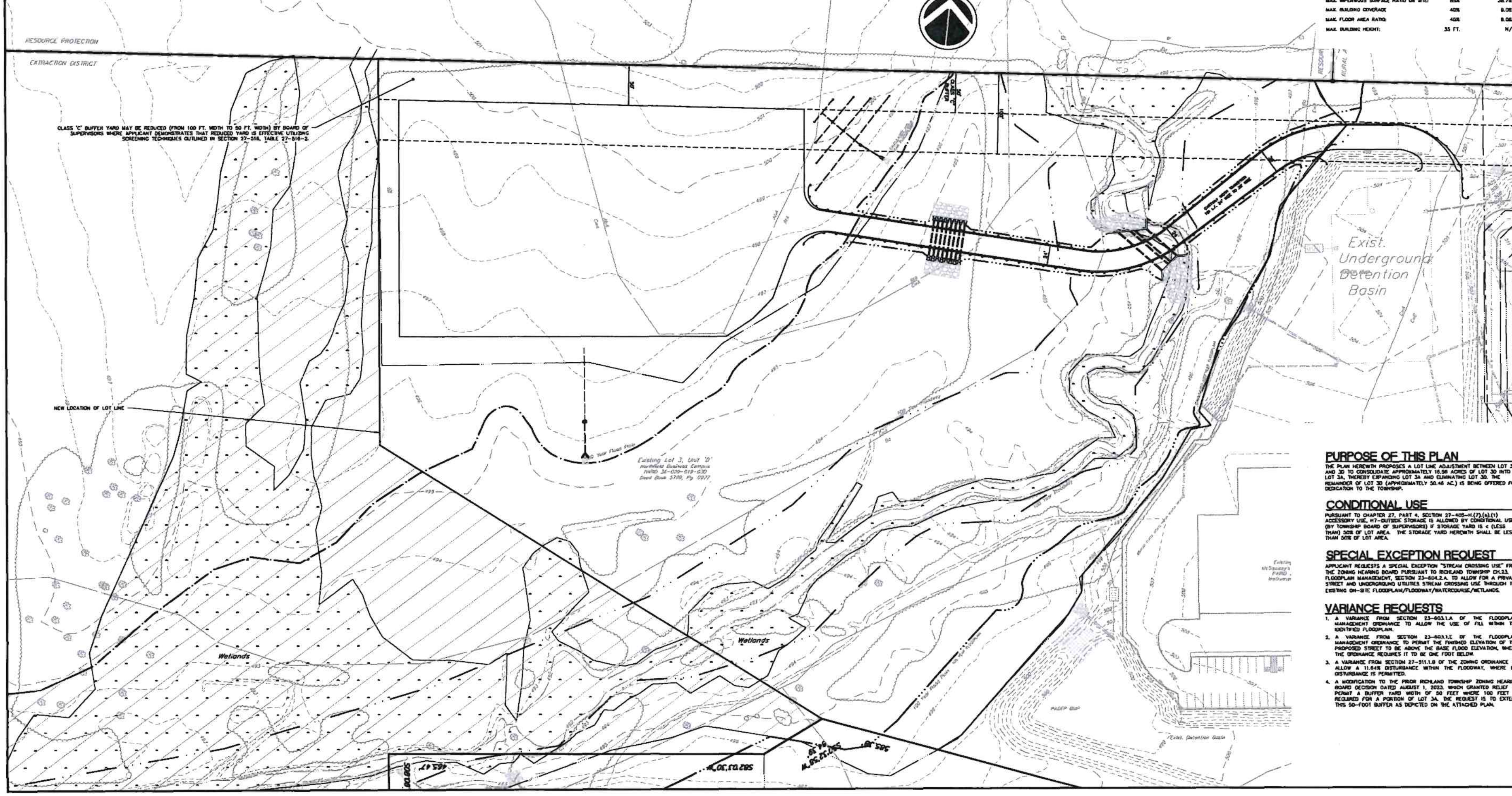
DATA OBTAINED FROM RICHLAND TOWNSHIP ZONING ORDINANCE CHAPTER 27; REFERENCE SECTION 27-405 & SECTION 27-512

DISTRICT CLASSIFICATION: "EXT"-EXTRACTION DISTRICT

USE: PRIMARY EXISTING USE: C17-FLEX BUILDING ON UNIT 3A

ACCESSORY PROPOSED CONDITION USE: H7-OUTSIDE STORAGE ON UNIT 3A

	REQUIRED	PROVIDED ON LOT 3
MIN. LOT AREA:	3.0 AC.	34.45 AC.
MIN LOT WIDTH @ STREET LINE:	150 FT.	171.3 FT.
MIN SETBACK FROM STREET LINES:	25 FT.	203.71 FT.
MIN. SETBACK FROM PROPERTY LINES:	25 FT.	25 FT.
MIN. BUILDING SPACING:	50 FT.	150 FT.
MAX. IMPERVIOUS SURFACE RATIO ON LOT:	60%	38.79%
MAX. IMPERVIOUS SURFACE RATIO ON SITE:	85%	38.72%
MAX. BUILDING COVERAGE	40%	8.08%
MAX. FLOOR AREA RATIO:	40%	8.08%
MAX. BUILDING HEIGHT:	35 FT.	N/A



PURPOSE OF THIS PLAN

THE PLAN HEREWITH PROPOSES A LOT LINE ADJUSTMENT BETWEEN LOT 3A AND 3D TO CONSOLIDATE APPROXIMATELY 16.56 ACRES OF LOT 3D INTO LOT 3A, THEREBY EXPANDING LOT 3A AND ELIMINATING LOT 3D. THE REMAINDER OF LOT 3D (APPROXIMATELY 50.46 AC.) IS BEING OFFERED FOR DEDICATION TO THE TOWNSHIP.

CONDITIONAL USE

PURSUANT TO CHAPTER 27, PART 4, SECTION 27-405-H.(7).(a).(1) ACCESSORY USE, H7-OUTSIDE STORAGE IS ALLOWED BY CONDITIONAL USE (BY TOWNSHIP BOARD OF SUPERVISORS) IF STORAGE YARD IS < (LESS THAN) 50% OF LOT AREA. THE STORAGE YARD HEREWITH SHALL BE LESS THAN 50% OF LOT AREA.

SPECIAL EXCEPTION REQUEST

APPLICANT REQUESTS A SPECIAL EXCEPTION "STREAM CROSSING USE" FROM THE ZONING HEARING BOARD PURSUANT TO RICHLAND TOWNSHIP CH.23. FLOODPLAIN MANAGEMENT, SECTION 23-604.2.A. TO ALLOW FOR A PRIVATE STREET AND UNDERGROUND UTILITIES STREAM CROSSING USE THROUGH THE EXISTING ON-SITE FLOODPLAIN/FLOODWAY/WATERCOURSE/WETLANDS.

VARIANCE REQUESTS

1. A VARIANCE FROM SECTION 23-603.1.A OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO ALLOW THE USE OF FILL WITHIN THE IDENTIFIED FLOODPLAIN.
2. A VARIANCE FROM SECTION 23-603.1.E OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT THE FINISHED ELEVATION OF THE PROPOSED STREET TO BE ABOVE THE BASE FLOOD ELEVATION, WHERE THE ORDINANCE REQUIRES IT TO BE ONE FOOT BELOW.
3. A VARIANCE FROM SECTION 27-511.1.B OF THE ZONING ORDINANCE TO ALLOW A 11.64% DISTURBANCE WITHIN THE FLOODWAY, WHERE NO DISTURBANCE IS PERMITTED.
4. A MODIFICATION TO THE PRIOR RICHLAND TOWNSHIP ZONING HEARING BOARD DECISION DATED AUGUST 1, 2023, WHICH GRANTED RELIEF TO PERMIT A BUFFER YARD WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED FOR A PORTION OF LOT 3A. THE REQUEST IS TO EXTEND THIS 50-FOOT BUFFER AS DEPICTED ON THE ATTACHED PLAN.

GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 3131; FAX 610 489 6850

KLOVER STORAGE YARD

LOT 3, UNIT 'A' and 'D'

PREPARED FOR

KLOVER CONTRACTING

SITE SITUATE IN RICHLAND TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

CONDITIONAL USE PLAN

KLOVER STORAGE YARD

SITE SITUATE IN RICHLAND TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 8081	DRAWING FILE: 8081 COND USE PLAN
PLAN SCALE: 1"=50'	PLAN SHEET NUMBER 2 OF 3

0' 25' 50' 100'
GRAPHIC SCALE

LEGEND

- EXIST BOUNDARY LINE
- EXIST RIGHT-OF-WAY
- EXIST CENTERLINE
- EXIST ADJOINING OWNER
- EXIST MINOR CONTOUR
- EXIST MAJOR CONTOUR
- EXIST CURB LINE
- EXIST CONCRETE
- EXIST WALL
- EXIST PAVED DRIVEWAY
- EXIST UNPAVED DRIVEWAY
- EXIST EDGE OF ROAD PAVING
- EXIST ROAD SHOULDER
- EXIST LANDSCAPE BED
- EXIST BUILDING
- EXIST EASEMENT
- EXIST FENCE
- EXIST SOILS
- EXIST FLOODPLAIN
- EXIST WATER MAIN
- EXIST SANITARY SEWER
- EXIST SANITARY FORCEMAIN
- EXIST ZONING BOUNDARY
- EXIST TREE CANOPY
- EXIST GUIDE RAIL
- EXIST WETLANDS
- EXIST DECIDUOUS TREE
- EXIST EVERGREEN TREE

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON BASED ON A PLAN NORTHFIELD BUSINESS CAMPUS, PREPARED BY CUMMI ASSOCIATES, INC. DATED FEBRUARY 6, 2003, LAST REVISED SEPTEMBER 29, 2006, RECORDED IN PLAN BOOK 388, PAGE 80 AND SUPPLEMENTED WITH A FIELD SURVEY BY SYSTEMS DESIGN ENGINEERING, INC. COMPLETED IN AUGUST 2012 AND CONDOMINIUM DECLARATION INSTRUMENT NO. 2019017202.
2. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS.
3. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP #2017200LBV EFFECTIVE DATE MARCH 16, 2015 NUMBER 42017B0, PANEL 0126 SUFFIX J, 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
4. SITE BENCHMARK IS A MAGNAIL SET IN PPL POLE HAVING AN ELEVATION OF 483.
5. WETLANDS EXIST WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT PER THE WETLANDS DETERMINATION PERFORMED BY NOVA CONSULTANTS, LTD. ON JULY 7, 2005.
6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
7. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH RICHLAND TOWNSHIP. THE BMP SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE ABOVE REFERENCED AGREEMENT.
8. WHEN CHANGES FROM THE ADOPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
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10. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS SHALL REMAIN WITH THE PROPERTY OWNER, HEIRS AND ASSIGNS UNLESS OTHERWISE ASSUMED BY A DULY CONSTITUTED AUTHORITY. THE OWNER SHALL HAVE THE RIGHT AND PRIVILEGE TO ENTER TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY THE OWNERS, HEIRS OR ASSIGNS. A PLANNED EASEMENT CONCERNING ACCESS TO THE STORMWATER FACILITIES IS HEREBY GRANTED BY THE OWNER, HEIRS AND ASSIGNS TO RICHLAND TOWNSHIP.

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   PARID: 36-029-018-03A, B, C & D

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DOYLESTOWN, PENNSYLVANIA
   UNIT A: INSTRUMENT NO. 2020016410
   UNIT B: INSTRUMENT NO. 2001001206
   UNIT C: INSTRUMENT NO. 2023007305
   UNIT D: DEED BOOK 5799, PAGE 0877.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   UNIT A: MCGRAIZY'S NORTHFIELD LOT 3 LLC
   160 KEYSTONE ROAD
   QUAKERTOWN, PA 18951

   UNIT B: NORTHFIELD INDUSTRIAL HOLDINGS, LLC
   1 IRON BRIDGE DRIVE
   COLLEGEVILLE, PA 19426

   UNIT C: CHAMPION REAL ESTATE HOLDCS QUAKERTOWN LLC
   379 THORNALL STREET
   12TH FLOOR
   EDISON, NJ 08837

   UNIT D: NORTHFIELD BUSINESS CAMPUS
   1 IRON BRIDGE DRIVE
   COLLEGEVILLE, PA 19426

4. ADDRESS OF THE SUBJECT TRACT:

   UNIT A, B, C & D:
   RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

5. AREA STATISTICS:

   LOT 3: GROSS TRACT AREA = 84.91 Ac. (TO DEED TITLE LINES)



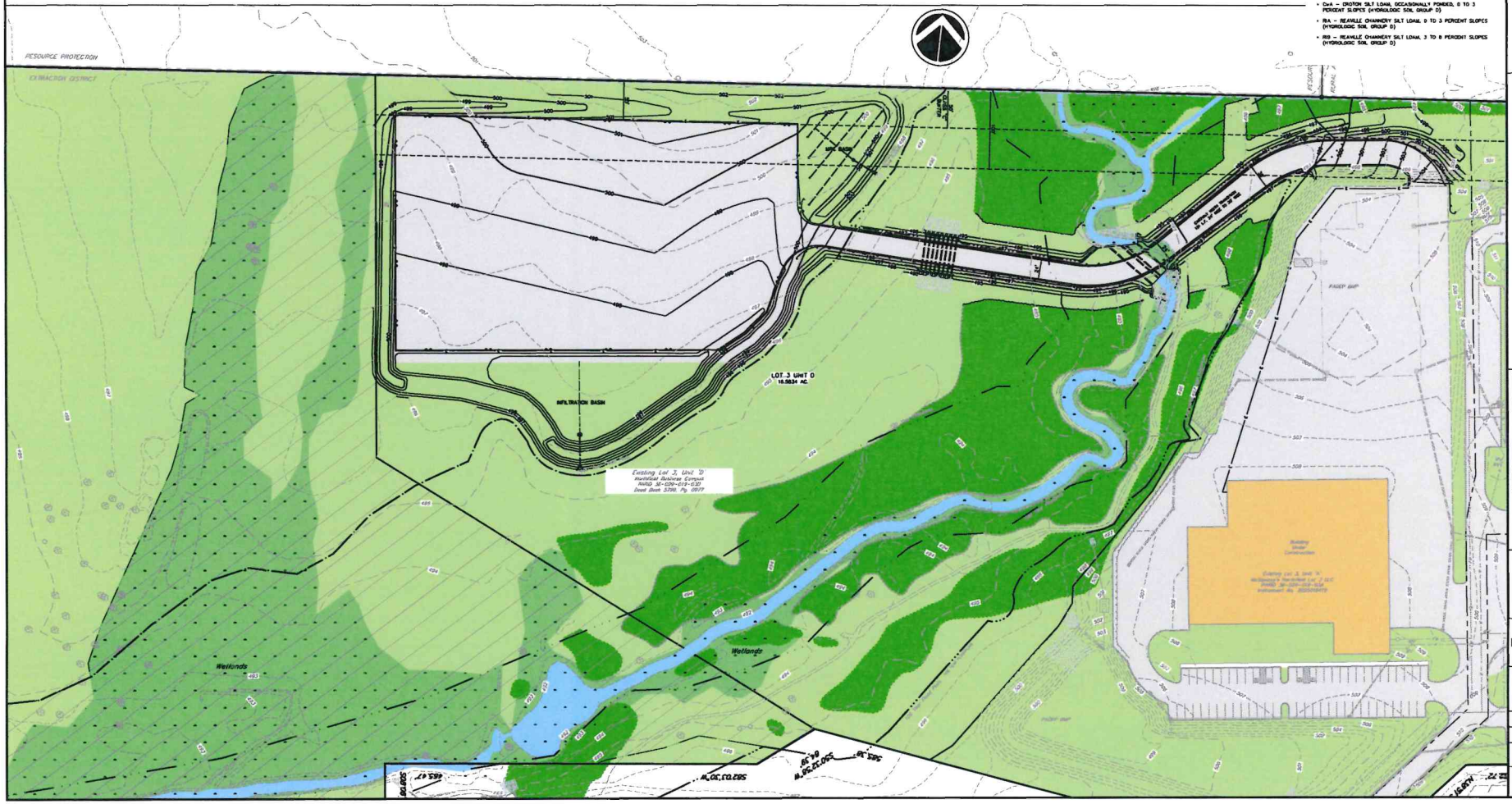
Quakertown, PA U.S.G.S. 7.5 Minute Series Quadrangle
0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1" = 2,000'

SOIL LEGEND

THE SOILS LOCATED ON-SITE ACCORDING TO THE NRCS WEB SOIL SURVEY (SOILS.USDA.GOV/SURVEY) ARE AS FOLLOWS:

- AbA – ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- AbB – ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- Du – DUMMORE-KNAUERS SILT LOAMS, (HYDROLOGIC SOIL GROUP C/D)
- CwA – CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP D)
- RrA – READLE CHANNERY SILT LOAM, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP B)
- RrB – READLE CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP B)



GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131, FAX 610 489 9050

KLOVER STORAGE YARD

LOT 3, UNIT 'A' and 'D'

PREPARED FOR

KLOVER CONTRACTING

SITE SITUATE IN

RICHLAND TOWNSHIP

BUCKS COUNTY, PENNSYLVANIA

NO.	REVISION	DATE
1	PLAN UPDATED	10.1.25

PRESENTATION PLAN

KLOVER STORAGE YARD

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RMP
PROJECT NUMBER: 2025	DRAWING FILE: PRESENTATION PLAN
PLAN SCALE: 1"=50'	PLAN SHEET NUMBER: 3 OF 3

0' 25' 50' 100'
GRAPHIC SCALE

Fox Rothschild

Stone Manor Corporate Ctr.
2800 Kelly Road Suite 200
Warrington, PA 18976
215.345.7500 215.345.7507
www.foxrothschild.com

JESSICA L. RICE
Direct No: 215.918.3551
Email: jlrice@foxrothschild.com

January 28, 2026

Via Hand Delivery
Gregg Kravitsky, Zoning Officer
Milford Township
2100 Krammes Road
Quakertown, PA 18951

Re: Section 6 of the Milford Village Center ("MVC") consisting of Tax Map Parcel Nos. 23-015-100-002; 23-015-100-003; and, 23-015-112 ("Property")

Dear Gregg:

As you may be aware, this office represents SKAOS, LLC, in connection with the above-referenced property.

By way of brief background, SKAOS met with Milford Township ("Township"), at the Board of Supervisors' workshop meeting in the fall of 2025, for a sketch plan review regarding SKAOS's new plans for the proposed development of the Property. Following the Township meeting, SKAOS revised the plans to respond to feedback and align with the MVC campus objectives. The current concept plan consists of 96 age-restricted townhomes; a clubhouse to service the townhomes; a two-story Wellness Center comprising approximately 25,000 square feet for in-patient care (for up to 40 patients); the renovation of the existing medical office building for in-patient care (for up to 10 patients); and related site improvements (including the extension of the roadway through to Old Bethlehem Pike). SKAOS has proposed to build out the wellness facilities in 2 phases by starting with the renovation of the existing medical office building as Phase 1 and then, when appropriate, build the new 25,000 square foot facility as Phase 2.

In this regard, enclosed please find the following:

1. Twenty (20) copies of a completed Milford Township Planning Commission Sketch Plan Application, along with accompanying Addendum and copies of the current Deeds for the Property.

2. Sketch Plan prepared by Pany & Lentz, dated January 19, 2026 ("Sketch Plan"), depicting the improvements that comprise the proposed project.

3. One check in the amount of $1,500 as the required escrow deposit.

We are aware that the Township has a "pre-application meeting" procedure as outlined in the Subdivision and Land Development Ordinance. It is our understanding that, given that this lot is part of a larger development plan which has been reviewed by the Township and amended multiple times, this requirement has been deemed to be previously completed.

Please process the enclosed application materials, direct the Township consultants to prepare and issue review letters, and place this project on the agenda for discussion with the Planning Commission at their regularly scheduled meeting on February 25, 2026. Thank you.

Sincerely,

Jessica L. Rice
Senior Paralegal

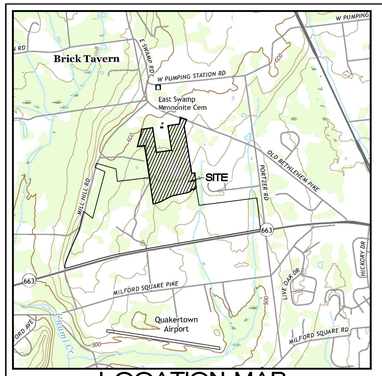
JLR
Enclosures

cc: Sean Smith, via email w/ enclosures
Steve Smith, via email w/ enclosures
Martin Smith, PE, via email w/ enclosures
Fred Ebert, PE, via email w/ enclosures
Robert W. Gundlach, Jr., Esquire, via email w/ enclosures
Hannah Soisson, Esquire, via email w/ enclosures
Jeffrey Vey, Manager, via email w/ enclosures

ADDENDUM TO SKETCH PLAN APPLICATION OF SKAOS, LLC FOR THE DEVELOPMENT OF MILFORD VILLAGE SECTION 6
TMP NOS. 23-015-100-002; 23-015-100-003; AND 23-015-112

SKAOS met with Milford Township ("Township"), at the Board of Supervisors' workshop meeting in the fall of 2025, for a sketch plan review regarding SKAOS's new plans for the proposed development of the Property. Following the Township meeting, SKAOS revised the plans to respond to feedback and align with the MVC campus objectives. The current concept plan consists of 96 age-restricted townhomes; a clubhouse to service the townhomes; a two-story Wellness Center comprising approximately 25,000 square feet for in-patient care (for up to 40 patients); the renovation of the existing medical office building for in-patient care (for up to 10 patients); and related site improvements (including the extension of the roadway through to Old Bethlehem Pike). SKAOS has proposed to build out the wellness facilities in 2 phases by starting with the renovation of the existing medical office building as Phase 1 and then, when appropriate, build the new 25,000 square foot facility as Phase 2.

Open Space will be provided in accordance with the current Milford Village Unified Master Plan.



LOCATION MAP

2000 0 2000 4000 6000

Scale 1" = 2000'

SITE DATA

OWNER: SKAOS LLC 3265 NEW HILL WAY SPRINGTOWN, PA 18081

DEVELOPER: SKAOS LLC 3265 NEW HILL WAY SPRINGTOWN, PA 18081

PARCEL ID	1. 23-015-100-002 2. 23-015-100-003 3. 23-015-112
EXISTING LOT AREA	1. 24.7 ACRES (1,075,932.00 SF) 2. 14.72 ACRES (641,203.20 SF) 3. 10.18 ACRES (443,440.80 SF)
NET LOT AREA	49.50 ACRES (2,156,220.00 SF)

UTILITIES

SEWER: PUBLIC (MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY)

WATER: PUBLIC (MILFORD TOWNSHIP WATER AUTHORITY)

NOTE: ENTIRE DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER.

INTENT OF PLAN

PROPOSING TO CONSTRUCT 96 AGE-RESTRICTED ATTACHED TOWNHOMES, A 2-STORY "WELLNESS CENTER" FOR IN-PATIENT PRACTICE, THE RENOVATION OF THE EXISTING MEDICAL OFFICE FOR IN-PATIENT CARE AND RELATED SITE IMPROVEMENTS. EXISTING PARCELS WILL BE COMBINED AND DIVIDED AS NECESSARY

ZONING DATA

ZONING BASE DISTRICT: R-D RURAL DEVELOPMENT
ZONING OVERLAY: AMU (ARTERIAL MIXED USE)
GOVERNING PLAN: EIGHTH REVISED UNIFIED MASTER PLAN
PROPOSED USE: TOWNHOMES (AGE RESTRICTED) & WELLNESS CENTER

TOWNHOMES	REQUIRED	PROPOSED
MINIMUM LOT AREA (2,000 SF PER UNIT)	192,000 SF	>192,000 SF
MINIMUM LOT WIDTH	24 FT	32 FT
MAXIMUM IMPERVIOUS SURFACE RATIO(ON LOT)	55%	(SEE MASTER PLAN)
MINIMUM BUILDING SETBACK: STREET	20 FT	20 FT
MINIMUM BUILDING SPACING	30 FT	30 FT
MINIMUM REAR YARD	20 FT	20 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT

WELLNESS	REQUIRED	PROPOSED
MINIMUM LOT AREA	180,680 SF	>180,680 SF
MAXIMUM BUILDING COVERAGE	25%	<25%
MAXIMUM FLOOR AREA RATIO	3.00	<3.00
MAXIMUM IMPERVIOUS COVERAGE	SEE NOTE 5	27%
MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT	>20 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	30 FT	30 FT
FRONT YARD ALONG ARTERIAL HIGHWAY	100 FT	100 FT
SIDE YARD	20 FT	20 FT
REAR YARD	25 FT	25 FT

BUFFER YARDS:

OFFICE ABUTTING SINGLE-FAMILY RESIDENCE	50 FEET – CLASS B
RETAIL ABUTTING SINGLE-FAMILY RESIDENCE	100 FEET – CLASS C

SHEET LIST

SHEET #	SHEET NAME
1	SITE PLAN OVERALL
2	EXISTING FEATURES PLAN OVERALL
3	SITE PLAN NORTH
4	SITE PLAN CENTRAL
5	SITE PLAN SOUTH
6	GRADING AND UTILITY PLAN OVERALL
7	GRADING AND UTILITY PLAN NORTH
8	GRADING AND UTILITY PLAN CENTRAL
9	GRADING AND UTILITY PLAN SOUTH

120 0 120 240 360

Scale 1" = 120'

LEGEND

EXISTING FEATURES

2 FT. CONTOUR
10 FT. CONTOUR (400)
SPOT ELEVATION (+ 311.55)
CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE WALK OR PAD
WOOD GUIDERAIL
DIRT/GRAVEL ROAD
STORM SEWER & INLETS
SANITARY SEWER & MANHOLE
WATER LINE & VALVE (CH, WV)
OVERHEAD ELECTRIC
EASEMENT LINE
PAINT LINES
PROPERTY LINES
ADJOINERS' PROPERTY LINES
RIGHT-OF-WAY
SIGN POST (SIGN)
FENCE
TREE LINE
DECIDUOUS/PINE TREE
UTILITY POLE (UP)
LOT SECTION # (6)
PROPERTY LINE TO BE DELETED

PROPOSED FEATURES

CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE WALK OR PAD
TREE LINE

PARKING TABULATION

TOWNHOMES AND CLUBHOUSE (ZO 404.B6.b)

REQUIRED PARKING– TOWNHOUSE
PER DWELLING UNIT: 1.5 SPACES
96 UNITS X (1.5) = 144 SPACES
TOTAL REQUIRED: 144 SPACES
TOTAL PROPOSED: 192 SPACES

REQUIRED PARKING– CLUBHOUSE
PER EMPLOYEE: 1 SPACES
2 EMPLOYEES X (1) = 2 SPACES
TOTAL REQUIRED: 2 SPACES
TOTAL PROPOSED: 70 SPACES

HANDICAP SPACES REQUIRED: 7 SPACES
HANDICAP SPACES PROPOSED: 8 SPACES

WELLNESS CENTER (ZO 404.C12.d)

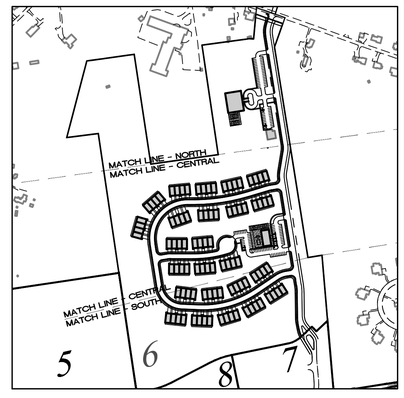
REQUIRED PARKING– PHASE 1
PER 2 BEDS: 1 SPACES
10 BEDS X (0.5) = 5 SPACES
PER 1 EMPLOYEE: 1 SPACE
5 EMPLOYEES X (1) = 5 SPACES
TOTAL REQUIRED: 10 SPACES
TOTAL PROPOSED: 24 SPACES

REQUIRED PARKING– PHASE 2
PER 2 BEDS: 1 SPACES
40 BEDS X (0.5) = 20 SPACES
PER 1 EMPLOYEE: 1 SPACES
20 EMPLOYEES X (1) = 20 SPACES
TOTAL REQUIRED: 40 SPACES
TOTAL PROPOSED: 62 SPACES

HANDICAP SPACES REQUIRED: 3 SPACES
HANDICAP SPACES PROPOSED: 4 SPACES

SHEET KEY MAP

Scale 1" = 450'



SKETCH SITE PLAN OVERALL

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	20205336
SCALE	1"=60' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	1
SHEET NO. OF	9 1 SHEETS
REV.	0

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

#	DATE	REVISION	BY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MARTIN F. SMITH, JR.
ENGINEER
NO. PE-057455

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

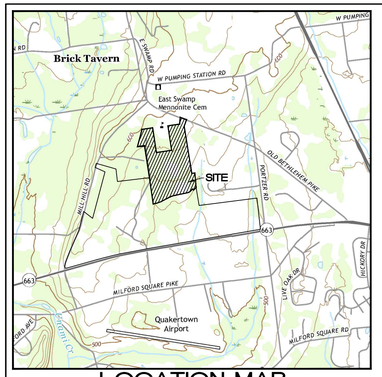
01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

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xrefs: -[Extops 2025] [Xref-TB 24X36] [unit labels] [existops Section 6] [Location Map] [Profiles - Road] [Profiles - Overall] Date: January 28,2026-11:22pm M:\Pany & Lentz Engineering Company**\ - USER: georgous
C:\Users\georgous\AppData\Local\Temp\AcPublish_15184\01 - Site Plan Overall.dwg-Site Plan - Overall



LOCATION MAP

2000 0 2000 4000 6000

N

Scale 1" = 2000'

SOIL DESCRIPTION TABLE

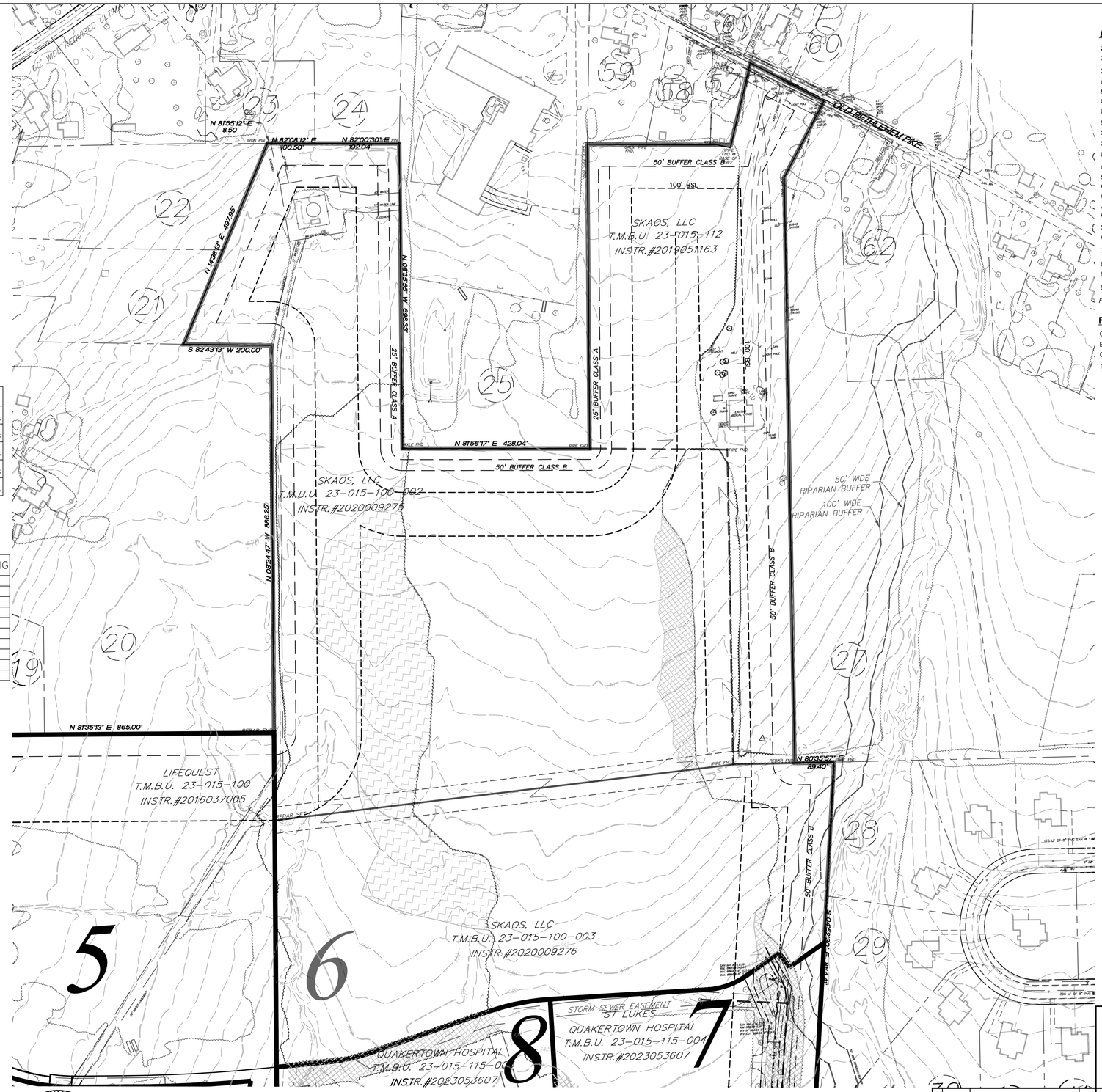
SYMBOL	NAME	SLOPE RANGE	HYDROLOGIC SOIL GROUP	HYDRIC	CHARACTERISTICS/ LIMITATION	RESOLUTION
CwA	CROTON SILT LOAM	0 TO 3%	D	Y	SEASONAL HIGH WATER TABLE; SLOW PERMEABILITY; SLIGHT EROSION HAZARD	PUMPED WATER FILTER BAG; EROSION CONTROL MEASURES
CwB	CROTON SILT LOAM	3 TO 8%	D	Y	SEASONAL HIGH WATER TABLE; SLOW PERMEABILITY; SLIGHT EROSION HAZARD	PUMPED WATER FILTER BAG; EROSION CONTROL MEASURES
ToA	TOWHEE SILT LOAM	0 TO 3%	D	Y	HIGH WATER TABLE; SLOW PERMEABILITY; SLIGHT EROSION HAZARD	PUMPED WATER FILTER BAG; EROSION CONTROL MEASURES
ToB	TOWHEE SILT LOAM	3 TO 8%	D	Y	SEASONAL HIGH WATER TABLE; SLOW PERMEABILITY	PUMPED WATER FILTER BAG; EROSION CONTROL MEASURES
Bo	BOWMANSVILLE–KNAUERS SILT LOAM	N/A	D	Y	HIGH WATER TABLE; MODERATELY SLOW PERMEABILITY;SUBJECT TO FLOODING; SLIGHT EROSION HAZARD	PUMPED WATER FILTER BAG; EROSION CONTROL MEASURES

SOILS MAP REFERENCE: WEB SOIL SURVEY, USDA NATURAL RESOURCES CONSERVATION SERVICE, BUCKS COUNTY

ADJOINERS LIST

ID #	TAX MAP & PARCEL	PROPERTY OWNER NAME	PROPERTY ADDRESS	DBV	PG	ZONING
20	23–015–101	DOUGLAS P. & MARGARET E. HARR	2305 MILL HILL ROAD	589	2119	RD
21	23–015–103	RICHARD BURNARD EST	MILL HILL ROAD	1935	224	RD
22	23–015–104	DANIEL R. & CHERYL J. HOEY	2335 MILL HILL ROAD	2264	1615	RD
23	23–015–105–006	ALICE J. TWADDLE	2379 MILL HILL ROAD	1179	1533	RD
24	23–015–106	ROBERT C. & MARIA C. UGI	2395 MILL HILL ROAD	1409	891	RD
25	23–015–108	QUAKERTOWN COMMUNITY SCHOOL DISTRICT	2360 OLD BETHLEHEM PIKE	2506	19	RD
27	23–015–112–003	DORIS K. BURNSIDE	OLD BETHLEHEM PIKE	2324	360	RD
28	23–015–114–010	DANIEL F. & LISA L. INGLIS	2336 BLACKLEDGE DRIVE	4998	2314	RD
29	23–015–114–009	ROBERT E. & JAYNE L. MARTIN	2332 BLACKLEDGE DRIVE	5010	1772	RD
30	23–015–114–008	ROBERT ORMISTON	2328 BLACKLEDGE DRIVE	5697	1994	RD

RD = RURAL DEVELOPMENT



120 0 120 240 360

N

Scale 1" = 120'

LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT–OF–WAY
- SIGN POST
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE
- LOT SECTION #
- PROPERTY LINE TO BE DELETED

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE

WOODLAND AREA
15.59 ACRES

APPROVED
WOODLAND AREA TO BE DISTURBED
0.56 ACRES PER MASTER PLAN

ADDITIONAL
WOODLAND AREA TO BE DISTURBED
4.24 ACRES

WOODLAND DISTURBANCE

NOTE:
EXISTING WOODLAND AREA IS IN ACCORDANCE WITH WOODLAND ANALYSIS PERFORMED ON THE SITE BY A CERTIFIED ARBORIST AND AS ORIGINALLY SHOWN ON THE ENVIRONMENTAL RESOURCES PLAN INCLUDED WITH THE ORIGINAL UNIFIED MASTER PLAN FOR MILFORD VILLAGE AND ALSO INCLUDED IN THE SEVENTH REVISED UNIFIED MASTER PLAN.

SKETCH EXISTING RESOURCES AND SITE ANALYSIS PLAN OVERALL

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN F. SMITH, JR. — ENGINEER — NO. PE-057655

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#	DATE	REVISION	BY

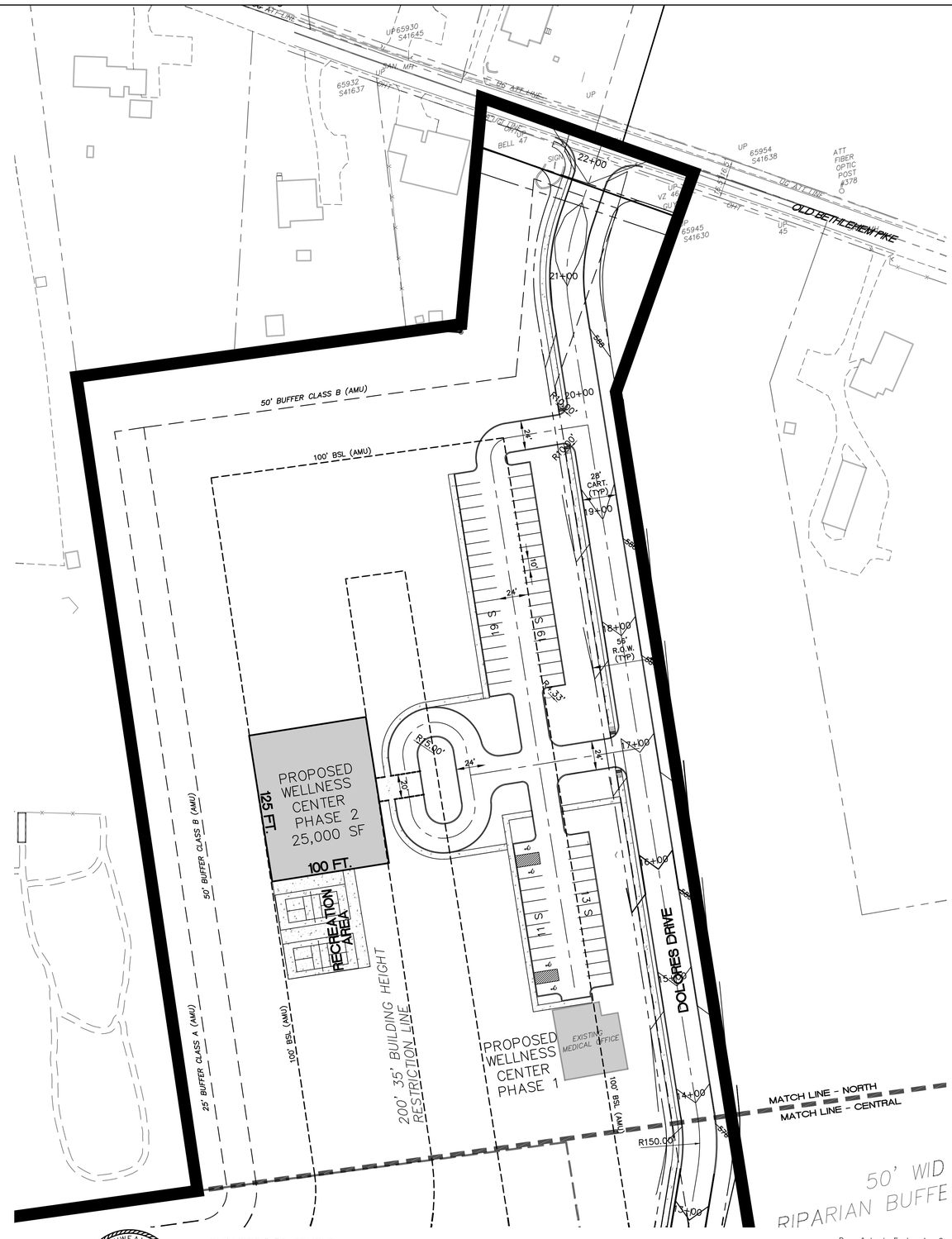
PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
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609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	2025336
SCALE	1"=50' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	2
SHEET NO. OF	9 OF 2 SHEETS
REV.	0

xrefs: -[Ektaop 2025] [Xref-TB 24X36] [unit labels] [Desktops Section 6] [Location Map]
G:\ACAD\Wood\DWG\2025336 - Milford Village Section 6\Landdev\Current Rev\02 - Existing Features Overall.dwg -3Ck, Fast - Overall Date: January 19,2026-11:25pm MPany & Lentz Engineering Company** USER: gonzapua



LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION (+ 311.55)
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE (CH, WV)
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST (SIGN)
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE (UP)

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE

SKETCH SITE PLAN NORTH

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609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MARTIN F. SMITH, JR. — No. PE-057491

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

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#	DATE	REVISION	BY

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	2025336
SCALE	1"=50' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	3
SHEET NO. OF	9 3 SHEETS
REV.	0

wmts-->[Ectopo 2025] [Yext-TB 24K36] [unit labels] [ectopo Section 6] [Profiles - Road]
C:\AGAD\Acad\UNEV\2025336 - Milford Village Section 6\Landev\Current Rev\03 - Site Plan.dwg->Site Plan - North Date: January 28,2026--1:22pm **Pany & Lentz Engineering Company** USER: georgious

LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR (400)
- SPOT ELEVATION (+ 311.55)
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE (FH)
- WATER LINE & VALVE (WV)
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST (SIGN)
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE (UP)

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE



N

50 0 50 100 150

Scale 1" = 50'

SKETCH SITE PLAN CENTRAL

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN F. SMITH, JR. — ENGINEER — NO. PE-057459

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

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#	DATE	REVISION	BY

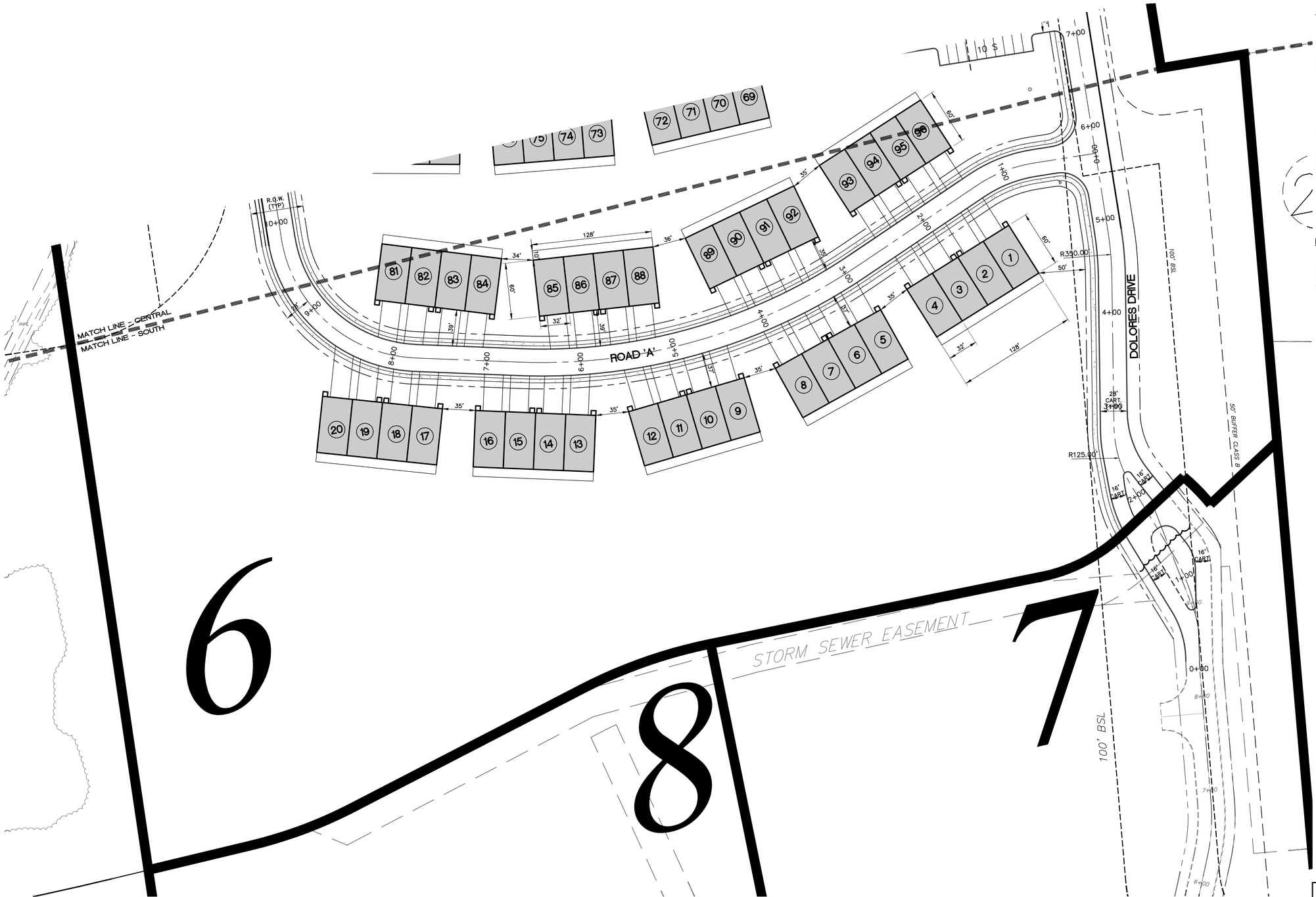
PANY & LENTZ ENGINEERING COMPANY
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609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	2025336
SCALE	1"=50' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	4
SHEET NO. OF	9 4 SHEETS
REV.	0

write: -2(xtopo 2025) [Xref-TB 24X36] [anti labels] [destroy Section 6] [Profiles - Road]
C:\MCAD\Acad\DWG\2025336 - Milford Village Section 6\Landen\Current Rev\03 - Site Plan.dwg->Site Plan - Central Date: January 28,2026-1:23pm **Pany & Lentz Engineering Company** USER: georgeous



LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
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- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE

N

50 0 50 100 150

Scale 1" = 50'

SKETCH SITE PLAN SOUTH

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN F. SMITH, JR. — ENGINEER — NO. PE-057455

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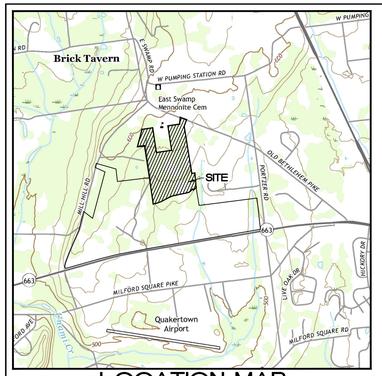
PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

DESIGNED	MPS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	2025336
SCALE	1"=50' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	5
SHEET NO. OF	9 5 SHEETS
REV.	0

xrefs: -3[catop 2025] [xref-TB 24X36] [anti labels] [destaop Section 6] [Profiles - Road]
c:\MJAD\Mcad\UMC\2025336 - Milford Village Section 6\Landen\Current Rev\03 - Site Plan.dwg->Site Plan - South Date: January 28,2026-1:23pm ##Pany & Lentz Engineering Company## USER: georgous

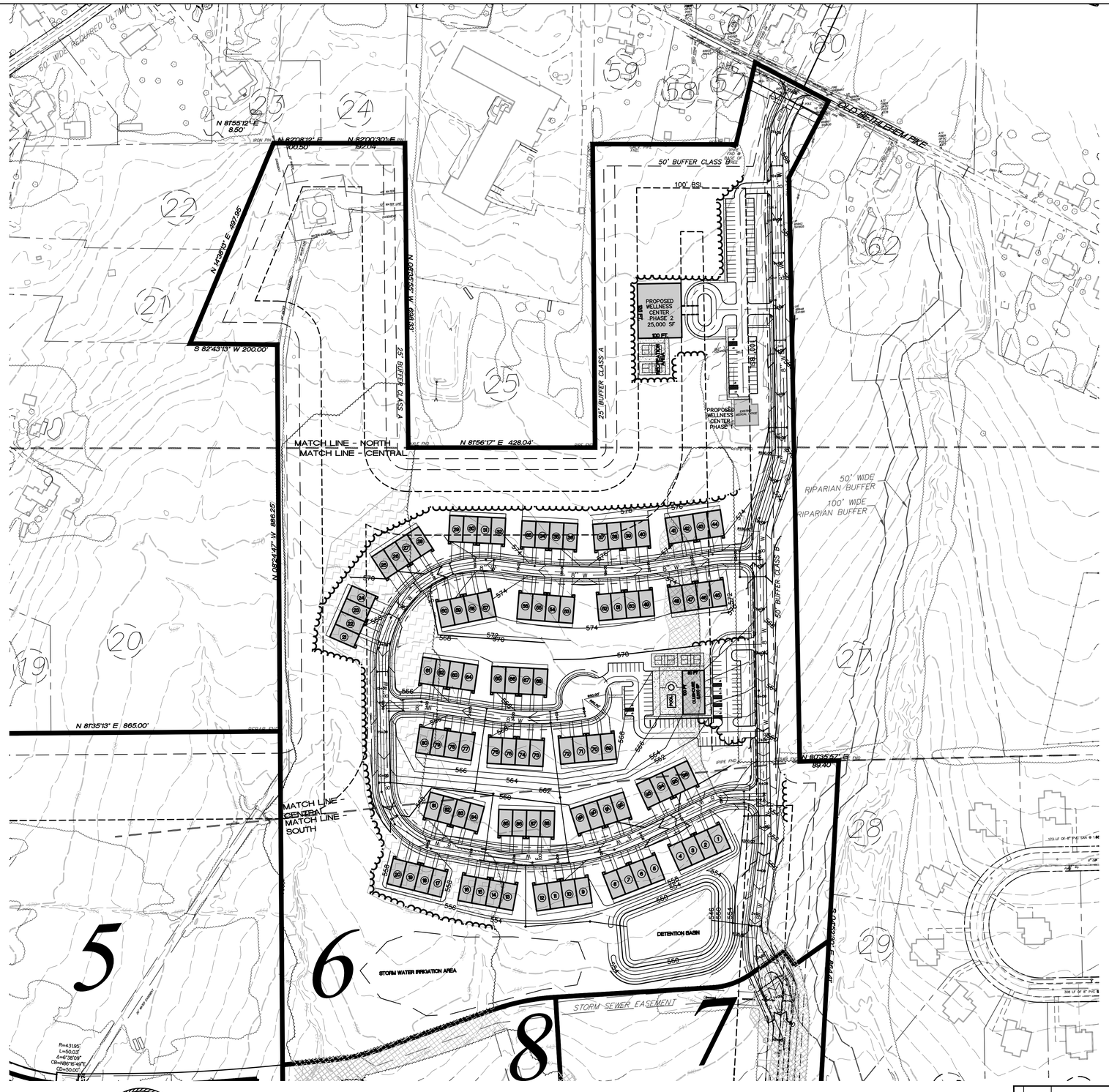


LOCATION MAP

2000 0 2000 4000 6000

N

Scale 1" = 2000'



N

Scale 1" = 120'

LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR (400)
- SPOT ELEVATION (+ 311.55)
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE (CH, WV)
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST (SIGN)
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE (UP)

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE

SKETCH GRADING AND UTILITY PLAN OVERALL

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARTIN F. SMITH, JR.
ENGINEER
NO. PE-057462

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

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#	DATE	REVISION	BY

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB NO.	20253236
SCALE	1"=60' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	6
SHEET NO. OF	9 6 SHEETS
REV.	0

xrefs: >[Ext:ops 2025] [Xref-TB 24X36] [unit labels] [section Section 6] [Location Map] [Profiles – Road] [Landscaping]
C:\ACAD\Acad\UNIV\20253236 – Milford Village Section 6\Landev\Current Rev\06 – Grading & Utility.dwg>>Old – Overall Date: January 28, 2026 - 1:23pm **Pany & Lentz Engineering Company** – USER: georgeus



LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE

N

50 0 50 150

Scale 1" = 50'

SKETCH GRADING AND UTILITY PLAN NORTH

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARTIN F. SMITH, JR.
ENGINEER
NO. PE-057402

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

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#	DATE	REVISION	BY

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	20225336
SCALE	1"=50' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	7
SHEET NO.	OF 9 SHEETS
REV.	0

xrefs: -2(Xstop 2025) [Xref-T2 21430] [unit labels] [destopo Section 6] [Location Map] [Profiles - Road] [landscaping]
C:\ACAD\Acad\DWG\2025336 - Milford Village Section 6\Landev\Current Rev\06 - Grading & Utility.dwg - XGBU - North Date: January 28,2026 - 1:23pm ***Pany & Lentz Engineering Company*** USER: gpargous

LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR — 400
- SPOT ELEVATION — + 311.55
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE — FH
- WATER LINE & VALVE — WV
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST — SIGN
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE — UP

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE

MATCH LINE - NORTH

MATCH LINE - CENTRAL

50' BUFFER CLASS B

100' BSL

200' BUILDING HEIGHT RESTRICTION LINE

ROAD 'A'

ROAD 'B'

WELLNESS CENTER PHASE 1

R150.00'

R50.00'

R60.00'

POOL

100 FT

CLUBHOUSE 5,000 SF

50 FT

8 S

10 S

12 S

DOLORES DRIVE

MON. TO BE SET

MATCH LINE - CENTRAL

MATCH LINE - NORTH

Scale 1" = 50'

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MARTIN F. SMITH, JR. — NO. PE-057455

Pany & Lentz Engineering Company accepts no responsibility for unauthorized use of this document. Reproduction of this drawing or any portion thereof is prohibited without the written consent of Pany & Lentz Engineering Company. Only final construction documents signed and sealed by the Engineer of Record are valid.

All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown on the drawings.

#	DATE	REVISION	BY

SKETCH GRADING AND UTILITY PLAN CENTRAL

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

DESIGNED	MPS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	2025336
SCALE	1"=50' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	8
SHEET NO. OF	9 OF 8 SHEETS
REV.	0

xrefs: -3[Ortopo 2025] [Xref-TB 24X36] [unit labels] [detailsop Section 6] [Location Map] [Profiles - Road] [Landscaping]
G:\JACAD\Wood\DWG\2025336 - Milford Village Section 6\Landen\Current Rev\06 - Grading & Utility.dwg-3dall - Central Date: January 28,2026-1:23pm ***Pany & Lentz Engineering Company** USER: georgeus



LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST
- FENCE
- TREE LINE
- DECIDUOUS/PINE TREE
- UTILITY POLE

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- TREE LINE

N

50 0 50 100 150

Scale 1" = 50'

SKETCH GRADING AND UTILITY PLAN SOUTH

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARTIN F. SMITH, JR.
ENGINEER
NO. PE-057401

ENGINEER'S STATEMENT

I, MARTIN F. SMITH, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

01/19/2026
DATE

Martin F. Smith, Jr.
PLAN PREPARER'S SIGNATURE

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#	DATE	REVISION	BY

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

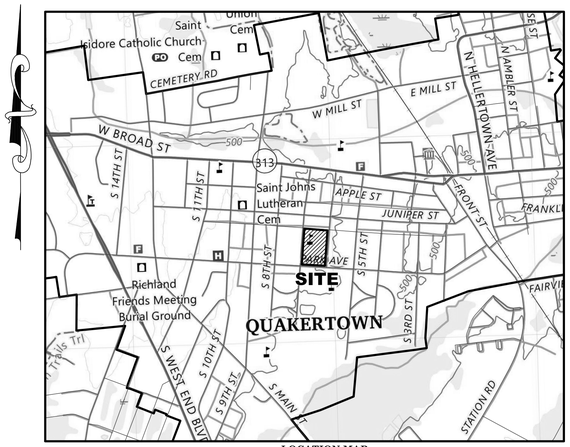
MILFORD VILLAGE
SECTION 6
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SKAOS, LLC
3265 NEW HILL WAY
SPRINGTOWN, PA 18081

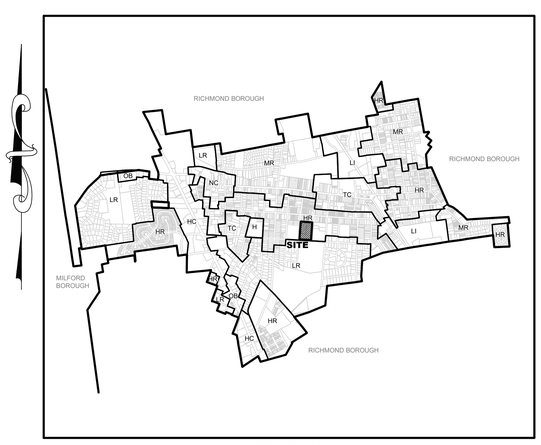
DESIGNED	MFS
DRAWN	GLS
CHECKED	SAP
JOB. NO.	20225336
SCALE	1"=50' U.N.O.
DATE	JANUARY 19, 2026
DWG. NO.	9
SHEET NO. OF	9 OF 9 SHEETS
REV.	0

xrefs: -2(Ectopo 2025) [Xref-TB 24X36] [unit labels] [Ectopo Section 6] [Location Map] [Profiles - Road] [Landscaping]
C:\ACAD\Acad\DWG\20225336 - Milford Village Section 6\Landev\Current Rev\06 - Grading & Utility.dwg->06U - South Date: January 28,2026 - 1:24pm ***Pany & Lentz Engineering Company*** USER: georgous

PRELIMINARY/FINAL SITE PLAN
QUAKERTOWN ELEMENTARY SCHOOL
QUAKERTOWN COMMUNITY SCHOOL DISTRICT
AT
123 SOUTH SEVENTH ST QUAKERTOWN, PA 18951
BOROUGH OF QUAKERTOWN
BUCKS COUNTY PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 1000' XREF



ZONING MAP
SCALE: 1" = 2,000'

H - HOSPITAL DISTRICT
HC - HIGHWAY COMMERCIAL DISTRICT
HR - HIGH DENSITY RESIDENTIAL DISTRICT
LI - LIGHT INDUSTRIAL DISTRICT
LR - LOW DENSITY RESIDENTIAL DISTRICT
MR - MEDIUM DENSITY RESIDENTIAL DISTRICT
NC - NEIGHBORHOOD COMMERCIAL DISTRICT
OB - OFFICE/BUSINESS DISTRICT
TC - TOWN CENTER DISTRICT

SHEET LIST TABLE

	SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
*	1	C0.00	COVER SHEET
	2	C1.00	EXISTING CONDITION PLAN
	3	C1.01	DEMOLITION PLAN
*	4	C2.00	SITE PLAN
	5	C3.00	GRADING PLAN
	6	C3.01	GRADING_DETAIL
	7	C3.02	GRADING_DETAIL
	8	C3.03	GRADING_DETAIL
	9	C3.04	UTILITY PLAN
	10	C4.00	UTILITY PROFILES-STORM
	11	C5.00	LANDSCAPING
	12	C5.01	LIGHTING PLAN
	13	C6.00	EROSION & SEDIMENT CONTROL PLAN
	14	C6.01	EROSION & SEDIMENT CONTROL DETAILS
*	15	C7.00	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
*	16	C7.01	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
*	17	C7.02	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
	18	C8.00	SITE CONSTRUCTION DETAILS
	19	C8.02	SITE CONSTRUCTION DETAILS
	20	C8.02	SITE CONSTRUCTION DETAILS
	21	C8.03	SITE CONSTRUCTION DETAILS

* DESIGNATES PLANS TO BE RECORDED

STATEMENT OF USE

DEMOLITION OF AN EXISTING ELEMENTARY SCHOOL AND THE CONSTRUCTION OF A NEW SCHOOL ALONG WITH PARKING.

ZONING DATA

ZONING DISTRICT: HIGH DENSITY RESIDENTIAL (HR)
EXIST/PROP USE: ELEMENTARY SCHOOL (CONDITIONAL USE §308.4.B)

		REQ'D	EXIST. COND	PROP. COND
*	MIN LOT AREA:	20,000 SF	5.33 AC	5.33 AC
*	MIN LOT WIDTH	80'	>120'	>120'
*	MIN BLDG SETBACKS:			
	FRONT YARD:	20'	236.2'	147.7'
	SIDE YARD (EACH):	12'	55.9'	52.9'
	REAR YARD:	20'	84.6'	74.8'
	MAX BLDG HEIGHT:	42'	30.4'	<35'
*	MAX BLDG COVERAGE:	35%	13.71% (0.67518 AC)	28.09% (1.3829 AC)
*	MAX IMP SURF COVERAGE:	45%	45.00% (2.215 AC)	67.29% (3.3126 AC)

* § 320. SPECIAL CONSIDERATIONS FOR MUNICIPAL USE, PUBLIC SCHOOLS, AND FIRE STATIONS

PARKING REQUIREMENTS

STALL SIZE: 9.5'x19' REQ'D; 9.5'x19' PROPOSED (MIN) SCHOOL:
1/FACULTY + 1 SPACE/2 CLASSROOMS

SPACES REQUIRED
85 FACULTY/EMPLOYEES = 85 SPACES
24 CLASSROOMS = 12 SPACES
2 OFFICES = 2 SPACES
TOTAL REQUIRED = = 99 SPACES

PROPOSED PARKING: 99 SPACES

LOADING
SCHOOL: 1/7,501-17,500 SF + 1 SPACE FOR EACH ADDITIONAL 25,000 OR FRACTION THEREOF
LOADING: 12'x35' REQ'D; 14.5'x40' PROPOSED

DOCKS REQUIRED:
PROPOSED DOCK: 1 DOCK

PARKING SPACES

CARS:
27 SPACES IN NEW PARKING LOT
04 SPACES AT LOADING AREA
34 SPACES IN EXISTING NORTH PARKING LOT
34 SPACES IN EXISTING HIGH SCHOOL PARKING LOT
99 TOTAL SPACES

BUSES: 8 SPACES
VANS: 2 SPACES
LOADING DOCK: 1 DOCK

SITE DATA

OWNER/DEVELOPER: QUAKERTOWN COMMUNITY SCHOOL DISTRICT
100 COMMERCE DRIVE
QUAKERTOWN, PA 18951
PHONE: (215) 529-2000

SITE ADDRESS: 123 SOUTH SEVENTH ST
QUAKERTOWN, PA 18951

PARCEL ID: 35-007-142
DEED BOOK AND PAGE: 2857-0456
SITE AREA: 232,182 SF/ 5.33 AC

WATER: BOROUGH OF QUAKERTOWN
SEWER: BOROUGH OF QUAKERTOWN
GAS: UGI UTILITIES INC
ELEC: PPL ELECTRIC UTILITIES
CABLE: COMCAST CABLE COMMUNICATIONS INC
COMM: VERIZON

BOROUGH COUNCIL APPROVAL

ON _____ THE WITHIN PLOT OR PLAN OF LAND LOCATED IN THE BOROUGH OF QUAKERTOWN, BUCKS COUNTY, PENNSYLVANIA, WAS APPROVED BY THE QUAKERTOWN BOROUGH COUNCIL.

_____ _____
PRESIDENT SIGNATURE & PRINTED NAME DATE

_____ _____
VICE PRESIDENT SIGNATURE & PRINTED NAME DATE

BOROUGH PLANNING COMMISSION REVIEW

ON _____ THE WITHIN PLOT OR PLAN OF LAND LOCATED IN THE BOROUGH OF QUAKERTOWN, BUCKS COUNTY, PENNSYLVANIA, WAS APPROVED BY THE QUAKERTOWN BOROUGH PLANNING COMMISSION.

_____ _____
CHAIRPERSON SIGNATURE & PRINTED NAME DATE

_____ _____
SECRETARY SIGNATURE & PRINTED NAME DATE

BOROUGH ENGINEER REVIEW

REVIEWED BY THE QUAKERTOWN BOROUGH ENGINEER

_____ _____
ENGINEER SIGNATURE & PRINTED NAME DATE

BUCKS COUNTY RECORDER OF DEEDS

RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN

VOL. NO. _____ PAGE NO. _____ ON _____ 2026.

_____
BUCKS COUNTY RECORDER OF DEEDS SIGNATURE & PRINTED NAME

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE EXISTING OR SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

_____ _____
SIGNATURE – PROFESSIONAL LAND SURVEYOR DATE

_____
PRINTED NAME – PROFESSIONAL LAND SURVEYOR

LICENSE NO._____

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TERRY P. DEGROOT, HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS, AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

_____ _____
TERRY P. DEGROOT (LICENSE # 44255-E) DATE

TERRAFORM ENGINEERING, LLC
1 EAST BROAD ST, SUITE 330, BETHLEHEM, PA 18018
ADDRESS

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____
PAGE NO. _____ ON _____ 2026.

_____ _____
RECORDER OF DEEDS DATE

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY SHOWN HEREON IN PEACEFUL POSSESSION AND THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, DO HEREBY KNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND WILL RECORD THIS PLAN IN THE RECORDER OF DEEDS OFFICE OF NORTHAMPTON COUNTY, PENNSYLVANIA.

_____
OWNER'S SIGNATURE

_____
PRINTED OWNER'S NAME AND TITLE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF NORTHAMPTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____

DAY OF _____

_____
NOTARY PUBLIC

FLOODPLAIN REFERENCE NOTE

THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, AS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP 42017C0129J, EFFECTIVE DATE OF MARCH 2, 2015 AND.

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

THE SITE SERIAL # IS 20251642043

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

SCHRADERGROUP
161 Leverington Ave, Suite 105
Philadelphia, PA 19127
t 215 482 7440
p 215 482 7441
www.sgarc.com

Consultants:
Civil: Terraform Engineering LLC
Terraform Engineering LLC
One East Broad Street, Suite 330,
Bethlehem PA. 18018

MEP: Snyder Hoffman
Snyder Hoffman Associates
1005 W Lehigh Street
Bethlehem, PA 18018

Structural Engineer: Schrader Group Architecture
Schrader Group Architecture LLC
153 East King Street, Suite 211-212,
Lancaster, PA. 17602

Professional Seal:

Owner:
Quakertown Community School District
100 Commerce Drive,
Quakertown, PA 18951

New Construction of:
QUAKERTOWN ELEMENTARY SCHOOL
123 SOUTH SEVENTH ST
Quakertown, PA 18951

ISSUED FOR:

NO.	DESCRIPTION	DATE

DATE: 01/09/2026

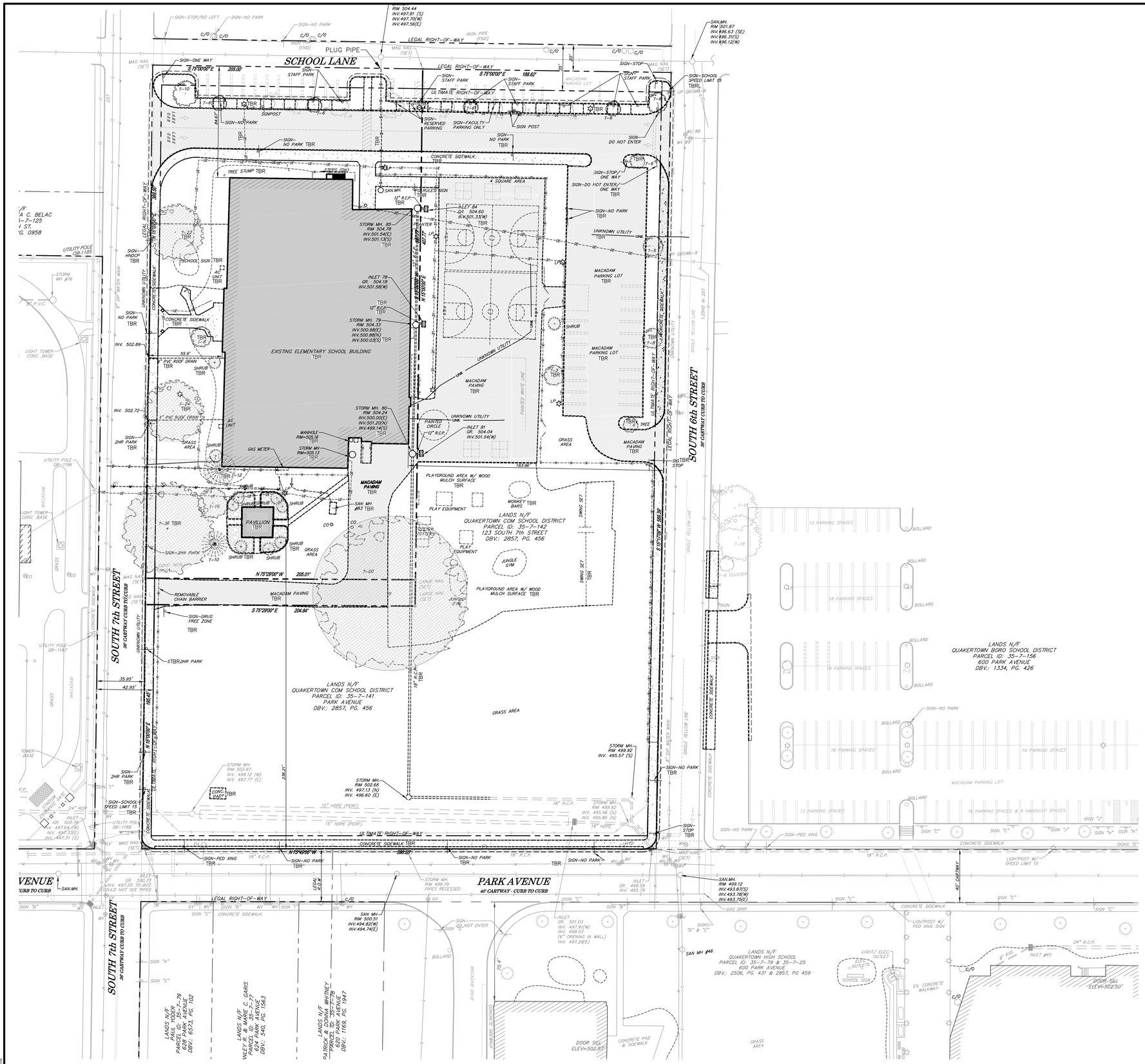
SGA PROJECT NUMBER: XX-XXX

Key Plan:

Drawing Title:
COVER SHEET

Drawing Number:
C0.00
Sheet 1 of 18

PROPRIETARY/CONFIDENTIAL INFORMATION



DEMOLITION NOTES

1. FEATURES, UTILITIES, ITEMS, ETC., THAT ARE TO BE REMOVED, ARE LABELED, SHOWN DARKER, AND/OR HATCHED AS INDICATED IN THE DEMOLITION LEGEND.
2. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES ON SITE TO BE REMOVED. REFER TO PHASING PLANS FOR TEMPORARY UTILITY CONNECTIONS AND FOR SCHEDULE OF DEMOLITION. CONTRACTORS SHALL COORDINATE WITH EACH PRIME CONTRACTOR, CONSTRUCTION MANAGER, AND THE OWNER.
3. ALL DEMOLITION TO BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL CODES AND REGULATIONS. ALL DEBRIS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.
4. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS AT LEGAL OFF-SITE LOCATION.
5. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ANY AND ALL EXISTING FEATURES THAT ARE IN ANY AND ALL OF THE AREAS OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR(S) MUST MAINTAIN ACCESS TO THE ACTIVE BUILDING AT ALL TIMES. NO CONTRACTOR PARKING, STAGING OR CONSTRUCTION WILL BE ALLOWED TO IMPEDE ON OWNER OPERATION AND/OR ACTIVITIES.
7. DEMOLITION OF THE EXISTING BUILDING IN IT'S ENTIRETY IS THE RESPONSIBILITY OF THE GC.
8. ALL EXISTING BUILDING FOUNDATIONS AND FOOTINGS ARE TO BE DEMOLISHED IN THEIR ENTIRETY. ALL SITE STRUCTURES AND IMPROVEMENTS WITHIN THE CONSTRUCTION FENCE AREA SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING FOUNDATIONS UNLESS NOTED OTHERWISE.
9. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR STORING AND PROTECTION OF ALL ITEMS THAT ARE TO BE RELOCATED UNTIL THE TIME OF INSTALLATION. THE CONTRACTOR SHALL REPLACE ALL RELOCATED ITEMS THAT ARE DAMAGED DURING REMOVAL, STORAGE, OR INSTALLATION.
10. LIMITS OF CURB AND SIDEWALK REMOVAL AS SHOWN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND CURB AND SIDEWALK REMOVAL TO THE NEXT NEAREST EXISTING JOINT.
11. DISCONNECTION OF ALL UTILITY SERVICES TO THE EXISTING BUILDING TO BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY COMPANIES. THESE INCLUDE, BUT ARE NOT LIMITED TO: UGI (GAS), BOROUGH OF QUAKERTOWN (WATER& SEWER), AND ANY ELECTRIC UTILITY OR COMMUNICATIONS COMPANY(S).
12. ANY UTILITIES THAT ARE TO REMAIN (AND IN USE), IF DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. UTILITY REMOVAL, ABANDONMENT, AND/OR RELOCATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY.
13. ALL UTILITY PIPING TO BE ABANDONED BUT NOT REMOVED SHALL BE FILLED WITH FLOWABLE FILL.
14. ALL OPENINGS IN STORM SEWER STRUCTURES RESULTING FROM PIPE REMOVAL SHALL BE FILLED WITH SEWER BRICK AND MORTAR OR REPLACED, AS DIRECTED BY THE MUNICIPAL ENGINEER.
15. ALL UTILITIES TO BE REMOVED SHALL BE CAPPED AND SEALED AS DIRECTED AND/OR REQUIRED BY THE UTILITY OWNER.
16. STORMWATER AND SANITARY LINES, STRUCTURES AND APPURTENANCES SHALL BE REMOVED IN THEIR ENTIRETY. OTHER UTILITIES SHALL BE REMOVED TO A MINIMUM OF THREE (3) FOOT BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
17. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREES WITH A DIAMETER OF THREE (3) INCHES OR GREATER LOCATED WITHIN AREAS OF PROPOSED IMPROVEMENTS.
18. TREES TO BE REMOVED SHALL INCLUDE REMOVAL AND DISPOSAL OF TREES AND STUMPS.
19. THE ELECTRICAL CONTRACTOR (EC) SHALL BE RESPONSIBLE FOR THE DISCONNECTION, REMOVAL, AND DISPOSAL OF ANY/ALL SITE UTILITIES (ELECTRICAL, COMMUNICATION, CABLE, FIBER OPTIC, ETC.) AND ANY/ALL ABOVE GROUND UTILITY STRUCTURES (UTILITY POLES, TRANSFORMERS, ETC.). THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY/ALL UNDERGROUND UTILITIES (LINES, MANHOLES, BOXES, ETC.).

SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING THE REMOVAL OF EXISTING SITE LIGHTING & ELECTRIC UTILITIES

DEMOLITION LEGEND

BUILDING/CANOPY DEMO	
PAVING DEMO	FULL DEPTH
GRAVEL/STONE DEMO	
CONC SIDEWALK DEMO	
WOODED/BRUSH AREA DEMO	
TREE/SHRUB DEMO	
TO BE ABANDONED	TBA
TO BE REMOVED	TBR
TO BE REMOVED & RELOCATED	TBRL

LEGEND

BOUNDARY LINE
ADJOINING LOT LINE
RIGHT-OF-WAY
IRON PIN/CONCRETE MONUMENT — IP / CONC MON
FENCE
SIGN
CURBING — DEP
BUILDING — EXISTING
STORM PIPE/INLET/MANHOLE — EW / C INL / M INL / MH
SANITARY PIPE/MANHOLE/ CLEAN OUT — CO / MH
WATER LINE/HYDRANT/VALVE — HYD / WV
GAS LINE & VALVE — GV
OVERHEAD ELECTRIC — OE
UNDERGROUND ELECTRIC — UE
UTILITY POLE — UP
LIGHT POLE — SNGL / DBL / WALL / BLRD
TREES/SHRUBS — DECID / EVRGRN / SHRUB
TREE LINE

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES
ITEMS TO BE REMOVED OR REPLACED SHOWN DARKER

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

THE SITE SERIAL # IS 20251642043

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

GRAPHIC SCALE
-30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30 ft.

PRELIMINARY/FINAL

SCHRADERGROUP
161 Leverington Ave, Suite 105
Philadelphia, PA 19127
t 215 482 7440
p 215 482 7441
www.sgarc.com

Consultants:
Civil: Terraform Engineering LLC
Terraform Engineering LLC
One East Broad Street, Suite 330,
Bethlehem PA. 18018

MEP: Snyder Hoffman
Snyder Hoffman Associates
1005 W Lehigh Street
Bethlehem, PA 18018

Structural Engineer: Schrader Group Architecture
Schrader Group Architecture LLC
153 East King Street, Suite 211-212,
Lancaster, PA. 17602

Professional Seal:

Owner:
Quakertown Community School District
100 Commerce Drive,
Quakertown, PA 18951

New Construction of:
QUAKERTOWN ELEMENTARY SCHOOL
123 SOUTH SEVENTH ST
Quakertown, PA 18951

ISSUED FOR:

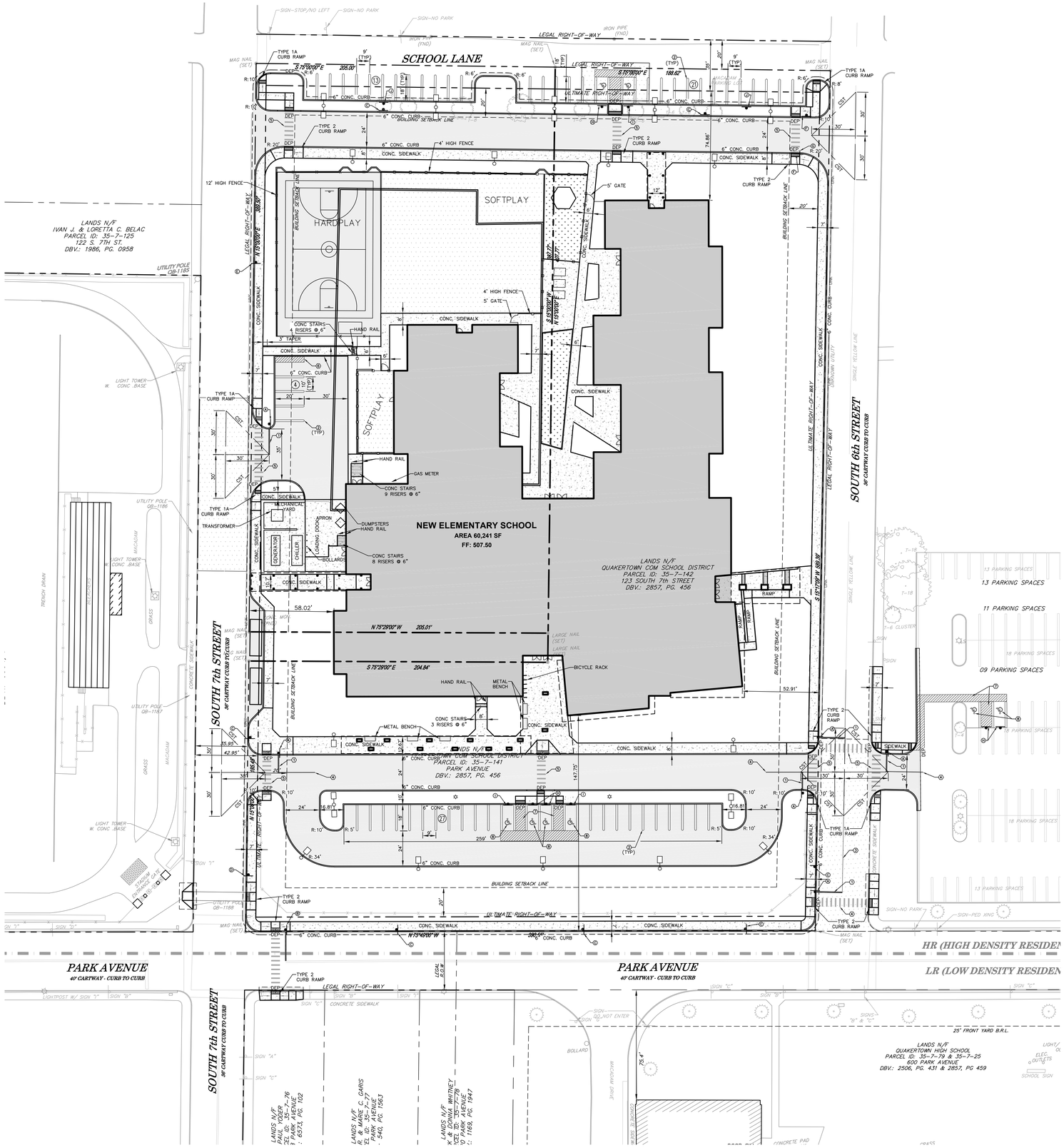
NO.	DESCRIPTION	DATE

DATE: 01/09/2026
SGA PROJECT NUMBER: XX-XXX

Key Plan:

Drawing Title:
DEMOLITION PLAN

Drawing Number:
C1.01
Sheet 3 of 18



ZONING DATA

ZONING DISTRICT: HIGH DENSITY RESIDENTIAL (HR)
EXIST/PROP USE: ELEMENTARY SCHOOL (CONDITIONAL USE §308.4.B)

		REQ'D	EXIST COND	PROP. COND
*	MIN LOT AREA:	20,000 SF	5.33 AC	5.33 AC
*	MIN LOT WIDTH	80'	>120'	>120'
*	MIN BLDG SETBACKS:			
	FRONT YARD:	20'	236.2'	147.7'
	SIDE YARD (EACH):	12'	55.9'	52.9'
	REAR YARD:	20'	84.6'	74.8'
	MAX BLDG HEIGHT:	42'	30.4'	<35'
*	MAX BLDG COVERAGE:	35%	13.71% (0.67518 AC)	28.09% (1.3829 AC)
*	MAX IMP SURF COVERAGE:	45%	45.00% (2.215 AC)	67.29% (3.3126 AC)

* § 320. SPECIAL CONSIDERATIONS FOR MUNICIPAL USE, PUBLIC SCHOOLS, AND FIRE STATIONS

PARKING REQUIREMENTS

STALL SIZE: 9.5'x19' REQ'D; 9.5'x19' PROPOSED (MIN) SCHOOL:
1/FALCULTY + 1 SPACE/2 CLASSROOMS

SPACES REQUIRED
85 FACULTY/EMPLOYEES = 85 SPACES
24 CLASSROOMS = 12 SPACES
2 OFFICES = 2 SPACES
TOTAL REQUIRED = = 99 SPACES

PROPOSED PARKING: 99 SPACES

LOADING
SCHOOL: 1/7,501-17,500 SF + 1 SPACE FOR EACH ADDITIONAL 25,000 OR FRACTION THEREOF
LOADING: 12'x35' REQ'D; 14.5'x40' PROPOSED

DOCKS REQUIRED:
PROPOSED DOCK: 1 DOCK

PARKING SPACES

CARS: 27 SPACES IN NEW PARKING LOT
04 SPACES AT LOADING AREA
34 SPACES IN EXISTING NORTH PARKING LOT
34 SPACES IN EXISTING HIGH SCHOOL PARKING LOT
99 TOTAL SPACES

BUSES: 8 SPACES
VANS: 2 SPACES
LOADING DOCK: 1 DOCK

SITE DATA

OWNER/DEVELOPER: QUAKERTOWN COMMUNITY SCHOOL DISTRICT
100 COMMERCE DRIVE
QUAKERTOWN, PA 18951
PHONE: (215) 529-2000

SITE ADDRESS: 123 SOUTH SEVENTH ST
QUAKERTOWN, PA 18951

PARCEL ID: 35-007-142
DEED BOOK AND PAGE: 2857-0456
SITE AREA: 232,182 SF/ 5.33 AC

WATER: BOROUGH OF QUAKERTOWN
SEWER: BOROUGH OF QUAKERTOWN
GAS: UGI UTILITIES INC.
ELEC: PPL ELECTRIC UTILITIES
CABLE: COMCAST CABLE COMMUNICATIONS INC
COMM: VERIZON

PAVEMENT MARKINGS

SYM	DESCRIPTION
1	STOP BAR (12" WHITE) **
2	4" SINGLE WHITE LINE *
3	4" SINGLE YELLOW LINE *
4	4" DOUBLE YELLOW LINES *
5	CROSSWALK (6' WIDE MIN, 12" WHITE LINES @ 36" C-C) **
6	ACCESS AISLE OR GORE AREA (4" SINGLE WHITE OUTLINE & 8" WHITE LINES @ 48" C-C @ 45°; 3' STRIP & YELLOW @ FIRE LANE) *
7	HC ACCESS AISLE (4" SINGLE BLUE OUTLINE & 4" BLUE LINES @ 36" C-C @ 45°) *
8	ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48"X48" BLUE BACKGROUND) *

NOTES:

* PAVEMENT MARKINGS TO BE LATEX, WATERBOURNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, TYPE II, WITH DRYING TIME OF LESS THAN 45 MINUTES, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 964.

** HOT THERMOPLASTIC PAVEMENT MARKINGS, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 960, MATERIALS AS PER BULLETIN 15.

SIGNAGE SCHEDULE

SYM	MUTCD / PENNDOT SERIES	SIZE	TEXT
A	R1-1	30"x30"	STOP
B	S1-1	30"x30"	SCHOOL SIGN
C	R3-1	24"x24"	NO PARK
D	S4-5	30"x30"	SPEED LIMIT 15 MPH
E	R7-5	12"x18"	TWO HOUR PARK
F	R6-1L	36"x12"	ONE WAY
G	R6-1R	36"x12"	DO NOT ENTER
H	R7-8	12"x18"	RESERVED PARKING
I	R7-8 W/R7-8P	12"x18"/12"x6"	RESERVED VAN ACCESSIBLE PARKING
J	SEE DETAIL	12"x18"	STAFF PARKING ONLY

NOTES:
1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
2. REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.
3. ALL SIGNS TO BE MOUNTED ON A PENNDOT TYPE B BREAKAWAY POST UNLESS OTHERWISE NOTED.
4. SEE SHEET XXX FOR SIGNS XX & XX.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
IRON PIN/CONCRETE MONUMENT	○ IP ☒ CONC MON	● IP ☒ CONC MON
BUILDING RESTRICTION LINE		
EASEMENT		
FENCE	x x	x x
SIGNS		
CURBING	DEP	DEP
PAVEMENT		FULL DEPTH / MILL & OVERLAY
GRAVEL/STONE		
CONCRETE		
BUILDING	EXISTING	PROPOSED
TURF FIELD		SYNTHETIC FIELD / RUBBERIZED TRACK

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE
-30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30 ft.

NOTE:
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

THE SITE SERIAL # IS 20251642043

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP! CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

PRELIMINARY/FINAL

SCHRADERGROUP
161 Leverington Ave, Suite 105
Philadelphia, PA 19127
t 215 482 7440
p 215 482 7441
www.sgarc.com

Consultants:
Civil: Terraform Engineering LLC
Terraform Engineering LLC
One East Broad Street, Suite 330,
Bethlehem PA. 18018

MEP: Snyder Hoffman
Snyder Hoffman Associates
1005 W Lehigh Street
Bethlehem, PA 18018

Structural Engineer: Schrader Group Architecture
Schrader Group Architecture LLC
153 East King Street, Suite 211-212,
Lancaster, PA. 17602

Professional Seal:

Owner:
Quakertown Community School District
100 Commerce Drive,
Quakertown, PA 18951

New Construction of:
QUAKERTOWN ELEMENTARY SCHOOL
123 SOUTH SEVENTH ST
Quakertown, PA 18951

ISSUED FOR:

NO.	DESCRIPTION	DATE

DATE: 01/09/2026

SGA PROJECT NUMBER: XX-XXX

Key Plan:

Drawing Title:
SITE PLAN

Drawing Number:
C2.00
Sheet 4 of 18

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:
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Richard Donovan, *Vice Chair*
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Evan J. Stone
Executive Director

MEMORANDUM

To: Quakertown Borough Council
Quakertown Borough Planning Commission

From: Bucks County Planning Commission

Date: February 4, 2026

Subject: BCPC #35-26-SD1
Preliminary Plan of Land Development for Quakertown Community School District
TMP #35-7-142
Applicant: Quakertown Community School District
Owner: Same
Plan Dated: January 9, 2026
Date Received: January 12, 2026

In accordance with the provisions of Sections 305 and 502 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 February 4, 2026.

GENERAL INFORMATION

Proposal: Redevelop a 5.33-acre site through demolition of an existing elementary school and the construction of a new 60,241-square-foot elementary school. The new school is larger than the existing school by approximately 35,180 square feet. The plan also proposes improvements to parking, vehicular circulation, and stormwater management. Public water and sewer serve the site.

Location: The parcel is bounded by School Lane to the north, South 6th Street to the east, Park Avenue to the south, and South 7th Street to the west.

Zoning: The HR High Density Residential District permits Use 4O School, Elementary or Secondary by conditional use approval. Section 320 of the ordinance notes special considerations for public schools and states that the provisions of the zoning ordinance, with respect to lot area, lot width, yard regulations, building coverage, parking, and any other requirements of the chapter shall be inapplicable to public schools.

Instead, the zoning ordinance states that conditional uses must adhere to the Quakertown Comprehensive Plan and all other Borough ordinances; be suitable for the particular location; not detrimental to the public health, safety, and/or general welfare; will not detract from or cause harm

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

to neighboring properties by creating negative impact on the aesthetic character of the community; will reflect effective site planning and design in terms of energy efficiency, environmental protection and aesthetic composition; will provide safe and efficient access to roads and will not create traffic congestion, hazardous traffic conditions or excessive traffic volumes; and will preserve woodlands and other trees existing at the site to the maximum extent possible.

Present Use: Elementary school

COMMENTS

1. **Conditional use**—Section 308.4. and Table 3.1 of the zoning ordinance requires conditional use approval for schools in the HR High Density Residential District. The proposed plan should not be approved until this zoning issue is resolved.

2. **Tree preservation**—Section 317.4.R. of the zoning ordinance requires that conditional uses preserve woodlands and other trees existing at the site to the maximum extent possible. The plan shows the removal of at least seven mature trees from the site, three of which are large street trees along South 7th Street and one is a street tree along South 6th Street. We recommend that existing large trees on the site be retained, wherever possible. At a minimum, we recommend all reasonable efforts be made to retain the existing street trees for streetscape continuity.

3. **Vehicle circulation**

   a. **Vehicle turning templates**—Section 317.4.M. of the zoning ordinance states that conditional uses "will provide safe and efficient access to roads and will not create traffic congestion, hazardous traffic conditions or excessive traffic volumes." We recommend that turning templates for each type of vehicle be added to the plans to demonstrate the sufficiency of both the access of the design and internal circulation.

   b. **School Lane**—Based on the narrow, alley-like design of School Lane as well as the Traffic Flow diagram on the Schematic Design presentation, we recommend that the applicant consider revising the design of School Lane to better accommodate traffic associated with student pick-up/drop-off.

   c. **6th Street**—We recommend that the applicant consider a lay-by lane along 6th Street so queues for student pick-up/drop-off don't block southbound traffic.

   d. **Stacking space**—Given the unique traffic circulation complexities caused by school buses, we recommend that the applicant ensure that the proposed one-way bus lane has sufficient room for stacking during the student pick-up/drop-off without spilling back into 7th Street.

   e. **7th Street improvements**—The borough's Active Transportation Plan identifies 7th Street as an area of speeding concern for the borough and an area of high pedestrian and cyclist use due to the elementary school. The transportation plan recommends flashing radar speed signs, speed bumps, curb bump-outs, and other mechanisms to help control traffic. Those improvements should be installed as the new school is developed to ensure a safe commute for children walking and biking to school.

f. **Signage**—Due to the nature of all streets bounding this parcel, we recommend that a pavement marking and signing plan be added showing all signs and legends needed for safe access control and internal circulation.

4. **Community character**—Section 317.4.H. of the zoning ordinance states that conditional uses "will not detract from or cause harm to neighboring properties by creating a negative impact on the aesthetic character of the community." Observing the Schematic Design presentation as well as the design of the existing high school (located across 6th Street from the proposal site), we recommend that consideration be given to designing the new school to more closely reflect the character of the existing high school and the surrounding neighborhood.

5. **Pennsylvania Highlands Trail**—Park Avenue is on the Pennsylvania Highlands Trail Network. We recommend that signage for this trail be installed along Park Avenue.

6. **Stormwater management**—Due to the significant increase in building size and facilities on the site, it is our recommendation that the applicant confirm that the stormwater management design provides sufficient underground basin facilities to maintain or reduce peak flows in the post development condition and that the correct cover types are used in the stormwater management calculations and accurately depict post development conditions.

7. **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.

We would appreciate being notified of the borough council's decision regarding this matter.

SGN:emh
26-0005

cc: Robert Christine, Director of Facilities, Quakertown Community School District (via email)
Samantha Fenstermaker, Terraform Engineering, LLC (via email)
Cowan Associates, Inc., Borough Engineer (via email)
Peter Nelson, Esq., Grim, Biehn & Thatcher, Borough Solicitor (via email)
Scott C. McElree, Borough Manager (via email)
Kris Barndt, Executive Administrative Assistant to the Borough Manager (via email)
Matthew Walters, Secretary, Quakertown Area Planning Committee (via email)

2025 QAPC: Regional PennDOT Priorities - Maintenance Projects

2025 Rank	Project Description	Status Notes
1	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)	2026/2027 Plan
2	Allentown Road/Main Street repaving (Trumbauersville)	2026/2027 Plan
3	Intersection of Route 309 and Tollgate Road repaving (Richland)	PennDOT to explore breaking this into smaller projects
4	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)	2026/2027 Plan
5	Route 309 repaving between Tollgate Road and Pumping Station Road, (Quakertown/Richland)	PennDOT to explore breaking this into smaller projects
6	Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.)	
7	Broad Street repaving (Trumbauersville)	Not on current list, 5-yr plan revisions underway
8	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)	PennDOT to work with township
9	Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford)	
12	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)	Will be chipped and sealcoated in 2025
13	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)	Not on current list, 5-yr plan revisions underway
14	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)	Pipes and base repair completed in 2024
15	Main Street/Cherry Street drainage repair (Richlandtown)	Borough project
18	Maple Street/Main Street drainage repair (Richlandtown)	Borough project
19	Richlandtown Pike/Depot Lane road hump (Richlandtown)	Inlet needs to be raised
20	Krammes Road, overlay and ditch cleaning (Milford Township)	PennDOT to work with township to see if more cleaning necessary, chipped and sealcoated in 2024
21	Allentown Road at Bauman Road, replace cross pipe (Milford Township)	Utility pole has been moved, piping will be redisigned
22	Steinsburg Road, oil and chip	Planned for 2025
23	Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township)	Sealcoated in 2025
25	Sheard's Mill Covered Bridge on Covered Bridge Road steel expansion joint damaged (Haycock)	Waiting on steel to be available
26	Deerwood Lane road/shoulder washout near 892 Deerwood Lane (Haycock Township)	PennDOT will investigate

27	PA 309 Northbound near Tractor Supply (Richland Township)	To be added to maintenance list
28	PA 309 Northbound near Walmart @ Richland Crossing entrance drainage pipe (Richland Township)	Metal pipe has failed, PennDOT working with Verizon

2025 QAPC: Regional PennDOT Priorities - Capital Projects

2025 Rank	Project Description	Status Notes
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)	Consultant on board for Allentown Road to Turnpike
2	Replacement of Engelman Bridge on Kumry Road over Unami Creek (Milford)	Not funded on current TIP, will submit for next round
3	663/Allentown Road Intersection and Bridge Improvments (Milford Township)	In design stage, project to be let in next 6 months, water permits are being submitted, 1 parce to be condemned
4	Replacement of bridge on Old Bethlehem Road (Haycock)	Plans are being developed in house by PennDOT, meetings with municipalities in July
5	Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes	Not programmed, bridge is in fair condition and not PennDOT priority
6	Portzer Road extension to roundabout at BJs/Target (Milford)	Still not on TIP
7	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	Bridges in fair condition
8	Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown)	
9	Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock)	Advertised for bid, this year or 2026
10	Extend the left turn lane on Route 309 North at the Pumping Station Road intersection (Richland)	No project planned
11	Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford)	
12	Trumbauersville Road Bridge Replacement, one-lane bridge between Fels and Nursery roads (Milford Township)	Bridge is in fair condition
13	Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown)	
14	Rosedale Road "Twin" Bridge Replacements (Milford Township)	In design/preliminary engineering
15	AM Drive Signage Improvements (Milford Township)	
16	Replace one-lane bridge on Old Bethlehem Road between Oak Lane and Pullen Station Road (Haycock Township)	