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: October 10, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, October 14th, 2025,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes from September 9, 2025
4. Zoning Ordinance Amendment (Mixed-Use Development)—Richland Township
5. Preliminary Plan of Land Development for White Oak Storage, LLC—Quakertown Borough
6. Conditional Use Request for Richland Associates, LLC (1300 and 1320 North West End Boulevard—Richland Township
7. Old Business/New Business
8. Approval of Invoice
9. 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, October 13th, 2025**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
September 9, 2025

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

Public Comment
There was no public comment.

Approval of Minutes from August 12, 2025
Matt Walters presented the meeting minutes for the August 2025 meeting. On a motion by Rusty Taft, with a second by Tim Ritter, the minutes of the August 12, 2025, monthly meeting were unanimously approved.

Zoning Ordinance Amendment (Undefined Uses and Arterial Overlay District Requirements—Richland Township
The Committee reviewed the proposal to amend Section 27-402.6. of the zoning ordinance to permit the zoning officer to render administrative decisions regarding undefined uses. Section 27-602 would also be amended to permit the board of supervisors to conduct administrative approval of the re-use of property in the Arterial Overlay District, provided the re-use of the property does not significantly increase traffic.

The Committee discussed the undefined uses amendment and directed Matt Walters to prepare a comment that would recommend the township solicitor confirm the changes aligned with PA Supreme Court precedents.

On a motion by Rusty Taft, with a second by Tim Ritter, the Committee unanimously agreed to forward a review with a comment regarding the case law relating to undefined uses.

Preliminary Plan of Land Development for Richland Associates, LLC—Richland Township
The Committee reviewed the proposal to construct a 6,202-square-foot carwash with three stacking lanes on a 3.73-acre lot and a 16,000-square-foot storage building on 2.67-acre lot. The site is along the western side of Route 309, about 900 feet south of Cherry Road and is within the township's PC Planned Commercial District.

The Committee discussed the proposal and on a motion by Tim Ritter, with a second by Chris Betz, unanimously voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #12981, dated September 9, 2025). In addition, the Committee directed Matt Walters to craft a comment recommending that township officials ensure that the previously granted waivers and variances from 2000 remain valid.

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 July 2025. On a motion by Tim Ritter, with second by Chris Betz, the Committee unanimously approved the BCPC invoice for July 2025 in the amount of $82.50.

Adjournment

On a motion by Chris Betz, with a second by Henry DePue, the Committee unanimously voted to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

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

Memo

To: Quakertown Area Planning Commission

From: Leslie Huhn, Township Manager

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

Date: September 25, 2025

Re: Amendment to Zoning Ordinance

Attached please find a draft ordinance for your review and comment. Please offer any comments to the Board of Supervisors by Tuesday, November 4, 2025. This will be placed on the November 10, 2025, Board of Supervisor's agenda for a public hearing and consideration of possible adoption of this amendment.

RICHLAND TOWNSHIP

Bucks County, Pennsylvania

Ordinance No. 308

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), PART 4, (USE REGULATIONS), SECTIONS 27-404 (TABLE OF USE REGULATIONS) AND 27-405, (USE REGULATIONS), TO CREATE AND ADD SUBSECTION E31 (MIXED-USE DEVELOPMENT) TO THE RETAIL AND CONSUMER ZONING USES ALLOWED IN RICHLAND TOWNSHIP; AND BY CREATING SITE REQUIRMENTS AND REGULATIONS FOR PROJECTS PROPOSED TO BE DEVELOPED AS MIXED-USE DEVELOPMENTS. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING REGULATIONS, AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

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

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

WHEREAS, the Richland Township Board of Supervisors desires to amend the zoning regulations found in Chapter 27 of the Code of Ordinances of Richland Township to amend Section 27-404 to add Subsection E31 (Mixed-Use Development) to the Table of Use Regulations; and to create and add Section 27-405(E)(31) (Mixed-Use Development), with applicable regulations, to the list of allowed Retail and Consumer Service Uses in Richland Township; and

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

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

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

SECTION I. Amendment to Chapter 27 (Zoning), Part 4 (Use Regulations), Section 404 (Table of Use Regulations)

The Code of Ordinances of the Township of Richland, Chapter 27, Zoning, Part 4, Use Regulations, Section 27-404, Table of Use Regulations, is hereby amended by adding Subsection E31 as follows:

	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
E31 Mixed-Use Development	N	N	N	N	N	N	N	N	Y	N	N

SECTION II. Amendment to Chapter 27 (Zoning), Part 4 (Use Regulations), Section 405 (Use Regulations)

The Code of Ordinances of the Township of Richland, Chapter 27, Zoning, Part 4, Use Regulations, Section 27-405, Use Regulations, is hereby amended by adding Subsection E31 as follows:

§27-405 Use Regulations.

E. Retail and Consumer Service Uses.

(31) E31 Mixed-Use Development. A Mixed-Use Development is a preplanned development of complementary uses designed to provide residential dwellings within walking distance of employment opportunities, shopping, neighborhood services, and open spaces. When the provisions of the E31 Mixed-Use Development differ from the provisions contained in other sections of this Chapter, the provisions of the E31 Mixed-Use Development shall govern. A mixed-use development must meet prescribed standards for open space, mix of uses, density, and impervious surfaces and is subject to the following provisions:

(a) The minimum tract area for a Mixed-Use Development shall not be less than 50 acres.

1) For split-zoned sites, no less than 15% of the gross tract area must be zoned PC- Planned Commercial District. Provided that 15% of the gross tract area is zoned PC, the remainder of the tract may be located within any other Zoning District except RP, PI, and EXT.

(b) A Mixed-Use Development shall have frontage along at least two public streets, with at least 300 feet of frontage along Pennsylvania Route 309.

(c) Open Space. At least 55% of the total tract area shall be maintained as open space which shall not include detention basins, parking lots, accessory buildings, or any impervious surfaces except those used for recreational purposes. In a Mixed-Use Development proposed as a planned community without lot lines the open space calculation shall not include 20 feet immediately surrounding the residential uses.

1) A minimum of 75% of the required open space shall be provided as a single contiguous area.

(d) Required mix. A Mixed-Use Development requires a mix of residential and non-residential uses.

All non-residential and apartment uses included as part of a Mixed-Use Development shall only be located within the PC District.

(e) Maximum Density. The maximum density for a mixed-use development shall be 4 dwelling units per acre of net buildable site area.

(f) Maximum Impervious Surface Ratio – tract, including building coverage: 45% of the net buildable site area.

(g) Connectivity. A Mixed-Use Development shall be developed in an interconnected manner promoting walkability and connectivity within the mixed-use development and neighboring uses. Connectivity shall be provided through a combination of streets, alleys, lots, natural open spaces, sidewalks, trails, or recreation areas.

(h) Individual uses may be located in detached, attached, and mixed-use buildings.

(i) Permitted Uses:

1) Residential.
   i. Twin
   ii. Townhouse
   iii. Apartments (either as a single use or as part of a mixed used building with permitted non-residential uses on the first floor, and apartments above)

2) Non-residential.

i.	Use E1	Retail Shop
ii.	Use E2	Large Retail Shop
iii.	Use E3	Service Business
iv.	Use E4	Financial Establishment
v.	Use E5	Eating Place
vi.	Use E9	Hotel or Inn
vii.	Use E10	Indoor Entertainment
viii.	Use E11	Athletic Facility
ix.	Use E12	Outdoor Entertainment
x.	Use E13	Tavern
xi.	Use E16	Service Station with Retail Convenience
xii.	Use E21	Parking Lot or Garage
xiii.	Use E22	Multiple Commercial Uses
xiv.	Use E30	Dwelling Combination
xv.	Accessory Drive-through	
xvi.	Use H-16	Signs
xvii.	Use H18	Accessory Eating Area

(j) Residential Standards.

1) Residential uses shall be accessed from internal streets, roads and alleys. Residential uses shall not have direct access to external streets.

i. The minimum width of an alley providing rear access to a dwelling unit shall be: 16 feet.

2) Individual lots are not required for single-family uses within a mixed-use development. Applicable yard and/or setback requirements shall be provided as required for each dwelling type and shall not be included as open space.

3) Twin. A single-family semi-detached unit having only one dwelling from ground to roof and only one wall in common with another dwelling unit.

i. Area and Dimensional Requirements:

Minimum lot area (per dwelling unit):	4,500 square feet
Minimum lot width at building setback:	60 feet
Yards:	
Front:	15 feet
Side:	20 feet
Rear:	20 feet
Maximum building height:	35 feet
Minimum building setback:	
Tract boundary:	75 feet

4) Townhouse. A single-family attached dwelling unit with one dwelling unit from ground to roof, having individual outside access. A row of attached townhouses shall not exceed eight dwelling units.

i. Area and Dimensional Requirements:

Minimum lot width at building setback:	20 feet
Maximum units per building:	8
Minimum Building Setback:	
Street, curb:	15 feet
Parking area:	15 feet
Tract Boundary:	75 feet

Minimum Building Spacing:	25 feet
Maximum Building Height:	35 feet

5) Apartments. A grouping of dwelling units sharing common elements which may include common outside access. The dwelling units share a common lot area. Apartments shall contain three or more dwellings in a single structure.

i. Area and Dimensional Requirements:

Maximum building length:	250 feet
Maximum façade length without a break:	75 feet
Minimum façade break:	5 feet.
Maximum units per building:	60
Minimum Building Setback:	
External Street Right-of-way:	100 feet
Internal Street, curb:	15 feet
Parking area:	15 feet
Tract Boundary:	75 feet
Minimum Building Spacing:	60 feet
Maximum building height:	3 stories, 40 feet if single use 4 stories, 50 feet if commercial use on first floor and apartments above

(k) Non- Residential and Mixed-Use Buildings Standards.

1) Non-residential uses shall be located alongside external street frontage. Access may be provided from either external street frontages, or internal streets and roads.

2) Area and Dimensional Requirements

i. Minimum lot width: 125 ft.

ii. Setbacks. New non-residential buildings shall provide the following minimum setbacks:

Setbacks from Route 309:	100 feet
Setback from all other external streets or roads:	50 feet

Setback from internal roads: 15 feet

iii. Maximum impervious surface ratio, lot: 75%

iv. Maximum height: 50 feet

v. No free-standing single tenant building, other than a supermarket or hotel, shall have a building footprint or more than 35,000 square feet. A supermarket shall not have a building footprint of more than 80,000 square feet.

(l) Parking.

1) Residential uses:

i. Twin and townhouse dwellings shall provide 2 off-street spaces per dwelling unit, plus 0.5 spaces per dwelling unit provided on-street or in a common lot within the Mixed-Use Development. Garages shall not count towards the required parking.

ii. Apartment dwelling units shall provide 2 off-street spaces per dwelling unit, plus 0.33 guest spaces per dwelling unit provided on-street or in a common lot within the mixed-use development.

2) Non-residential uses shall provide parking in accordance with §27-541.

3) Abutting parking lots shall have an internal vehicle connection with one another.

4) Shared parking is highly encouraged where a parking lot can serve more than one use. A parking reduction of not more than 25% may be authorized by the Board of Supervisors for the use of shared parking.

(m) Traffic Improvements. The Applicant shall fully cooperate with the Township and PennDOT to install traffic improvements required for the development.

(n) Buffer. Buffer yards shall not be required for a Mixed-Use development except as follows:

1) A Class A buffer shall be provided between tract boundaries and twin or townhouse uses, in accordance with §27-516.

(o) The proposed development shall be served by adequate water and public sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed to the satisfaction of the municipal governing body.

(p) The applicant shall submit a plan for the overall design and improvements for the Mixed-Use Development, which shall be designed with a consistent architectural scheme.

(q) All commonly owned elements shall be owned and maintained in accordance with the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. §3101 *et seq*., or other ownership arrangement approved by the municipality.

SECTION III. Conflict

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

SECTION IV. Severability

It is hereby declared to be the intention of the Board of Supervisors of the Township of Richland that the parts, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any

part, section, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional, illegal or otherwise invalid by the judgment or decree of a court of competent jurisdiction, that invalidity shall not affect any of the remaining parts, sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION V. Effective Date

This Ordinance shall become effective immediately upon enactment by the Board of Supervisors of Richland Township.

ENACTED AND ORDAINED this _____ day of _____, 2025.

Attest

Richland Township
Board of Supervisors

_____
Secretary

_____
Tim Arnold
Chairperson

_____
Christopher Vanelli
Vice Chairperson

_____
Kathleen M. Doyle
Member

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

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

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: October 8, 2025

Subject: BCPC #36-25-4
Proposal to Amend the Zoning Ordinance—Mixed-Use Development
Applicant: Board of Supervisors
Date Received: September 26, 2025
Hearing Date: November 10, 2025

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 8, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to create a new use, E31 Mixed-Use Development, and to permit it by right in the PC Planned Commercial District.

Proposed Zoning Provisions:

Amend Section 27-404, Table of Use Regulations, to add use E31 Mixed-Use Development.

Add the following use regulations for E31 Mixed-Use Development in Sections 27-405.E.(31)(a) through 27-405.E.(31)(q):

- Minimum tract area for Mixed-Use Development shall not be less than 50 acres
- Frontage required along two public streets, with 300 feet of frontage required on PA Route 309
- Minimum open space ratio of 55 percent for all Mixed-Use Developments, with 75 percent of said area to be provided as a single contiguous area
- Require a mix of residential and nonresidential uses, all nonresidential and apartment uses shall only be in the PC District
- Maximum site density of 4 dwelling units per net buildable acre
- Maximum impervious surface ratio of 45 percent
- Require onsite walkability and pedestrian amenities
- Permitted residential uses include Twin, Townhouses, and Apartment

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

- Permit the following nonresidential uses:
  - Retail Shop
  - Large Retail Shop
  - Service Business
  - Financial Establishment
  - Eating Place
  - Hotel or Inn
  - Indoor Entertainment
  - Athletic Facility
  - Outdoor Entertainment
  - Tavern
  - Service Station with Retail Convenience
  - Parking Lot or Garage
  - Multiple Commercial Uses
  - Dwelling Combination
  - Accessory Drive-through
  - Signs
  - Accessory Eating Area
- Standards for permitted residential uses
  - Site access requirements
  - Twins require a minimum lot area of 4,500 square feet
  - Townhouses permit a maximum of 8 units per block
  - Twins and townhouses to not exceed 35 feet in height
  - Apartment facades shall not exceed 250 feet in length
  - Apartments permit a maximum height of 50 feet
  - Defines apartments as 3 or more dwelling units in a single structure
- Standards for permitted nonresidential and mixed-use buildings
  - Access requirements
  - Minimum lot width of 125 feet
  - 100-foot setback from route 309
  - Maximum impervious surface ratio of 75 percent
  - Maximum height of 50 feet
- Parking standards
  - Twin and townhouse dwellings require 2 parking spaces per unit plus an additional 0.5 spaces per unit in a shared common parking area
  - Apartments require 2 parking spaces per unit with 0.33 spaces per unit for guest parking
  - Nonresidential use parking requirements shall adhere to section 27-541
  - Promotes shared parking lots between adjoining sites
- Class A buffer yards are required between tract boundaries and twin and townhome uses
- Mixed-Use Development is required to have a consistent architectural theme

COMMENTS

We offer the following comments for the township board of supervisors when considering this proposal:

1. **Comprehensive plan**—The Future Land Use plan of the *Richland Township Comprehensive Plan* (2009) recommends permitting mixed use within the Primary Development Area. The PC District along Route

309 is located in the Primary Development Area. The proposal is consistent with the comprehensive plan.

2. **Permitted uses**—Section 27-404, Table of Use Regulations, is amended to permit use E31 Mixed-Use Development in the PC District. However, Section 27-405.E.(31)(a)(1) permits the use to occur on split-zoned tracts where a minimum of 15 percent of the tract is zoned PC and the remainder of the tract is located in any other zoning district, except RP, PI, and EXT. The provision appears to conflict with the amended Table of Use Regulations.

3. **Mix of uses**—The E31 Mixed-Use Development is described as a preplanned development of complementary uses designed to provide residential dwellings within walking distance of employment opportunities, shopping, neighborhood services, and open spaces. Section 27-405.E.(31)(a)(d) requires a mix of residential and nonresidential uses but does not specify a percentage mix of use types. We also note that the Service Station with Retail Convenience use is a vehicle-oriented use that is incompatible with a mixed-use development as described by the use definition. We recommend that use mix standards be provided to encourage a more integrated and walkable community.

4. **Buffer yards**—In Section 27-405.E.(31)(n) a Class A buffer is required between tract boundaries and twin or townhouse uses in accordance with Section 27-516. We recommend that this requirement is also applied to apartment uses.

5. **Arterial Corridor Overlay**—The proposed amendment requires Mixed-Use Development to have 300 feet of frontage along PA Route 309. As currently written, this would place the majority of Mixed-Use Development sites within the township's arterial corridor overlay district. We recommend the township include language that ensures all proposed mixed-used sites comply with the regulations for Arterial Corridor Overlay.

6. **Table of Performance Standards**—Section 27-513, Area and Dimensional Requirements establishes performance standards for the various zoning districts to ensure compliance with the dimensional and site capacity requirements of the zoning ordinance. We recommend that the dimensional standards for use E31 Mixed-Use Development be added to the table.

7. **Connectivity**—The proposed amendment contains provisions to require on-site amenities that would enable walkability and pedestrian access. We recommend Section 27-405.E.(31)(g) be revised to include language requiring any proposed mixed-use site to comply with the township's *2018 Open Space and Trails System Map*.

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

CPR:emh
25-0260

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

PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS FOR

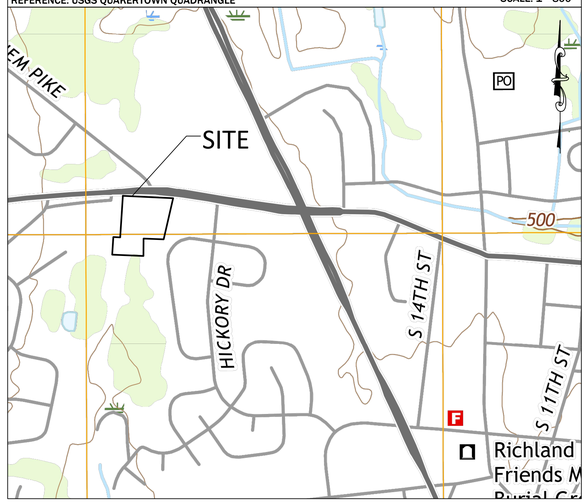
WHITE OAK STORAGE

TP# 35-002-098

Quakertown Borough, Bucks County, PA

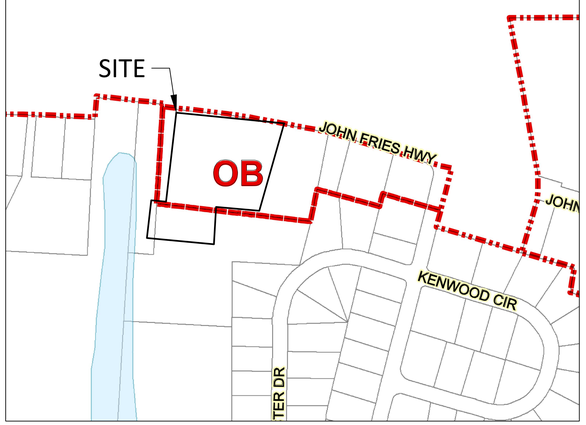
SITE LOCATION MAP

REFERENCE: USGS QUAKERTOWN QUADRANGLE — SCALE: 1"=800'



ZONING MAP

REFERENCE: NORTHAMPTON TOWNSHIP 2020 ZONING MAP — NOT TO SCALE



AREA MAP

REFERENCE: PEMA ORTHOIMAGERY 2021 — SCALE: 1"=100'



DRAWING LIST

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C0.0	COVER SHEET	9/15/2025
2	C0.1	EXISTING CONDITIONS AND DEMOLITION PLAN	9/15/2025
3	C1.0	RECORD SITE PLAN	9/15/2025
4	C1.1	SITE DETAILS	9/15/2025
5	C2.0	GRADING, DRAINAGE, AND UTILITY PLAN	9/15/2025
6	C2.1	DRAINAGE AND UTILITY DETAILS	9/15/2025
7	C3.0	PROFILES	9/15/2025
8	C3.1	PROFILES	9/15/2025
9	C4.0	EROSION & SEDIMENT CONTROL PLAN	9/15/2025
10	C4.1	EROSION & SEDIMENT CONTROL DETAILS	9/15/2025
11	C4.2	EROSION & SEDIMENT CONTROL DETAILS	9/15/2025
12	C4.3	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	9/15/2025
13	C4.4	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	9/15/2025
14	C5.0	LANDSCAPE & LIGHTING PLAN	9/15/2025
15	C5.1	LANDSCAPING & LIGHTING DETAILS	9/15/2025
16	C6.0	TRUCK TURN PLAN	9/15/2025

CONTACTS

BOROUGH HALL
35 N. THIRD STREET
QUAKERTOWN, PA 18591
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BOROUGH ENGINEER
COWAN ASSOCIATES, INC.
120 PENN AM DRIVE
QUAKERTOWN, PA 18951
PHONE: (215) 536-7075

COUNTY PLANNING COMMISSION
BUCKS COUNTY PLANNING COMMISSION
1260 ALMSHOUSE ROAD
DOYLESTOWN, PA 18901
PHONE: (215) 345-3400

COUNTY CONSERVATION DISTRICT
BUCKS COUNTY CONSERVATION DISTRICT
1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901
PHONE: (215) 345-7577

SEWER AND WATER SERVICE
BOROUGH OF QUAKERTOWN
WASTEWATER DEPARTMENT
777 ERIE AVENUE
QUAKERTOWN, PA 18951
MAILING ADDRESS: 35 N. THIRD STREET
QUAKERTOWN, PA 18951
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SEWER COLLECTION/TREATMENT ENGINEER
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WASTEWATER DEPARTMENT
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ELECTRIC
BOROUGH OF QUAKERTOWN
ELECTRICAL DEPARTMENT
501 MILL STREET
QUAKERTOWN, PA 18951
PHONE: (215) 536-5003

PREPARED BY:

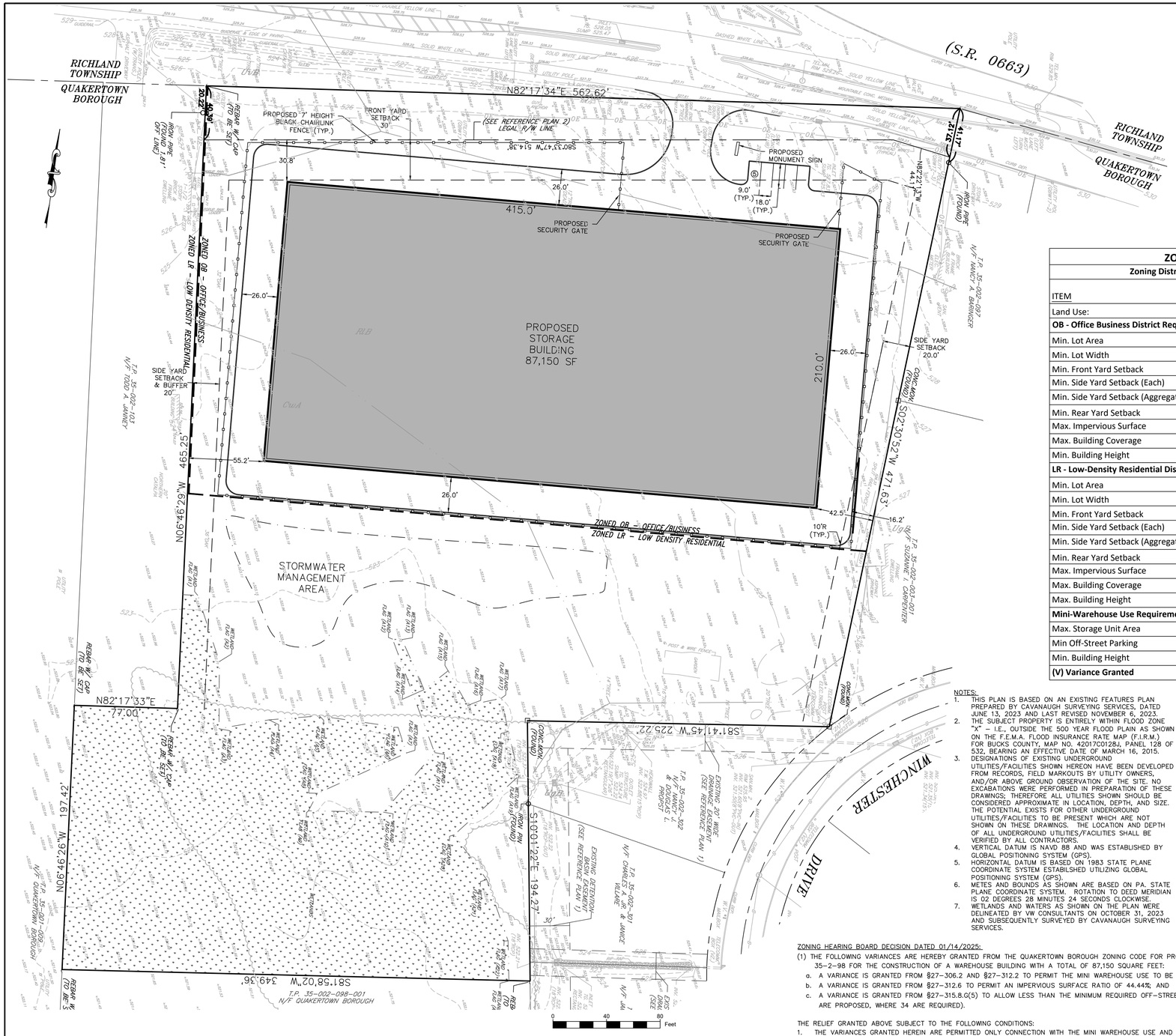
HOLMES CUNNINGHAM LLC
409 EAST BUTLER AVENUE
UNIT 5
DOYLESTOWN, PA 18901
(215) 586-3330

OWNER & APPLICANT:

OWNER:
KENNETH J KRATZ MARITAL TRUST
321 BEAVER DAM ROAD
CREEDMOOR, NC 27522

APPLICANT:
WHITE OAK STORAGE LLC.
425 THIRD STREET
ANNAPOLIS, MD 21403

DATE:	9/15/2025
PROJECT #	2107
DRAWING #	C0.0
SHEET	1 OF 16



SITE PLAN LEGEND

- CURB LINE
- PROPERTY/R.O.W. LINE
- BUILDING SETBACK
- BUILDING
- FENCE
- PROPOSED MONUMENT
- PROPOSED IRON PIN

OWNER
KENNETH J KRATZ MARITAL TRUST
321 BEAVER DAM ROAD
CREEDMOOR, NC 27522

APPLICANT/EQUITABLE OWNER
WHITE OAK STORAGE, LLC
425 THIRD STREET,
ANNAPOLIS, MD 21403

ZONING DATA TABLE

Zoning District - OB - Office Business District

ITEM	REQUIRED/ PERMITTED	PROPOSED	SECTION
Land Use:	Mini Warehouse (V)		27-312.2
OB - Office Business District Requirements			
Min. Lot Area	15,000 SF	328,715 SF	27-312.6
Min. Lot Width	100 FT	562.62 FT	27-312.6
Min. Front Yard Setback	30 FT	30.8 FT	27-312.7
Min. Side Yard Setback (Each)	20 FT	42.5 FT	27-312.7
Min. Side Yard Setback (Aggregate)	40 FT	97.7 FT	27-312.7
Min. Rear Yard Setback	45 FT	N/A	27-312.7
Max. Impervious Surface	44.44% (V)	37.9%	27-312.6
Max. Building Coverage	30%	26.4%	27-312.6
Min. Building Height	35 FT	< 15 FT	27-312.6
LR - Low-Density Residential District Requirements			
Min. Lot Area	43,560 SF	328,715 SF	27-306.6
Min. Lot Width	130 FT	562.62 FT	27-306.6
Min. Front Yard Setback	25 FT	N/A	27-306.7
Min. Side Yard Setback (Each)	10 FT	N/A	27-306.7
Min. Side Yard Setback (Aggregate)	25 FT	N/A	27-306.7
Min. Rear Yard Setback	50 FT	N/A	27-306.7
Max. Impervious Surface	30%	0.0%	27-306.6
Max. Building Coverage	20%	0.0%	27-306.6
Max. Building Height	35 FT	N/A	27-306.6
Mini-Warehouse Use Requirements			
Max. Storage Unit Area	200 SF	250 SF	27-315.8.G.(1)
Min Off-Street Parking	See Parking Table (V)		27-315.8.G.(5)
Min. Building Height	15 FT	< 15 FT	27-315.8.G.(6)
(V) Variance Granted			

NOTES:
1. THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES, DATED JUNE 13, 2023 AND LAST REVISED NOVEMBER 6, 2023.
2. THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" – I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42017C0128J, PANEL 128 OF 532, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.
3. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCABATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES SHALL BE VERIFIED BY ALL CONTRACTORS.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABILSHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS).
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 02 DEGREES 28 MINUTES 24 SECONDS CLOCKWISE.
7. WETLANDS AND WATERS AS SHOWN ON THE PLAN WERE DELINEATED BY VW CONSULTANTS ON OCTOBER 31, 2023 AND SUBSEQUENTLY SURVEYED BY CAVANAUGH SURVEYING SERVICES.

LOT AREA CALCULATIONS

	S.F.	Acres
Gross Lot Area	311,528	7.152
Land Within R.O.W.	18,187	0.418
Total Lot Area	329,715	7.569

IMPERVIOUS COVERAGE CALCULATIONS

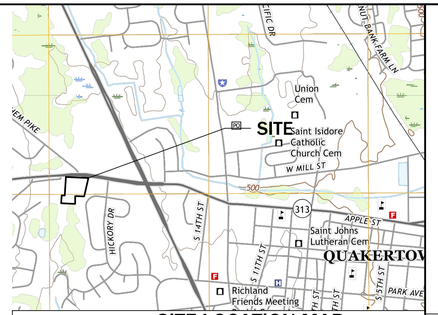
Proposed Impervious Area

Proposed Building	87,150	2.001
Proposed Driveway & Parking	37,970	0.872
Total Proposed Impervious	125,120	2.872
Proposed Building Coverage	26.4%	
Proposed Impervious Coverage	37.9%	
Change in Impervious Area	**125,120**	

ZONING HEARING BOARD DECISION DATED 01/14/2025:

(1) THE FOLLOWING VARIANCES ARE HEREBY GRANTED FROM THE QUAKERTOWN BOROUGH ZONING CODE FOR PROPERTY LOCATED AT MILFORD SQUARE PIKE, TAX PARCEL NUMBER 35-2-98 FOR THE CONSTRUCTION OF A WAREHOUSE BUILDING WITH A TOTAL OF 87,150 SQUARE FEET:
   a. A VARIANCE IS GRANTED FROM §27-306.2 AND §27-312.2 TO PERMIT THE MINI WAREHOUSE USE TO BE CONDUCTED ON THE PROPERTY;
   b. A VARIANCE IS GRANTED FROM §27-312.6 TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 44.44%; AND
   c. A VARIANCE IS GRANTED FROM §27-315.8.G(5) TO ALLOW LESS THAN THE MINIMUM REQUIRED OFF-STREET PARKING SPACES ON THE PROPERTY FOR THE USE (5 SPACES ARE PROPOSED, WHERE 34 ARE REQUIRED).

THE RELIEF GRANTED ABOVE SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE VARIANCES GRANTED HEREIN ARE PERMITTED ONLY CONNECTION WITH THE MINI WAREHOUSE USE AND THE RELATED IMPROVEMENTS AS SHOWN ON EXHIBITS B–12 AND A–1, THE DEFINITIVE PLANS.
2. THE DIMENSIONS, SIZE, LOCATION AND APPEARANCE OF THIS USE AND THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH DEFINITIVE PLANS, REPRESENTATIONS AND CREDIBLE TESTIMONY MADE AT THE HEARING.
3. THE MINI WAREHOUSE USE SHALL BE OPERATED IN ACCORDANCE WITH CONDITIONS AND DESCRIPTIONS SET FORTH IN THE 'DESIGN / OP HIGHLIGHTS' PAGE OF EXHIBIT A–1, SUMMARY.
4. THE APPLICANT SHALL WORK WITH THE NEIGHBORING RESIDENTIAL PROPERTY OWNERS IN CONNECTION WITH THE NECESSARY LANDSCAPING AND LIGHTING. THE APPLICANT SHALL CONSIDER DENSER AND/OR DEEPER VEGETATION AND BUFFERING ALONG THE PROPERTY'S BORDER WITH THE JANNEY TRACT (TMP NO. 35–2–103).
5. ALL IMPROVEMENTS IN CONNECTION WITH MINI WAREHOUSE USE, INCLUDING BUT NOT LIMITED TO THE BUILDING, THE DRIVE AISLE, AND THE PARKING SPACES, SHALL BE IN PREMISES A (OB ZONING DISTRICT). NO IMPROVEMENTS OTHER THAN LANDSCAPING, THE STORMWATER MANAGEMENT BASIN, AND IF NECESSARY, THE FENCING, SHALL BE IN PREMISES B (LR ZONING DISTRICT).
6. THIS DECISION DOES NOT WAIVE ANY REQUIREMENTS OF ANY OTHER APPLICABLE QUAKERTOWN BOROUGH ORDINANCE(S); AND THE PROPOSED USE(S) AND/OR IMPROVEMENT(S) MUST MEET.



SITE LOCATION MAP

REFERENCE: QUAKERTOWN U.S.G.S. QUADRANGLE MAP — SCALE: 1"=2,000'

REGISTERED ENGINEER'S CERTIFICATION

I, ROBERT CUNNINGHAM, ON THIS DATE _____, HEREBY CERTIFY THAT THE PLAN OF IMPROVEMENTS MEETS ALL DESIGN STANDARDS AND CRITERIA OF QUAKERTOWN BOROUGH.

ROBERT CUNNINGHAM, P.E.
LICENSE NO. PA PE076424

REGISTERED SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT ALL MONUMENTS SHOWN THEREON EXISTS AS LOCATED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

PATRICK CAVANAUGH
LICENSE NO. SU–051056–E

QUAKERTOWN PLANNING COMMISSION APPROVAL

THIS PLAN WAS APPROVED BY THE BOROUGH OF QUAKERTOWN PLANNING COMMISSION BOROUGH IN CONSULTATION TO THE BOROUGH ENGINEER, COWAN ASSOCIATES LLC.

COMMISSION CHAIRMAN _____ DATE _____

QUAKERTOWN BOROUGH COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE BOROUGH COUNCIL OF QUAKERTOWN AT A DULY ADVERTISED PUBLIC MEETING HELD ON _____ 20___, SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS _____ DAY OF _____, 20___.

COUNCIL PRESIDENT _____ DATE _____

BOROUGH ENGINEER

REVIEWED BY THE BOROUGH ENGINEER:

BOROUGH ENGINEER _____ DATE _____

OWNER CERTIFICATION

_____, UNDERSIGNED, HAS LAID OUT UPON HIS/HER/ITS LAND SITUATE IN QUAKERTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA CERTAIN LOTS AND STREET ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

BY: _____, _____ DATE: _____
NAME TITLE

(OWNER) _____

(TITLE) _____

_____
(CORPORATION)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THE _____ DAY OF_____, 20_____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF _____, A CORPORATION, AND THAT HE/SHE AS SUCH _____, BEING AUTHORIZED TO SO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIM/HERSELF AS _____.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL.

NOTARY PRINT NAME AND SIGNATURE: _____

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS

Date	Description

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

UTILITY LOCATIONS AS SHOWN ON THIS MAP ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187, TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

WHITE OAK STORAGE

TMP # 35-002-098
QUAKERTOWN BOROUGH, BUCKS COUNTY, PA

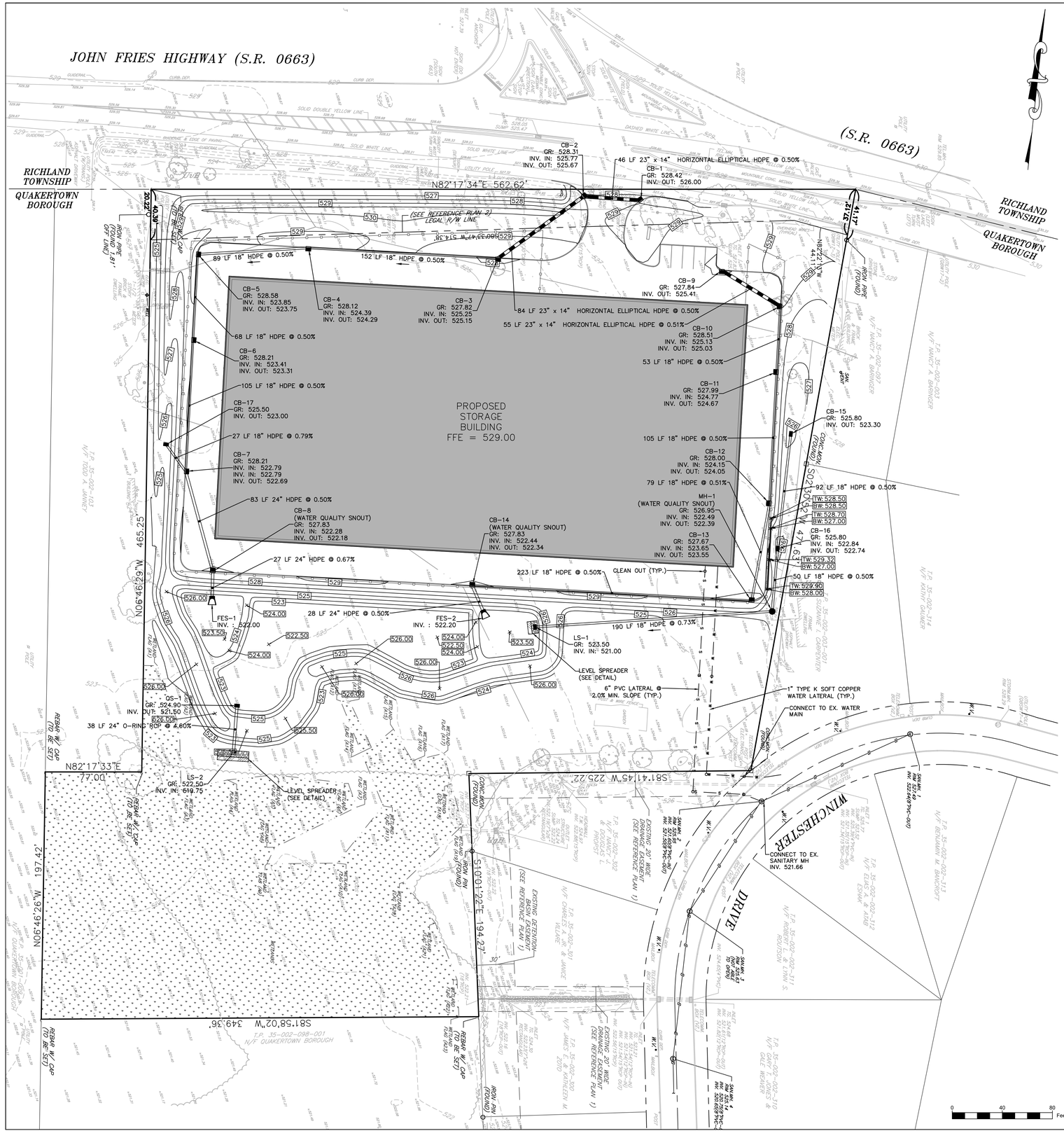
RECORD SITE PLAN

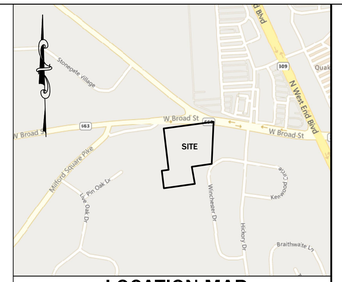
ROBERT T. CUNNINGHAM, P.E.
PA LICENSE NUMBER: PA076424

File No.
2107_C1.0_Site Plan.dwg

HCE Job	2107		Designed	BB
Date	9/15/2025	Scale	1"=40'	Sheet 3 of 16

Drawing No.
C1.0





LOCATION MAP

REFERENCE: BING MAPS SCALE 1" = 800'

GRADING LEGEND

EXISTING CONTOUR 185

EXISTING SPOT ELEVATION 185.2 x

EXISTING TOP/BOTTOM CURB x TC 154.75 BC 154.25

PROPOSED CONTOUR 185

PROPOSED SPOT ELEVATION 185.2 x

PROPOSED TOP/BOTTOM CURB x TC 154.75 BC 154.25

DRAINAGE LEGEND

EXISTING STORM PIPE

EXISTING INLET Ex.Inlet

EXISTING MANHOLE

PROPOSED STORM PIPE

PROPOSED YARD INLET CB-X GR. 185.56 INV 180.00

PROPOSED CURB INLET CB-X GR. 185.56 INV 180.00

PROPOSED MANHOLE MH-X RIM 185.56 INV 180.00

UTILITY LEGEND

EXISTING SANITARY SEWER MAIN

EXISTING SANITARY SEWER MANHOLE Ex.San MH

EXISTING WATER MAIN AND VALVE W.V.

EXISTING FIRE HYDRANT

PROPOSED SANITARY SEWER MAIN.

PROPOSED SANITARY SEWER MANHOLE.

PROPOSED WATER LATERAL MAIN W

PROPOSED WATER VALVE

PROPOSED SANITARY SERVICE LATERAL S

GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE OWNER, AT NO COST TO THE BOROUGH.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH QUAKERTOWN BOROUGH SPECIFICATIONS AND DESIGN STANDARDS UNLESS OTHERWISE WAIVED.
4. COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA IS GIVEN ELSEWHERE;

FILL AREA	% OF MAX. DENSITY
BUILDING FOOTPRINT	95%
PAVEMENT AND ROADWAYS	95%
SIDEWALKS	95%
LANDSCAPE AREAS	93%
TRENCH BACKFILL	SAME AS SURROUNDING AREA

5. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
6. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH THE COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ONSITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND TRUE TO GRADE AND CROSS SECTION.
7. ALL STRIPPED TOPSOIL SHOULD BE REUSED ON SITE TO THE GREATEST EXTENT POSSIBLE. HOWEVER, PRIOR TO REMOVAL OF TOPSOIL FROM THE SITE THE TOWNSHIP SHOULD BE NOTIFIED.
8. THE MAXIMUM SLOPE IS THREE HORIZONTAL TO ONE VERTICAL (3H:1V). THE MINIMUM PERMITTED SLOPE IN LAWN AREAS IS 2% (50H:1V).
9. ALL GRADING SHALL BE A MINIMUM OF 5' FROM THE PROPERTY LINE.

UTILITY NOTES

1. A HORIZONTAL SEPARATION OF 10 FEET AND/OR A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE OUTER WALL OF SANITARY SEWER AND ANY OTHER UTILITY PIPELINES. WHERE PIPELINES MUST CROSS UNDER A SEWER, THE INSTALLATION MUST ALSO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION AND BREAKING OF THE SEWER. WHERE PROPER CLEARANCES CAN NOT BE PROVIDED, THE SEWER SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CONFLICT.
2. SANITARY SEWER SHALL HAVE MINIMUM 4 FOOT PIPE COVER.
3. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF SANITARY SEWER MAINS OR LATERALS OR WITHIN 5 FEET OF ANY UNDERGROUND PIPE, UTILITY, OR STORMWATER STRUCTURE.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION OF THE EXISTING WATER SERVICE PRIOR TO BUILDING DEMOLITION COMMENCES. SERVICE LINE MUST HAVE CORPORATION STOP SHUT OFF AT THE MAIN AND PLUGGED PRIOR TO ABANDONING IN PLACE.
5. NO GROUNDING OF ELECTRICAL SERVICE TO COPPER WATER SERVICE.
6. CONTRACTOR SHALL REFER TO SHEET C0.1 FOR ADDITIONAL INFORMATION ON EXISTING FEATURES AND DEMOLITION.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION. EXISTING WATER SERVICES SHALL BE DISCONNECTED FROM THE CORPORATION STOP AT THE MAIN AND A PLUG/CAP SHALL BE INSTALLED ON THE CORPORATION STOP.

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CAVANAUGH'S SURVEYING SERVICES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH QUAKERTOWN BOROUGH STANDARDS.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
4. UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
5. THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS, FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

holmes cunningham ENGINEERING

REVISIONS

Description	Date

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION OUTSIDE OF A 10 WORKING DAYS IN DESIGN STAGE – STOP & CALL
Pennsylvania One-Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITIES PRIOR TO ANY EXCAVATION.

WHITE OAK STORAGE

TMP # 35-002-098
QUAKERTOWN BOROUGH, BUCKS COUNTY, PA

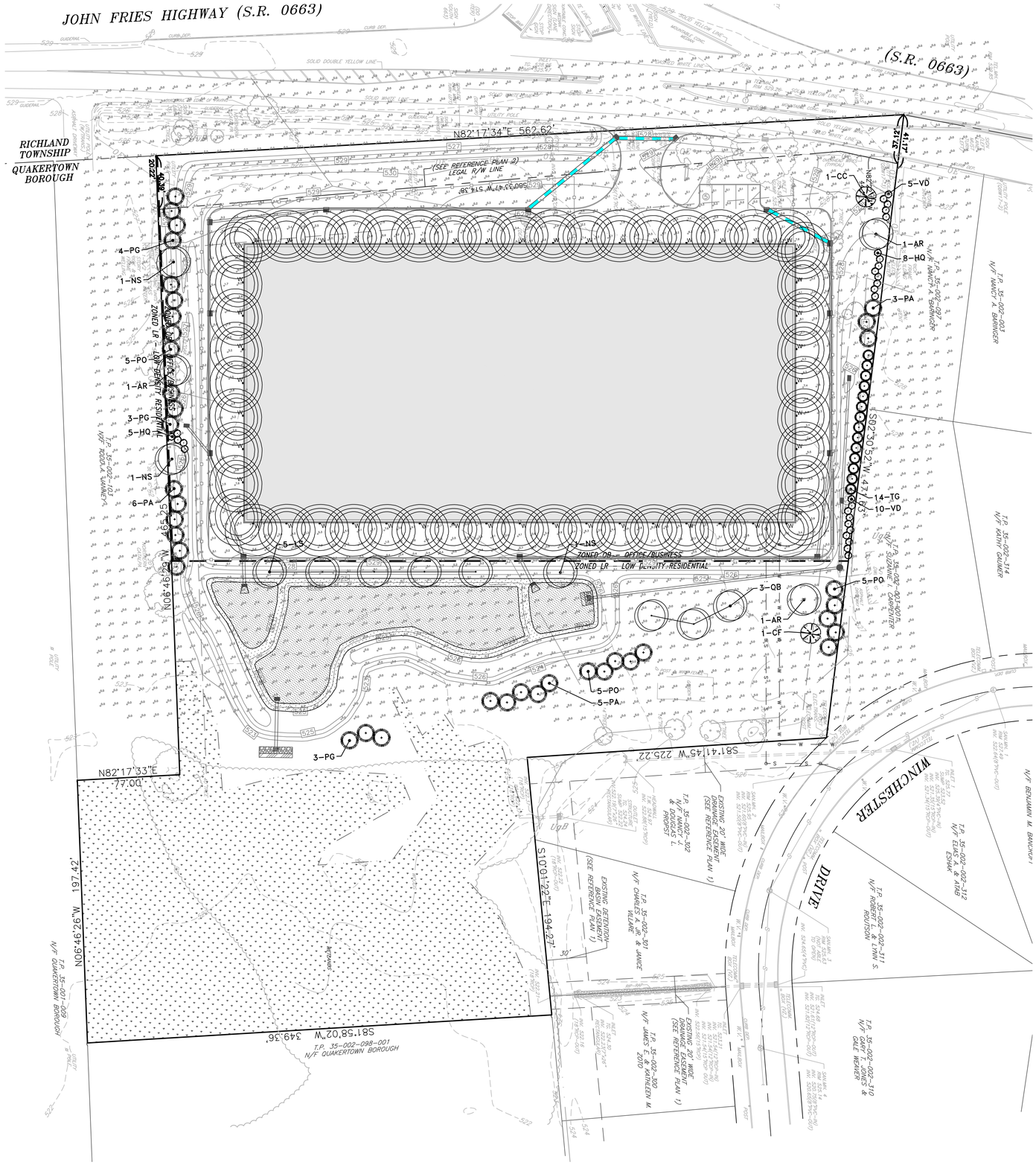
GRADING, DRAINAGE, AND UTILITY PLAN

ROBERT T. CUNNINGHAM, P.E.
PA LICENSE NUMBER: PA076424

File No.
2107_C2.0_Grading.dwg

HCE Job	2107		
Date	9/15/2025	Designed	BB
Scale	1"=40'	Sheet	5 of 16

Drawing No.
C2.0



LIGHTING NOTES

1. WALL-MOUNTED LIGHTING DEPICTED ON THIS PLAN IS PROPOSED TO BE MOTION-ACTIVATED.

PLANT SCHEDULE

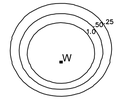
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
Shade Trees								
AR	3	*Acer rubrum 'October Glory'*	October Glory' Red Maple	1.5"	-	10-12'	B&B	Full, straight leader
LS	5	*Liquidambar styraciflua 'Rotundiloba'*	Fruitless Sweetgum	1.5"	-	10-12'	B&B	Full, straight leader
NS	3	*Nyssa sylvatica*	Blackgum	1.5"	-	10-12'	B&B	Full, straight leader
QB	3	*Quercus bicolor*	Swamp White Oak	1.5"	-	10-12'	B&B	Full, straight leader
Ornamental Trees								
CC	1	*Cercis canadensis*	Eastern Redbud	-	-	6'	B&B	Single-stem, uniform canopy
CF	1	*Cornus florida*	Flowering Dogwood	-	-	6'	B&B	Single-stem, uniform canopy
Evergreen Trees								
PA	14	*Picea abies*	Norway Spruce	-	-	6'	B&B	Symmetrical, branched fully to ground
PG	10	*Picea glauca*	White Spruce	-	-	6'	B&B	Symmetrical, branched fully to ground
PO	15	*Picea omorika*	Serbian Spruce	-	-	6'	B&B	Symmetrical, branched fully to ground
TG	14	*Thuja 'Green Giant'*	'Green Giant' Arborvitae	-	-	6'	B&B	Symmetrical, branched fully to ground
Shrubs **								
HQ	13	*Hydrangea quercifolia*	Oakleaf Hydrangea	-	-	24-30"	CONT	Heavy, full specimen
VD	15	*Viburnum dentatum*	Arrowwood Viburnum	-	-	24-30"	CONT	Heavy, full specimen

** Plant in continuous mulch bed (2-3" depth) until fully established.

COMPLIANCE CHART - QUAKERTOWN BOROUGH

Ordinance Item	Requirement	Plan Proposed
Z.O. 27-404.4 Buffer Yards	Any nonresidential use which borders any residential district shall provide buffer yards. Each buffer yard shall include a planting screen of trees, shrubs and/or other plant materials extending the full length of the lot line to serve as a barrier to visibility, airborne particles, glare and noise. Each planting screen shall be in accordance with the following requirements: (a) Plant material used in the planting screen shall be of such species and size as will produce, within two years, a complete year-round visual screen of at least eight feet in height. (b) The planting screen shall be permanently maintained by the landowner and any plant material which does not live shall be replaced within one year. (c) The planting screen shall be so placed that at maturity it will be at least three feet from any street or property line. (d) The planting screen shall be broken only at points of vehicular or pedestrian access. The project site border LR district to the west and residential uses to the south and east. The project Zoning decision required plantings to screen existing residences and the proposed building.	14 Shade trees 2 Ornamental trees 53 Evergreen trees 28 Shrubs

LIGHTING TEMPLATE



LUMINAIRE SCHEDULE - COOPER LIGHTING - Lumark Axcent - Wall Mount Luminaire

Symbol	Label	Qty	Catalog Number	Description	File	Lumens per Lamp	LLF	Watts	Mounting Ht.
▬	W	52	AXCS2A-GRF	2A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDs	AXCS2A-GRF.ies	Absolute	1	20.7	11' (wall mount)

0 40 80 Feet

Holmes Cunningham LLC
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holmes cunningham ENGINEERING

REVISIONS

Date	Description

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UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITIES COMPANIES PRIOR TO ANY EXCAVATION.

WHITE OAK STORAGE

TMP # 35-002-098
QUAKERTOWN BOROUGH, BUCKS COUNTY, PA

LANDSCAPE AND LIGHTING PLAN

COMMONWEALTH OF PENNSYLVANIA — REGISTERED LANDSCAPE ARCHITECT

RACHEL S. VAHEY, RLA
PA LIC. NO LA001672

File No.
2107_C5.0 Landscape.dwg

HCE Job	2107	Designed	BB
Date	9/15/2025	Sheet	14 of 16
Scale	1"=40'		

Drawing No.
C5.0

MEMORANDUM

Date: October 2, 2025

To: Board of Supervisors

From: Richard Brittingham

Re: Richland Associates, LLC – 1300 & 1320 N West End Boulevard
Conditional Use – Proposed E17 Car Wash – TMP 36-006-006
Proposed G3 Warehouse Use – TMP 36-006-007

Please review the Conditional Use Application and plans for Richland Associates, LLC. The subject properties lie within the (PC) planned commercial zoning district and (AC) arterial corridor overlay zoning district. The applicant is proposing an E17 Car Wash on TMP 36-006-006 and a G3 Warehouse Use on TMP 36-006-007.

The applicant is seeking a conditional use from Chapter 27-404. G3, 27-602 and 27-1109 of the Richland Township Zoning Ordinance.

Prior to the Conditional Use Hearing, the Richland Township Planning Commission will review the application on Tuesday, November 18, 2025, at 7:00pm.

The Conditional Use Hearing is scheduled for Monday, December 8, 2025

Thank you,

Richard Brittingham
Assistant Township Manager/Zoning Officer, CZO

Cc: Linc Treadwell, Township Solicitor
Mike Schwartz, Gilmore and Associates
Leslie Huhn, Township Manager
Vicki Schuller, Administrative Assistant
Matthew Walters, QAPC

RICHLAND TOWNSHIP

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

APPLICATION FOR
CONDITIONAL USE HEARING

Received
OCT 0 2 2025
Richland Township

SUBMIT ONE (1) ORIGINAL COPY

TMP# 36-006-006
36-006-007

Richland Associates, LLC
Name of Applicant

1230 North West End Boulevard
Quakertown, PA 18951
Address

267-374-3194
Telephone

1320 N. West End Boulevard
1300 N. West End Boulevard
Street or Location of Property

TMP #36-006-006 and 36-006-007
Legal Description - Lot No./Block No.

Property Size: See site plan
Width

See site plan
Depth – Area: (Sq. Ft./Acres)

PC - Planned Commercial and
AC - Arterial Corridor Overlay
Present Zoning District

See attached
Proposed Use of Property: (Describe in detail, using separate sheet if necessary)

parcel 36-006-006-13 used as warehouse storage + 36-006-007 is vacant.
Present Use of Property: (If more than one parcel, include use of each)

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

A. Request for Conditional Use under Section(s) 27-602 and 27-1109 and 27-404 G3 of Township Zoning Ordinance.

1. Nature of Conditional Use requested To permit the E-17 Carwash use on TMP #36-006-006 and the G3 Wholesale Business, Wholesale Storage Warehouse use on TMP # 36-006-007

2. Reason for said Request All permitted uses in the PC District that also lie within the AC Overlay District require conditional use approval.

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.

9-29-25
Date

Signature of Applicant

Revised 1/4/2022

Received
OCT 0 1 2025
Richland Township

RICHLAND ASSOCIATES, LLC – RICHLAND TOWNSHIP
1320 N. WEST END BOULEVARD
1300 N. WEST END BOULEVARD
TMP # 36-006-006 AND 36-006-007
CONDITIONAL USE APPLICATION ATTACHMENT

BACKGROUND

Applicant, Richland Associates, LLC ("Applicant"), is the owner of two adjacent parcels identified as 1300 and 1320 N. West End Boulevard, Tax Parcel Numbers 36-006-007 and 36-006-006. The properties are zoned PC, Planned Commercial, and currently contain nonconforming structures. Applicant is proposing a lot line adjustment of the two lots and the construction of a carwash identified as the E17 use under the Richland Township Zoning Ordinance ("Ordinance") on the lot identified as Parcel 36-006-006 and the G3 Wholesale Business, Wholesale Storage, Warehouse use, as defined by the Ordinance, on the lot identified as 36-006-007. Both uses are permitted by right in the PC district pursuant to the PC district regulations. However, since the properties lie within the Arterial Corridor Overlay district, both uses require conditional use approval before the Board of Supervisors. An application to the Zoning Hearing Board seeking dimensional variances is currently pending.

The Parcel identified as 36-006-006 contains structures that are used for warehouse storage for Applicant's nearby business. The proposal is to construct the car wash on such parcel and relocate the warehouse storage to Parcel 36-006-007 in a new building. All existing buildings on both parcels will be demolished to accommodate the proposed development.

Received
OCT 01 2025
Richland Township

PELICAN LEISURE SPORTS PA INC
1230 N WEST END BLVD
QUAKERTOWN, PA 18951-4123

Bank of America
ACH R/T 031202084

2123

60-208/312 PA
118

9-29-25

PAY TO THE ORDER OF RICHLAND TWP $ 1800

ONE THOUSAND EIGHT HUNDRED DOLLAR

MEMO CW Zoning

AUTHORIZED SIGNATURE

⑈002123⑈ ⑆031202084⑆ 3830211494 89⑈

Conditional Use Application Fee

RICHLAND TOWNSHIP
1328 California Rd., Suite A Quakertown, PA 18951
(215) 536-4066

34456

Richland Associates LLC DATE 10/2/25

RECEIVED FROM Pelican Leisure Sports $ 1800 00

One thousand eight hundred + 00/100 DOLLARS

FOR Conditional Use - Zoning

Thank You

AMOUNT OF ACCOUNT	
THIS PAYMENT	
BALANCE DUE	

☐ CASH
☑ CHECK #2123
☐ CREDIT CARD
☐ MONEY ORDER

BY B.G

Received
OCT 01 2025
Richland Township

PELICAN LEISURE SPORTS PA INC
1230 N WEST END BLVD
QUAKERTOWN, PA 18951-4123

Bank of America
ACH R/T 031202084

2124

60-208/312 PA
1188

9-25-25

PAY TO THE ORDER OF RICHLAND TWP $ 3000

THREE THOUSAND AND 00/100 DOLLARS

MEMO CU ZONING

AUTHORIZED SIGNATURE

⑈002124⑈ ⑆031202084⑆ 3830211494 89⑈

Conditional Use Escrow # 981854CU

RICHLAND TOWNSHIP
1328 California Rd., Suite A Quakertown, PA 18951
(215) 536-4066

34457

Richland Associates LLC DATE 10/2/25

RECEIVED FROM Pelican Leisure Sports $ 8000 00

Three thousand + 00/100 DOLLARS

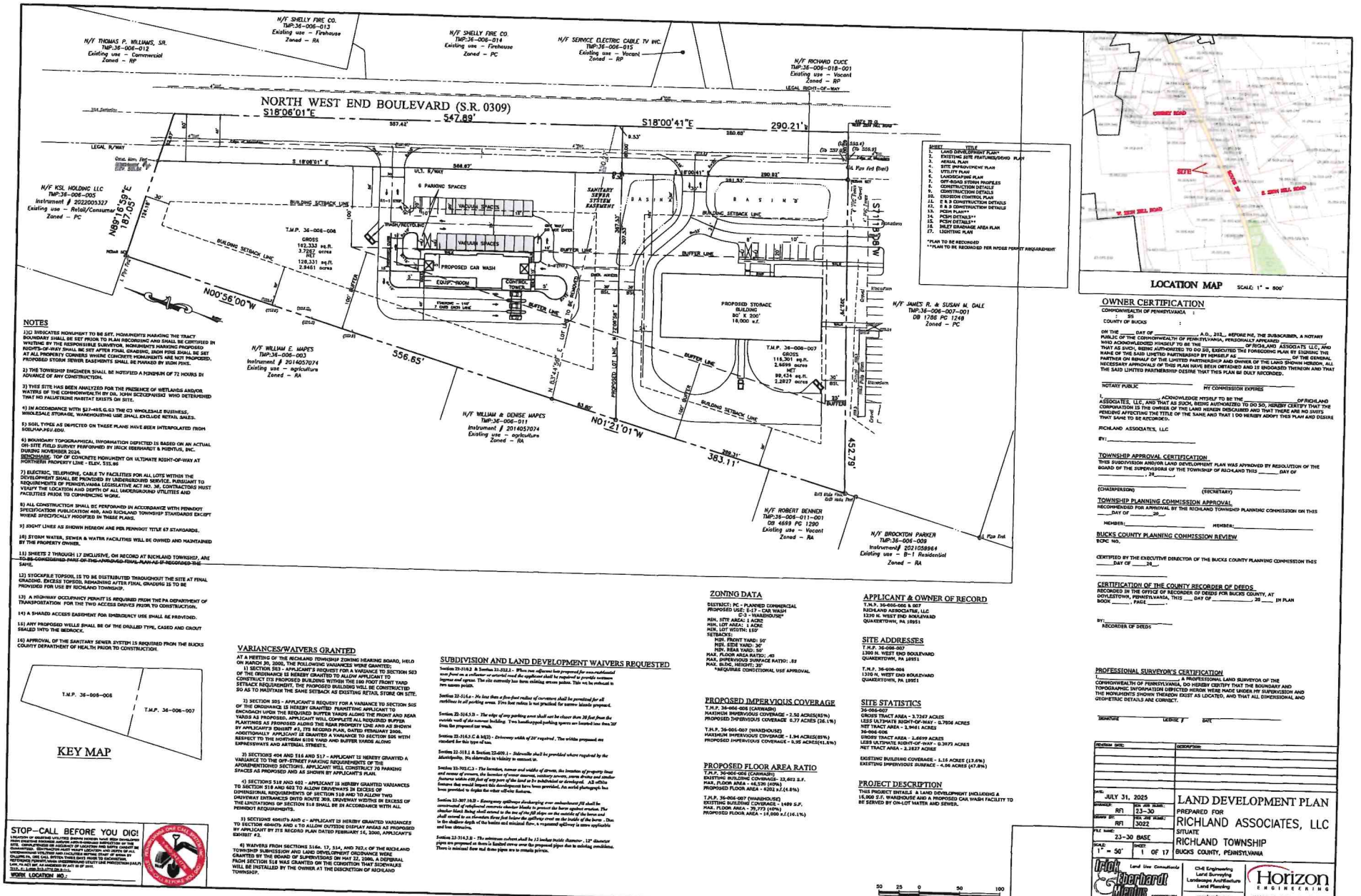
FOR Escrow #981854CU

AMOUNT OF ACCOUNT		
THIS PAYMENT		
BALANCE DUE		

☐ CASH
☑ CHECK #2124
☐ CREDIT CARD
☐ MONEY ORDER

BY B.G

Thank You



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

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

LOCATION MAP SCALE: 1" = 800'

NOTES

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

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

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

4) IN ACCORDANCE WITH §27-405.G.G3 THE C3 WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING USE SHALL EXCLUDE RETAIL SALES.

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

6) BOUNDARY TOPOGRAPHICAL INFORMATION DEPICTED IS BASED ON AN ACTUAL ON-SITE FIELD SURVEY PERFORMED BY IRICK EBERHARDT & MIENTUS, INC. DURING NOVEMBER 2024.
BENCHMARK: TOP OF CONCRETE MONUMENT ON ULTIMATE RIGHT-OF-WAY AT NORTHERN PROPERTY LINE - ELEV. 515.86

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

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

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

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

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

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

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

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

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

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

KEY MAP

VARIANCES/WAIVERS GRANTED

AT A MEETING OF THE RICHLAND TOWNSHIP ZONING HEARING BOARD, HELD ON MARCH 20, 2000, THE FOLLOWING VARIANCES WERE GRANTED:

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

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

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

4) SECTIONS 510 AND 602 - APPLICANT IS HEREBY GRANTED VARIANCES TO SECTION 510 AND 602 TO ALLOW DRIVEWAYS IN EXCESS OF DIMENSIONAL REQUIREMENTS OF SECTION 510 AND TO ALLOW TWO DRIVEWAY ENTRANCES ONTO ROUTE 309. DRIVEWAY WIDTHS IN EXCESS OF THE LIMITATIONS OF SECTION 510 SHALL BE IN ACCORDANCE WITH ALL PENNDOT REQUIREMENTS.

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

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

SUBDIVISION AND LAND DEVELOPMENT WAIVERS REQUESTED

Section 22-315.2 & Section 22-322.2 - *When two adjacent lots proposed for non-residential use front on a collector or arterial road the applicant shall be required to provide common ingress and egress. The site currently has three existing access points. This will be reduced to two access points.*

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

Section 22-516.3.b - *The edge of any parking area shall not be closer than 20 feet from the outside wall of the nearest building. Two handicapped parking spaces are located less than 20' from the proposed car wash.*

Section 22-516.3.C & b(1) - *Driveway width of 20' required. The widths proposed are standard for this type of use.*

Section 22-313.1 & Section 22-609.1 - *Sidewalks shall be provided where required by the Municipality. No sidewalks in vicinity to connect to.*

Section 22-702.C.3 - *The location, nature and widths of streets, the location of property lines and access of persons, the location of water courses, waterway corners, storm drains and similar features that would impact this development have been provided. An aerial photograph has been provided to depict the other off-site features.*

Section 22-307.16.B - *Emergency spillways discharging over embankment fill shall be constructed of reinforced concrete chamber blocks to protect the berm against erosion. The chamber blocks shall extend to the toe of the fill slope on the outside of the berm and shall extend to an elevation three feet below the spillway crest on the inside of the berm. Due to the shallow depth of the basins and minimal flow, a reinforced spillway is more applicable and less obtrusive.*

Section 22-314.2.B - *The minimum culvert shall be 15 inches inside diameter. 12" diameter pipes are proposed on them is limited cover over the proposed pipes due to existing conditions. There is minimal flow and these pipes are to remain private.*

ZONING DATA

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

PROPOSED IMPERVIOUS COVERAGE

T.M.P. 36-006-006 (CARWASH)
MAXIMUM IMPERVIOUS COVERAGE - 2.50 ACRES(85%)
PROPOSED IMPERVIOUS COVERAGE 0.77 ACRES (28.1%)

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

PROPOSED FLOOR AREA RATIO

T.M.P. 36-006-006 (CARWASH)
EXISTING BUILDING COVERAGE- 22,602 S.F.
MAX. FLOOR AREA - 48,526 (40%)
PROPOSED FLOOR AREA - 4202 s.f.(4.8%)

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

APPLICANT & OWNER OF RECORD

T.M.P. 36-006-006 & 007
RICHLAND ASSOCIATES, LLC
C-3 - WAREHOUSE*
1320 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

SITE ADDRESSES

T.M.P. 36-006-007
1390 N. WEST END BOULEVARD
QUAKERTOWN, PA 18951

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

SITE STATISTICS

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

EXISTING BUILDING COVERAGE - 1.16 ACRES (17.6%)
EXISTING IMPERVIOUS SURFACE - 4.66 ACRES (47.8%)

PROJECT DESCRIPTION

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

OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUCKS :

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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

RICHLAND ASSOCIATES, LLC

BY: _____

TOWNSHIP APPROVAL CERTIFICATION

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

_____ (CHAIRPERSON) _____ (SECRETARY)

TOWNSHIP PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE RICHLAND TOWNSHIP PLANNING COMMISSION ON THIS ____ DAY OF _____, 20__.

MEMBER: _____ MEMBER: _____

BUCKS COUNTY PLANNING COMMISSION REVIEW

BCPC NO. _____

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

CERTIFICATION OF THE COUNTY RECORDER OF DEEDS

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

BY: _____ RECORDER OF DEEDS

PROFESSIONAL SURVEYOR'S CERTIFICATION

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

SIGNATURE LICENSE # DATE

REVISION DATE:	DESCRIPTION

DATE: JULY 31, 2025
DRAWN BY: RFI
DESIGN BY: RFI
JOB AND PROJECT NO.: 23-30
REVISED: RFI 3022
FILE NAME: 23-30 BASE
SCALE: 1" = 50'
SHEET: 1 OF 17

LAND DEVELOPMENT PLAN
PREPARED FOR
RICHLAND ASSOCIATES, LLC
SITUATE
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Irick Eberhardt & Mientus INCORPORATED
Land Use Consultants
Also a Part of Horizon Engineering Associates, LLC
Civil Engineering
Land Surveying
Landscape Architecture
Land Planning
www.ieandm.com
www.horizonengineers.com
Horizon ENGINEERING
428 Main Street Pennsburg, PA 18073
Phone 267.913.0573 Fax 267.822.8573

STOP—CALL BEFORE YOU DIG!
LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM AVAILABLE RECORDS AND LIMITED FIELD INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATIONS IS NOT GUARANTEED. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. PENNSYLVANIA LEGISLATIVE ACT NO. 38 REQUIRES UNDERGROUND UTILITY LINE PROTECTION 24HR. PA ONE CALL SYSTEM, INC. 1-800-242-1776 OR 811.
WORK LOCATION NO.:

Received
OCT 01 2025
Richland Township

RICHLAND ASSOCIATES, LLC – RICHLAND TOWNSHIP
1320 N. WEST END BOULEVARD
1300 N. WEST END BOULEVARD
TMP # 36-006-006 AND 36-006-007

LIST OF PROPERTY OWNERS WITHIN 500 FEET

TMP # 36-005-002

SEPTA
130 S. 9TH Street
Philadelphia, PA 19107

TMP # 36-005-002-001

Michael and Jean Kehs
52 E. Zion Hill Road
Quakertown, PA 18951

TMP # 36-005-002-002

Hughs RP Land Devt Inc
c/o Pagnotti Ent.
144 Brown Street
Pittston, PA 18640

TMP # 36-005-003-001

Raymond and Robyn Goodnoe
123 Nice Road
Quakertown, PA 18951

TMP # 36-005-007

RIT Holdings, LLC
1214 Juniper Street
Quakertown, PA 18951

TMP # 36-005-019-001

Kevin Bleam
1189 N. West End Boulevard
Quakertown, PA 18951

TMP # 36-006-001

Kathryn Mapes
Robin Mapes
William Mapes
70 W. Cherry Road
Quakertown, PA 18951

TMP # 36-006-002; 36-006-003

William Mapes
64 W. Cherry Road
Quakertown, PA 18951

TMP # 36-006-004; 36-006-011

William and Denise Mapes
64 W. Cherry Road
Quakertown, PA 18951

TMP # 36-006-005

KSL Holding LLC
71 Shackelford Road
Pataskala, OH 43062

TMP # 36-006-007-001

James and Susan Dale
1230 N. West End Boulevard
Quakertown, PA 18951

TMP # 36-006-009

Brockton and Jessica Parker
55 W. Zion Hill Road
Quakertown, PA 18951

TMP # 36-006-010; 36-006-011-001

Robert and Linda Benner
97 W. Zion Hill Road
Quakertown, PA 18951

TMP # 36-006-012

Thomas P. Williams, Sr.
822 W. Hamilton Street
Allentown, PA 18101

TMP # 36-006-013; 36-006-014;
36-010-014-001

Shelly Fire Co.
64 Shelly Road
Quakertown, PA 18951

TMP # 36-006-015

Service Electric Cable TV, Inc.
2200 Avenue A
Bethlehem, PA 18017

TMP # 36-006-016

Beatrice Dobrydnia
26565 Edwards Road
Rathdrum, ID 83858

TMP # 36-006-017

Robert and Amy Stott
67 Shelly Road
Quakertown, PA 18951

TMP # 36-006-018

Alfred Wiefek
733 W. County Line Road
Hatboro, PA 19040

TMP # 36-006-018-001

Richard Cuce
1505 N. West End Boulevard
Quakertown, PA 18951

TMP # 36-010-012

Louis Wagner, Jr.
10 Shelly Road
Apt. 2
Quakertown, PA 18951

TMP # 36-010-012-001

Jason and Kristi Kraft
14 Shelly Road
Quakertown, PA 18951

TMP # 36-010-013

Wilmer and Lori Yoder
18 Shelly Road
Quakertown, PA 18951

TMP # 36-010-014

Candy Sue Walck
25 Shelly Road
Quakertown, PA 18951

TMP # 36-010-015

David Brobst
73 Nice Road
Quakertown, PA 18951

Received
OCT 01 2025
Richland Township

BUCKS COUNTY RECORDER OF DEEDS
55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2014058657
Recorded On 10/22/2014 At 2:16:09 PM * Total Pages - 4
* Instrument Type - DEED
Invoice Number - 686480 User - JLC
* Grantor - CILIO, RUTH
* Grantee - RICHLAND ASSOC L L C
* Customer - SIMPLIFILE LC E-RECORDING
* FEES

STATE TRANSFER TAX	$10,000.00
RECORDING FEES	$87.00
QUAKERTOWN SCHOOL DISTRICT REALTY TAX	$5,000.00
RICHLAND TOWNSHIP	$5,000.00
TOTAL PAID	$20,087.00

Bucks County UPI Certification
On October 22, 2014 By JQ

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO:
LAUREL ABSTRACT
600 CHESTNUT STREET
PERKASIE, PA 18944

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.

THE RECORDERS OFFICE OF BUCKS COUNTY, PA

Joseph J. Szafran, Jr.
Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

0FB0FC

CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
36-006-006-	-	RICHLAND TWP
36-006-007-	-	RICHLAND TWP
CERTIFIED 10/22/2014 BY JQ		

Prepared by and Return to:

LAUREL ABSTRACT COMPANY
600 Chestnut Street
P. O. Box 65
Perkasie, PA 18944
215-257-8569

File No. LAC-12318

UPI # 36-6-6 & 36-6-7

This Indenture, made the 21st day of October, 2014,

Between

RUTH CILIO

(hereinafter called the Grantor), of the one part, and

RICHLAND ASSOCIATES, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million And 00/100 Dollars ($1,000,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

PREMISES A

ALL THAT CERTAIN messuage and tract or piece of land situate in Richland Township, County of Bucks and State of Pennsylvania, bounded and described according to a survey made by Kenneth J. Heller, Registered Surveyor, of Coopersburg, Pennsylvania, as follows, to wit:

BEGINNING at a post a corner of land of John R. Niess and Chris Yaich; thence along land of Chris Yaich, North 89 degrees 17 minutes East 187.05 feet to a point in the center of a thirty foot wide concrete roadway known as Traffic Route No. 309 leading from Coopersburg to Quakertown, said points being North 89 degrees 17 minutes East 30.37 feet from an iron pipe on the westerly side of said concrete road; thence in and along the center of said concrete road, South 18 degrees 06 minutes East 547.89 feet to a point in the center of said concrete road, said point being North 83 degrees 45 minutes East 27.03 feet from an iron pipe on the westerly side of said concrete road; thence along land of Hilary Lockhardt, South 83 degrees 45 minutes West 350.27 feet to an iron pipe; thence along land of Hahn and land of John r. Niess, North 00 degree 56 minutes West 556.64 feet to the place of BEGINNING.

CONTAINING 3 acres and 56.167 square perches of land, more or less.

SUBJECT, NEVERTHELESS, to the existing right of way of State Highway Route No. 309.

BEING THE SAME PREMISES which Ruth Cilio, Individually and as Executrix of The Estate of Peter Cilio, Deceased, by Deed dated October 21, 2014 and recorded October 22, 2014 as Instrument No. 2014058583, granted and conveyed unto and Ruth Cilio.

BEING TAX PARCEL 36-6-6.

PREMISES B

ALL THAT CERTAIN messuage and tract of land together with the dwelling and buildings now thereon erected situate in Richland Township, Bucks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole in a rock, a corner of this tract and land of Woodrow W. Morgan and in line of land of John W. Jerdon, said corner being also North 06 degrees 09 minutes West 13.88 feet from another drill hole in a rock, being a common corner of lands of Elmer S. Pence and John W. Jerdon; thence along land of John W. Jerdon and land of Henry G. Huhn, North 06 degrees 09 minutes West 383.11 feet to an iron pipe, a corner of this tract and land of Noel Carpenter; thence along land of Noel Carpenter, North 78 degrees 57 minutes East 349.71 feet to a corner on the centerline of a public road known as Legislative Route No. 153, Section No. 23 and more commonly known as Traffic Route No. 309; thence in and along the center of said public road, South 22 degrees 54 minutes East 290.30 feet to a corner; thence along land of Woodrow W. Morgan, South 66 degrees 30 minutes West 452.70 feet to the place of BEGINNING.

CONTAINNG 3 acres and 6.49 square perches of land, more or less.

BEING THE SAME PREMISES which Bruce Lockhart, Guardian of the Person and Estate of Catherine May Keis a/k/a Catherine Keis, an Incapacitated Person, by Deed dated October 11, 1996 and recorded in Land Record Book 1302 page 1561, granted and conveyed unto Peter Cilio and Ruth Cilio, husband and wife, as tenants by the entireties.

THAT Peter Cilio died December 16, 2008 whereby title to the within Premises B vested in Ruth Cilio by virtue of the tenancy by entireties.

BEING TAX PARCEL 36-6-7.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____

Ruth Cilio {SEAL}
RUTH CILIO

Commonwealth of Pennsylvania } ss
County of Bucks

On this, the 21st day of October, 2014, before me, the undersigned Notary Public, personally appeared **RUTH CILIO**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

_____
Notary Public
My commission expires _____

I hereby certify:
The precise residence and the complete post office address of the above-named Grantee is:

1230 North West End Blvd.
Quakertown PA 18951

_____
On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lori Ann Pieczynski, Notary Public
Perkasie Boro, Bucks County
My Commission Expires Jan. 29, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

LABOSKI LAW

Received
OCT 0 1 2025
Richland Township

314 W. Broad St., Suite 124, Quakertown, PA 18951
P 215.536.3800 F 215.536.3801
GAVIN@LABOSKILAW.COM
LABOSKILAW.COM

October 1, 2025

Rich Brittingham
Zoning Officer
Richland Township
1328 California Road
Suite A
Quakertown, PA 18951

Re: Richland Associates, LLC – Richland Township
1320 N. West End Boulevard and 1300 N. West End Boulevard
Tax Parcels 36-006-006 and 36-006-007
Conditional Use Application

Dear Rich:

This letter confirms that this office represents Richland Associates, LLC with respect to the enclosed application regarding the above-referenced property. In support of the application, we are enclosing the following:

1. An original and two (2) copies of the Richland Township Zoning Conditional Use application.

2. An original and two (2) copies of the Conditional Use Professional Escrow Agreement.

3. Two (2) checks made payable to Richland Township, one in the amount of $1,800.00 representing the filing fee and one in the amount of $3,000.00 representing the escrow fee.

4. Three (3) copies of the plan depicting the proposed relief.

5. Three (3) copies of the Deed for the property.

6. List of property owners within 500 feet.

7. An electronic version of the above.

Please accept the enclosed for filing and schedule the matter in accordance with the time requirements of the Pennsylvania Municipalities Planning Code. Please notify this office of the date and time of the hearing. If any additional information is required, please contact this office.

Sincerely,

Gavin Laboski

GRL/sbs
Enclosures
cc: Richland Associates, LLC (w/enc. – sent via email only)
Robert F. Irick, ASLA (w/enc. -- sent via email only)

Hand Delivered

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

INVOICE

INVOICE # Pro Forma Invoice/August, 2025

CONTRACT #B55-01-10
September 23, 2025

To:
Quakertown Area Planning Committee

For:
QAPC Continued Planning Assistance

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
	Senior Planner: Matthew Walters			
August, 2025	Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance.	7	$ 55.00	$ 385.00
August 12, 2025	Attendance at QAPC meeting	1	$ 55.00	$ 55.00
			TOTAL	$ 440.00

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