# 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: May 8, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, May 12th, 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 April 14, 2026
4. Conditional Use Application for Quakertown Investors, LLC (Quakertown Taco Bell)—Richland Township
5. Preliminary Plan of Land Development for United States Cold Storage—Milford Township
6. Old Business/New Business
7. Approval of Invoice
8. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, May 11th, 2026**. Thank you.

MMW

*Note: A Quakertown Borough representative will serve as Chairperson for the 2nd Quarter (April – June)

# QUAKERTOWN AREA PLANNING COMMITTEE
# MONTHLY MEETING
# April 14, 2026

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. by Chair Tim Ritter (Quakertown Borough). The following members were in attendance: Ed Child (Trumbauersville Borough); Andrew Janke (Richlandtown Borough); David Kaiser (Haycock Township); Adam Klein (Milford Township); Mike Orzel (Quakertown Borough); and Rusty Taft (Haycock Township). Also in attendance: Kerri Cutright, PE (PennDOT Assistant District Executive); Katie Hausknecht (Trumbauersville Borough); Kevin Herdin, PE (PennDOT Senior Highway Maintenance Manager); Lori Mooney (Quakertown Borough); Brian Mostek (PA Turnpike Commission); Michael Quali (PennDOT Bucks County Maintenance); Gwen Simek (Richland Township); Jeffrey Vey (Milford Township Manager); (Matt Walters (Bucks County Planning Commission); and Ross Wistar (Trumbauersville Borough).

Public Comment
There was no public comment.

Approval of Minutes from April 14, 2026
Matt Walters presented the meeting minutes for the March 2026 meeting. On a motion by Rusty Taft, with a second by Adam Klein, the minutes of the March 10, 2026, monthly meeting were unanimously approved.

2026 QAPC/PennDOT/Pennsylvania Turnpike Annual Transportation Meeting
Brian Mostek from the Pennsylvania Turnpike was in attendance to give an update on projects in the Quakertown area. He indicated that the toll booths at the Quakertown Interchange will be removed by the end of May. The widening of the Turnpike from Mid-County to Quakertown has been completed with 6 lanes. There is an additional one mile of widening planned north of Quakertown.

The Quakertown Interchange project is in the final design phase and it its anticipated that construction will begin in Spring 2030 and will take approximately 3.5 years to complete. The project includes the reconstruction of the interchange with the addition of new ramps, replacement of bridges carrying PA 663 over the PA Turnpike and Molasses Creek, reconstruction of PA 663 near the interchange, and the signalization of the PA 663/AM Drive intersection.

Kevin Herdin, Kerri Cutright, and Michael Quali from PennDOT gave updates on the capital and maintenance priorities. *The meeting notes are attached.

Conditional Use Application for Quakertown Investors, LLC (Quakertown Taco Bell)—Richland Township
The Committee reviewed the conditional use application for the proposal to construct an E6 Drive-In and Other Eating Place Use at the southwest corner of North West End Boulevard (PA 309) and West Pumping Station Road. The 2.62-acre site is located within the PC Planned Commercial and AC Arterial Corridor Overlay districts.

The Committee discussed the proposal and offered comments related to the PA 309 and West Pumping Station Road intersection. The Committee also indicated that additional comments would be forthcoming once the BCPC review is received. On a motion by Andrew Janke, with a second by Ed Child, the Committee unanimously voted to provide a review letter with the noted comments.

Preliminary Plan of Subdivision for Villages at Morgan Creek—Richland Township
The Committee reviewed the preliminary plan of subdivision for Villages at Morgan Creek. The proposal would subdivide a 78.870-acre parcel into 118 single-family detached residential lots, with an average lot size of approximately 6,825 square feet. Six open space lots totaling 48.656 acres are proposed and will contain trail and stormwater management facilities. The development will be served by public water and

sanitary sewer. The site is located along the northwest side of Paletown Road, about 1,400 feet east of its intersection with Old Bethlehem Pike and is within the SRL Suburban Residential Low District.

The Committee discussed the proposal and offered comments related to emergency access and the Paletown Road and Old Bethlehem Pike intersection. On a motion by Rusty Taft, with a second by Andrew Janke, the Committee unanimously voted to provide a review letter with the noted comments and to endorse the comments from the Bucks County Planning Commission's review (BCPC #13178, dated April 10, 2026).

Data Centers

The Committee continued discussion of data center regulations from the March meeting. Mr. Walters indicated that several more proposals have been received by the BCPC and that the data center website has been updated with new examples.

Annual Report

Mr. Walters shared the annual reports from 2024 and 2025.

Old Business/New Business

Committee members gave updates and discussed local development projects.

Adjournment

On a motion by Rusty Taft, with a second by Ed Child, the Committee unanimously voted to adjourn the meeting at 9:27 p.m.

Respectfully submitted,

*Matthew M. Walters*

Matthew M. Walters, Secretary

# 2026 QAPC: Regional PennDOT Priorities - Maintenance Projects

| 2026 Rank | Project Description | Status Notes |
|---|---|---|
| 1 | Allentown Road at Bauman Road, replace cross pipe (Milford Township) | PennDOT and Milford Township finalizing intergovernmental agreement |
| 2 | Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown) | 2028 at earliest |
| 3 | Route 309 repaving between Tollgate Road and Reservoir Road (Quakertown/Richland) | Project will most likely be split, will include left turn lane at Tollgate Road, should explore funding other than TIP |
| 4 | Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.) | Bucks County Maintenance to explore problem areas |
| 5 | Broad Street repaving (Trumbauersville) | Kevin H. will look into, but not on schedule now, Borough is putting in speed pillows |
| 6 | Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford) | Intergovernmental agreement needed, Township would be responsible for maintenance |
| 7 | North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland) | Paving is not on schedule, PennDOT will try to put on 5-yr plan, shoulder at Stonegate is collapsing due to shallow gas line |
| 8 | Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland) | On schedule for resurfacing, PennDOT will investigate drainage issues |
| 9 | Deerwood Lane road/shoulder washout near 892 Deerwood Lane (Haycock Township) | PennDOT will investigate |
| 10 | East Sawmill Road - North bound Washout (Haycock Township) | PennDOT will investigate |
| 11 | 563 Bridges - issues with regard to dips and concrete displacement (Haycock Township) | On 5-year plan |
| 12 | Brush cutting -- issue with Contracts thru Township personnel to do work (Haycock Township) | Kevin H. will follow up with Township |
| 13 | Sawmill & Old School Road -- Drainage box access into County Park (Haycock Township) | Kevin H. will follow up with Township |

| Previous Projects | | |
|---|---|---|
| | Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown) | 2026/2027 Plan |
| | Allentown Road/Main Street repaving (Trumbauersville) | 2027/2028 |
| | Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville) | 2027/2028 |
| | Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford) | Intergovernmental agreement needed, Township would be responsible for maintenance |
| | Main Street/Cherry Street drainage repair (Richlandtown) | Borough project |
| | Maple Street/Main Street drainage repair (Richlandtown) | Borough project |
| | Richlandtown Pike/Depot Lane road hump (Richlandtown) | Inlet needs to be raised |
| | Krammes Road, overlay and ditch cleaning (Milford Township) | Completed |
| | Steinsburg Road, oil and chip | Completed, to be chipped in 2031 |
| | Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township) | Completed |

# 2026 QAPC: Regional PennDOT Priorities - Capital Projects

| 2026 Rank | Project Description | Status Notes |
|---|---|---|
| 1 | Extend the left turn lane on  Route 309 North at the Pumping Station Road intersection (Richland) | Will be incorporated into paving project |
| 2 | Replacement of Engelman Bridge (2 or more lanes) on Kumry Road over Unami Creek (Milford) | Not funded or under design |
| 3 | Replacement of bridge (2 or more lanes) on Old Bethlehem Road (Haycock) | Culvert  project |
| 4 | Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes | Not funded or under design |
| 5 | Trumbauersville Road Bridge Replacement (2 or more lanes), one-lane bridge between Fels and Nursery roads (Milford Township) | Not funded or under design |
| 6 | Rosedale Road "Twin" bridges and additional single bridge replacements (Milford Township) | Under design, on TIP (MPMS #69823), construction funds in FY 2028 |
| 7 | Replace one-lane bridge on Old Bethlehem Road between Oak Lane and Pullen Station Road (Haycock Township) | Not funded or under design |
| 8 | Sawmill Road and Old Bethlehem Road 4-way stop sign option (Haycock Township) | PennDOT investigating, traffic impact study required |
| 9 | SR 309 and Pumping Station Road modification of egress and ingress east bound for truck traffic. Due to additional truck traffic into and out of Pumping Station Road. (Richland Township) | |
| 10 | Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown) | |
| 11 | Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford) | Not funded or under design |
| 12 | Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown) | Operations Unit consulted, no more steps to be taken |
| 13 | AM Drive and Interchange Way improvements to traffic flow and signalization in coordination with Turnpike improvements (Milford Township) | |
| 14 | Portzer Road extension to roundabout at BJs/Target (Milford) | Project is related to Brookfield Estates development |

| Previous Projects | | |
|---|---|---|
| | 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 |
| | 663/Allentown Road Intersection and Bridge Improvments (Milford Township) | Construction to begin in next 6 months for Spring 2027 completion |
| | 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, one bridge has been replaced, ripple has been corrected |
| | Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock) | Completion expected by June 1, 2026 |

**MEMORANDUM**

**Date: March 31, 2026**

**To: Board of Supervisors**

**From: Richard Brittingham**

**Re: Quakertown Investors, LLC (Quakertown Taco Bell) – SW Corner of N West End Boulevard (Route 309) & W Pumping Station Road, TMP No. 36-005-123-009**

Please review the Conditional Use application and plans for Quakertown Investors, LLC. The subject property is located at the southwest corner of N West End Boulevard and W Pumping Station Road, Tax Map Parcel No. 36-005-123-009 and is located within the (PC) Planned Commercial Zoning District and the (AC) Arterial Corridor Overlay Zoning District. The applicant is proposing a E6 Drive-Ins and Other Eating Place Use (Taco Bell Establishment). The applicant is seeking a conditional use from Chapter 27 – 602 of the Zoning Ordinance to permit the proposed Taco Bell within the arterial corridor overlay zoning district.

Prior to the Conditional Use Hearing, the Richland Township Planning Commission will review the application on Tuesday, May 19, 2026.

The Conditional Use Hearing before the Board of Supervisors will be scheduled for Monday, June 8, 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 Walters, Quakertown Area Planning Committee

# RICHLAND TOWNSHIP

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

Received
MAR 30 2026
Richland Township

APPLICATION FOR
## CONDITIONAL USE HEARING

**SUBMIT ONE (1) ORIGINAL COPY**

TMP# 36 - 005 - 123-009

Quakertown Investors, LLC
Name of Applicant

200 Barr Harbor Drive, Suite 100
Conshohocken, PA 19428
Address

610-420-1000
Telephone

SW corner of Route 309 &
N. Pumping Station Road
Street or Location of Property

Legal Description - Lot No./Block No.

Property Size: 427
Width

331 - 2.62 Acres
Depth – Area: (Sq. Ft./Acres)

PC & AC
Present Zoning District

2,700 SF fast-food restaurant with a dual ordering layout.
Proposed Use of Property: (Describe in detail, using separate sheet if necessary)

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 of Township Zoning Ordinance.

1. Nature of Conditional Use requested to permit a fast-food restaurant (E6) in the AC Overlay District.

2. Reason for said Request All uses in the AC Overlay District, that are permitted in the undertying zoning district, are conditional uses. A fast-food restaurant (E6) is a permitted use in the PC Planned Commercial District.

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.

3-2-2026
Date

Roland Mantz
Signature of Applicant

Revised 1/4/2022

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning

Received
MAR 30 2026
Richland Township

March 27, 2026

Mr. Rich Brittingham, Zoning Office
Richland Township Zoning Department
1328 California Road, Suite A
Quakertown, PA 18951

Re: **Taco Bell Conditional Use Submission**
Parcel # 36-005-123-009
N. West End Blvd. & W. Pumping Station Road
Richland Township, Bucks County
PGLLC #1061-298

Dear Mr. Brittingham:

On behalf of the Applicant, Quakertown Investors, LLC, we wish to formally submit for Conditional Use Approval to permit a Taco Bell fast-food restaurant in the Arterial Corridor Overlay District, where all developments on vacant land involving permitted uses in the underlying zones are required to obtain Conditional Use approval. A fast-food restaurant, use E6, is permitted in the Planned Commercial District. The following items have been included in support of this application:

- One (1) copy of the Conditional Use Application Package.
- Check #162 in the amount of $1,800 for the application fee.
- Check #163 in the amount of $3,000 for the escrow fee.
- Three (3) copies of the Land Development Plans, dated March 25, 2026.
- One (1) copy of the 500' Property Owner List.

If you have any questions, please feel free to contact me on my direct line at (856) 681-4138.

Sincerely,
**THE PETTIT GROUP, LLC**

Brian W. Cleary, PE
Vice President
bcleary@pettitgroup.com

Enclosures

P:\Projects\1061 Winterstar Corp\-298 Quakertown PA\Eng\Correspondence\Municipal\Conditional Use\20260327 l-Submission-Conditional Use.docx

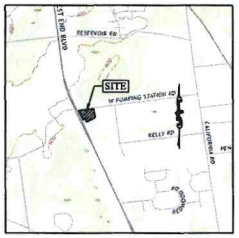
# QUAKERTOWN TACO BELL

## PRELIMINARY/FINAL LAND DEVELOPMENT

PARCEL# 36-005-123-009

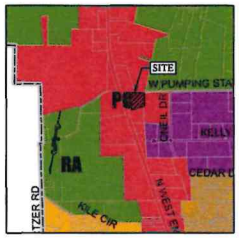
RICHLAND TOWNSHIP, BUCKS COUNTY

PENNSYLVANIA




USGS MAP
SCALE 1" = 800'

SCALE 1" = 1500' FEET




ZONING MAP
NOT TO SCALE

PREPARED FOR:

QUAKERTOWN INVESTORS, LLC
200 BARR HARBOR DRIVE, SUITE 100
CONSHOHOCKEN, PA 19428

PREPARED BY:

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com

LEGEND

| | | |
|---|---|---|
| EXISTING CONTOUR | SANITARY SEWER MANHOLE | FLOW DIRECTION |
| EXISTING SPOT ELEVATION | DRAINAGE/STORM MANHOLE | DECIDUOUS TREE & TRUNK SIZE |
| EXIST. TOP OF CURB ELEVATION | CATCH BASINS | CONIFEROUS TREE & TRUNK SIZE |
| EXIST. BOTTOM OF CURB ELEVATION | CLEAN OUT | DEPRESSED CURB |
| EXIST. TOP OF WALL ELEVATION | VENT & NUMBER OF VENTS | EDGE OF PAVEMENT |
| EXIST. BOTTOM OF WALL ELEVATION | DELINEATION FLAG | EDGE OF GRAVEL |
| OVERHEAD WIRES | PEDESTRIAN CROSS POST | TYPICAL |
| APPROX. LOC. UNDERGROUND WATER LINE | UTILITY POLE | FILLED WITH DEBRIS |
| SUBSURFACE UTILITY QUALITY LEVEL C | GUY WIRE | UNABLE TO OPEN |
| SUBSURFACE UTILITY QUALITY LEVEL D | TRAFFIC SIGNAL POLE | UNOBTAINABLE |
| DEPRESSED CURB | TRAFFIC SIGNAL | SOLID WHITE LINE |
| HYDRANT | PAINTED ARROWS | SOLID YELLOW LINE |
| WATER VALVE | DETECTABLE WARNING PAD | DOUBLE YELLOW LINE |
| GAS VALVE | SIGN | DASHED WHITE LINE |
| ELECTRIC METER | DOUBLE SIGN | STOP BAR |
| UNKNOWN MANHOLE | MAIL BOX | STATE PLANE |
| | METAL GUIDE RAIL | UNKNOWN TERMINUS |

PROPOSED LEGEND

| | | | |
|---|---|---|---|
| | FULL-DEPTH ASPHALT PAVEMENT | W | WATER LINE |
| | CONCRETE PAVEMENT | E | ELECTRIC LINE |
| | INLET | G | GAS LINE |
| | CURB | | RAMP |
| | DEPRESSED CURB | | FLOW ARROW |
| | PROPERTY LINE | 116 | PROPOSED CONTOUR |
| | STORMWATER LINE | 98.00 | SPOT GRADE |
| S | SANITARY LINE | H.P. | HIGH POINT |
| | | | DOOR LOCATION |

INDEX OF DRAWINGS


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| 10 | OF | 13 | SOIL EROSION & SEDIMENT CONTROL PLAN |
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| 12 | OF | 13 | CONSTRUCTION DETAILS |
| 13 | OF | 13 | CONSTRUCTION DETAILS |


RICHLAND TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE RICHLAND TOWNSHIP PLANNING COMMISSION ON THIS___DAY OF_____20__

SIGNATURE

SIGNATURE

RICHLAND TOWNSHIP BOARD OF SUPERVISORS

REVIEWED BY THE RICHLAND TOWNSHIP BOARD OF SUPERVISORS ON THIS___DAY OF_____20__

SIGNATURE DATE

SIGNATURE DATE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE RICHLAND TOWNSHIP ENGINEER ON THIS___DAY OF_____20__

SIGNATURE

RICHLAND TOWNSHIP WATER AUTHORITY

APPROVED BY THE RICHLAND TOWNSHIP WATER AUTHORITY ON THIS___DAY OF_____20__

SIGNATURE

DATE

BUCKS COUNTY PLANNING COMMISSION

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION ON THIS___DAY OF_____20__

SIGNATURE

BUCKS COUNTY HEALTH DEPARTMENT

OBSERVATIONS OF DEEP TEST HOLES AND PERCOLATION TESTS ON ALL LOTS HAVE BEEN CONDUCTED BY THE BUCKS COUNTY DEPARTMENT OF HEALTH AND IT HAS BEEN DETER-MINED THAT THE SUBJECT PROPERTY IS SUITABLE FOR _____ TYPE SEWAGE DISPOSAL SYSTEM(S) UNDER CURRENT RULES AND REGULATIONS. PERMITS FOR THE CONSTRUCTION OF EACH INDIVIDUAL SEWAGE DISPOSAL SYSTEM ON EACH LOT MUST BE OBTAINED PRIOR TO THE COMMENCE-MENT OF CONSTRUCTION OF THE SYSTEM AND/OR BUILDINGS.

BUCKS COUNTY HEALTH DEPT. AGENT & TITLE DATE

OWNER'S CERTIFICATION:

I/WE, THE UNDERSIGNED, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM/WE ARE THE SOLE OWNER/OWNERS OF THE TRACT SHOWN HEREON, IN FEE/FEE, POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS OR ACTIONS PENDING OR AFFECTING THE SAME.

NAME OF OWNER NAME OF OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS _ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE TAZO BELL PLANS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE RICHLAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

BRIAN W. CLEARY, #PE081074 DATE

RECORDING:

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCKS COUNTY, PENNSYLVANIA, IN THE MAP BOOK VOLUME____, PAGE _____20__


THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GA28131400


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

FOR APPROVAL PURPOSES ONLY


ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO THE COMMENCEMENT OF THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-242-1776) FROM PA THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY AND ALL DAMAGED UTILITIES RESULTING FROM THE WORK.


| | |
|---|---|
| DESIGNED BY: BWC | JOB NO: 1061-208 |
| DRAWN BY: BWC | DATE: 03/24/26 |
| CHECKED BY: BWC | SCALE: 1" = 30' |

TACO BELL

LAND DEVELOPMENT PLAN

N WEST END BOULEVARD &
W PUMPING STATION ROAD
PARCEL# 36-005-123-009
RICHLAND TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

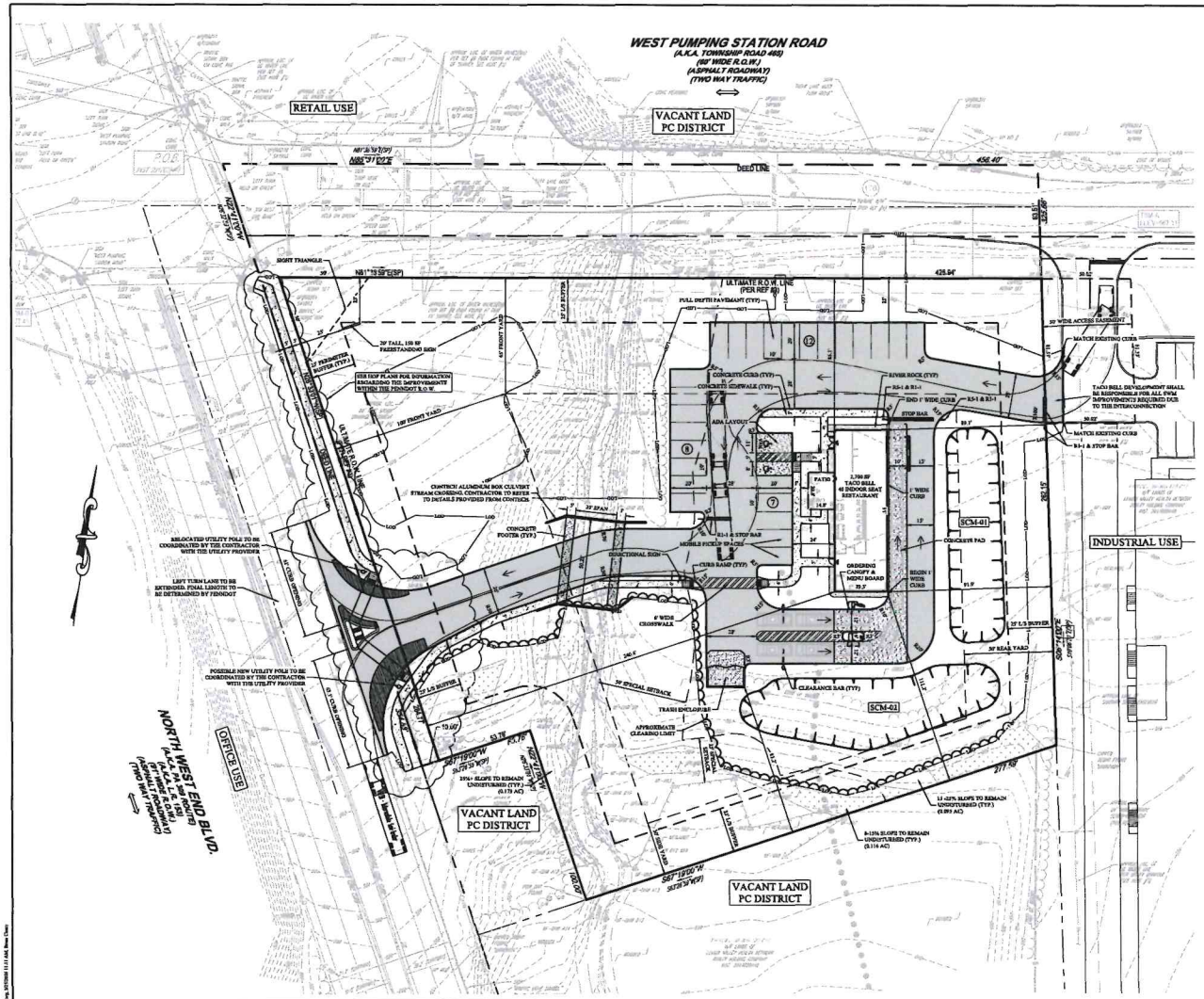
FOR

QUAKERTOWN INVESTORS, LLC
200 BARR HARBOR DR., SUITE 100
CONSHOHOCKEN, PA 19428

BRIAN W. CLEARY, PE
Professional Engineer
Pennsylvania • License # PE081074

COVER SHEET & INDEX OF DRAWINGS

1 of 13




## GENERAL NOTES

1. APPLICANT/OWNER/DEVELOPER:
   QUAKERTOWN INVESTORS, LLC
   200 BARR HARBOR DRIVE, SUITE 100
   CONSHOHOCKEN, PA 19428
2. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, PARCEL 34-005-133-009, WEST PUMPING STATION ROAD & NORTH WEST END BOULEVARD, TOWNSHIP OF RICHLAND, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 03/04/25. PROPOSED WAREHOUSE DEVELOPMENT INFORMATION ON THE ADJACENT PROPERTY PROVIDED BY MARATHON ENGINEERING.
3. APPLICANT SEEKS LAND DEVELOPMENT APPROVAL SO AS TO PERMIT CONSTRUCTION OF A 2,703 SF TACO BELL RESTAURANT, WITH A DUAL ORDER LAYOUT, A 1,350 SF 50% SEATING RESTAURANT, A 1,306 SF RETAIL STOP, AND ASSOCIATED SITE IMPROVEMENTS.
4. PROPOSED BUILDINGS TO BE SERVICED WITH PUBLIC WATER DUE TO A SEWER MORATORIUM, A TEMPORARY SEPTIC SYSTEM WILL BE UTILIZED UNTIL THE BUILDING CAN CONNECT TO PUBLIC SEWER.
5. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
6. ELEVATION DATUM IS NAVD88.
7. FRESHWATER WETLANDS EXIST AS NOTED ON THIS PLAN.
8. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING FEMA FIRM MAP #20170128H, WITH AN EFFECTIVE DATE OF 03/16/15.
9. THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
10. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. BUCKS COUNTY PLANNING BOARD
    b. BUCKS COUNTY SOIL CONSERVATION DISTRICT
    c. BUCKS COUNTY WATER AND SEWER AUTHORITY
    d. PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
    e. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

## VARIANCES

1. VARIANCES WERE GRANTED FROM THE FOLLOWING:
   a. §57-514.5(2) - MAXIMUM PERMITTED ALTERATION OF CP 15% - 15% SLOPE
      50% PERMITTED
      55% APPROVED
      55% PROPOSED
   b. §57-514.5(2) - MAXIMUM PERMITTED ALTERATION OF CP 25% OR STEEPER SLOPE
      15% PERMITTED
      30% APPROVED
      30% PROPOSED
   c. §57-566 - FROM PROVIDING A DEDICATED LOADING AREA.
   d. §57-601 - TO ALLOW ACCESS TO AN ARTERIAL ROAD IN THE AC DISTRICT.
   e. §57-606 - MINIMUM ARTERIAL ROAD FRONT YARD SETBACK.
      100' REQUIRED.
      39' PROPOSED (PYLON SIGN)
   f. §57-613.1.A - TO PERMIT 4 SIGNS WHERE 3 IS ALLOWED.
      1 PYLON SIGN, 2 MENU BOARDS & 1 DECIMENTAL SIGN EXCEEDING 2 SF

## WAIVERS

1. SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. §22-703.A(7) - TO ALLOW PLANS ON 24" x 36" PAPER.
   b. §22-703.C(2) - FROM PROVIDING EXISTING INFORMATION WITHIN 400'.
   c. §22-703.A(5) - TO ALLOW PLANS ON 24" X 36" PAPER.
   d. §22-703.C(2) - FROM PROVIDING EXISTING INFORMATION WITHIN 400'.
2. DESIGN WAIVERS ARE REQUESTED FROM THE FOLLOWING:
   a. §22-310.1 - FROM PROVIDING CURBING ALONG N. PUMPING STATION ROAD.
   b. §22-310.1.5 TO PERMIT CURB RADII SMALLER THAN FIVE (5) FEET.
   c. §57-613.1.A(3) - TO PERMIT A DRIVEWAY OPENING AT THE CURBLINE TO EXCEED 54 FEET.

## GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PENNDOT STANDARD SPECIFICATIONS.
11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
14. A 36" (MIN.) BAND OF RIVER ROCK, WITH METAL EDGING, SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AROUND PERIMETER OF BUILDING (3' AVG. ROCK ON PERMEABLE WEED BARRIER).
15. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY REGARDING THE PLACEMENT OF A MAILBOX.
16. CONTRACTOR SHALL INSTALL AN AIR CONDITIONER CONDENSATE DRAIN ADJACENT TO THE COOLER. CONDENSATE DRAIN SHALL CONNECT TO THE ROOF LEADER SYSTEM.
17. CONTRACTOR SHALL BROOM FINISH ALL EXPOSED CONCRETE.

## RICHLAND TOWNSHIP ZONING SCHEDULE

ZONE: PC - PLANNED COMMERCIAL & AC - ARTERIAL CORRIDOR OVERLAY
DRIVE-INS AND OTHER EATING PLACES ARE A PERMITTED USE §27-603.B(6) (ZONE PC)
DRIVE-INS AND OTHER EATING PLACES ARE PERMITTED AS A CONDITIONAL USE §27-602 (ZONE AC)

| ITEM | REQUIRED | PROPOSED | ORDINANCE |
|---|---|---|---|
| LOT REQUIREMENTS | | | |
| MIN. LOT AREA (SF) | 43,560 | 680906-115 SF* (15.62 Ac.)<br>NET 677,994 (15.918 Ac.) | §27-512 |
| MIN. LOT WIDTH (FT) | 150 | 426.94 | §27-513 |
| BUILDING SETBACKS (FT) | | | |
| MIN. FRONT YARD-ARTERIAL (FT) | 100 | 209.4 | §27-606 |
| MIN. FRONT YARD-COLLECTOR (FT) | 65 | 65.1 | §27-513 |
| MIN. SIDE YARD (FT) | 50 | 80.1 | §27-513 |
| MIN. REAR YARD (FT) | 50 | 113.2 | §27-513 |
| MAX. BLDG HEIGHT (FT) | 35 | 23 | §27-513 |
| MAX. FLOOR AREA RATIO (%) | 30 | 3,421 / 680,907 = | §27-513 |
| MAX. IMPERVIOUS COVERAGE (%) | 85 | 35.9 / 15,562.80 | §27-512 |
| MIN. LANDSCAPE BUFFER FROM PROPERTY LINE (FT) | 25 | 25 | Table 27-716.1.B.1 |

### PARKING REQUIREMENTS

| PARKING | | | |
|---|---|---|---|
| MIN. SETBACK FROM BUILDING FACADE (FT) | 20 | 23 | §22-916.5.B |
| MIN. STANDARD SPACE SIZE-90 DEGREE (FT) | 10 X 20 | 10 X 20 | §22-916.5.C |
| MIN. AISLE WIDTH-90 DEGREE (TWO-WAY) (FT) | 23 | 25 | §22-916.5.C |
| MAX. DRIVEWAY CURB OPENING (FT) | 54 | 63.8 ** | §22-916.5.M(3) |
| MIN. STACKING SPACES ON DRIVE-THROUGH | 8 | 12 | §27-609.B.6.(1) |
| MIN. NUMBER OF SPACES FOR EATING PLACE | 1 SPACE PER 100 SF GFA | 27 | §27-611.9.E.2.(2) |
| TOTAL NUMBER OF SPACES | 27 | 27 | §27-611.9.E.2.(2) |

* INCLUDES OUTDOOR PATIO AREAS
** DENOTES A PROPOSED NON-CONFORMANCE

## RICHLAND TOWNSHIP SIGNAGE REQUIREMENTS

| ITEM | REQUIRED | PROPOSED | ORDINANCE |
|---|---|---|---|
| FREESTANDING SIGNS | | | |
| MAX. NUMBER OF SIGNS | 1 | 4 ** | §27-613.1.A |
| MAX. SIGN AREA (SF) | 150 | 150 | §27-613.1.A.(1) |
| MAX. HEIGHT (FT) | 20 | 20 | §27-613.1.A.(1) |
| MIN. FRONT YARD SETBACK-ARTERIAL (FT) | 100 | 209 ** | §27-606 |
| MIN. SIDE/REAR SETBACK-COLLECTOR/LOCAL STREET (FT) | 25 | 25 | §27-606.3 |
| MIN. SIDE OR REAR YARD SETBACK (FT) | 15 | 15 | §27-606.3 |
| BUILDING SIGNS | | | |
| TOTAL AREA PERMITTED | 15% OF BUILDING FACADE<br>267 SF (1,780 SF FACADE) | 262 SF | §27-613.1.B.(1) |

** DENOTES AN APPROVED NON-CONFORMANCE

| Resource | Open Space Ratio | Acres of Land in Resource | Resource Protection Land (Acres x Open Space Ratio) |
|---|---|---|---|
| Floodway | 1.00 | 0 acres | 0.000 acres |
| Floodplain | 0.80 | 0 acres | 0.000 acres |
| Floodplain Soils | 1.00 | 0 acres | 0.000 acres |
| Steep Slopes | | | |
| 8-15% | 0.60 | 0.258 acres | 0.155 acres |
| 15-25% | 0.70 | 0.212 acres | 0.148 acres |
| 25% or more | 0.85 | 0.219 acres | 0.186 acres |
| Lakes and Ponds | 1.00 | 0 acres | 0.000 acres |
| Watercourses | 1.00 | 0.062 acres | 0.062 acres |
| Wetlands | 0.95 | 0.074 acres | 0.070 acres |
| Site Area | | 2.624 acres | |
| Subtract Utility Easements | | 0.301 acres | |
| Base Site Area | | 2.323 acres | |
| Land with Resource Protections | | 0.825 acres | |
| Resource Protection Land | | | 0.622 acres |

| SITE CAPACITY CALCULATIONS | |
|---|---|
| Net Buildable Site Area | |
| Base Site Area | 2.323 acres |
| Subtract Resource Protection Land | 0.622 acres |
| Net Buildable Site Area | 1.701 acres |
| Impervious Surfaces | |
| Net Buildable Site Area | 1.701 acres |
| Max. Impervious Surface Ratio | 85 % |
| Max. Impervious Surfaces | 1.446 acres |
| Site Capacity Summary | |
| Net Buildable Site Area | 1.701 acres |
| Maximum Impervious Surfaces | 1.446 acres |


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www.pettitgroup.com
Certificate of Authorization No. 24GA28131400


| REVISIONS | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

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FOR CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (ABOVE AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY LOCATING SERVICE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT NO EXPENSE) ALL DAMAGED UTILITIES WHICH PREVENT WORK.


| | |
|---|---|
| DESIGNED BY: BWC | JOB NO.: 1061-106 |
| DRAWN BY: BWC | DATE: 03/24/26 |
| CHECKED BY: BWC | SCALE: 1" = 30' |

TACO BELL

LAND DEVELOPMENT PLAN

N WEST END BOULEVARD &
W PUMPING STATION ROAD
PARCEL# 34-005-133-009
RICHLAND TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

FOR

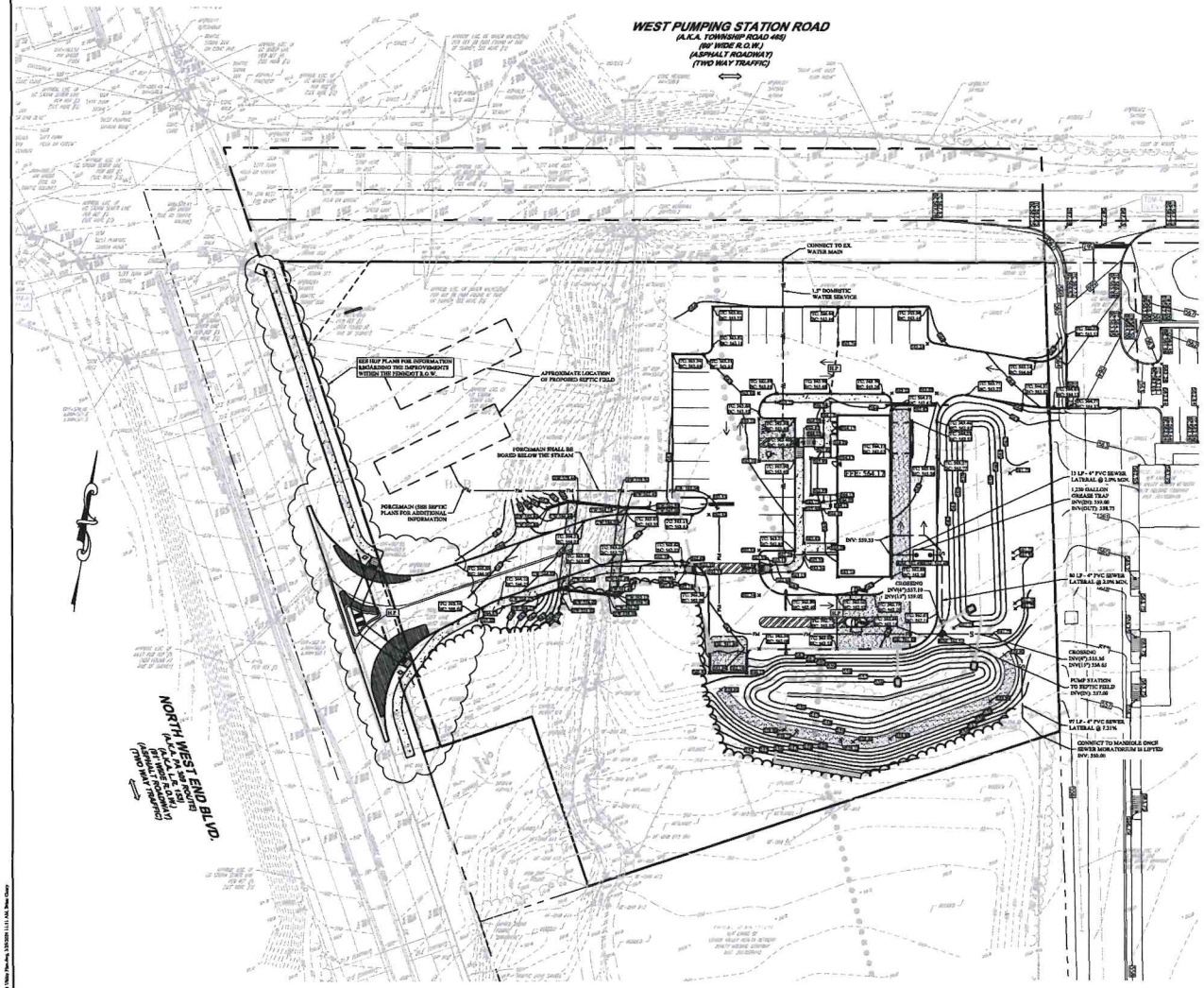
QUAKERTOWN INVESTORS, LLC
200 BARR HARBOR DR., SUITE 100
CONSHOHOCKEN, PA 19428


BRIAN W. CLEARY, PE
Professional Engineer
Pennsylvania • License # PE085074


SITE PLAN

3 of 13

30 0 30 60
SCALE 1" = 30' FEET




## GRADING & UTILITY NOTES:

1. ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
2. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 0.75%.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
4. ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
5. THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA AT THE END OF EACH WORKING DAY. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
6. ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC AND DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS DETAILED.
7. WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY 10 FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18" BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSINGS, THE SEWER SHALL BE 18" MINIMUM BELOW THE WATER OR SEWER MAIN SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWER CROSS OVER OR WITHIN 18" UNDER A STORM PIPE, THE SANITARY SEWER SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET EACH SIDE OF THE CROSSING.
8. ANY PLASTIC PIPING, WHICH DOES NOT HAVE ANY SURFACE MARKINGS DENOTING THEIR PATH, SHALL HAVE TRACER WIRE INSTALLED.
9. REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
10. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
11. CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.
12. ALL INLET GRATES SHALL BE BICYCLE-SAFE GRATES.
13. BACKFILL AROUND ALL PROPOSED UTILITIES, AND ASSOCIATED STRUCTURES, SHALL BE COMPACTED TO 95 PERCENT, MINIMUM, OF THE MAXIMUM DRY DENSITY DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST, ASTM D 1557.
14. ADA GRADING NOTE: ADA PARKING SPACES SHALL BE GRADED WITH A 2% MAXIMUM SLOPE IN ANY DIRECTION. ADA WALKWAYS SHALL BE GRADED WITH A MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM RUNNING SLOPE OF 5%.

SHOULD THESE PLANS NOT DEPICT THE PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE DESIGNS, THE CONTRACTOR SHALL COORDINATE THE SCOPE OF THE PROPOSED UTILITY SERVICE DESIGNS IN CONSULTATION WITH THE RESPECTIVE UTILITY PROVIDERS AND SHALL ENSURE THAT THE INSTALLATION OF ELECTRIC, GAS, AND TELECOMM UTILITY SERVICES ARE ADDRESSED WITHIN THE SCOPE OF THEIR BID.

SHOULD THESE PLANS DEPICT FEASIBLE LOCATIONS FOR PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE CONNECTIONS, THEY SHALL ONLY BE UTILIZED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL NOTE THAT THE FINAL UTILITY SERVICE DESIGNS MUST BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS AND THEREFORE, ARE SUBJECT TO CHANGE BASED UPON THE PREFERENCES OF THE UTILITY PROVIDER.

CONTRACTOR SHALL VERIFY INVERT ELEVATIONS, AND OTHER CRITICAL DIMENSIONS, LISTED ON THESE DRAWINGS WHERE UTILITY TIE-INS ARE TO BE MADE. VERIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF NEW UTILITIES. ANY SIGNIFICANT DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE.

THE PETIT GROUP, LLC
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www.petitgroup.com
Certificate of Authorization No. 24GA28131400

REVISIONS

| NO. | DESCRIPTION | DATE |
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| | | |

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER, ARCHITECT AND ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES (active and inactive) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-242-1776) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

| | |
|---|---|
| DESIGNED BY: BWC | JOB NO: 1861-236 |
| DRAWN BY: BWC | DATE: 10/04/16 |
| CHECKED BY: BWC | SCALE: 1" = 30' |

TACO BELL

**LAND DEVELOPMENT PLAN**

**N WEST END BOULEVARD & W PUMPING STATION ROAD**
**PARCELS 56-005-123-009**
**RICHLAND TOWNSHIP**
**BUCKS COUNTY**
**PENNSYLVANIA**

**FOR**

**QUAKERTOWN INVESTORS, LLC**
**200 BARR HARBOR DR., SUITE 100**
**CONSHOHOCKEN, PA 19428**

BRIAN W. CLEARY, PE
Professional Engineer
Pennsylvania • License # PE081074

GRADING & UTILITY PLAN

4 of 13

P:\Projects\861 Wawaset Corp\04 Drafting\Land Dev Plans\Grading Plan.dwg 10/5/2016 11:51 AM Brian Cleary

**OBERMAYER REBMANN MAXWELL & HIPPEL LLP**
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610.554.6604

**Attorneys for Appellant**
**Quakertown Investors, LLC**

**QUAKERTOWN INVESTORS, LLC,**
**Appellant**

**v.**

**ZONING HEARING BOARD OF RICHLAND TOWNSHIP, Appellee**

**and**

**RICHLAND TOWNSHIP BOARD OF SUPERVISORS, Intervenor.**

**LAND USE APPEAL**

**BUCKS COUNTY**
**COURT OF COMMON PLEAS**

**No. 2024-05984**

## SETTLEMENT STIPULATION AND AGREEMENT

Intended to be legally bound, Appellant, Quakertown Investments, LLC ("Landowner"), and Intervenor Richland Township Board of Supervisors ("Township"), on behalf of itself and the Zoning Hearing Board of Richland Township ("ZHB"), hereby enter into this Settlement Stipulation and Agreement in resolution of the above-captioned action and as such, do hereby stipulate and agree as follows:

## WITNESSETH

**WHEREAS**, Landowner appealed the decision and order of the ZHB, dated September 11, 2024, which denied the zoning relief sought in the Landowner's application to the ZHB dated March 6, 2024 ("Application"); and

**WHEREAS,** the Application requested certain variances from area and bulk, parking and signage requirements of the Richland Township Zoning Ordinance ("Ordinance") to develop fast food restaurant and office uses on an approximately 2.624-acre parcel of land located at the corner of N. West End Boulevard and W. Pumping Station Road, Richland Township, Pennsylvania, which parcel is more fully described as Montgomery County Tax Parcel ID No. 35-005-123-009 ("Property"); and

**WHEREAS,** following the ZHB's denial of the Application, Township and Landowner entered into discussions to determine whether the parties could agree on variances and certain improvements to permit the reasonable development of the Property; and

**WHEREAS,** Township and Landowner have agreed upon the terms pursuant to which the Landowner shall be entitled to zoning approval for the development of the Property; and

**WHEREAS,** the Landowner has prepared the plan entitled, "Settlement Plan", prepared by The Pettit Group, dated March 5, 2024, last revised February 7, 2025, Sheet 1 of 1 ("Settlement Plan"), which is attached hereto as Exhibit "A" and is incorporated by reference herein; and

**WHEREAS,** Township and Landowner have approved the within Agreement to resolve the instant action.

**NOW THEREFORE,** the parties to this Agreement do, in recognition of the mutual covenants, terms, provisions, and understandings set forth in this Agreement, and in consideration therefore, intending to be legally bound, agree as follows:

1. This Agreement is made and entered into and among the undersigned parties to effect a full and final settlement between them in the Land Use Appeal filed in the Court of Common Pleas of Bucks County, Pennsylvania, at Docket No. 2024-05984.

2. In consideration of the legal and factual issues related to the instant action, as well as the burden and cost of continued litigation, the parties have determined and concluded that it is in the best interest of Township and Landowner to settle and agree in the manner and upon the terms and conditions as set forth in this Agreement.

3. Landowner shall be entitled to develop the Property generally in accordance with the Settlement Plan, which shall be deemed to be compliant with the provisions of the Ordinance.

4. Township and Landowner agree that any alterations to the Settlement Plan that require variances from the Ordinance not provided for in the Settlement Plan shall require approval by the ZHB under a new ZHB application.

5. The Settlement Plan is conceptual and is intended to resolve all Zoning Ordinance issues. Landowner shall be required to submit the Settlement Plan to the Township for Land Development review and comply in all respects with the Township's Subdivision and Land Development Ordinance ("SALDO"), and nothing in this Agreement shall be construed to be an approval of any kind under the SALDO.

6. Landowner shall be required to incorporate into any land development plan for the development of the Property, the traffic improvements shown on the Settlement Plan along the Property's Pennsylvania Route 309 frontage, which the parties agree shall be subject to review and approval by the Pennsylvania Department of Transportation.

7. If any party is found to be in default of any provision herein, the opposing party shall provide written notice of the default to the defaulting party and its counsel. If the defaulting party does not remedy the default within thirty (30) days of receipt of the written notice, the opposing party may file an action with the Court of Common Pleas in Bucks County.

8. The whereas clauses set forth in the preamble of this Agreement are hereby incorporated into the terms of this Agreement. This Agreement constitutes the entire agreement among the parties with reference to the zoning relief granted to Landowner and the future development of the Property, and any representations, oral or written, not contained herein are without effect.

9. This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania. Any legal action arising out of this Agreement must be filed in the Court of Common Pleas of the County of Bucks.

10. This Agreement shall only be modified, amended, or terminated by a writing signed by all of the parties herein, their grantees, successors, or assigns.

11. The parties agree that neither this Agreement nor the furnishing of consideration in exchange for this Agreement shall be deemed or construed at any time for any purpose as a waiver by any party of any right or obligation under any statute, ordinance, rule, and/or regulation of any kind, except with respect to the variances listed on the Settlement Plan. Moreover, forbearance by either party to exercise their rights under this Agreement in the event of any breach by the other party shall not be deemed or construed to be a waiver of any of non-breaching party's rights under this Agreement. No delay or omission by a party in the exercise of any right or remedy upon any breach by the other party shall impair such right or remedy or be construed as a waiver.

12. The person or persons signing on behalf of any party expressly represent and affirm, with respect to the party for whom he/she/they are signing the Agreement, that he/she/they have the authority to execute this Agreement on behalf of that party and to thereby bind that party.

13. The parties represent that they have had the opportunity to review the terms of this Stipulation and Order with their legal counsel, and they understand all of the terms, conditions, and obligations contained herein.

14. The parties agree that this Agreement may be executed in counterparts and desire that the terms set forth herein be approved as an Order of Court.

15. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only that provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

16. The provisions of this Agreement shall survive the settlement contemplated hereunder.

**[THIS SPACE INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS.]**

**IN WITNESS WHEREOF**, Township and Landowner have executed this Settlement Stipulation and Agreement with the intent to be legally bound.

**RICHLAND TOWNSHIP**

By: _____ ATTEST: _____

**QUAKERTOWN INVESTORS, LLC**

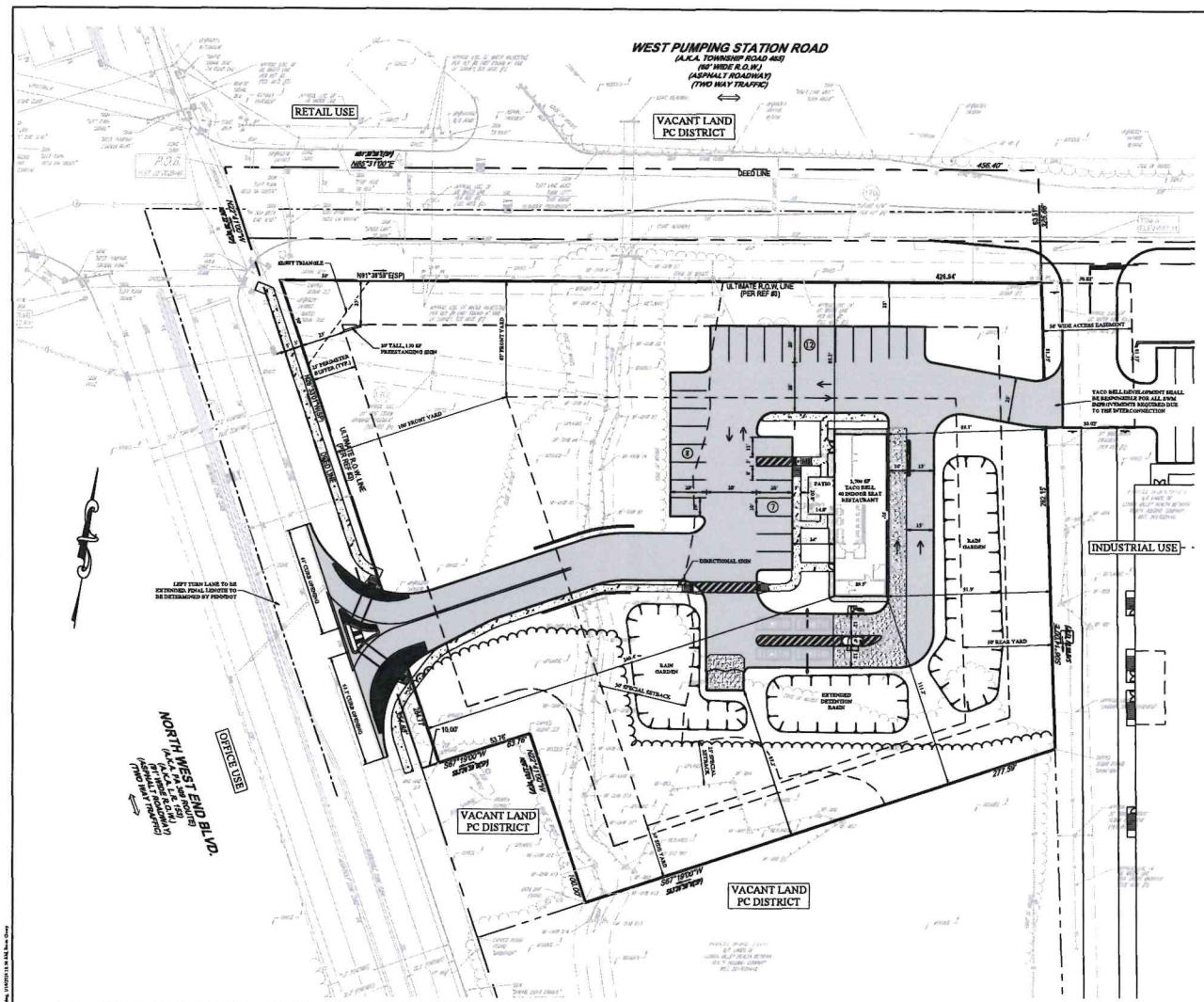
By: _____
Name: Robert J. Nasuti
Title: President

ZONING HEARING BOARD OF RICHLAND TOWNSHIP

By: _____
Name: Joseph Geib
Title: Chairman - ZHB

**APPENDIX "A"**

**Settlement Plan**




## GENERAL NOTES

1. OWNER:
   LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY
   PO BOX 1466 (18105-1567)
   701 HAMILTON STREET
   ALLENTOWN, PA 18101
2. APPLICANT/DEVELOPER:
   QUAKERTOWN INVESTORS, LLC
   PO BOX 429
   CONSHOHOCKEN, PA 19428
3. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "ALTAANSPI LAND TITLE SURVEY, PARCEL 36-005-123-009, WEST PUMPING STATION ROAD & NORTH WEST END BOULEVARD, TOWNSHIP OF RICHLAND, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 03/06/23.
4. APPLICANT SEEKS LAND DEVELOPMENT APPROVAL SO AS TO PERMIT CONSTRUCTION OF A 2,732 SF TACO BELL RESTAURANT, WITH A DUAL ORDER LAYOUT, A 1,616 SF TIM HORTONS RESTAURANT, A 1,800 SF RETAIL SHOP, AND ASSOCIATED SITE IMPROVEMENTS.
5. PROPOSED BUILDINGS TO BE SERVICED WITH NEW SEWER AND WATER LINES.
6. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
7. ELEVATION DATUM IS NAVD88.
8. PRESERVATION WETLANDS EXIST AS NOTED ON THIS PLAN.
9. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING FEMA FIRM MAP #4017C0138G, WITH AN EFFECTIVE DATE OF 03/16/15.
10. THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
11. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. BUCKS COUNTY PLANNING BOARD
    b. BUCKS COUNTY SOIL CONSERVATION DISTRICT
    c. PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
    d. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

## VARIANCES

1. VARIANCES WERE GRANTED FROM THE FOLLOWING:
   a. §27-603.B(6) - MINIMUM STACKING LANE SPACES
      8 REQUIRED, 4 PROPOSED
   b. §27-616.B(2) - MAXIMUM PERMITTED ALTERATION OF 0F 10% - 15% SLOPES
      50% PERMITTED 85% PROPOSED
   c. §27-616.B(2) - MAXIMUM PERMITTED ALTERATION OF 0F 15% TO STEEPER SLOPES
      15% PERMITTED 85% PROPOSED
   d. §27-616.E - MAXIMUM PERMITTED ALTERATION OF 0F WOODLANDS
      25% PERMITTED 70% PROPOSED
   e. §27-644 - FRONT BUFFERING A DESIGNATED LOADING AREA
   f. §27-913 - TO ALLOW ACCESS TO AN ARTERIAL ROAD IN THE AC DISTRICT.
   g. §27-918 - MINIMUM ARTERIAL ROAD FRONT YARD SETBACK
      150' REQUIRED, 127 PROPOSED (FLOW SIGN)
   h. §27-931.1.A - TO PERMIT 4 SIGNS WHERE 3 IS ALLOWED.
      1 PYLON SIGN, 1 MENU BOARD & 1 DRIVE-THRU SIGN EXCEEDING 1 SF

## GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THEREAFTER TO INSPECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-242-1776.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI, OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PENNDOT AND BUCKS SPECIFICATIONS.
11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND FROZEN UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
14. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY REGARDING THE PLACEMENT OF A MAILBOX.

## RICHLAND TOWNSHIP ZONING SCHEDULE

ZONE: PC - PLANNED COMMERCIAL & AC - ARTERIAL ROAD CORRIDOR OVERLAY

DRIVE-INS AND OTHER EATING PLACES ARE NOT PERMITTED IN THE COMMERCIAL (C) ZONE (§27-1403.1.A(2)(a) [ZONE 36])

DRIVE-INS AND OTHER EATING PLACES ARE PERMITTED AS A CONDITIONAL USE (§27-1403.1.A(2)(b) [ZONE 36])

| ITEM | REQUIRED | PROPOSED | ORDINANCE |
|---|---|---|---|
| LOT REQUIREMENTS | | | |
| MIN. LOT AREA (SF) | 43,560 | 689,966 (15.837 (±) Ac.) NET: 677,966 (12.410 Ac.) | §27-912 |
| MIN. LOT WIDTH (FT) | 150 | 426.54 | §27-912 |
| BUILDING SETBACKS (FT) | | | |
| MIN. FRONT YARD-ARTERIAL (FT) | 100 | 230.1 | §27-606 |
| MIN. FRONT YARD-COLLECTOR (FT) | 65 | 97.1 | §27-913 |
| MIN. SIDE YARD (FT) | 30 | 99.1 | §27-913 |
| MIN. REAR YARD (FT) | 50 | 111.2 | §27-913 |
| MAX. BUILDING HEIGHT (FT) | 35 | 24 | §27-913 |
| MAX. IMPERVIOUS AREA | 80 | 14.42 (68.30 %) | §27-911 |
| MAX. IMPERVIOUS COVERAGE (%) | 85 | 14.81 (71.56 %) | §27-912 |
| MIN. LANDSCAPE BUFFER FROM PROPERTY LINE (FT) | 25 | 25 | Table 27-915-1.B.2 |

## PARKING REQUIREMENTS

| PARKING | | | |
|---|---|---|---|
| MIN. SETBACK FROM BUILDING FACADE (FT) | 20 | 21 | §22-519.5.B |
| MIN. STANDARD SPACE SIZE-90 DEGREE (FT) | 10 X 20 | 10 X 20 | §22-519.5.C |
| MIN. AISLE WIDTH-90 DEGREE (TWO-WAY) (FT) | 25 | 24 | §22-519.5.C |
| MAX. DRIVEWAY CURB OPENING (FT) | 54 | 44.8 ** | §22-519.5.D(3) |
| MIN. STACKING SPACES FOR DRIVE-THROUGH | 8 | 12 | §27-605.F.4.(a) |
| MIN. NUMBER OF SPACES FOR EMPLOYEE PARKING | 1.50 PER EMPLOYEE ON MAX. SHIFT | 2.79 PER EMPLOYEE ON MAX. SHIFT | §27-511.9.B.2 |
| TOTAL NUMBER OF SPACES | 27 | 27 | §27-511.9.B.2 |

* INCLUDES OUTDOOR PATIO AREAS

** DENOTES A PROPOSED NON-CONFORMANCE

## RICHLAND TOWNSHIP SIGNAGE REQUIREMENTS

| ITEM | REQUIRED | PROPOSED | ORDINANCE |
|---|---|---|---|
| FREESTANDING SIGNS | | | |
| MAX. NUMBER OF SIGNS | 1 | 4 *** | §27-931.1.A |
| MAX. SIGN AREA (SF) | 150 | 170 | §27-931.1.A(1) |
| MAX. HEIGHT (FT) | 20 | 20 | §27-931.1.A(1) |
| MIN. FRONT YARD SETBACK-ARTERIAL (FT) | 100 | 25 ** | §27-604 |
| MIN. SIDEWALK OR STREET CARTWAY SETBACK (FT) | 10 | 25 | §27-906.3 |
| MIN. SIDE OR REAR YARD SETBACK (FT) | 15 | 15 | §27-906.3 |

** DENOTES AN APPROVED NON-CONFORMANCE

| Resource | Open Space Ratio | Acres of Land in Resources | Resource Protection Land (Acres x Open Space Ratio) |
|---|---|---|---|
| Floodway | 1.00 | 0 acres | 0.000 acres |
| Floodplain | 0.80 | 0 acres | 0.000 acres |
| Floodplain Soils | 1.00 | 0 acres | 0.000 acres |
| Steep Slopes: | | | |
| 8-15% | 0.60 | 0.258 acres | 0.155 acres |
| 15-25% | 0.70 | 0.212 acres | 0.148 acres |
| 25% or more | 0.85 | 0.219 acres | 0.186 acres |
| Lakes and Ponds | 1.00 | 0 acres | 0.000 acres |
| Watercourses | 1.00 | 0.062 acres | 0.062 acres |
| Wetlands | 0.95 | 0.074 acres | 0.070 acres |
| Site Area | | 2.624 acres | |
| Subtract Utility Easements | | 0.301 acres | |
| Base Site Area | | 2.323 acres | |
| Land with Resource Protections | | 0.825 acres | |
| Resource Protection Land | | | 0.622 acres |

| SITE CAPACITY CALCULATIONS | | |
|---|---|---|
| Net Buildable Site Area | | |
| Base Site Area | 2.323 acres | |
| Subtract Resource Protection Land | 0.622 acres | |
| Net Buildable Site Area | 1.701 acres | |
| Impervious Surfaces | | |
| Net Buildable Site Area | 1.701 acres | |
| Max. Impervious Surface Ratio | 85 % | |
| Impervious Surfaces | 1.446 acres | |
| Site Capacity Summary | | |
| Net Buildable Site Area | 1.701 acres | |
| Maximum Impervious Surfaces | 1.446 acres | |

30 0 30 60
SCALE 1" = 30' FEET

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GA28131400

| REVISIONS | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| 1 | PER REVISED LAYOUT | 07/2024 |
| 2 | PER INTERCONNECTION TO ADJACENT LOT | 07/2024 |

FOR CONCEPTUAL PURPOSES ONLY

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL INVESTIGATE THE LOCATION OF UTILITIES SHOWN ON THE PLANS AND NOT ATTEMPT TO EXCAVATE IN THE VICINITY OF THESE UTILITIES. IT IS IMPORTANT TO NOTE THAT THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (SIGNAL AND WIRING) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK CORPORATION AT 1-800-242-1776 PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR TO REPLACE ALL DAMAGED UTILITIES DURING THE WORK.

| DESIGNED BY: NAK | JOB NO: 1502-209 |
|---|---|
| DRAWN BY: NAK | DATE: 06/14/23 |
| CHECKED BY: BWC | SCALE: 1" = 30' |

TACO BELL

LAND DEVELOPMENT PLAN

N WEST END BOULEVARD & W PUMPING STATION ROAD
PARCEL# 36-005-123-009
RICHLAND TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

FOR

QUAKERTOWN INVESTORS, LLC
PO BOX 429
CONSHOHOCKEN, PA 19428

BRIAN W. CLEARY, PE
Professional Engineer
Pennsylvania • License #PE081474

SITE PLAN

9.17.25 Draft
10.13.25 Final

# TOWNSHIP OF RICHLAND
# BUCKS COUNTY, PENNSYLVANIA

## ORDINANCE NO. 307

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

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

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

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

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

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

**SECTION IV. Severability**

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

**SECTION V. Effective Date**

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

**ENACTED AND ORDAINED** this 13th day of October 2025.

Attest

Leslie Huhn
Secretary

Richland Township
Board of Supervisors

Tim Arnold
Chairperson

Christopher Vanelli
Vice Chairperson

Kathie Doyle
Member

This is a true and attested copy of Ordinance No. 307, adopted on October 13, 2025.

Leslie Huhn
Leslie Huhn
Township Secretary

BCPC Celebrating 75 Years
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*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
*Executive Director*

**MEMORANDUM**

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: May 6, 2026

Subject: BCPC #9882-A
Preliminary Plan of Land Development for Quakertown Taco Bell
TMP #36-5-123-9
Applicant: Quakertown Investors, LLC
Owner: Same
Plan Dated: March 24, 2026
Date Received: April 2, 2026

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

**GENERAL INFORMATION**

Proposal: To construct a 2,700-square-foot restaurant and other site improvements on a 2.62-acre site. Public water and individual on-lot septic systems will service the site. The plan notes that due to a sewer moratorium, a temporary septic system will be utilized until the building can connect to public sewer.

Location: At the southeast corner of the intersection of North West End Boulevard (Route 309) and West Pumping Station Road.

Zoning: The PC Planned Commercial District permits Use E6 Drive-Ins and Other Eating Places by right. A 100-foot front yard setback and a minimum lot area of 1 acre are required for the site. A maximum impervious surface ratio of 85 percent is permitted.

The site is also within the Arterial Corridor Overlay District and is subject to additional requirements regarding yard setbacks and access management measures.

At a hearing held on April 14, 2025, the Richland Township Zoning Hearing Board granted variances from the following requirements of the zoning ordinance:

Section 27-514.D.2.
to allow the alteration of more than 30 percent of slopes between 15 and 25 percent; the plan proposes 55 percent disturbance

Section 27-514.D.3.
to allow the alteration of more than 15 percent of slopes greater than 25 percent; the plan proposes 20 percent disturbance


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

Section 27-544
from providing a dedicated loading area

Section 27-603
to allow access to an arterial road in the AC District

Section 27-604
to permit a 25-foot road setback where 100 feet is required

Section 27-911.A
to permit four signs where one sign is allowed

Present Use: Vacant

**COMMENTS**

We reviewed a sketch plan submission for this site in March of 2023 (BCPC #9882-A, dated March 6, 2023). Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Conditional use**—Section 27-602 of the zoning ordinance requires conditional use approval for any proposed use located within the Arterial Corridor (Overlay) District. The site is located along Route 309, which is within the Arterial Corridor (Overlay) District per Section 27-601.A. of the zoning ordinance. Township officials should not take official action on this plan until all zoning issues have been resolved.

2. **Requested waivers**

   a. **Subdivision and land development ordinance**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Sections 22-702.A.(7) & 27-703.A.(6)
   to allow preliminary and final plans on sheets of 24-inches by 36-inches; the application indicates that 24-inch by 36-inch is a standard paper size for land development plans

   Sections 22-702.C.(2) & 22-703.C.(2)
   from providing existing information within 400 feet of the development area; the application indicates that sufficient information is provided on the plans to allow for an accurate review of the application

   Section 22-515.1.
   from providing curbing along Pumping Station Road; the application indicates that adding curbing will block the natural path of runoff being routed to the stream via a storm sewer system, which would result in a reduction in water quality benefits

   Section 22-516.5.E.
   to permit a parking radius curvature of less than 5 feet; the application indicates the curb radii in question occur in locations where the smaller radii will not impact the ability of vehicles to navigate the property

   Section 22-516.M.
   to permit a driveway opening of greater than 54 feet at the curbline; the application indicates that the driveway will be permitted by PennDot and whatever PennDOT requires will be provided

   b. **Other waiver requests**—Correspondence submitted with the plan indicates that the applicant is requesting waivers from the following township requirements:

*Section number not provided*
from providing the sewer planning module documents with the initial submission; the application indicates that approvals for the septic system will be handled by the applicant's septic engineer and all required information will be provided prior to plan recording

*Section number not provided*
from providing the BCCD submission review; the application indicates that a submission to the BCCD will be made after the township professionals have provided an initial overview

*Section number not provided*
from providing the water will-serve letter; the application indicates the water authority provided applicable applications and coordination with the water authority will occur after the township has submitted the required plan copies to the authority

The final plan should note all granted waivers.

3. **Transportation considerations**

   a. **Guiderail**—We recommend that the guiderail along the site's frontage with Pumping Station Road be updated to comply with current standards.

   b. **Level of service at intersections**—We recommend that appropriate mitigation for any study area intersection that has an overall level of service drop of one letter grade, or more than 10 seconds of additional delay, be provided.

   c. **Shared driveway**—The applicant should clarify how the shared driveway will function with the interaction of existing truck traffic and the additional vehicles from the proposed fast-food establishment.

   d. **Right turn deceleration lane**—To improve safety, we recommend that the applicant consider providing a right-turn deceleration lane for the proposed right-in/right-out driveway on Route 309.

   e. **ADA compliance**—We recommend that the existing ADA facilities on the site corner at the adjacent traffic signal be improved to meet current standards.

   f. **Sight distance for Pumping Station Road driveway**—For the Pumping Station Road driveway, we recommend the sight distance measurements be extended through the existing signalized intersection. Ideally, these sight distances should be in excess of the desirable sight distances found in Title 67, Chapter 441.8 of the code.

   g. **Driveway profiles**—We recommend that profiles be provided for all driveways.

   h. **West Pumping Station Road lane queues**—We recommend that the applicant and township consider measures to better accommodate the westbound left and right turn lane queues on West Pumping Station Road.

   i. **Existing driveway**—We recommend that clarification be provided on how the existing driveway (that is to be shared post-development) will function, considering that substantial queues at the adjacent signalized intersection may block this access in the a.m., the p.m., and during Saturday peak hours.

4. **Landscape plan**

   a. **Landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in Pennsylvania.

b. **Native plants**—The landscape schedule found on Sheet 9 of 13, indicates the applicant is using Green Beauty Boxwood (*Buxus microphylla*), Norway spruce (*Picea abies*), Leyland Cypress (*Cuprocyparis leylandii*) and Blue Cardinal Flower (*Lobelia cardinalis*). We recommend the applicant revise the schedule and use landscape material from the plant materials list in Table 27-516-3 of the zoning ordinance.

5. **Shared maintenance agreement**—The site plan shows access to the site through adjacent TMP #36-6-123 through a planned access easement where a common access point is to be shared between the two parcels. We recommend the applicant develop and implement a shared maintenance agreement with the owner of the adjacent parcel to ensure the shared access point is properly maintained.

6. **Bicycle/pedestrian facilities**—Richland Township's Open Space and Trail System map depicts a Bicycle/Pedestrian Crossing at the intersection of West Pumping Station Road and Route 309. We recommend that the applicant install a shared-use trail or sidewalk on the site along West Pumping Station Road and Route 309 to safely link this property to the existing crossing at this intersection. The installation of such improvements will continue to enhance the township's pedestrian and trail network.

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.

This review will be included in the Bucks County Planning Commission Board materials for the June 3, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

CPR:emh
26-0084

cc: Quakertown Investors, LLC (via email)
Brian Cleary, PE, The Pettit Group, LLC (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Tim Arnold, Township Manager (via email)
Rich Brittingham, Township Zoning Officer (via email)
Vicki Schuller, Township Administrative Assistant (via email)

# QUAKERTOWN AREA PLANNING COMMITTEE

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

**MEMORANDUM**

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Quakertown Area Planning Committee

SUBJECT: Conditional Use Application for Quakertown Investors, LLC (Quakertown Taco Bell)

DATE: April 23, 2026

In accordance with Section 27-1403.1.C. of the *Richland Township Zoning Ordinance*, the Quakertown Area Planning Committee (QAPC) reviewed the above referenced application at its meeting on April 14, 2026.

The applicant proposes to construct an E6 Drive-In and Other Eating Place Use at the southwest corner of North West End Boulevard (PA 309) and West Pumping Station Road. The 2.62-acre site is located within the PC Planned Commercial and AC Arterial Corridor Overlay districts.

The Committee discussed the proposal and offers the following comments:

1. **PA 309 and West Pumping Station Road intersection**—The intersection of northbound PA 309 and West Pumping Station Road should be evaluated for geometric improvements to increase the available turning radius for right-turning vehicles. Under existing conditions, the radius appears insufficient, resulting in vehicles encroaching beyond the cartway and leaving the roadway to complete the turn.
2. **Additional comments**—The Bucks County Planning Commission review was not available at the time of the QAPC's April meeting. It is anticipated that the review will be completed prior to the May meeting. The Committee will take the review into consideration and will forward any additional comments in advance of the May 19, 2026, Richland Township Planning Commission meeting.

MMW

cc: Brian W. Cleary, PE, The Pettit Group, LLC (via email)
Linc Treadwell, Esq., Treadwell Law Offices, Township Solicitor (via email)
Tim Arnold, Township Manager (via email)
Rich Brittingham, Township Zoning Officer (via email)
Vicki Schuller, Township Office Administrator (via email)
Christian Regosch, Bucks County Planning Commission (via email)

STATEMENT OF INTENT: TO INCREASE TRAILER PARKING, INCREASE AUTO PARKING, AND PLACE A NEW BUILDING. A NEW DRIVEWAY WILL BE ADDED LEADING TO THE NEW TRAILER PARKING AREA.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I, (NAME)_____, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE ____ DAY OF _____, 20___; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

_____ _____ _____
SURVEYOR SIGNATURE DATE LICENSE NUMBER

**OWNERS'S CERTIFICATION**

TO ALL WHOM THESE PRESENTS MAY COME WE, (OWNER NAME(S)_____SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN MILFORD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED.
WITNESS OUR HAND AND SEAL THIS _____DAY OF _____ ,20___.

_____
OWNER SIGNATURE

_____
OWNER SIGNATURE

**DESIGN ENGINEER CERTIFICATION**

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE MILFORD TOWNSHIP ORDINANCES AND REGULATIONS.

_____ _____
DESIGN ENGINEER SIGNATURE DATE

**TOWNSHIP ENGINEER REVIEW**

REVIEWED BY THE MILFORD TOWNSHIP ENGINEER THIS _____DAY OF _____ 20__.

_____
TOWNSHIP ENGINEER'S SIGNATURE

**BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC NO._____**

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

_____
BCPC SIGNATURE

**TOWNSHIP PLANNING COMMISSION APPROVAL**

APPROVED BY THE MILFORD TOWNSHIP PLANNING COMMISSION ON THIS _____DAY OF _____, 20__.

_____
MTPC SIGNATURE

**MILFORD TOWNSHIP BOARD OF SUPERVISORS APPROVAL**

APPROVED BY THE MILFORD TOWNSHIP BOARD OF SUPERVISORS ON THIS _____DAY OF _____ _____, 20__.

_____ _____ _____
SUPERVISOR SUPERVISOR SUPERVISOR

***VARIANCE REQUESTED FROM THE MILFORD TOWNSHIP BOARD OF SUPERVISORS (01/05/2025) - RESOLUTION NO. 2026-06:***

1. FROM SALDO SECTION 502 & 504.I.3 - FROM THE REQUIREMENT HAVE A MAXIMUM OF 60% IMPERVIOUS, AND TO PERMIT DISTURBANCE OF A WETLAND AREA TO CONSTRUCT ON IT.

# *PRELIMINARY / FINAL LAND DEVELOPMENT PLANS*

**FOR**

UNITED STATES COLD STORAGE

**PROPOSED**

# BUILDING & PARKING EXPANSIONS

**LOCATION OF SITE:**

**4000 AM DRIVE**

**QUAKERTOWN, PA 18951**

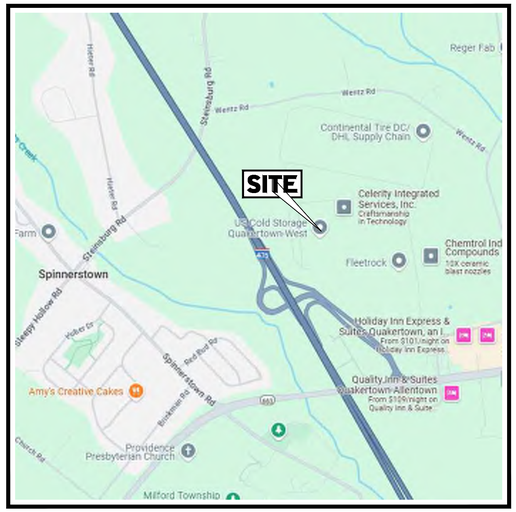
**PARCEL ID: 23-002-147-001**




***USGS MAP***
SCALE: 1" = 600'
SOURCE: BUCKS COUNTY PARCEL MAP




***AERIAL MAP***
SCALE: 1" = 500'
SOURCE: NEARMAP




***LOCATION MAP***
SCALE: 1" = 1,000
SOURCE: GOOGLE MAPS

***OWNER / DEVELOPER***
UNITED STATES COLD STORAGE, LLC
1050 HELLER ROAD
QUAKERTOWN, PA 18951

**PREPARED BY**

BOHLER

CONTACT: ADAM CITRULLO

**STORMWATER BLANKET EASEMENT**

A BLANKET EASEMENT IN FAVOR OF MILFORD TOWNSHIP IS PROVIDED FOR ACCESS AND MAINTENANCE PURPOSES ON AND OVER THE PROPERTY, EXCEPT FOR THE PORTIONS OF THE PROPERTY ON WHICH BUILDINGS OR OTHER VERTICAL STRUCTURES HAVE BEEN ERECTED. THE TOWNSHIP OF MILFORD SHALL HAVE THE RIGHT TO INSPECT ALL STORMWATER FEATURES AND FACILITIES AND TO REQUIRE REPAIRS, BUT NOT THE OBLIGATION TO MAKE SUCH REPAIRS.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

***SHEET INDEX***


| SHEET TITLE | SHEET NUMBER |
|---|---|
| COVER SHEET | C-101 |
| GENERAL NOTES AND LEGEND | C-102 |
| OVERALL EXISTING CONDITIONS/DEMOLITION PLAN | C-201 |
| EXISTING CONDITIONS/DEMOLITION PLAN (A) | C-202 |
| EXISTING CONDITIONS/DEMOLITION PLAN (B) | C-203 |
| OVERALL SITE PLAN | C-301 |
| SITE PLAN (A) | C-302 |
| SITE PLAN (B) | C-303 |
| OVERALL GRADING PLAN | C-401 |
| GRADING PLAN (A) | C-402 |
| GRADING PLAN (B) | C-403 |
| PRE DEVELOPMENT DRAINAGE AREA MAP | C-404 |
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| OVERALL UTILITY PLAN | C-501 |
| UTILITY PLAN (A) | C-502 |
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| EROSION AND SEDIMENT CONTROL NOTES & DETAILS | C-803 |
| EROSION AND SEDIMENT CONTROL NOTES & DETAILS | C-804 |
| EROSION AND SEDIMENT CONTROL NOTES & DETAILS | C-805 |
| CONSTRUCTION DETAILS | C-901 |
| CONSTRUCTION DETAILS | C-902 |
| OVERALL LANDSCAPE PLAN | L-101 |
| LANDSCAPE PLAN (A) | L-102 |
| LANDSCAPE PLAN (B) | L-103 |
| LANDSCAPE NOTES AND DETAILS | L-104 |
| OVERALL LIGHTING PLAN | L-201 |
| LIGHTING PLAN (A) | L-202 |
| LIGHTING PLAN (B) | L-203 |
| LIGHTING NOTES AND DETAILS | L-204 |


***REFERENCES AND CONTACTS***

**REFERENCES**

- BOUNDARY & TOPOGRAPHIC SURVEY:
  CONTROL POINT ASSOCIATES, INC.
  1600 MANOR DRIVE, SUITE 210
  CHALFONT, PA 18914
  DATED: 05/28/2025
  JOB # /SURVEY JOB #20251254168
  ELEVATIONS: NAVD 1988
- GEOTECHNICAL INVESTIGATION REPORT:
  WHITESTONE ASSOCIATES, INC.
  35 TECHNOLOGY DRIVE
  WARREN, NJ 07059
  DATED: MM/DD/YY

**GOVERNING AGENCIES**

- PLANNING, ZONING COMMITTEE
  2100 KRAMMES ROAD
  QUAKERTOWN, PA 18951
  PHONE: (215) 536-2090
  FAX: (215) 529-9127
- BUILDING DEPARTMENT
  2100 KRAMMES ROAD
  QUAKERTOWN, PA 18951
  PHONE: (215) 536-2090
  PHONF: FAX: (215) 529-9127
- FIRE DEPARTMENT
  64 SHELLY RD.
  QUAKERTOWN, PA 18951
  PHONE: 215-536-7226
  FAX: 215-529-9587

**ROW JURISDICTION**

- TRAFFIC, STORMWATER, WATER & SEWER
  DEPARTMENT OF PUBLIC WORKS (DPW)
  2100 KRAMMES ROAD
  QUAKERTOWN, PA 18951
  PHONE: (215) 536-2090
  FAX: (215) 529-9127

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**PROJECT No.:** PAB250148.00-0B
**DRAWN BY:** DTL
**CHECKED BY:** AMC
**DATE:** 02/06/2026
**CAD I.D.:** P-PREP-CNDS

**PROJECT:**

***PROPOSED SITE PLAN DOCUMENTS***

**FOR**

UNITED STATES COLD STORAGE

**PROPOSED BUILDING AND PARKING EXPANSION**

**4000 AM DRIVE**
**QUAKERTOWN, PA 18951**
**MILFORD TOWNSHIP**
**BUCKS COUNTY**


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BETHLEHEM, PA 18018
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A.M. CITRULLO
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
Adam M. Citrullo
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE090835


**SHEET TITLE:**

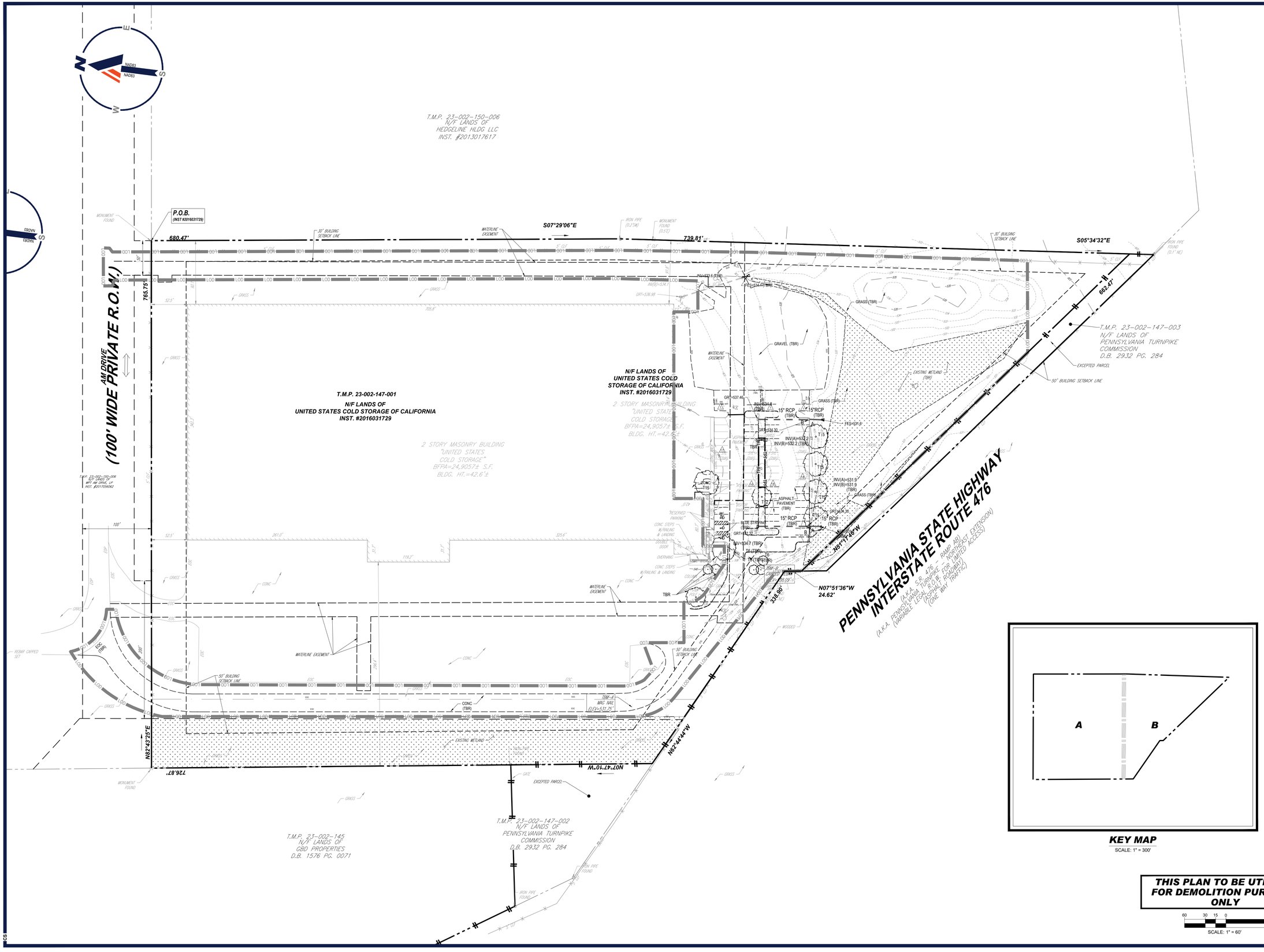
***COVER SHEET***

**SHEET NUMBER:**

**C-101**

**ORG. DATE - 02/06/2026**

Feb 17, 2026
R:\2025\PAB250148.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY PLANS\P-PREP-CNDS-PAB250148.00-0B-----LAYOUT: C-101 COVR
CS




## KEY MAP

SCALE: 1" = 300'

**THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY**

60 30 15 0 60

SCALE: 1" = 60'

Feb 17, 2026
R:\2025\PAB250148.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY PLANS\P-PREP-LDVP-PAB250148.00-0B----LAYOUT: C-201 EXOM OVL

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| DRAWN BY: | DTL |
| CHECKED BY: | AMC |
| DATE: | 02/06/2026 |
| CAD I.D.: | P-PREP-LDVP |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

UNITED STATES COLD STORAGE

**PROPOSED BUILDING AND PARKING EXPANSION**

**4000 AM DRIVE**
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PE082835
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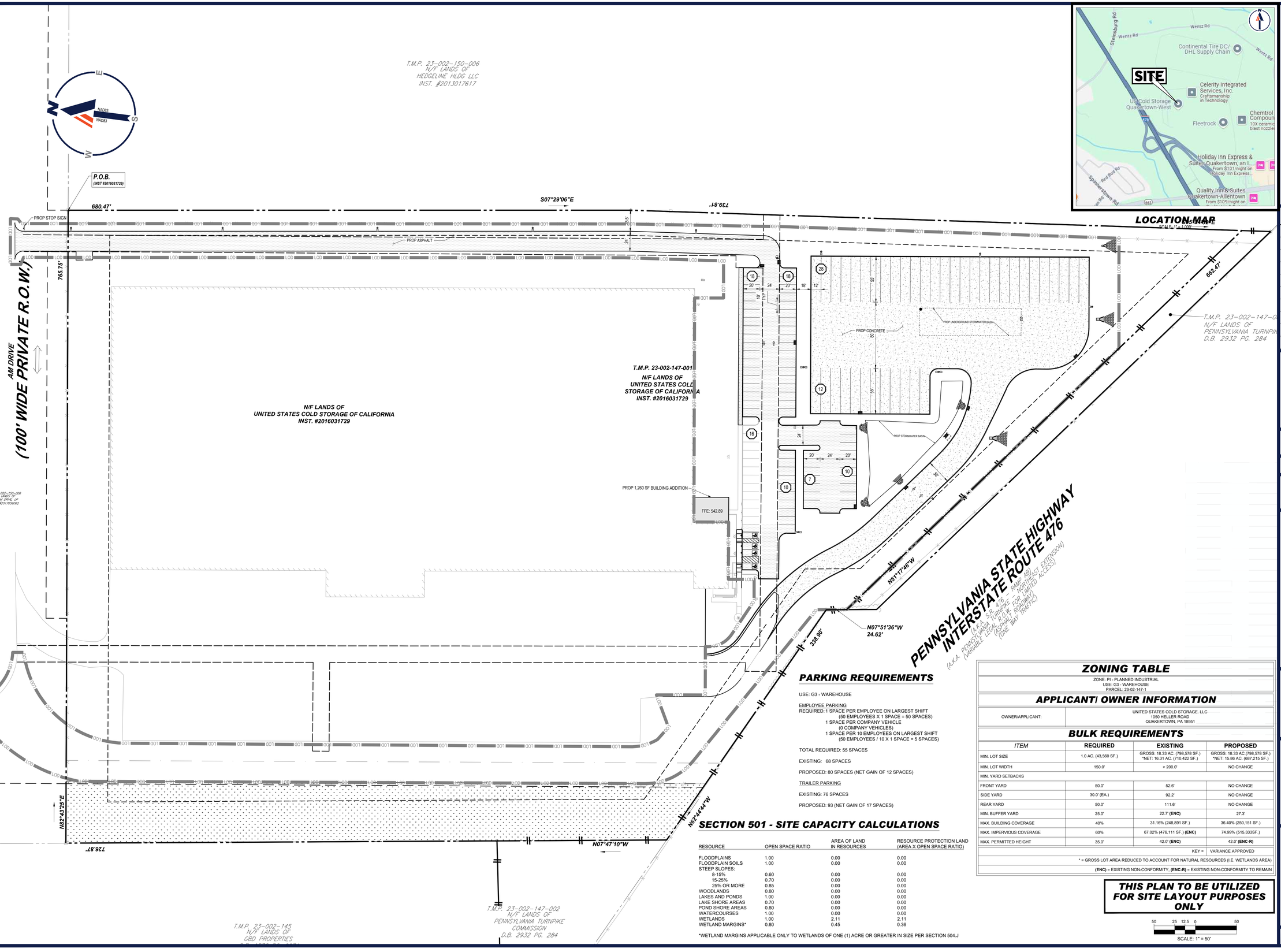
SHEET TITLE:

**OVERALL EXISTING CONDITIONS/ DEMOLITION PLAN**

SHEET NUMBER:

**C-201**

ORG. DATE - 02/06/2026







**LOCATION MAP**
SCALE: 1" = 1000'

## PARKING REQUIREMENTS

USE: G3 - WAREHOUSE

EMPLOYEE PARKING
REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
(50 EMPLOYEES X 1 SPACE = 50 SPACES)
1 SPACE PER COMPANY VEHICLE
(0 COMPANY VEHICLES)
1 SPACE PER 10 EMPLOYEES ON LARGEST SHIFT
(50 EMPLOYEES / 10 X 1 SPACE = 5 SPACES)

TOTAL REQUIRED: 55 SPACES

EXISTING: 68 SPACES

PROPOSED: 80 SPACES (NET GAIN OF 12 SPACES)

TRAILER PARKING

EXISTING: 76 SPACES

PROPOSED: 93 (NET GAIN OF 17 SPACES)

## SECTION 501 - SITE CAPACITY CALCULATIONS

| RESOURCE | OPEN SPACE RATIO | AREA OF LAND IN RESOURCES | RESOURCE PROTECTION LAND (AREA X OPEN SPACE RATIO) |
|---|---|---|---|
| FLOODPLAINS | 1.00 | 0.00 | 0.00 |
| FLOODPLAIN SOILS | 1.00 | 0.00 | 0.00 |
| STEEP SLOPES: | | | |
| 8-15% | 0.60 | 0.00 | 0.00 |
| 15-25% | 0.70 | 0.00 | 0.00 |
| 25% OR MORE | 0.85 | 0.00 | 0.00 |
| WOODLANDS | 0.80 | 0.00 | 0.00 |
| LAKES AND PONDS | 1.00 | 0.00 | 0.00 |
| LAKE SHORE AREAS | 0.70 | 0.00 | 0.00 |
| POND SHORE AREAS | 0.80 | 0.00 | 0.00 |
| WATERCOURSES | 1.00 | 0.00 | 0.00 |
| WETLANDS | 1.00 | 2.11 | 2.11 |
| WETLAND MARGINS* | 0.80 | 0.45 | 0.36 |

*WETLAND MARGINS APPLICABLE ONLY TO WETLANDS OF ONE (1) ACRE OR GREATER IN SIZE PER SECTION 504.J

## ZONING TABLE

ZONE: PI - PLANNED INDUSTRIAL
USE: G3 - WAREHOUSE
PARCEL: 23-02-147-1

## APPLICANT/ OWNER INFORMATION

| | |
|---|---|
| OWNER/APPLICANT: | UNITED STATES COLD STORAGE. LLC<br>1050 HELLER ROAD<br>QUAKERTOWN, PA 18951 |

## BULK REQUIREMENTS

| ITEM | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MIN. LOT SIZE | 1.0 AC. (43,560 SF.) | GROSS: 18.33 AC. (798,578 SF.)<br>*NET: 16.31 AC. (710,422 SF.) | GROSS: 18.33 AC (798,578 SF.)<br>*NET: 15.86 AC. (687,215 SF.) |
| MIN. LOT WIDTH | 150.0' | > 200.0' | NO CHANGE |
| MIN. YARD SETBACKS | | | |
| FRONT YARD | 50.0' | 52.6' | NO CHANGE |
| SIDE YARD | 30.0' (EA.) | 92.2' | NO CHANGE |
| REAR YARD | 50.0' | 111.6' | NO CHANGE |
| MIN. BUFFER YARD | 25.0' | 22.7' **(ENC)** | 27.3' |
| MAX. BUILDING COVERAGE | 40% | 31.16% (248,891 SF.) | 36.40% (250,151 SF.) |
| MAX. IMPERVIOUS COVERAGE | 60% | 67.02% (476,111 SF.) **(ENC)** | 74.99% (515,333SF.) |
| MAX. PERMITTED HEIGHT | 35.0' | 42.0' **(ENC)** | 42.0' **(ENC-R)** |
| | | KEY = | VARIANCE APPROVED |

* = GROSS LOT AREA REDUCED TO ACCOUNT FOR NATURAL RESOURCES (I.E. WETLANDS AREA)

**(ENC)** = EXISTING NON-CONFORMITY, **(ENC-R)** = EXISTING NON-CONFORMITY TO REMAIN

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

50 25 12.5 0 50
SCALE: 1" = 50'

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**PROJECT No.:** PAB250148.00-0B
**DRAWN BY:** DTL
**CHECKED BY:** AMC
**DATE:** 02/06/2026
**CAD I.D.:** P-PREP-LOVP

**PROJECT:**

# PROPOSED SITE PLAN DOCUMENTS

FOR

UNITED STATES COLD STORAGE

**PROPOSED BUILDING AND PARKING EXPANSION**

**4000 AM DRIVE**
**QUAKERTOWN, PA 18951**
**MILFORD TOWNSHIP**
**BUCKS COUNTY**

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A.M. CITRULLO
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE072835

**SHEET TITLE:**

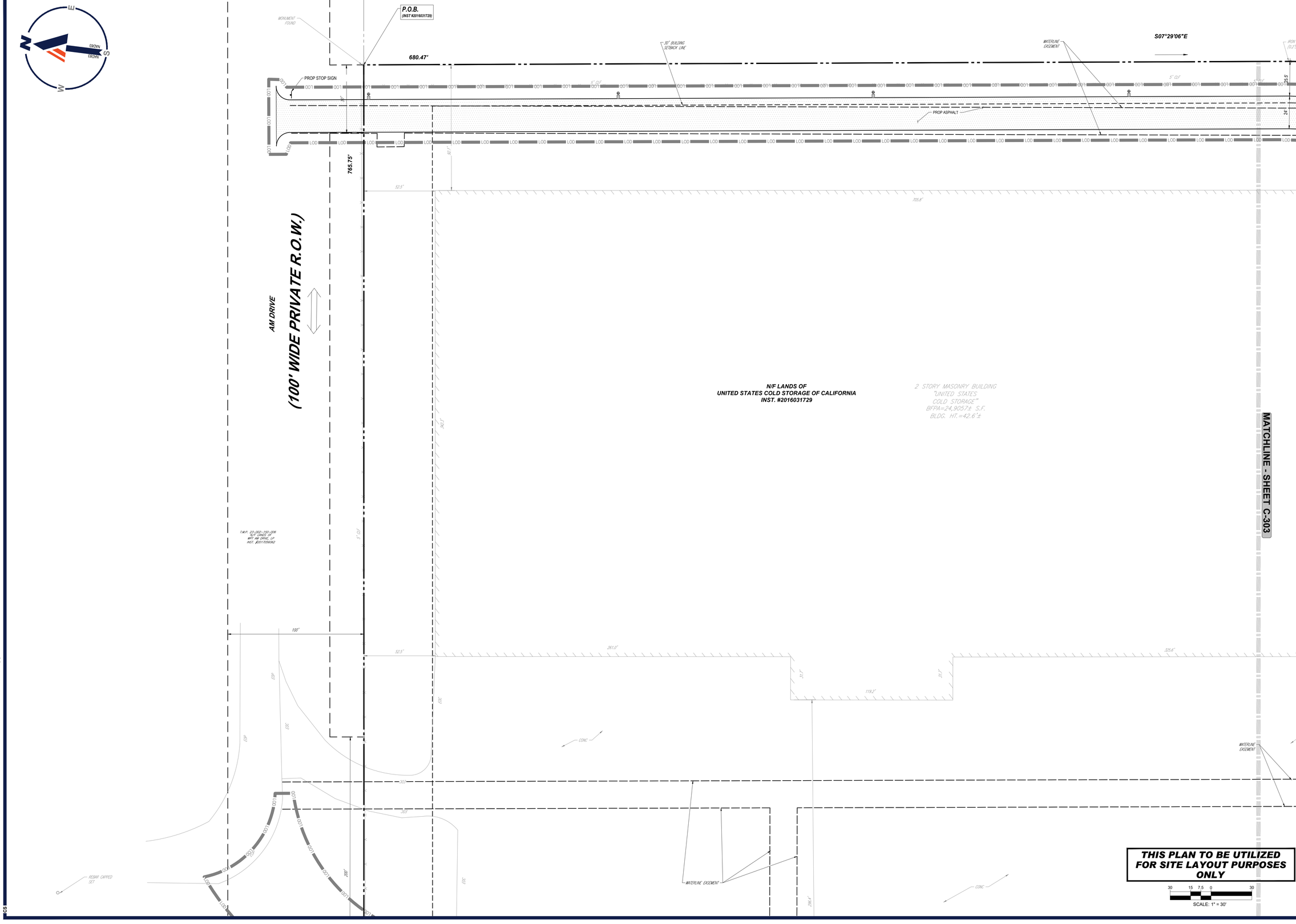
# OVERALL SITE PLAN

**SHEET NUMBER:**

# C-301

**ORG. DATE - 02/06/2026**

Apr 03, 2026
R:\2025\PAB250148.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY PLANS\P-PREP-LOVP-PAB250148.00-0B.----=LAYOUT: C-301 SITE OVL
DOL




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| | |
|---|---|
| PROJECT No.: | PAB250148.00-0B |
| DRAWN BY: | DTL |
| CHECKED BY: | AMC |
| DATE: | 02/06/2026 |
| CAD I.D.: | P-PREP-LDVP |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

UNITED STATES COLD STORAGE

PROPOSED
BUILDING AND PARKING EXPANSION

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PROFESSIONAL ENGINEER
ADAM M. CITRULLO
PROFESSIONAL ENGINEER
PE036235
PENNSYLVANIA LICENSE No. PE036235

SHEET TITLE:

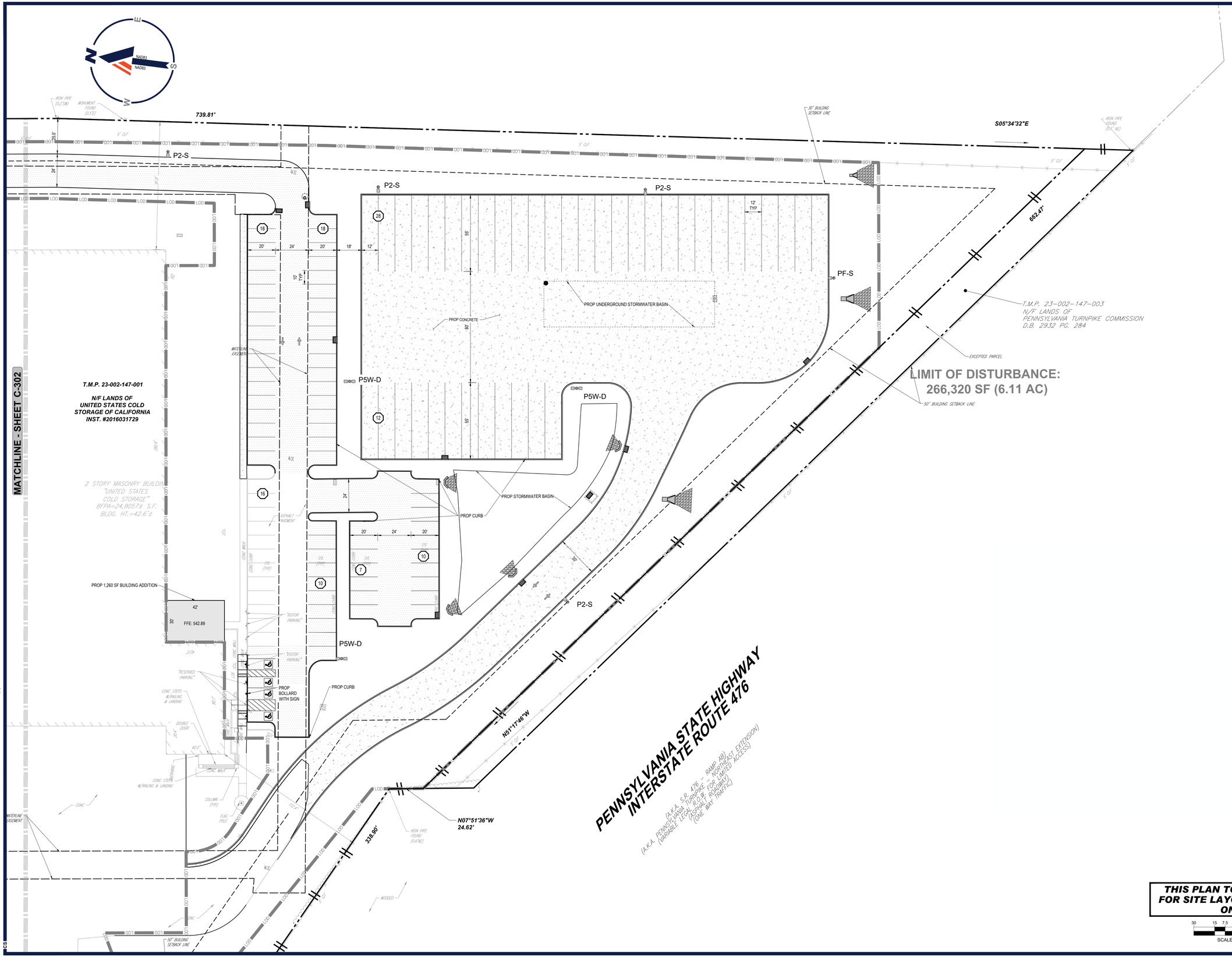
**SITE PLAN (A)**

SHEET NUMBER:

**C-302**

ORG. DATE - 02/06/2026

Feb 17, 2026
R:\2025\PAB250148.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY PLANS\P-PREP-LDVP-PAB250148.00-0B-----3-LAYOUT C-302 SITE (A)
CS




THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

30 15 7.5 0 30
SCALE: 1" = 30'

Feb 17, 2026
R:\2025\PAB250148.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY PLANS\P-PREP-LDVP-PAB250148.00-0B-----LAYOUT: C-303 SITE (B)

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#(BOHLER)20260483102 / #(SURVEY)20251254168

**ISSUED FOR MUNICIPAL REVIEW & APPROVAL**

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

| | |
|---|---|
| PROJECT No.: | PAB250148.00-0B |
| DRAWN BY: | DTL |
| CHECKED BY: | AMC |
| DATE: | 02/06/2026 |
| CAD I.D.: | P-PREP-LDVP |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

UNITED STATES COLD STORAGE

**PROPOSED BUILDING AND PARKING EXPANSION**

**4000 AM DRIVE**
**QUAKERTOWN, PA 18951**
**MILFORD TOWNSHIP**
**BUCKS COUNTY**

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

A.M. CITRULLO
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
Adam M. Citrullo
PROFESSIONAL ENGINEER
PE082835
PENNSYLVANIA LICENSE No. PE082835

SHEET TITLE:

**SITE PLAN (B)**

SHEET NUMBER:

**C-303**

ORG. DATE - 02/06/2026

NAD83
NAD83

T.M.P. 23-002-150-006
N/F LANDS OF
HEDGELINE HLDG LLC
INST. #2013017617

P.O.B.
(INST #2016031729)

MONUMENT FOUND

680.47'

WATERLINE EASEMENT

S07°29'06"E

IRON PIPE (0.2'SW)

MONUMENT FOUND (0.5')

739.81'

S05°34'32"E

IRON PIPE FOUND (0.1' NE)

662.47'

T.M.P. 23-002-147-003
N/F LANDS OF
PENNSYLVANIA TURNPIKE
COMMISSION
D.B. 2932 PG. 284

EXCEPTED PARCEL

765.75'

(100' WIDE PRIVATE R.O.W.)
AM DRIVE

T.M.P. 23-002-147-001
N/F LANDS OF
UNITED STATES COLD STORAGE OF CALIFORNIA
INST. #2016031729

N/F LANDS OF
UNITED STATES COLD
STORAGE OF CALIFORNIA
INST. #2016031729

2 STORY MASONRY BUILDING
"UNITED STATES
COLD STORAGE"
BFPA=24,9057± S.F.
BLDG. HT.=42.6'±

T.M.P. 23-002-150-006
N/F LANDS OF
WMT. AM DRIVE, LP.
INST. #2017056062

100'

52.5'

261.0'

325.6'

119.2'

11.7'

11.7'

DOUBLE LOOP OVERHANG

WATERLINE EASEMENT

WATERLINE EASEMENT

256.4'

TRM-A
MAG NAIL
ELEV=531.75'

EXISTING WETLAND

N82°43'25"E

726.87'

MONUMENT FOUND

N07°47'10"W

N82°44'44"W

EXCEPTED PARCEL

T.M.P. 23-002-147-002
N/F LANDS OF
PENNSYLVANIA TURNPIKE
COMMISSION
D.B. 2932 PG. 284

T.M.P. 23-002-145
N/F LANDS OF
GBD PROPERTIES
D.B. 1576 PG. 0071

IRON PIPE FOUND

IRON PIPE FOUND

N07°51'36"W
24.62'

338.90'

N51°17'46"W

PENNSYLVANIA STATE HIGHWAY
INTERSTATE ROUTE 476
(A.K.A. PENNSYLVANIA TURNPIKE - RAMP A)
(MARBLE LEGAL PLAN - RAMP B FOR NORTHEAST EXTENSION)
(PARCEL 2 - ROADWAY FOR UNITED ACCESS)
(ONE WAY TRAFFIC)

RAMP A

RAMP B

BRIDGE

BRIDGE

A

B

KEY MAP
SCALE: 1" = 300'

THIS PLAN TO BE UTILIZED
FOR SITE GRADING
PURPOSES ONLY

60 30 15 0 60
SCALE: 1" = 60'

Feb 17, 2026
R:\2025\PAB250148.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY PLANS\P-PREP-LDVP-PAB250148.00-0B----LAYOUT: C-401 GRAD DWL
CS

BOHLER

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
BOHLER.NET

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| | | | |

ATTENTION ALL CONTRACTORS. LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAOCALL.ORG
#(BOHLER)20260483102 / #(SURVEY)20251254168

**ISSUED FOR MUNICIPAL REVIEW & APPROVAL**

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| | |
|---|---|
| PROJECT No.: | PAB250148.00-0B |
| DRAWN BY: | DTL |
| CHECKED BY: | AMC |
| DATE: | 02/06/2026 |
| CAD I.D.: | P-PREP-LDVP |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

UNITED STATES COLD STORAGE

**PROPOSED BUILDING AND PARKING EXPANSION**

**4000 AM DRIVE**
**QUAKERTOWN, PA 18951**
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Adam M. Citrullo
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE090835

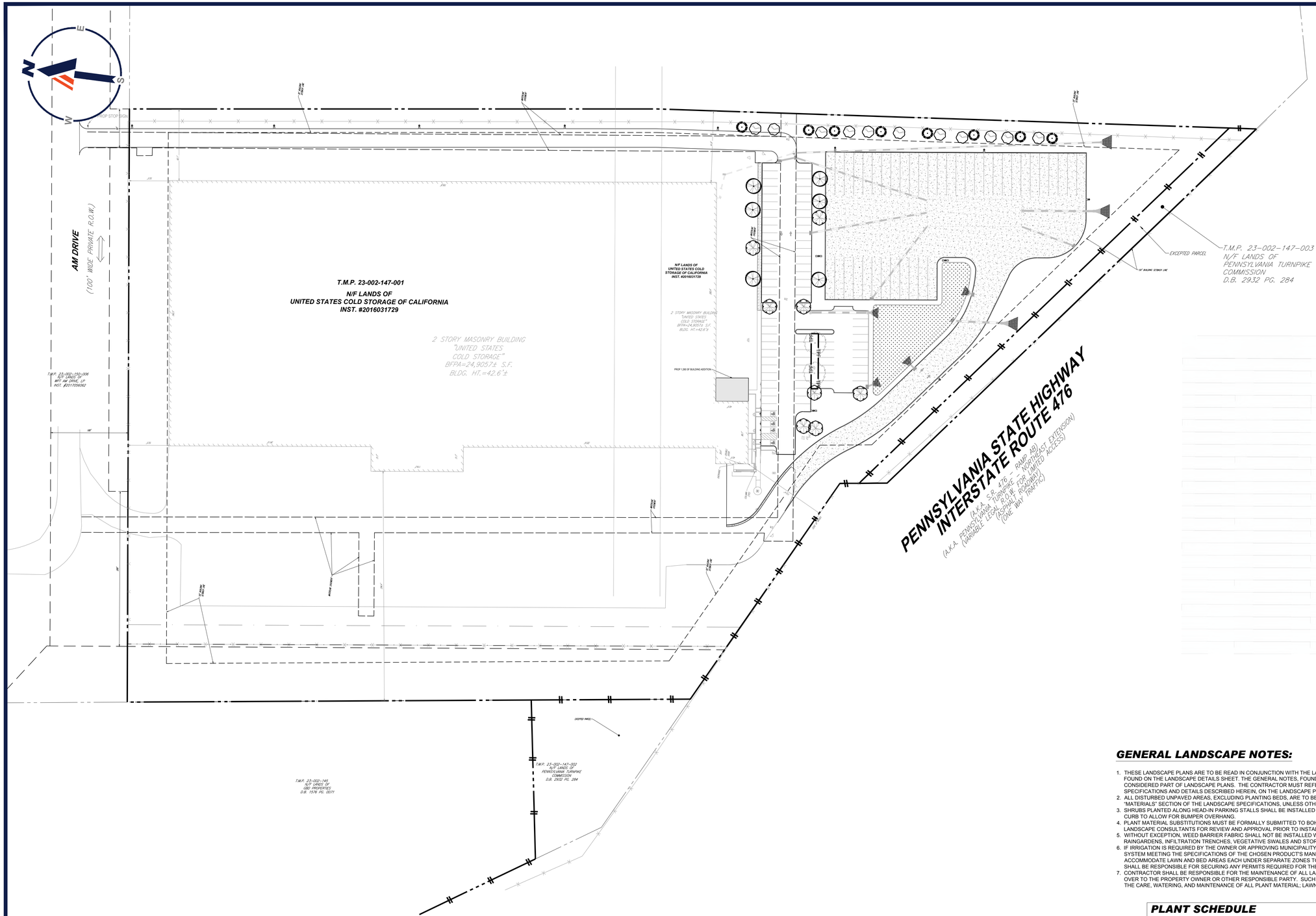
SHEET TITLE:

**OVERALL GRADING PLAN**

SHEET NUMBER:

**C-401**

ORG. DATE - 02/06/2026




## GENERAL LANDSCAPE NOTES:

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| CANOPY TREES | | | | | |
| LSR | 8 | LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` | ROUND-LOBED SEEDLESS SWEET GUM | 2.5" CAL. | B&B |
| PXAB | 6 | PLATANUS X ACERIFOLIA `BLOODGOOD` | LONDON PLANE TREE | 2.5" CAL. | B&B |
| EVERGREEN TREES | | | | | |
| PIAB | 8 | PICEA ABIES | NORWAY SPRUCE | 6-8 | B&B |
| ORNAMENTAL TREES | | | | | |
| CK | 11 | CORNUS KOUSA | KOUSA DOGWOOD | 2.5" CAL. | |

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

60 30 15 0 60
SCALE: 1" = 60'

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| | | | |

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WWW.PA1CALL.ORG
#(BOHLER)XXXXXXXXXX / #(SURVEY)XXXXXXXXXX

**PRELIMINARY**

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**PROJECT No.:** PAB250148.00-0B
**DRAWN BY:** DTL
**CHECKED BY:** AMC
**DATE:** 02/06/2026
**CAD I.D.:** P-PREP-LLGT

**PROJECT:**

***PROPOSED SITE PLAN DOCUMENTS***

FOR

UNITED STATES COLD STORAGE

**PROPOSED DEVELOPMENT**

**4000 AM DRIVE**
**QUAKERTOWN, PA 18951**
**MILFORD TOWNSHIP**
**BUCKS COUNTY**

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74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
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www.BohlerEngineering.com

J.M. ILLIGASH
COMMONWEALTH OF PENNSYLVANIA
REGISTERED LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002666

**SHEET TITLE:**

***OVERALL LANDSCAPE PLAN***

**SHEET NUMBER:**

**L-101**

**ORG. DATE - 02/06/2026**

Feb 09, 2026
M:\PA\2025\PAB250148.00\CAD\DRAWINGS\PLAN SET\PRELIMINARY PLANS\P-PREP-LLGT-PAB250148.00-0B---LAYOUT: L-101 LSCP OVL

BCPC
Bucks County Planning Commission

# INVOICE

**INVOICE # Pro Forma Invoice/March, 2026**

1260 Almshouse Road
Doylestown, PA 18901
215-345-3400

CONTRACT #B55-01-10
April 17, 2026

**To:**
**Quakertown Area Planning Committee**

**For:**
**QAPC Continued Planning Assistance**

| DATE | DESCRIPTION | HOURS | RATE | AMOUNT |
|---|---|---|---|---|
| | **Senior Planner: Matthew Walters** | | | |
| March, 2026 | Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance. | 5 | $ 55.00 | $ 275.00 |
| March, 2026 | Preparations for Annual Transportation Meeting | 8 | $ 55.00 | $ 440.00 |
| March 10, 2026 | Attendance at QAPC meeting | 2 | $ 55.00 | $ 110.00 |
| January, 2026 | Legal advertisement for 2026 Quakertown Area Planning Committee | | $ 108.01 | $ 108.01 |
| | | | TOTAL | $ 933.01 |

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.*

USA TODAY CO.

LocaliQ

| ACCOUNT NAME | | ACCOUNT # | INV DATE |
|---|---|---|---|
| Bucks Co Planning Commission | | 790876 | 12/31/25 |
| **INVOICE #** | **INVOICE PERIOD** | **CURRENT INVOICE TOTAL** | |
| 0007473223 | Dec 1- Dec 31, 2025 | $515.53 | |
| **PREPAY (Memo Info)** | **UNAPPLIED (included in amt due)** | **TOTAL CASH AMT DUE*** | |
| $0.00 | $0.00 | **$515.53** | |

**BILLING ACCOUNT NAME AND ADDRESS**

Bucks Co Planning Commission
Office Supervisor
1260 Almshouse RD
Doylestown, PA 18901-2886

**PAYMENT DUE DATE:** JANUARY 31, 2026

**Legal Entity**: Gannett Media Corp.
**Terms and Conditions**: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
**All funds payable in US dollars.**

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or smb@ccc.gannett.com

**FEDERAL ID** 47-2390983

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| Date | Description | Amount |
|---|---|---|
| 12/1/25 | Balance Forward | $0.00 |

***Package Advertising:***

| Start-End Date | Order Number | Product | Description | PO Number | Package Cost |
|---|---|---|---|---|---|
| 12/14/25 | 11909189 | LNG Intelligencer | 2026 Bucks County Solid Waste Advisory Committee | | $97.12 |
| 12/14/25 | 11909320 | LNG Intelligencer | 2026 Bucks County Planning Commission | | $133.42 |
| 12/14/25 | 11909401 | LNG Intelligencer | 2026 Bucks County Agricultural Land Preservation Board - Public Meeting Advertisement | | $176.98 |
| 12/14/25 | 11909415 | LNG Intelligencer | 2026 Quaktertown Area Planning Committee - Public Meeting Advertisement | | $108.01 |

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

| | |
|---|---|
| Total Cash Amount Due | $515.53 |
| Service Fee 3.99% | $20.57 |
| *Cash/Check/ACH Discount | -$20.57 |
| *Payment Amount by Cash/Check/ACH | $515.53 |
| Payment Amount by Credit Card | $536.10 |

## PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

| ACCOUNT NAME | ACCOUNT NUMBER | INVOICE NUMBER | AMOUNT PAID |
|---|---|---|---|
| Bucks Co Planning Commission | 790876 | 0007473223 | |

| CURRENT DUE | 30 DAYS PAST DUE | 60 DAYS PAST DUE | 90 DAYS PAST DUE | 120+ DAYS PAST DUE | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE* |
|---|---|---|---|---|---|---|
| $515.53 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | **$515.53** |

**REMITTANCE ADDRESS** (Include Account# & Invoice# on check)

Gannett Pennsylvania LocaliQ
PO Box 630531
Cincinnati, OH 45263-0531

**TO PAY BY PHONE PLEASE CALL:** 1-877-736-7612

**TOTAL CREDIT CARD AMT DUE** $536.10

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000790876000000000000074732230005155366238

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

# INVOICE

**INVOICE # Pro Forma Invoice/April, 2026**

CONTRACT #B55-01-10
May 13, 2026

**To:**
**Quakertown Area Planning Committee**

**For:**
**QAPC Continued Planning Assistance**

| DATE | DESCRIPTION | HOURS | RATE | AMOUNT |
|---|---|---|---|---|
| | **Senior Planner: Matthew Walters** | | | |
| April, 2026 | Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance. | 6.5 | $ 55.00 | $ 357.50 |
| April 14, 2026 | Attendance at QAPC meeting | 1.5 | $ 55.00 | $ 82.50 |
| | | | 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.*