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: June 5, 2026 (Revised June 9, 2026)

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, June 9th, 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 May 12, 2026
4. Preliminary Plan of Land Development for Faith Christian Academy Phase 5—Milford Township
5. Preliminary Plan of Land Development for Klover Storage Yard—Richland Township
6. Old Business/New Business
7. Approval of Invoice
8. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, June 8th, 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
May 12, 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: Chris Betz (Trumbauersville Borough); Ed Child (Trumbauersville Borough); Andrew Janke (Richlandtown Borough); David Kaiser (Haycock Township); Adam Klein (Milford Township); Adam Sherwin (Quakertown Borough); Chris Spear (Quakertown Community School District); and Rusty Taft (Haycock Township). Also in attendance: Matt Walters (Bucks County Planning Commission).

Public Comment

There was no public comment.

Approval of Minutes from April 14, 2026

Matt Walters presented the meeting minutes for the April 2026 meeting. On a motion by Rusty Taft, with a second by Chris Spear, the minutes of the April 14, 2026, monthly meeting were unanimously approved.

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

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 had previously reviewed the conditional use application, however the BCPC review was not issued in time for the April meeting. The Committee discussed the proposal and voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #9882-A, dated May 6, 2020) and reiterated their comments concerning the PA 309 and West Pumping Station Road intersection. ON a motion by Adam Klein, with a second by Chris Spear, the Committee unanimously voted to provide a review letter with the noted comments.

Preliminary Plan of Land Development for United States Cold Storage eek—Richland Township

The Committee reviewed the preliminary plan of land development for the proposal to construct a 1,260-square-foot addition to an existing 248,891-square-foot warehouse building. Portions of the existing parking area are to be removed and additional asphalt parking areas for employee use and concrete parking areas for trailer storage are to be constructed. The site is located at the terminus of AM Drive and is within the PI Planned Industrial District.

The Committee discussed the proposal and directed Matt Walters to investigate the wetlands and impervious surface concerns. On a motion by Rusty Taft, with a second by Ed Child, the Committee unanimously voted to provide a review letter with the noted comments.

Old Business/New Business

Committee members gave updates and discussed local development projects. Data centers were again discussed. Matt Walters recommended that the Committee continue to monitor the BCPC Connects page for updated information.

Approval of Invoices

Matt Walters presented a draft invoice from the Bucks County Planning Commission for planning services provided in March and April 2026. On a motion by Adam Klein, with a second by Andrew Janke, the Committee unanimously approved the BCPC invoice for March 2026 in the amount of $933.01 and April 2026 in the amount of $440.00.

Adjournment

On a motion by Ed Child, with a second by Andrew Janke, the Committee unanimously voted to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, 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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: June 5, 2026

Subject: BCPC #12706-A
Preliminary Plan of Land Development for Faith Christian Academy Phase 5
TMP #23-10-112-1
Applicant: Faith Christian Academy
Owner: Same
Plan Dated: May 22, 2026
Date Received: June 1, 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: Construct two parking areas and a structure for restrooms, replace the existing track, install an artificial turf field on the existing football field and construct associated stormwater facilities on 40.049-acre site. The site is served by public water and sewer.

Location: Along the eastern side of Allentown Road, northeast of its intersection with Breisch Road.

Zoning: The RA Rural Agricultural District permits Use C2 School with a minimum lot area of 2 acres, a minimum lot width of 200 feet, and a maximum impervious surface ratio of 40 percent.

Present Use: School

COMMENTS

1. **Requested waiver of land development**—Correspondence from the applicant indicates that a waiver of land development for the proposed project is being requested. If this request is considered by township officials, the applicant should comply with the requirements for modifications in Section 512.1(b) of the Pennsylvania Municipalities Planning Code, in addition to all other applicable township ordinance requirements.

2. **Lighting**—Per Section 512 of the zoning ordinance, no use shall produce a strong light beyond its lot lines. Township officials should ensure that the proposed lighting meets this requirement and any

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

height and use restrictions under the Airport Zoning Overlay District in Section 640 of the zoning ordinance.

3. **Clear sight triangle**—A clear sight triangle of 15 feet where parking aisles access parking accessways and where parking accessways intersect streets is required under Section 518.b. of the subdivision and land development ordinance (SALDO). We recommend that the clear sight triangles be shown on the plan wherever required to ensure adequate visibility and traffic safety.

4. **Sight distance**—Section 518.a. of the SALDO requires that all driveways comply with the sight distance requirements of Pennsylvania Code, Title 67, Transportation, Chapter 441 "Access to and Occupancy of Highways by Driveways and Local Roads." Chapter 441 requires that access driveways be located where adequate sight distance is available for safe ingress and egress. We recommend that the required sight distance measurements and clear sight triangles be demonstrated on the plan to verify compliance with these standards.

5. **Traffic control devices**—We recommend that all proposed traffic control devices, including signs and pavement markings, be clearly depicted on the plans to demonstrate the proposed circulation pattern and traffic control measures within the site.

6. **Driveways**

    a. **Dimensions**—We recommend that dimensions be provided for all proposed driveway openings, including throat widths and curb radii, to demonstrate compliance with Section 517 of the SALDO.

    b. **Pavement detail**—We recommend that a typical driveway pavement section/detail be provided on the plans as required by Section 701.i. of the SALDO. The applicant should also consider the use of pervious pavement materials where appropriate to reduce impervious surface coverage and support stormwater management objectives.

    c. **Profiles**—We recommend that a profile be provided for each proposed driveway, showing existing and proposed grades, to demonstrate compliance with applicable ordinance requirements as required by Section 701.i. of the SALDO and to evaluate safe access to the site.

This review will be included in the Bucks County Planning Commission board materials for the July 1, 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.

MMW:emh
26-0146

cc: Ryan Clymer, Faith Christian Academy (via email)
Drew Moyer, Mease Engineering, PC (via email)
Todd Baldwin, PE, Pennoni, Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)

Mease Engineering, P.C.

516 West Broad Street
Quakertown, PA 18951

(215) 536-7005
FAX (215) 536-8581

26 May 2026

Milford Township Supervisors
2100 Krammes Road
P.O. Box 86
Spinnerstown, PA 18968

RE: FCA PHASE 5

Dear Supervisors:

In accordance with the "Municipalities Planning Code" Sec. 512.1 I hereby request the following modifications to the requirements of the Milford Township Subdivision and Land Development Ordinance (SALDO) for the FCA Track Plan.

Sec. 400 – Faith Christian Academy is requesting a waiver from the land development process in order to replace and restore areas of the facility in disrepair. And, to add additional parking. The following is a summary of the items to be replaced and what is proposed.

The existing track has deteriorated to the point that it is more cost effective to replace the track than to repair it. The drainage system used to control stormwater runoff around the track used large metal inlets that are a safety hazard and are currently covered with rubber or wood mats for safety reasons. FCA would like to replace the track and drainage system with a new track and safer drainage system. At the same time the grass athletic field located inside the track will be replaced with an artificial turf field.

Two new parking lots are proposed; One on the north end of the campus and one on the south end of the campus. Runoff from the northerly parking lot will be controlled by a new infiltration basin. Runoff from the southerly parking lot will be controlled by the existing basin that will be modified to have additional capacity. And lastly runoff from the track and turf field will be controlled by a subsurface infiltration bed beneath the turf and track.

Sincerely,

Tyler Freed, PE

ADA PARKING CALCULATIONS

Existing Front Lot	
Total Spaces:	151
Required ADA Spaces:	6
Proposed ADA Spaces:	6
Existing Rear Lot	
Total Car Spaces:	117
Total Bus Spaces:	5
Required ADA Spaces:	5
Proposed ADA Spaces:	6
Proposed Upper Lot	
Total Car Spaces:	146
Required ADA Spaces:	5
Proposed ADA Spaces:	6
Proposed Lower Lot	
Total Car Spaces:	87
Required ADA Spaces:	4
Proposed ADA Spaces:	4

PARKING CALCULATIONS

Required Spaces		
1 space per Employee	1 space x 55 employees =	55
1 space per 2 classrooms	1 space x 12 classrooms/2 =	6
1 space per 10 students	1 space x 340 students/10 =	34
Total Required		95
Proposed Spaces		
Front Parking Lot		151
Rear Parking Lot		117
Upper Parking Lot		146
Lower Parking Lot		+ 87
Total Proposed		501

NOTES

1. The property lines are based on a field survey performed by Mease Engineering, P.C. performed by Mease Engineering, P.C. in June, September, and October 2020.
2. The contractor is responsible for contacting "PA ONE CALL" (1–800–242–1776) for location of all underground lines at least one week prior to the beginning of construction.
3. The site benchmark is the top of grate of the existing stormwater inlet north of the rear parking area.
4. Attention all contractors: Locations of all existing utilities shown hereon have been developed from utility company records and/or above–ground inspection of the site. Completeness or accuracy of type, size, depth, or horizontal location of underground facilities or structures cannot be guaranteed. Pursuant to the requirements of the Pennsylvania Legislative Act Number 38, contractors must verify location and depth of all underground utilities and facilities prior to start of work.
5. All construction shall be performed in accordance with PennDOT specifications, publication 408 standards, and Milford Township building and construction standards, as applicable.
6. All athletic fields, structures, and improvements shall be constructed and installed in accordance with PIAA standards.
7. Phase 1 consisted of the construction of the artificial turf field. This was submitted to the Township as a site plan. Phase 2 consisted of the regrading and relocation of the softball field, regrading and conversion of the football field to a soccer field, and the construction of bleacher, lights, snack stand, sidewalk, and indoor batting cage. The conversion of the football field and construction of the snack stand were never completed. Phase 2 was submitted to the Township as a land development plan. Phase 3 consisted of the construction of additional parking, an infiltration basin, modular buildings, and two athletic fields. Phase 3 was submitted to the Township as a site plan. Phase 4 consisted of the construction of the wellness center. Phase 4 was submitted to the Township as a site plan. Phase 5 consists of the construction of two parking lots, an infiltration basin, infiltration bed, replacing the track, installation of a turf field, and modifying the existing infiltration basin.
8. All new utility services shall be run underground from existing overhead services.

SURVEYOR'S CERTIFICATION

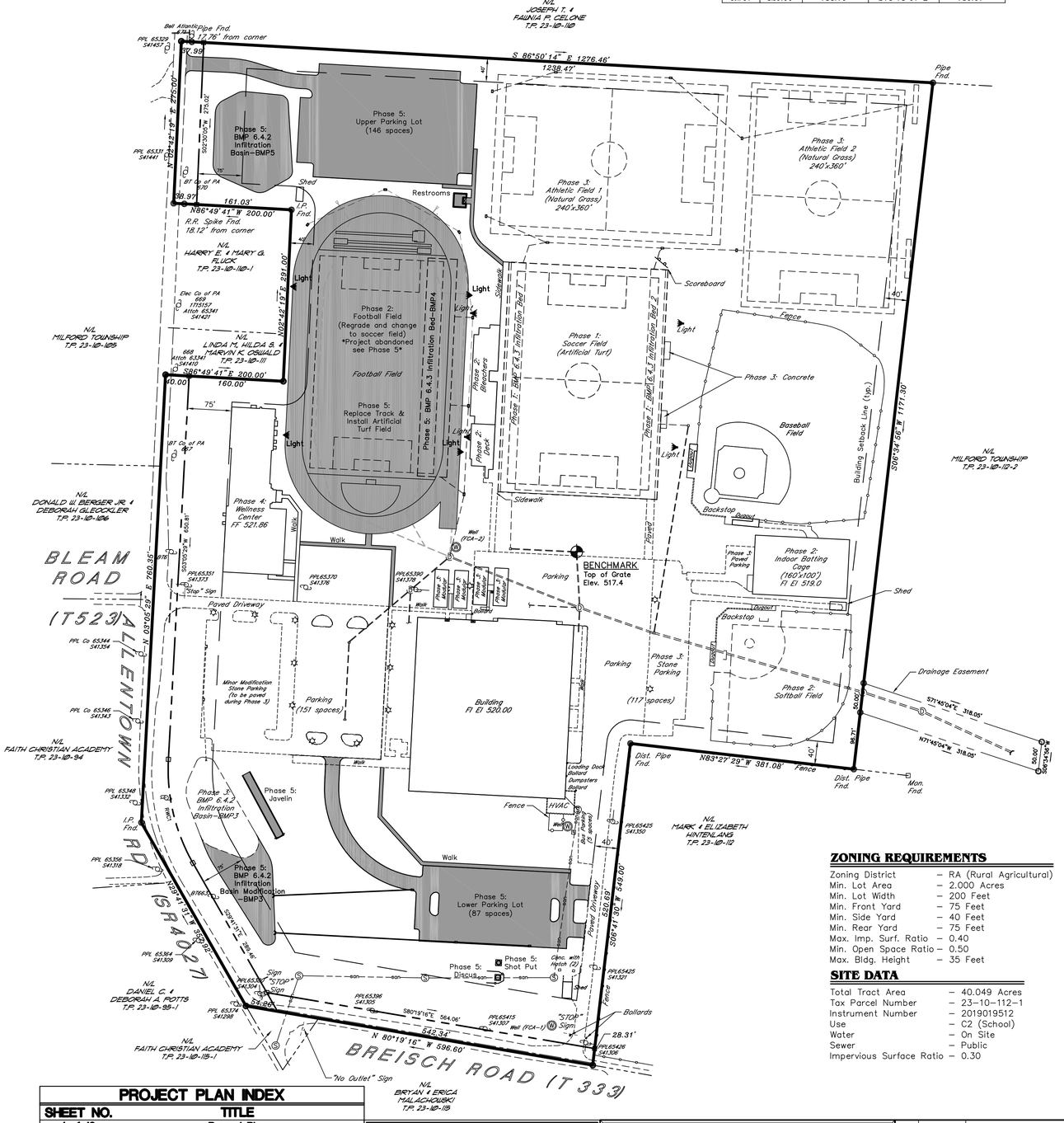
I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

Registered Surveyor
Registration No._____

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No.___PE094862___



RIGHT–OF–WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	LENGTH
RWC1	320.00'	183.10'	S13°18'01"E	180.61'



LOCATION MAP
1" = 800'
800 0 400 800
GRAPHIC SCALE

SYMBOLS

- – Property Corner Marker
- – Concrete Monument Corner Marker
- – Utility Pole
- – Adjoining Property Line (Approx.)
- – Building Setback Line
- – Existing Drainage Easement
- RA – Zoning District
- – Zoning District Boundary Line
- SAN – Existing Sanitary Sewer Line
- – Existing Sanitary Sewer Manhole
- – Existing Stormwater Manhole
- – Existing Well
- – Existing Light Post
- Light – Athletic Field Light
- – Proposed Improvements
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features

IMPERVIOUS SURFACE CALCULATIONS

Impervious Surfaces Prior to Phase 4	
Buildings	79,195 SF
Driveways & Parking Areas	116,472 SF
Walkways & Concrete Areas	9,693 SF
Track	38,686 SF
Turf Field (Phase 1)*	105,457 SF
Bleachers (Phase 2)	9,666 SF
Sidewalk (Phase 2)	5,361 SF
Indoor Batting Cage (Phase 2)	16,000 SF
Dugouts (Phase 2)	680 SF
Shed (Phase 3)	192 SF
Stone Area (Phase 3)	50,943 SF
Paved Area (Phase 3)	5,089 SF
Modular Buildings (Phase 3)	3,282 SF
Concrete Pads (Phase 3)	872 SF
Field House (Phase 4)	23,618 SF
Walk/Conc. (Phase 4)	+ 2,006 SF
Total Impervious Surface Prior to Phase 5	467,412 SF
Impervious Surfaces To Be Removed	
Track	38,686 SF
Walk	+ 312 SF
Total Impervious Surfaces To Be Removed	38,998 SF
Proposed Phase 5 Impervious Surfaces	
Upper Parking Lot (Phase 5)	58,727 SF
Lower Parking Lot (Phase 5)	41,793 SF
Track (Phase 5)	65,671 SF
Turf Field (Phase 5)*	90,223 SF
Restroom (Phase 5)	495 SF
Sidewalk (Phase 5)	5,973 SF
Field Events (Phase 5)	+ 2,030 SF
Total Proposed Phase 5 Imp.	264,912 SF
Total	
Impervious Surface Prior to Phase 5	467,412 SF
Impervious Surfaces To Be Removed	– 38,998 SF
Proposed Phase 5 Impervious Surfaces	+ 264,912 SF
Total Impervious Surface Post Phase 5	693,326 SF
Turf Fields	–195,680 SF
	497,646 SF

Impervious Surface Ratio (497,646/43,560)/38.380=0.30

*Artificial turf athletic fields are not considered by Milford Township to be an impervious surface.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ZONING REQUIREMENTS

Zoning District	– RA (Rural Agricultural)
Min. Lot Area	– 2.000 Acres
Min. Lot Width	– 200 Feet
Min. Front Yard	– 75 Feet
Min. Side Yard	– 40 Feet
Min. Rear Yard	– 75 Feet
Max. Imp. Surf. Ratio	– 0.40
Min. Open Space Ratio	– 0.50
Max. Bldg. Height	– 35 Feet

SITE DATA

Total Tract Area	– 40.049 Acres
Tax Parcel Number	– 23–10–112–1
Instrument Number	– 2019019512
Use	– C2 (School)
Water	– On Site
Sewer	– Public
Impervious Surface Ratio	– 0.30

T.P. 23–10–112–1

PROJECT PLAN INDEX

SHEET NO.	TITLE
1 of 10	Record Plan
2 of 10	Existing Features Plan
3 of 10	Lighting & Landscape Plan
4 of 10	Limits of Disturbance Plan
5 of 10	Erosion & Sedimentation Control Plan
6 of 10	Erosion & Sedimentation Control Details
7 of 10	PCSM Plan
8 of 10	PCSM Details
9 of 10	Construction Details Plan
10 of 10	Watershed Map

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1–800–242–1776
PROJECT SERIAL NO. –

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 100'
DRAWN BY: TDK
DATE: 22 May '26
FILE: 18060501P5

OWNERS OF RECORD: Faith Christian Academy
2255 Allentown Road
Quakertown, PA 18951

Record Plan

SHEET 1 of 10

SITE CAPACITY CALCULATIONS (In Acres)

a. Base Site Area:

Site Area	40.049
Allentown & Breisch Roads Ultimate Rights-of-Way	− 1.669
Base Site Area	38.380

b. Land w/Resource Restrictions and Resource Protection Land

Resource	Open Space Ratio	Acres of Land in Resources	Resource Protection Land (Acres x Open Space Ratio)
Flood Plains	1.00	–	–
Flood Plain Soils	1.00	–	–
Steep Slopes:			
8 – 15%	0.60	–	–
15 – 25%	0.70	–	–
25% or more	0.85	–	–
Woodlands	0.80	–	–
Lakes and Ponds	1.00	–	–
Lake Shore Areas	0.70	–	–
Pond Shore Areas	0.80	–	–
Watercourses	1.00	–	–
Wetlands	1.00	–	–
Wetland Margins	0.80	–	–
Land w/Resource Restrictions		–	
Resource Protection Land			–

c. Recreation Land

Base Site Area	38.380
Subtract Land w/Resource Restrictions	− 0.000
Remainder	38.380
Multiply by 1/3 Min. Open Space Ratio (0.33x0.50)	x 0.170
Recreation Land	6.525

d. Combine Resource Protection Land and Recreation Land

Resource Protection Land	0.000
Add Recreation Land	+ 6.525
Resource Protection and Recreation Land	6.525

e. Standard Minimum Open Space

Base Site Area	38.380
Multiply by Open Space Ratio	x 0.500
Standard Minimum Open Space	19.190

f. Required Open Space

The required open space is the Resource Protection and Recreation Land or the Standard Minimum Open Space, whichever is greater.	19.190

g. Unusable Land

Resource Protection and Recreation Land	6.525
Subtract Standard Minimum Open Space	−19.190
Unusable Land	0.000

h. Net Buildable Site Area:

Base Site Area	38.380
Subtract Unusable Land	− 0.000
Net Buildable Site Area	38.380

i. Number of Dwelling Units:

Net Buildable Site Area	38.380
Multiply by Maximum Density	N/A
Number of Dwelling Units	N/A

j. Impervious Surfaces:

Net Buildable Site Area	38.380
Multiply Max. Imp. Surface Ratio	x 0.400
Maximum Impervious Surfaces	15.352

k. Buildable Portion of the Site

Base Site Area	38.380
Subtract Required Open Space	−19.190
Buildable Portion of the Site	19.190

l. Site Capacity Summary

Net Buildable Site Area (h)	38.380
Maximum Number of Dwelling Units (i)	N/A
Maximum Impervious Surfaces (j)	15.352
Required Open Space (f)	19.190

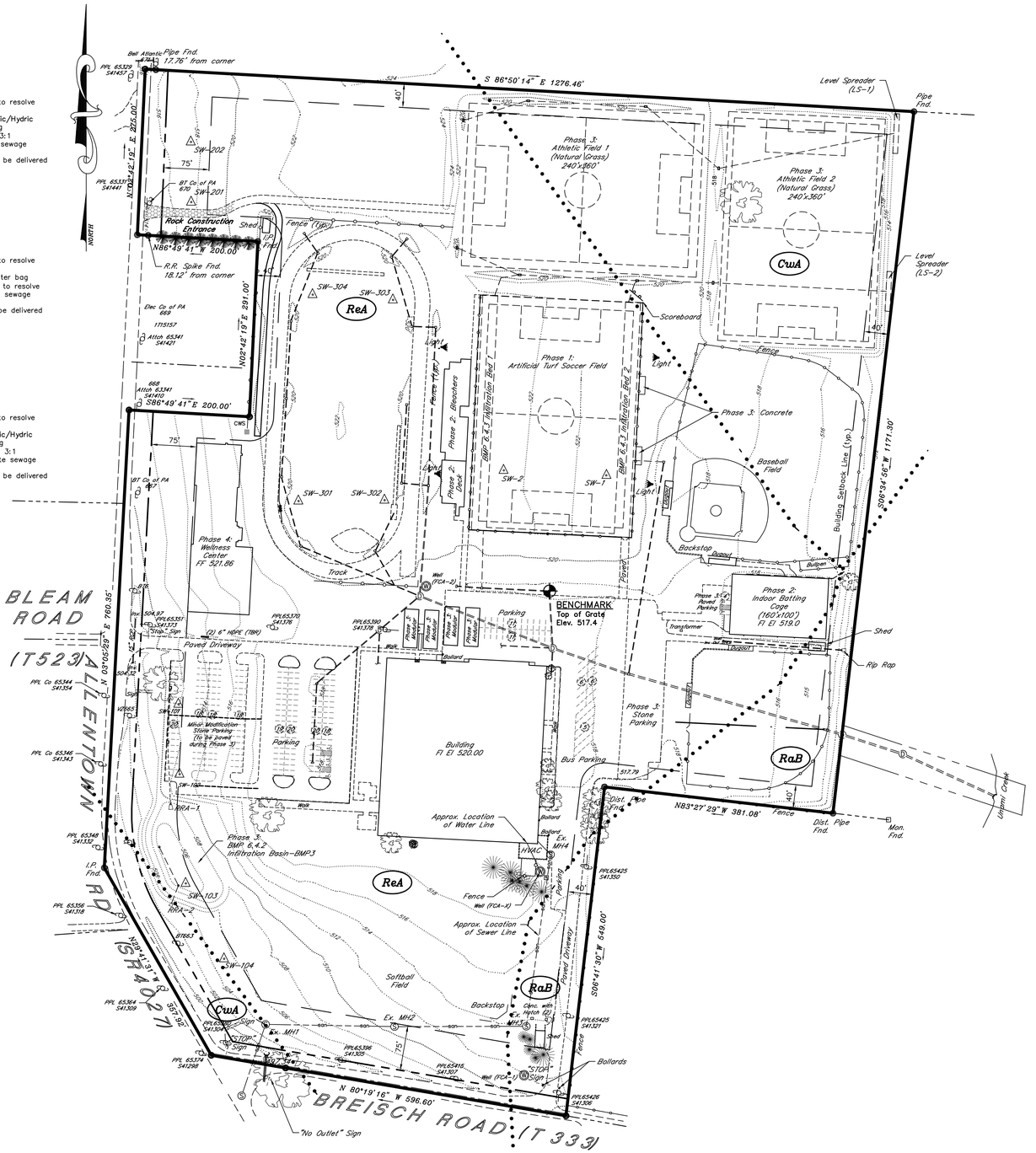
SOILS

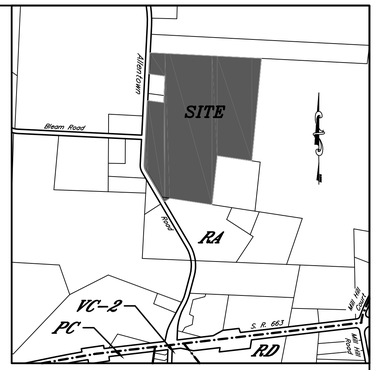
Soil Survey of Bucks County, PA USDA – NRCS:

(CwA) Croton silt loam:
Slopes: 0 to 3 percent
Slopes: 3 to 8 percent
Depth to Bedrock: 60 to 72 inches
Depth to Water Table: 0.0 to 0.5 feet
Shrink-swell potential: Moderate
Land Capability Classification: 4w
Erosion Factor (k): 0.43
Hydric soil: Yes
Hydrological Soil Group Listing: D
Limitations and Resolutions:
Outbanks Cave– shoring may be required
Corrosive to Concrete/Steel– contact structural engineer to resolve
Easily Erodible– contractor must follow E&S plan
Depth to Saturated Zone/Seasonal High Water Table; Hydric/Hydric Inclusions; Wetness– pump excess water through filter bag
Low Strength/Landslide Prone– slopes should not exceed 3:1
Slow Percolation–have soils scientist evaluate for on–site sewage
Piping– install anti–seep collar if necessary
Poor Source of Top Soil– additional top soil may need to be delivered
Frost Action–install footers below frost line

(RoB) Raritan silt loam:
Slopes: 3 to 8 percent
Depth to Bedrock: 60 to 99 inches
Depth to Water Table: 6 to 31 inches
Land Capability Classification: 2e
Erosion Factor (k): ≤0.37 (erosion resistant)
Hydric Soil: No
Hydrological Soil Group Listing: C/D
Limitations and Resolutions:
Outbanks cave– shoring may be required
Corrosive to Concrete/Steel– contact structural engineer to resolve
Depth to saturated zone/high water table; Hydric/hydric inclusions; Wetness– pump excess water through filter bag
Low strength/landslide prone– contact structural engineer to resolve
Slow percolation– have soils scientist evaluate for on–site sewage
Piping– use anti–seepage collar if necessary
Poor Source of Topsoil– additional top soil may need to be delivered
Frost action– install footer below frost line

(ReA) Reaqinton silt loam:
Farmland of Statewide Importance
Slopes: 0 to 3 percent
Depth to Bedrock: 40 to 70 inches
Depth to Water Table: 1.5 to 3.0 feet
Land Capability Classification: 2e
Erosion Factor (k): 0.43
Hydric Soil: No
Hydrological Soil Group Listing: C
Limitations and Resolutions:
Outbanks Cave – Shoring may be required
Corrosive to Concrete/Steel– contact structural engineer to resolve
Easily Erodible– contractor must follow E&S plan
Depth to Saturated Zone/Seasonal high Water Table; Hydric/Hydric Inclusion; Wetness – Pump excess water through filter bag
Low Strength/Landslide Prone – Slopes should not exceed 3:1
Slow Percolation – Have soils scientist evaluate for on–site sewage
Piping – Install anti–seep collar is needed
Poor Source of Topsoil – Additional top soil may need to be delivered
Frost Action – Install footers below frost line





LOCATION MAP
1" = 800'

800 0 400 800
GRAPHIC SCALE

SYMBOLS

○	– Property Corner Marker
□	– Concrete Monument Corner Marker
	– Utility Pole
	– Adjoining Property Line (Approx.)
	– Building Setback Line
450	– Existing Contour
CwA	– Soil Type
	– Soil Boundary Line
	– Soil Probe
W	– Well
600 600	– Existing Sanitary
	– Existing Deciduous Tree
	– Existing Evergreen Tree
Slanted Text	– Existing Features
Straight Text	– Proposed Features

NOTES

1. The property lines are based on a field survey performed by Mease Engineering, P.C.
2. The contractor is responsible for contacting "PA ONE CALL" (1–800–242–1776) for location of all underground lines at least one week prior to the beginning of construction.
3. The site benchmark is the top of grate of the existing stormwater inlet north of the rear parking area.
4. Phase 1 consisted of the construction of the artificial turf field. This was submitted to the Township as a site plan. Phase 2 consisted of the regrading and relocation of the softball field, regrading and conversion of the football field to a soccer field, and the construction of bleacher, lights, snack stand, sidewalk, and indoor batting cage. The conversion of the football field and construction of the snack stand were never completed. Phase 2 was submitted to the Township as a land development plan. Phase 3 consisted of the construction of additional parking, an infiltration basin, modular buildings, and two athletic fields. Phase 3 was submitted to the Township as a site plan. Phase 4 consisted of the construction of the wellness center. Phase 4 was submitted to the Township as a site plan. Phase 5 consists of the construction of two parking lots, an infiltration basin, infiltration bed, replacing the track, installation of a turf field, and modifying the existing infiltration basin.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

T.P. 23–10–112–1

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
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Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

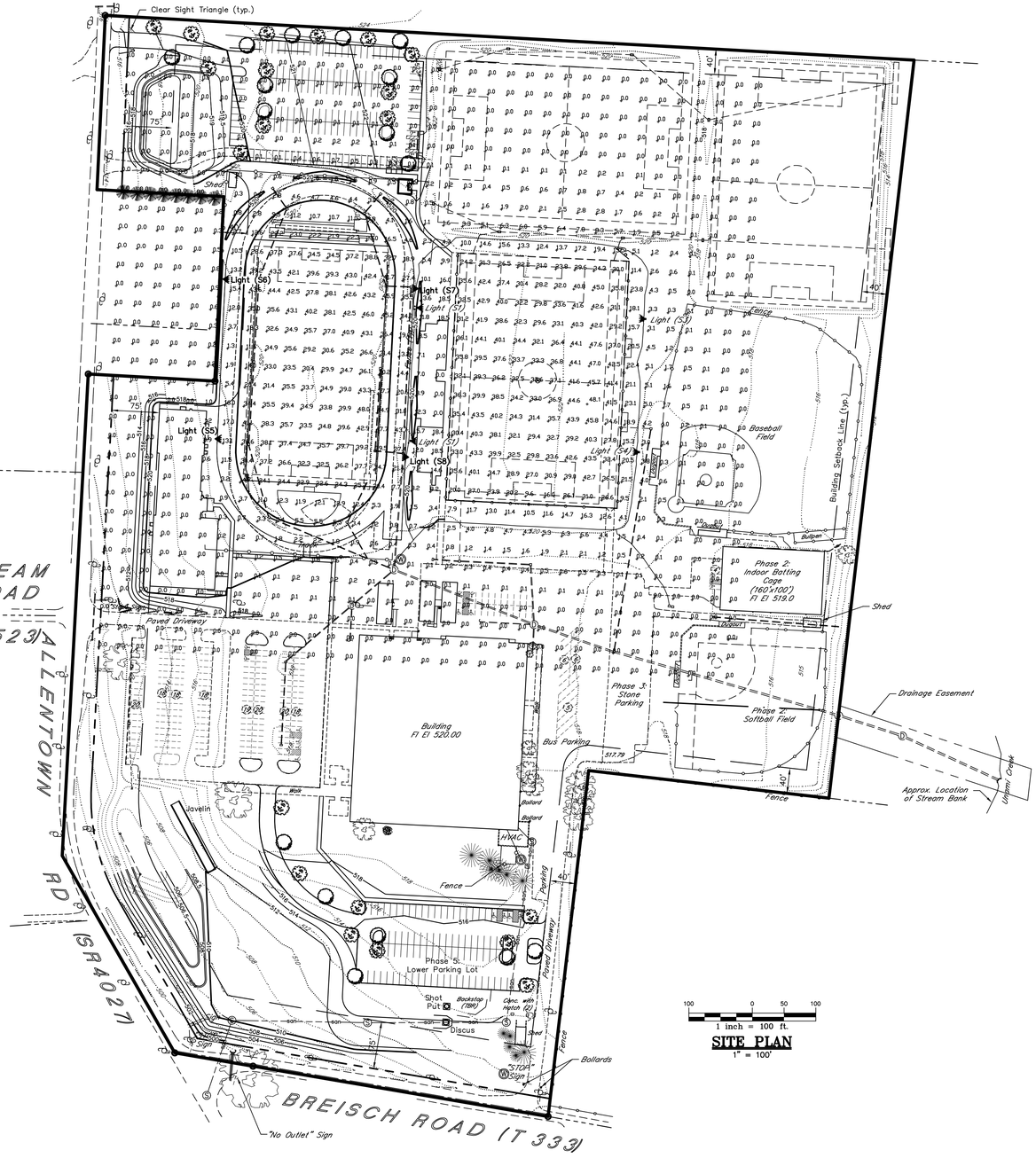
FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 100' | DRAWN BY: TDK
DATE: 22 May '26 | FILE: 18060502P5
OWNERS OF RECORD: Faith Christian Academy, 2255 Allentown Road, Quakertown, PA 18951

Existing Features Plan

SHEET 2 of 10



1 inch = 100 ft.

SITE PLAN
1" = 100'

SYMBOLS

- O – Property Corner Marker
- – Sign
- – Utility Pole
- – Adjoining Property Line (Approx.)
- – Building Setback Line
- 430 – Existing Contour
- Light (S1) – Existing Light to be Replaced with Musco Fixtures
- Light (S8) – Proposed Light
- 0.1 – Light Intensity (Foot Candles)
- SSMH – Existing Sanitary Sewer Line
- (S) – Existing Sanitary Sewer Manhole
- (D) – Existing Stormwater Manhole
- (W) – Existing Well
- – Existing Deciduous Tree
- – Existing Evergreen Tree
- – Proposed Deciduous Tree
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features

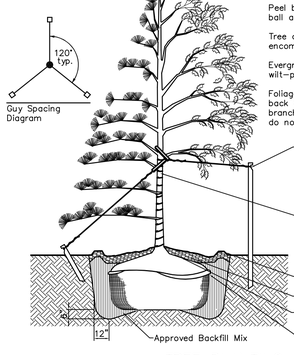
Structure ID	Structure Height	Fixture Attchmt. Height	Fixture Qty.	Fixture Type	Load	Circuit
S1–S4	70'	70'	3	TLC–RGBW	1.92 kW	A
–	–	70'	6	TLC–LED–1200	7.02 kW	A
S5–S8	70'	70'	3	TLC–LED–1200	3.51 kW	B
–	–	70'	4	TLC–LED–900	3.52 kW	B
8	–	–	64	–	63.88 kW	–

Circuit	Description	Load	Fixture Qty.
A	Turf Field 1	35.76 kW	36
B	Turf Field 2/Track	28.12 kW	28

Fixture Type	Circuit	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC–RGBW	A	LED 5700K – 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	24
TLC–LED–1200	A	LED 5700K – 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	12
TLC–LED–1200	B	LED 5700K – 75 CRI	880W	104,000	>120,000	>120,000	>120,000	16
TLC–LED–900	B	LED 5700K – 75 CRI	640W	28,500	>120,000	>120,000	>120,000	12

Driver Specifications (.90 min. power factor)	Line Amperage per Fixture (max. draw)						
Single Phase Voltage	208 60	220 60	240 60	277 60	347 60	380 60	480 60
TLC–LED–1200	6.9	6.5	6.0	5.2	4.2	3.8	1.9
TLC–LED–900	5.2	4.9	4.5	3.9	3.1	2.9	3.0
TLC–RGBW	4.5	4.3	3.8	3.3	2.7	2.5	2.3

Grid Name	Calculation Metric	Illumination Ave.					Circuits	Fixture Qty.
		Ave.	Min.	Max.	Max/Min	Ave/Min		
Blanket Grid (ALL)	Horizontal	8.9	0	48	–	–	A/B	64
Blanket Grid (Field 1)	Horizontal	4.6	0	48	–	–	A	36
Blanket Grid (Field 2)	Horizontal	4.2	0	48	–	–	B	28
Bleacher	Horizontal	17.3	0	30	–	–	A	36
Track	Horizontal Illuminance	9.3	0	34	119.72	32.64	B	28
Turf Field 1	Horizontal Illuminance	30.6	19	42	2.29	1.65	A	36
Turf Field 2	Horizontal Illuminance	31.0	21	41	1.98	1.50	B	28



Any nylon rope used in balling the tree shall be cut and removed from root ball.

Peel back burlap 1/3 from top of root ball and cut all binding rope.

Tree and shrub massings shall be encompassed by one larger mulched bed.

Evergreen plantings to be sprayed with wilt-proof when planted in the fall.

Foliage of deciduous trees to be pruned back by one-fourth, cutting off whole branches, not tips. Retain natural shape, do not cut leader.

TREE PLANTING
N.T.S.

PLANTING SCHEDULE			
Symbol	Quantity	Common Name	Size/Caliper
	18	Red Maple	2.5" min
	18	London Plane	2.5" min

NOTE: Other trees/shrubs may be planted in place of the above list if approved by the Township Engineer.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No.: PE094862

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1-800-242-1776
PROJECT SERIAL NO. –

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

T.P. 23–10–112–1

FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 100'
DRAWN BY: TDK
DATE: 22 May '26
FILE: 18060503P5

OWNERS OF RECORD: Faith Christian Academy
2255 Allentown Road
Quakertown, PA 18951

Lighting & Landscape Plan

SHEET 3 of 10

RECYCLING OR DISPOSAL OF MATERIALS

The project applicant or co-applicant shall remove from the site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes at the site. Construction wastes for the site will be concrete and excess building materials. The contractor shall use the CWS as shown on the plan (See Concrete Washout Detail on E&S Details Sheet).

POTENTIAL THERMAL IMPACTS

The infiltration basin (BMP3), infiltration bed (BMP4), and infiltration basin (BMP5) have been designed to infiltrate the majority of the stormwater runoff from the proposed impervious surfaces. We anticipate that the proposed development will cause no thermal impacts.

CLEAN FILL & DUE DILIGENCE NOTE

Applicants and/or operators must use environmental due diligence to ensure that the fill material associated with this project qualifies as Clean Fill. Definitions of Clean Fill and Environmental Due Diligence are provided below. All fill material must be used in accordance with the DEP's policy "Management of Fill", document number 258-2182-773.

Clean Fill is defined as uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the 3800-PM-BCW0405a Rev. 3/2019 Instructions - 3 - waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance may still qualify as clean fill if the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP1a and FP-1b found in DEP's "Management of Fill" policy. Any person placing clean fill that has been affected by a spill or release of a regulated substance must use Form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP001 must be retained by the owner of the property receiving the fill and must be kept on-site and made available upon request by DEP or authorized conservation district. Failure to produce the form upon request may result in the revoking, suspension or termination of permit coverage. A copy of Form FP-001 can be found at the end of these instructions.

Environmental Due Diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of DEP's "Management of Fill" policy. Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with DEP's residual or municipal waste regulations in 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable.

SITE SPECIFIC NOTES

1. The contours and existing features are based on a field survey. The field survey was performed in May 2023.
2. All users of this plan are referred to and cautioned to comply with PA Act 287 as amended by PA Act 172, HB 2543, enacted 06-10-1987, and by PA HB 722, P.L. 364, Act 38, enacted 12-12-1991, and by PA HB 2627, Act 187, effective 12-19-96, and by PA Act 199, P.L. 1567, enacted 11-30-2004, and by PA Act 181, P.L. 1593, enacted 11-29-2006.
3. This plan contains information pertaining to underground utilities which is for general information only, and are not based on an actual subsurface location survey. All subsurface information shown on this plan needs to be verified by the plan user. The preparer of this plan assumes no responsibility for and makes no representations or warranties as to the accuracy of the location of underground utilities or other underground features. Repair of damages to any underground utilities, structures, and appurtenances will be the sole responsibility of the contractor, and at the contractor's expense.
4. The contractor performing the work is responsible for contacting "PA ONE CALL" (1-800-242- 1776) for location of all underground lines at least one week prior to the beginning of construction.
5. If any conflicts, discrepancies, or other unsatisfactory conditions are discovered, either on the construction documents or the field conditions, the contractor must notify the owner or project engineer immediately and shall not commence operations until the conflicts, discrepancies, or other unsatisfactory conditions are resolved.
6. Benchmark datum is arbitrary.
7. Applicants and/or operators must use environmental due diligence to ensure that the fill material associated with this project qualifies as Clean Fill. All fill material must be used in accordance with the DEP's policy "Management of Fill", document number 258-218-2773.
   Clean Fill
   Uncontaminated, non-water soluble, non-decomposable, inert, solid material.
   Environmental Due Diligence
   Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits.
8. The NPDES/Project Site boundary follows the property line.
9. The Chapter 93 receiving waters is the Unami Creek. The classification is HQ-TSF, MF.

PROJECT LIMITS OF DISTURBANCE

Summary
Phase 1 - 5.70 Acres
Phase 2 - 3.28 Acres (Phase 1)* + 5.95 Acres = 9.23 Acres
Minor Modification - 9.23 Acres + 1.05 Acres = 10.28 Acres
Phase 3 - 2.43 Acres (Minor Modification)* + 8.36 Acres = 10.79 Acres
Phase 4 - 2.85 Acres (Phase 2)* + 9.42 Acres (Phase 3)* + 2.08 Acres = 14.35 Acres
Phase 5 - 0.58 Acres (Phase 1)* + 2.85 Acres (Phase 2)* + 3.50 Acres (Phase 3)* + 0.47 Acres (Phase 4)* + 6.45 Acres = 13.85 Acres
*Area from previous permit does not include area that has been stabilized and will remain stabilized or Phase 4 area under construction.

SOILS

Soil Survey of Bucks County, PA USDA - NRCS:

(CwA) Croton silt loam:
Slopes: 0 to 3 percent
Slopes: 3 to 8 percent
Depth to Bedrock: 60 to 72 inches
Depth to Water Table: 0.0 to 0.5 feet
Shrink-swell potential: Moderate
Land Capability Classification: 4w
Erosion Factor (k): 0.43
Hydric soil: Yes
Hydrological Soil Group Listing: D
Limitations and Resolutions:
Cutbanks Cave- shoring may be required
Corrosive to Concrete/Steel- contact structural engineer to resolve
Easily Erodible- contractor must follow E&S plan
Depth to Saturated Zone/Seasonal High Water Table; Hydric/Hydric Inclusions; Wetness- pump excess water through filter bag
Low Strength/Landslide Prone- slopes should not exceed 3:1
Slow Percolation-have soils scientist evaluate for on-site sewage Piping- install anti-seep collar if necessary
Poor Source of Top Soil- additional top soil may need to be delivered
Frost Action-install footers below frost line

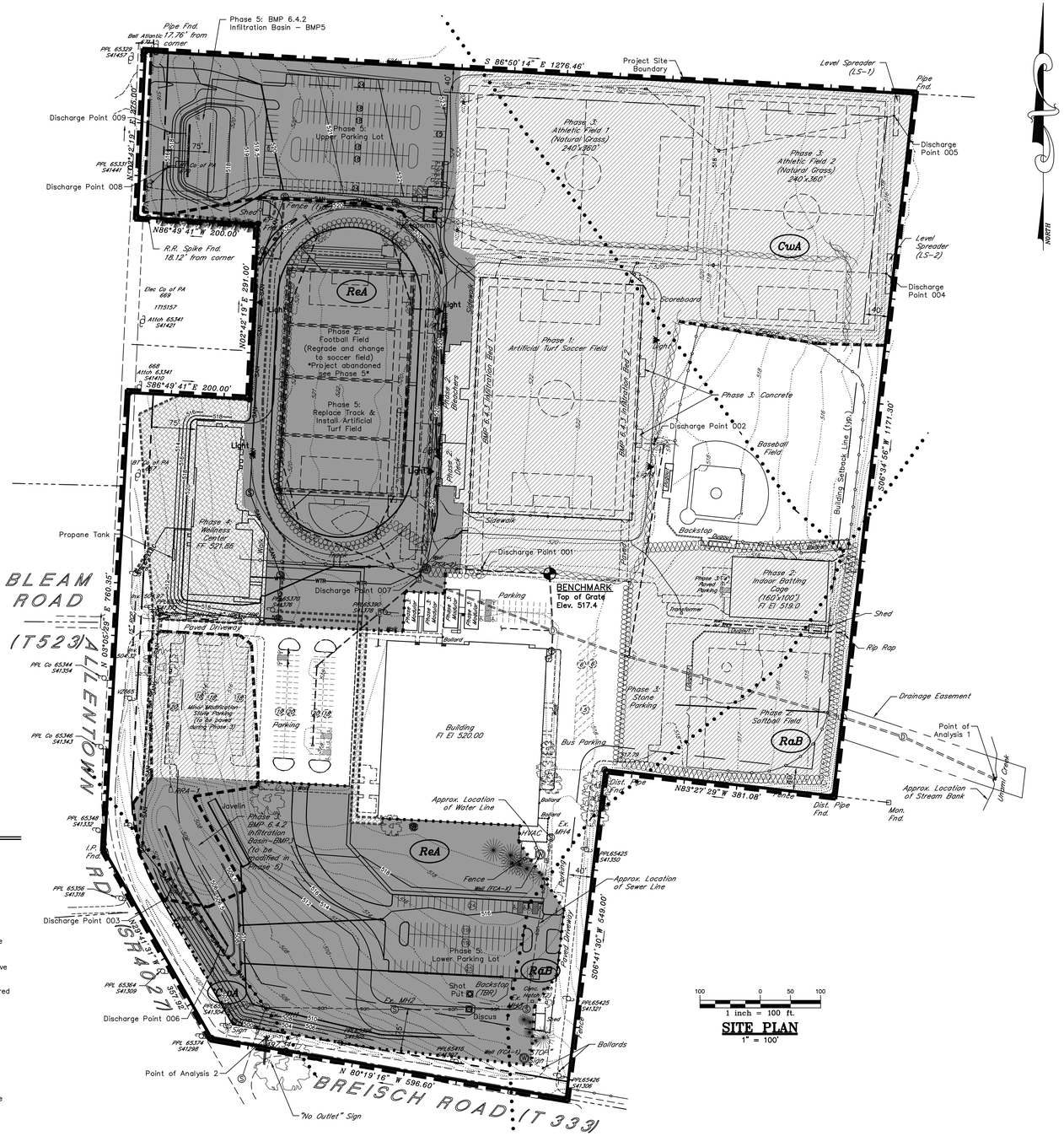
(RaB) Raritan silt loam:
Slopes: 3 to 8 percent
Depth to Bedrock: 60 to 99 inches
Depth to Water Table: 6 to 31 inches
Land Capability Classification: 2e
Erosion Factor (k): ≤0.37 (erosion resistant)
Hydric Soil: No
Hydrological Soil Group Listing: C/D
Limitations and Resolutions:
Cutbanks cave- shoring may be required
Corrosive to Concrete/Steel- contact structural engineer to resolve
Depth to saturated zone/high water table; Hydric/ hydric inclusions; Wetness- pump excess water through filter bag
Low strength/landslide prone- contact structural engineer to resolve
Slow percolation- have soils scientist evaluate for on-site sewage
Piping- use anti-seepage collar if necessary
Poor Source of Topsoil- additional top soil may need to be delivered
Frost action- install footer below frost line

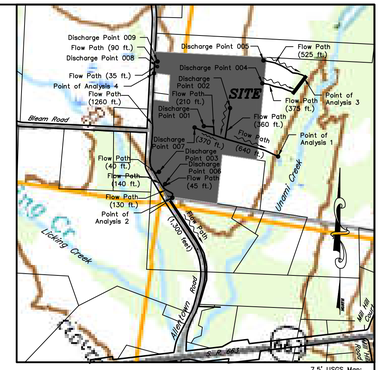
(ReA) Readington silt loam:
Farmland of Statewide Importance
Slopes: 0 to 3 percent
Depth to Bedrock: 40 to 70 inches
Depth to Water Table: 1.5 to 3.0 feet
Land Capability Classification: 2e
Erosion Factor (k): 0.43
Hydric Soil: No
Hydrological Soil Group Listing: C
Limitations and Resolutions:
Cutbanks Cave - Shoring may be required
Corrosive to Concrete/Steel- contact structural engineer to resolve
Easily Erodible- contractor must follow E&S plan
Depth to Saturated Zone/Seasonal high Water Table; Hydric/Hydric Inclusion; Wetness - Pump excess water through filter bag
Low Strength/Landslide Prone - Slopes should not exceed 3:1
Slow Percolation - Have soils scientist evaluate for on-site sewage Piping - Install anti-seep collar is needed
Poor Source of Topsoil - Additional top soil may need to be delivered
Frost Action - Install footers below frost line

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862





LOCATION MAP
1" = 800'
800 0 400 800
GRAPHIC SCALE

SYMBOLS

- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- Existing Contour
- Proposed Contour
- CwA - Soil Type
- Soil Boundary Line
- W - Well
- SAN SAN - Proposed Sanitary
- san san - Existing Sanitary
- WTR WTR - Proposed Water
- ELEC ELEC - Proposed Electric
- Existing Deciduous Tree
- Existing Evergreen Tree
- NPDES Boundary Line
- Phase 1 Limits of Construction/Disturbance
- Phase 2 Limits of Construction/Disturbance
- Phase 3 Limits of Construction/Disturbance
- Phase 4 Limits of Construction/Disturbance
- Phase 5 Limits of Construction/Disturbance
- Constructed and Permanently Stabilized (12.06 Acres)
- Under Construction (1.60 Acres)
- Proposed Construction (13.85 Acres)
- *Slanted Text* - Existing Features
- Straight Text - Proposed Features
- *TBR* - To Be Removed

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Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

T.P. 23-10-112-1

FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 100'
DRAWN BY: TDK
DATE: 22 May '26
FILE: 18060505P5

OWNERS OF RECORD: Faith Christian Academy
2255 Allentown Road
Quakertown, PA 18951

Limits of Disturbance Plan

SHEET 4 of 10

E&S PLAN PLANNING & DESIGN NOTES

1. The design maximizes the protection of existing drainage features and existing vegetation. The drainage features on the site are existing inlets and pipe, the two infiltration beds constructed in phase 1, and the infiltration basin constructed in phase 3. The design proposes a modification to the infiltration basin constructed in phase 3, and the construction of another infiltration basin and infiltration bed.
2. The existing ground cover is mostly lawn and impervious. The grading design minimizes the area that must be graded around the proposed improvements.
3. The design minimizes soil compaction by minimizing the limits of disturbance and minimizing the amount of area previously disturbed and stabilized that must be disturbed as part of this phase.
4. An infiltration basin, infiltration bed, and modification to the existing infiltration basin area proposed to control the additional impervious surfaces proposed with phase 5.
5. Inspections of the BMPs shall be performed in accordance with the permit conditions, including weekly visual site inspection reports (VSIR).

CONSTRUCTION SEQUENCE

(Anticipated site work schedule: Begin 9/26 End 9/27)
Note: Refer to prior approved phase plans for prior phase work to be completed.

Day 1–15:

1. Inspect and repair all existing E&S BMPs as necessary. Install silt sock 12, rock construction entrance 2, concrete washout stations, and inlet filter bags for existing inlets around the track. All erosion and sediment controls must be constructed, stabilized, and functional before beginning earth disturbance within the tributary areas of those controls. The limits of disturbance shall be field marked prior to beginning any earth disturbance. The immediate cessation of activity on any disturbed area shall require temporary stabilization consisting of temporary seed and mulch.

Day 16–365:

2. Strip topsoil and remove the existing track and storm sewer piping associated with the track up to the existing storm sewer manhole where discharge point 007 is located. Stockpile topsoil and fill material where shown on the plan. Stabilize stockpiles with temporary seed mixture and mulch. Disturbed areas should be temporarily stabilized if no work is to be done within three (3) days. Stockpiles should be stabilized immediately.
3. Construct BMP 6.4.3 Infiltration Bed–BMP4 and the storm sewer associated with the track. THE CONSTRUCTION OF BMP 6.4.3 INFILTRATION BED–BMP4 IS A CRITICAL STAGE AND THE DESIGN ENGINEER SHALL BE CONTACTED TO COMPLETE INSPECTIONS. Immediately following the installation of a new inlet, inlet protection shall be installed for that inlet. Trenches shall be immediately backfilled an stabilized upon completion of installation.
4. Construct the track and artificial turf field. Final grade the area around the track and spread topsoil, seed, and mulch. All topsoil placement shall be a minimum of 8" thick.

Steps 5 – 9 pertain to the modification of BMP3 and construction of the lower parking lot and can be completed in conjunction with steps 2 – 4.

5. Strip topsoil for the modification of BMP 6.4.2 Infiltration Basin–BMP3 and the area south of the school building. Stockpile topsoil and fill material where shown on the plan. Stabilize stockpiles with temporary seed mixture and mulch. Disturbed areas should be temporarily stabilized if no work is to be done within three (3) days. Stockpiles should be stabilized immediately.
6. Rough grade the BMP3 modification and area south of the school building.
7. Construct the modification to BMP 6.4.2 Infiltration Basin–BMP3. THE MODIFICATION OF BMP 6.4.2 INFILTRATION BASIN–BMP3 IS A CRITICAL STAGE AND THE DESIGN ENGINEER SHALL BE CONTACTED TO COMPLETE INSPECTIONS. Once BMP3 is constructed, install the erosion control blanket on the berm of the BMP as shown on the plan and install a 12" silt sock upslope to prevent sediment laden water from reaching the BMP prior ot stabilization. This sock shall not be removed until the drainage area to the BMP has reached full stabilization.
8. Construct the Javelin, Discus, and Shot Put areas. Construct the lower parking lot and install storm sewer for lower parking lot. Inlet filter bags shall be installed as each new inlet is installed.
9. Final grade and spread topsoil, seed, and mulch the area south of the school building. All topsoil placement shall be a minimum of 8" thick.

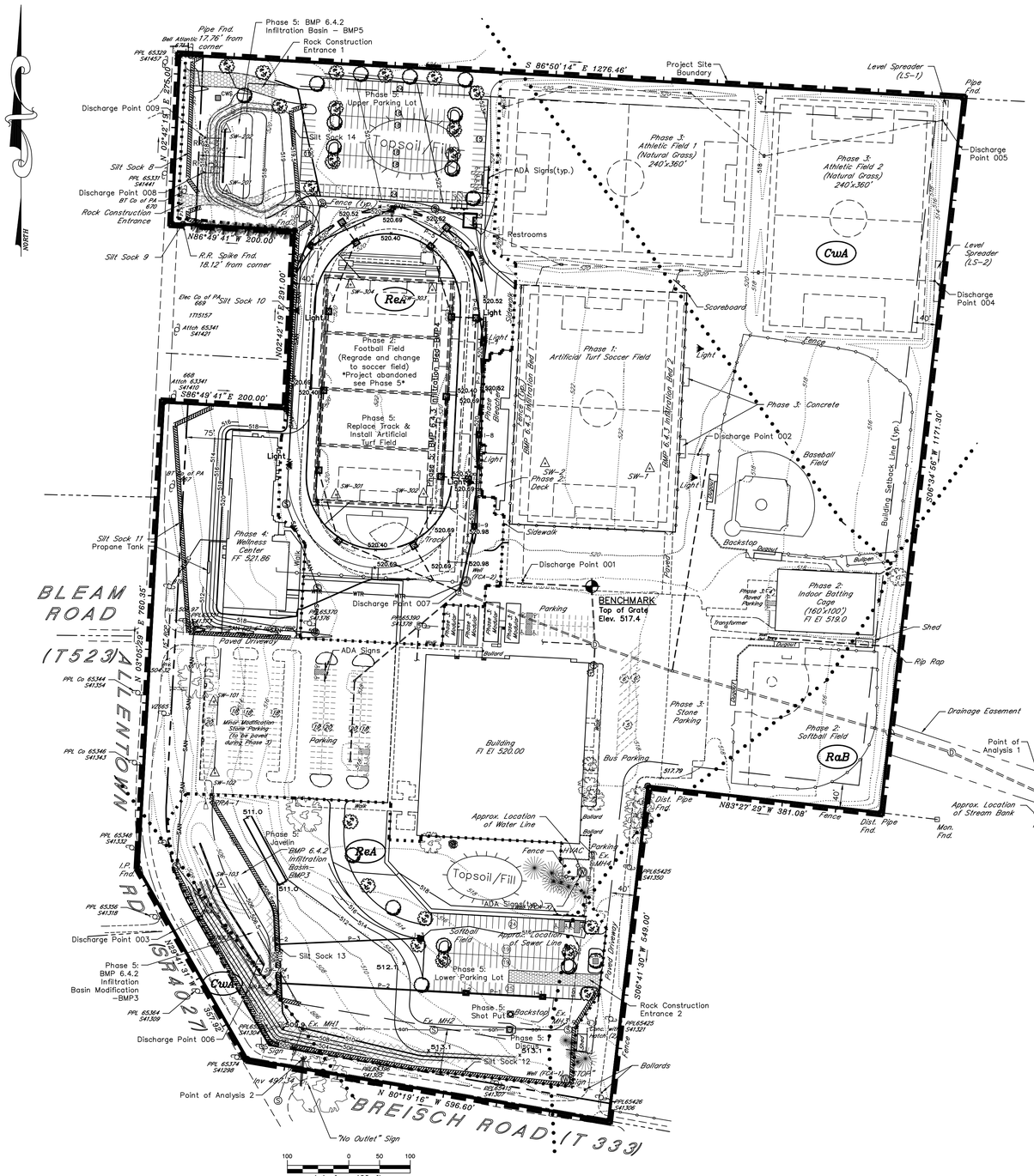
Steps 10 – 14 pertain to the construction of BMP5 and construction of the upper parking lot and can be completed in conjunction with steps 2 – 9.

10. Strip topsoil for the construction of BMP 6.4.2 Infiltration Basin–BMP5 and northern parking lot. Stockpile topsoil and fill material where shown on the plan. Stabilize stockpiles with temporary seed mixture and mulch. Disturbed areas should be temporarily stabilized if no work is to be done within three (3) days. Stockpiles should be stabilized immediately.
11. Install rock construction entrance 1. When installing rock construction entrance 1, silt sock 8 shall be broken and ends turned up slope to continue to function as two separate silt socks.
12. Remove the existing rock construction entrance. When removing this rock construction entrance, the ends of silt socks 8 and 9 shall be turned to overlap by at least 5 feet. If the existing silt socks are not long enough to provide this overlap, a new section of silt sock shall be installed on the upslope side of the existing silt socks to achieve the minimum overlap.
13. Construct BMP 6.4.2 Infiltration Basin–BMP5. THE CONSTRUCTION OF BMP 6.4.2 INFILTRATION BASIN–BMP5 IS A CRITICAL STAGE AND THE DESIGN ENGINEER SHALL BE CONTACTED TO COMPLETE INSPECTIONS. Once BMP5 is constructed, install the erosion control blanket on the berm of the BMP as shown on the plan and install a 12" silt sock upslope to prevent sediment laden water from reaching the BMP prior to stabilization. This sock shall not be removed until the drainage area to the BMP has reached full stabilization.
14. Construct the upper parking lot and final grade the surrounding area and spread topsoil, seed, and mulch. All topsoil placement shall be a minimum of 8" thick.
15. All erosion and sediment pollution (E&S) controls must be properly maintained and cleaned of sediment or replaced and when necessary, UNTIL THE SITE IS STABILIZED. (A permanently stabilized site shall mean 70% uniform vegetative cover).
16. Allow silt sock to remain until ground cover is established on disturbed areas.
17. When topsoil piles are removed, seed and mulch the area. Maintain topsoil stockpile silt sock until area is stabilized.
18. Areas that fail to germinate must be reseeded. Seeded areas that wash out must be filled and graded as necessary and then reseeded. North American Green S150 geotextile matting shall be used to hold seed/mulch in place.
19. If at any time prior to site stabilization any erosion or sediment pollution problems occur which require additional controls, immediate action must be taken to correct the problems.
20. Remove all temporary BMP's when the site is stabilized and upon approval of said stabilization by the Bucks County Conservation District. Immediately repair and permanently stabilize all disturbed areas associated with the removal of E&S BMPs.
21. Submit Notice of Termination and as–built plan to Bucks County Conservation District.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No.___PE094862___



SITE PLAN
1" = 100'

SYMBOLS

- Property Corner Marker
- Concrete Monument Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- Existing Contour
- Proposed Contour
- Soil Type
- Soil Boundary Line
- Well
- Soil Probe
- Proposed Sanitary
- Existing Sanitary
- Proposed Water
- Existing Deciduous Tree
- Existing Evergreen Tree
- Proposed Deciduous Tree
- NPDES Boundary Line
- Phase 5 Limits of Construction/Disturbance
- Silt Sock
- Topsoil/Fill Stockpile
- Inlet Filter Bags
- Concrete Washout Station
- Erosion Control Blanket
- Existing Spot Elevation
- Existing Features
- Proposed Features

SOILS

Soil survey of Bucks County, PA USDA – NRCS: Soil Map Legend

CwA – Croton silt loam, 0 to 3 percent slopes
RaB – Raritan silt loam, 3 to 8 percent slopes
ReA – Readington silt loam, 0 to 3 percent slopes
* See Sheet 4 for additional soils notes.

TABLE OF INLET PROTECTION DRAINAGE AREAS

Inlet Number	Drainage Area	BMP Type (Standard Construction Detail)
1	0.62	Detail #4–17
2	0.98	Detail #4–17
3	0.42	Detail #4–16
4	0.15	Detail #4–16
5	0.12	Detail #4–16
6	0.18	Detail #4–16
7	0.23	Detail #4–16
8	0.23	Detail #4–16
9	0.14	Detail #4–16

*All existing inlets at the track shall have an inlet filter bag installed in accordance with detail #4–16. Areas for these inlets are minimal and inlets are to be removed early in the construction sequence so there is minimal concern of sedimentation of these inlets.

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NO.	DATE	DESCRIPTION	BY

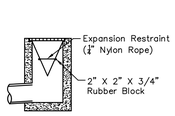
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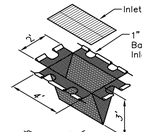
FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

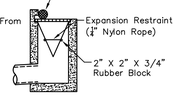
SCALE: 1" = 100' | DRAWN BY: TDK
DATE: 17 Mar. '26 | FILE: 18060505P5
OWNERS OF RECORD: Faith Christian Academy, 2255 Allentown Road, Quakertown, PA 18951

Erosion & Sedimentation Control Plan

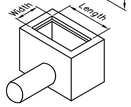




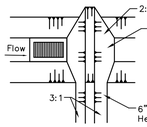
INSTALLATION DETAIL (M)



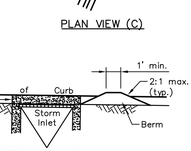
INSTALLATION DETAIL (C)



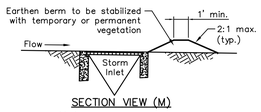
ISOMETRIC VIEW



PLAN VIEW (M)



PLAN VIEW (C)



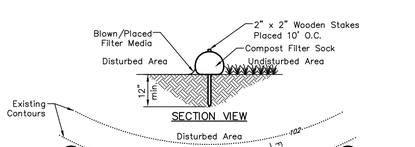
SECTION VIEW (M)

SECTION VIEW (C)

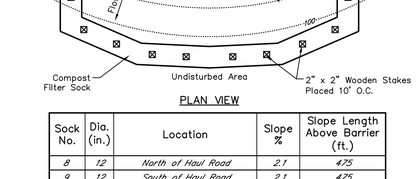
Notes:
1. Maximum drainage area = 1/2 acre.
2. Inlet protection shall not be required for inlet tributary to sediment basin or trap. Berms shall be required for all installations.
3. Rolled earthen berm shall be provided and maintained immediately down gradient of the protected inlet until roadway is stoned. Road subbase berm shall be maintained until roadway is paved. Six inch minimum height asphalt berm shall be maintained until roadway surface receives final coat.
4. At a minimum, the fabric shall have a minimum grab tensile strength of 120 lbs, a minimum burst strength of 200 psi, and a minimum trapezoidal tear strength of 50 lbs. Filter bags shall be capable of trapping all particles not passing a no. 40 sieve.
5. Inlet filter bags shall be inspected on a weekly basis and after each runoff event. Bags shall be emptied and replaced when half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Damaged or clogged bags shall be replaced. A supply shall be maintained on site for replacement of bags. All needed repairs shall be initiated immediately after the inspection. Dispose of accumulated sediment as well as all used bags according to the plan notes.
6. Do not use on major paved roadways where ponding may cause traffic hazards.

STANDARD CONSTRUCTION DETAIL #4–15/16
FILTER BAG INLET PROTECTION – TYPE C/M INLET

N.T.S.



SECTION VIEW



PLAN VIEW

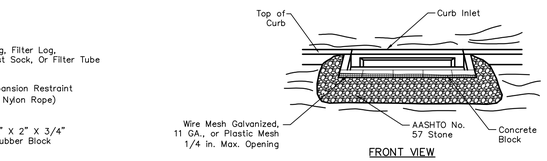
Sock No.	Dia. (in.)	Location	Slope %	Slope Length Above Barrier (ft.)
8	12	North of Haul Road	2.1	475
9	12	South of Haul Road	2.1	475
10	12	East of Football Field	1.4	140
11	12	Field House	4.0	200
12	24	Along Breisch Road	4.5	423
13	12	BMP3	3.2	370
14	12	BMP5	1.3	315

*Only the silt socks necessary for this phase are shown in this detail and on the plans. For information pertaining to silt socks from previous phases, reference the plans from that phase.

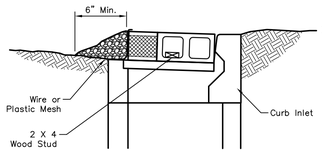
NOTES
1. Sock fabric shall meet the standards of Table 4.1. Compost shall meet the standards of Table 4.2
2. Compost filter sock shall be placed at existing level grade. Both ends of the sock shall be at least 8 feet upslope at 45° to the main sock alignment. Stakes may be installed immediately downslope of the sock if so specified by the manufacturer.
2. Traffic shall not be permitted to cross filter socks.
3. Accumulated sediment shall be removed when it reaches half the above ground height of the sock and disposed in the manner described elsewhere on the plan.
4. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.
5. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.
6. Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

STANDARD CONSTRUCTION DETAIL #4–1
COMPOST FILTER SOCK

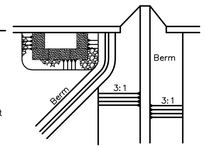
N.T.S.



FRONT VIEW



SECTION VIEW



PLAN VIEW

Notes:
1. Maximum drainage area = 1 acre.
2. Inlet protection shall not be required for inlet tributary to sediment basin or trap. Berms shall be required for all installations.
3. Rolled earthen berm shall be provided and maintained immediately down gradient of the protected inlet until roadway is stoned. Road subbase berm shall be maintained until roadway is paved. Six inch minimum height asphalt berm shall be maintained until roadway surface receives final coat.
4. Sediment shall be removed when it reaches half the height of the stone. Damaged or clogged installations shall be repaired or replaced immediately.
5. For systems discharging to HQ or EV surface water, a 6 inch thick compost layer shall be securely anchored on outside and over top of stone.
6. Do not use on major paved roadways where ponding may cause traffic hazards.

STANDARD CONSTRUCTION DETAIL #4–17
STONE AND CONCRETE BLOCK INLET PROTECTION – TYPE C INLET

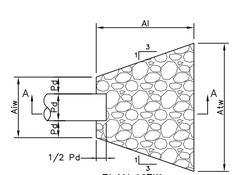
N.T.S.

TABLE 4.2
Compost Standards

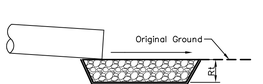
Organic Matter Content	25% – 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 – 8.5
Moisture Content	30% – 60%
Particle Size	30% – 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (MFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply Systems					
Inner Containment Netting	HDPE biaxial net				
	Continuously wound				
	Fusion-welded junctures				
	3/4" x 3/4" Max. aperture size				
Outer Filtration Mesh	Composite Polypropylene Fabric (woven layer and non-woven fleece mechanically fused via needle punch				
	3/16" Max. aperture size				
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					



PLAN VIEW



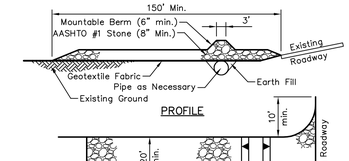
SECTION A–A

Outlet No.	Pipe Diameter Pd (in)	Tail Water Cond. (Max. or Min.)	Pipe Slope (Ft/Ft)	100 Yr. Flow (cfs)	Rip-Rap Size (R-__)	Rip-Rap Thickness Rt (in)	Apron Length Al (ft)	Apron Initial Width Aiw (ft)	Apron Terminal Width Atw (ft)
RRA-2	6	Max.	0.017	1.30	R-4	15	6	2	6
RRA-2	8	Max.	0.010	2.56	R-4	15	6	2	6

NOTES
1. All aprons shall be constructed to the dimensions shown. Terminal widths shall be adjusted as necessary to match receiving channels.
2. All aprons shall be inspected at least weekly and after each runoff event. Displaced rip-rap within the apron shall be replaced immediately.
3. Extend rip-rap on back side of apron to at least 1/2 depth of pipe on both sides to prevent scour around the pipe.

STANDARD CONSTRUCTION DETAIL #9–2
RIP–RAP APRON AT PIPE OUTLET

N.T.S.



PROFILE

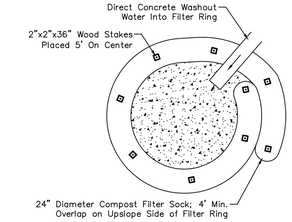
PLAN VIEW

NOTES
1. Remove topsoil prior to installation of rock construction entrance. Extend rock over full width of entrance.
2. Runoff shall be diverted from roadway to a suitable sediment removal BMP prior to entering rock construction entrance.
3. Mountable berm shall be installed wherever optional culvert pipe is used and proper pipe cover as specified by manufacturer is not otherwise provided. Pipe shall be sized appropriately for size of ditch being crossed.

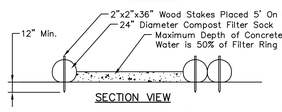
Maintenance: Rock construction entrance thickness shall be constantly maintained to the specific dimensions by adding rock. A stockpile of rock material shall be maintained on site for this purpose. All sediment deposited onto paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on the roadway, extend the length of the rock construction entrance by 50' increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage courses is not acceptable.

ROCK CONSTRUCTION ENTRANCE

N.T.S.



TOP VIEW

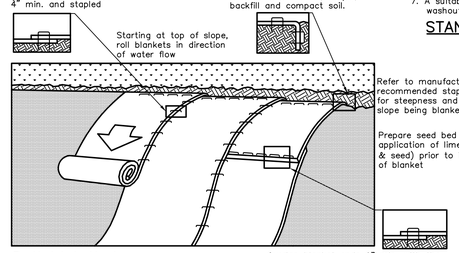


SECTION VIEW

NOTES:
1. Do not place concrete washout facility within 50 feet of storm drains, open ditches, or water bodies.
2. Check concrete washout facility daily to determine if they have been filled to 50% full.
3. When the washout is nearing capacity, remove hardened concrete, vacuum and dispose of liquids in an approved manner. Do not discharge liquids to waterways, storm drains, or directly onto the ground.
4. When materials are removed from the washout make any necessary repairs.
5. Install on flat grade for optimum performance.
6. 18" diameter filter sock may be stacked onto double 24" diameter socks in pyramidal configuration for added height.
7. A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.

STANDARD CONSTRUCTION DETAIL #3–18
CONCRETE WASHOUT

N.T.S.

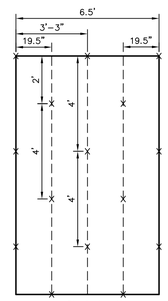


Anchor matting with the NAG staple pattern "C" (1.75 staples per square yard.) (See staple pattern detail on this sheet.)

NOTES:
1. Seed and soil amendments shall be applied according to the rates on the plan drawings prior to installing the blanket.
2. Provide anchor trench at toe of slope in similar fashion as at top of slope.
3. Slope surface shall be free of rocks, clods, sticks, and grass.
4. Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.
5. The blanket shall be stapled in accordance with the manufacturer's recommendations.
6. Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

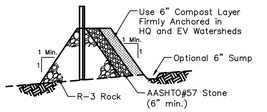
STANDARD CONSTRUCTION DETAIL #11–1 EROSION CONTROL BLANKET INSTALLATION

N.T.S.

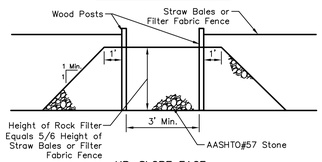


NAG "C" STAPLE PATTERN

N.T.S.



OUTLET CROSS-SECTION

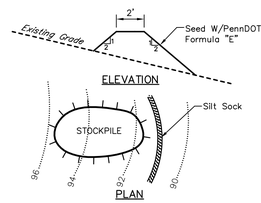


UP-SLOPE FACE

NOTES:
1. A rock filter outlet shall be installed where failure of a silt fence or straw bale barrier has occurred due to concentrated flow. Anchored compost layer shall be used on upslope face in HQ and EV watersheds.
2. Sediment shall be removed when accumulations reach 1/3 the height of the outlet.

STANDARD CONSTRUCTION DETAIL #4–6
ROCK FILTER OUTLET

N.T.S.



PLAN

1. Install silt fence downstream of area of stockpile.
2. Place stockpile in areas shown on this drawing without blocking natural drainage patterns.
3. Follow dimensions shown above. Height should not exceed 35 ft. Side slopes should not be steeper than 2(h):1(v).
4. Seed immediately with PennDOT seeding formula "E"

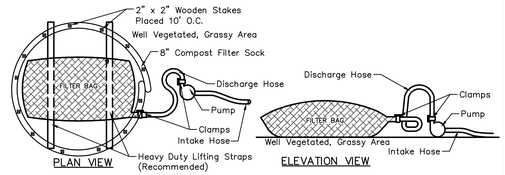
TOPSOIL STOCKPILES & MAINTENANCE

N.T.S.

MULCH APPLICATION RATES

Mulch Type	Application Rates (Min.) Per Acre	Per 1,000 SF	Per 1,000 SY	NOTES
Straw	3 Tons	140 lb.	1,240 lb.	Either wheat or oat straw, free of weeds, not chopped or finely broken.
Hay clover	3 Tons	140 lb.	1,240 lb.	Timothy, mixed and timothy or other native forage grasses.
*Wood chips	4–6 Tons	185–275 lb.	1,650–2,500 lb.	May prevent germination of grasses and legumes.
Hydromulch	1 Tons	47 lb.	415 lb.	**Has limitations.

*Not suitable for vegetative cover
**Shredded paper hydromulch should not be used on slopes steeper than 5%
Wood fiber hydromulch may be applied on steeper slopes provided a tackifier is used. The application rate for any hydromulch should be 2,000 lb/acre at a minimum.



PLAN VIEW

ELEVATION VIEW

NOTES:
1. Low volume filter bags shall be made from non-woven geotextile material sewn with high strength, double stitched "J" type seams. They shall be capable of trapping particles larger than 150 microns. High volume filter bags shall be made from woven geotextiles that meet the following standards:

Property	Test Method	Minimum Standard
Avg. Wide Width Strength	ASTM D-4884	60 lb/in
Grab Tensile	ASTM D-4632	205 lb
Puncture	ASTM D-4633	110 lb
Mullen Burst	ASTM D-3786	350 PSI
UV Resistance	ASTM D-4355	70%
AOS % Retained	ASTM D-4751	80 Sieve

2. A suitable means of accessing the bag with machinery required for disposal purposes shall be provided. Filter bags shall be replaced when they become 1/2 full of sediment. Spare bags shall be kept available for replacement of those that have failed or are filled.
3. Bags shall be located in well-vegetated (grassy) areas, and discharge onto stable, erosion resistant areas. Where this is not possible, a geotextile underlayment and flow path shall be provided. Bags may be placed on filter stone to increase discharge capacity. Bags shall not be placed on slopes greater than 5%. For slopes exceeding 5%, clean rock or other non-erodible and non-polluting material may be placed under the bag to reduce slope steepness.
4. No downslope sediment barrier is required for most installations. Compost berm or compost filter sock shall be installed below bags located in HQ or EV watersheds, within 50 feet of any receiving surface water, or where grassy area is not available.
5. The pump discharge hose shall be inserted into the bags in the manner specified by the manufacturer and securely clamped. A piece of PVC pipe is recommended for this purpose.
6. The pumping rate shall be no greater than 750 gpm or 1/2 the maximum specified by the manufacturer, whichever is less. Pump intakes shall be floating and screened.
7. Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

ADDITIONAL FILTER BAG NOTES: (FOR HQ & EV WATERSHEDS ONLY)
8. Because this site is located in an 'exceptional value' watershed the use of a sediment filter bag is prohibited unless it used in conjunction with either a perimeter silt sock or situated in a sumped pit.
9. Sediment removed from BMP's shall be disposed of on-site in landscaped areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized or placed in soil stockpiles and stabilized.

STANDARD CONSTRUCTION DETAIL #3–16
PUMPED WATER FILTER BAG

N.T.S.

Ground Cover Seed Mixtures:

Permanent groundcover
Ernst Seeds: Athletic Field Mix ERNMX–106 (or approved equal)
mix: 30% Tall Fescue (fawn),
30% Perennial Ryegrass (confetti III),
15% Kentucky Bluegrass (selway),
15% Kentucky Bluegrass (Appalachian),
10% Annual Ryegrass
rate: 3–5 lbs./1,000 S.F.
mulch: See table below
liming: 2,480 lbs./1,000 S.Y. (Agricultural Lime)
fertilizer: 210 lbs./1,000 S.Y. (10–10–20 Fertilizer) slow–release nitrogen fertilizer (38–0–0 ureaform): 50 lbs./1,000 S.Y.

Formula 'B'
mix: 20% perennial rye,
30% red fescue,
50% Kentucky bluegrass
rate: 21 lbs./1,000 S.Y.
mulch: See table below
liming: 2,480 lbs./1,000 S.Y. (Agricultural Lime)
fertilizer: 210 lbs./1,000 S.Y. (10–10–20 Fertilizer) slow–release nitrogen fertilizer (38–0–0 ureaform
Temporary groundcover
Formula 'E'
mix: annual rye
rate: 10 lbs./1,000 S.Y.
mulch: See mulch table
liming: 410 lb/1,000 S.Y. (Not req. for stockpiles)
fertilizer: 100 lb/1,000 S.Y. (10–10–10 fertilizer)

EROSION/SEDIMENTATION CONTROL NOTES

1. Stockpile heights must not exceed 35 feet; stockpile slopes must not exceed 2:1.
2. The operator/responsible person (O/RP) on site shall assure that the approved erosion and sediment control plan is properly and completely implemented.
3. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the O/RP shall implement appropriate Best Management Practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
4. The O/RP shall assure that an erosion and sediment control plan has been prepared and approved by the Bucks County Conservation District and is being implemented and maintained for all soils and/or rock spoil and borrow areas regardless of their locations.
5. All pumping of sediment–laden water shall be through a sediment control BMP such as a pumped water filter bag discharging over an undisturbed area.
6. A copy of the approved erosion and sediment control plan must be available on the project site at all times.
7. Erosion and sediment BMPs must be constructed, stabilized and functional before site disturbance begins within the tributary areas of those BMPs.
8. After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during the removal of the BMPs must be stabilized immediately.
9. At least seven (7) days before starting any earth disturbance activity, the O/RP shall invite all contractors involved in that activity, the landowner, all appropriate municipal officials, the erosion and sediment control plan designer and the Bucks County Conservation District to a pre–construction meeting. Also, at least three (3) days before starting any earth disturbance activity, all contractors involved in that activity shall notify the Pennsylvania One–Call System Inc. 1–800–242–1776 to determine any underground utilities locations.
10. Immediately after earth disturbance activity ceases, the O/RP shall stabilize any areas disturbed by the activity. During non–germinating periods, mulch must be applied at specified rates. Disturbed areas that are not at finished grade and which will be re–disturbed within one year must be stabilized in accordance with temporary vegetative stabilization specifications.
11. Disturbed areas that are at finished grade or which will not be re–disturbed within one year must be stabilized in accordance with permanent vegetative stabilization specifications.
12. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% vegetative or other permanent non–vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
13. Upon the installation of temporary sediment basin riser(s), a qualified site representative shall conduct an immediate inspection of the riser(s), whereupon the Bucks County Conservation District shall be notified in writing that the riser is sealed (watertight).
14. At stream crossings, a 50–foot buffer shall be maintained. On buffers, clearings, sod disturbances and excavations, equipment traffic should be minimized. Activity such as stacking logs, burning cleared brush, discharged rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be avoided within buffer zones.
15. Until a site is stabilized, all erosion and sediment BMPs must be maintained properly. Maintenance must include inspections of all erosion control BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including cleanout, repair, replacement, re–grading, re–seeding, re–mulching and re–netting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs, or modifications of those installed, will be required.
16. Sediment removed from BMPs shall be disposed of on–site in landscaped areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized or placed in soil stockpiles and stabilized.
17. All building material and wastes must be removed from the site and recycled in accordance with DEP's Solid Waste Regulations (25 PA Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.) and/or any additional local, state or federal regulations. No building materials (used or unused) or waste materials shall be burned, buried, dumped or discharged at the site.
18. Each stage of earth moving must be completed and stabilized prior to commencing the next earth moving stage.
19. Any sediment that is tracked on to the road must be cleaned off before the end of the day.
20. Disturbed areas should be temporarily stabilized if no work is to be done within 3 days. Stockpiles should be stabilized immediately.

T.P. 23–10–112–1

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

EROSION & SEDIMENTATION CONTROL BMP INSPECTION/MAINTENANCE SCHEDULE

	TYPE OF BMP	MAINTENANCE ACTIVITY	FREQUENCY	CLEAN–OUT LEVEL
Temporary	Rock Construction Entrance	1. Check for appropriate thickness of stone	Daily	N/A
		2. Street sweeping.	Daily	
	Silt Sock	1. Check for sediment level	After every storm event	When accumulations reach 1/2 the above ground height
		2. Inspect to ensure that BMP is not compromised	After every storm event	

Note: For additional maintenance information pertaining to the individual BMPs, refer to each BMP's respective detail.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1–800–242–1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

FCA SITE PLAN: PHASE 5

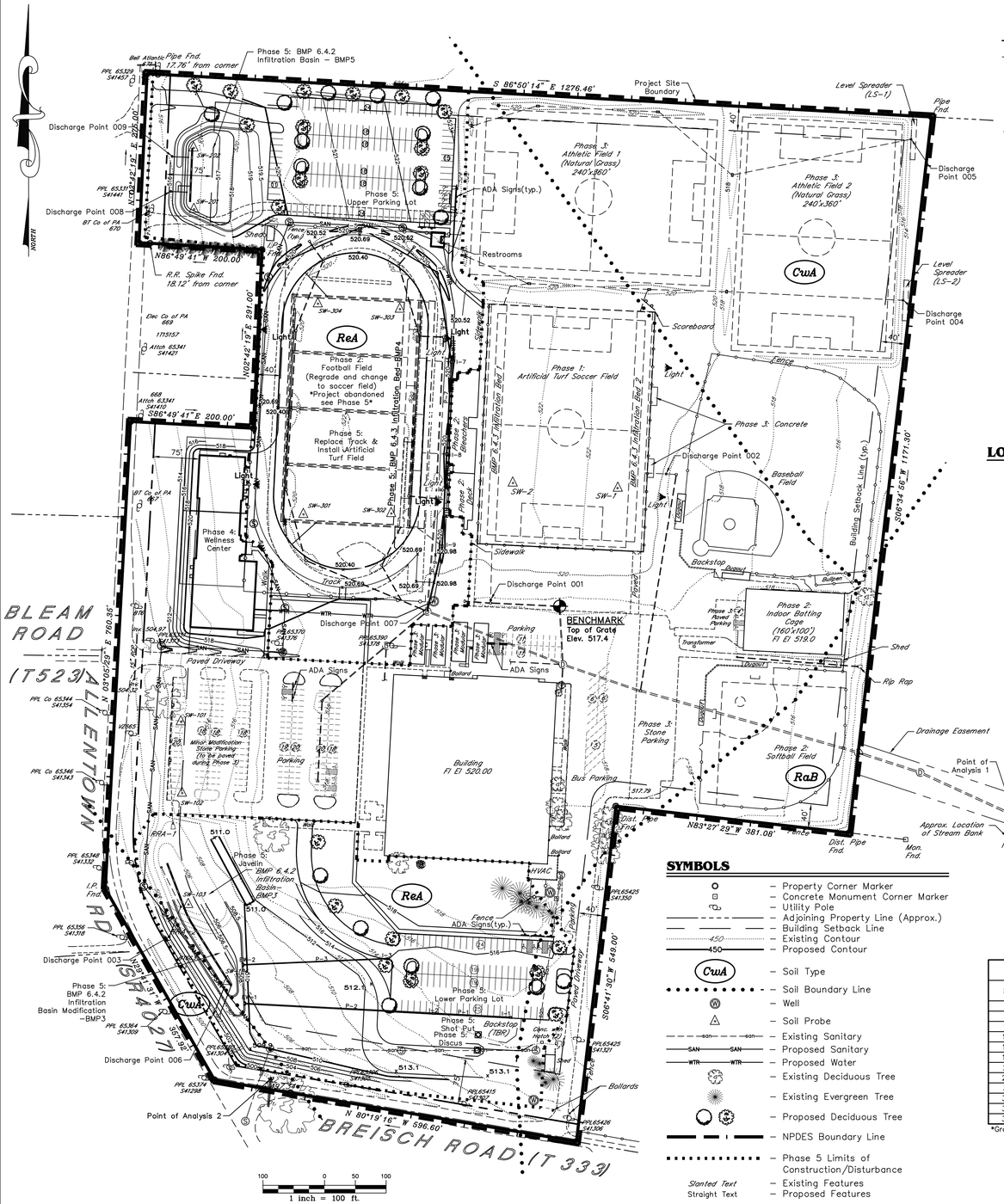
Milford Township, Bucks County, Pennsylvania

SCALE: As Noted
DRAWN BY: TNF
DATE: 22 May '26
FILE: 18060506P5

OWNERS OF RECORD: Faith Christian Academy
2255 Allentown Road
Quakertown, PA 18951

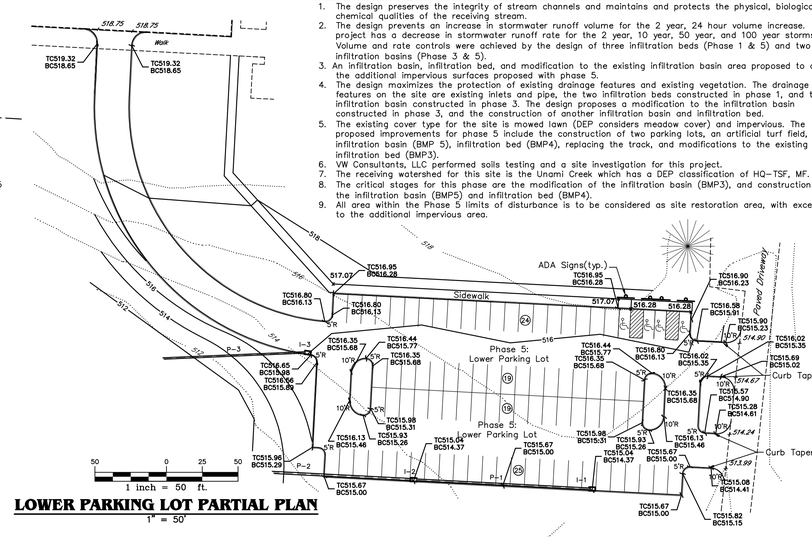
Erosion & Sedimentation Control Details

SHEET 6 of 10



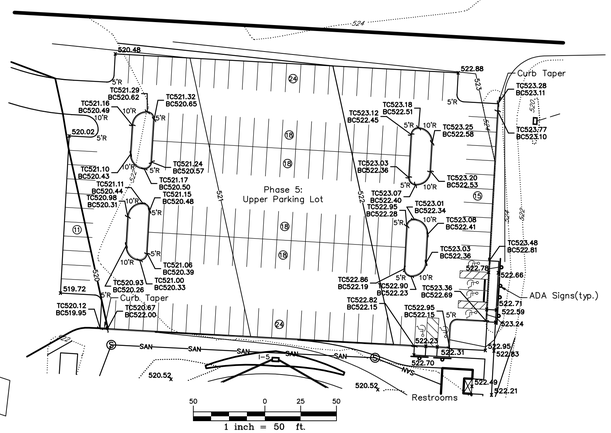
1 inch = 100 ft.

SITE PLAN
1" = 100'



1 inch = 50 ft.

LOWER PARKING LOT PARTIAL PLAN
1" = 50'



1 inch = 50 ft.

UPPER PARKING LOT PARTIAL PLAN
1" = 50'

SYMBOLS

- Property Corner Marker
- Concrete Monument Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- Existing Contour
- Proposed Contour
- Soil Type
- Soil Boundary Line
- Well
- Soil Probe
- Existing Sanitary
- Proposed Sanitary
- Proposed Water
- Existing Deciduous Tree
- Existing Evergreen Tree
- Proposed Deciduous Tree
- NPDES Boundary Line
- Phase 5 Limits of Construction/Disturbance
- Existing Features
- Proposed Features

SOIL PROBE DATA

SW	Depth to LZ: Water*	Depth to LZ: Bedrock
1	108"+	108"+
2	96"+	96"+
101	108"	108"+
102	108"	108"+
103	90"+	90"
104	108"+	108"+
201	78"	78"+
202	60"	60"+
301	108"+	108"+
302	108"+	108"+
303	108"+	108"+
304	108"+	108"+

*Groundwater or seasonal high–water table

PCSM GENERAL NOTES

1. The design preserves the integrity of stream channels and maintains and protects the physical, biological and chemical qualities of the receiving stream.
2. The design prevents an increase in stormwater runoff volume for the 2 year, 24 hour volume increase. This project has a decrease in stormwater runoff rate for the 2 year, 10 year, 50 year, and 100 year storms. Volume and rate controls were achieved by the design of three infiltration beds (Phase 1 & 5) and two infiltration basins (Phase 3 & 5).
3. An infiltration basin, infiltration bed, and modification to the existing infiltration basin area proposed to control the additional impervious surfaces proposed with phase 5.
4. The design maximizes the protection of existing drainage features and existing vegetation. The drainage features on the site are existing inlets and pipe, the two infiltration beds constructed in phase 1, and the infiltration basin constructed in phase 3. The design proposes a modification to the infiltration basin constructed in phase 3, and the construction of another infiltration basin and infiltration bed.
5. The existing cover type for the site is mowed lawn (DEP considers meadow cover) and impervious. The proposed improvements for phase 5 include the construction of two parking lots, an artificial turf field, infiltration basin (BMP 5), infiltration bed (BMP4), replacing the track, and modifications to the existing infiltration bed (BMP3).
6. VM Consultants, LLC performed soils testing and a site investigation for this project.
7. The receiving watershed for this site is the Unami Creek which has a DEP classification of HQ–TSF, MF.
8. The critical stages for this phase are the modification of the infiltration basin (BMP3), and construction of the infiltration basin (BMP5) and infiltration bed (BMP4).
9. All area within the Phase 5 limits of disturbance is to be considered as site restoration area, with exception to the additional impervious area.

SOILS

Soil survey of Bucks County, PA USDA – NRCS: Soil Map Legend

CwA – Croton silt loam, 0 to 3 percent slopes
RaB – Raritan silt loam, 3 to 8 percent slopes
ReA – Readington silt loam, 0 to 3 percent slopes

* See Sheet 4 for additional soils notes.

STORM SEWER SCHEDULE

FEATURE	DESIGNATION	T/G (ft.)	INV. IN (ft.)	INV. OUT (ft.)	LENGTH (ft.)	SLOPE (ft/ft)
2' x 4' TYPE 'C'	I–1	514.37	–	511.62	–	–
15"ø HDPE	P–1	–	–	–	121.2	0.0075
2' x 4' TYPE 'C'	I–2	514.37	510.71	510.46	–	–
18"ø HDPE	P–2	–	–	–	305.0	0.0081
2' x 4' TYPE 'C'	I–3	515.98	–	510.34	–	–
12"ø HDPE	P–3	–	–	–	233.7	0.0100
TYPE 'DW' Endwall	EW–1	–	–	508.00	–	–
TYPE 'DW' Endwall	EW–2	–	–	508.00	–	–
2' x 4' TYPE 'M'	I–4	519.50	–	517.75	–	–
8"ø HDPE	P–4	–	–	–	141.0	0.0050
2' x 4' TYPE 'M'	I–5	519.50	517.04	516.84	–	–
8"ø HDPE	P–5	–	–	–	140.9	0.0050
2' x 4' TYPE 'M'	I–6	519.50	516.13	515.80	–	–
12"ø HDPE	P–6	–	–	–	142.9	0.0050
2' x 4' TYPE 'M'	I–7	519.50	515.08(N) 515.20(W)	514.83	–	–
15"ø HDPE	P–7	–	–	–	146.0	0.0050
2' x 4' TYPE 'M'	I–8	519.50	514.10(N) 515.20(W)	513.90	–	–
15"ø HDPE	P–8	–	–	–	146.0	0.0050
2' x 4' TYPE 'M'	I–9	519.50	513.17(N) 515.05(W)	512.92	–	–
18"ø HDPE	P–9	–	–	–	106.7	0.0050

CONSTRUCTION SEQUENCE

(Anticipated site work schedule: Begin 9/26 End 9/27)
Note: Refer to prior approved phase plans for prior phase work to be completed.

Day 1–15:
1. Inspect and repair all existing E&S BMPs as necessary. Install silt sock 12, rock construction entrance 2, concrete washout stations, and inlet filter bags for existing inlets around the track. All erosion and sediment controls must be constructed, stabilized, and functional before beginning earth disturbance within the tributary areas of those controls. The limits of disturbance shall be field marked prior to beginning any earth disturbance. The immediate cessation of activity on any disturbed area shall require temporary stabilization consisting of temporary seed and mulch.

Day 16–365:
2. Strip topsoil and remove the existing track and storm sewer piping associated with the track up to the existing storm sewer manhole where discharge point 007 is located. Stockpile topsoil and fill material where shown on the plan. Stabilize stockpiles with temporary seed mixture and mulch. Disturbed areas should be temporarily stabilized if no work is to be done within three (3) days. Stockpiles should be stabilized immediately.
3. Construct BMP 6.4.3 Infiltration Bed–BMP4 and the storm sewer associated with the track. THE CONSTRUCTION OF BMP 6.4.3 INFILTRATION BED–BMP4 IS A CRITICAL STAGE AND THE DESIGN ENGINEER SHALL BE CONTACTED TO COMPLETE INSPECTIONS. Immediately following the installation of a new inlet, inlet protection shall be installed for that inlet. Trenches shall be immediately backfilled an stabilized upon completion of installation.
4. Construct the track and artificial turf field. Final grade the area around the track and spread topsoil, seed, and mulch. All topsoil placement shall be a minimum of 8" thick.

Steps 5 – 9 pertain to the modification of BMP3 and construction of the lower parking lot and can be completed in conjunction with steps 2 – 4.
5. Strip topsoil for the modification of BMP 6.4.2 Infiltration Basin–BMP3 and the area south of the school building. Stockpile topsoil and fill material where shown on the plan. Stabilize stockpiles with temporary seed mixture and mulch. Disturbed areas should be temporarily stabilized if no work is to be done within three (3) days. Stockpiles should be stabilized immediately.
6. Rough grade the BMP3 modification and area south of the school building.
7. Construct the modification to BMP 6.4.2 Infiltration Basin–BMP3. THE MODIFICATION OF BMP 6.4.2 INFILTRATION BASIN–BMP3 IS A CRITICAL STAGE AND THE DESIGN ENGINEER SHALL BE CONTACTED TO COMPLETE INSPECTIONS. Once BMP3 is constructed, install the erosion control blanket on the berm of the BMP as shown on the plan and install a 12" silt sock upslope to prevent sediment laden water from reaching the BMP prior ot stabilization. This sock shall not be removed until the drainage area to the BMP has reached full stabilization.
8. Construct the Javelin, Discus, and Shot Put areas. Construct the lower parking lot and install storm sewer for lower parking lot. Inlet filter bags shall be installed as each new inlet is installed.
9. Final grade and spread topsoil, seed, and mulch the area south of the school building. All topsoil placement shall be a minimum of 8" thick.

Steps 10 – 14 pertain to the construction of BMP5 and construction of the upper parking lot and can be completed in conjunction with steps 2 – 9.
10. Strip topsoil for the construction of BMP 6.4.2 Infiltration Basin–BMP5 and northern parking lot. Stockpile topsoil and fill material where shown on the plan. Stabilize stockpiles with temporary seed mixture and mulch. Disturbed areas should be temporarily stabilized if no work is to be done within three (3) days. Stockpiles should be stabilized immediately.
11. Install rock construction entrance 1. When installing rock construction entrance 1, silt sock 8 shall be broken and ends turned up slope to continue to function as two separate silt socks.
12. Remove the existing rock construction entrance. When removing this rock construction entrance, the ends of silt socks 8 and 9 shall be turned to overlap by at least 5 feet. If the existing silt socks are not long enough to provide this overlap, a new section of silt sock shall be installed on the upslope side of the existing silt socks to achieve the minimum overlap.
13. Construct BMP 6.4.2 Infiltration Basin–BMP5. THE CONSTRUCTION OF BMP 6.4.2 INFILTRATION BASIN–BMP5 IS A CRITICAL STAGE AND THE DESIGN ENGINEER SHALL BE CONTACTED TO COMPLETE INSPECTIONS. Once BMP5 is constructed, install the erosion control blanket on the berm of the BMP as shown on the plan and install a 12" silt sock upslope to prevent sediment laden water from reaching the BMP prior to stabilization. This sock shall not be removed until the drainage area to the BMP has reached full stabilization.
14. Construct the upper parking lot and final grade the surrounding area and spread topsoil, seed, and mulch. All topsoil placement shall be a minimum of 8" thick.
15. All erosion and sediment pollution (E&S) controls must be properly maintained and cleaned of sediment or replaced and when necessary, UNTIL THE SITE IS STABILIZED. (A permanently stabilized site shall mean 70% uniform vegetative cover).
16. Allow silt sock to remain until ground cover is established on disturbed areas.
17. When topsoil piles are removed, seed and mulch the area. Maintain topsoil stockpile silt sock until area is stabilized.
18. Areas that fail to germinate must be reseeded. Seeded areas that wash out must be filled and graded as necessary and then reseeded. North American Green S150 geotextile matting shall be used to hold seed/mulch in place.
19. If at any time prior to site stabilization any erosion or sediment pollution problems occur which require additional controls, immediate action must be taken to correct the problems.
20. Remove all temporary BMP's when the site is stabilized and upon approval of said stabilization by the Bucks County Conservation District. Immediately repair and permanently stabilize all disturbed areas associated with the removal of E&S BMPs.
21. Submit Notice of Termination and as–built plan to Bucks County Conservation District.

DOUBLE-RING INFILTROMETER TEST DATA

SW	Test No.	Depth	Rate	Average at Site
1	1	72"	19.5 in/hr	11.25 in/hr
	2	72"	3.5 in/hr	
2	1	72"	6.0 in/hr	4.50 in/hr
	2	72"	3.0 in/hr	
101	1	48"	0.00 in/hr	0.00 in/hr
	2	48"	0.00 in/hr	
102	1	60"	0.00 in/hr	0.00 in/hr
	2	60"	0.00 in/hr	
103	1	6"	2.5 in/hr	4.25 in/hr
	2	6"	6.0 in/hr	
104	1	6"	0.25 in/hr	0.25 in/hr
	2	6"	0.25 in/hr	
201	1	12"	0.25 in/hr	0.25 in/hr
	2	12"	0.25 in/hr	
202	1	12"	0.25 in/hr	0.25 in/hr
	2	12"	0.25 in/hr	
301	1	84"	0.50 in/hr	0.25 in/hr
	2	84"	0.00 in/hr	
302	1	84"	2.75 in/hr	6.63 in/hr
	2	84"	10.50 in/hr	
303	1	84"	4.50 in/hr	3.63 in/hr
	2	84"	2.75 in/hr	
304	1	84"	0.00 in/hr	0.00 in/hr
	2	84"	0.00 in/hr	

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No.___PE094862___

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1–800–242–1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

T.P. 23–10–112–1

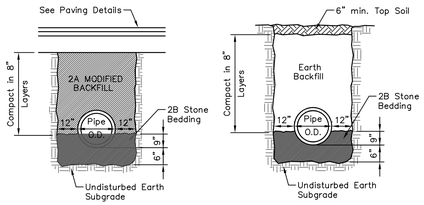
FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: As Noted
DATE: 22 May '26
OWNERS OF RECORD: Faith Christian Academy, 700 N. Main Street, Sellersville, PA 18960
SITE ADDRESS: 2255 Allentown Road, Quakertown, PA 18951
DRAWN BY: TNF
FILE: 18060507P5

Proposed Post Construction Stormwater Management Plan

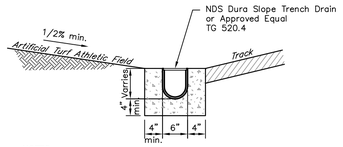
SHEET 7 of 10



UNDER NEW PAVEMENT UNDER GRASS AREAS

STORMWATER PIPE BEDDING DETAILS

N.T.S.

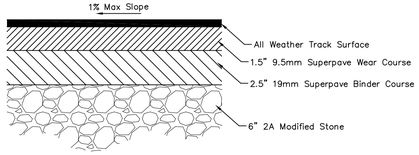


NOTES:
1. Trench drain to be installed along entire perimeter of track.
2. Trench drain is to be piped directly into 12" HDPE pipe network beneath the artificial turf field.
3. See BMP4 detail on sheet 8 for further details.

CROSS SECTION

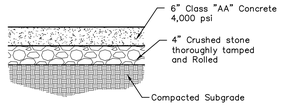
TRACK TRENCH DRAIN DETAIL

N.T.S.

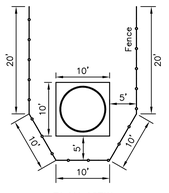


TRACK PAVING CROSS SECTION

N.T.S.



CROSS SECTION



PLAN VIEW

DISCUS DETAIL

N.T.S.

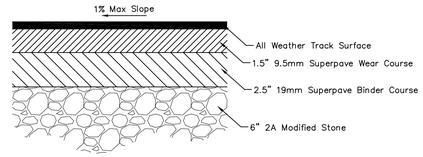
NOTES

1. All athletic fields, structures, and improvements shall be constructed and installed in accordance with PIAA standards.

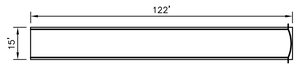
ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862



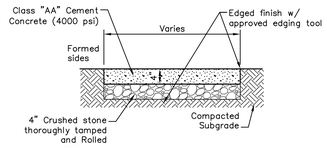
CROSS SECTION



PLAN VIEW

JAVELIN DETAIL

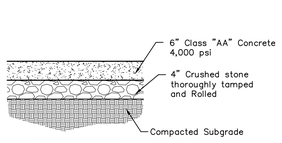
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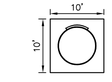
NOTES:
1. Sidewalks to slope 1/4" per ft away from building or in direction of parking lots and driveways.
2. There shall be a separation control joint every five ft and 3/8" pre-molded expansion joint every thirty (30) ft.
3. Broom finish.

CONCRETE SIDEWALK

N.T.S.



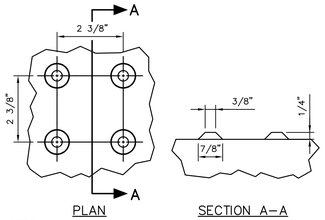
CROSS SECTION



PLAN VIEW

SHOT PUT DETAIL

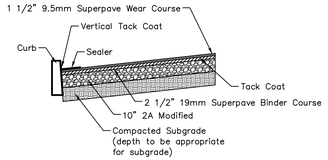
N.T.S.



NOTES
1. Align detectable warning domes on a square grid in the predominant direction of travel to permit wheels to roll between the domes.
2. Provide detectable warning surfaces that contrast (70%) in light reflectance with adjoining surfaces, either light-on-dark or dark-on-light or safety yellow.

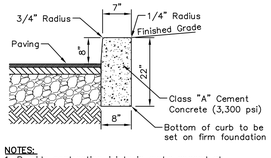
DETECTABLE WARNING PAD TRUNCATED DOME DETAIL

N.T.S.



PAVING SPECIFICATION

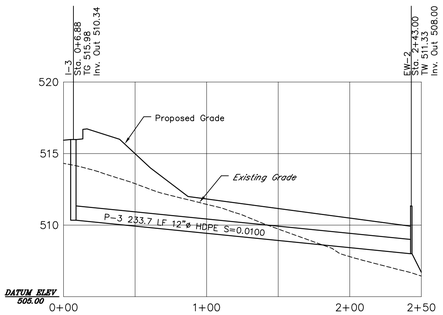
N.T.S.



NOTES:
1. Provide contraction joints in curbs spaced at uniform lengths, (maximum of 20 feet), for the full depth of the curb.
2. Place 3/8" premolded expansion joint filler material at structures.
3. Materials and construction shall meet the requirements of PennDOT Publ. 408.

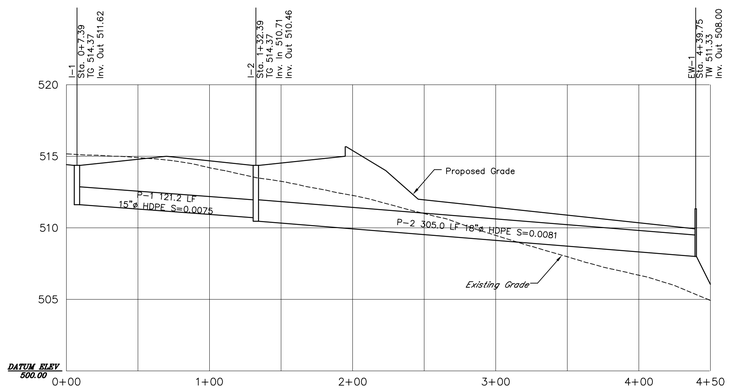
CURB DETAIL

N.T.S.



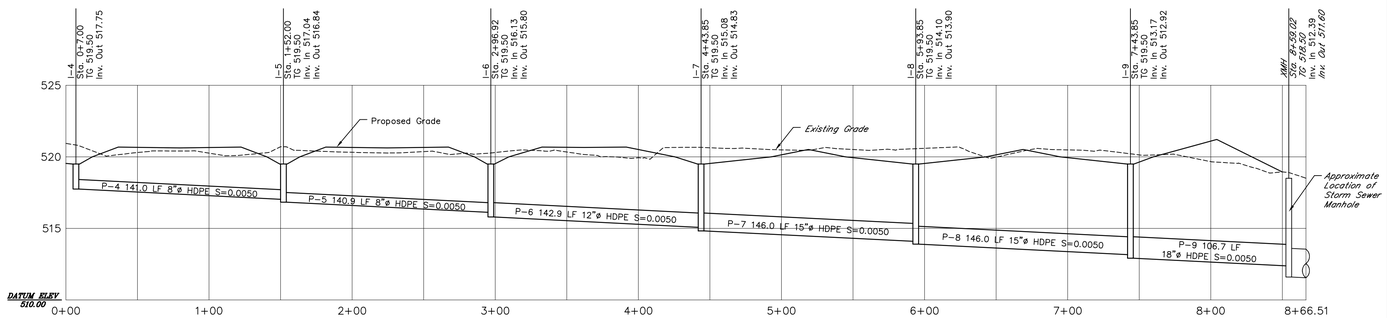
I-3 TO EW-2 PROFILE

Horz. 1" = 50' Vert. 1" = 5'



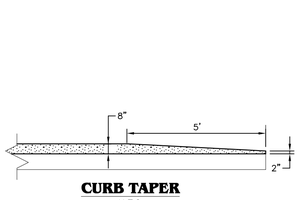
I-1 TO EW-1 PROFILE

Horz. 1" = 50' Vert. 1" = 5'



I-4 TO XMH PROFILE

Horz. 1" = 50' Vert. 1" = 5'



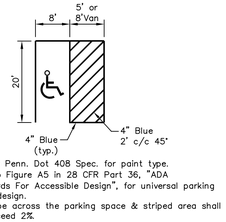
CURB TAPER

N.T.S.

NOTE
Refer To Penn Dot 408 Spec. For Paint Type.

NEW PARKING STALL PAINTING

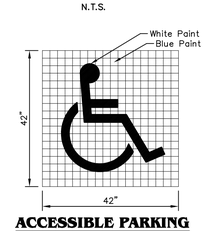
N.T.S.



NOTES:
1. Refer to Penn. Dot 408 Spec. for paint type.
2. Refer to Figure A5 in 28 CFR Part 36, "ADA Standards For Accessible Design", for universal parking space design.
3. The slope across the parking space & striped area shall not exceed 2%.

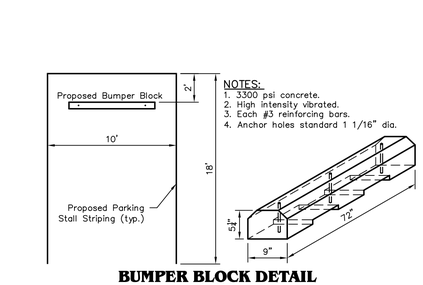
PAINTING ACCESSIBLE PARKING

N.T.S.



ACCESSIBLE PARKING LOGO PAINTING

N.T.S.



BUMPER BLOCK DETAIL

N.T.S.



* NOTE
Applied Only To Those Parking Van-accessible Sign Shall Be Stalls Designated As Such.

HANDICAPPED PARKING SIGN

N.T.S.



ADA PARKING PENALTY SIGN

N.T.S.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

T.P. 23-10-112-1

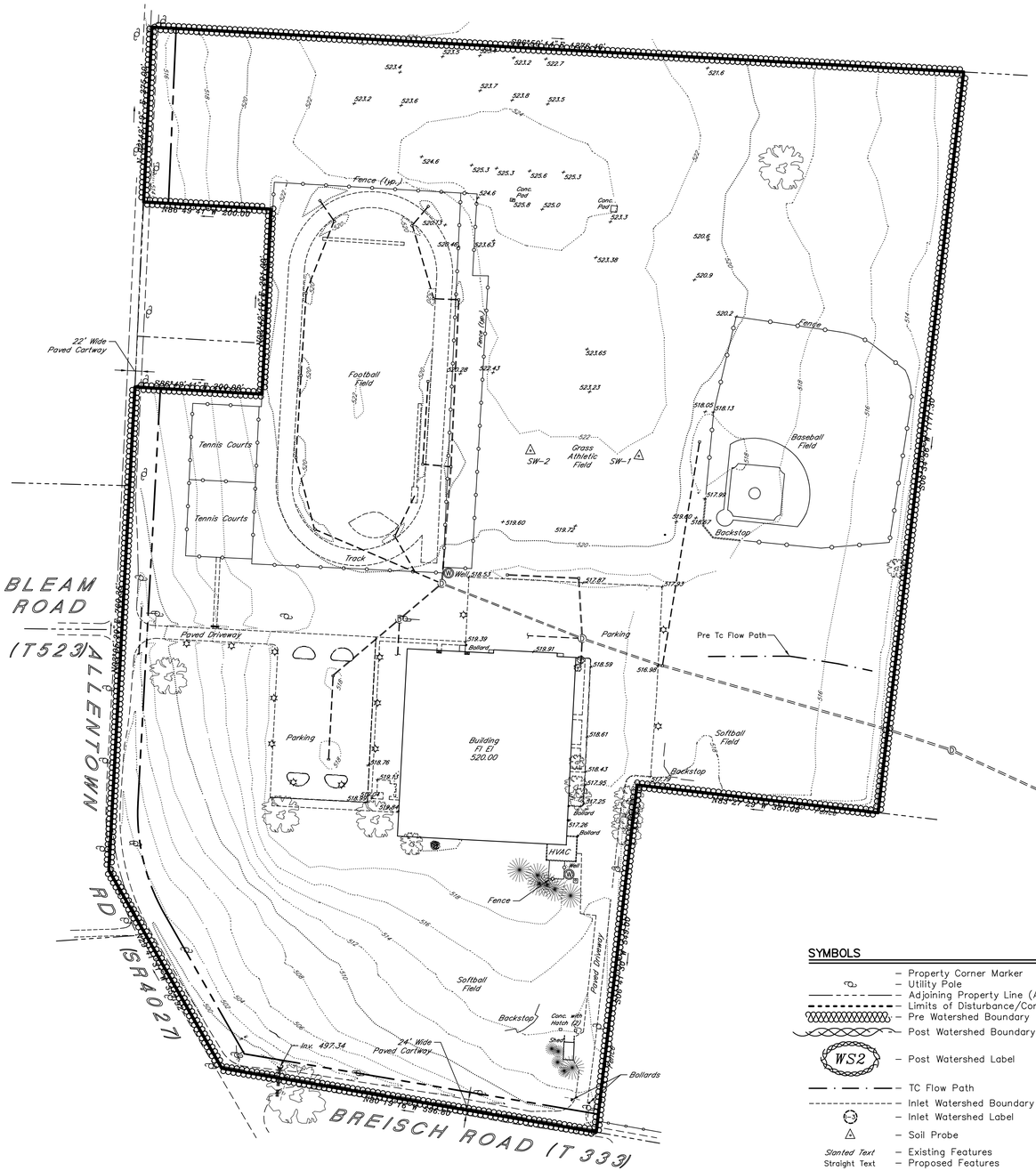
FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: As Noted	SITE ADDRESS: 2255 Allentown Road Quakertown, PA 18951	DRAWN BY: TNF
DATE: 22 May '26		FILE: 18060509P5
OWNERS OF RECORD:	Faith Christian Academy 700 N. Main Street Sellersville, PA 18960	

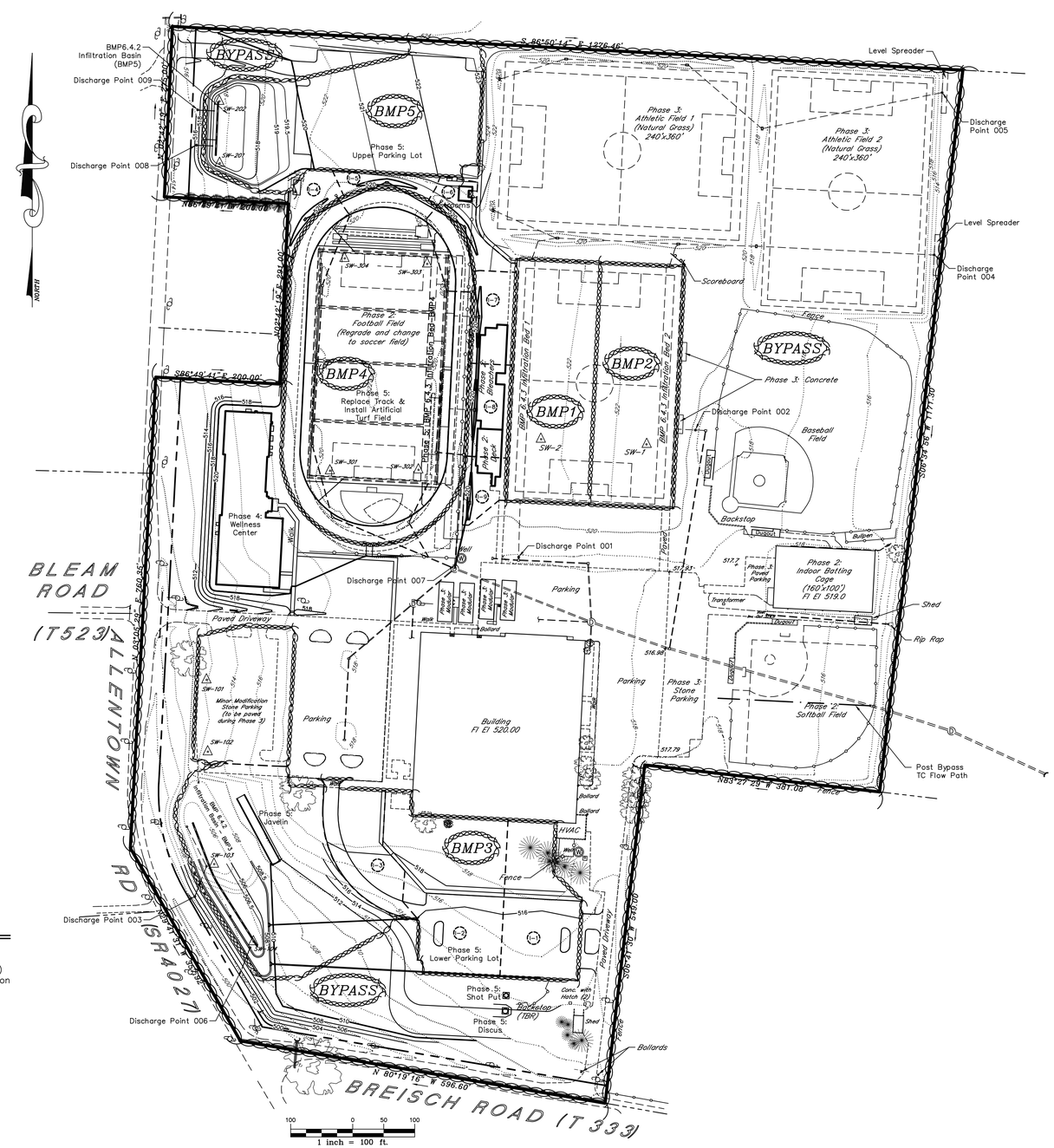
Construction Details

SHEET 9 of 10



100 0 50 100
1 inch = 100 ft.

PRE CONDITION
1" = 100'



100 0 50 100
1 inch = 100 ft.

POST CONDITION
1" = 100'

NORTH

SYMBOLS

- Property Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Limits of Disturbance/Construction
- Pre Watershed Boundary
- Post Watershed Boundary
- WS2 — Post Watershed Label
- TC Flow Path
- Inlet Watershed Boundary
- Inlet Watershed Label
- Soil Probe
- *Slanted Text* — Existing Features
- Straight Text — Proposed Features

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO. -

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

FCA SITE PLAN: PHASE 5

Milford Township, Bucks County, Pennsylvania

SCALE: As Noted	SITE ADDRESS: 2255 Allentown Road, Quakertown, PA 18951	DRAWN BY: DWM
DATE: 22 May '26		FILE: 18060510P5
OWNERS OF RECORD:	Faith Christian Academy, 700 N. Main Street, Sellersville, PA 18960	

Watershed Map

SHEET 10 of 10

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 Northfield Business Campus, LLC (Lots 3 and 8)

DATE: February 13, 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 February 10, 2026.

The applicant proposes to develop an outdoor storage area that would be larger than 50 percent of building coverage but less than 50 percent of the lot area. The H7 Outside Storage is to support the operations of Klover Contracting which is developing a G17 Flex Building on Lot 3. The site is located at the terminus of Richland Commerce Drive, off East Pumping Station Road, and is within the township's Extraction (EXT) District.

The Committee discussed the proposal and offers the following comments:

1. **Floodplain and stream crossing**—The Committee recommends that the proposal should demonstrate full compliance with floodplain management and stream crossing regulations. Any improvements within or adjacent to the floodplain or wetlands should minimize disturbance and prevent adverse impacts to upstream or downstream properties.
2. **Clean fill**—The Conditional Use Plan (Sheet 2) indicates that fill will be used within the floodplain. The Committee recommends that all fill material proposed for use on the site should consist of clean fill that is free of contaminants, debris, organic matter, and other unsuitable materials, and that it meets applicable environmental regulations.

3. **Stormwater management**—The Committee recommends that the potential effects of the proposed stormwater management facilities and discharge on adjacent wetlands be fully evaluated. The applicant should demonstrate that post-construction runoff volumes, flow rates, water quality, and groundwater recharge will not adversely impact the nearby wetlands.

MMW

cc: Jerry Gorski, PE, Gorski Engineering, Inc. (via email)
Linc Treadwell, Esq., Treadwell Law Offices, Township Solicitor (via email)
Leslie Huhn, 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)

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUCKS) SS:

ON THE _____ DAY OF _____ 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JERRY GORSKI, WHO ACKNOWLEDGED HIMSELF TO BE THE SOLE MEMBER OF NORTHFIELD BUSINESS CAMPUS, LLC., A PENNSYLVANIA CORPORATION, AND THAT HE AS SUCH SOLE MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS JERRY GORSKI, SOLE MEMBER.

IN WITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT NORTHFIELD BUSINESS CAMPUS, LLC., IS THE OWNER OF THE LAND HEREIN BEING DEVELOPED/LOT LINE ADJUSTED (E PUMPING STATION ROAD) AND THAT I DO HEREBY ADOPT THIS PLAN.

_____
JERRY GORSKI, SOLE MEMBER
NORTHFIELD BUSINESS CAMPUS, LLC
E PUMPING STATION ROAD

ON THE _____ DAY OF _____ 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, JERRY KILHEFNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF MCSQUIZZY'S NORTHFIELD LOT 3 LLC, A PENNSYLVANIA CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS JERRY KILHEFNER, PRESIDENT.

IN WITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT MCSQUIZZY'S NORTHFIELD LOT 3, LLC., IS THE OWNER OF THE LAND HEREIN BEING DEVELOPED/LOT LINE ADJUSTED (E PUMPING STATION ROAD) AND THAT I DO HEREBY ADOPT THIS PLAN.

_____
JERRY KILHEFNER, PRESIDENT
MCSQUIZZY'S NORTHFIELD LOT 3 LLC
1131 RICHLAND COMMERCE DRIVE

APPROVED BY THE RICHLAND TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

_____
SECRETARY

APPROVED BY THE RICHLAND TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2026.

_____
TOWNSHIP ENGINEER

APPROVED BY THE RICHLAND TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF _____, 2026.

_____
CHAIRMAN

_____
SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON _____ 2026.

BUCKS COUNTY RECORDER OF DEEDS

SURVEYOR'S CERTIFICATION

I, TODD R. MYERS, PLS DO HEREBY CERTIFY TO RICHLAND TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS _____ DAY OF _____, _____, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAT AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

_____
TODD R. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. SU 043353

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HEREWITH MEET(S) ALL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S REGULATIONS AND _____ TOWNSHIP'S ORDINANCES.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTHONY JOHN HIBBELN
ENGINEER NO. 041828-E
PENNSYLVANIA

_____
ANTHONY J. HIBBELN, P.E. GORSKI ENGINEERING, INC. (PE-041828-E)

_____
DATE

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON BASED ON A PLAN NORTHFIELD BUSINESS CAMPUS, PREPARED BY COWAN ASSOCIATES, INC. DATED FEBRUARY 8, 2005, LAST REVISED SEPTEMBER 29, 2008, RECORDED IN PLAN BOOK 368, PAGE 95 AND SUPPLEMENTED WITH A FIELD SURVEY BY SYSTEMS DESIGN ENGINEERING, INC. COMPLETED IN AUGUST 2022 AND CONDOMINIUM DECLARATION INSTRUMENT NO. 2019017355.
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4. SITE BENCHMARK IS A MAGNAIL SET IN PPL POLE HAVING AN ELEVATION OF 493.
5. WETLANDS EXIST WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT PER THE WETLANDS DETERMINATION PERFORMED BY NOVA CONSULTANTS, LTD. IN MAY 2026
6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
7. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH RICHLAND TOWNSHIP. THE BMP SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER PER THE ABOVE REFERENCED AGREEMENT.
8. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
9. ANY FUTURE IMPERVIOUS SURFACE AREA PROPOSED WHICH EXCEEDS THE TABULATED VALUES REQUIRES ADDITIONAL STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT PRIOR TO INSTALLATION OF SUCH IMPERVIOUS SURFACE AREA.
10. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS SHALL REMAIN WITH THE PROPERTY OWNER, HEIRS AND ASSIGNS OF THE PROPERTY. THE TOWNSHIP OF RICHLAND AND/OR ITS AGENTS HAVE THE RIGHT AND PRIVILEGE TO ENTER TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY THE OWNERS, HEIRS OR ASSIGNS. A BLANKET EASEMENT COVERING ACCESS TO THE STORMWATER FACILITIES IS HEREBY GRANTED BY THE OWNER, HEIRS AND ASSIGNS TO RICHLAND TOWNSHIP.

WAIVER REQUESTS

CHAPTER 22 – SUBDIVISION AND LAND DEVELOPMENT

SECTION 22-422.2. & 22-432. TO SUBMIT A PRELIMINARY/FINAL PLAN SET FOR REVIEW IN LIEU OF SEPARATE PRELIMINARY AND FINAL PLAN REVIEW SUBMISSIONS.ALL REQUIRED INFORMATION HAS BEEN PROVIDED ON THE PLAN SET FOR A FINAL APPROVAL.

CHAPTER 25 – STORMWATER MANAGEMENT ORDINANCE

SECTION 25-307.10.D. TO ALLOW FOR A MAXIMUM SPILLWAY LENGTH TO EXCEED 40 FEET ALONG THE BERM OF THE PROPOSED INFILTRATION BASIN.

SECTION 25-308.A.(2)(a) TO NOT PROVIDE A MINIMUM DEPTH OF 48 INCHES BETWEEN THE INTENDED BOTTOM OF THE FACILITY AND THE SEASONAL HIGH-WATER TABLE AND/OR BEDROCK (LIMITING ZONES) FOR BMP #7. TWO (2) FEET ARE BEING PROVIDED, WHICH IS THE STANDARD IN THE PA STORMWATER MANAGEMENT MANUAL.

SECTION 25-402.2.B(19) TO NOT PROVIDE A 20-FT WIDE ACCESS EASEMENT AROUND ALL STORMWATER MANAGEMENT FACILITIES THAT WOULD PROVIDE INGRESS AND EGRESS FROM A PUBLIC RIGHT-OF-WAY.

PURPOSE OF THIS PLAN

THE PLAN HEREWITH PROPOSES A LOT LINE ADJUSTMENT BETWEEN LOT 3, UNIT 'A' AND LOT 8 TO CONSOLIDATE APPROXIMATELY 16.56 ACRES OF LOT 8 INTO LOT 3 UNIT 'A', THE REMAINDER OF LOT 8 (APPROXIMATELY 50.46 AC.) IS OFFERED FOR DEDICATION TO THE TOWNSHIP.

CONDITIONAL USE GRANTED

PURSUANT TO CHAPTER 27, PART 4, SECTION 27-405-H.(7).(e).(1) ACCESSORY USE, H7-OUTSIDE STORAGE IS ALLOWED BY CONDITIONAL USE (BY TOWNSHIP BOARD OF SUPERVISORS) IF STORAGE YARD IS < (LESS THAN) 50% OF LOT AREA. THE STORAGE YARD HEREWITH SHALL BE LESS THAN 50% OF LOT AREA. CONDITIONAL USE GRANTED BY THE TOWNSHIP BOARD OF SUPERVISORS ON MAY 11, 2026.

SPECIAL EXCEPTION GRANTED

SPECIAL EXCEPTION FROM CHAPTER 23, SECTION 604.2.A. OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT A PRIVATE STREET AND UNDERGROUND UTILITIES WITHIN THE FLOODPLAIN WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.

VARIANCE GRANTED

1. A VARIANCE FROM CHAPTER 23, SECTION 603.1.A OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO ALLOW FILL WITHIN THE FLOODPLAIN WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
2. A VARIANCE FROM CHAPTER 23, SECTION 603.1.E OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT THE FINISHED ELEVATION OF THE PROPOSED STREET TO BE ABOVE THE BASE FLOOD ELEVATION, WHERE THE ORDINANCE REQUIRES IT TO BE ONE FOOT BELOW WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
3. A VARIANCE FROM CHAPTER 27, SECTION 514.1.A OF THE ZONING ORDINANCE TO ALLOW AN 11.64% DISTURBANCE WITHIN THE FLOODWAY, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
4. A VARIANCE FROM CHAPTER 27, SECTION 514.1.C. OF THE ZONING ORDINANCE TO ALLOW A 16.56% DISTURBANCE TO FLOODPLAIN SOILS, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
5. A VARIANCE FROM CHAPTER 27, SECTION 514.1.G. OF THE ZONING ORDINANCE TO ALLOW AN 11.40% DISTURBANCE TO WATERCOURSES, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
6. RELIEF OF MODIFICATION TO THE PRIOR RICHLAND TOWNSHIP ZONING HEARING BOARD DECISION DATED AUGUST 1, 2023, WHICH GRANTED RELIEF TO PERMIT A BUFFER YARD WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED FOR A PORTION OF LOT 3 (NOW TO BE INCORPORATED INTO THE EXPANDED LOT 3). THE REQUEST TO EXTEND THIS 50-FOOT BUFFER WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.

PLAN SHEET INDEX

Sheet No.	Sheet Title
1 OF 17	LOT LINE CHANGE PLAN
2 OF 17	LAND DEVELOPMENT PLAN
3 OF 17	EXISTING FEATURES PLAN
4 OF 17	AERIAL PHOTOGRAPH PLAN
5 OF 17	GRADING AND DRAINAGE PLAN
6 OF 17	PCSM OVERALL PLAN
7 OF 17	PCSM PLAN
8 OF 17	PCSM NOTES
9 OF 17	PCSM DETAILS
10 OF 17	PCSM DETAILS
11 OF 17	EROSION AND SEDIMENT OVERALL PLAN
12 OF 17	EROSION AND SEDIMENT CONTROL PLAN
13 OF 17	EROSION AND SEDIMENTATION CONTROL NOTES
14 OF 17	EROSION AND SEDIMENTATION CONTROL DETAILS
15 OF 17	LANDSCAPE PLAN
16 OF 17	PLAN AND PROFILE
17 OF 17	CONSTRUCTION DETAILS

ZONING DATA

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

DISTRICT CLASSIFICATION: "EXT"-EXTRACTION DISTRICT

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

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

	REQUIRED	PROVIDED ON LOT 3
MIN. LOT AREA:	3.0 AC.	25.03 AC.
MIN LOT WIDTH @ STREET LINE:	150 FT.	171.3 FT.
MIN SETBACK FROM STREET LINES:	25 FT.	203.71 FT.
MIN. SETBACK FROM PROPERTY LINES:	25 FT.	25 FT.
MIN. BUILDING SPACING:	50 FT.	150 FT.
MAX. IMPERVIOUS SURFACE RATIO ON LOT:	60%	38.79%
MAX. IMPERVIOUS SURFACE RATIO ON SITE:	85%	38.79%
MAX. BUILDING COVERAGE	40%	9.06%
MAX. FLOOR AREA RATIO:	40%	9.06%
MAX. BUILDING HEIGHT:	35 FT.	N/A

SITE STATISTICS

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

   PARID: 36-029-019-03A & D

2. RECORDED DEED DATA IS AS FOLLOWS:

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

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

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

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

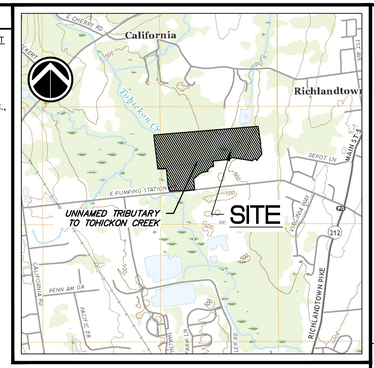
4. ADDRESS OF THE SUBJECT TRACT:

   UNIT A:
   1131 RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

   UNIT D:
   RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

5. AREA STATISTICS:

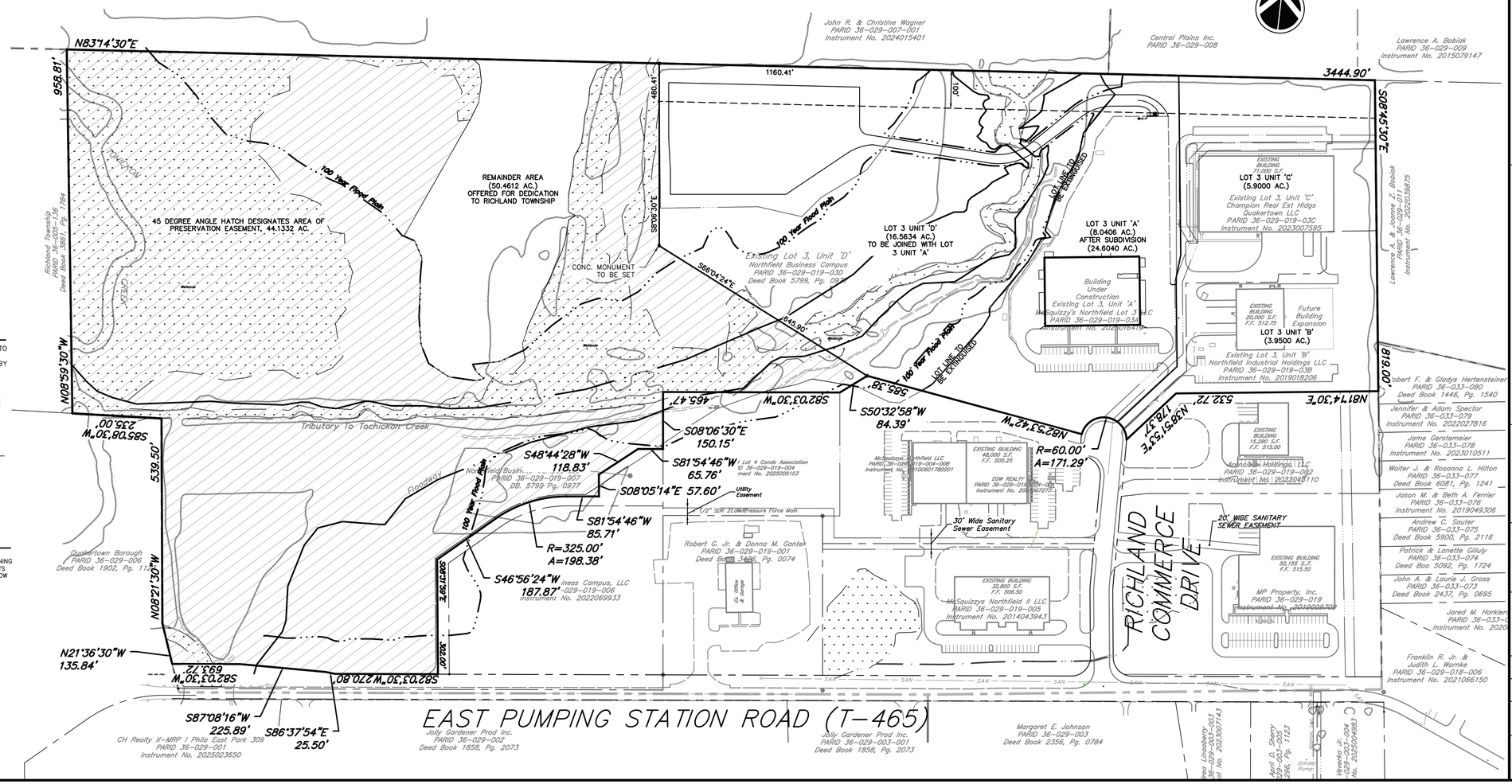
   GROSS TRACT AREA = 75.06 Ac. (TO DEED TITLE LINES)



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

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

SITE LOCATION MAP 1"= 2,000'



GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

KLOVER STORAGE YARD

AMENDED LAND DEVELOPMENT OF
LOT 3 CONDO UNIT 'A' AND 'D'

PREPARED FOR
KLOVER CONTRACTING

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

NO.	REVISIONS / PLAN ORIGINATION DATE
13	MAY 12, 2026
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

THE DESIGN, INFORMATION AND DRAWINGS CONTAINED IN THIS PLAN ARE THE PROPERTY OF GORSKI ENGINEERING, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GORSKI ENGINEERING, INC. ANY UNAUTHORIZED USE OF THESE PLANS AND DRAWINGS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GORSKI ENGINEERING, INC. FOR ALL DAMAGES, LOSSES AND EXPENSES.

LOT LINE CHANGE PLAN

KLOVER STORAGE YARD

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 8051	DRAWING FILE: 8051 SUB-LD PLAN
PLAN SCALE: 1" = 150'	PLAN SHEET NUMBER 1 OF 17

0' 75' 150' 300'
GRAPHIC SCALE

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUCKS) SS:

ON THE _____ DAY OF _____ 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, JERRY KILHEFNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF MCSQUIZZY'S NORTHFIELD LOT 3 LLC, A PENNSYLVANIA CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS JERRY KILHEFNER, PRESIDENT.

IN WITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

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JERRY KILHEFNER, PRESIDENT
MCSQUIZZY'S NORTHFIELD LOT 3 LLC
1131 RICHLAND COMMERCE DRIVE

APPROVED BY THE RICHLAND TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

_____
SECRETARY

APPROVED BY THE RICHLAND TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2026.

_____
TOWNSHIP ENGINEER

APPROVED BY THE RICHLAND TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF _____, 2026.

_____
CHAIRMAN

_____
SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON _____, 2026.

BUCKS COUNTY RECORDER OF DEEDS

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ANTHONY JOHN HIBBELN
ENGINEER
NO.
041828-E
PENNSYLVANIA

_____
ANTHONY J. HIBBELN, P.E. GORSKI ENGINEERING, INC.
(PE-041828-E)

_____
DATE

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON BASED ON A PLAN NORTHFIELD BUSINESS CAMPUS, PREPARED BY COWAN ASSOCIATES, INC. DATED FEBRUARY 8, 2005, LAST REVISED SEPTEMBER 29, 2008, RECORDED IN PLAN BOOK 368, PAGE 95 AND SUPPLEMENTED WITH A FIELD SURVEY BY SYSTEMS DESIGN ENGINEERING, INC. COMPLETED IN AUGUST 2022 AND CONDOMINIUM DECLARATION INSTRUMENT NO. 2019017355.
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6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
7. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH RICHLAND TOWNSHIP. THE BMP SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER PER THE ABOVE REFERENCED AGREEMENT.
8. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
9. ANY FUTURE IMPERVIOUS SURFACE AREA PROPOSED WHICH EXCEEDS THE TABULATED VALUES REQUIRES ADDITIONAL STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT PRIOR TO INSTALLATION OF SUCH IMPERVIOUS SURFACE AREA.
10. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS SHALL REMAIN WITH THE PROPERTY OWNER, HEIRS AND ASSIGNS OF THE PROPERTY. THE TOWNSHIP OF RICHLAND AND/OR ITS AGENTS HAVE THE RIGHT AND PRIVILEGE TO ENTER TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY THE OWNERS, HEIRS OR ASSIGNS. A BLANKET EASEMENT COVERING ACCESS TO THE STORMWATER FACILITIES IS HEREBY GRANTED BY THE OWNER, HEIRS AND ASSIGNS TO RICHLAND TOWNSHIP.

WAIVER REQUESTS

CHAPTER 22 – SUBDIVISION AND LAND DEVELOPMENT

SECTION 22-422.2. & 22-432. TO SUBMIT A PRELIMINARY/FINAL PLAN SET FOR REVIEW IN LIEU OF SEPARATE PRELIMINARY AND FINAL PLAN REVIEW SUBMISSIONS.ALL REQUIRED INFORMATION HAS BEEN PROVIDED ON THE PLAN SET FOR A FINAL APPROVAL.

CHAPTER 25 – STORMWATER MANAGEMENT ORDINANCE

SECTION 25-307.10.D. TO ALLOW FOR A MAXIMUM SPILLWAY LENGTH TO EXCEED 40 FEET ALONG THE BERM OF THE PROPOSED INFILTRATION BASIN.

SECTION 25-308.A.(2)(a) TO NOT PROVIDE A MINIMUM DEPTH OF 48 INCHES BETWEEN THE INTENDED BOTTOM OF THE FACILITY AND THE SEASONAL HIGH-WATER TABLE AND/OR BEDROCK (LIMITING ZONES) FOR BMP #7. TWO (2) FEET ARE BEING PROVIDED, WHICH IS THE STANDARD IN THE PA STORMWATER MANAGEMENT MANUAL.

SECTION 25-402.2.B(19) TO NOT PROVIDE A 20-FT WIDE ACCESS EASEMENT AROUND ALL STORMWATER MANAGEMENT FACILITIES THAT WOULD PROVIDE INGRESS AND EGRESS FROM A PUBLIC RIGHT-OF-WAY.

PURPOSE OF THIS PLAN

THE PLAN HEREWITH PROPOSES A LOT LINE ADJUSTMENT BETWEEN LOT 3, UNIT 'A' AND LOT 8 TO CONSOLIDATE APPROXIMATELY 16.56 ACRES OF LOT 8 INTO LOT 3 UNIT 'A', THE REMAINDER OF LOT 8 (APPROXIMATELY 50.46 AC.) IS OFFERED FOR DEDICATION TO THE TOWNSHIP.

CONDITIONAL USE GRANTED

PURSUANT TO CHAPTER 27, PART 4, SECTION 27-405-H.(7).(e).(1) ACCESSORY USE, H7-OUTSIDE STORAGE IS ALLOWED BY CONDITIONAL USE (BY TOWNSHIP BOARD OF SUPERVISORS) IF STORAGE YARD IS < (LESS THAN) 50% OF LOT AREA. THE STORAGE YARD HEREWITH SHALL BE LESS THAN 50% OF LOT AREA. CONDITIONAL USE GRANTED BY THE TOWNSHIP BOARD OF SUPERVISORS ON MAY 11, 2026.

SPECIAL EXCEPTION GRANTED

SPECIAL EXCEPTION FROM CHAPTER 23, SECTION 604.2.A. OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT A PRIVATE STREET AND UNDERGROUND UTILITIES WITHIN THE FLOODPLAIN WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.

VARIANCE GRANTED

1. A VARIANCE FROM CHAPTER 23, SECTION 603.1.A OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO ALLOW FILL WITHIN THE FLOODPLAIN WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
2. A VARIANCE FROM CHAPTER 23, SECTION 603.1.E OF THE FLOODPLAIN MANAGEMENT ORDINANCE TO PERMIT THE FINISHED ELEVATION OF THE PROPOSED STREET TO BE ABOVE THE BASE FLOOD ELEVATION, WHERE THE ORDINANCE REQUIRES IT TO BE ONE FOOT BELOW WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
3. A VARIANCE FROM CHAPTER 27, SECTION 514.1.A OF THE ZONING ORDINANCE TO ALLOW AN 11.64% DISTURBANCE WITHIN THE FLOODWAY, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
4. A VARIANCE FROM CHAPTER 27, SECTION 514.1.C. OF THE ZONING ORDINANCE TO ALLOW A 16.56% DISTURBANCE TO FLOODPLAIN SOILS, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
5. A VARIANCE FROM CHAPTER 27, SECTION 514.1.G. OF THE ZONING ORDINANCE TO ALLOW AN 11.40% DISTURBANCE TO WATERCOURSES, WHERE NO DISTURBANCE IS PERMITTED WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.
6. RELIEF OF MODIFICATION TO THE PRIOR RICHLAND TOWNSHIP ZONING HEARING BOARD DECISION DATED AUGUST 1, 2023, WHICH GRANTED RELIEF TO PERMIT A BUFFER YARD WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED FOR A PORTION OF LOT 3 (NOW TO BE INCORPORATED INTO THE EXPANDED LOT 3). THE REQUEST TO EXTEND THIS 50-FOOT BUFFER WAS GRANTED BY THE TOWNSHIP ZONING HEARING BOARD ON MARCH 5, 2026.

ZONING DATA

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

DISTRICT CLASSIFICATION: "EXT"-EXTRACTION DISTRICT

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

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

	REQUIRED	PROVIDED ON LOT 3
MIN. LOT AREA:	3.0 AC.	25.03 AC.
MIN LOT WIDTH @ STREET LINE:	150 FT.	171.3 FT.
MIN SETBACK FROM STREET LINES:	25 FT.	203.71 FT.
MIN. SETBACK FROM PROPERTY LINES:	25 FT.	25 FT.
MIN. BUILDING SPACING:	50 FT.	150 FT.
MAX. IMPERVIOUS SURFACE RATIO ON LOT:	60%	38.79%
MAX. IMPERVIOUS SURFACE RATIO ON SITE:	85%	38.79%
MAX. BUILDING COVERAGE	40%	9.06%
MAX. FLOOR AREA RATIO:	40%	9.06%
MAX. BUILDING HEIGHT:	35 FT.	N/A

SITE STATISTICS

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

   PARID: 36-029-019-03A

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DOYLESTOWN, PENNSYLVANIA
   UNIT A: INSTRUMENT NO. 2025016419

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

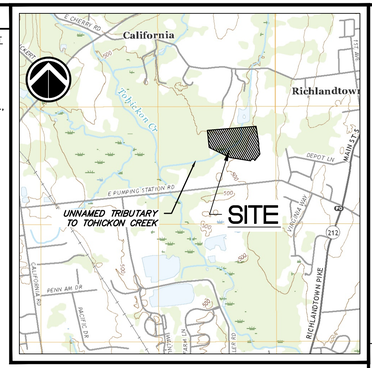
   UNIT A: MCSQUIZZY'S NORTHFIELD LOT 3 LLC
   180 KEYSTONE ROAD
   QUAKERTOWN, PA 18951

4. ADDRESS OF THE SUBJECT TRACT:

   UNIT A:
   1131 RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

5. AREA STATISTICS:

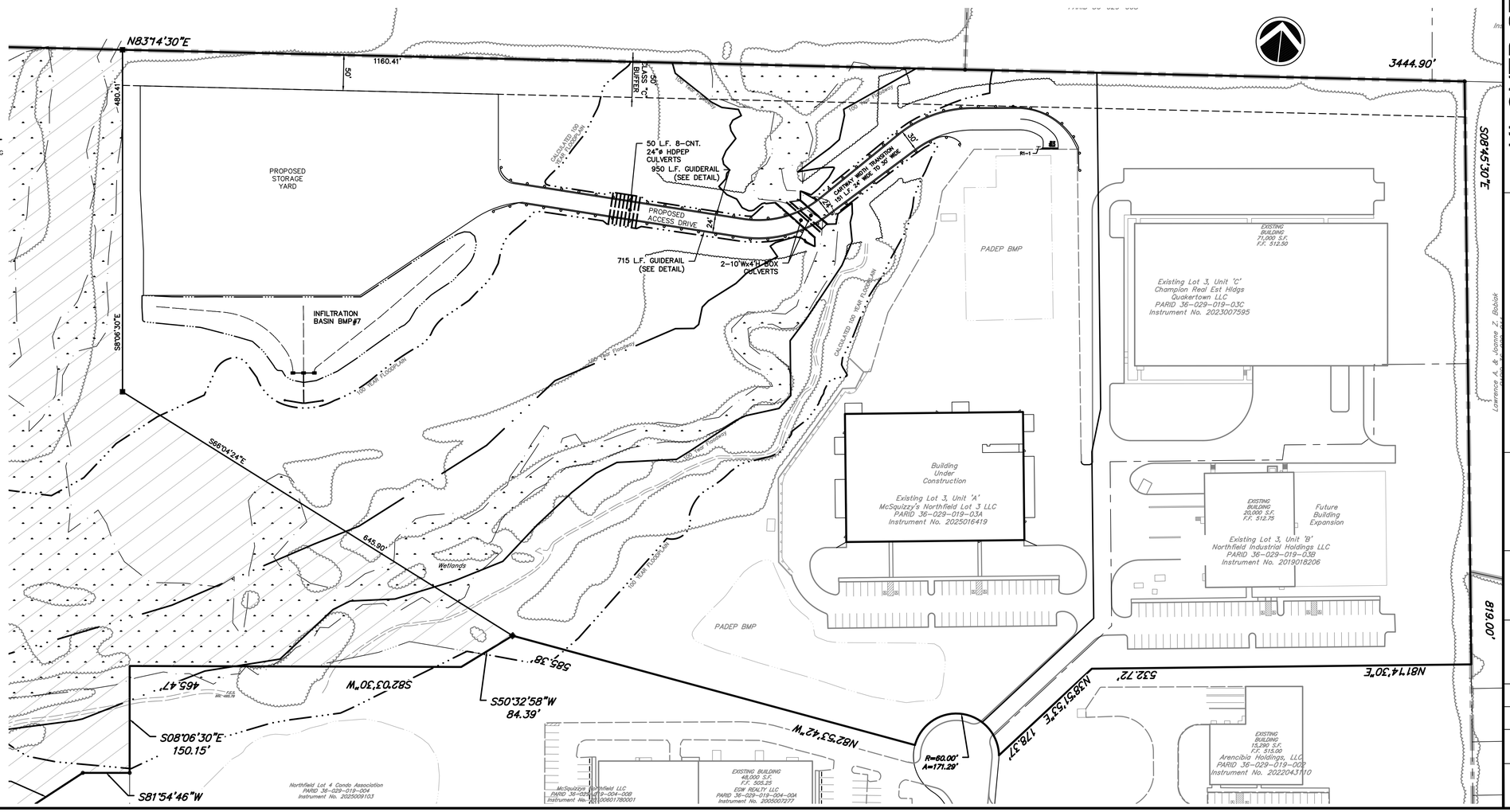
   GROSS TRACT AREA = 34.45 Ac. (TO DEED TITLE LINES)



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

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

SITE LOCATION MAP 1"= 2,000'



GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

KLOVER STORAGE YARD

AMENDED LAND DEVELOPMENT OF LOT 3 CONDO UNIT 'A'

PREPARED FOR

KLOVER CONTRACTING

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATION DATE
1		MAY 12, 2026
2		
3		
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13		

THE DESIGNS, DRAWINGS AND SPECIFICATIONS, OR ANY PORTION THEREOF, AS INSTRUMENTS OF SERVICE, SHALL BE AND REMAIN THE PROPERTY OF GORSKI ENGINEERING, INC. AT THE PROJECT OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF GORSKI ENGINEERING, INC. FIRM ALL RIGHTS, STATUTORY AND OTHERWISE, ARE RESERVED.

LAND DEVELOPMENT PLAN

KLOVER STORAGE YARD

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 8051	DRAWING FILE: 8051 LD PLAN
PLAN SCALE: 1"=80'	PLAN SHEET NUMBER 2 OF 17

0' 40' 80' 160'
GRAPHIC SCALE

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON BASED ON A PLAN NORTHFIELD BUSINESS CAMPUS, PREPARED BY COWAN ASSOCIATES, INC. DATED FEBRUARY 8, 2005, LAST REVISED SEPTEMBER 29, 2008, RECORDED IN PLAN BOOK 368, PAGE 95 AND SUPPLEMENTED WITH A FIELD SURVEY BY SYSTEMS DESIGN ENGINEERING, INC. COMPLETED IN AUGUST 2022 AND CONDOMINIUM DECLARATION INSTRUMENT NO. 2019017355.
2. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS. VERTICAL DATUM: SANITARY SEWER DATUM AS REFERENCED BY NORTHFIELD BUSINESS CENTER PLANS.
3. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42017C0129J EFFECTIVE DATE MARCH 16, 2015 NUMBER 421095 PANEL 0129 SUFFIX J. 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
4. SITE BENCHMARK IS A MAGNAIL SET IN PPL POLE HAVING AN ELEVATION OF 493.
5. WETLANDS EXIST WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT PER THE WETLANDS DETERMINATION PERFORMED BY NOVA CONSULTANTS, LTD. IN MAY 2026
6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
7. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH RICHLAND TOWNSHIP. THE BMP SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER PER THE ABOVE REFERENCED AGREEMENT.
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SITE CAPACITY CALCULATIONS

A. Base Site Area: Calculate the base site area. From the site area, subtract future rights-of-way of existing public or private roads; existing utility easements and/or rights-of-way; land which is not contiguous or which is separated from the parcel by a road, railroad, or major stream which acts as a major barrier to common use; and land shown on previous subdivision or land development plans as reserved for open space.

	Land which is not contiguous or which is cut from the parcel by a road or easement.			
	Total Site Area =	34.45 Ac.		
	Minus	0.00 Ac.		
	Base Site Area =	**34.45 Ac.**		

B. Resource protection land: Calculate open space needed for resource protection Open Space

	RESOURCE	Open Space Ratio	Acres of Land in Resources	Resource Protection Land (Acres x Open Space Ratio
	FLOODWAY	1.00	3.24 Ac.	3.24 Ac.
	FLOODPLAIN	0.80	4.58 Ac.	3.66 Ac.
	FLOODPLAIN SOILS	1.00	2.14 Ac.	2.14 Ac.
	STEEP SLOPES: **			
	8-15%	0.60	<3,000 S.F.	0.00 Ac.
	15-25%	0.70	<3,000 S.F.	0.00 Ac.
	25% or more	0.85	<3,000 S.F.	0.00 Ac.
	Lakes and Ponds	1.00	0.00 Ac.	0.00 Ac.
	Watercourses	1.00	0.35 Ac.	0.35 Ac.
	Wetlands (unless a permit)	0.95	0.02 Ac.	0.02 Ac.
	Land With Resource Restrictions		**10.33 Ac.**	
			Resource Protection Land	**9.42 Ac.**

*** Manmade steep slopes along existing detention basin are not included in steep slope resource calculations

C. Recreation Land: Calculate land for recreation. While some of the open space may be resource protection land, it is required that at least a portion of the public or common open space be usable for active recreation.

	Base Site Area			34.45 Ac.
	Subtract Land with Resource Restrictions			10.33 Ac.
	Remainder =			24.12 Ac.
	Multiply by 1/3 Minimum Open Space Ratio	0		0.00 Ac.
	Recreation Land			**0.00 Ac.**

D. Net buildable Site Area. Calculate the new buildable area.

	Base Site Area			34.45 Ac.
	Subtract Resource Protection Land			9.42 Ac.
	Net Buildable Site Area			**25.03 Ac.**

E. Required Open Space. Dertermine the required open space for any subdivision or land development requiring open space. The required open space is the sum of the resource protection land and a percentage of the net buildable site area.

	Net Buildable Site Area			25.03 Ac.
	Multiply by Minimum Open Space Ratio	0		0.00 Ac.
	Product			0.00 Ac.
	Add resource Protection Land			9.42 Ac.
	Required Open Space			**9.42 Ac.**

F. Number of Dwelling Units. Calculate the maximum number of dwelling units. The applicant shall not round up unless the number of units calculated is less than one but greater than one half, in which case, the applicant may round up to permit one dwelling unit.

	Net Buildable Site Area	N/A		25.03 Ac.
	Multiply by Maximum Density	N/A		0
	Number of Dwelling Units	**N/A**		**0**

G. Impervious Surfaces: Calculate the maximum area of impervious surfaces. The maximum impervious surface ratio is found in 27-512, "Table of Performance Standards". The applicant is to use the "Total Site" ratio in determining maximum impervious surfaces for the site..

	Net Buildable Site Area			25.03 Ac.
	Multiply by Maximum Impervious Surface Ratio			0.85
	Impervious Surfaces			**21.28 Ac.**

H. Buildable Portion of the Site. Calulate the Buildable Portion of the Site.

	Base Site Area			34.45 Ac.
	Subtract Required Open Space			9.42 Ac.
	Buildable Portion of the Site			**25.03 Ac.**

I. Site Capacity Summary:

	Net Buildable Site Area (D)			25.03 Ac.
	Maximum Number of Dwelling Units (F)			N/A
	Maximum Impervious Surfaces (G)			21.28 Ac.
	Required Open Space (E)			9.42 Ac.
	Required Recreation Land (C)			0.00 Ac.

J. Provided Herewith

	Net Buildable Site Area			25.03 Ac.
	Max. Impervious Surface			13.36 Ac.
	Provided Open Space (Remainder of Lot 3D)			50.46 Ac.

SITE STATISTICS

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

   PARID: 36-029-019-03A

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DOYLESTOWN, PENNSYLVANIA
   UNIT A: INSTRUMENT NO. 2025016419

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

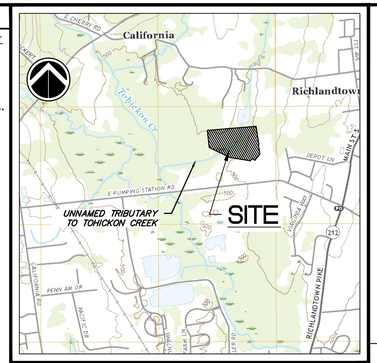
   UNIT A: MCSQUIZZY'S NORTHFIELD LOT 3 LLC
   180 KEYSTONE ROAD
   QUAKERTOWN, PA 18951

4. ADDRESS OF THE SUBJECT TRACT:

   UNIT A:
   1131 RICHLAND COMMERCE DRIVE
   QUAKERTOWN, PA 18951

5. AREA STATISTICS:

   GROSS TRACT AREA = 34.45 Ac. (TO DEED TITLE LINES)



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

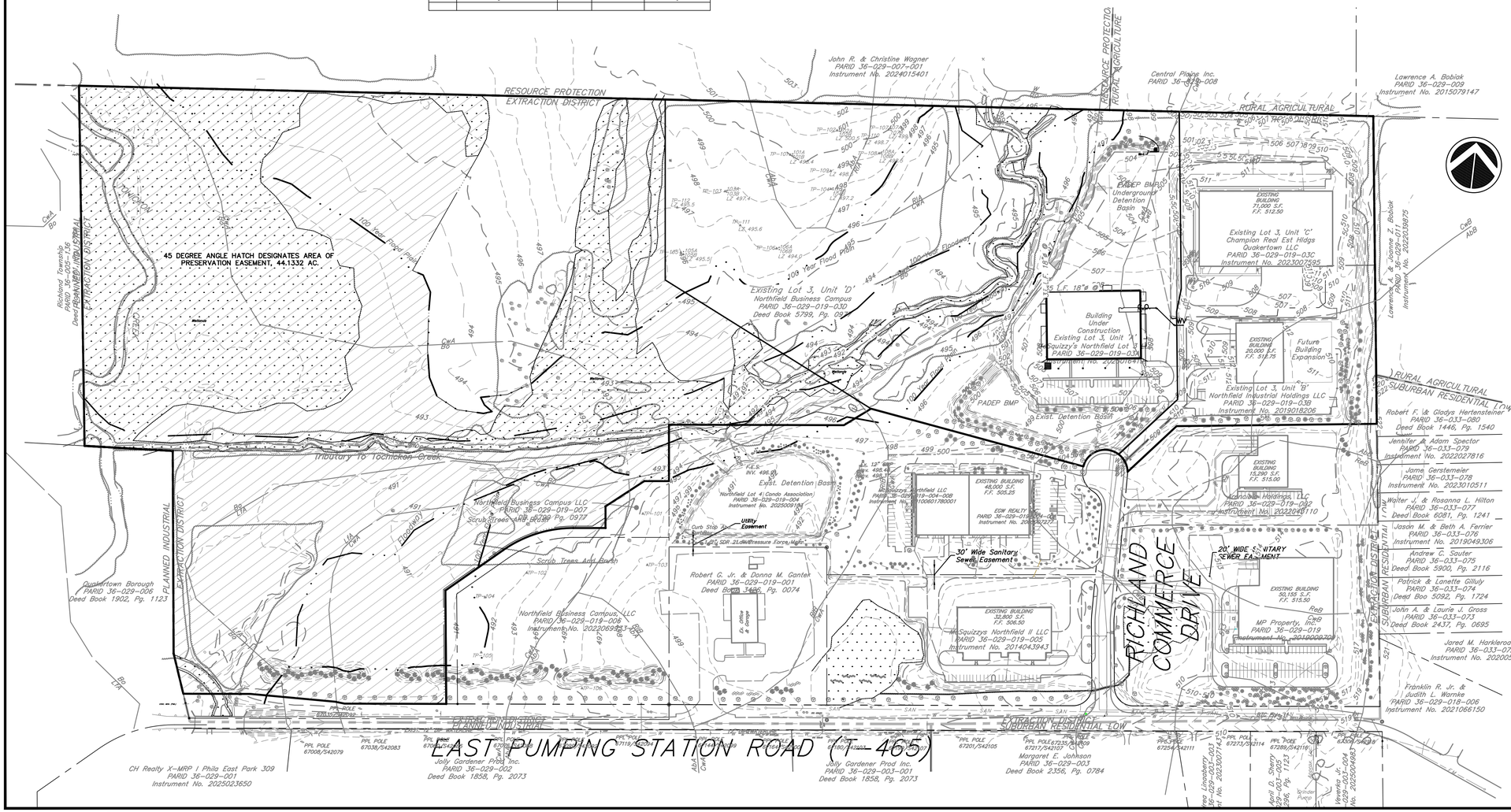
0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

SOIL LEGEND

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

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



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1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

KLOVER STORAGE YARD

AMENDED LAND DEVELOPMENT OF LOT 3 CONDO UNIT 'A'

PREPARED FOR

KLOVER CONTRACTING

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATION DATE
1		MAY 12, 2026
2		
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ALL DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY GORSKI ENGINEERING, INC. AND THEIR CONSULTANTS ARE AND SHALL REMAIN THE PROPERTY OF GORSKI ENGINEERING, INC. AND THEIR CONSULTANTS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED. ANY REUSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF GORSKI ENGINEERING, INC. IS PROHIBITED AND ANY PERSON OR ENTITY REUSING THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS WITHOUT SUCH PERMISSION WILL BE LIABLE FOR ALL DAMAGES, CLAIMS, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

EXISTING FEATURES PLAN

KLOVER STORAGE YARD

SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 8051	DRAWING FILE: 8051 EF PLAN
PLAN SCALE: 1" = 150'	PLAN SHEET NUMBER 3 OF 17

0' 75' 150' 300'
GRAPHIC SCALE



AERIAL PHOTOGRAPH PLAN

KLOVER STORAGE YARD
SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH
DRAFTED BY: RAF
PROJECT NUMBER: 8051
DRAWING FILE: 8051 AERIAL PLAN
PLAN SCALE: 1" = 150'
PLAN SHEET NUMBER: 4 OF 17

GRAPHIC SCALE 0 150 300

ALL DOCUMENTS PREPARED BY GORSKI ENGINEERING, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE, AND SHALL REMAIN, THE PROPERTY OF GORSKI ENGINEERING, INC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY GORSKI ENGINEERING, INC. FOR THE SPECIFIC ANY PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO GORSKI ENGINEERING, INC. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS GORSKI ENGINEERING, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NO.	REVISIONS	
13		
12		
11		
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1		
	PLAN ORIGINATION DATE	MAY 12, 2026

KLOVER STORAGE YARD

AMENDED LAND DEVELOPMENT OF
LOT 3 CONDO UNIT 'A'

PREPARED FOR

KLOVER CONTRACTING

SITE SITUATE IN

RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850