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: April 10, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, April 14th, 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 March 10, 2026
4. 2026 QAPC Annual Transportation Meeting
5. Conditional Use Application for Quakertown Investors, LLC (Quakertown Taco Bell)—Richland Township
6. Preliminary Plan of Subdivision for Villages at Morgan Creek—Richland Township
7. Data Centers
8. Annual Report
9. Old Business/New Business
10. Approval of Invoice
11. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, April 13th, 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
March 10, 2026

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. by Vice Chair Tim Ritter (Quakertown Borough). The following members were in attendance: Chris Betz (Trumbauersville Borough); Andrew Janke (Richlandtown Borough); John Mininger (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 February 10, 2026

Matt Walters presented the meeting minutes for the February 2026 meeting. On a motion by Rusty Taft, with a second by Chris Spear, the minutes of the February 10, 2026, monthly meeting were unanimously approved.

Preparations for 2025 QAPC/PennDOT Annual Transportation Meeting

The Committee continued preparations for its annual transportation meeting by reviewing and ranking the capital and maintenance projects. The finalized list will be attached to the minutes.

Old Business/New Business

Rusty Taft inquired about the development of data center regulations for municipalities within the county. Matt Walters indicated he will share example regulations with the group via email and plans to continue the discussion at the April meeting.

Approval of Invoices

Matt Walters presented a draft invoice from the Bucks County Planning Commission for planning services provided in February 2026. On a motion by Rusty Taft, with a second by Andrew Janke, the Committee unanimously approved the BCPC invoice for February 2026 in the amount of $508.75.

Adjournment

On a motion by Chris Betz, with a second by Rusty Taft, the Committee unanimously voted to adjourn the meeting at 8:24 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

2026 QAPC: Regional PennDOT Priorities - Capital Projects

2026 Rank	Project Description	Status Notes
1	Extend the left turn lane on Route 309 North at the Pumping Station Road intersection (Richland)	
2	Replacement of Engelman Bridge (2 or more lanes) on Kumry Road over Unami Creek (Milford)	
3	Replacement of bridge (2 or more lanes) on Old Bethlehem Road (Haycock)	
4	Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes	
5	Trumbauersville Road Bridge Replacement (2 or more lanes), one-lane bridge between Fels and Nursery roads (Milford Township)	
6	Rosedale Road "Twin" bridges and additional single bridge replacements (Milford Township)	
7	Replace one-lane bridge on Old Bethlehem Road between Oak Lane and Pullen Station Road (Haycock Township)	
8	Sawmill Road and Old Bethlehem Road 4-way stop sign option (Haycock Township)	
9	SR 309 and Pumping Station Road modification of egress and ingress east bound for truck traffic. Due to additional truck traffic into and out of Pumping Station Road. (Richland Township)	
10	Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown)	
11	Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford)	
12	Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown)	
13	AM Drive and Interchange Way improvements to traffic flow and signalization in coordination with Turnpike improvements (Milford Township)	
14	Portzer Road extension to roundabout at BJs/Target (Milford)	

Previous Projects		
	Route 663 widening to 4 lanes with left turning lanes at: Turnpike to Allentown Road; Allentown Road to Portzer Road; Portzer Road to Route 309 (Milford)	Consultant on board for Allentown Road to Turnpike
	663/Allentown Road Intersection and Bridge Improvments (Milford Township)	In design stage, project to be let in next 6 months, water permits are being submitted, 1 parce to be condemned
	Cherry Road, from Route 309 to Main Street in Richlandtown (Richland/Richlandtown)-needs to be resurfaced with drainage problems corrected; also there are two one-lane bridges that should be widened	Bridges in fair condition
	Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock)	Starting March 9, 2026

2026 QAPC: Regional PennDOT Priorities - Maintenance Projects

2026 Rank	Project Description	Status Notes
1	Allentown Road at Bauman Road, replace cross pipe (Milford Township)	
2	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)	
3	Route 309 repaving between Tollgate Road and Reservoir Road (Quakertown/Richland)	
4	Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.)	
5	Broad Street repaving (Trumbauersville)	
6	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)	
7	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)	
8	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)	
9	Deerwood Lane road/shoulder washout near 892 Deerwood Lane (Haycock Township)	
10	East Sawmill Road - North bound Washout (Haycock Township)	
11	563 Bridges - issues with regard to dips and concrete displacement (Haycock Township)	
12	Brush cutting -- issue with Contracts thru Township personnel to do work (Haycock Township)	
13	Sawmill & Old School Road -- Drainage box access into County Park (Haycock Township)	

Previous Projects		
	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)	2026/2027 Plan
	Allentown Road/Main Street repaving (Trumbauersville)	2026/2027 Plan
	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)	2026/2027 Plan, oiled and chipped in 2025
	Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford)	
	Main Street/Cherry Street drainage repair (Richlandtown)	Borough project
	Maple Street/Main Street drainage repair (Richlandtown)	Borough project
	Richlandtown Pike/Depot Lane road hump (Richlandtown)	Inlet needs to be raised
	Krammes Road, overlay and ditch cleaning (Milford Township)	PennDOT to work with township to see if more cleaning necessary, chipped and sealcoated in 2024
	Steinsburg Road, oil and chip	Planned for 2025
	Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township)	Sealcoated in 2025

MEMORANDUM

Date: March 31, 2026

To: Board of Supervisors

From: Richard Brittingham

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

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

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

The Conditional Use Hearing before the Board of Supervisors will be scheduled for Monday, June 8, 2026.

Thank you,

Richard Brittingham
Assistant Township Manager/Zoning Officer, CZO

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

RICHLAND TOWNSHIP

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

Received
MAR 30 2026
Richland Township

APPLICATION FOR
CONDITIONAL USE HEARING

SUBMIT ONE (1) ORIGINAL COPY

TMP# 36 - 005 - 123-009

Quakertown Investors, LLC
Name of Applicant

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

610-420-1000
Telephone

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

Legal Description - Lot No./Block No.

Property Size: 427
Width

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

PC & AC
Present Zoning District

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

Vacant
Present Use of Property: (If more than one parcel, include use of each)

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

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

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

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

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

3-2-2026
Date

Roland Mantz
Signature of Applicant

Revised 1/4/2022

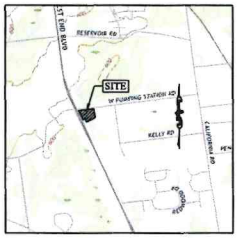
QUAKERTOWN TACO BELL

PRELIMINARY/FINAL LAND DEVELOPMENT

PARCEL# 36-005-123-009

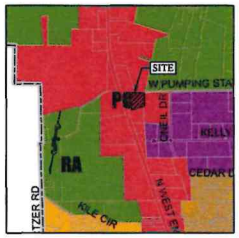
RICHLAND TOWNSHIP, BUCKS COUNTY

PENNSYLVANIA



USGS MAP
SCALE 1" = 800'

SCALE 1" = 1500' FEET



ZONING MAP
NOT TO SCALE

PREPARED FOR:

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

PREPARED BY:

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

LEGEND

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

PROPOSED LEGEND

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

INDEX OF DRAWINGS

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7	OF	13	PCSM NOTES & DETAILS
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10	OF	13	SOIL EROSION & SEDIMENT CONTROL PLAN
11	OF	13	SESC NOTES AND DETAILS
12	OF	13	CONSTRUCTION DETAILS
13	OF	13	CONSTRUCTION DETAILS

RICHLAND TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE RICHLAND TOWNSHIP PLANNING COMMISSION ON THIS___DAY OF_____20__

SIGNATURE

SIGNATURE

RICHLAND TOWNSHIP BOARD OF SUPERVISORS

REVIEWED BY THE RICHLAND TOWNSHIP BOARD OF SUPERVISORS ON THIS___DAY OF_____20__

SIGNATURE DATE

SIGNATURE DATE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE RICHLAND TOWNSHIP ENGINEER ON THIS___DAY OF_____20__

SIGNATURE

RICHLAND TOWNSHIP WATER AUTHORITY

APPROVED BY THE RICHLAND TOWNSHIP WATER AUTHORITY ON THIS___DAY OF_____20__

SIGNATURE

DATE

BUCKS COUNTY PLANNING COMMISSION

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

SIGNATURE

BUCKS COUNTY HEALTH DEPARTMENT

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

BUCKS COUNTY HEALTH DEPT. AGENT & TITLE DATE

OWNER'S CERTIFICATION:

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

NAME OF OWNER NAME OF OWNER

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ENGINEER'S CERTIFICATE

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

BRIAN W. CLEARY, #PE081074 DATE

RECORDING:

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

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

REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

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

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

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

TACO BELL

LAND DEVELOPMENT PLAN

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

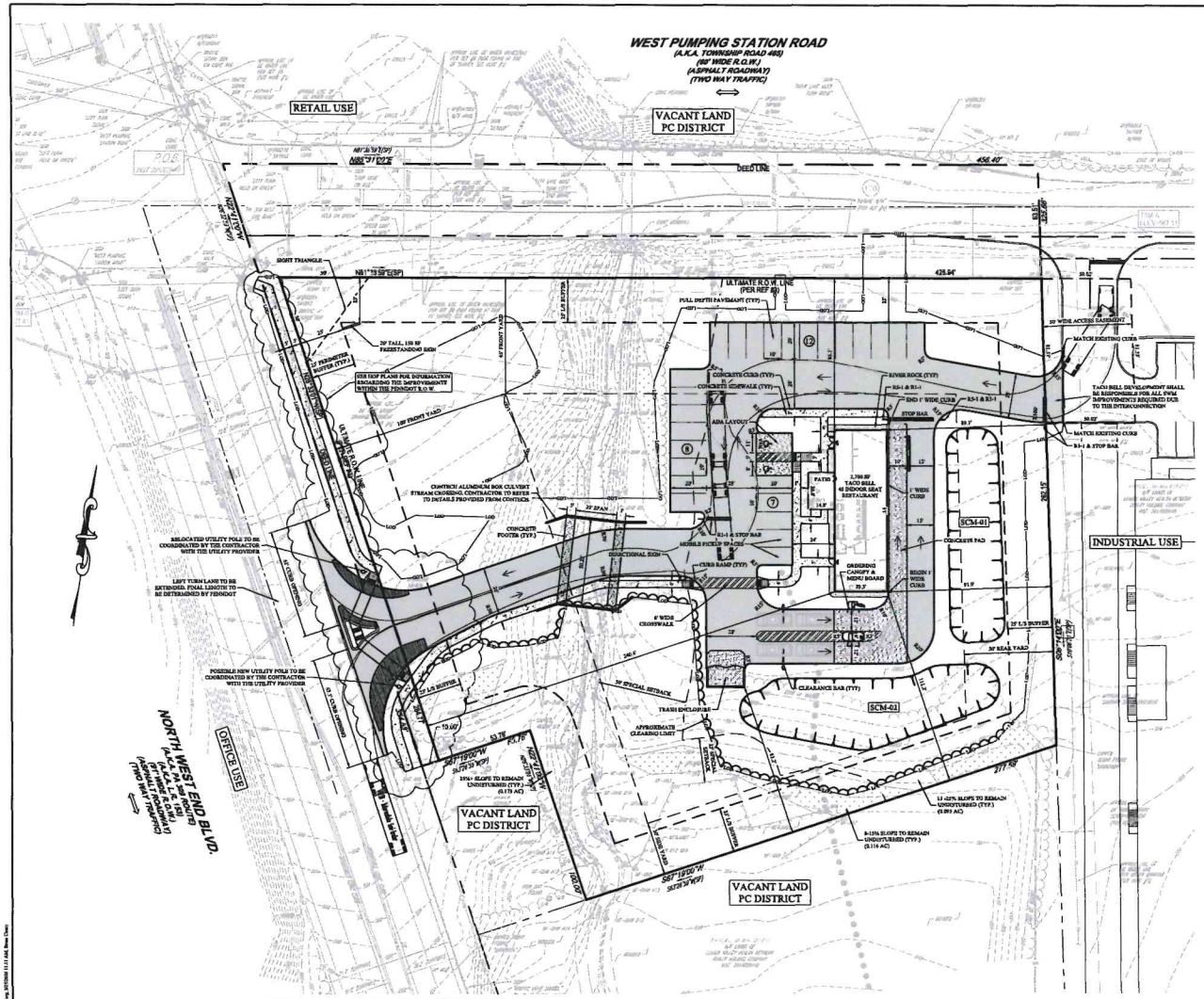
FOR

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

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

COVER SHEET & INDEX OF DRAWINGS

1 of 13



GENERAL NOTES

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

VARIANCES

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

WAIVERS

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

GENERAL CONSTRUCTION NOTES

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

RICHLAND TOWNSHIP ZONING SCHEDULE

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

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

PARKING REQUIREMENTS

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

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

RICHLAND TOWNSHIP SIGNAGE REQUIREMENTS

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

** DENOTES AN APPROVED NON-CONFORMANCE

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

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

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Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GA28131400

REVISIONS		
NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

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

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

TACO BELL

LAND DEVELOPMENT PLAN

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

FOR

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

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

SITE PLAN

3 of 13

30 0 30 60
SCALE 1" = 30' FEET

OBERMAYER REBMANN MAXWELL & HIPPEL LLP
Michael P. Malloy, Jr. Esquire
Attorney ID No. 88787
mike.malloy@obermayer.com
2003 Easton Road
Suite 304
Doylestown, PA 18901
610.554.6604

Attorneys for Appellant
Quakertown Investors, LLC

QUAKERTOWN INVESTORS, LLC,
Appellant

v.

ZONING HEARING BOARD OF RICHLAND TOWNSHIP, Appellee

and

RICHLAND TOWNSHIP BOARD OF SUPERVISORS, Intervenor.

LAND USE APPEAL

BUCKS COUNTY
COURT OF COMMON PLEAS

No. 2024-05984

SETTLEMENT STIPULATION AND AGREEMENT

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

WITNESSETH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[THIS SPACE INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS.]

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

RICHLAND TOWNSHIP

By: _____ ATTEST: _____

QUAKERTOWN INVESTORS, LLC

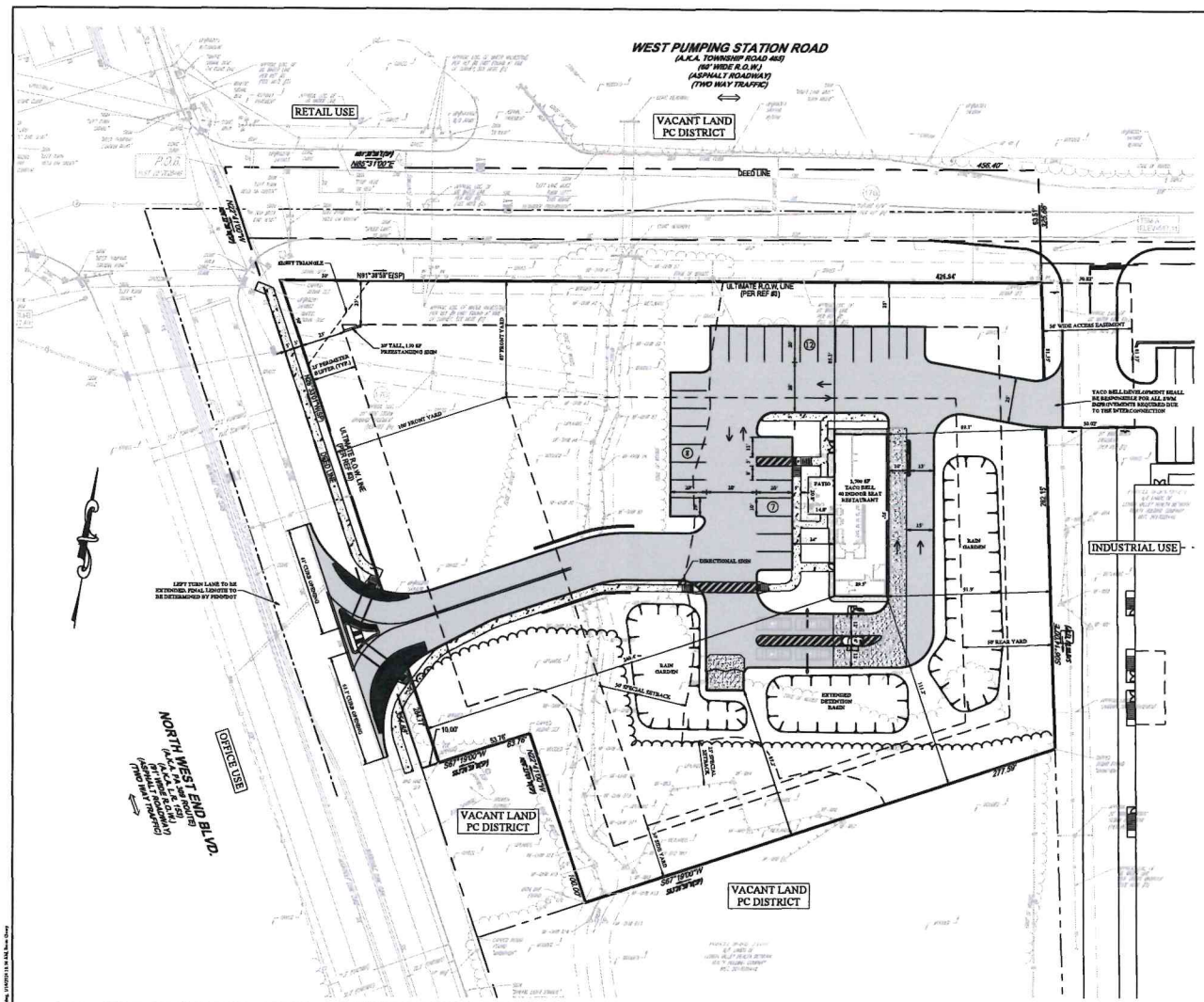
By: _____
Name: Robert J. Nasuti
Title: President

ZONING HEARING BOARD OF RICHLAND TOWNSHIP

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

APPENDIX "A"

Settlement Plan



GENERAL NOTES

1. OWNER:
   LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY
   PO BOX 1466 (18105-1567)
   701 HAMILTON STREET
   ALLENTOWN, PA 18101
2. APPLICANT/DEVELOPER:
   QUAKERTOWN INVESTORS, LLC
   PO BOX 429
   CONSHOHOCKEN, PA 19428
3. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "ALTAANSPI LAND TITLE SURVEY, PARCEL 36-005-123-009, WEST PUMPING STATION ROAD & NORTH WEST END BOULEVARD, TOWNSHIP OF RICHLAND, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 03/06/20.
4. APPLICANT SEEKS LAND DEVELOPMENT APPROVAL SO AS TO PERMIT CONSTRUCTION OF A 2,702 SF TACO BELL RESTAURANT, WITH A DUAL ORDER LAYOUT, A 1,650 SF TIM HORTONS RESTAURANT, A 1,800 SF RETAIL SHOP, AND ASSOCIATED SITE IMPROVEMENTS.
5. PROPOSED BUILDINGS TO BE SERVICED WITH NEW SEWER AND WATER LINES.
6. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
7. ELEVATION DATUM IS NAVD88.
8. PRESERVATION WETLANDS EXIST AS NOTED ON THIS PLAN.
9. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING FEMA FIRM MAP #4017C0138G, WITH AN EFFECTIVE DATE OF 03/16/15.
10. THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
11. REQUIRED OUTSIDE AGENCY APPROVALS:
    a. BUCKS COUNTY PLANNING BOARD
    b. BUCKS COUNTY SOIL CONSERVATION DISTRICT
    c. PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
    d. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

VARIANCES

1. VARIANCES WERE GRANTED FROM THE FOLLOWING:
   a. §27-603.B(6) - MINIMUM STACKING LANE SPACES
      8 REQUIRED, 4 PROPOSED
   b. §27-616.B(2) - MAXIMUM PERMITTED ALTERATION OF 0F 10% - 15% SLOPES
      30% PERMITTED 80% PROPOSED
   c. §27-616.B(2) - MAXIMUM PERMITTED ALTERATION OF 0F 15% TO STEEPER SLOPES
      15% PERMITTED 85% PROPOSED
   d. §27-616.E - MAXIMUM PERMITTED ALTERATION OF 0F WOODLANDS
      30% PERMITTED 70% PROPOSED
   e. §27-644 - FENCE PROVIDING A DEDICATED LOADING AREA
   f. §27-651 - TO ALLOW ACCESS TO AN ARTERIAL ROAD IN THE AC DISTRICT.
   g. §27-658 - MINIMUM ARTERIAL ROAD FRONT YARD SETBACK
      150' REQUIRED, 127 PROPOSED (FLOOR SIGN)
   h. §27-911.1.A - TO PERMIT 4 SIGNS WHERE 3 IS ALLOWED.
      1 PYLON SIGN, 1 MENU BOARD & 1 DRIVE-THRU SIGN EXCEEDING 1 SF

GENERAL CONSTRUCTION NOTES

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

RICHLAND TOWNSHIP ZONING SCHEDULE

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

DRIVE-INS AND OTHER EATING PLACES ARE NOT PERMITTED AS A CONDITIONAL USE (§27-1403.1.G(2)(a) [2] & [3])

DRIVE-INS AND OTHER EATING PLACES ARE PERMITTED AS A CONDITIONAL USE (§27-1403.1.G(2)(a) [4])

ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS			
MIN. LOT AREA (SF)	43,560	OUTPARCEL 1: 33,397 (0.767 AC.) NET LOT: 360,124 (8.268 AC.)	§27-612
MIN. LOT WIDTH (FT)	150'	626.93'	§27-613
BUILDING SETBACKS (FT)			
MIN. FRONT YARD-ARTERIAL (FT)	100'	230.1'	§27-616
MIN. FRONT YARD-COLLECTOR (FT)	67'	67.1'	§27-613
MIN. SIDE YARD (FT)	30'	99.1'	§27-613
MIN. REAR YARD (FT)	50'	111.2'	§27-613
MAX. BUILDING HEIGHT (FT)	35'	24'	§27-613
MAX. IMPERVIOUS AREA	60%	34.42 (68.38 %)	§27-611
MAX. IMPERVIOUS COVERAGE (SF)	0%	14.9 (41.5% SF)	§27-612
MIN. LANDSCAPE BUFFER FROM PROPERTY LINE (FT)	25'	25'	Table 27-1504.1.b.2

PARKING REQUIREMENTS

PARKING			
MIN. SETBACK FROM BUILDING FACADE (FT)	20'	21'	§22-519.5.B
MIN. STANDARD SPACE SIZE-90 DEGREE (FT)	10' X 20'	10' X 20'	§22-519.5.C
MIN. AISLE WIDTH-90 DEGREE (TWO-WAY) (FT)	25'	24'	§22-519.5.C
MAX. DRIVEWAY CURB OPENING (FT)	54'	44.8' **	§22-519.5.D(3)
MIN. STACKING SPACE AFTER DRIVE-THROUGH	8	12'	§27-605.E.4.(a)
MIN. NUMBER OF SPACES FOR EATING PLACE	1 SP ACC FOR 150 SF GFA	27 SPACES	§27-611.9.E.(2)
TOTAL NUMBER OF SPACES	27'	27'	§27-611.9.E.(2)

* INCLUDES OUTDOOR PATIO AREAS

** DENOTES A PROPOSED NON-CONFORMANCE

RICHLAND TOWNSHIP SIGNAGE REQUIREMENTS

ITEM	REQUIRED	PROPOSED	ORDINANCE
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MAX. NUMBER OF SIGNS	1	4 ***	§27-911.1.A
MAX. SIGN AREA (SF)	150	170	§27-911.1.A(1)
MAX. HEIGHT (FT)	20	29	§27-911.1.A(1)
MIN. FRONT YARD SETBACK-ART. ROAD (FT)	100	25 **	§27-604
MIN. SIDEWALK OR STREET CARTWAY SETBACK (FT)	10	25	§27-906.3
MIN. SIDE OR REAR YARD SETBACK (FT)	15	45	§27-906.3

** DENOTES AN APPROVED NON-CONFORMANCE

Resource	Open Space Ratio	Acres of Land in Resources	Resource Protection Land (Acres x Open Space Ratio)
Floodway	1.00	0 acres	0.000 acres
Floodplain	0.80	0 acres	0.000 acres
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Steep Slopes:			
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Site Capacity Summary		
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Maximum Impervious Surfaces	1.446 acres	

30 0 30 60
SCALE 1" = 30' FEET

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

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER REVISED LAYOUT	01/08/21
2	PER INTERCONNECTION TO ADJACENT LOT	02/26/21

FOR CONCEPTUAL PURPOSES ONLY

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

DESIGNED BY: NAK	JOB NO: 1502-209
DRAWN BY: NAK	DATE: 08/14/20
CHECKED BY: BWC	SCALE: 1" = 30'

TACO BELL

LAND DEVELOPMENT PLAN

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

FOR

QUAKERTOWN INVESTORS, LLC
PO BOX 429
CONSHOHOCKEN, PA 19428

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

SITE PLAN

9.17.25 Draft
10.13.25 Final

TOWNSHIP OF RICHLAND
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 307

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

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

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

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

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

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

SECTION IV. Severability

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

SECTION V. Effective Date

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

ENACTED AND ORDAINED this 13th day of October 2025.

Attest

Leslie Huhn
Secretary

Richland Township
Board of Supervisors

Tim Arnold
Chairperson

Christopher Vanelli
Vice Chairperson

Kathie Doyle
Member

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

Leslie Huhn
Leslie Huhn
Township Secretary

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

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

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 10, 2026

Subject: BCPC #13178
Preliminary Plan of Subdivision and Land Development for the Village at Morgan Creek
TMP #36-39-25
Applicant: DJC Paletown Road Acquisitions LP
Owner: Same
Plan Dated: February 9, 2026
Date Received: March 27, 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: Subdivide a 78.870-acre parcel into 118 single-family detached residential lots, with an average lot size of approximately 6,825 square feet. Six open space lots totaling 48.656 acres are proposed and will contain trail and stormwater management facilities. The development will be served by public water and sanitary sewer.

Location: Along the northwest side of Paletown Road, approximately 1,400 feet east of its intersection with Old Bethlehem Pike.

Zoning: The SRL Suburban Residential Low District permits Use B1 (Single-Family Detached dwellings) on lots of at least 6,000 square feet, with a minimum tract area of 20,000 square feet and a maximum density of 2.0 dwelling units per acre. The district requires a minimum open space ratio of 45 percent and permits a maximum impervious surface ratio of 20 percent.

The district also permits Use B4 (Single-Family Detached Enhanced Density) on lots of at least 6,000 square feet, with a minimum tract area of 17,500 square feet and a maximum density of 2.5 dwelling units per acre. This use requires a minimum open space ratio of 60 percent and permits a maximum impervious surface ratio of 50 percent per lot and 20 percent across the overall site.

Pursuant to Section 27-517.C. and D., a density bonus of up to 5 percent may be granted for the provision of water facilities and cash contributions toward fire protection.

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

Section 27-518 permits the adaptive reuse of an historic resource within the SRL District as a conditional use for a library or museum, office, or retail shop.

Present Use: Agricultural and residential

COMMENTS

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

   Section 22-505.1.
   relief from a requirement that a permanent or temporary cul-de-sac not exceed 400 feet; the plan proposes a cul-de-sac length of approximately 775 feet (Road A)

   Section 22-506.1.
   relief from a requirement that residential streets have a right-of-way width of 60 feet and a cartway width of 40 feet; the plan proposes a 32-foot cartway and a 50-foot right-of-way

   Section 22-517.1.
   relief from a requirement that there shall be adequate driveway turnaround space on each lot so that no car needs to go back onto a street to leave the lot; the plan proposes front entry driveways for each dwelling

   Section 22-517.2.
   relief from a requirement that driveways be designed to provide adequate stopping sight distance at street intersections and not exceed a 4 percent grade within 20 feet of the right-of-way line; the plan proposes driveway grades exceeding 4 percent

   Section 22-518
   relief from a requirement that sidewalks be installed on both sides of the street; the plan proposes sidewalks to be installed on only one side of the residential streets.

   Section 22-702.1.C.(2)
   relief from a requirement that the location, names and widths of streets, the location of property lines and names of owners, the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed be shown on the preliminary plan; the plan proposes to show pertinent information within 400 feet of any part of the subject development

   Section 22-702.1.C.(6)
   relief from a requirement that location of species and size of large trees (greater than 12 inches caliper at a height of 14 inches above the ground) standing alone be shown on the preliminary plan. The plan requests relief from identifying the species and size of all trees 12 inches in caliper or greater

   The applicant has not provided the reasons for all the waiver requests, or the proposed changes in lieu of the requirements. Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based and the minimum modifications necessary. The final plan should note all granted waivers.

2. **Density bonus**—Section 27-517.A. of the zoning ordinance permits a density bonus for Use B4 (Single-Family Detached Enhanced Density) when open space is provided in excess of the minimum requirement. The plan, however, identifies the proposed use as Use B1 (Single-Family Detached) and applies a density bonus to increase the permitted density from 2.0 to 2.1 dwelling units per acre. The ordinance does not appear to authorize a density bonus for Use B1, and the plan does not provide sufficient information to explain the basis for the increased density. Clarification is requested regarding the applicability and calculation of the proposed density bonus.

3. **Pennsylvania Farmland and Forest Land Assessment Act (Act 319)**—The Bucks County Board of Assessment identifies TMP #36-29-86 as enrolled under Pennsylvania Farmland and Forest Land Assessment Act. The township should ensure that the proposal complies with all applicable provisions of Act 319, including any requirements related to rollback taxes, subdivision, and land use changes.

4. **Historic resources**—The site contains an historic stone dwelling dating to the 1700s, as well as a bank barn. These resources are identified in Appendix 27-D, *Richland Township Historic Resources Survey*. Section 27-117 of the zoning ordinance permits the adaptive reuse of an historic resource within the SRL District for a library or museum, office, or retail use.

   We further note that historic resources such as these present valuable opportunities for preservation, adaptive reuse, and the reinforcement of community character, while also embodying materials, craftsmanship, and embedded carbon not easily replicated today. We recommend that the township and applicant conduct an impact assessment and coordinate efforts to preserve the stone dwelling and barn, and to evaluate appropriate reuse options.

5. **Open space and recreation**

   a. **Recreation facilities**— Section 27-563.C.(1) of the zoning ordinance requires that a portion of the required open space be usable for active recreation. Such facilities are to be designed in accordance with the standards of the National Recreation and Park Association. The Township should confirm that this requirement has been satisfied.

   b. **Open space designation**—Section 27-562.A. of the zoning ordinance requires that a statement prohibiting the selling, subdivision, or future development of open space on the site shall be included on the plan. The plan should include this required statement.

   c. **Recreation land**—Section 27-563 of the zoning ordinance requires that recreational land abuts a street for a minimum distance of 50 feet and be freely accessible to township residents. The plan shows trail access from several locations; however, the trail access to Road B between proposed lots 79 and 80 is only 20 feet wide.

   d. **Open space delineation**—The plan notes state that iron pins or monuments will be placed at lot lines. We recommend that plantings or fences be provided at lot lines with open spaces to prevent encroachment.

6. **Parking**

   a. **Amount**—Section 27-541.9. of the zoning ordinance requires two parking spaces per single-family dwelling unit. The plan shows a total of 331 parking spaces for 118 units, an average of 2.8 spaces per unit. We recommend that the township determine if these additional spaces are necessary.

b. **Parallel parking**—The plan depicts parallel parking spaces along the proposed roadways. As these on-street spaces are not required to meet minimum parking standards, they should not be striped. If the applicant intends to retain and designate these spaces, the striping should be clearly shown on the grading plans to ensure that the parking layout does not conflict with individual lot driveways.

c. **Parking design**—The plan depicts two boulevard-style entrances from Paletown Road, each consisting of two 12-foot-wide drive aisles that merge into a 32-foot-wide cartway. Each entrance includes a short median that transitions into a 32-foot-wide driveway, with parking proposed along the eastern median. As shown, vehicles entering the site must maneuver around the median and adjacent parked vehicles, which may create potential conflicts and limit clear ingress. We recommend that these parking spaces be removed to improve safety and ensure unobstructed access into the subdivision.

7. **Cul-de-sac length**—Section 22-505.1. of the SALDO limits cul-de-sac streets to a maximum length of 400 feet. The plan indicates that a waiver is requested to permit a cul-de-sac measuring approximately 775 feet. We recommend that an emergency access connection be provided from the northern terminus of proposed Road A to Road C to improve circulation and emergency response. Additionally, a stub street should be provided to facilitate a future connection to the adjoining property (TMP #36-38-46).

8. **Sidewalks**—Section 22-518 of the SALDO does not specifically require sidewalks on both sides of the street. The plan proposes sidewalks on only one side of the internal residential streets and does not include a sidewalk along Paletown Road, instead providing a trail.

   We recommend that sidewalks be installed on both sides of all internal streets to promote walkability and enhance pedestrian safety, as well as along the site's frontage on Paletown Road. The Federal Highway Administration (FHWA) recommends sidewalks on both sides of urban arterial, collector, and most local roadways to support safe and efficient pedestrian and vehicular movement. Providing a connected sidewalk network helps to separate pedestrians from vehicular traffic and has been shown to positively influence walkability and property values.[1]

9. **Trail network**—The plan proposes a trail network throughout the site; however, it does not include construction details for the proposed trail facilities. The applicant should provide detailed construction drawings demonstrating that the trails comply with applicable accessibility requirements, including those of the Americans with Disabilities Act. Trail design should incorporate appropriate surfaces, grades, and ramp treatments to ensure accessibility for individuals using wheelchairs and for those pushing strollers.

   In addition, the trail along Paletown Road appears to function as a sidewalk. The plan should clarify that this trail segment is intended for public use and should be extended to the property boundaries to support connectivity with adjacent properties and the broader pedestrian network.

10. **Sight triangles**—Section 22-509.3. of the SALDO requires that clear sight triangles be provided at all intersections, measured 50 feet along the street right-of-way lines from their points of intersection. Within these sight triangles, no building, structure, grading, planting, or other obstruction between

[1] Walking the Walk: How Walkability Raises Home Values in U.S. Cities

two feet and seven feet in height above the centerline elevation of the street shall be permitted. The township should confirm that the plan demonstrates compliance with these requirements.

11. **Vegetation**

    a. **Tree protection**—Section 27-1004.D. of the zoning ordinance requires that the site plan depict tree protection zones and the methods by which tree protection will occur. The plan depicts trees throughout the site that are not planned to be removed during construction. The plan should be revised to clearly show compliance with this ordinance requirement.

    b. **Plantings**—Section 22-702.1.D.(8) of the SALDO requires that a plan of proposed planting be provided, showing the locations, quantities, and types of plants to be used for street trees. All plants shall be selected from Richland Township's plant materials list (zoning ordinance Table 27-516(3). The plan does not identify the species of the proposed street trees. Also, there are no street trees that are proposed along a long section of Paletown Road as required by Section 22-519 of the SALDO. Finally, a detail drawing of shrubs is provided but there are no shrubs shown on the landscaping plan.

    c. **Existing trees**—Section 22-701.1.C.(6) of the SALDO requires the identification of the location, species, and size of all large trees (greater than 12 inches caliper, measured at a height of 14 inches above grade) that are standing alone. The plan does not depict any such trees. Large trees provide significant environmental and aesthetic benefits and should be identified, evaluated, and, where feasible, preserved.

    d. **Street trees**—Section 22-519 of the SALDO requires that trees be planted along all streets where suitable trees do not exist. There are no street trees that are proposed along a long section of Paletown Road.

12. **Plan information**

    a. **Lighting plan**—Section 27-519.1.B. of the zoning ordinance requires that no bare or direct light source be visible beyond the lot lines. The plan does not include a lighting plan. The applicant should provide a lighting plan demonstrating fixture types, mounting heights, and photometric levels to ensure that lighting will not adversely impact adjacent properties and that the proposal complies with this requirement.

    b. **Adjacent parcels**—The plan identifies the names of adjacent property owners; however, the corresponding tax parcel numbers are not shown. The plan should be revised to include tax parcel numbers for all adjoining properties.

13. **Crosswalks**—The proposed boulevard entrances intersect the sidewalk along Paletown Road. We recommend that marked crosswalks be provided at these driveway access points to enhance pedestrian visibility and safety.

14. **Easements**—The plans depict an AT&T easement bisecting the site, including portions of Lots 55, 74, and 99. The plan should be revised to include appropriate easement notes and language requiring that the easement area remain free of obstructions, including fencing and accessory structures.

15. **Mail delivery**—The plan does not provide information about mail delivery. We recommend that the applicant discuss mail delivery with USPS and consider providing community mailboxes.

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

This review will be included in the Bucks County Planning Commission board materials for the May 6, 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.

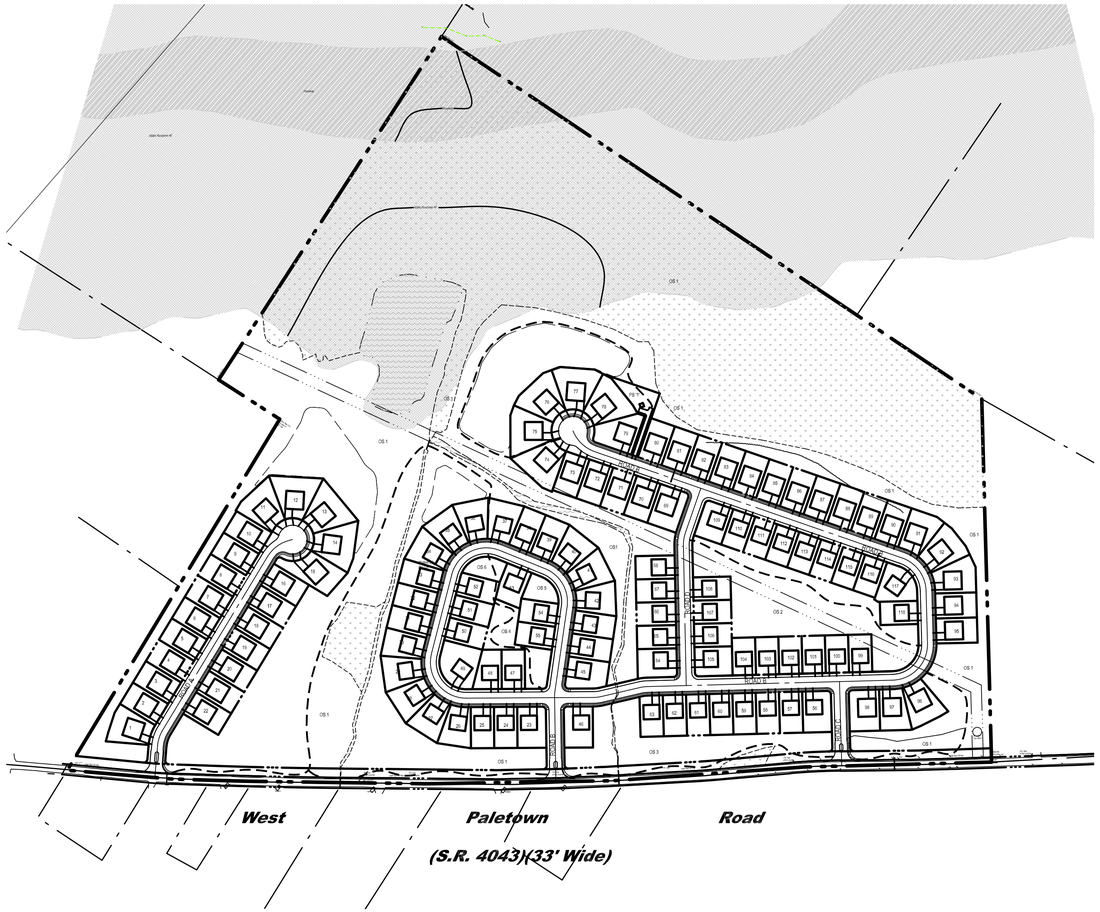
DCZ:emh
26-0048

cc: David J. Caracausa, DJC Paletown Road Acquisitions, LP (via email)
Daniel P. McKenna, PE, Horizon Engineering (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Tim Arnold, Township Manager (via email)
Rich Brittingham, Assistant Township Manager and Zoning Officer (via email)
Vicki Schuller, Township Office Administrator (via email)
Matthew Walters, Secretary, QAPC (via email)

VILLAGES AT MORGAN CREEK
PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLANS

INDEX OF SHEETS	
SHEET	SHEET NAME
00	COVER SHEET
01	MASTER SUBDIVISION PLAN
02	SUBDIVISION PLAN
03	SUBDIVISION PLAN
04	SUBDIVISION PLAN
05	SUBDIVISION PLAN
06	EXISTING FEATURES PLAN (A)
07	EXISTING FEATURES PLAN (B)
08	EXISTING FEATURES PLAN (C)
09	EXISTING FEATURES PLAN (D)
10	EXISTING FEATURES PLAN (E)
11	PCSM, STORM SEWER AND GRADING PLAN (A)
12	PCSM, STORM SEWER AND GRADING PLAN (B)
13	PCSM, STORM SEWER AND GRADING PLAN (C)
14	PCSM, STORM SEWER AND GRADING PLAN (D)
15	STORM CONSTRUCTION DETAILS (A)
16	STORM CONSTRUCTION DETAILS (B)
17	STORM CONSTRUCTION DETAILS (C)
18	SANITARY SEWER AND WATER PLAN (A)
19	SANITARY SEWER AND WATER PLAN (B)
20	SANITARY SEWER AND WATER PLAN (C)
21	SANITARY SEWER AND WATER PLAN (D)
22	SANITARY SEWER AND WATER PLAN (E)
23	SANITARY SEWER AND WATER DETAILS (A)
24	SANITARY SEWER AND WATER DETAILS (B)
25	EROSION & SEDIMENTATION PLAN (A)
26	EROSION & SEDIMENTAITON PLAN (B)
27	EROSION & SEDIMENTAITON PLAN (C)
28	EROSION & SEDIMENTAITON PLAN (D)
29	EROSION & SEDIMENTATION DETAILS (A)
30	EROSION & SEDIMENTATION DETAILS (B)
31	PLAN AND PROFILE ROAD A
32	PLAN AND PROFILE ROAD B
33	PLAN AND PROFILE ROAD B
34	PLAN AND PROFILE ROAD B
35	PLAN AND PROFILE ROAD C
36	PLAN AND PROFILE ROAD D
37	LANDSCAPE PLAN
38	LANDSCAPE DETAILS (A)

*SHEETS 25-30 INTENTIONALLY OMITTED AND WILL BE SUBMITTED DIRECTLY TO THE BUCKS COUNTY CONSERVATION DISTRICT AS PART OF THE SITE NPDES PERMIT APPLICATION.



SITE SCALE: 1" = 200'

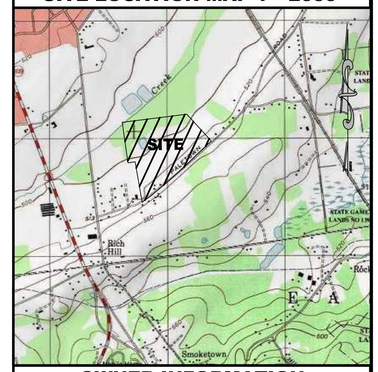
RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PREPARED FOR

DJC PALETOWN ROAD AQUISITIONS, LP

ORIGINATION DATE: FEBRUARY 9, 2026

SITE LOCATION MAP 1"=2000'



OWNER INFORMATION

TOWNSHIP: RICHLAND **COUNTY:** BUCKS

PARCEL NO. 36-039-025

INSTRUMENT NO.: 2025002886

PARCEL AREA: 79.927 ACRES

RECORD OWNER:
DJC PALETOWN ROAD ACQUISITIONS LP
P.O. BOX 1055
NORTH WALES, PA 19454

SITE ADDRESS:
360 W. PALETOWN ROAD
QUAKERTOWN, PA 18951

GENERAL NOTES

1. BOUNDARY LINES AND EXISTING TOPOGRAPHY IS TAKEN FROM A GROUND SURVEY PERFORMED BY HORIZON ENGINEERING DURING THE MONTH OF MAY, 2025. USING PENNSYLVANIA STATE-PLANE COORDINATE SYSTEM, NAD 83(2011) EPOCH 2010.000 – SOUTH ZONE AS APPLICABLE, EXPRESSED IN U.S. SURVEY FEET.
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY.
3. THIS PROPERTY IS LOCATED WITHIN FEMAS SPECIAL FLOOD HAZARD AREA, FLOODPLAIN LIMITS ARE SHOWN BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 42017C0137J, EFFECTIVE 05/18/1999 LAST REVISED 03/16/2015.
4. WATERS OF THE U.S. AND WETLANDS WERE DELINEATED BY PENNS TRAIL ENVIRONMENTAL, LLC AND WETLAND FLAGS WERE FIELD LOCATED BY HORIZON ENGINEERING ASSOCIATES IN APRIL OF 2025.

ACT 287 NOTIFICATION

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 181 IN JANUARY 2005)

SITE SERIAL NOS. 20250033510

LOCATIONS OF 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 UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 AND ACT 181 IN JANUARY 2005, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

REFERENCED PLANS

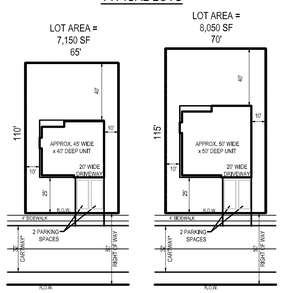
1. FINAL PLAN MADE FOR ESTATE OF LEON W. HACKNEY, DATED 06/28/1977, LAST REVISED 12/09/1977, RECORDED IN PLAN BOOK 165 PAGE 4.
2. PLAN OF SUBDIVISION OF TWIN LAKES, PREPARED BY SCHLOSSER & CLAUSS CONSULTING ENGINEERS, INC, DATED 10/15/2013, LAST REVISED 04/14/2017, RECORDED IN INSTRUMENT NO. 2018028172.
3. CONSERVATION EASEMENT SURVEY OF HERITAGE CONSERVANCY, PREPARED BY COWAN ASSOCIATES, INC., DATED 05/18/2016, RECORDED IN INSTRUMENT NO. 2016039412.
4. CONSTRUCTION DRAWING "CHERRYVILLE – LANARK FT "A" CABLE DETAIL", MADE FOR AT&T, PREPARED BY BAKER ENGINEERING, INC.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DANIEL P. MCKENNA ENGINEER PE076498

Horizon ENGINEERING
Civil Engineers | Land Surveyors | Landscape Architects
428 Main Street • Pennsburg, PA 18073 • Phone 267.923.8673 • Fax 267.923.8679
www.horizonengineers.com

Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "ISSUED FOR CONSTRUCTION" by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

TYPICAL LOTS



SCALE 1" = 50'
*PARKING ON 1 SIDE OF STREET

OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, BUCKS COUNTY COURTHOUSE IN DOYLESTOWN, PENNSYLVANIA.

TOWNSHIP: **RICHLAND** COUNTY: **BUCKS**

PARCEL NO.	BLOCK-UNIT	INSTRUMENT #	PARCEL AREA:
36-039-025	**025**	**2025002886**	**79.927 Ac.**
		TOTAL TRACT AREA:	**79.927 Ac. (BY SURVEY)**

RECORD OWNER:

DJC PALETOWN ROAD ACQUISITIONS LP
PO BOX 1055
NORTH WALES, PA 19454

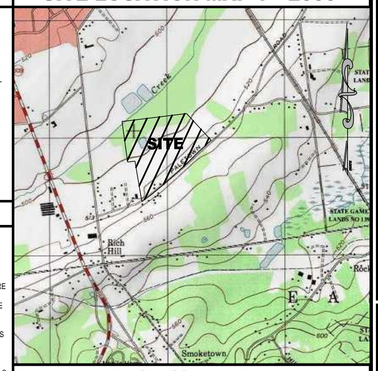
APPLICANT & EQUITABLE OWNER:

DJC PALETOWN ROAD ACQUISITIONS LP
PO BOX 1055
NORTH WALES, PA 19454

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SITE LOCATION MAP 1"=2000'



BASE SITE AREA

BASE SITE AREA

SITE AREA	79.927 AC
- FUTURE R.O.W.	1.386 AC
- UTILITY EASEMENTS	1.671 AC
BASE SITE AREA =	76.870 AC

RESOURCE PROTECTION

RESOURCE	OPEN SPACE RATIO	ACRES OF LAND IN RESOURCE	RESOURCE PROTECTION LAND (ACRES X RATIO)
FLOODWAY	1.00	1.751	1.751
FLOODPLAIN*	0.80	0.596	0.477
STEEP SLOPES			
8-15%	0.60	0.492	0.295
15-25%	0.70	0.026	0.018
25% OR MORE	0.85	0.000	0.000
LAKES AND PONDS	1.00	1.633	1.633
WATERCOURSES	1.00	0.348	0.348
WETLANDS	0.95	21.895	20.800
LAND WITH RESOURCE RESTRICTIONS		26.741 AC	
RESOURCE PROTECTION LAND			25.322 AC

*FLOODPLAIN SOILS EXCLUDED BECAUSE FLOODPLAIN HAS A MAPPED ELEVATION.

NET BUILDABLE SITE AREA

NET BUILDABLE SITE AREA

BASE SITE AREA	76.870 AC
- LAND W/ RESOURCE RESTRICTIONS	25.322 AC
NET BUILDABLE SITE AREA	51.548 AC

RECREATION LAND

RECREATION LAND

NET BUILDABLE SITE AREA	51.548 AC
x MIN. OPEN SPACE RATIO	x 0.33 x 0.45
RECREATION LAND	7.772 AC

REQUIRED OPEN SPACE

REQUIRED OPEN SPACE

NET BUILDABLE SITE AREA	51.548 AC
x MINIMUM OPEN SPACE RATIO	x 0.45
	23.197 AC
+ LAND W/ RESOURCE RESTRICTIONS	25.322 AC
REQUIRED OPEN SPACE	48.519 AC

NUMBER OF DWELLING UNITS

NUMBER OF DWELLING UNITS

NET BUILDABLE SITE AREA	51.548 AC
x MAX. DENSITY	x 2.1*
NUMBER OF DWELLING UNITS	108 UNITS
5% BONUS DENSITY PER 27-517.1.C.	

IMPERVIOUS SURFACES

IMPERVIOUS SURFACES

NET BUILDABLE SITE AREA	51.548 AC
x MAX. IMPERVIOUS SURFACE RATIO	x 0.20
IMPERVIOUS SURFACES	10.310 AC

BUILDABLE PORTION OF THE SITE

BUILDABLE PORTION OF THE SITE

BASE SITE AREA	76.870 AC
- REQUIRED OPEN SPACE	48.519 AC
BUILDABLE PORTION OF THE SITE	28.351 AC

SITE CAPACITY SUMMARY

SITE CAPACITY SUMMARY		PROPOSED
NET BUILDABLE SITE AREA	51.548 AC	
MAX. NUMBER OF DWELLING UNITS	108 UNITS	118 UNITS
MAX. IMPERVIOUS SURFACES	10.310 AC	< 10.310 AC
REQUIRED OPEN SPACE	48.519 AC	48.656 AC
REQUIRED RECREATION LAND	7.772 AC	> 7.772 AC

PARKING CALCULATION

PARKING SUMMARY

NUMBER OF DWELLING UNITS	118 UNITS
X 2 DRIVEWAY SPACES PER UNIT =	236 SPACES
+ ON STREET PARKING SPACES	+ 95 SPACES
TOTAL SPACES	331 SPACES

331 SPACES / 118 UNITS = 2.8 SPACES PER UNIT

OPEN SPACE CALCULATION

OPEN SPACE 1	1,995,667 SF
OPEN SPACE 2	94,562 SF
OPEN SPACE 3	6,149 SF
OPEN SPACE 4	6,706 SF
OPEN SPACE 5	9,831 SF
OPEN SPACE 6	6,509 SF
TOTAL OPEN SPACE	2,119,444 SF (48.656 AC)

SRL - ZONING

AREA AND DIMENSIONAL STANDARDS - B1 SINGLE FAMILY DETACHED

	PERMITTED	PROPOSED
MIN. LOT AREA	6,000 SF	6,825 SF
MIN. LOT WIDTH	45 FT	>45 FT
MIN. YARD		
FRONT	25 FT	>25 FT
SIDE	10 FT	>10 FT
REAR	40 FT	>40 FT

ROAD NAME KEY

ROAD A = HAYDEN DRIVE
ROAD B = BROOKE WAY
ROAD C = BRENDAN DRIVE
ROAD D = CAUSA WAY

LEGEND

(2) = PARALLEL ON STREET PARKING SPACE
■ ■ ■ ■ = TRAIL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DANIEL P. McKENNA ENGINEER PE076498

Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "issued for construction" by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

DATE
REVISIONS
NO.

Horizon ENGINEERING
Civil Engineers | Land Surveyors | Landscape Architects
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www.horizonengineers.com

MASTER SUBDIVISION PLAN
VILLAGES AT MORGAN CREEK
PREPARED FOR
DJC PALETOWN ROAD ACQUISITIONS LP
SITE SITUATE IN
RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	DPM
DRAWING FILE NAME	Shl_MZSub.dwg
PLAN ORIGINATION DATE	02-09-2026
PLAN SCALE	1"=100'
PROJECT NUMBER	2960
SHEET NUMBER	01 OF 38

RECORDING ACKNOWLEDGMENTS

TO ALL WHOM THESE PRESENTS MAY COME WE, DJC PALETOWN ROAD ACQUISITIONS, LLC SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN RICHLAND TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, A CERTAIN LOT CONSOLIDATION ARRANGEMENT ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS

_____ DAY OF _____, 2026.

_____
DJC PALETOWN ROAD ACQUISITIONS, LLC
DAVID J. CARACAUSA

NOTARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THE _____DAY OF _____ 2026, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED:

DAVID J. CARACAUSA
OWNER

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF RICHLAND, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO THE LAW.

_____
NOTARY PUBLIC

PUBLIC MY COMMISSION EXPIRES ON THE _____ DAY OF _____ , _____.

DESIGN ENGINEER CERTIFICATION

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

_____ - _____
DANIEL P. MCKENNA, P.E. DATE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE RICHLAND TOWNSHIP ENGINEER THIS _____ DAY OF _____ 2023.

_____
TOWNSHIP ENGINEER'S SIGNATURE

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE RICHLAND TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 2023.

_____
SIGNATURE

BOARD OF SUPERVISORS APPROVAL

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

BCPC REVIEW

THE BUCKS COUNTY PLANNING COMMISSION HAS PROCESSED AND REVIEWED THIS PLAN IN ACCORDANCE WITH PA MPC REQUIREMENTS (BCPC NO.: XXXX).

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____

DAY OF _____ 2026.

_____
BCPC EXECUTIVE DIRECTOR SIGNATURE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, MATTHEW A. WAYMAN A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE XXX DAY OF MONTH, 2026; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST AS SHOWN HEREIN (UNLESS OTHERWISE NOT IDENTIFIED BY A TITLE SEARCH COMMISSIONED BY THE OWNER AND PROVIDED TO ME BY SAME).

_____ - _____ _____
MATTHEW A. WAYMAN, PLS DATE LICENSE NUMBER SU-075525

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(10.00')	(15.82')	(14.22')	N 09°08'43" E	90°37'22.30"
C2	(125.00')	(57.45')	(56.94')	N 23°00'01" W	26°19'55.10"
C3	(60.00')	(282.74')	(84.85')	N 54°50'03" W	270°00'00.00"
C4	(10.00')	(15.71')	(14.14')	N 35°09'57" E	90°00'00.00"
C5	(75.00')	(34.47')	(34.17')	N 23°00'01" W	26°19'55.10"
C6	(10.00')	(16.20')	(14.49')	S 82°34'50" E	92°49'43.48"
C7	(10.00')	(15.67')	(14.12')	N 02°58'34" E	89°47'05.89"
C8	(10.00')	(15.61')	(14.07')	S 86°37'18" E	89°24'39.69"
C9	(125.00')	(228.41')	(197.93')	S 78°58'46" E	104°41'44.69"
C10	(125.00')	(212.97')	(188.13')	S 22°10'38" W	97°37'03.17"
C11	(125.00')	(166.27')	(154.28')	N 70°54'25" W	76°12'51.18"
C12	(10.00')	(17.20')	(15.15')	N 82°03'49" W	98°31'39.04"
C13	(75.00')	(16.71')	(16.68')	S 42°17'19" W	12°46'06.34"
C14	(125.00')	(25.30')	(25.26')	S 41°42'08" W	11°35'46.04"
C15	(10.00')	(15.66')	(14.11')	N 02°39'01" E	89°42'00.43"
C16	(125.00')	(44.24')	(44.01')	S 32°03'37" E	20°16'43.16"
C17	(10.00')	(15.71')	(14.14')	N 66°55'16" W	90°00'00.00"
C18	(60.00')	(282.74')	(84.85')	S 23°04'44" W	270°00'00.00"
C19	(10.00')	(15.71')	(14.14')	N 66°55'16" W	90°00'00.00"
C20	(125.00')	(151.34')	(142.26')	N 72°14'11" W	69°22'09.70"
C21	(125.00')	(196.46')	(176.86')	N 02°28'28" E	90°03'07.58"
C22	(10.00')	(15.71')	(14.14')	N 02°30'01" E	90°00'00.00"
C23	(10.00')	(15.55')	(14.03')	N 87°03'03" W	89°06'08.59"
C24	(10.00')	(15.69')	(14.13')	N 02°27'35" E	89°55'07.41"
C25	(10.00')	(15.71')	(14.14')	S 87°29'59" E	90°00'00.00"
C26	(75.00')	(15.18')	(15.15')	N 41°42'08" E	11°35'46.04"
C27	(125.00')	(27.86')	(27.80')	S 42°17'19" W	12°46'06.34"
C28	(10.00')	(15.81')	(14.21')	N 03°27'42" E	90°35'20.31"
C29	(10.00')	(15.98')	(14.33')	N 87°40'56" W	91°31'54.10"
C30	(10.00')	(14.22')	(13.05')	N 07°56'11" E	81°28'20.96"
C31	(75.00')	(99.76')	(92.57')	S 70°54'25" E	76°12'51.18"
C32	(75.00')	(127.78')	(112.88')	N 22°10'38" E	97°37'03.17"
C33	(75.00')	(137.05')	(118.76')	N 78°58'46" W	104°41'44.69"
C34	(1,840.00')	(143.28')	(143.24')	N 46°10'02" E	4°27'41.60"
C35	(10.00')	(15.71')	(14.14')	S 23°04'44" W	90°00'00.00"
C36	(75.00')	(90.80')	(85.36')	N 72°14'11" W	69°22'09.70"
C37	(75.00')	(117.88')	(106.11')	N 02°28'28" E	90°03'07.58"
C38	(10.00')	(15.76')	(14.18')	S 87°20'59" E	90°17'59.57"
C39	(75.00')	(26.54')	(26.41')	S 32°03'37" E	20°16'43.16"

DRIVEWAY SIGHT DISTANCE

1. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 635 FEET OF SIGHT DISTANCE TO THE LEFT AND 570 FEET TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED ENTRY ROADS ONTO THE THROUGH HIGHWAY (PALETOWN ROAD). IN DETERMINING THE AVAILABLE SIGHT DISTANCE, THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10 FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE (FROM THE CURB LINE IF THE CURB IS PRESENT) AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE LOT OWNER.

2. THE DESIRABLE SIGHT DISTANCES LISTED BELOW ARE TAKEN FROM THE SAFE SIGHT DISTANCE TABLES IN TITLE 67, PA CODE, CHAPTER 441.

3. A SUMMARY OF THE SIGHT DISTANCE REQUIREMENTS IS AS FOLLOWS:

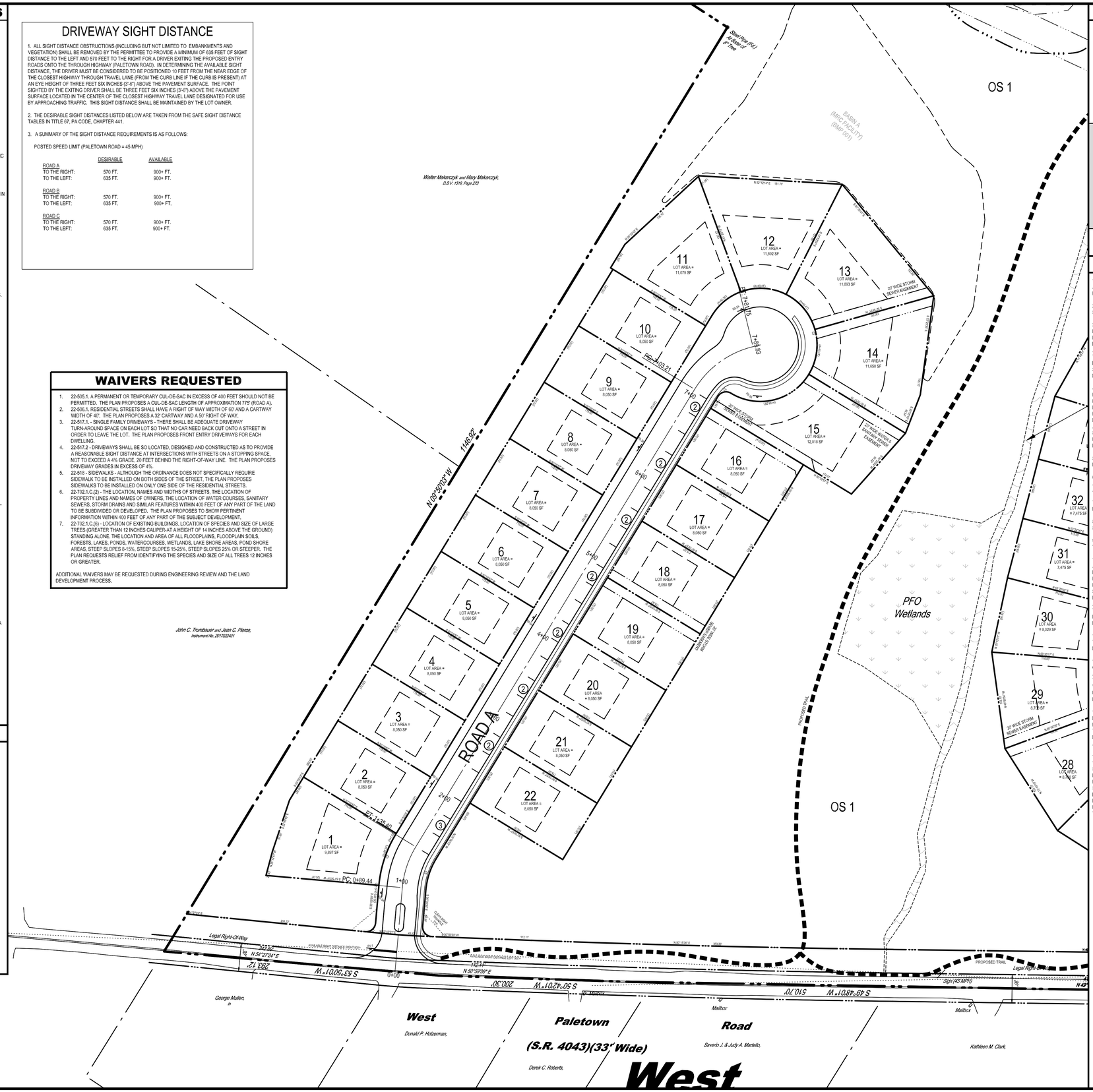
POSTED SPEED LIMIT (PALETOWN ROAD = 45 MPH)

	DESIRABLE	AVAILABLE
ROAD A		
TO THE RIGHT:	570 FT.	900+ FT.
TO THE LEFT:	635 FT.	900+ FT.
ROAD B		
TO THE RIGHT:	570 FT.	900+ FT.
TO THE LEFT:	635 FT.	900+ FT.
ROAD C		
TO THE RIGHT:	570 FT.	900+ FT.
TO THE LEFT:	635 FT.	900+ FT.

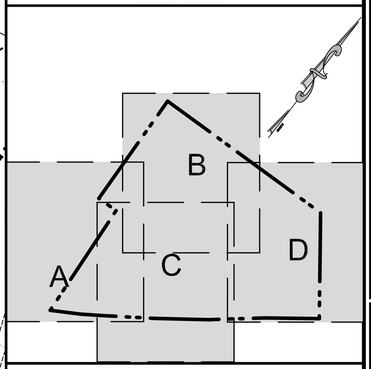
WAIVERS REQUESTED

1. 22-505.1. A PERMANENT OR TEMPORARY CUL-DE-SAC IN EXCESS OF 400 FEET SHOULD NOT BE PERMITTED. THE PLAN PROPOSES A CUL-DE-SAC LENGTH OF APPROXIMATION 775' (ROAD A).
2. 22-505.1. RESIDENTIAL STREETS SHALL HAVE A RIGHT OF WAY WIDTH OF 60' AND A CARTWAY WIDTH OF 40'. THE PLAN PROPOSES A 32' CARTWAY AND A 50' RIGHT OF WAY.
3. 22-517.1. - SINGLE FAMILY DRIVEWAYS - THERE SHALL BE ADEQUATE DRIVEWAY TURNAROUND SPACE ON EACH LOT SO THAT NO CAR NEED BACK OUT ONTO A STREET IN ORDER TO LEAVE THE LOT. THE PLAN PROPOSES FRONT ENTRY DRIVEWAYS FOR EACH DWELLING.
4. 22-517.2 - DRIVEWAYS SHALL BE SO LOCATED, DESIGNED AND CONSTRUCTED AS TO PROVIDE A REASONABLE SIGHT DISTANCE AT INTERSECTIONS WITH STREETS ON A STOPPING SPACE, NOT TO EXCEED A 4% GRADE, 20 FEET BEHIND THE RIGHT-OF-WAY LINE. THE PLAN PROPOSES DRIVEWAY GRADES IN EXCESS OF 4%.
5. 22-515 - SIDEWALKS - ALTHOUGH THE ORDINANCE DOES NOT SPECIFICALLY REQUIRE SIDEWALK TO BE INSTALLED ON BOTH SIDES OF THE STREET, THE PLAN PROPOSES SIDEWALKS TO BE INSTALLED ON ONLY ONE SIDE OF THE RESIDENTIAL STREETS.
6. 22-702.1.C.(2) - THE LOCATION, NAMES AND WIDTHS OF STREETS, THE LOCATION OF PROPERTY LINES AND NAMES OF OWNERS, THE LOCATION OF WATER COURSES, SANITARY SEWERS, STORM DRAINS AND SIMILAR FEATURES WITHIN 400 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED. THE PLAN PROPOSES TO SHOW PERTINENT INFORMATION WITHIN 400 FEET OF ANY PART OF THE SUBJECT DEVELOPMENT.
7. 22-702.1.C.(6) - LOCATION OF EXISTING BUILDINGS, LOCATION OF SPECIES AND SIZE OF LARGE TREES (GREATER THAN 12 INCHES CALIPER-AT A HEIGHT OF 14 INCHES ABOVE THE GROUND) STANDING ALONE. THE LOCATION AND AREA OF ALL FLOODPLAINS, FLOODPLAIN SOILS, FORESTS, LAKES, PONDS, WATERCOURSES, WETLANDS, LAKE SHORE AREAS, POND SHORE AREAS, STEEP SLOPES 0-15%, STEEP SLOPES 15-25%, STEEP SLOPES 25% OR STEEPER. THE PLAN REQUESTS RELIEF FROM IDENTIFYING THE SPECIES AND SIZE OF ALL TREES 12 INCHES OR GREATER.

ADDITIONAL WAIVERS MAY BE REQUESTED DURING ENGINEERING REVIEW AND THE LAND DEVELOPMENT PROCESS.



KEY MAP



RECORDING NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RICHLAND TOWNSHIP ZONING CODE AND APPLICABLE ORDINANCES. THE PROPOSAL INCLUDES 118 PROPOSED RESIDENTIAL LOTS. ALL PROPOSED ROADS ARE TO BE PRIVATELY OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

2. CONCRETE MONUMENTS SHALL BE SET AS NOTED ON THIS PLAN. ALL OTHER PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS UPON FINAL GRADING.

3. THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.

4. SITE GRADING MAY WARRANT CONSTRUCTION OF RETAINING WALLS OR RETAINING STRUCTURES TO PROVIDE FOR PROPER SUPPORT AND/OR DRAINAGE FOR CERTAIN LOTS, EITHER TO THE USE AND BENEFIT OF THE LOT ON WHICH SAME MAY BE SITUATED, OR TO THE USE AND BENEFIT OF AN ADJOINING LOT OR LOTS. THE DEVELOPER RESERVES THE SOLE DISCRETION WITH REGARD TO ERECTION OF SAME PRIOR TO SETTLEMENT ON ANY INDIVIDUAL LOT. SAID RETAINING WALLS SHALL BE LIMITED TO A MAXIMUM OF 3 FEET IN HEIGHT, AND APPROVAL BY THE TOWNSHIP ENGINEER WILL BE OBTAINED FOR ALL RETAINING WALLS PRIOR TO INSTALLATION. SUCH RETAINING WALLS OR RETAINING STRUCTURES SHALL NOT BE REMOVED OR ALTERED BY THE PURCHASER, HIS SUCCESSORS OR ASSIGNS, BUT SHALL REMAIN IN PLACE AND SHALL BE PROPERLY MAINTAINED BY THE OWNER OF THE LOT ON WHICH ERECTED.

5. WATER SERVICE SHALL BE PROVIDED BY RICHLAND TOWNSHIP WATER AUTHORITY. ALL WATER EASEMENTS AND FACILITIES SHALL BE DEDICATED TO THE RICHLAND TOWNSHIP WATER AUTHORITY.

6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY BUCKS COUNTY WATER AND SEWER AUTHORITY. ALL SEWER EASEMENTS AND FACILITIES SHALL BE DEDICATED TO BUCKS COUNTY WATER AND SEWER AUTHORITY.

7. NO PLANTINGS, TREES OR STRUCTURES SHALL BE PERMITTED WITHIN ANY PROPOSED EASEMENTS. EASEMENTS CROSSING LOTS SHALL BE MAINTAINED AS LAWN AREAS BY THE LOT OWNER.

8. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS AND RICHLAND TOWNSHIP STANDARD SPECIFICATIONS, AS APPLICABLE.

9. GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION FACILITIES SHALL BE PROVIDED TO ALL UNITS VIA UNDERGROUND SERVICE.

10. ALL STORM SEWER EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. ALL STORMSEWER FACILITIES LOCATED WITHIN SAID EASEMENTS SHALL BE OFFERED FOR DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE OWNER UPON WHICH THE DETENTION BASIN SETS SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE DETENTION BASIN. BASIN OUTLET STRUCTURE AND STORM PIPES WHICH ARE LOCATED THEREIN. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER EASEMENTED AREAS TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE OWNER OF LAND OVER WHICH THESE EASEMENT EXIST SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED.

11. THE OPEN SPACE AREAS SHALL BE OFFERED FOR DEDICATION TO THE TOWNSHIP. IN THE EVENT THAT THE TOWNSHIP DOES NOT ACCEPT DEDICATION, THE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

12. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THESE PLANS NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES. THE PLAN USER SHALL EXECUTE A PA ONE CALL PRIOR TO ANY EXCAVATION ON THE SITE.

13. ANY AREAS OF WETLANDS AS ARE DELINEATED AND DEPICTED UPON THIS PLAN OF SUBDIVISION MAY BE SUBJECT TO FEDERAL REGULATION, ANY DISTURBANCE OF THESE WETLANDS, INCLUDING THE DISCHARGE OF DREDGED OR FILL MATERIAL INTO THESE WETLANDS MAY REQUIRE A DEPARTMENT OF THE ARMY PERMIT PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE ARMY CORPS OF ENGINEERS OFFICES.

14. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. NEITHER THE DEPARTMENT NOR ANY MUNICIPALITY TO WHICH PERMIT-ISSUING AUTHORITY HAS BEEN DELEGATED UNDER SECTION 420 OF THE "STATE HIGHWAY LAW" SHALL BE LIABLE IN DAMAGES FOR ANY INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT, OR FOR FAILURE TO REGULATE ANY DRIVEWAY. FURTHERMORE, THE MUNICIPALITY FROM WHICH THE BUILDING PERMIT APPROVAL HAS BEEN REQUESTED SHALL NOT BE HELD LIABLE FOR DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY THE DEPARTMENT.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DANIEL P. MCKENNA — ENGINEER — PE076498

Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "issued for construction" by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

35 30 25 20 15 10 5 0

DATE	REVISIONS

Horizon ENGINEERING
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www.horizonengineers.com

SUBDIVISION / LAND DEVELOPEMENT
PLAN OF SUBDIVISION (A)

VILLAGES AT MORGAN CREEK

PREPARED FOR:

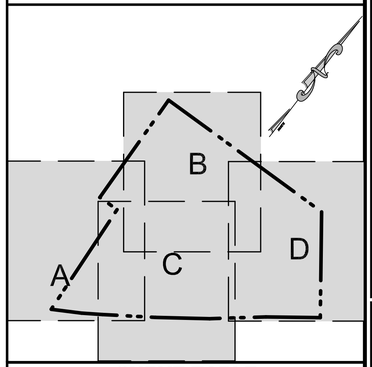
DJC PALETOWN ROAD ACQUISITIONS LP

201 STOCKTON PL
RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	DPM
DRAWING FILE NAME	Sht_ZSub (A)
PLAN ORIGINATION DATE	02-09-2026
PLAN SCALE	1"=50'
PROJECT NUMBER	2960
SHEET NUMBER	02 OF 38


OS 1
PFO Wetlands
PFO Wetlands
OS 1
PS '1'
OS 1
PFO Wetlands
Wetland - Vegetated Swale
BASIN C (MRF FACILITY) (BMP-003)
BASIN B (MRF FACILITY) (BMP-002)
77 LOT AREA = 11,053 SF
76 LOT AREA = 11,591 SF
78 LOT AREA = 11,749 SF
75 LOT AREA = 11,720 SF
79 LOT AREA = 10,303 SF
74 LOT AREA = 11,729 SF
80 LOT AREA = 8,050 SF
81 LOT AREA = 8,050 SF
82 LOT AREA = 8,050 SF
83 LOT AREA = 8,050 SF
84 LOT AREA = 8,050 SF
85 LOT AREA = 8,050 SF
86 LOT AREA = 8,050 SF
87 LOT AREA = 8,050 SF
88 LOT AREA = 8,050 SF
89 LOT AREA = 8,050 SF
90 LOT AREA = 8,050 SF
73 LOT AREA = 8,050 SF
72 LOT AREA = 8,050 SF
71 LOT AREA = 8,050 SF
70 LOT AREA = 8,050 SF
69 LOT AREA = 9,754 SF
ROAD A
ROAD B
ROAD B
ROAD D
OS 1
OS1
OS 2
OS 4
OS 5
OS 6
Waters of the US
PROPOSED TRAIL
PROPOSED TRAIL
109 LOT AREA = 6,379 SF
110 LOT AREA = 6,625 SF
111 LOT AREA = 6,625 SF
112 LOT AREA = 6,625 SF
113 LOT AREA = 6,625 SF
114 LOT AREA = 6,625 SF
115 LOT AREA = 6,625 SF
116 LOT AREA = 6,625 SF
117 LOT AREA = 9,470 SF
118 LOT AREA = 6,625 SF
68 LOT AREA = 7,150 SF
67 LOT AREA = 7,150 SF
66 LOT AREA = 7,150 SF
65 LOT AREA = 7,150 SF
64 LOT AREA = 7,150 SF
108 LOT AREA = 6,625 SF
107 LOT AREA = 6,625 SF
106 LOT AREA = 6,625 SF
105 LOT AREA = 6,550 SF
104 LOT AREA = 6,654 SF
103 LOT AREA = 6,625 SF
102 LOT AREA = 6,625 SF
101 LOT AREA = 6,625 SF
100 LOT AREA = 6,625 SF
99 LOT AREA = 6,625 SF
35 LOT AREA = 8,708 SF
36 LOT AREA = 8,708 SF
37 LOT AREA = 9,154 SF
38 LOT AREA = 7,475 SF
39 LOT AREA = 8,724 SF
40 LOT AREA = 8,708 SF
41 LOT AREA = 8,708 SF
42 LOT AREA = 8,596 SF
43 LOT AREA = 7,475 SF
44 LOT AREA = 7,475 SF
34 LOT AREA = 8,708 SF
33 LOT AREA = 7,531 SF
52 LOT AREA = 7,145 SF
53 LOT AREA = 7,021 SF
54 LOT AREA = 6,625 SF
55 LOT AREA = 6,625 SF
51 LOT AREA = 7,150 SF
50 LOT AREA = 7,150 SF
20' WIDE STORM SEWER EASEMENT
20' WIDE SANITARY SEWER EASEMENT
20' WIDE MULTIUSE UTILITY EASEMENT
30' Wide At&T Easement (Alberni Loosbery)
PC: 0+44.44
PT: 0+30.81
PC: 0+23.98
PT: 0+73.98
PC: 4+84.06
PC: 11+68.25
PT: 3+20.90
PC: 25+
PT: 25+
39°58'17"
39°58'17"
30.00'
30.00'
30.00'

KEY MAP



Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "issued for construction" by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(10.00')	(15.82')	(14.22')	N 09°08'43" E	90°37'22.30"
C2	(125.00')	(57.45')	(56.94')	N 23°00'01" W	26°19'55.10"
C3	(60.00')	(282.74')	(84.85')	N 54°50'03" W	270°00'00.00"
C4	(10.00')	(15.71')	(14.14')	N 35°09'57" E	90°00'00.00"
C5	(75.00')	(34.47')	(34.17')	N 23°00'01" W	26°19'55.10"
C6	(10.00')	(16.20')	(14.49')	S 82°34'50" E	92°49'43.48"
C7	(10.00')	(15.67')	(14.12')	N 02°58'34" E	89°47'05.89"
C8	(10.00')	(15.61')	(14.07')	S 86°37'18" E	89°24'39.69"
C9	(125.00')	(228.41')	(197.93')	S 78°58'46" E	104°41'44.69"
C10	(125.00')	(212.97')	(188.13')	S 22°10'38" W	97°37'03.17"
C11	(125.00')	(166.27')	(154.28')	N 70°54'25" W	76°12'51.18"
C12	(10.00')	(17.20')	(15.15')	N 82°03'49" W	98°31'39.04"
C13	(75.00')	(16.71')	(16.68')	S 42°17'19" W	12°46'06.34"
C14	(125.00')	(25.30')	(25.26')	S 41°42'08" W	11°35'46.04"
C15	(10.00')	(15.66')	(14.11')	N 02°39'01" E	89°42'55.43"
C16	(125.00')	(44.24')	(44.01')	S 32°03'37" E	20°16'43.16"
C17	(10.00')	(15.71')	(14.14')	N 66°55'16" W	90°00'00.00"
C18	(60.00')	(282.74')	(84.85')	S 23°04'44" W	270°00'00.00"
C19	(10.00')	(15.71')	(14.14')	N 66°55'16" W	90°00'00.00"
C20	(125.00')	(151.34')	(142.26')	N 77°14'11" W	69°22'09.70"
C21	(125.00')	(196.46')	(176.86')	N 02°28'28" E	90°03'07.58"
C22	(10.00')	(15.71')	(14.14')	N 02°30'01" E	90°00'00.00"
C23	(10.00')	(15.55')	(14.03')	N 87°01'03" W	89°06'08.59"
C24	(10.00')	(15.69')	(14.13')	N 02°27'35" E	89°55'07.41"
C25	(10.00')	(15.71')	(14.14')	S 87°29'59" E	90°00'00.00"
C26	(75.00')	(15.18')	(15.15')	N 41°42'08" E	11°35'46.04"
C27	(125.00')	(27.86')	(27.80')	S 42°17'19" W	12°46'06.34"
C28	(10.00')	(15.81')	(14.21')	N 03°22'42" E	90°35'20.31"
C29	(10.00')	(15.98')	(14.33')	N 87°40'56" W	91°31'54.10"
C30	(10.00')	(14.22')	(13.05')	N 07°56'11" E	81°28'20.96"
C31	(75.00')	(99.76')	(92.57')	S 70°54'25" E	76°12'51.18"
C32	(75.00')	(127.78')	(112.88')	N 22°10'38" E	97°37'03.17"
C33	(75.00')	(137.05')	(118.76')	N 78°58'46" W	104°41'44.69"
C34	(1,840.00')	(143.24')	(143.24')	N 46°10'02" E	4°27'41.60"
C35	(10.00')	(15.71')	(14.14')	S 23°04'44" W	90°00'00.00"
C36	(75.00')	(90.80')	(85.36')	N 77°14'11" W	69°22'09.70"
C37	(75.00')	(117.88')	(106.11')	N 02°28'28" E	90°03'07.58"
C38	(10.00')	(15.76')	(14.18')	S 87°20'59" E	90°17'59.57"
C39	(75.00')	(26.54')	(26.41')	S 32°03'37" E	20°16'43.16"

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SUBDIVISION / LAND DEVELOPEMENT
PLAN OF SUBDIVISION (C)

VILLAGES AT MORGAN CREEK

PREPARED FOR:

DJC PALETOWN ROAD ACQUISITIONS LP

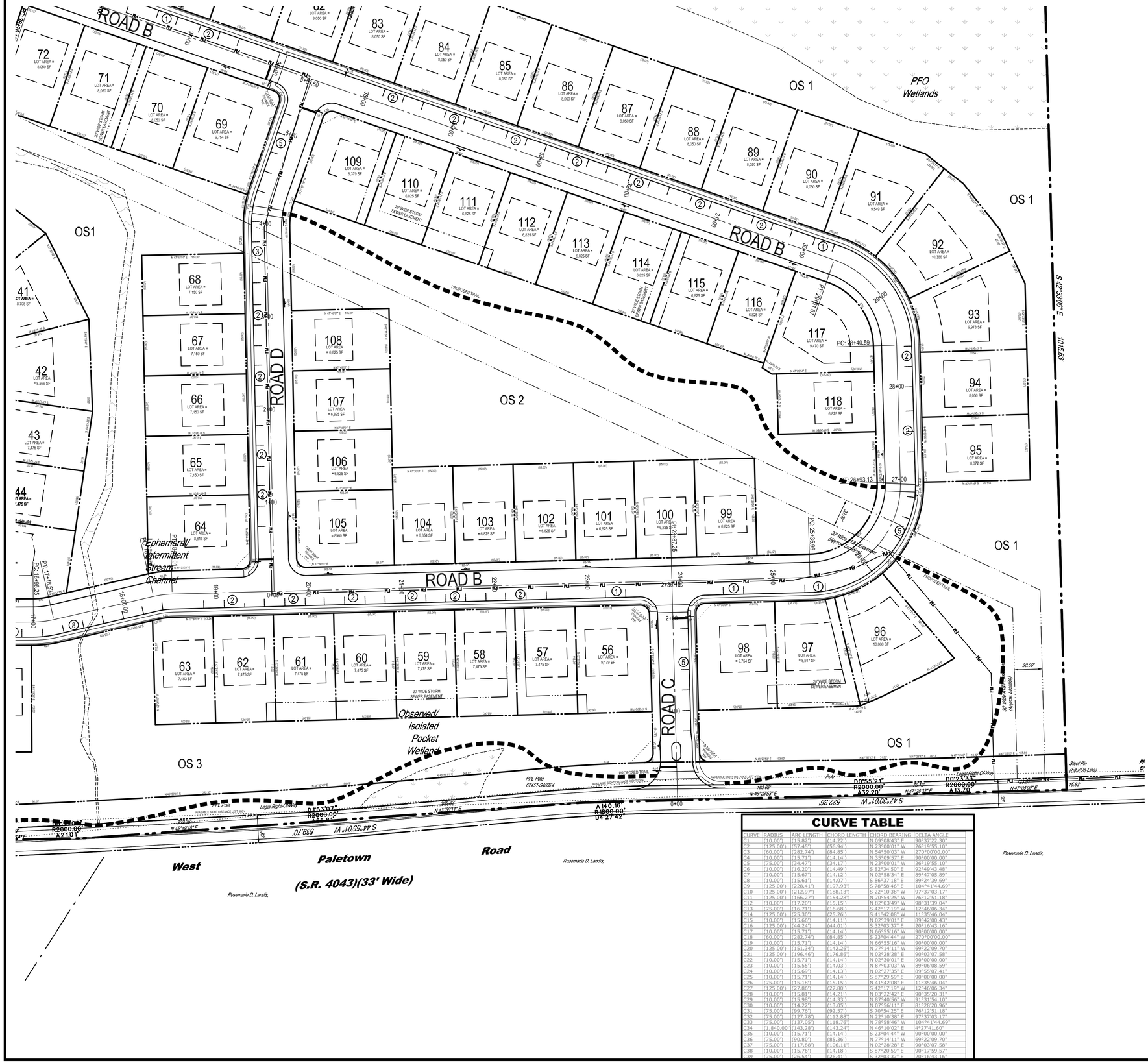
SITE ADDRESS:

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	DPM
DRAWING FILE NAME	Sht_ZSub (C)
PLAN ORIGINATION DATE	02-09-2026
PLAN SCALE	1"=50'
PROJECT NUMBER	2960
SHEET NUMBER	04 OF 38

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — DANIEL P. MCENNA — PE076498

DATE | REVISIONS | NO.



LOT#	LOT AREA (SF)	LOT COVERAGE (%)	MAX. LOT COVERAGE (SF)	PROP. LOT COVERAGE (SF)	IMP. COVERAGE REMAINING (SF)
1	9,897	40%	3,959	3,000	959
2	8,050	40%	3,220	3,000	220
3	8,050	40%	3,220	3,000	220
4	8,050	40%	3,220	3,000	220
5	8,050	40%	3,220	3,000	220
6	8,050	40%	3,220	3,000	220
7	8,050	40%	3,220	3,000	220
8	8,050	40%	3,220	3,000	220
9	8,050	40%	3,220	3,000	220
10	8,050	40%	3,220	3,000	220
11	11,079	40%	4,432	3,058	1,374
12	11,892	40%	4,757	3,041	1,716
13	11,893	40%	4,757	3,039	1,718
14	11,658	40%	4,663	3,038	1,625
15	12,018	40%	4,807	3,179	1,628
16	8,050	40%	3,220	3,000	220
17	8,050	40%	3,220	3,000	220
18	8,050	40%	3,220	3,000	220
19	8,050	40%	3,220	3,000	220
20	8,050	40%	3,220	3,000	220
21	8,050	40%	3,220	3,000	220
22	8,050	40%	3,220	2,300	920
23	9,218	40%	3,687	2,300	1,387
24	7,475	40%	2,990	2,300	690
25	7,475	40%	2,990	2,300	690
26	8,497	40%	3,399	2,334	1,065
27	8,708	40%	3,483	2,330	1,153
28	8,708	40%	3,483	2,324	1,159
29	8,708	40%	3,483	2,326	1,157
30	8,029	40%	3,211	2,306	905
31	7,475	40%	2,990	2,300	690
32	7,475	40%	2,990	2,300	690
33	7,631	40%	3,052	2,300	752
34	8,708	40%	3,483	2,334	1,149
35	8,708	40%	3,483	2,328	1,155
36	8,708	40%	3,483	2,328	1,155
37	9,184	40%	3,674	2,303	1,371
38	7,475	40%	2,990	2,300	690
39	7,724	40%	3,090	2,300	790
40	8,708	40%	3,483	2,333	1,150
41	8,708	40%	3,483	2,326	1,157
42	8,596	40%	3,439	2,307	1,132
43	7,475	40%	2,990	2,300	690
44	7,475	40%	2,990	2,300	690
45	9,351	40%	3,741	2,300	1,441
46	9,246	40%	3,698	2,300	1,398
47	7,150	40%	2,860	2,300	560
48	7,476	40%	2,990	2,300	690
49	11,945	40%	4,778	2,408	2,370
50	7,150	40%	2,860	2,300	560
51	7,150	40%	2,860	2,300	560
52	7,145	40%	2,858	2,300	558
53	7,621	40%	3,048	2,300	748
54	6,825	40%	2,730	2,300	430
55	6,825	40%	2,730	2,300	430
56	9,179	40%	3,671	2,300	1,371
57	7,475	40%	2,990	2,300	690
58	7,475	40%	2,990	2,300	690
59	7,475	40%	2,990	2,300	690
60	7,475	40%	2,990	2,300	690
61	7,475	40%	2,990	2,300	690
62	7,475	40%	2,990	2,300	690
63	7,453	40%	2,981	2,300	681
64	8,817	40%	3,527	2,300	1,227
65	7,150	40%	2,860	2,300	560
66	7,150	40%	2,860	2,300	560
67	7,150	40%	2,860	2,300	560
68	7,150	40%	2,860	2,300	560
69	9,754	40%	3,902	3,000	902
70	8,050	40%	3,220	3,000	220
71	8,050	40%	3,220	3,000	220
72	8,050	40%	3,220	3,000	220
73	8,050	40%	3,220	3,000	220
74	11,729	40%	4,692	3,042	1,650
75	11,729	40%	4,692	3,042	1,650
76	11,591	40%	4,636	3,043	1,593
77	11,653	40%	4,661	3,042	1,619
78	11,749	40%	4,699	3,042	1,657
79	10,303	40%	4,121	3,000	1,121
80	8,050	40%	3,220	3,000	220
81	8,050	40%	3,220	3,000	220
82	8,050	40%	3,220	3,000	220
83	8,050	40%	3,220	3,000	220
84	8,050	40%	3,220	3,000	220
85	8,050	40%	3,220	3,000	220
86	8,050	40%	3,220	3,000	220
87	8,050	40%	3,220	3,000	220
88	8,050	40%	3,220	3,000	220
89	8,050	40%	3,220	3,000	220
90	8,050	40%	3,220	3,000	220
91	9,549	40%	3,820	3,076	744
92	10,386	40%	4,154	3,108	1,046
93	9,978	40%	3,991	3,014	977
94	8,050	40%	3,220	3,000	220
95	8,072	40%	3,229	3,000	229
96	10,000	40%	4,000	3,021	979
97	8,917	40%	3,567	3,000	567
98	9,754	40%	3,901	2,300	1,601
99	6,825	40%	2,730	2,300	430
100	6,825	40%	2,730	2,300	430
101	6,825	40%	2,730	2,300	430
102	6,825	40%	2,730	2,300	430
103	6,825	40%	2,730	2,300	430
104	6,854	40%	2,742	2,300	442
105	8,560	40%	3,424	2,300	1,124
106	6,825	40%	2,730	2,300	430
107	6,825	40%	2,730	2,300	430
108	6,825	40%	2,730	2,300	430
109	8,379	40%	3,351	2,300	1,051
110	6,825	40%	2,730	2,300	430
111	6,825	40%	2,730	2,300	430
112	6,825	40%	2,730	2,300	430
113	6,825	40%	2,730	2,300	430
114	6,825	40%	2,730	2,300	430
115	6,825	40%	2,730	2,300	430
116	6,825	40%	2,730	2,300	430
117	9,470	40%	3,788	2,436	1,352
118	6,825	40%	2,730	2,300	430

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(10.00')	(15.82')	(14.22')	N 09°08'43" E	90°37'22.30"
C2	(125.00')	(57.45')	(56.94')	N 23°00'01" W	26°19'55.10"
C3	(60.00')	(282.74')	(84.85')	N 54°50'03" W	270°00'00.00"
C4	(10.00')	(15.71')	(14.14')	N 35°09'57" E	90°00'00.00"
C5	(75.00')	(34.47')	(34.17')	N 23°00'01" W	26°19'55.10"
C6	(10.00')	(16.20')	(14.49')	S 82°34'50" E	92°49'43.48"
C7	(10.00')	(15.67')	(14.12')	N 02°58'34" E	89°47'05.89"
C8	(10.00')	(15.61')	(14.07')	S 86°37'18" E	89°24'39.69"
C9	(125.00')	(236.41')	(197.93')	S 78°58'46" E	104°44'44.69"
C10	(125.00')	(212.97')	(188.13')	S 22°10'38" W	97°37'03.17"
C11	(125.00')	(166.27')	(154.28')	N 70°54'25" W	76°12'51.18"
C12	(10.00')	(17.20')	(15.15')	N 82°03'49" W	98°31'39.04"
C13	(75.00')	(16.71')	(16.68')	S 42°17'19" W	12°46'06.34"
C14	(125.00')	(25.30')	(25.26')	S 41°42'08" W	11°35'46.04"
C15	(10.00')	(15.66')	(14.11')	N 02°39'01" E	89°42'00.43"
C16	(125.00')	(44.24')	(44.01')	S 32°03'37" E	20°16'43.16"
C17	(10.00')	(15.71')	(14.14')	N 66°55'16" W	90°00'00.00"
C18	(60.00')	(282.74')	(84.85')	S 23°04'44" W	270°00'00.00"
C19	(10.00')	(15.71')	(14.14')	N 66°55'16" W	90°00'00.00"
C20	(125.00')	(151.34')	(142.26')	N 77°14'11" W	69°22'09.70"
C21	(125.00')	(196.46')	(176.86')	N 02°28'28" E	90°03'07.58"
C22	(10.00')	(15.71')	(14.14')	N 02°30'01" E	90°00'00.00"
C23	(10.00')	(15.55')	(14.03')	N 87°03'03" W	89°06'08.59"
C24	(10.00')	(15.69')	(14.13')	N 02°27'35" E	89°55'07.41"
C25	(10.00')	(15.71')	(14.14')	S 87°29'59" E	90°00'00.00"
C26	(75.00')	(15.18')	(15.15')	N 41°42'08" E	11°35'46.04"
C27	(125.00')	(27.86')	(27.80')	S 42°17'19" W	12°46'06.34"
C28	(10.00')	(15.81')	(14.21')	N 03°22'42" E	90°35'20.31"
C29	(10.00')	(15.98')	(14.33')	N 87°40'56" W	91°31'54.10"
C30	(10.00')	(14.22')	(13.05')	N 07°56'11" E	81°28'20.96"
C31	(75.00')	(99.76')	(92.57')	S 70°54'25" E	76°12'51.18"
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C34	(1,840.00')	(143.28')	(143.24')	N 46°10'02" E	4°27'41.60"
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JOANIE P. MENNA PE076498

NO.	REVISIONS	DATE

Horizon ENGINEERING
Civil Engineers | Land Surveyors | Landscape Architects
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SUBDIVISION / LAND DEVELOPEMENT
PLAN OF SUBDIVISION (D)
PREPARED FOR
BRT BRUCH, L.P.
VILLAGES AT MORGAN CREEK
DJC PALETOWN ROAD ACQUISITIONS LP
RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROJECT MANAGER	DPM
DRAWING FILE NAME	Sht_ZSub (D)
PLAN ORIGINATION DATE	02-09-2026
PLAN SCALE	1"=50'
PROJECT NUMBER	2960
SHEET NUMBER	05 OF 38

QUAKERTOWN AREA PLANNING COMMITTEE
2024 ANNUAL REPORT

Activities/Discussions

- In February, the Quakertown Area Planning Committee (QAPC) decided to continue to rotate the Chairperson responsibilities on a quarterly basis for 2024. Rusty Taft was nominated and elected to continue to serve as the permanent Vice-Chair.

- Over the first few months of 2024, representatives coordinated with their respective municipalities to update the lists of the most important transportation maintenance and capital needs in the Quakertown Area. With input from each of the six Quakertown Area municipalities and the Quakertown Community School District, updated lists were developed and shared with officials from the Pennsylvania Department of Transportation (PennDOT). New for 2024 was the creation of a web map that showed each project.

  In April, the QAPC held their yearly meeting on transportation issues and hosted several representatives from PennDOT. The purpose of the meeting was to continue the ongoing dialogue between Quakertown Area officials and PennDOT representatives. Tim Stevenson, Design Portfolio Manager; Kevin Herdin, Chief, Pavement Management; Robert Graham, Bucks County Maintenance Manager were present to discuss capital and maintenance projects within QAPC municipalities. Richard Brahler, Bucks County Planning Commission Director of Transportation Planning, was also present.

  Mr. Herdin gave an overview of the maintenance projects and explained the new sectional cycle maintenance schedule that PennDOT will be using for maintenance projects. Tim Stevenson then discussed the capital projects by sharing the PennDOT bridge list and reviewing the QAPC capital project spreadsheet.

Reviews

The Quakertown Area Planning Committee reviewed the following proposals in 2024. The meeting date at which the proposal was discussed is indicated in parentheses at the end of the description.

Zoning Ordinance Amendment (Performance Standard Subdivision and Building Height)—Milford Township. The township proposes to amend the performance standard subdivision and exceptions to building height provisions of the zoning ordinance. Section 404 B6.a.5 would be amended to allow a performance standard subdivision adjacent to the VC-1 District and to require that improvements for traffic impact are addressed for the development as part of the conditional use approval process. Section 529 Exceptions to Building Height would be amended to allow buildings in the PC-Planned Commercial District to have a maximum height of 50 feet and the approval process would change from a special exception to a conditional use. (February 13, 2024)

Conditional Use Application for 750 South West End Boulevard—Richland Township. The applicant proposes to convert a portion of a building currently in use as a D-1 Office to use E-19 Automotive Repair. The 5.9-acre site is located on the west side of South West End Boulevard (PA

309), approximately 300 feet north of Quakers Way. The site is within the township's PC Planned Commercial District and the Arterial Overlay District. (March 12, 2024)

Special Exception Request for Diane & Jim Molinaro (2070 Angstadt Road)—Milford Township. The applicant is requesting a special exception to allow a Home Occupation-Professional Office Use under Section 404, H1a. of the zoning ordinance. The 26.1-acre site is located along the west side of Angstadt Road, approximately 1,600 feet north of Sleepy Hollow Road within the and is within the township's RA Rural Agricultural District. (March 12, 2024)

Proposed Zoning Map Amendment (RA Rural Agricultural District to PC Planned Commercial District)—Richland Township. The township proposes to amend the zoning map to change the zoning designation of TMPs #36-013-052 and 36-013-53 from the RA Rural Agricultural District to the PC Planned Commercial District. The 1.74-acre site is located along the south side of Tollgate Road, approximately 350 feet west of its intersection with PA Route 309. (April 9, 2024)

Sketch Plan of Land Development and Conditional Use Application for Last Chance Ranch—Milford Township. The applicant proposes to construct an animal rescue operation consisting of a 25,00-square-foot horse barn and indoor riding area, a 10,000-square-foot office building, a 1,500-square-foot rehabilitation barn, 10 horse sheds attached to dry lots, 5 horse/livestock sheds placed in open grass, and associated improvements on a 43.69-acre site. The site is located along the west side of Allentown Road, approximately 1,200 feet north of Esten Road and is within the township's RA Rural Agricultural District. (April 9, 2024)

Sketch Plan of Subdivision and Land Development for Richland Associates, LLC—Richland Township. The applicant proposes to relocate a lot line between TMP #36-6-6 and TMP #36-6-7 (proposed lot areas not provided), construct a 3,900-square-foot carwash with a proposed vehicle wash water/recycling system on TMP #36-6-6, and construct a 16,000-square-foot warehouse on TMP #36-6-7. The proposed warehouse is intended to be used by the existing retail business on the adjacent site. The 8.5-acre site is located at the northwest corner of the intersection of Zion Hill Road and Route 309 and is within the township's PC Planned Commercial District and the Arterial Corridor Overlay District. (June 11, 2024)

Proposed Zoning Ordinance Amendment (Outside Storage)—Trumbauersville Borough. The borough proposes to amend the zoning ordinance by revising the description and regulations for Use G10 Outside Storage. (August 13, 2024)

Preliminary Plan of Land Development for Northfield Business Campus Lots 6 and 7—Richland Township. The applicant proposes to consolidate Lots 6 and 7 to create a 6.35-acre site on which an 80,500-square-foot warehouse will be constructed. Approximately 5,000 square feet of the warehouse will be office space. The site is on the north side of East Pumping Station Road, about 1,500 feet west of Richland Commerce Drive, and is within the township's Extraction (EXT) District. (August 13, 2024)

Proposal for an Update to the Official Act 537 Sewage Facilities Plan—Milford Township. Milford Township proposes to update the Act 537 Sewage Facilities Plan to provide for the future wastewater management needs of the township. The township's emphasis remains on providing

public sewer services within the Development District and relying on individual on-lot sewage disposal systems for properties outside of the Development District. (October 8, 2024)

Conditional Use Application for Development Services, LLC—Richland Township. The applicant proposes to construct a 649,230 square foot warehouse building. The 62.32-acre site is located at the southwest corner of intersection of West End Boulevard (PA 309) and Tollgate Road and is within the township's PC Planned Commercial District and the Arterial Overlay District. (October 8, 2024)

QAPC Review Activity 2019-2024

Type	2019	2020	2021	2022	2023	2024	Total
Subdivision and Land Development	1	10	4	6	6	3	**30**
Conditional Use	1	1	1	1	3	2	**9**
Special Exception	1	1	2	2	2	1	**9**
Ordinance Amendment	2	4	-	1	3	4	**14**
Total	**5**	**16**	**7**	**10**	**14**	**10**	**62**

QUAKERTOWN AREA PLANNING COMMITTEE
2025 ANNUAL REPORT

Activities/Discussions

- In January the QAPC launched a new website to share meeting packets and general information about the QAPC.

- In January, the Quakertown Area Planning Committee (QAPC) again decided to continue to rotate the Chairperson responsibilities on a quarterly basis for 2025. Andrew Janke was nominated and elected to serve as the permanent Vice-Chair.

- Over the first few months of 2025, representatives coordinated with their respective municipalities to update the lists of the most important transportation maintenance and capital needs in the Quakertown Area. With input from each of the six Quakertown Area municipalities and the Quakertown Community School District, updated lists were developed and shared with officials from the Pennsylvania Department of Transportation (PennDOT).

  In April, the QAPC held their yearly meeting on transportation issues and hosted several representatives from PennDOT. The purpose of the meeting was to continue the ongoing dialogue between Quakertown Area officials and PennDOT representatives. Tim Stevenson, Design Portfolio Manager and Kevin Herdin, Chief, Pavement Management, were present to discuss capital and maintenance projects within QAPC municipalities. Christian Regosch, Bucks County Planning Commission Senior Transportation Planner, was also present.

  Mr. Herdin gave an overview of the maintenance projects and explained the new sectional cycle maintenance schedule that PennDOT will be using for maintenance projects. Tim Stevenson then discussed the capital projects by sharing the PennDOT bridge list and reviewing the QAPC capital project spreadsheet.

  Christian Regosch gave an update on the transportation planning efforts of the Bucks County Planning Commission. Mr. Regosch informed the group that an update to the 2023 Bucks County Transportation Improvement Inventory will be forthcoming. He encouraged the member municipalities to submit projects for consideration. He also noted that the Upper Bucks Rail Trail is nearing the preliminary design and engineering phase.

Reviews

The Quakertown Area Planning Committee reviewed the following proposals in 2025. The meeting date at which the proposal was discussed is indicated in parentheses at the end of the description.

Conditional Use Application for RIT Holdings, LLC—Richland Township. The applicant proposes a change in use from A-1 Nursery and G-1 Retail to E-18 Automotive Repair with an E-19 Accessory Automotive Repair use. The 10.69-acre site is located at the southwest corner of North West End Boulevard (PA 309) and Zion Hill Road. The site is within the township's PC Planned Commercial

District and the Arterial Overlay District. (January 14, 2025)

Sketch Plan of Land Development for Rotho Blaas USA, Inc.—Milford Township. The applicant proposes to construct a two-story warehouse and office consisting of 96,427 square feet on a 6.46-acre site. A total of 100 parking spaces and 7 loading spaces are proposed. The plan proposes an asphalt multi-use trail and two stormwater basins. The site is located along the southern side of John Fries Highway (PA 663) at the southeastern intersection with Rosenberger Road and is within the township's PC Planned Commercial District. (January 14, 2025)

Proposal to Repeal and Replace the Zoning Ordinance Text and Zoning Map—Haycock Township. Haycock Township proposes to repeal the existing zoning ordinance text and map and replace them with a new ordinance and map. The new ordinance contains new definitions, new uses and regulations, and removes Quakertown Area Planning Committee language and zoning districts that are not applicable to Haycock Township. The proposed ordinance is restructured to include new district charts that provide the area and dimensional requirements for all uses in each district. Existing performance standards have been moved into new articles, including natural resources and nuisances. The amended zoning map contains seven rezoned parcels to rectify split-zoned parcels, and three parcels are being rezoned to the PC Planned Commercial and SC Select Commercial districts. (February 11, 2025)

Proposal to Amend the Zoning Map and Ordinance (RA Rural Agriculture to SRL Suburban Residential Low)—Richland Township. The township proposes to amend the zoning map and ordinance by rezoning 115 parcels from RA Rural Agriculture to SRL Suburban Residential Low. Parcels proposed for rezoning include TMPs # 36-17-96, 36-39-25, 36-39-7, and 36-39-7-1 through -7-113. (March 11, 2025)

Special Exception Requests for Krevitz Family, LP (2385 John Fries Highway)—Milford Township. The applicant is requesting special exceptions to allow new uses on a 12.48-acre nonconforming property (2385 John Fries Highway) with more than 60,000 square feet of office, light industrial, and warehouse spaces in a district that does not permit such uses. The site is located along the south side of John Fries Highway, about 1,000 feet west of Commerce Drive. The special exception requests under Section 808 of the zoning ordinance are as follows:

- To change a nonconforming vacant business parcel to a nonconforming E1 Retail Shop and G1 Manufacturing business. The 1,171-square-foot property would be used as a retail and manufacturing business for firearms and firearm components pursuant to a valid FFL/PA License to Sell Firearms.

- To change a nonconforming vacant business parcel to a nonconforming G1 Manufacturing business. The 1,358-square-foot property would be used as a processing facility for CBD (Cannabidiol) products pursuant to state licensing requirements.

- To change a nonconforming business parcel to a nonconforming C3 Commercial School. The 7,000-square-foot property would be used as a baseball academy.

- To change a nonconforming business parcel to a nonconforming G6 Contracting business. The 1,000-square-foot property would be used as an office for an HVAC/plumbing business. (April 8, 2025)

Preliminary Plan of Land Development for Rotho Blaas USA, Inc.—Milford Township. The applicant proposes to construct a two-story warehouse and office consisting of 96,700 square feet on a 6.46-acre site. A total of 100 parking spaces and 7 loading spaces are proposed. The plan proposes an asphalt multi-use trail and two stormwater basins. The site is located along the southern side of John Fries Highway (PA 663) at the southeastern intersection with Rosenberger Road and is within the township's PC Planned Commercial District. (April 8, 2025)

Preliminary Plan of Subdivision for Brookfield Estates—Milford Township. The applicant proposes subdivide a 122.694-acre site consisting of three tax parcels into 104 lots with single-family dwellings. The proposed lots range in size from 16,000 square feet to 36,000 square feet. Three areas of open space, totaling 60.61 acres, are proposed for the site. Four roads are proposed for the site, including two cul-de-sacs. The site is to be served by public water and sewerage systems. The site is located along the eastern side of North Old Bethlehem Pike, at its intersection with Brick Tavern Road and is within the township's RD Rural Development District. (April 8, 2025)

Proposal to Amend the Zoning Ordinance (Flex Use Parking)—Richland Township. The township proposes to amend Section 27-541.9. of the zoning ordinance (Table of Off-Street Parking Space Requirements) to require one off-street parking space per 500 square feet of gross floor area (GFA) for Use G17 Flex Building and each permitted sub-use. (April 8, 2025)

Special Exception Request for Happy Hounds Hotel, Daycare and Spa—Milford Township. The applicant is requesting a special exception under Section 808 of the zoning ordinance to change a nonconforming vacant business to a nonconforming E3 Service Business. The new use would include dog grooming, daycare, and boarding facilities. The site is located along the south side of John Fries Highway, about 1,000 feet west of Commerce Drive. (August 12, 2025)

Preliminary Plan of Land Development for Last Chance Ranch—Milford Township. The applicant proposes to construct an animal rescue operation consisting of a 9,320-square-foot office/kennel, a 23,200-square-foot barn, a 20,000-square-foot outdoor arena, a 4,800-square-foot manure shed, a 960-square-foot equipment shed, several shelters consisting of a total of 11,688 square feet, and several coops consisting of a total of 300 square feet. Three rain garden stormwater management facilities are proposed for the site. The site is intended to be served by individual on-lot water and public sewage services. The site is located along the west side of Allentown Road, approximately 1,200 feet north of Esten Road and is within the township's RA Rural Agricultural District. (August 12, 2025)

Preliminary Plan of Land Development for Milford Village Section 1 Retail—Milford Township. The applicant proposes to construct a 37,200-square-foot and 6,000-square-foot retail building on a 5.45-acre site. The site is within Section 1 of Milford Village Center, which is a planned development consisting of various residential and nonresidential uses on approximately 220 acres located along the northern side of John Fries Highway (PA 663) between Allentown and Portzer roads. The site is within the township's RD Rural Development District and the Arterial Mixed Use (AMU) Overlay District. (August 12, 2025)

Proposal to Amend the Zoning Ordinance (Undefined Uses and Arterial Overlay District Requirements)—Richland Township. The township proposes to amend Section 27-402.6. of the zoning ordinance to permit the zoning officer to render administrative decisions regarding undefined uses. Section 27-602 would be amended to permit the board of supervisors to conduct administrative approval of the re-use of property in the Arterial Overlay District, provided the re-use of the property does not significantly increase traffic. (September 9, 2025)

Preliminary Plan of Land Development for Richland Associates—Richland Township. The applicant proposes to construct a 6,202-square-foot carwash with three stacking lanes on a 3.73-acre lot and a 16,000-square-foot storage building on 2.67-acre lot. The site is along the western side of Route 309, about 900 feet south of Cherry Road and is within the township's PC Planned Commercial District. (September 9, 2025)

Conditional Use Application for Richland Associates—Richland Township. The applicant proposes to construct an E17 Car Wash on a 3.73-acre lot and a G3 Warehouse on a 2.67-acre lot. The site is along the western side of Route 309, about 900 feet south of Cherry Road and is within the township's PC Planned Commercial District and AC Arterial Corridor Overlay District. (October 14, 2025)

Preliminary Plan of Land Development for White Oak Storage, LLC—Quakertown Borough. The applicant proposes to construct an 87,150-square-foot mini warehouse building on a 328,715-square-foot lot. The site is located along the southern side of John Fries Highway (PA 663) at its intersection with Old Bethlehem Pike and within the borough's OB Office/Business District and LR Low Density Residential District. (October 14, 2025)

Proposal to Amend the Zoning Ordinance (Mixed-Use Development)—Richland Township. The township proposes adding a new use, E31 Mixed-Use Development, to Section 27-405.E.(31) and amending Section 27-404 to allow E31 in the PC Planned Commercial District. (October 14, 2025)

Conditional Use Application for Development Services, LLC—Richland Township. The applicant proposes to construct two warehouse buildings (Building 1—156,000 square feet and Building 2 – 400,050 square feet) on a 62.32-acre site. The site is located at the southwest corner of the intersection of West End Boulevard (PA 309) and Tollgate Road and is within the township's PC Planned Commercial District and the Arterial Overlay District. (December 9, 2025)

Proposal to Amend the Zoning Ordinance (Public Community Center Use)—Haycock Township. The township proposes adding a new use, C16 Public Community Center, to Section 304.C.(16) of the zoning ordinance. The use would be permitted by right in the Resource Protection (RP), Rural Agricultural (RA), Village Center (VC), Suburban Residential High (SRH), Planned Commercial (PC), Select Commercial (SC), and Planned Industrial (PI) districts. (December 9, 2025)

Proposed Zoning Ordinance and Subdivision and Land Development Ordinance Amendment (Street Access, Parking and Loading Design Standards)—Haycock Township. The township proposes to amend the amend the zoning ordinance by deleting Section 518. Design Standards and Section 519. Off-street Loading. The deleted sections will then be made part of Section 509. Street Access, Parking and Loading Standards in the subdivision and land development ordinance. (December 9, 2025)

QAPC Review Activity 2019-2025

Type	2019	2020	2021	2022	2023	2024	2025	Total
Subdivision and Land Development	1	10	4	6	6	3	8	**38**
Conditional Use	1	1	1	1	3	2	3	**12**
Special Exception	1	1	2	2	2	1	1	**10**
Ordinance Amendment	2	4	-	1	3	4	7	**21**
Total	**5**	**16**	**7**	**10**	**14**	**10**	**19**	**81**