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: August 8, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, August 12th, 2025,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes from June 10, 2025
4. Special Exception Request for Hapy Hounds Hotel, Daycare and Spa—Milford Township
5. Preliminary Plan of Land Development for Last Chance Ranch—Milford Township
6. Preliminary Plan of Land Development for Milford Village Section 1 Retail—Milford Township
7. Old Business/New Business
8. Approval of Invoice
9. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, August 11th, 2025**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
June 10, 2025

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. by Acting Chair Rusty Taft (Haycock Township). The following members were in attendance: Chris Betz (Trumbauersville Borough); Edward Child (Trumbauersville Borough); Ronald Jackson (Quakertown Community School District); Adam Klein (Milford Township); and Tim Ritter (Quakertown Borough). Also in attendance: Crystal Gilchrist, AICP (Office of Rep. Joe Webster) and Matt Walters (Bucks County Planning Commission).

Public Comment

There was no public comment.

Approval of Minutes from April 8, 2025

Matt Walters presented the meeting minutes for the April 2025 meeting. On a motion by Tim Ritter, with a second by Chris Betz, the minutes of the April 8, 2025, monthly meeting were unanimously approved.

Perkiomen Mapping and Flood Mitigation Study

Crystal Gilchrist, AICP from Rep. Joe Webster's office presented an overview of the Perkiomen Mapping and Flood Mitigation Study. The study is in response to flooding after Hurricane Ida in September 2021. The project's goals are to produce a watershed-wide flood study to be completed in August, collaborate with municipalities and stakeholders, conduct a public outreach effort to increase awareness of flooding, and to complete two demonstration projects. The next public meeting will be held on June 18th.

Old Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoices

Matt Walters presented draft invoices from the Bucks County Planning Commission for planning services provided in April 2025 and May 2025. On a motion by Ed Child, with second by Adam Klein, the Committee unanimously approved the BCPC invoice for April 2025 in the amount of $577.50 and for May 2025 in the amount of $110.00

Adjournment

On a motion by Adam Klein, with a second by Ron Jackson, the Committee unanimously voted to adjourn the meeting at 8:08 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

MILFORD TOWNSHIP

Code Enforcement Office
2100 Krammes Road, Quakertown, Pa. 18951
Office (215) 536-2090 Fax (215) 529-9127

DATE: July 22, 2025

SUBJECT: Special Exception Request

TO: Quakertown Area Planning Committee

FROM: Gregg J. Kravitsky
Code Enforcement/Zoning Officer
Milford Township

REFERENCE: Special Exception request received for a hearing before the Milford Township Zoning Board

This office received the following application for Special Exception request to be heard before the Zoning Hearing Board on Tuesday, August 12, 2025.

1. Application of Michelle R. Toth owner of Wagzone, LLC DBA Happy Hounds Hotel, Daycare and Spa and property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming vacant business parcel to a nonconforming E3 service business. The property is located at 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

This application for a Special Exception involves land development in excess of 5 acres.

Sincerely,

Gregg J. Kravitsky
gkravitsky@milfordtownship.org

List of Exhibits
08-12-2025

Krevitz Family LP / Michelle R. Toth
2385 John Fries Hwy.

Legal Advertising Appeared in the Town & Country on: 07/24/25 & 07/31/25

Property was posted on: 08/04/25

Notice was sent to the adjacent property owners on: 07/25/25

Township property was posted on: 07/25/25

EXHBITS:

A-1 Application

A-2 Deed

A-3 Letter from Landlord

A-4 Letter of Intent Applicant

A-5 Site Plan

ZHB-1 List of adjoining property owners

ZHB-2 Parcel Viewer

ZHB-3 Hearing Notice to Town & Country

ZHB-4 Google Maps

ZHB-5 Prior Order & Decisions (on dias for review)

AB	O&D	6/27/25						
AA	O&D	5/22/19						
A.	O&D	12/15/15	L.	O	11/9/04	W.	O&D	5/4/88
B.	O&D	9/10/14	M.	O&D	6/10/04	X.	O&D	1/11/84
C.	O&D	1/16/14	N.	O&D	2/11/03	Y.	O&D	11/11/81
D.	O&D	5/15/13	O.	O&D	9/10/02	Z.	O&D	7/22/75
E.	O&D	9/7/12	P.	O&D	6/11/02			
F.	O&D	3/14/12	Q.	D	11/25/97			
G.	O&D	1/12/12	R.	D	6/25/96			
H.	O&D	5/10/11	S.	D	1/24/95			
I.	O	1/30/09	T.	D	11/22/94			
J.	O&D	5/10/05	U.	D	7/27/93			
K.	O&D	2/8/05	V.	D	4/7/93			

CK#NO.: 576
AMOUNT: 575.00
DATE: 7-15-25
Rev. 1/2

Milford Township
2100 Krammes Road
Quakertown, PA 18951
V(215) 536-2090 - F(215) 529-9127

Office Use Only:
Date Application Received: 07/15/2025
Tax Parcel #: 23-010-175-003
Zoning District: RD

Milford Township Application For Zoning Hearing

A-1

Applicant: Michelle R. Toth
Owner's Name(s): Krevitz Family LP
Mailing Address: 2385 John Fries Hwy
Quakertown, PA 18951
Owner
Email jordan@krevitz.com -

Applicant
Phone (H): 610 930 8111
Phone (W): Owner: 215 203 6058

Applicant
yeehawcookie@yahoo.com

Location of Property: 2385 John Fries Highway #102 Quakertown, PA 18951

Present Use of Property: _____

Proposed Use or Change: Dog boarding, Daycare & Grooming

Note: Photographs and other documentation may be submitted with this application to help present your case. Attach additional sheets as necessary.

( ) **Variance** — *(Include with application: three (3) copies of deed of title, seven (7) copies of plot plan(s) showing existing and proposed structures, seven (7) copies of floor plans, if applicable, and full application fee.)*

I request a Variance from Section(s) _____ of the Milford Township Portion of the Quakertown Area Zoning Ordinance. I am currently in compliance with the requirements and standards of Section 1106 and any other requirement of law and the Zoning Ordinance. The request is as follows:

(✓) **Special Exception** — *(Include with application: three (3) copies of deed of title, fourteen (14) copies of plot plan showing existing and proposed structures, fourteen (14) copies of floor plans, if applicable, and full application fee.)*

I request a Special Exception under Section(s) 808 of the Milford Township Portion of the Quakertown Area Zoning Ordinance. I am in compliance with the requirements and standards of Section 1107 and any other requirement of law and the Zoning Ordinance. The request is as follows:

See addendum

( ) **Interpretation/Appeal** — *(Include with application: three (3) copies of deed of title, seven (7) copies of plot plan showing existing and proposed structures, seven (7) copies of floor plans, if applicable, and full application fee.)*

Under Section 1105 of the Milford Township Portion of the Quakertown Area Zoning Ordinance I request an Interpretation/Appeal of Section(s) _____ of the Zoning Ordinance as follows:

( )**Validity** — (*Please discuss this application with the township manager and zoning officer prior to submission.)*

Under Section 1111 of the Milford Township Portion of the Quakertown Area Zoning Ordinance I challenge the Validity of Section(s) _____ of the Zoning Ordinance as follows:

I hereby certify that the above statements and the statements contained in any paper or plans submitted herewith are true and correct to the best of my knowledge and belief. I certify that to the best of my knowledge, the property for which I seek zoning relief is in compliance with the requirements and standards of the above named section(s) of the Zoning Ordinance and any other requirements of law. I further certify that I am authorized by all owners to make this application. I authorize township officials and/or engineers to enter this land for site inspections.

Signature of Applicant: Michelle R [signature] Date: 7/13/25

Application and fee of $575 received by Milford Township Zoning Officer or authorized representative.

Signature of township official: [signature] Date: 07/15/2025

Zoning Hearing Board Fee Schedule:	
Residential (Single-family)	$500.00
Residential (1&2)	$500.00 Per
Multi-family/units/lots (2 to 6 units)	$650.00
Multi-family/units/lots (7 or more units)	$1,250.00
Non-Conforming Use Change/	$575.00
Institutional & Recreational	$850.00
Commercial & Industrial	$1,600.00
Validity Challenge	$10,000
Interpretation	$1200.00

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
23-010-175--003 - MILFORD TWP
CERTIFIED 06/24/2011 BY MDM

Prepared By: Margle Law Offices P.C.
3839 Easton Avenue
Bethlehem, PA 18020
(610)865-9970

Return To: First American Title Insurance Company
620 Freedom Business Center Drive, 4th Floor
Kind of Prussia, PA 19406
(610)265-2464

A-2

Order No.: 1750710KPRF(2385 John Fries Highway)
Property Address: 2385 John Fries Highway, Quakertown, Pennsylvania 18951
Tax Parcel ID: 23-010-175-003
Township of Milford, Buck County

THIS INDENTURE

Made this 20th day of June, 2011, between **MNMS, L.P., A DELAWARE LIMITED PARTNERSHIP** (hereinafter called the Grantor), of the one part, and **KREVITZ FAMILY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP** (hereinafter called the Grantee), of the other part.

WITNESSETH, that the said Grantor for an in consideration of the sum of **ONE MILLION SIX HUNDRED THOUSAND DOLLARS ($1,600,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee.

ALL THAT CERTAIN tract of and situate in the Township of Milford, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being Uniform Parcel ID No. 23-010-175-003 File No. GPAC12337
Tax Parcel Number: 23-10-175-3

BEGINNING at a point for a corner in the middle of the relocated Route No. 663; Thence along land now or late of John Rotenberger the three following courses and distances; (1) South 14 degrees 32 minutes East 484.19 feet to an iron pin for a corner; (2) South 66 degrees, 23 minutes West 584.71 feet to an iron pin for a corner; and (3) South 66 degrees West 392.14 feet to an iron pin for a corner: Thence along lands now or late of Walter Landis, Richard Schaeffer and Wareen Schaeffer, North 31 degrees 21 minutes West 663.29 feet to a point for a corner in the middle of the above-mentioned relocated Route No. 663; Thence along the middle thereof, North 74 degrees 52 minutes 30 seconds Easton 791.97 feet to the point of curvature of a curve deflecting to the right with a radius of 11,459.19 feet; Thence along said curve for an arc distance of 364.14 feet to the place of beginning.

EXCEPTING AND RESERVING THERE OUT AND THEREFROM, that portion of the above-described premises condemned by the Pennsylvania Department of Highways as set forth in Declaration of Taking filed in the Court of Common Pleas of Bucks County to 25, page 581, a certified copy of which is recorded in Deed Book 1812, Page 90, Bucks County Records.

AND BEING the same property conveyed to MNMS, L.P., a Delaware limited partnership from Lafayette Ambassdor Bank by Deed dated August 14, 2003 and recorded August 19, 2003 in Deed Book 3523, Page 0185

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

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

AND the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against it, the said Grantor, and its with the appurtenances, unto the said Grantee, her heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by from or under him, her, it or any of them, shall and will

SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said Grantor(s) has (have) hereunto set his hands and seals. Dated the day and year first above written.

WITNESS:

MNMS, L.P. a Delaware Limited Partnership

By: Its General Partner, MNMS Management, LLC, a Pennsylvania limited liability company

By: Stephen F. Selvaggio, Sole Member

State of Pennsylvania)
County of Northampton)

On this, the 20th day of June, 2011, before me the undersigned officer, personally appeared Stephen F. Selvaggio, who acknowledged himself to be the Sole Member of MNMS Management, LLC a Pennsylvania Limited Liability Company, General Partner of MNMS, LP, a Delaware Limited Partnership, and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Partnership by himself as Sole Member of the General Partner.

In witness whereof, I hereunto set my hand and official seal.

Rebecca Ann Neith
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rebecca Ann Neith, Notary Public
Bethlehem Twp., Northampton County
My Commission Expires March 12, 2013
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE
I hereby certify that the precise residence of the grantee(s) herein is

1548 Ford Rd, Bensalem, PA 19020

Lori M Hoff
For Grantee(s)

Record and return to:
First American Title Insurance Company
620 Freedom Business Center Drive, 4th Floor, King of Prussia, PA 19406

A-3

I, Jordan Krevitz, on behalf of Krevitz Family Limited Partnership, the owner of the property located at 2385 John Fries Highway Quakertown, Pa approves the 6,000 square foot building on the property to be used for a Dog Boarding, Daycare, and Grooming Facility.

The person operating the business will be Michelle Toth under the business name Wagzone LLC

Please allow the proposed tenant to apply for zoning hearing board approval per township requirements.

Thank you,

Jordan Krevitz

7/21/2025

A-4

Michelle R. Toth
1702 State Road
Coopersburg, PA 18036
Phone: 610-930-8111

To Whom It May Concern,

Attention:
Milford Township
2100 Krammes Road
Quakertown, PA 18951

Subject: Approval Request for Property Usage– Wagzone, LLC DBA Happy Hounds Hotel, Daycare, and Spa

This letter is a formal request for special exception approval to operate a Dog Boarding, Grooming and Daycare Facility located at 2385 John Fries Highway # 102, Quakertown, PA 18951.

Business Description:

Wagzone, LLC ("the Company") is a startup dog grooming, daycare and boarding facility that will meet the rising demand for these services in Milford Township, Bucks County and the surrounding areas.

The Company offers a comprehensive range of personalized dog care services that include professional grooming, dog daycare and overnight boarding services. Wagzone also offers transportation to and from the facility for all services offered. The facility will accommodate dogs of all sizes and will offer a loving, caring atmosphere in which dogs can thrive.

About Michelle Toth, 100% Owner of Wagzone, LLC.

Michelle Toth brings a wealth of experience, having thrived in corporate environments since 1997. Her expertise is deeply rooted in Mortgage Banking, Finance, and Financial Technology, where she has consistently demonstrated a profound understanding of these complex sectors. Throughout her distinguished career, Michelle has held pivotal executive-level and senior leadership positions, showcasing her exceptional ability to guide and inspire teams towards achieving strategic objectives.

A key aspect of Michelle's professional prowess lies in her adept management of Profit & Loss (P&L) responsibilities for large departments and organizations. Her track record in this area highlights her strategic financial acumen and her capacity to drive profitability and operational efficiency on a significant scale. Furthermore, Michelle is highly regarded for her excellence in

client services support, consistently building strong relationships with 7 out of 10 of the top Banks and Mortgage Lenders in the nation, and ensuring high levels of client satisfaction. Her business savvy is evident in her ability to identify opportunities, navigate challenges, and contribute to the overall success of the enterprises she has served.

Beyond her impressive professional achievements, Michelle possesses a deep-seated love for animals, a passion that extends into her personal mission. She is a firm believer in the importance of community giving and is driven by a commitment to providing essential services that are currently underserved in her local area. This dedication reflects her compassionate nature and her desire to make a tangible, positive impact on both the lives of animals and the well-being of her community.

Products and Services:

Wagzone offers dog boarding, daycare and grooming services that can include transportation.

The Company offers a safe, loving environment where pet owners can feel good and know they are in good, capable hands.

Dog Grooming

Wagzone provides professional grooming and dog hygiene services that include but are not limited to the following:

- Bath and blow out
- Full grooming services
- Nail trimming/grinding
- Ear cleaning
- Anal gland expression
- Teeth brushing
- De-matting

All services are designed to keep dogs healthy and feel their best. There will be a professional, experienced groomer on staff - additional groomers may be added in the future. The dog grooming service may offer maintenance packages that bundle services and a loyalty program that rewards customers with discounts or other incentives after a certain number of visits.

There will be one grooming station that can accommodate one dog at a time by appointment only. There will be a maximum of 3 holding crates in the grooming area for dogs only being groomed and not staying for daycare or boarding.

Doggy Daycare

Dog day care is a great option for dog owners that work outside their homes or have dogs that benefit from extra exercise or socialization. Day care promotes socialization with other dogs and opportunities for group play, exercise and outdoor time. Wagzone will offer both ½ and full day options. The facility will have a large indoor play area as well as an even larger fenced outdoor area. Each day will feature engaging games to keep dogs active and stimulated, as well as some down time in a calming atmosphere allowing dogs to unwind and recharge.

We will be able to accommodate 20-25 dogs in daycare as long as there is a mixture in sizes from small to large. Medium to Large we would only be able to accommodate 15.

Boarding

Dog boarding allows customers to drop their dogs off for one night, a week or an extended period of time. Most clients use boarding services while on vacation or for an overnight work commitment. The boarding facility will feature private enclosures or rooms that are clean and well-maintained. Dogs will receive breakfast and dinner in their room and will enjoy free play throughout the day.

The facility will include indoor and outdoor play areas. Wagzone will complete a quick interview with each dog to determine their individual needs and socialization levels. Customers will receive updated information about how their dog is sleeping, eating, and playing with others.

The property that we will be leasing has a large grassy area for the dogs to play. We will be installing a high approx. 10 feet fence enclosure in order to keep the dogs safe while they are outside.

The plan is to be able to board 50 dogs when we are at capacity.

Transportation

The Company will offer transportation on a mileage basis. The taxi service can pick up and return your pet home safely after a boarding stay, daycare or a grooming service.

Hours of Operation

Typical hours of operation will be Monday through Friday, 7:00 AM - 6:30 PM. There will be boarding pick up at set hours on Saturday and Sunday as well as holidays. We plan on having one person stay overnight to look after the dog's health, safety and wellbeing as well as perform certain tasks during their shift. (cleaning, letting dogs out to relieve themselves, preparing for the next day activities)

Employees

Wagzone plans to have 6 employees at the time of opening including one supervisor/manager.

Customers/Clients

Customers will be visiting us to tour the facility, drop off/pick up their pets as well as participate in behavior evaluations.

Parking

There is a parking lot available on the property to accommodate business-related parking needs.

Licenses/Permits

All necessary licenses and permits required by the municipality, county, and state will be obtained as applicable.

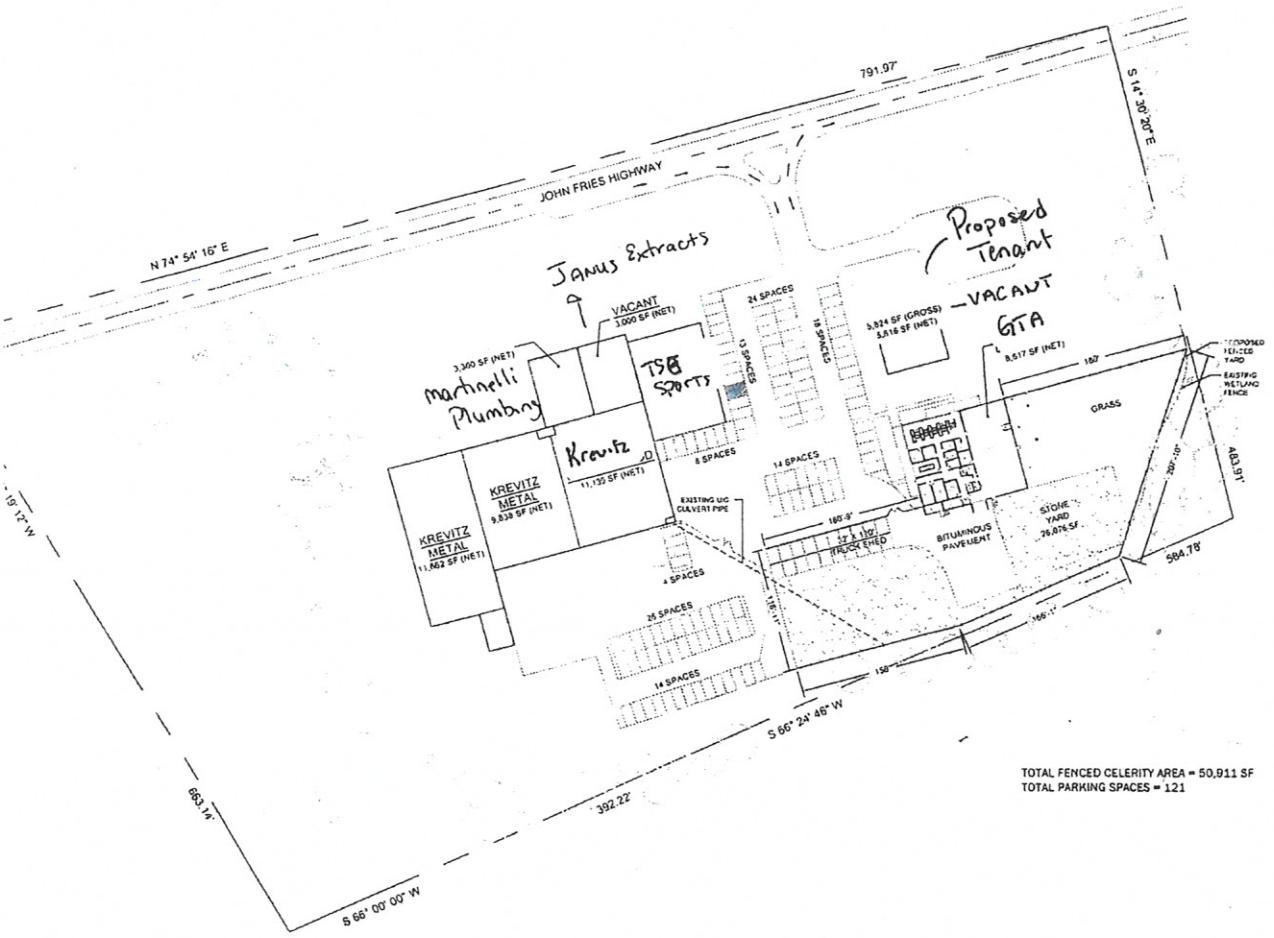
Thank you for your time and consideration. Any questions will be answered, and further documentation can be provided upon request. A positive response and the opportunity to contribute positively to the community and contribute to tax revenue are anxiously anticipated.

Sincerely,



Michelle R. Toth

A-5



TOTAL FENCED CELERITY AREA = 50,911 SF
TOTAL PARKING SPACES = 121

NET BUILDING FOOT.
11,662 SF
9,838 SF
11,135 SF
3,300 SF
3,000 SF
7,250 SF
5,616 SF
8,617 SF
64,480 SF TOTAL

Scale: 1

Krevitz Family Partnership, LLC
2385 John Fries Highway
Quakertown, PA 18951

Property Plot Plan

Drawn By	SL	Date	01
Rev.		Rev. Date	
Dwg #	11-2405 JFH	Job #	
Path	S:\Property Aquisitions\Krevitz Property (New Office)		

MILFORD TOWNSHIP ZONING HEARING BOARD
August 12, 2025

ZHB-1

Applicant: **Krevitz Family LP**
2385 John Fries Hwy.
Quakertown, PA 18951

Special Exception
TMP# 23-010-175-003
RD **DISTRICT**

Tax Parcel # Name & Addresses of Abutting Property Owners

23-010-172-003 Jeremy & Jill Shaffer
2115 Mill Hill Rd.
Quakertown, PA 18951

23-010-173 Jeffrey & Jennifer Martin
2125 Mill Hill Rd.
Quakertown, PA 18951

23-010-174-001 Richard & Edna Mae Schaeffer
2135 Mill Hill Rd.
Quakertown, PA 18951

23-010-174 Nancy Ann Brown
2145 Mill Hill Rd.
Quakertown, PA 18951

23-010-175-001 MVP 663, LLC
2205 Mill Hill Rd.
Quakertown, PA 18951

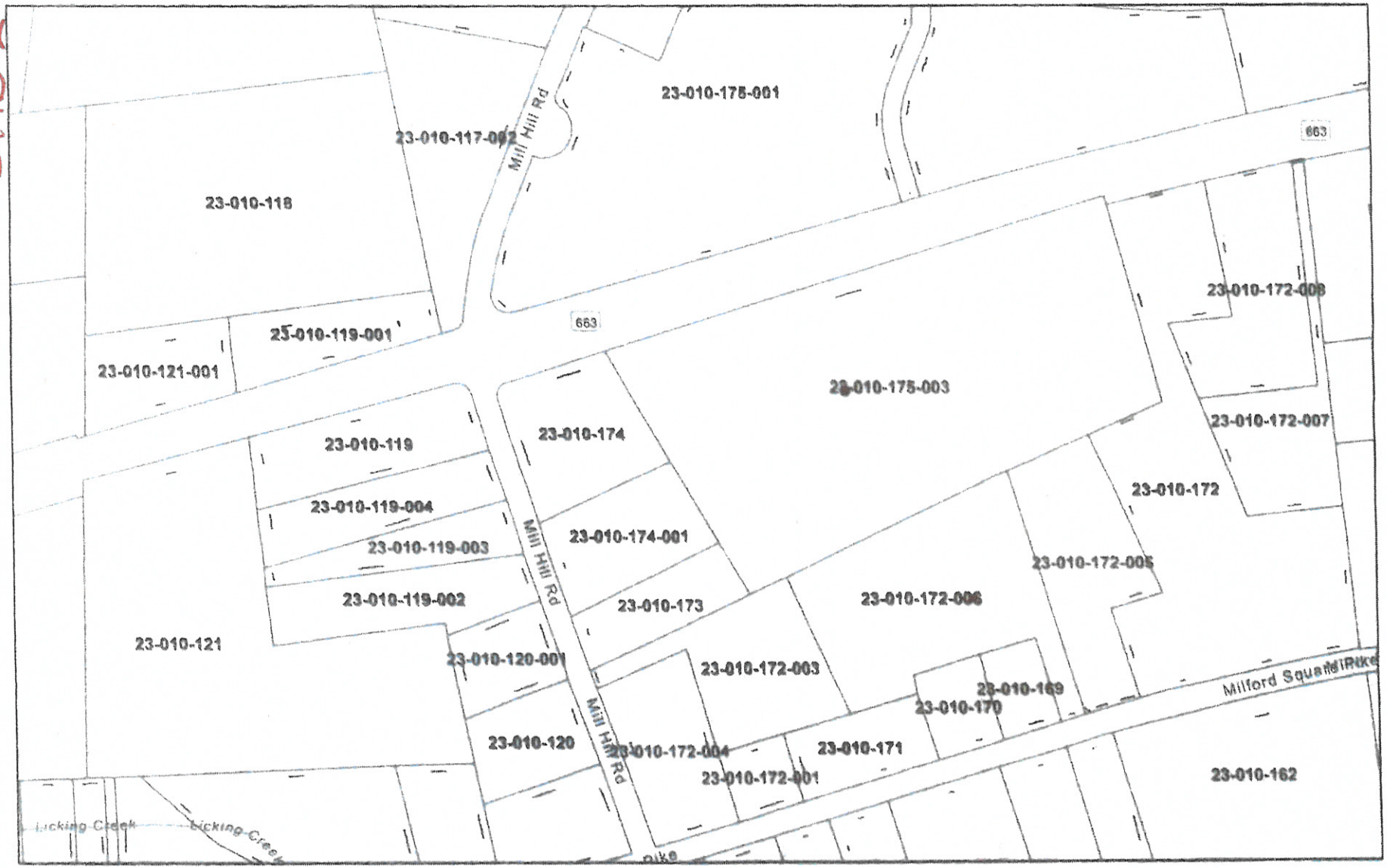
23-010-172 James & Pamela Rotenberger
2330 Milford Square Pk.
Quakertown, PA 18951

23-010-172-005 JMD Group, LLC
Milford Square Pk.
Quakertown, PA 18951

23-010-172-006 Judith & Kenneth Leister
2324 Milford Square Pk.
Quakertown, PA 18951

Bucks County Parcels

2HB-2



3/5/2025, 3:54:42 PM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Municipal Boundary

Parcel Annotation

Bucks County Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Bucks County

Esri Community Maps Contributors, Bucks County, PA, Lehigh County PA, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,

MILFORD TOWNSHIP

Code Enforcement Office
2100 Krammes Road, Quakertown, PA. 18951
Office (215) 536-2090 Fax (215) 529-9127

ZHB-3

TAKE NOTICE that the Milford Township Zoning Hearing Board will meet on Tuesday August 12, 2025, at 7:00 PM in the township building (2100 Krammes Rd.) to consider the following:

1. Application of United States Cold Storage, LLC, for variances from Ordinance 502 for a maximum impervious surface coverage of 75% where 60% is required; and from Ordinance 504.I (3) for disturbance of a wetland area to construct additional tractor trailer and employee parking spaces. The property is located at 4000 AM Drive, Tax Map Parcel No. 23-002-147-001 in the PI-Planned Industrial Zoning District.

2. Application of Stoudts Automotive, LLC, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming G-1 manufacturing business to a nonconforming E-19 automotive repair business. The property is located at 2300 Trumbauersville Road, Tax Map Parcel No. 23-021-017 in the RD-Rural Development Zoning District.

3. Application of Michelle R. Toth owner of Wagzone, LLC DBA Happy Hounds Hotel, Daycare and Spa and property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming vacant business parcel to a nonconforming E3 service business. The property is located at 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

All interested parties may attend and be heard.

Gregg J. Kravitsky
Zoning Officer


Zoning Hearing Board
ZHB-4
Legend
2385 John Fries Hwy
Lifequest Dr
Lifequest Dr
Mill Pine Rd
663
John Fries Hwy
663
Doors In A Day
Geo-Technology Associates, Inc
2385 John Fries Hwy
Classic Home Painting Experts
Google Earth
Image © 2025 Airbus
500 ft
N

SIGNATURE BLOCKS

To all whom these presents may come I, _____, send greetings. Know ye that I have laid out upon my land situate in Milford Township, Bucks County, Commonwealth of Pennsylvania, certain lots and streets according to the accompanying plan which is herewith intended to be recorded. Witness my hand and seal this _____ day of _____, 20___.

_____
23-21-52-5 & 23-21-53 (Last Chance Ranch Inc.)

Commonwealth of Pennsylvania, County of Bucks County
On the _____ day of _____ 20___, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared

_____
Owner

who acknowledged this plan to be the official plan of property shown thereon, situate in the Township of Milford, County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

Notary Public _____

My Commission Expires on the _____ day of _____ 20___.

Reviewed by the Milford Township Engineer this _____ day of _____, 20___.

_____
Township Engineer's Signature

Approved by the Milford Township Planning Commission this _____ day of _____, 20___.

_____
MTPC Signature

Approved by the Milford Township Board of Supervisors this _____ day of _____, 20___.

_____ _____ _____
Supervisor Supervisor Supervisor

BCPC No. _____
Certified by the Executive Director of the Bucks County Planning Commission this _____ day of _____, 20___.

_____
BCPC Signature

Recorded in the office for the recording of deeds in and for the County of Bucks, at Doylestown, Pennsylvania
Recorded _____ 20___, Plan Book _____ Page _____.

NOTES

1. The property lines are based on a field survey performed by Mease Engineering, P.C. in 2024.
2. Site features and topography in the area of proposed construction are based on a field survey performed in January 2023, October and December 2024, and May 2025.
3. A wetlands delineation was perm formed by VW Consultants, LLC in October 2024.
4. The site benchmark is a rebar found at the northeasterly interior corner.
5. The contractor is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
6. Attention all contractors: Locations of all existing utilities shown hereon have been developed from utility company records and/or above-ground inspection of the site. Completeness or accuracy of type, size, depth, or horizontal location of underground facilities or structures cannot be guaranteed. Pursuant to the requirements of the Pennsylvania Legislative Act Number 38, contractors must verify location and depth of all underground utilities and facilities prior to start of work.
7. All construction shall be performed in accordance with PennDOT specifications, publication 408 standards, and Milford Township building and construction standards, as applicable.
8. All new utility services shall be run underground from existing overhead services.
9. A conditional use was approved by Milford Township on the 4th of June 2024 allowing for a commercial kennel use on tax parcels 23-21-52-5 and 23-21-53.

SURVEYOR'S CERTIFICATION

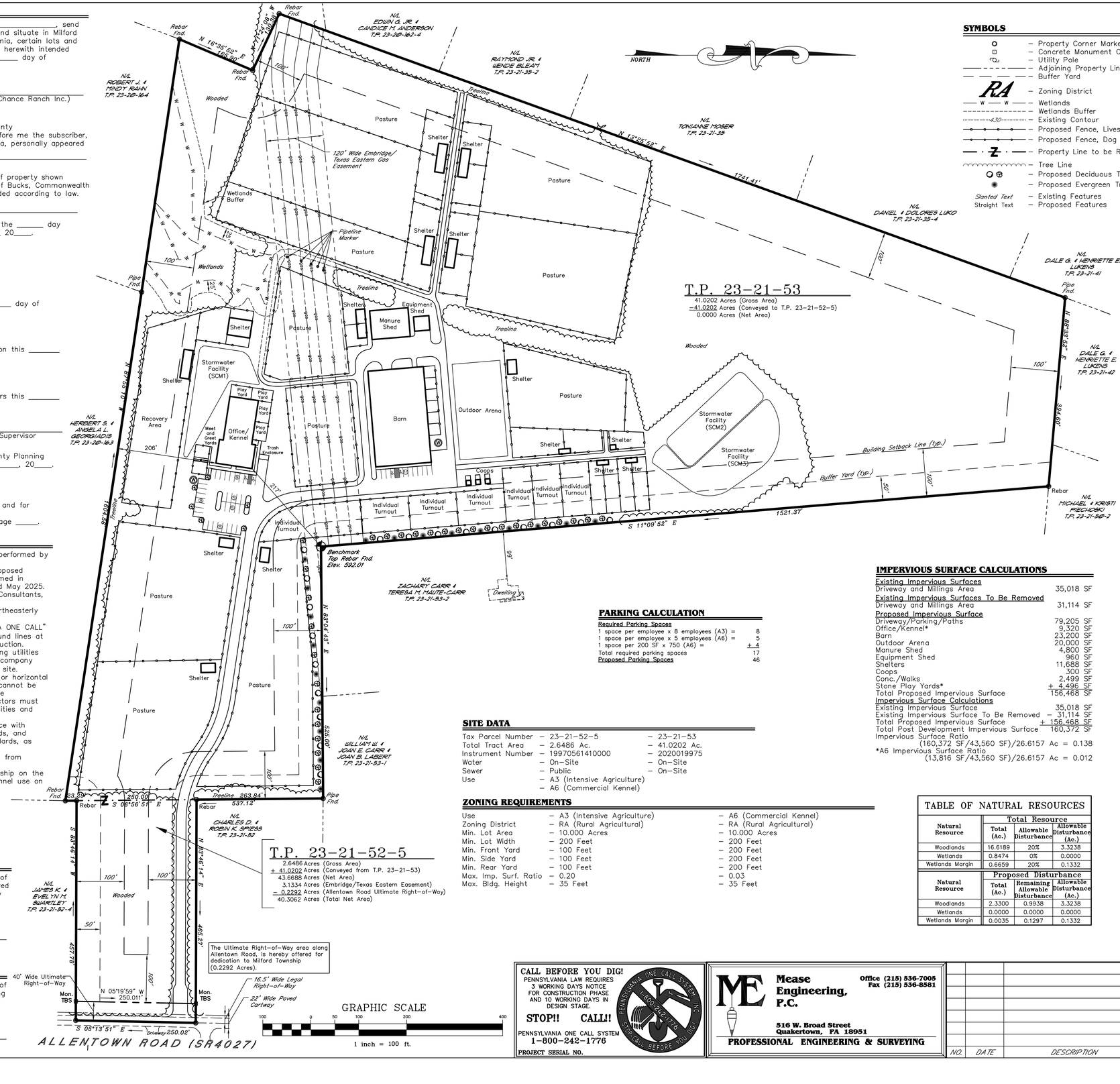
I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

_____
Registered Surveyor
Registration No._____

ENGINEER'S CERTIFICATION

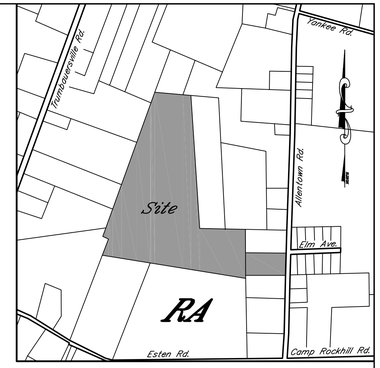
I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

_____
Registered Engineer
Registration No._____



SYMBOLS

- Property Corner Marker
- Concrete Monument Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Buffer Yard
- RA – Zoning District
- Wetlands
- Wetlands Buffer
- Existing Contour
- Proposed Fence, Livestock Areas
- Proposed Fence, Dog Areas
- Property Line to be Removed
- Tree Line
- Proposed Deciduous Tree
- Proposed Evergreen Tree
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features



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

SITE CAPACITY CALCULATIONS

a. Base Site Area:			
Site Area			43.6688
Electric Easement			3.1334
Road R/W			- 0.2292
Base Site Area			40.3062
b. Land w/Resource Restrictions and Resource Protection Land			
Resource	Open Space Ratio	Acres of Land in Resources	Resource Protection Land (Acres x Open Space Ratio)
Flood Plains	1.00	–	–
Flood Plain Soils	1.00	–	–
Steep Slopes:			
8 – 15%	0.60	–	–
15 – 25%	0.70	–	–
25% or more	0.85	–	–
Woodlands	0.80	15.8921	12.7137
Lakes and Ponds	1.00	–	–
Lake Shore Areas	0.70	–	–
Pond Shore Areas	0.80	–	–
Watercourses	1.00	–	–
Wetlands	1.00	0.8474	0.8474
Wetland Margins	0.80	0.1617	0.1294
Land w/Resource Restrictions		16.9012	
Resource Protection Land			13.6905
c. Recreation Land			
Base Site Area			40.3062
Subtract Land W/ Resource Restrictions			- 13.6905
Remainder			26.6157
Multiply by 1/3 Min. Open Space Ratio			x 0.00
Recreation Land			0.00
d. Combine Resource Protection Land and Recreation Land			
Resource Protection Land			13.6905
Add Recreation Land			+ 0.00
Resource Protection and Recreation Land			13.6905
e. Standard Minimum Open Space			
Base Site Area			40.3062
Multiply by Open Space Ratio			x 0.00
Standard Minimum Open Space			0.00
f. Required Open Space			
The required open space is the resource protection and recreation land or the standard minimum open space, whichever is greater.			13.6905
g. Unusable Land			
Resource Protection and Recreation Land			13.6905
Subtract Standard Minimum Open Space			- 0.00
Unusable Land			13.6905
h. Net Buildable Site Area:			
Base Site Area			40.3062
Subtract Unusable Land			- 13.6905
Net Buildable Site Area			26.6157
i. Number of Dwelling Units:			
B1 Single-Family Detached			
Net Buildable Site Area			–
Multiply by Maximum Density			–
Number of Dwelling Units			–
j. Impervious Surfaces:			
Net Buildable Site Area			26.6157
Multiply Max. Imp. Surface Ratio			x 0.20
Max. Impervious Surfaces			5.3231
k. Buildable Portion of the Site			
Base Site Area			40.3062
Subtract Required Open Space			- 13.6905
Buildable Portion of the Site			26.6157
l. Site Capacity Summary			
Net Buildable Site Area (h)			26.6157
Maximum Number of Dwelling Units (i)			
B1 Single-Family Detached			–
Maximum Impervious Surfaces (j)			5.3231
Required Open Space (f)			0.00

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces	
Driveway and Millings Area	35,018 SF
Existing Impervious Surfaces To Be Removed	
Driveway and Millings Area	31,114 SF
Proposed Impervious Surface	
Driveway/Parking/Paths	79,205 SF
Office/Kennel*	9,320 SF
Barn	23,200 SF
Outdoor Arena	20,000 SF
Manure Shed	4,800 SF
Equipment Shed	960 SF
Shelters	11,688 SF
Coops	300 SF
Conc./Walks	2,499 SF
Stone/ Play Yards*	+ 4,496 SF
Total Proposed Impervious Surface	156,468 SF
Impervious Surface Calculations	
Existing Impervious Surface	35,018 SF
Existing Impervious Surface To Be Removed	- 31,114 SF
Total Proposed Impervious Surface	+ 156,468 SF
Total Post Development Impervious Surface	160,372 SF
Impervious Surface Ratio	(160,372 SF/43,560 SF)/26.6157 Ac = 0.138
*A6 Impervious Surface Ratio	(13,816 SF/43,560 SF)/26.6157 Ac = 0.012

PARKING CALCULATION

Required Parking Spaces	
1 space per employee x 8 employees (A3) =	8
1 space per employee x 5 employees (A6) =	5
1 space per 200 SF x 750 (A6) =	+ 4
Total required parking spaces	17
Proposed Parking Spaces	46

SITE DATA

Tax Parcel Number	– 23-21-52-5	– 23-21-53
Total Tract Area	– 2.6486 Ac.	– 41.0202 Ac.
Instrument Number	– 19970561410000	– 2020019975
Water	– On-Site	– On-Site
Sewer	– Public	– On-Site
Use	– A3 (Intensive Agriculture) – A6 (Commercial Kennel)	

ZONING REQUIREMENTS

Use	– A3 (Intensive Agriculture)	– A6 (Commercial Kennel)
Zoning District	– RA (Rural Agricultural)	– RA (Rural Agricultural)
Min. Lot Area	– 10.000 Acres	– 10.000 Acres
Min. Lot Width	– 200 Feet	– 200 Feet
Min. Front Yard	– 100 Feet	– 200 Feet
Min. Side Yard	– 100 Feet	– 200 Feet
Min. Rear Yard	– 100 Feet	– 200 Feet
Max. Imp. Surf. Ratio	– 0.20	– 0.03
Max. Bldg. Height	– 35 Feet	– 35 Feet

TABLE OF NATURAL RESOURCES

Natural Resource	Total Resource Total (Ac.)	Allowable Disturbance	Allowable Disturbance (Ac.)
Woodlands	16.6189	20%	3.3238
Wetlands	0.8474	0%	0.0000
Wetlands Margin	0.6659	20%	0.1332
Natural Resource	**Proposed Disturbance Total (Ac.)**	**Remaining Allowable Disturbance**	**Allowable Disturbance (Ac.)**
Woodlands	2.3300	0.9938	3.3238
Wetlands	0.0000	0.0000	0.0000
Wetlands Margin	0.0035	0.1297	0.1332

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features Plan
3	Aerial Plan
4	Grading, Lighting & Landscape Plan
5	Construction Details
6	Erosion & Sedimentation Control Plan
7	Erosion & Sedimentation Control Details
8	Post-Construction Stormwater Management Plan
9	Post-Construction Stormwater Management Details
10	Post-Construction Stormwater Management Profiles
11	Pre Watershed Map
12	Post Watershed Map

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

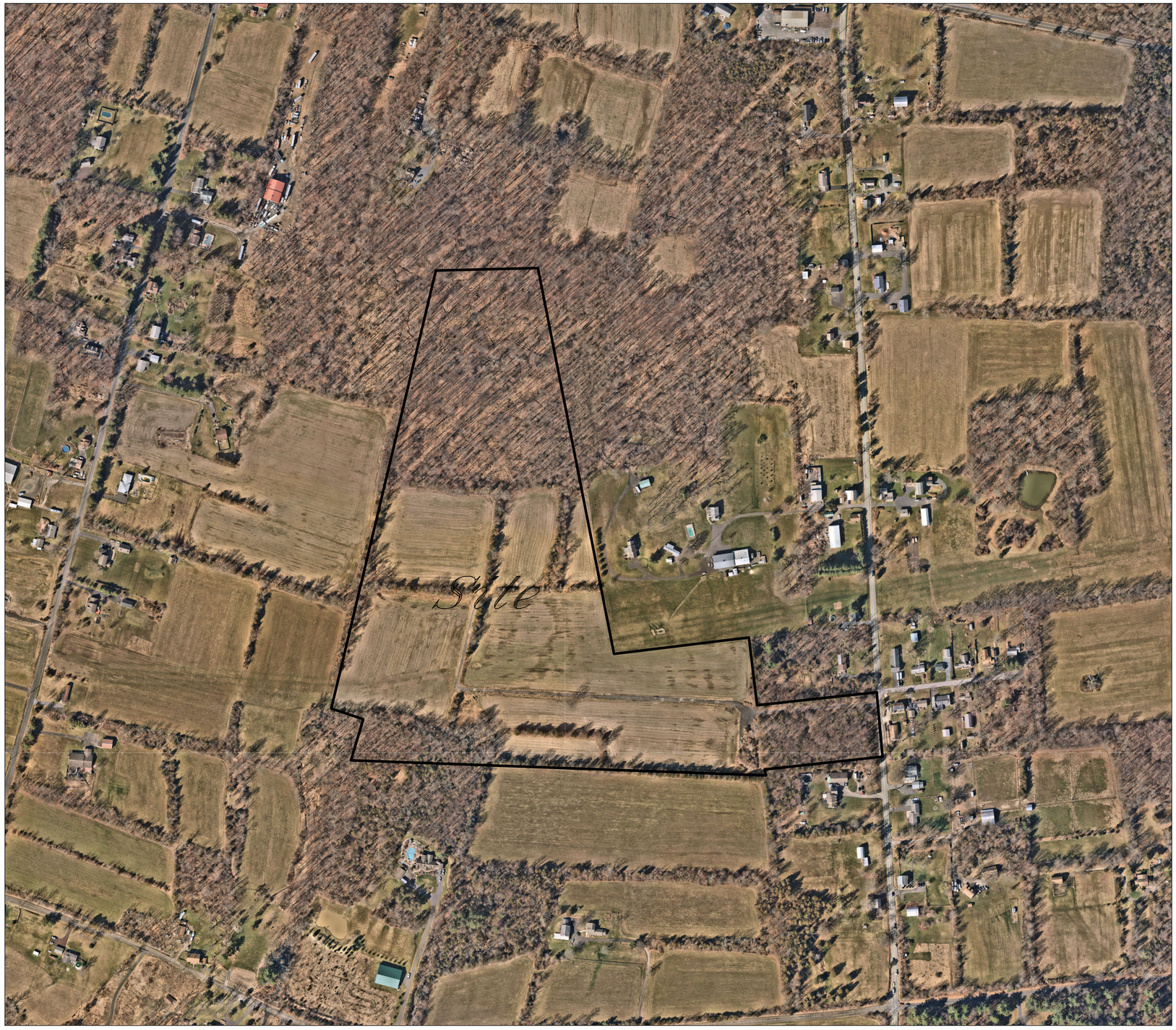
Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

LAST CHANCE RANCH LAND DEVELOPMENT PLAN

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 100'	Site Address: Allentown Road Quakertown, PA 18951	DRAWN BY: FKM
DATE: 2 Jun. '25		FILE: 23121201
OWNERS OF RECORD:	Last Chance Ranch Inc. 9 Beck Road Quakertown, PA 18951	
Record Plan		SHEET 1 of 12



GRAPHIC SCALE

200 0 100 200 400 800

1 inch = 200 ft.

ENGINEER'S CERTIFICATION

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

Registered Engineer
Registration No.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.

STOP!! CALL!!

PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776

PROJECT SERIAL NO.

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

NO.	DATE	DESCRIPTION	BY

LAST CHANCE RANCH LAND DEVELOPMENT PLAN

Milford Township, Bucks County, Pennsylvania

SCALE: 1" = 200'	Site Address: Allentown Road Quakertown, PA 18951	DRAWN BY: FKM
DATE: 2 Jun. '25		FILE: 23121203
OWNERS OF RECORD:	Last Chance Ranch Inc. 9 Beck Road Quakertown, PA 18951	

Aerial Plan

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

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

MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: July 11, 2025

Subject: BCPC #13096
Preliminary Plan of Land Development for Last Chance Ranch
TMPs #23-21-52-5; 23-21-53
Applicant: Last Chance Ranch Inc.
Owner: Same
Plan Dated: June 2, 2025
Date Received: June 13, 2025

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: Consolidate TMPs #23-21-52-5 and 23-21-53 to create a 43.67-acre site. Construct 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.

Location: Along the western side of Allentown Road, approximately 1,000 feet north of its intersection with Camp Rock Hill Road.

Zoning: The RA Rural Agricultural District permits Use A3 Intensive Agriculture by right and Use A6 Commercial Kennel by conditional use with a minimum lot area of 10 acres, a minimum lot width of 200 feet, and a maximum impervious ratio of 20 percent for Use A3 Intensive Agriculture and 3 percent for Use A6 Commercial Kennel.

The plan indicates a conditional use was approved by the township on June 4, 2024, to allow a commercial kennel use on TMPs #23-21-52-5 and 23-21-53.

Present Use: Agriculture, commercial

COMMENTS

1. **Requested waivers**—The correspondence from Mease Engineering, PC, dated June 2, 2025, indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

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

Sections 505, 516.b., 519, 604.d., 608, and 609
from providing roadway improvements, curbs, and sidewalks along Allentown Road; the application states the property is located near a high point in the road and curbs and sidewalks are not characteristic of this area of the township

Sections 512.k.8.
to permit the use of HDPE pipe; the application states the basin will be privately owned

Sections 512.i.1.(b) and 512.i.1.(c)
to permit the use of HDPE pipe with a minimum size of 15 inches; the application states the storm sewer will be privately owned and the pipes have adequate capacity

Section 701.e.2.
from locating all features within 400 feet of the property; the application states an aerial plan has been submitted to show existing features within 1,000 feet of the property

The final plan should note all granted waivers.

2. **Transportation impact study**—Section 701.h.17. of the SALDO requires a transportation impact study be included with a plan submission if the proposed subdivision or land development will result in traffic generation of 100 or more trips per day. The township should determine if the submittal of a transportation impact study is necessary for this proposed development.

3. **Tree protection**—Per Section 301 of the SALDO, the tree protection zone is an area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. The tree protection zone should be indicated on the plan and shall adhere to Section 512 of the SALDO for tree protection standards.

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

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2025, 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.

B-EK:emh
25-0152

cc: Last Chance Ranch Inc. (via email)
Tyler Freed, PE, Mease Engineering, PC (via email)
Todd Baldwin, PE, Andersen Engineering Associates, Inc., Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)

Revised 8//2006

Milford Township Planning Commission

Preliminary Plan Application

Please refer to Article IV of the Subdivision and Land Development Ordinance for complete application procedures.

Name of Proposal: Milford Village Section 1 Retail Proposed Use(s): Retail

Location: Milford Village Tax Parcel Number(s): 23-010-175-001

Date of Plan: 2/7/2022; Last Revised: 2/7/2022 Pre-App Meeting Date_____

Subdivision: Number of lots or units: _____ **or**

Land Development: Proposed new building area: 43,200 square feet

Water (circle): On-lot (Public) Sewer (circle): On-lot (Public)

If on-lot sewer, indicate the # and types of systems: _____

Applicant: Del Markward Title: _____

Address: 5925 Tilghman Street, Suite 900 Phone: 610-306-6600

Allentown, PA 18104 Fax: 610-295-6601

Owner of Record: MVP 663 I, LLC

Address: 5925 Tilghman Street, Suite 900 Phone: 610-295-6600

Allentown, PA 18104 Fax: 610-295-6601

Mail/Fax reviews to: Engineer - Martin Smith, Pany&Lentz Engineering, 609 Hamilton St., Allentown, PA 18101 mfsmith@plec.us

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Preliminary plan submissions must contain:

√ This application form signed by the property owner or agent
√ Appropriate township and authority fees and escrows. Separate checks each payable to the Milford Township Board of Supervisors.
√ Plan pages, 24" x 36"
√ Deed to property and proof of equitable ownership (unless previously submitted with a sketch plan).
√ Completed checklist for Preliminary Plan submission.
√ Three sets of stormwater calculations.
√ Three sets of wetland delinations if applicable.
√ Plans submitted : Ten (10) Full sets and Ten (10) sets consisting of record plan, landscaping and utility plan
√ If applicable: Milford Trumbauersville Area Sewer and Milford Township Water each need one (1) full set.
√ If applicable: Quakertown Area Planning Committee (non-residential over five acres and residential (25) or more dwelling units one (1) full set.

Certification:

We understand that the time necessary for adequate review of the Subdivision/Land Development Plan for the above Tax Map Parcel(s) including review of plan revisions that may be required for compliance with applicable provisions of the Milford Township Zoning Ordinance and/or Subdivision and Land Development Ordinance, may exceed the 90-day review period prescribed by the Pennsylvania Municipalities Planning Code.

In recognition of the above, we hereby waive the requirement that such reviews be completed within 90-days from the date of the plan submission and extend the time for action until a date 45-days from the date we provide the Township with written notice that we are withdrawing this extension.

I agree to reimburse Milford Township for all expenses incurred by reason of this Application and that such costs may be deducted from the Escrow Account deposited with the Township. I agree to replenish the Escrow Account to the full amount required by the Fee Schedule each time the balance in the Escrow Account is reduced to below 50% of the amount initially deposited. I further agree that the time period for action on the Subdivision and Land Development Application shall be extended by the number of days between the date notice is sent to the Applicant advising the need to replenish the Escrow Account and the date the Escrow Account is restored to the full amount established by the fee schedule.

I agree that Official Representatives of Milford Township, Milford Township Water Authority, Milford Trumbauersville Area Sewer Authority or its agents may enter this land for site inspections.

Previously submitted Plans for_____ Dated _____ is hereby withdrawn and replaced with

Revision dated _____

Signature of Applicant: _____ Date: 2/11/22

PANY & LENTZ ENGINEERING COMPANY

RE: Milford Village Section 1 Retail Land Development
Milford Village, Section 1, Unit 1E
John Fries Highway, Quakertown PA
SALDO Waiver Requests

July 21, 2025

Jeff Vey, Township Manager
Milford Township
2100 Krammes Road
P.O. Box 86
Spinnerstown, PA 18986

Dear Mr. Vey:

On behalf of the applicant, we respectfully request the following **WAIVERS** for the above referenced land development plan.

1. **Section 512 1.l.1.b – Pipe Materials –** We are requesting a waiver from the requirement that all storm piping be Class III reinforced concrete pipe. Storm sewer piping outside of public rights of way is proposed to be Smooth Bore Corrugated Plastic Pipe (SBCPP) also known as High Density Polyethylene Pipe (HDPE). All storm piping within public rights of way, proposed or existing, will meet the requirements of this section.

2. **Section 512 1.l.1.c – Pipe Size –** We are requesting a waiver from the requirement that minimum storm pipe size be 18". Storm sewer piping outside of public rights of way is proposed to be size necessary to convey design storm in accordance with other township criteria. Existing storm piping smaller than 18" and not impacted by development is proposed to remain. All storm piping within public rights of way, proposed or existing, will meet the requirements of this section.

3. **Section 517.b.4. – Common Parking Lot Standards** – A waiver is requested from the Township requirement to provide a parking stall depth of 20-feet. This request is to allow for a parking stall depth of 18-feet for 95 of the 229 proposed parking spaces. 7 of these parking spaces are located at the northern most extents of the development, along Mill Hill Road. 88 of these spaces are located at the southernmost extents of the development, along John Fries Highway.

Thank you for your consideration.

Very truly yours,

Pany & Lentz Engineering Co.

Martin F. Smith, Jr.

Martin F. Smith, Jr., PE

Cc: Del Markward
Pennoni Associates, Inc.
LifeQuest

PRELIMINARY
LAND DEVELOPMENT PLANS

FOR:

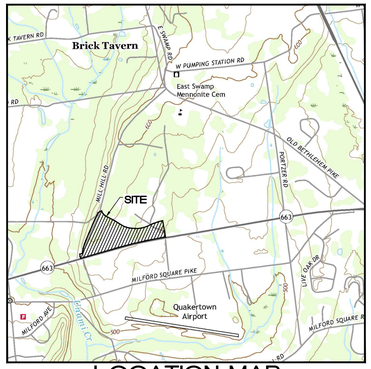
MILFORD VILLAGE SECTION 1 RETAIL

SITUATED IN:

MILFORD VILLAGE, SECTION 1
2460 JOHN FRIES HIGHWAY
QUAKERTOWN, PA 18951
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

DEVELOPED FOR:

MVP 663 I, LLC
5925 TILGHMAN STREET
SUITE 900
ALLENTOWN, PA 18104



LOCATION MAP

2000 0 2000 4000 6000

N

Scale 1" = 2000'

SHEET INDEX

SHEET NUMBER	LAND DEVELOPMENT PLANS	DATE OF LAST REVISION	TO BE RECORDED
1	COVER SHEET	07-21-25	X
2	RECORD PLAN	07-21-25	X
3	SITE PLAN	07-21-25	
4	EXISTING RESOURCES AND SITE ANALYSIS PLAN	07-21-25	
5	GRADING AND UTILITY PLAN	07-21-25	
6	STORM SEWER PLAN AND PROFILES	07-21-25	
7	STORM SEWER DETAILS	07-21-25	
8	STORM SEWER DETAILS	07-21-25	
9	SANITARY SEWER PLAN AND PROFILE	07-21-25	
10	SANITARY SEWER DETAILS	07-21-25	
11	SANITARY SEWER DETAILS	07-21-25	
12	LIGHTING AND LANDSCAPING PLAN	07-21-25	
13	WATER MAIN PLAN AND PROFILE	07-21-25	
14	WATER LINE DETAILS	07-21-25	
15	WATER LINE DETAILS	07-21-25	
16	SITE DETAILS	07-21-25	
17	EROSION AND SEDIMENT CONTROL PLAN – OVERALL	07-21-25	
18	EROSION AND SEDIMENT CONTROL PLAN – STAGE 1	07-21-25	
19	EROSION AND SEDIMENT CONTROL PLAN – STAGE 2	07-21-25	
20	EROSION AND SEDIMENT CONTROL PLAN – STAGE 3 & 4	07-21-25	
21	EROSION AND SEDIMENT CONTROL NOTES AND STAGING	07-21-25	
22	EROSION AND SEDIMENT CONTROL PLAN – DRAINAGE AREAS	07-21-25	
23	EROSION AND SEDIMENT CONTROL DETAILS	07-21-25	
24	EROSION AND SEDIMENT CONTROL DETAILS	07-21-25	
25	TRUCK TURNING MANEUVERS – EMERGENCY AND REFUSE	07-21-25	
26	TRUCK TURNING MANEUVERS – WB-67	07-21-25	

WAIVER REQUESTS:

WAIVERS FROM THE FOLLOWING ORDINANCE SECTIONS ARE REQUESTED FROM THE BOARD OF SUPERVISORS FOR THIS LAND DEVELOPMENT:

SECTION 512 1.L.1.B – PIPE MATERIALS – WE ARE REQUESTING A WAIVER FROM THE REQUIREMENT THAT ALL STORM PIPING BE CLASS III REINFORCED CONCRETE PIPE. STORM SEWER PIPING OUTSIDE OF PUBLIC RIGHTS OF WAY IS PROPOSED TO BE SMOOTH BORE CORRUGATED PLASTIC PIPE (SBCPP) ALSO KNOWN AS HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM PIPING WITHIN PUBLIC RIGHTS OF WAY, PROPOSED OR EXISTING, WILL MEET THE REQUIREMENTS OF THIS SECTION.

SECTION 512 1.L.1.C – PIPE SIZE – WE ARE REQUESTING A WAIVER FROM THE REQUIREMENT THAT MINIMUM STORM PIPE SIZE BE 18". STORM SEWER PIPING OUTSIDE OF PUBLIC RIGHTS OF WAY IS PROPOSED TO BE SIZE NECESSARY TO CONVEY DESIGN STORM IN ACCORDANCE WITH OTHER TOWNSHIP CRITERIA. EXISTING STORM PIPING SMALLER THAN 18" AND NOT IMPACTED BY DEVELOPMENT IS PROPOSED TO REMAIN. ALL STORM PIPING WITHIN PUBLIC RIGHTS OF WAY, PROPOSED OR EXISTING, WILL MEET THE REQUIREMENTS OF THIS SECTION.

SECTION 517.B.4 – COMMON PARKING LOT STANDARDS – A WAIVER IS REQUESTED FROM THE TOWNSHIP REQUIREMENT TO PROVIDE A PARKING STALL DEPTH OF 20-FEET. THIS REQUEST IS TO ALLOW FOR A PARKING STALL DEPTH OF 18-FEET FOR 95 OF THE 229 PROPOSED PARKING SPACES. 7 OF THESE PARKING SPACES ARE LOCATED AT THE NORTHERN MOST EXTENTS OF THE DEVELOPMENT, ALONG MILL HILL ROAD. 88 OF THESE SPACES ARE LOCATED AT THE SOUTHERN MOST EXTENTS OF THE DEVELOPMENT, ALONG JOHN FRIES HIGHWAY.

TOWNSHIP STANDARD NOTES

1. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
2. NO PLANTINGS OR STRUCTURES OTHER THAN DEPICTED HEREON SHALL BE PERMITTED WITHIN THE PROPOSED STORM SEWER AND DRAINAGE EASEMENTS. EASEMENTS SHALL BE OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
3. ALL PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE, EXCEPT AS PERMITTED OTHERWISE BY APPROVED WAIVERS.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS, MILFORD TOWNSHIP BUILDING AND CONSTRUCTION STANDARDS, MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY STANDARDS, AND MILFORD TOWNSHIP WATER AUTHORITY STANDARDS, AS APPLICABLE.
5. STREETS AND STOP SIGNS TO BE PLACED AT ALL INTERSECTIONS.
6. HANDICAP PARKING, CURB CUTS AND RAMPS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT.
7. MILFORD TOWNSHIP WATER AUTHORITY SHALL BE GRANTED EASEMENTS FOR PUBLIC WATER FACILITIES.

TOWNSHIP ENGINEER REVIEW

Reviewed by the Milford Township Engineer this_____day of _____ 20____.

_____
Engineer's Signature

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC No.

Certified by the Executive Director of the Bucks County Planning Commission this _____day of _____, 20____.

_____
BCPC Signature

TOWNSHIP PLANNING COMMISSION APPROVAL

Approved by the Milford Township Planning Commission on this _____day of_____, 20____.

_____
MTPC SIGNATURE

MILFORD TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Milford Township Board of Supervisors on this _____ day of_____, 20____.

_____ Supervisor _____ Supervisor _____ Supervisor

OWNERS CERTIFICATION - LIFEQUEST

To all whom these presents may come we, owners name(s),_____ send greetings. Know ye that we have laid out upon our land situate in Milford Township, Bucks County, Commonwealth of Pennsylvania, certain lots and streets according to the accompanying plan which is herewith intended to be recorded. Witness our hand and seal this _____day of_____20____.

_____
Owner Signature

OWNERS CERTIFICATION - MVP 663 I, LLC

To all whom these presents may come we, owners name(s),_____ send greetings. Know ye that we have laid out upon our land situate in Milford Township, Bucks County, Commonwealth of Pennsylvania, certain lots and streets according to the accompanying plan which is herewith intended to be recorded. Witness our hand and seal this _____day of_____20____.

_____
Owner Signature

OWNERS CERTIFICATION - LIFEQUEST NURSING CENTER

To all whom these presents may come we, owners name(s),_____ send greetings. Know ye that we have laid out upon our land situate in Milford Township, Bucks County, Commonwealth of Pennsylvania, certain lots and streets according to the accompanying plan which is herewith intended to be recorded. Witness our hand and seal this _____day of_____20____.

_____
Owner Signature

NOTARY

Commonwealth of Pennsylvania County of Bucks on the _____ day of_____ 20____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared

_____ Owner _____ Owner _____ Owner

who acknowledged this plan to be the official plan of property shown thereon, situate in the Township of Milford, County of Bucks, Commonwealth of Pennsylvania and desired that this plan be recorded according to the law.

_____
Notary Public

My Commission Expires on the_____day of _____20____. Seal

PA ACT 287, AS AMENDED

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20152432998 (MILFORD TOWNSHIP). THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEPHEN A. PANY
ENGINEER
NO. 32805-E

ENGINEER'S STATEMENT

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

7/21/25 DATE

Stephen A. Pany PLAN PREPARER'S SIGNATURE

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

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

#	DATE	REVISION	BY

PRELIMINARY
COVER SHEET

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

MILFORD VILLAGE
SECTION 1 RETAIL
LAND DEVELOPMENT
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

LifeQuest
When Caring Is A Matter Of Trust
2460 John Fries Highway Quakertown, PA 18951

DESIGNED	MPS
DRAWN	BMW
CHECKED	SAP
JOB. NO.	2019323
SCALE	1"= 50' U.N.O.
DATE	JULY 21, 2025
DWG. NO.	1
SHEET NO. OF	26 SHEETS
REV.	0

xrefs: -><Location Map>] [xref-tb 24x36]
G:\JOB\Acad\DWG\2019323 - Milford Village Section 1 Land Development\Landex\Retail\Current Rev\01-Cover Sheet.dwg-301-Cover Date: July 22,2025-9:43am **Pany & Lentz Engineering Company**- USER: Brian

SITE DATA

OWNER: MVP 663 I, LLC
5925 TILGHMAN STREET
SUITE 900
ALLENTOWN, PA 18104

TAX MAP & PARCEL ID: 23-010-175-001

SITE AREA: 5.45 ACRES
TOTAL TRACT AREA: 218.8 ACRES

SEWER: PUBLIC (MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY)

WATER: PUBLIC (MILFORD TOWNSHIP WATER AUTHORITY)

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

ZONING DATA

ZONING BASE DISTRICT: R-D RURAL DEVELOPMENT
ZONING OVERLAY: AMU (ARTERIAL MIXED USE)
GOVERNING PLAN: SEVENTH REVISED UNIFIED MASTER PLAN,

EXISTING / PROPOSED USE: NON-RESIDENTIAL

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2,500 SF	230,586 SF
MAXIMUM BUILDING COVERAGE	25%	18.7%
MAXIMUM FLOOR AREA RATIO	3.00	0.16
MAXIMUM IMPERVIOUS COVERAGE	SEE NOTE 5	73.0%
MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT	>20 FT
MAXIMUM BUILDING HEIGHT* SEE NOTE 2	35 FT 3 STORIES	VARIES VARIES
BUILDING SETBACKS:		
FRONT YARD	30 FEET	30 FEET
FRONT YARD ALONG ARTERIAL HIGHWAY	100 FEET	100 FEET
SIDE YARD	20 FEET	---
REAR YARD	25 FEET	---
BUFFER YARDS:		
OFFICE ABUTTING SINGLE-FAMILY RESIDENCE	50 FEET - CLASS B	
RETAIL ABUTTING SINGLE-FAMILY RESIDENCE	100 FEET - CLASS C	

PARKING CALCULATIONS

SECTION 1 UNIT 1E

RETAIL BUILDING AREA:
TOTAL 43,200 SF

PARKING REQUIREMENTS:	REQUIRED	PROPOSED
RETAIL (ZO 404.E22.k)		
5 SPACES PER 1000 SF GROSS LEASE AREA (43.2x5=216)	216	229
ACCESSIBLE SPACES REQUIRED =	7	9

NON-RESIDENTIAL BUILDING TABULATION

	FROM PREVIOUS MASTER PLAN	CURRENT	PROPOSED, CONSTRUCTED OR APPROVED	REMAINDER
SECTION 1	43,200 SF	43,200 SF	43,200 SF	0 SF
SECTION 3	81,800 SF	81,800 SF	81,800 SF	0 SF
SECTION 4	50,200 SF	48,570 SF	0 SF	48,570 SF
SECTION 6	0 SF	88,970 SF	88,970 SF	0 SF
SECTION 7	0 SF	- *	- *	- *
SECTION 8	13,000 SF	180,000 SF *	0 SF	180,000 SF *
SECTION 9	30,000 SF	50,000 SF	0 SF	50,000 SF
SECTION 9A	132,000 SF	250,000 SF	250,000 SF	0 SF
TOTAL	350,200 SF	742,540 SF	463,970 SF	278,570 SF

*NOTE: REFLECTS COMBINED BUILDING AREA PERMISSIBLE ON SECTIONS 7 AND 8

NON-RESIDENTIAL BUILDING AREA CALCULATIONS

BASE SITE AREA = 210.40 ACRES

LOW IMPACT DWELLING UNITS = 955 UNITS

MINIMUM REQUIRED NON-RESIDENTIAL AREA PER ACRE OF BASE SITE AREA = 1000 SF/1 ACRE
210.40 ACRES * 1000 SF/1 ACRE = 210,400 SF MINIMUM NON-RESIDENTIAL AREA

MAXIMUM ALLOWABLE NON-RESIDENTIAL AREA PER BASE SITE ACRE = 4000 SF/1 ACRE
210.40 ACRES * 4000 SF/1 ACRE = 841,600 SF MAXIMUM NON-RESIDENTIAL AREA

MINIMUM REQUIRED NON-RESIDENTIAL AREA = 210,400 SF

MAXIMUM ALLOWABLE NON-RESIDENTIAL AREA = 841,600 SF

NON-RESIDENTIAL AREA PROPOSED = 742,540 SF

UNIT IMPERVIOUS TABLE

SECTION 1 TOTAL IMPERVIOUS AREA IS LISTED IN THE "IMPERVIOUS SURFACE AND OPEN SPACE TABLE". BASED ON THAT TOTAL AREA, UNITS WITHIN SECTION 1 ARE PERMITTED THE FOLLOWING IMPERVIOUS AREA.

UNIT	IMPERVIOUS AREA
1W	8.06 AC. (SEE APARTMENT PLANS)
1E	3.85 AC.
ABBY LANE	0.48 AC.
TOTAL	11.40 AC. (11.40 PER 6TH MP)

IMPERVIOUS SURFACE AND OPEN SPACE TABLE

FROM APPROVED
SEVENTH REVISED MASTER PLAN

SECTION NO.[1]	DESCRIPTION/USE	SECTION AREA (ACRES)	PROPOSED IMPERVIOUS SURFACE RATIO	PROPOSED IMPERVIOUS SURFACE (ACRES)	UTILIZED[10] IMPERVIOUS SURFACE (ACRES)	OPEN SPACE (ACRES)
1	NON-RESIDENTIAL AND APARTMENTS	23.0[9]	0.44	10.1	0.0	9.5
2	CONGREGATE CARE	12.1[9]	0.47	5.7	0.0	4.2
3	NURSING CENTER CAMPUS	29.7	0.30[4]	8.8[4]	8.8[4]	20.9
4	NON-RESIDENTIAL (RETAIL)	6.7 [9]	0.76	5.1	0.0	1.3
5	CONGREGATE CARE	15.7	0.44	6.9	0.0	8.2
6	WELLNESS CAMPUS[8]	49.5	0.17	8.5	8.5	39.0
7	NON-RESIDENTIAL	–	–	–	–	–
8	NON-RESIDENTIAL	27.0	0.51	13.8	0.6	11.0
9	NON-RESIDENTIAL	11.1[9]	0.54	6.0	0.0	4.0
9A	NON-RESIDENTIAL MEDICAL COMPLEX	35.6	0.48	17.2	14.8	18.8
--	MILL HILL ROAD AND LIFEQUEST DR.	5.4	0.72	3.9	3.9	0.0
--	MILL HILL RD, DRIVEWAY B (ON 9A)	3.0	0.60	1.8	1.8	0.0
OVERALL		218.8	0.40 [2]	87.8[3]	38.4[3]	116.9[5]

[1] SEE PLAN FOR SECTION LOCATIONS

[2] THE IMPERVIOUS SURFACE TABLE IS PROVIDED FOR REFERENCE ONLY. UPON APPROVAL OF ALL SECTIONS OF THE AMU, THE OVERALL ALLOWABLE IMPERVIOUS COVERAGE WILL BE **43%** IN ACCORDANCE WITH THE AMU OVERLAY DISTRICT REQUIREMENTS, AS STATED IN ORDINACE 174.

[3] UPON SUBMISSION OF EACH LAND DEVELOPMENT PHASE, THE PROPOSED IMPERVIOUS SURFACE IN THAT PHASE WILL BE VERIFIED.

[4] 0.9 ACRES OF PERVIOUS PARKING AREAS IN SECTION 3 NOT INCLUDED IN IMPERVIOUS AREA TOTAL.

[5] TOTAL OPEN SPACE MUST BE GREATER THAN OR EQUAL TO 105.20 AC PER SITE CAPACITY CALCULATIONS ON SHEET 2.

[6] FORMERLY "MIXED USE RESIDENTIAL"

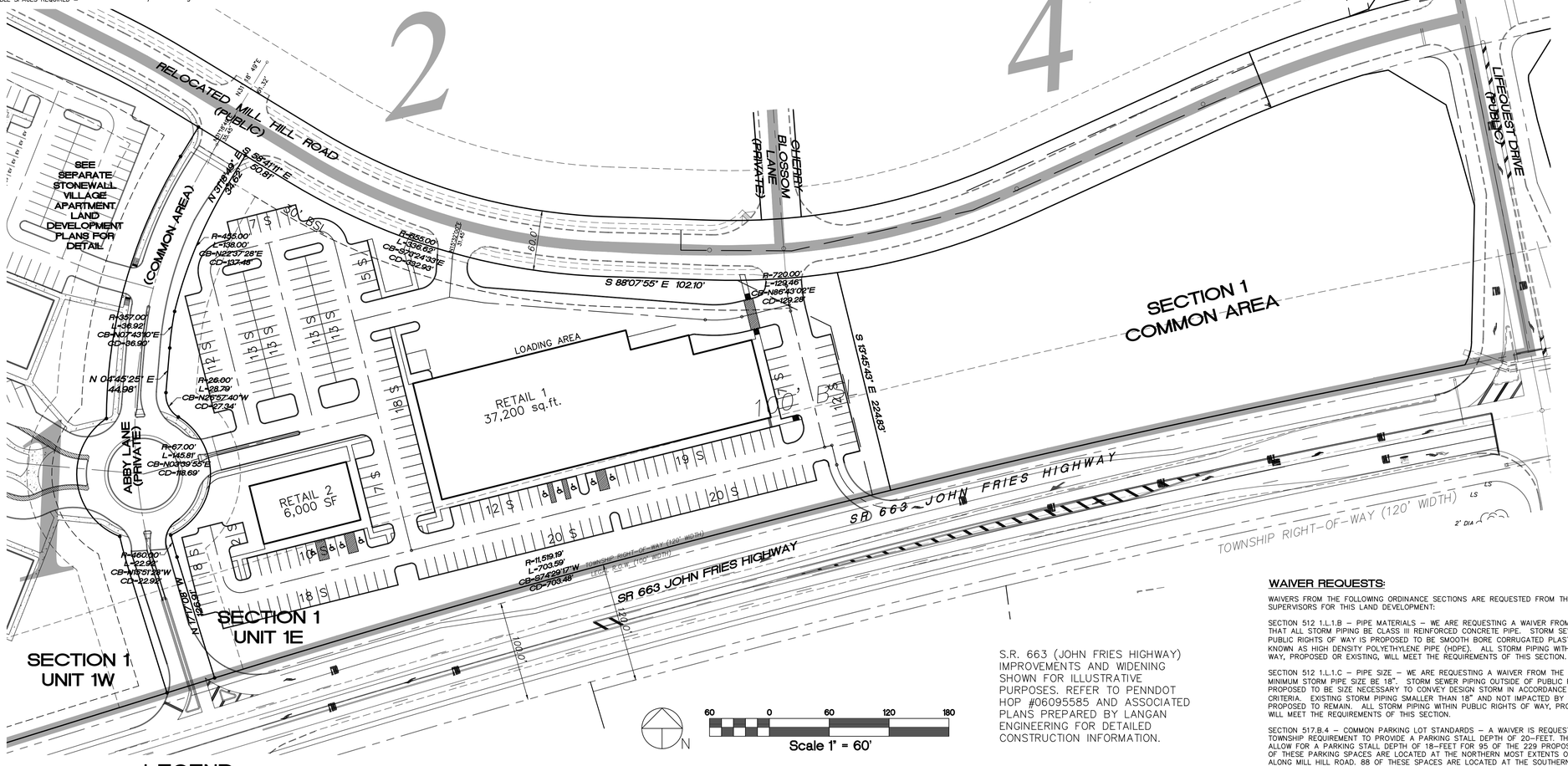
[7] FIFTH REVISED PLAN ADDS TWO ADJACENT PARCELS TO THE AMU AND SECTION 1

[8] FIFTH REVISED PLAN ADDS ADJACENT PARCEL TO THE AMU AND SECTION 6

[9] SIXTH REVISED PLAN SEPARATES PUBLIC RIGHT OF WAY AREAS FROM SECTION AREAS.

GENERAL NOTES

1. FOR INDIVIDUAL PARCEL AND ADJOINER INFORMATION SEE SHEET 2 OF 2 OF APPROVED UNIFIED MASTER PLAN (LATEST VERSION)
2. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 35 FEET EXCEPT THAT THE HEIGHT OF MULTI-STORY APARTMENTS, CONGREGATE CARE BUILDINGS, OFFICES, MEDICAL OFFICES AND HOSPITALS MAY BE INCREASED TO FOUR STORIES AND A HEIGHT NOT TO EXCEED 60 FEET PROVIDED THAT SUCH BUILDINGS ARE EQUIPPED WITH ELEVATORS AND FIRE SUPPRESSION SYSTEMS AND ARE LOCATED A MINIMUM OF 200 FEET FROM ANY PERIMETER PROPERTY BOUNDARY OF THE SITE OTHER THAN THE ARTERIAL HIGHWAY.
3. THE PERMITTED NUMBER OF DWELLING UNITS, NON-RESIDENTIAL BUILDING AND IMPERVIOUS SURFACE PERMITTED IN THE DIFFERENT PHASES IS DEPENDENT UPON THE DEVELOPMENT OF THE OTHER PHASES IN ACCORDANCE WITH THE UNIFIED MASTER PLAN. CONDITIONAL USE AND LAND DEVELOPMENT APPROVAL WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF EACH PHASE. ANY CHANGE IN THE ALLOCATION OF DWELLING UNITS, NON-RESIDENTIAL BUILDING AREA OR IMPERVIOUS SURFACE MADE IN A SPECIFIC SECTION OR PHASE MAY IMPACT THE ALLOCATION OF DWELLING UNITS, NON-RESIDENTIAL BUILDING AREA AND IMPERVIOUS SURFACE IN ANOTHER STAGE. SEE DWELLING UNIT TABLE THIS SHEET FOR CURRENT PROPOSED UNIT COUNT AND REMAINING AVAILABLE COUNT.
4. REFER TO IMPERVIOUS SURFACE TABLE, SHEET 1 OF 2 OF APPROVED UNIFIED MASTER PLAN (LATEST VERSION) FOR PERMITTED IMPERVIOUS COVER. THAT TABLE IS INCLUDED ON THIS RECORD PLAN WITH A TABULATION OF PROPOSED IMPERVIOUS COVER AND REMAINING COVER AVAILABLE.
5. NON-RESIDENTIAL USES IN ANY SECTION SHALL BE AS PERMITTED UNDER SECTION 663(c)(2) OF MILFORD TOWNSHIP ORDINANCE 156 ADOPTED MARCH 16, 2010.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PHASE OF THIS MIXED USE DEVELOPMENT, THE APPLICANT/OWNER SHALL OBTAIN CONDITIONAL USE APPROVAL FOR THAT PHASE DEMONSTRATING COMPLIANCE WITH THE UNIFIED MASTER PLAN APPROVED HEREBY UNLESS A REVISION OF THE UNIFIED MASTER PLAN AND THE PLAN FOR A PARTICULAR PHASE IS APPROVED BY THE BOARD OF SUPERVISORS. SUCH APPROVAL WILL ONLY BE GRANTED WHEN ADEQUATE CONDITIONS ARE IMPOSED TO ASSURE THAT THE PROVISIONS OF THE AMU ORDINANCE REGARDING THE BALANCE BETWEEN DWELLING UNITS AND NON-RESIDENTIAL BUILDINGS; COMPLIANCE WITH THE IMPERVIOUS SURFACE REQUIREMENTS FOR THE OVERALL SITE; AND THE NATURAL RESOURCE PROTECTION STANDARDS ARE MET.
7. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AUTHORIZING CONSTRUCTION IN ANY PHASE, THE APPLICANT/OWNER SHALL OBTAIN FROM THE TOWNSHIP LAND DEVELOPMENT APPROVAL FOR THE CONSTRUCTION PROPOSED IN THAT PHASE OR SECTION AND DEPOSIT ADEQUATE FINANCIAL SECURITY TO ASSURE THE CONSTRUCTION OF ALL IMPROVEMENTS IN THAT PHASE OR SECTION, INCLUDING TRAFFIC IMPROVEMENTS.
8. REQUIRED TRAFFIC IMPROVEMENTS ARE ALSO SUBJECT TO THE CONDITIONS STATED IN THE CONDITIONAL USE DECISION OF THE MILFORD TOWNSHIP BOARD OF SUPERVISORS ISSUED SEPTEMBER 18, 2012, WHICH SHOULD BE REVIEWED PRIOR TO SUBMISSION OF A SUBDIVISION OR LAND DEVELOPMENT APPLICATION PERTAINING TO ANY PHASE.
9. INTERNAL WALKING TRAILS REQUIRED PER THE UNIFIED MASTER PLAN ARE SHOWN AS PART OF THIS LAND DEVELOPMENT PLAN.



S.R. 663 (JOHN FRIES HIGHWAY) IMPROVEMENTS AND WIDENING SHOWN FOR ILLUSTRATIVE PURPOSES. REFER TO PENNDOT HOP #06095585 AND ASSOCIATED PLANS PREPARED BY LANGAN ENGINEERING FOR DETAILED CONSTRUCTION INFORMATION.

N

60 0 60 120 180
Scale 1" = 60'

LEGEND

EXISTING FEATURES

CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE WALK OR PAD
EASEMENT LINE
PROPERTY LINES
ADJOINERS' PROPERTY LINES
RIGHT-OF-WAY

PROPOSED FEATURES

CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE WALK OR PAD

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — STEPHEN A. PANY — NO. 33805-E

ENGINEER'S STATEMENT

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

7/21/25 — DATE
Stephen A. Pany — PLAN PREPARER'S SIGNATURE

SURVEYOR'S STATEMENT

I, SCOT A. DIETRICH, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND IS CORRECT IN ITS DETAIL TO MY BEST KNOWLEDGE AND BELIEF.

7/21/25 — DATE
Scot A. Dietrich — REGISTERED SURVEYORS' SIGNATURE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — SCOT A. DIETRICH — NO. SU053116

TOWNSHIP STANDARD NOTES

1. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
2. NO PLANTINGS OR STRUCTURES OTHER THAN DEPICTED HEREON SHALL BE PERMITTED WITHIN THE PROPOSED STORM SEWER AND DRAINAGE EASEMENTS. EASEMENTS SHALL BE OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
3. ALL PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE, EXCEPT AS PERMITTED OTHERWISE BY APPROVED WAIVERS.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS, MILFORD TOWNSHIP BUILDING AND CONSTRUCTION STANDARDS, MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY STANDARDS, AND MILFORD TOWNSHIP WATER AUTHORITY STANDARDS, AS APPLICABLE.
5. STREETS AND STOP SIGNS TO BE PLACED AT ALL INTERSECTIONS.
6. HANDICAP PARKING, CURB CUTS AND RAMPS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT.

WAIVER REQUESTS:

WAIVERS FROM THE FOLLOWING ORDINANCE SECTIONS ARE REQUESTED FROM THE BOARD OF SUPERVISORS FOR THIS LAND DEVELOPMENT:

SECTION 512 1.L.1.B – PIPE MATERIALS – WE ARE REQUESTING A WAIVER FROM THE REQUIREMENT THAT ALL STORM PIPING BE CLASS III REINFORCED CONCRETE PIPE. STORM SEWER PIPING OUTSIDE OF PUBLIC RIGHTS OF WAY IS PROPOSED TO BE SMOOTH BORE CORRUGATED PLASTIC PIPE (SBCPP) ALSO KNOWN AS HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM PIPING WITHIN PUBLIC RIGHTS OF WAY, PROPOSED OR EXISTING, WILL MEET THE REQUIREMENTS OF THIS SECTION.

SECTION 512 1.L.1.C – PIPE SIZE – WE ARE REQUESTING A WAIVER FROM THE REQUIREMENT THAT MINIMUM STORM PIPE SIZE BE 18". STORM SEWER PIPING OUTSIDE OF PUBLIC RIGHTS OF WAY IS PROPOSED TO BE SIZE NECESSARY TO CONVEY DESIGN STORM IN ACCORDANCE WITH OTHER TOWNSHIP CRITERIA. EXISTING STORM PIPING SMALLER THAN 18" AND NOT IMPACTED BY DEVELOPMENT IS PROPOSED TO REMAIN. ALL STORM PIPING WITHIN PUBLIC RIGHTS OF WAY, PROPOSED OR EXISTING, WILL MEET THE REQUIREMENTS OF THIS SECTION.

SECTION 517.B.4 – COMMON PARKING LOT STANDARDS – A WAIVER IS REQUESTED FROM THE TOWNSHIP REQUIREMENT TO PROVIDE A PARKING STALL DEPTH OF 20-FEET. THIS REQUEST IS TO ALLOW FOR A PARKING STALL DEPTH OF 18-FEET FOR 95 OF THE 229 PROPOSED PARKING SPACES. 7 OF THESE PARKING SPACES ARE LOCATED AT THE NORTHERN MOST EXTENTS OF THE DEVELOPMENT, ALONG MILL HILL ROAD. 88 OF THESE SPACES ARE LOCATED AT THE SOUTHERN MOST EXTENTS OF THE DEVELOPMENT, ALONG JOHN FRIES HIGHWAY.

TOWNSHIP ENGINEER REVIEW

Reviewed by the Milford Township Engineer this _____ day of _____ 20____.

Engineer's Signature

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC No.

Certified by the Executive Director of the Bucks County Planning Commission this _____ day of _____, 20____.

BCPC Signature

TOWNSHIP PLANNING COMMISSION APPROVAL

Approved by the Milford Township Planning Commission on this _____ day of _____, 20____.

MTPC SIGNATURE

MILFORD TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Milford Township Board of Supervisors on this _____ day of _____, 20____.

Supervisor Supervisor Supervisor

OWNERS CERTIFICATION - LIFEQUEST

To all whom these presents may come we, owners name(s)_____ send greetings. Know ye that we have laid out upon our land situate in Milford Township, Bucks County, Commonwealth of Pennsylvania, certain lots and streets according to the accompanying plan which is herewith intended to be recorded. Witness our hand and seal this _____ day of _____ 20____.

Owner Signature

OWNERS CERTIFICATION - MVP I 663 LLC

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Owner Signature

NOTARY

Commonwealth of Pennsylvania County of Bucks on the _____ day of _____ 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared

Owner

who acknowledged this plan to be the official plan of property shown thereon, situate in the Township of Milford, County of Bucks, Commonwealth of Pennsylvania and desired that this plan be recorded according to the law.

Notary Public

My Commission Expires on the _____ day of _____ 20____. Seal

PRELIMINARY
RECORD PLAN

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

#	DATE	REVISION	BY

MILFORD VILLAGE
SECTION 1 RETAIL
LAND DEVELOPMENT
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

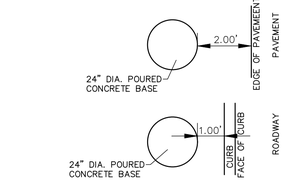
LifeQuest
When Caring Is A Matter Of Trust
2460 John Fries Highway Quakertown, PA 18951

DESIGNED	MPS
DRAWN	BMW
CHECKED	SAP
JOB. NO.	2019323
SCALE	1"= 60' U.N.O.
DATE	JULY 21, 2025
DWG. NO.	2
SHEET NO. OF	2 OF 26 SHEETS
REV.	0

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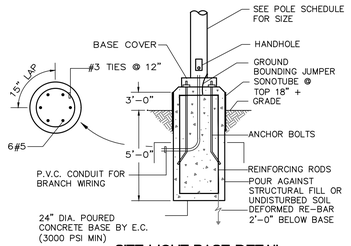
All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown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

xrefs: -X[xref-TB 24436] [destapo section 1 - Retail] [Estapo 2020] [destapo Route 663] [destapo section 1 - apartments] [unit labels]
C:\ACAD\Accel\DWG\2019323 - Milford Village Section 1 Land Development\Landex\Retail\Current Rev\02-Record Plan.dwg--Section 1 Record Date: July 22,2025--9:43am *Pany & Lentz Engineering Company*-- USER: Brian



SITE LIGHT BASE PLACEMENT DETAIL

NOT TO SCALE

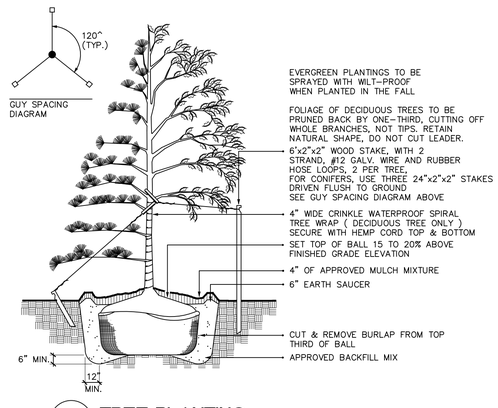


SITE LIGHT BASE DETAIL

NOT TO SCALE

ONSITE LIGHT FIXTURE NOTES

1. ALL FIXTURES SHALL BE HOODED OR SHIELDED SUCH THAT THE MAXIMUM ANGLE OF THE CONE OF DIRECT ILLUMINATION SHALL BE 60° DRAWN PERPENDICULAR TO THE GROUND.
2. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION, STANDARDS AND SPECIFICATIONS.

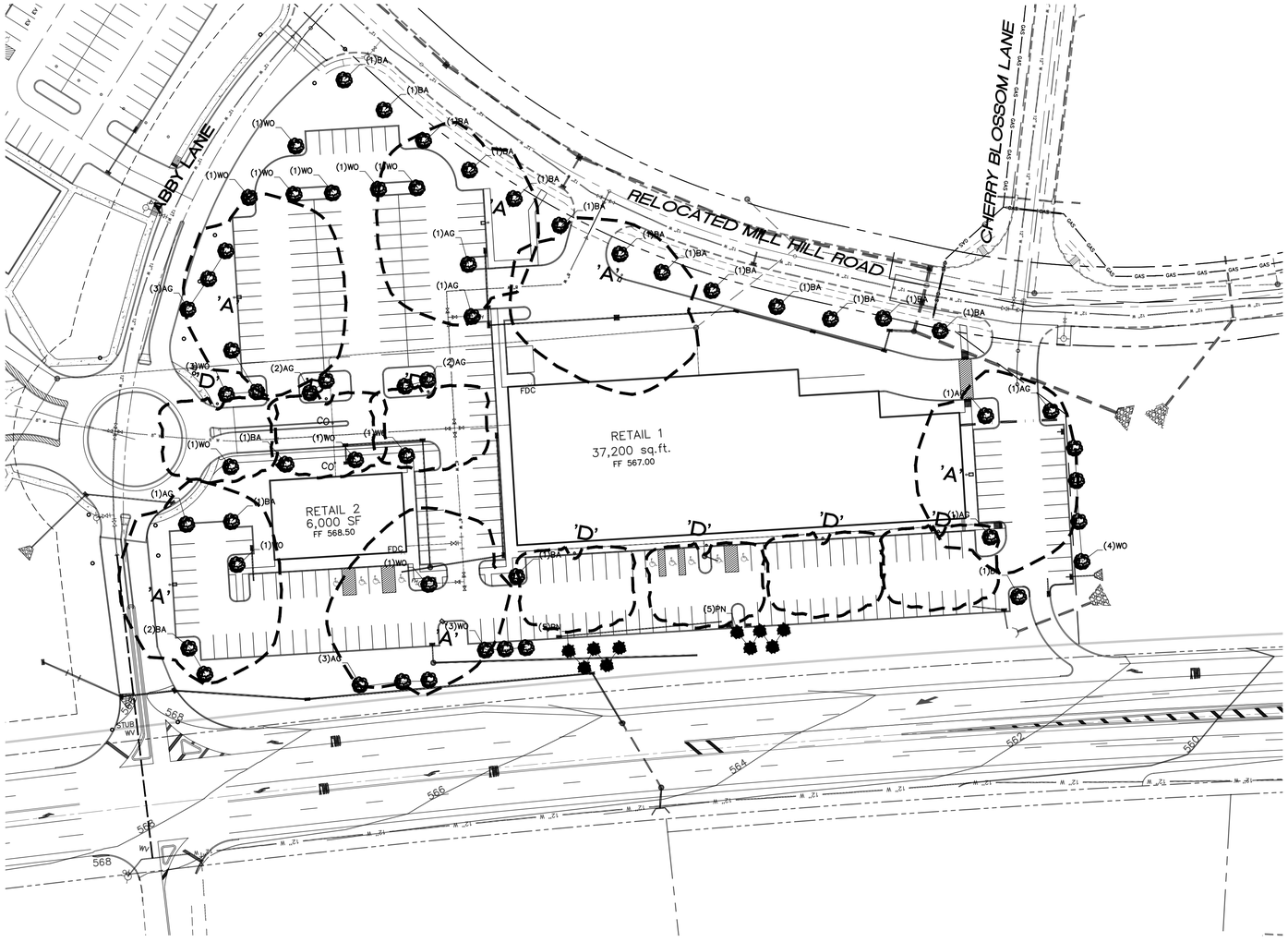


1 TREE PLANTING

NO SCALE

PLANT SCHEDULE

QUANTITY	ALIAS	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS	TYPE
STREET TREES						
13	BA	BETULA ALBA	EUROPEAN WHITE BIRCH	2 1/2" CALIPER	B & B	
PARKING LOT TREES						
16	AG	ACER GINNALA	AMUR MAPLE	2 1/2" CALIPER	B & B	
6	BA	BETULA ALBA	EUROPEAN WHITE BIRCH	2 1/2" CALIPER	B & B	
21	WO	QUERCUS ALBA	WHITE OAK	2 1/2" CALIPER	B & B	
10	PN	PINUS NIGRA	AUSTRIAN PINE	6' HEIGHT	B & B	EVERGREEN



LEGEND

EXISTING FEATURES

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

PROPOSED FEATURES

2' CONTOUR
10' CONTOUR
SPOT ELEVATION
CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE WALK OR PAD
STORM SEWER & INLET
SANITARY SEWER & MANHOLE
WATER LINE & VALVE
CURB CUT
DECIDUOUS TREE
EVERGREEN TREE
SHRUB
LIGHT FIXTURE
TYPE A 0.5 FOOTCANDLE

SEEDING LEGEND

MEADOW/LOW MAINTENANCE SEED MIX

BASIN/WATER TOLERANT SEED MIX

NOTE: SEE LANDSCAPING DETAILS SHEET FOR SEED MIX INFORMATION. STANDARD LAWN SEED MIX TO BE UTILIZED IN AREAS NOT SPECIFIED.

GENERAL PLANTING NOTES:

Landscape Notes

1. The contractor must verify location of all underground utilities prior to digging, per Act 187. CALL 1-800-242-1776.
2. Any existing street tree damaged during construction shall be replaced. Broken or scarred trees shall be replaced with the same species and size.
3. Existing street trees shall be protected during construction by placing construction fencing or silt fence either along the tree canopy drip line or a minimum of ten (10) feet from the trunk, whichever is greater. Tree protection shall remain in place until final construction and restoration of the area occurs. There shall be no construction equipment or storage of materials within the protected area.
4. The Owner is responsible for maintenance and replacement of trees after installation.
5. Trees must meet the requirements of the American Standard for Nursery Stock and be free of pests and disease.
6. All tree calipers shall be measured per applicable ordinances.
7. No plant substitutions will be allowed without written approval of the Owner, and Municipality and plan designer.
8. All unbuilt and unpaved areas disturbed during construction shall be seeded for turf, as described on erosion and sediment control plan, unless otherwise noted on the plan.
9. Plant stakes and guy wires, if used, shall be removed by the Owner within one year of installation.
10. Turf seeding shall occur during the specified periods. During other periods, refer to erosion and sediment control plan.
11. Prepare turf areas per the requirements and during the time periods described in Sections 804 (Seeding and Soil Supplements) and 805 (Mulching) of PennDOT Specifications publication 408M in the latest revision.

SITE LIGHTING SCHEDULE

QUANTITY	TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	# OF LAMPS
6	A	BEACON	MODEL LONDON, ACRYLIC CLEAR LENSE, MOUNTING HEIGHT 20'	VIL-AC-80L-90-5K7-4W	1
7	D	BEACON	MODEL LONDON, ACRYLIC CLEAR LENSE, MOUNTING HEIGHT 20'	VIL-AC-80L-90-5K7-4W	1
13			277V, POLE MOUNTED, EXTERNAL PHOTOCELL		

STREET LIGHT NOTES:
1. PROVIDE COBRA HEAD STREET LIGHT AND MOUNT MINIMUM OF 14' CLEAR ON POLE #MET ED GPU, 70174-51271, 15T
2. VERIFY WITH TOWNSHIP / PENNDOT THE EXACT TYPE AND MODEL NUMBER OF THE FIXTURE

PROPOSED TREE REQUIREMENTS TABULATION

AUTHORITY	REQUIREMENT		CALCULATION	MINIMUM	PROVIDED
MILFORD TWP.	OFF STREET PARKING	1 TREE MINIMUM FOR 5 SINGLE BAY OFF STREET PARKING SPACES	177 CAR PARKING SPACES / 5 = 35.4	36	36
MILFORD TWP.	OFF STREET PARKING	1 TREE MINIMUM FOR 10 DOUBLE BAY OFF STREET PARKING SPACES	52 CAR PARKING SPACES / 10 = 5.2	6	17
			TOTAL PARKING LOT TREES	42	53
MILFORD TWP.	STREET TREES	1 LARGE TREE PER 50-FEET 1 MEDIUM TREE PER 40-FEET 1 SMALL TREE PER 25-FEET	445-FEET STREET LENGTH/40 = 11.1	12	13

50 0 50 100 150

N

Scale 1" = 50'

PRELIMINARY LIGHTING AND LANDSCAPING PLAN

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

PA ACT 287, AS AMENDED

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20152432998 (MILFORD TOWNSHIP). THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STEPHEN A. PANY — ENGINEER — NO. 32805-E

ENGINEER'S STATEMENT

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

7/21/25 — DATE

Stephen A. Pany — PLAN PREPARER'S SIGNATURE

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

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

#	DATE	REVISION	BY

MILFORD VILLAGE
SECTION 1 RETAIL
LAND DEVELOPMENT
MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

LifeQuest
When Caring Is A Matter Of Trust
2460 John Fries Highway Quakertown, PA 18951

DESIGNED	MPS
DRAWN	BMW
CHECKED	SAP
JOB. NO.	2019323
SCALE	1"= 50' U.N.O.
DATE	JULY 21, 2025
DWG. NO.	12
SHEET NO. OF	26 SHEETS
REV.	0

xrefs: -2[Estopp 2020] [Xref-TB 24X36] [destopp section 1 - Retail] [destopp Route 663] [destopp section 1 - apartments] [landscape-retail]
C:\ACAD\Acad\DWG\2019323 - Milford Village Section 1 Land Development\Landex\Xrlab\Current Rev\12-Landscaping & Lighting Plan.dwg-Section 1 L&L East Date: July 22,2025-8:27am **Pany & Lentz Engineering Company** USER: Brian

QUAKERTOWN AREA PLANNING COMMITTEE

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

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Quakertown Area Planning Committee

SUBJECT: Preliminary Plan of Land Development for Milford Village Section 1 Retail

DATE: April 18, 2022

In accordance with Section 1402.d. of the *Milford Township Zoning Ordinance* and provisions in the Milford Township resolution, the Quakertown Area Planning Committee (QAPC) reviewed the above referenced application at its meeting on April 12, 2022. 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.

The QAPC discussed the proposal and offers the following comments for the township's consideration:

1. **Conditional use**—The site is located within the Arterial Mixed Use Overlay District and therefore must be developed according to the Unified Master Plan submitted with the Conditional Use Application and subject to approval as part of the conditional use. This issue should be resolved before action is taken on the proposed plan.

2. **Sixth Revised Unified Master Record Plan**—We acknowledge that the "Sixth Revised Unified Master Record Plan" is conceptual in nature and changes to each section may occur at the time of land development, ultimately affecting the proposed uses and the overall site design/layout. It is recommended that township officials be assured that the proposed site of the development is in compliance with the revised master plan.

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

   Section 512.l.1(b)
   relief from storm pipe material requirements, Class III reinforced concrete pipe is required; storm piping outside of public rights-of-way are proposed to be smooth bore corrugated plastic pipe

   Section 512.1.L.1.C
   relief from storm pipe size requirements, minimum of 18 inch required; storm pipe size outside of public right-of-way is proposed to be sized necessary to convey design storm in accordance with other township criteria

   The applicant has not provided the reason for the waiver request. 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 the waiver is based. The final plan should note all granted waivers.

4. **Recreation facilities**—Section 525 of the SALDO requires the applicant of a proposed subdivision and land development to dedicate recreation land and facilities unless the board of supervisors determines that a contribution of a fee in lieu is acceptable. The plan should indicate compliance with this ordinance requirement.

5. **Transportation and pedestrian access**

   a. **Transportation impact study**—Per Section 701.h.17. of the SALDO, a transportation impact study should be prepared where a proposed land development could result in traffic generation of 100 or more trips per day. Township officials should determine if a transportation impact study would be necessary for the site. Given the relocation of Mill Hill Road through the site and the amount of future residential and nonresidential development that is intended to occur on the site, traffic calming methods along key roadways should be considered as part of the traffic impact study.

   b. **Access**—We recommend that the middle access to John Fries Highway (PA 663) on this proposal be removed due to poor access management. The site has access to PA 663 from Abby Lane and LifeQuest Drive.

   c. **Walkways**—The plan proposes sidewalks as required by Section 519 of the SALDO, however the applicant should be encouraged to redesign the walkways so that the connections are continuous and do not end abruptly. Additionally, the applicant should consider establishing a trail along the entire frontage of John Fries Highway (PA 663), to serve both the residential and retail portions of this development, and to serve the larger Milford Township community which has been developing a trails network.

d. **Crosswalks**—Crosswalks should be provided between the retail and residential sections of this proposed site. We also recommend that the applicant provide crosswalks across Abby Road, closer to its intersection with Mill Hill Road. Crosswalks should be designed to follow the requirements of Section 513.d. of the SALDO.

e. **Bicycle lanes**—Bicycle lanes should be incorporated along John Fries Highway (PA 663), to stay consistent with the 2012 *Bucks County Bicycle Master Plan*.

6. **Landscape plan**

a. **Flowering dogwood**—The landscape plan proposes 19 flowering dogwood (Cornus florida) trees to be planted as buffer plantings. This species is susceptible to dogwood anthracnose; we suggest an alternate species be planted from the township's approved list of plantings in Section 520 of the SALDO.

b. **Amur maple**—The landscape plan proposes 38 Amur maple (Acer ginnala) trees to be planted in the parking lot area. Due to the ultimate size of the species and their root growth, there will be future impacts to the parking lot and curbing. We suggest an alternative tree from Section 520 of the SALDO, that is smaller in size and growth habits to prevent future maintenance and potential safety problems.

c. **White oak**—The landscape plan proposes 47 white oaks (Quercus alba) to be planted in the parking lot area. Oak trees, while typically a good native tree for plantings, are subject to bacterial leaf scorch which is an infectious chronic disease that is affecting several species of oaks in southeastern Pennsylvania. Municipal officials should monitor planting plans to ensure that oaks are not overplanted, to avoid the risk of infection and eventual loss of these trees.

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

7. **Stormwater management**—The Committee expressed concern with the site's stormwater management. Assurances should be made that the stormwater facilities are adequately designed and constructed to manage the additional impervious surfaces from the previous phases and the improvements proposed in this submission.

MMW

cc: Del Markward, Markward Group (via email)

Martin Smith, PE, Pany & Lentz Engineering Company (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Bryn-Erin Kerr, Bucks County Planning Commission (via email)

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

INVOICE

INVOICE # Pro Forma Invoice/June, 2025

CONTRACT #B55-01-10
July 11, 2025

To:
Quakertown Area Planning Committee

For:
QAPC Continued Planning Assistance

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
	Senior Planner: Matthew Walters			
June, 2025	Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance.	2	$ 55.00	$ 110.00
June 10, 2025	Attendance at QAPC meeting	1	$ 55.00	$ 55.00
			TOTAL	$ 165.00

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