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**SCANNED**  
*25 February 2020*  
*Proj # 375*

*may*

February 21, 2020  
Ref: #4227

Warrington Township  
852 Easton Road  
Warrington, PA 18976



Attention: Barry P. Luber, Township Manager

Reference: Warrington Easton, LLC: TMP Nos. 50-31-5, 50-31-6, 50-31-6-1 & 50-31-7  
Wawa, Inc.  
Subdivision/Land Development – Easton Road (SR 0611), Kansas Road &  
Maple Avenue  
Conditional Use Application: Motor Vehicle Service Station Use

Dear Barry:

We have received the Conditional Use Application pertaining to the above-referenced subdivision/land development that was recently forwarded to our office for review by the Township. The subject submission consists of; the Warrington Township Conditional Use Application, a Conditional Use Plan prepared by Maser Consulting, dated January 22, 2020 with no revisions, rendering with elevations of the gas canopy and trash enclosure prepared by Cuhaci & Peterson dated June 13, 2019 with no revisions, a rendering and elevations of the proposed Wawa store prepared by Cuhaci & Peterson dated January 28, 2020 with no revisions, various deeds, a lease agreement for the project and a Transportation Impact Study for Easton Road (S.R. 0611) Wawa Redevelopment Project prepared by McMahon Associates, Inc. dated January 21, 2020 with no revisions. Subsequent to this, we also received a copy of the Settlement Stipulation and Agreement dated January 14, 2020 addressing the appeal of the Zoning Hearing Board Decision pertaining to the properties that are the subject of the current Conditional Use Application.

Relative to this matter, we note that the properties proposed for development are located within the "C-2 Commercial" Zoning District and have frontage along Easton Road (S.R. 0611) to the east, frontage along Kansas Road to the west and frontage along Maple Avenue to the north. The properties are also located within the Corridor Overlay District. The Conditional Use Plan involves Proposed Parcel 'A' which is comprised of three (3) tax map parcels (TMP Nos. 50-31-6, 50-31-6-1 & 50-31-7) and 1,443 s.f. of land from the adjacent parcel (TMP No. 50-31-5) for a combined total of 2.007 acres of land. The property currently contains an existing convenience store and associated parking, which the applicant proposes to raze and develop with a new 5,585 s.f. Wawa food convenience store, an automobile fueling station including a 55 ft. x 96 ft. (5,280 s.f.) canopy with six (6) gas pumps, and 50 onsite parking spaces. A shared access along Easton Road with the adjacent property is proposed with two (2) internal site shared driveways connecting the two properties. The existing separate driveways for the two properties from Easton Road are proposed to be eliminated and a new common right-in/right-out/left-in driveway from Easton Road is proposed. In addition, the existing Kansas Road driveway access is proposed to be shifted to align with opposing Elm Avenue and the existing Maple Avenue driveway access will be eliminated. The site is currently served by public water/sewer systems.

The Settlement Stipulation and Agreement dated January 14, 2020 indicates that the following variances are granted for the Proposed Parcel 'A' property from the Warrington Township Zoning Ordinance:

1. A variance from Section 27-1106.1 (now Section 370-3607.C.2), "Screening and Buffering", to permit street screening/buffering of 8.5 ft. along a portion of Easton Road rather than the required 15 ft.
2. A variance from Section 27-2101.15 (now Section 370-3401.O), "Off-Street Parking, Loading and Unloading – General Regulations", to permit a parking setback of 8.5 ft. from the ultimate right-of-way of a portion of Easton Road rather than the required 15 ft. and to permit a shared access road setback of 0 ft. from the shared property line rather than the required 10 ft.

The Settlement Stipulation and Agreement also states that the following variances are granted on for the adjacent parcel (TMP No. 50-31-5):

1. A variance from Section 27-2101.15 (now Section 370-3401.O), "Off-Street Parking, Loading and Unloading – General Regulations", to permit a shared access road setback of 0 ft. from the shared property line rather than the required 10 ft.
2. A variance from Section 27-2101.2 (now Section 370-3401.B), "Off-Street Parking, Loading and Unloading – General Regulations", to permit parking space usable area of 427 s.f. rather than the required 450 s.f.

In accordance with the provisions of Section 370-2104.A of the Warrington Township Zoning Ordinance, the applicant must obtain Conditional Use Approval from the Board of Supervisors for proposed motor vehicle service station, or similar use, in the "C-2 Commercial" Zoning District.

As per your request, we have reviewed the Conditional Use Application and supporting documentation pertaining to the proposed subdivision/land development and thereby offer the following comments for consideration by Township Officials:

#### **I. ZONING ISSUES**

The following comments are based upon the provisions of the Warrington Township Zoning Ordinance ("Z.O.):

1. The applicant should provide supporting documentation confirming that the Conditional Use Application satisfies the General Requirements for Conditional Uses, in accordance with Z.O. Section 370-3602.C.
2. The applicant should provide supporting documentation confirming that the Conditional Use Application satisfies the Compatibility Criteria for Conditional Uses, in accordance with Z.O. Section 370-3602.D.1.

3. The applicant should provide supporting documentation demonstrating the impact of the proposed Conditional Use, in accordance with Z.O. Section 370-3602.D.2, 3 and 5 including the following evaluations:
  - a. An analysis of the impact of the proposed development on municipal services.
  - b. An economic impact analysis.
  - c. An environmental impact analysis.
4. A minimum lot area of 2 acres is required for a "motor vehicle service station". It is noted on the Conditional Use Plan that Parcel 'A' will contain 2.007 acres, after a proposed conveyance of land from the adjacent property (TMP No. 50-31-5) and lot consolidation. To that end, the Conditional Use approval should be subject to the approval of a formal lot line change/consolidation so that the minimum lot area requirement will be met. (Z.O. Section 370-1104-A.A.10)
5. We offer the following comments relative to the Transportation Impact Study (TIS) for the project that was submitted with the Conditional Use Application (Z.O. Section 370-3602.D.2.a):
  - a. The TIS recommends a separate 13-ft. wide right-turn lane along the southbound approach of Easton Road (S.R. 611) with at least 225 ft. of storage with a 75 ft. bay-taper. The Conditional Use Plan should be revised to illustrate how the proposed lane and taper configuration will impact the intersection of Maple Avenue and Easton Road (S.R. 611).
  - b. The TIS proposes off-site roadway improvements and signal timing modifications for the intersection of Street Road (S.R. 132) and Easton Road (S.R. 611) that should be a condition of approval. (Z.O. Section 370-3602.D.2.a)
  - c. It is noted within the TIS that there will be 64 "new" weekday morning peak hour trips, 39 "new" weekday afternoon peak hour trips, 59 "new" Saturday midday peak hour trips and 1,687 "new" daily total trips generated by the proposed development. The applicant will need to address the anticipated traffic impact of the proposed development on area roadways in conjunction with future plan submissions.
6. The applicant should demonstrate that all proposed lighting used to illuminate any off-street parking will be arranged to reflect the light away from adjoining premises and the public right-of-way. (Z.O. Section 370-2101.5)
7. A completed Form 307, pursuant to Open Space requirements, will need to be submitted to determine the required common and active open space. Open Space requirements are applicable to all land developments. (Z.O. Section 370-307)

8. The applicant must demonstrate that all proposed lighting used to illuminate any off-street parking will be arranged to reflect the light away from adjoining premises and the public right-of-way at the time of future plan submissions. (Z.O. Section 370-3401.E)
9. The Vehicular Circulation Plan that was previously provided by the applicant's engineer should be revised to illustrate how the WB-50 design vehicle will exit the site to Easton Road from the fueling area. (Z.O. Section 370- 3401.F)
10. The location of proposed signs shall meet the requirements of Z.O. Section 370-3502.
11. The screening, buffering and planting requirements cited in Z.O. Section 370-3401.I pertaining to non-residential off-street parking areas abutting residential properties along Kansas Road should be addressed.
12. Notes concerning the restrictions of structures, plantings, etc. within the clear sight triangles shown on the plan at the proposed driveway intersections should be provided on future plan submissions. (Z.O. Section 370-3611)

## II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The following comments are based upon the requirements of the Warrington Township Subdivision and Land Development Ordinance ("S.O.")

1. A PennDOT Highway Occupancy Permit will be required for the proposed common driveway and any proposed roadway improvements that are to be constructed within the Easton Road (SR 0611) right-of-way. The applicant is advised that PennDOT may require additional widening, drainage, etc. improvements in conjunction with the procurement of said permit. (S.O. Sections 305-303.J and 305-309.C)
2. Kansas Road is classified as a "Collector Street", thereby requiring a 60-ft. wide right-of-way with a 36-ft. wide cartway with curb and sidewalk to be provided along the frontage of the development site in accordance with the requirement of the Ordinance. We note that there is existing sidewalk along the frontage of the site, but no other roadway improvements along the Kansas Road frontage of the site are shown on the current Conditional Use Plan submission. (S.O. Sections 305-303.A, 407, 408 and 409).
3. The applicant's intentions with regard to dedication of the ultimate right-of-way area along Easton Road, Kansas Road and Maple Avenue should be indicated on future plan submissions. (S.O. Section 305-304.D)
4. The legal and ultimate right-of-way of the abutting roads should be dimensioned on future plan submissions. (S.O. Section 305-304.D)
5. The proposed number of gas pumps should be indicated on future plan submissions, along with a stacking length of vehicles at the individual pumps, to assess if adequate site vehicular circulation is provided in the vicinity of the proposed fueling area. (S.O. Section 305-504.E)

6. The requirements of the Corridor Overlay District as defined in the S.O. Chapter 305, Section 329, should be addressed.
7. All sides of buildings in the Corridor Overlay District should be architecturally consistent with the front façade and all building faces visible from the street should have the same architectural features as the front façade. To that end, the applicant should review the building elevations and façade details for the building side that faces Easton Road with the Board of Supervisors. (S.O. Section 305-329.D.1.a)
8. All parking areas within the Corridor Overlay District should be setback a minimum of 25 ft. from the ultimate right-of-way of a public street. (S.O. Section 305-329.D.4)
9. Parking lot layout within the Corridor Overlay District should provide for pedestrian circulation throughout the parking area and should be illustrated on future plan submissions. (S.O. Section 305-329.D.4)
10. Suitable landscaping plans, which illustrate proposed buffer, street tree, replacement trees, etc. plantings in accordance with the provisions of the Ordinance, should be provided at time of future plan submissions. (S.O. Sections 305-303.D and 325)
11. All parking areas are required to be setback from the ultimate right-of-way lines at least 15 ft., which is to be maintained as a planting strip. (S.O. Section 305-310.J)
12. All proposed stop signs and stop bars should be depicted on the internal site driveway intersections on future plan submissions. (S.O. Sections 305-309 and 310)
13. Access into the convenience store site, Parcel 'A', from the Easton Road common driveway should be limited to one-way in at the first internal intersection. (S.O. Sections 305-309 and 310)
14. The required and available sight distance at the proposed driveway intersections with Easton Road and Kansas Road should be noted on future plan submissions. (S.O. Section 305-306.C)
15. Existing Features (i.e. buildings, driveways, utilities, storm drainage facilities, etc.) within 400 ft. of the site should be shown on future plan submissions. (S.O. Section 305-504.E53.b)
16. The future preliminary land development/subdivision plan submission should conform to the plan requirements contained within S.O. Section 305-504.E.
17. Cross-easements are required for driveway access on Parcels 'A' and 'B' and should be shown on future plan submissions. (S.O. Section 305-310)

### III. GRADING, STORMWATER MANAGEMENT/STORM DRAINAGE, AND EROSION AND SEDIMENTATION CONTROL

The following comments pertain to the grading, stormwater management/storm drainage, and erosion and sedimentation control aspects of the Conditional Use Plan Submission and are based upon the requirements of the Warrington Township Stormwater Management Ordinance ("S.M.O.") and/or Subdivision and Land Development Ordinance ("S.O."):

1. The grading, stormwater management, storm drainage and erosion and sedimentation control should be shown on future plan submissions as based upon the requirements of the Warrington Township Stormwater Management Ordinance ("S.M.O.") and/or Subdivision and Land Development Ordinance (S.O. Sections 305-319 and 320)
2. The applicant will need to obtain the approval of the Bucks County Conservation District for the Erosion and Sedimentation Control Plan proposed in conjunction with any future land development application, and an NPDES Permit for Discharges Associated with Construction Activities from the Pennsylvania Department of Environmental Protection (PADEP). (S.O. Sections 305-318.B.6 and 320.A.3)
3. Operation and maintenance requirements for all proposed stormwater BMP's should be outlined on the Record Plans for any future plan submissions. (S.M.O. Section 288-Article VI)

### IV. WATER AND SEWER FACILITIES

The following comments pertain to the water and sewerage service aspects of the Conditional Use Plan Submission:

1. The applicant must obtain Sewage Facilities Planning Approval from the Pennsylvania Department of Environmental Protection for any proposed increase in wastewater discharge proposed in conjunction with the project.
2. Complete details concerning the water and sewerage system improvements proposed in conjunction with the land development should be indicated on future plan submissions. (S.O. Sections 305-413 and 415)
3. The as-built locations of the existing sanitary sewer and water facilities within the parcels should be indicated on future plan submissions.
4. The applicant will need to obtain NWWA approval of any increase in water usage and/or any public water system modifications proposed in conjunction with the project.
5. The applicant will need to obtain BCWSA approval of any increase in wastewater discharge and/or any public sewer system modifications proposed in conjunction with the project.

**V. GENERAL ENGINEERING CONSIDERATIONS**

The following items are general engineering considerations pertaining to the project that were noted by our office during the course of our review of the Conditional Use Plan Submission:

1. We recommend that the applicant determine if there are any deed restrictions existing on the development site that could impact the current development proposal prior to submission of any future plans.
2. Lighting recommendations that are to be provided by the Township Street Lighting Consultant should be incorporated into the plans at time of future plan submission. (S.O. Sections 305-314 and 411)
3. The applicant will be required to obtain Fire Marshall approval of the site access design and layout. (S.O. Section 305-303.A)

If you should have any questions concerning the comments as outlined above, please do not hesitate to contact me.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

Thomas F. Zarko, P.E.

TFZ/paf

cc: Terry W. Clemons, Esq., Township Solicitor  
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