

REQUESTED WAIVERS – January 17, 2025
KEYSTONE TRADE CENTER – AREA 3 DEVELOPMENT

THE FOLLOWING WAIVERS ARE REQUESTED FROM FALLS TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE, DATED 6-28-2001, AMENDED IN ITS ENTIRETY 12-4-2018:

- A. From the provisions of §191-31(A), which requires collector streets to be constructed with a minimum thirty-six-foot (36.0') cartway and curbs;**

A waiver is requested from providing the thirty-six-foot (36.0') cartway width to provide thirty-two-foot (32.0') wide street cartways. As part of the proposed development, the thirty-two-foot wide cartways help to reduce on-site impervious for post construction stormwater development purposes. Vehicle turning diagrams will be provided to the Township Engineer's office to assure the smaller centerline radius provides adequate maneuverability.

- B. From the provisions of §191-52.1.B(3)(b)[1], which requires 70% of areas with steep slopes of 15% to 25% to be preserved as resource protected land;**

A waiver is requested from preserving 70% of areas with steep slopes of 15% to 25%. As part of the proposed development, the existing borrow pits contain man-made steep slopes which will be removed for the construction of buildings A to I.

- C. From the provisions of §191-52.1.B(3)(b)[2], which requires 85% of areas with steep slopes greater than 25% to be preserved as resource protected land;**

A waiver is requested from preserving 85% of areas with steep slopes greater than 25%. As part of the proposed development, the existing borrow pits contain man-made steep slopes which will be removed for the construction of buildings A to I.

- D. From the provisions of §191-52.1.B(4)(b)[2], which requires no more than 50% of woodlands which are not located in environmentally sensitive areas to be altered, regraded, cleared, or built upon;**

A waiver is requested from preserving 50% of woodland areas not located in environmentally sensitive areas. As part of the proposed development, the woodlands will need to be disturbed for the construction of buildings A to I.

- E. From the provisions of §191-78.C(2), which requires various existing features to be shown within 200 feet of the land to be developed;**

A partial waiver is requested from providing all existing features within 200 feet of the land to be developed. Existing features are sufficiently shown immediately beyond the proposed property boundaries and driveway connections to Sorrells Blvd, S. Port Road, and Sinter Road.

REQUESTED WAIVERS – NOVEMBER 23, 2021
KEYSTONE TRADE CENTER – PHASE 2 DEVELOPMENT

THE FOLLOWING WAIVER IS REQUESTED FROM FALLS TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE, DATED 6-28-2001, AMENDED IN ITS ENTIRETY 12-4-2018:

1. From the provisions of §191-37(E), which requires no less than a five-foot radius:

A waiver is requested from providing a five-foot radius on the curb islands located at the security gate. Due to the size of the security entrance, a three-foot radius is provided between lanes.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 20, 2025

File No. 2020-07083-55

Mr. Matthew Takita, AIA, MCP, Township Manager
Falls Township Municipal Building
188 Lincoln Highway, Suite 100
Fairless Hills, PA 19030

RE: Preliminary and Final Land Development Application
Northpoint Area 3 Development
Sorrells Boulevard
TMP #13-051-001
Zoned: MPM (Materials Processing & Manufacturing)
Township of Falls, Bucks County, Pennsylvania
Response Letter

Dear Mr. Takita,

We are in receipt of Jones Engineering Associates review letter, dated March 11, 2025, and offer the following responses in **bold**:

ZONING ORDINANCE

Section

Description

209-43

An application for a permit shall provide documentation that the intended use will comply with the performance standards enumerated in Section 209-43.

Comment: The Applicant must provide documentation indicating that the project will comply with the standards enumerated in this section of the ordinance.

General Note 16 on Sheet 2 indicates that the property is required to be in compliance with the performance standards set forth in this section. The 'Use Performance Standards' notes on Sheet 2 also provide this information.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
191-31 (A)	<i>Streets shall be constructed in accordance with the following requirements.</i> Comment: The Applicant is requesting a waiver from this section of the ordinance requiring thirty-six-foot (36') cartway widths to permit thirty-two-foot (32') cartway widths. Vehicle turning diagrams must be submitted for review. Acknowledged. Vehicle turning diagrams have been included in this submission on Sheets 129-144.
191-52.1 (B)(3)(b)[1]	<i>Fifteen-to-twenty-five-percent slope. 70% shall remain as resource-protected land. No more than 30% of the total of all such areas shall be developed and/or regraded or stripped of vegetation.</i> Comment: The Applicant is requesting a waiver from this section of the ordinance to allow 100% disturbance of the 15-25% steep slopes within the site. Acknowledged.
191-52.1 (B)(3)(b)[2]	<i>Twenty-five percent or more slope. 85% shall remain as resource-protected land. No more than 15% of the total of all such areas shall be developed and/or regraded or stripped of vegetation.</i> Comment: The Applicant is requesting a waiver from this section of the ordinance to allow 100% disturbance of the greater than 25% steep slopes within the site. Acknowledged.
191-52.1 (B)(4)(b)[2]	<i>Other wooded areas. No more than 50% of woodlands which are not located in environmentally sensitive areas (as defined above) shall be altered, regraded, cleared or built upon.</i> Comment: The Applicant is requesting a waiver from this section of the ordinance to allow a 100% disturbance of the existing woodlands on site. Acknowledged.

191-78 (C)(2)

The location, names, and widths of streets; the location and names of railroads; the location of property lines, the names of adjacent property owners and the Bucks County Tax Parcel Number of each property, and the location of watercourses, sanitary sewers, storm drains and similar features within 200 feet of any part of the land to be subdivided or developed.

Comment: The Applicant is requesting a partial waiver from this section of the ordinance, as long as the plans provide sufficient topography.

Acknowledged.

TREE PROTECTION STANDARDS

Section

Description

199-4 (B)(6)(a)

In accordance with §199-4 (B)(6)(a), “Every tree determined to be living and healthy, with a DBH of six inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township with a trunk diameter of not less than three inches in caliper. The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed the DBH of the tree removed”.

Comment: Tree replacement requirements that are in accordance with the Master Developer’s Agreement must be addressed.

Will comply. The Applicant will work with the Township Engineer on this issue.

GENERAL COMMENTS

1. All comments from the Township Fire Marshal must be addressed.

Will comply.

2. All comments from the Township Traffic Engineer must be addressed.

Will comply.

3. All comments from the Technical Memo to be issued by JEA must be addressed.

Acknowledged.

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4. The applicant must provide clarification of the final disposition of Gamesa operations as it relates to this application and future construction.

The Harsco operations, which was located within the Area 3 development disturbance, has ceased at the time of this application and has relocated outside the KTC, thus not impacting any future construction on the site.

If you need any additional information, please do not hesitate to reach out to this office and we will promptly provide you with what you need. Thank you.

Sincerely,



Timothy M. Casey, P.E.
Sr. Project Manager
Gilmore & Associates, Inc.
tcasey@gilmore-assoc.com
267-914-7835

DPB

cc:



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 7, 2025

File No. 2007083-55

Mr. Matthew Takita, AIA, MCP, Township Manager
Falls Township Municipal Building
188 Lincoln Highway, Suite 100
Fairless Hills, PA 19030

Re: Keystone Trade Center — Area Three Development Sorrels Boulevard
Preliminary/Final Plan Set Review
Township of Falls, Bucks County, Pennsylvania
Response Letter

Dear Mr. Takita:

We are in receipt of Remington & Vernick Engineers review letter, dated February 24, 2025, and offer the following responses in **bold**:

1. This development meets the qualifications for a PennDOT Transportation Impact Study. RVE will defer to PennDOT for all State related comments. Any changes related to previous TIS data submitted to PennDOT will need re-evaluation. RVE and the Township shall be included on all correspondence with PennDOT.

Acknowledged.

2. The applicant shall provide more information on the usage of the facility to enable RVE to provide a proper review. The proposed development has areas with travel surface, while other surface areas are concrete, presumably this is in line with the planned operation characteristics of the site. Additional information on the planned usage and internal operations is requested as it is related to traffic generation, site access and circulation.

The usage of the facility is a data center. It is anticipated there will be approximately 857 employees onsite.

3. Sheet 3: All new or revised signage and pavement markings should be confirmed with the standards set forth in the 2009 MUTCD and a note saying compliance the MUTCD should be added to the record plan.

Note 24 on the record plan notes sheet has been added to indicate the above.

4. Sheet 7: The applicant should consider widening the main driveway between Ancillary Building 1 and the larger proposed Buildings A&B to prevent conflict between incoming and outgoing trucks. Provide truck turning templates for the largest anticipated vehicles anticipated for this site.

The driveway has been updated and shows proper truck turning that avoids potential

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

conflicts near Buildings A & B and Ancillary Building 1.

5. Sheet 7: The applicant shall confirm an ADA-accessible pedestrian access route from the main parking lot near Ancillary Building 1 and Proposed Buildings A&B. A marked crosswalk will be required on the east-west driveway.

The ADA accessible pedestrian access route shall be added to the plans prior to final plan approval.

6. Sheet 8: Confirm that all pedestrian access routes are ADA compliant and include proper sidewalk surface material.

The ADA compliant routes shall be added to the plans prior to final plan approval.

7. Sheet 11: The applicant should consider widening the entrance driveway on South Port Road to prevent conflict between incoming and outgoing trucks. Show truck turning templates to confirm adequate circulation.

The entrance driveway on South Port Road shows truck turning templates to avoid conflicts.

8. The applicant shall provide turning templates for the largest emergency design vehicle (ladder truck).

The fire truck turning sheets have been updated for the ladder truck turning movements.

9. The applicant shall obtain an approval letter from the Fire Marshall regarding emergency vehicle accessibility.

The plans will be reviewed and approved by the Township Fire Marshall.

If you need any additional information, please do not hesitate to reach out to this office and we will promptly provide you with what you need. Thank you.

Sincerely,



Timothy M. Casey, P.E.
Sr. Project Manager
Gilmore & Associates, Inc.
tcasey@gilmore-assoc.com
267-914-7835

TMC/ec

cc:



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 10, 2025

File No. 2007083-54

Chris Haughey, Staff Engineer
Morrisville Municipal Authority
35 Union Street
Morrisville, PA 19067

RE: Building 6 Revisions
600 Ben Fairless Drive
Morrisville, PA 19067
Tax Parcel# 13-051-001
Site Plan Review

Dear Mr. Haughey:

We are in receipt of Morrisville Municipal Authority review letter, dated March 26, 2025, and offer the following responses in **bold**.

General

1. The required EDU calculation needs to be on the plans. We need to know if the applicant/owner is requesting additional GPD usage (1 EDU = 262 GPD). Once that is confirmed the MMA will calculate tapping fees. The property currently has 19 EDU's.

The EDU calculation is included on the cover sheet. The proposed EDU for the updated building use is 23 EDU's.

2. The legend needs to call out all utility lines. i.e. IWW, IW, F.

The legends on the Utility Plans have been updated to include all utility lines.

3. After completion of new utilities at building 6, updated Phase 2 As-builts to show all the changes made around building 6 required to be submitted to the MMA.

Updated Phase 2 As-Built plans will be provided to MMA to show the revisions around Building 6.

4. Confirm if the existing utilities installed at building 6 are to be removed or abandoned in place. If there's a demo plan for the utilities, that should be added to this plan set.

The existing utilities installed at Building 6 will be removed. The demolition plans have been included with this resubmission. See sheets C080.00 to C080.06.

5. There are multiple inconsistencies with the notes in the detail view on sheet 77. Some utilities called out as proposed are already installed.

The Sheet 77 detail view has been revised to remove the inconsistencies from previously installed utilities.

Sanitary Sewer

6. Provide sanitary sewer profiles identifying each utility crossing.

Sanitary sewer profiles that identify each utility crossing are included in this resubmission. See sheet C-110.28.

7. Confirm that the intent is to cut the existing main in the access drive and install a new manhole.

It is the intent to cut the existing main in the access drive and to install a new manhole.

8. Grinder pump is labeled to discharge to Building 6. Confirm the length, slope, and elevations on the gravity line to the grinder pump.

The plans provided confirm the length, slope, and elevations on the gravity line to the grinder pump, as found on sheets 80 and C-110.28. Grinder pump details can be found on sheet C-100.09.

9. Verify grinder pump force main size and length. Confirm the location of the discharge.

The grinder pump force main size and length is confirmed on sheet C-110.28. The discharge is into the internal building sanitary sewer system that will exit the building on the southwest side. Grinder pump details can be found on sheet C-100.09.

10. Confirm all sanitary sewer lengths and slopes. Provide manhole rim and invert elevations.

The sanitary sewer lengths, slopes, manhole rims, and invert elevations are provided on C-110.28.

Potable Water

11. Sheet 77 shows a de-chlorination skid fed by a 2" water line prior to the meter pit. All lines coming off the main for building 6 must be after the meter pit.

The plans have been revised to have the 2" water line to be located after the meter pit as shown on Sheet 77.

12. Clarify the reason for the de-chlorination skid. The MMA will need to know what chemical(s) are being used for this process. A pre-treatment permit may be required.

The de-chlorination skid will consist of inline sodium bisulfite addition to the IWW line prior to discharge. It is estimated that raw IWW from the facility may have free chlorine of up to 1ppm. It is estimated sodium bisulfite will be regularly dosed between 2-4 ppm.

13. Sheet 77 shows a 6" C900 water line for the future phase 3. A valve cluster needs to be installed at the main. In addition, all mains prior to the meter pit(s) must be DIP.

The plans have been revised to provide a valve cluster installed at the main for the future Phase 3 connection. Also, all mains prior to the meter pit have been revised to be DIP. See Sheet 77.

14. Call out the proposed watermain size coming off South Port Road and note that existing waterline is to be removed.

The plans have been revised to provide the 6" DIP watermain sizing and to note that the existing waterline is to be removed. See Sheet 77.

15. All meter pits must be accessible to the MMA at all times.

All meter pits have been noted that they must be accessible to MMA at all times. See Sheets 77 and 80.

16. Provide details for the meter pits. Include the size of meter(s) being requested.

Detail for the meter pits is provided on sheet 115. The domestic water meter is to be a 6" meter as called out on sheet 77 and the service water meter is to be a 10" meter as called out on sheet 80.

17. A flushing hydrant is required prior to the relocated domestic meter pit.

A flushing hydrant has been provided prior to the relocated domestic meter pit as shown on sheet 77 and detail provided on sheet 114.

Service Water

18. Call out the size of the existing service water (SW) line that currently feeds building 6.

Sheet 80 has been revised to provide the size of the existing service water line that currently feeds building 6.

19. The fire service cannot be interconnected with the service water system. If this is a request by the tenant, then we can discuss possible options to ensure the MMA lines are protected from being over pressurized.

The fire service is connected to the service water for redundancy and in the emergency that the building fire pump does not work. Per the response below to comment 21, the connection to the service water would only be opened in an emergency situation.

20. Service water system shall be used for all non-potable applications.

The service water system is proposed to be utilized for only non-potable applications.

21. Clarify the “bypass valves” identified on the plan.

The plans have been revised to remove the “bypass valve” labels and are proposed to be isolation valves. There are 2 bypass valves located at the backflow preventer for the fire water connection. The bypass valves are intended to remain closed at all times unless the building fire pump fails, in which case, the bypass valves would be opened to supply the fire system.

Industrial Wastewater

22. Manholes are required on all sewer sized 8” and greater. Plans identify a 10” lateral from the pretreatment plant.

Manholes have been added to the 10” Industrial Wastewater gravity lines. See Sheets 77-80.

23. Provide industrial wastewater profiles identifying each utility crossing.

Industrial Wastewater profiles are included in this resubmission. See Sheets C-110.22 to C-110.27.

24. A discharge sampling manhole is required on the Industrial Wastewater. Manhole shall be in an area accessible to MMA personnel.

A discharge sampling manhole has been provided and is shown on Sheet 77.

25. Developer shall be required to conduct effluent sampling. Sampling location should be identified on the plans.

The sampling locations will occur at the NCCW valve vault and this is labeled on the plans.

26. Plans for the non-contact cooling water (NCCW) industrial wastewater meter, valve vault, and emergency pump should be provided.

The plans and details for the NCCW industrial wastewater meter are included in this resubmission. See Sheets C-100.07 to C-100.14

If you have any questions or require additional assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Casey", with a stylized flourish extending to the right.

Timothy M. Casey, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

TMC/ec

cc:

1. Development Information

Name of Development Keystone Trade Center-Building 6
 Developer Name NP Keystone Building 6, LLC
 Address 3315 N. Oak Trafficway
Kansas City, MO 64116
 Telephone # 513-382-8810
 Email jmichael@northpointkc.com

2. Location of Development

a. County Bucks
 b. Municipality Falls Township
 c. Address or Coordinates 600 Ben Fairless Drive
 d. Tax Parcel # 13-051-001-034
 e. USGS Quad Name NJ Trenton West
inches up 4.15" over 0.5"
from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

☐ Residential ☐ Multi-Residential
 Describe _____

☒ Commercial ☐ Institutional
 Describe Industrial warehouse and
data center development

☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size 4,000 GPD/250 GPD

a. # of lots 3 # of EDUs =16 edu's
 b. # of lots since 5/15/72 10
 c. Development Acreage 59.44 acres
 d. Remaining Acreage 1,783.56 acres

5. Sewage Flows 4,000 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. ☒ Sewerage System
☐ Existing (connection only) ☒ New (extension)
☒ Public ☐ Private
☐ Pump Station(s)/Force Main ☒ Gravity
 Name of existing system being extended
Keystone Trade Center Sanitary Sewer System

Interceptor Name Central Canal Interceptor (30-inch)

Treatment Facility Name US Steel Fairless
Hills Facility

NPDES Permit # 13463

b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?

Name of waterbody where point of discharge is proposed
 (if stream discharge)

- c. ☐ Onlot Sewage Disposal Systems
 (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
 d. ☐ Retaining tanks

Number of Holding Tanks _____

Number of Privies _____

7. ☒ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

- a. Protection of rare, endangered or threatened species

Check one:

☒ The "PNDI Project Environmental Review Receipt" is attached, or

☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

- b. ☐ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

- (1) I certify that the Official Plan shows this area as an onlot service area.

 (Signature of Municipal Official) Date

 Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # _____

- (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

 Signature of SEO) Date

 Name (Print) Certification #

Telephone # _____

- (3) I certify that each lot in this subdivision is at least 1 acre in size

 (Signature of Project Applicant/Agent) Date

- d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

 (Signature of Municipal Official) Date 1060525

Matthew Takita
 Name (Print) Title Township Manager

Falls Township
 Municipality (must be same as in 2.b.)

Telephone # 215-949-9001



Lower Makefield Corporate Center, North Campus
1010 Stony Hill Road, Suite 175, Yardley, PA 19067
O: (267) 394-4500
F: (267) 394-4501

February 24, 2025

Mr. Matt Takita, AIA, MCP
Township Manager
Falls Township
188 Lincoln Highway, Suite 100
Fairless Hills, PA 19030

**Re: Keystone Trade Center – Area Three Development
Sorrels Boulevard
Preliminary/Final Plan Set Review
Fairless Hills, PA 19067
RVE File #PBFAP153**

Dear Mr. Takita:

Remington & Vernick Engineers (RVE), on behalf of Falls Township, has reviewed the following submission materials in connection with the land development application referenced above:

- Land Development Checklist (3 pages), dated 01/17/2025, prepared by Gilmore & Associates (G&A) of New Britain, PA.
- Land Development Application (4 pages), dated 01/10/2025, prepared by Jeremy Michael of Kansas City, MO.
- Waiver Request Letter (1 page), date unknown, prepared by G&A.
- Preliminary / Final Development Plans (129 sheets), dated 01/17/2025, prepared by G&A.
- Drainage Area Plans (9 sheets), dated 1/17/2025, prepared by G&A.
- Plan Withdrawal Letter (1 page), dated 1/17/2025, prepared by G&A.
- Post-Construction Stormwater Management Report (420 pages), dated 1/17/2025, prepared by G&A.
- Erosion and Sediment Control Narrative (128 pages), dated 1/17/2025, prepared by G&A.
- Copy of Escrow Check Submittal (2 pages), dated 01/16/2025, preparer unknown.

I. GENERAL INFORMATION

Owner: NP Falls Township Industrial, LLC
c/o Jeremy Michael
3315 N. Oak Trafficway
Kansas City, MO 64116
jmichael@northpointkc.com
(513) 382-8810

Engineer: Gilmore & Associates
65 E. Butler Avenue, Suite 100
New Britain, PA 18901
Attn: Eric Clase, P.E.
eclase@gilmore-assoc.com
(215) 345-4330

Attorney: Begley, Carlin & Mandio, LLP
680 Middletown Boulevard, Suite 3
Langhorne, PA 19047
Attn: Mike Meginniss, Esquire
& Allen Toadvine, Esquire
mmeginniss@begleycarlin.com
atoadvine@begleycarlin.com
(215) 478-6839

Proposal: The applicant proposes the redevelopment of approximately 247 acres of land including twelve (12) new buildings.

II. Comments (Traffic Review)

Upon review of this submission, RVE has the following comments. All comments underlined must be addressed. Please provide responses to the comments in writing following the same numbering system.

1. This development meets the qualifications for a PennDOT Transportation Impact Study. RVE will defer to PennDOT for all State related comments. Any changes related to previous TIS data submitted to PennDOT will need re-evaluation. RVE and the Township shall be included on all correspondence with PennDOT.
2. The applicant shall provide more information on the usage of the facility to enable RVE to provide a proper review. The proposed development has areas with gravel surface, while other surface areas are concrete, presumably this is in line with the planned operation characteristics of the site. Additional information on the planned usage and internal operations is requested as it is related to traffic generation, site access and circulation.
3. Sheet 3: All new or revised signage and pavement markings should be confirmed with the standards set forth in the 2009 MUTCD and a note saying compliance the MUTCD should be added to the record plan.
4. Sheet 7: The applicant should consider widening the main driveway between Ancillary Building 1 and the larger proposed Buildings A&B to prevent conflict between incoming and outgoing trucks. Provide truck turning templates for the largest anticipated vehicles anticipated for this site.
5. Sheet 7: The applicant shall confirm an ADA-accessible pedestrian access route from the main parking lot near Ancillary Building 1 and Proposed Buildings A&B. A marked crosswalk will be required on the east-west driveway.
6. Sheet 8: Confirm that all pedestrian access routes are ADA compliant and include proper sidewalk surface material.

7. Sheet 11: The applicant should consider widening the entrance driveway on South Port Road to prevent conflict between incoming and outgoing trucks. Show truck turning templates to confirm adequate circulation.
8. The applicant shall provide turning templates for the largest emergency design vehicle (ladder truck).
9. The applicant shall obtain an approval letter from the Fire Marshall regarding emergency vehicle accessibility.

III. Waivers

The applicant has requested five (5) waivers from Falls Township's Subdivision and Land Development Ordinance (SALDO), dated 06-28-2001, and amended in its entirety on 12-04-2018.

1. Section §191-31(A) – The applicant seeks relief from a minimum cartway width of 36' with curbing.
2. Section §191-52.1.B(3)(b)[1] – The applicant seeks relief from the requirement that 70% of areas with steep slopes of 15% to 25% be preserved as resource protected land.
3. Section §191-52.1.B(3)(b)[2] – The applicant seeks relief from the requirement that 85% of areas with steep slopes greater than 25% be preserved as resource protected land.
4. Section §191-52.1.B(4)(b)[2] – The applicant seeks relief from the requirement that no more than 50% of woodlands which are not in sensitive areas to be altered.
5. Section §191-78.C(2) – The applicant is requests a partial waiver from providing existing features within 200 feet of the property line.

RVE has no objections to these waivers as it related to traffic impact and defers to the Township Engineer for futher comments.

Any modifications to previous applications or newly proposed development related to this change of zone request will require additional engineering reviews.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,

REMINGTON & VERNICK ENGINEERS

By



Christopher J Fazio, PE, CME
Executive Vice President

CJF/jls

cc: Jeremy Michael, Owner & Applicant
Eric Clase, PE, Gilmore & Associates, Engineer
Michael Meginniss, Esquire, Begley Carlin & Mandio LLP, Attorney
Joseph G Jones, PE, Jones Engineering Associates, Township Engineer



Lower Makefield Corporate Center, North Campus
1010 Stony Hill Road, Suite 175, Yardley, PA 19067
O: (267) 394-4500
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February 24, 2025

Mr. Matt Takita, AIA, MCP
Township Manager
Falls Township
188 Lincoln Highway, Suite 100
Fairless Hills, PA 19030

Re: Keystone Trade Center – Amended Final Phase 2 Development (Building 6)
600 Ben Fairless Drive
Fairless Hills, PA 19030
RVE File #PBFAP155

Dear Mr. Takita:

Remington & Vernick Engineers (RVE), on behalf of Falls Township, has reviewed the following submission materials in connection with the land development application referenced above:

- Letter of Transmittal (1 page), dated 1/27/2025, prepared by Gilmore & Associates of New Britain, PA.
- Land Development Application (3 pages), dated 1/27/2025, prepared by Jeremy Michael of NP Keystone Building 6 LLC in Cincinnati OH.
- Amended Final Subdivision & Land Development Plans (132 sheets), dated 10/7/2021, latest revision 1/30/2025, prepared by G&A.
- Final Subdivision & Land Development Plans (132 sheets), dated 10/7/2021, latest revision 10/1/2024, prepared by G&A.
- Phase 2 Highlighted Plans (10 sheets), dated 10/7/2024, prepared by G&A.
- Phase 2 Drainage Plans (7 sheets), dated 10/7/2021, latest revision 10/1/2024, prepared by G&A.
- Waiver Request Letter (1 page), dated 11/23/2021, prepared by G&A.
- Post Construction Stormwater Narrative (1067 pages), dated 10/7/2021, latest revision 10/1/2024, prepared by G&A.
- Erosion and Sediment Control Narrative (147 pages), dated 10/7/21, latest revision 10/1/2024, prepared by G&A.

I. GENERAL INFORMATION

Owner: NP Keystone Building 5, LLC
NP Keystone Building 6, LLC
c/o Jeremy Michael
3315 N. Oak Trafficway
Kansas City, MO 64116
jmichael@northpointkc.com
(513) 382-8810

Equitable: Mt. Olive Properties, LLC
Owner 3500 South Clark Street
Arlington, VA 22202

Engineer: Gilmore & Associates
65 E. Butler Avenue, Suite 100
New Britain, PA 18901
Attn: Eric Clase, P.E.
eclase@gilmore-assoc.com
(215) 345-4330

Attorney: Begley, Carlin & Mandio, LLP
680 Middletown Boulevard, Suite 3
Langhorne, PA 19047
Attn: Mike Meginniss, Esquire
& Allen Toadvine, Esquire
mmeginniss@begleycarlin.com
atoadvine@begleycarlin.com
(215) 478-6839

Proposal: The applicant proposes revisions in and around Buildings 5 & 6 in Phase 2 of the Keystone Trade Center.

II. Comments (Traffic Review)

Upon review of this submission, RVE has the following comments. All underlined comments must be addressed. Please provide responses to the comments in writing following the same numbering system.

1. This development meets the qualifications for a PennDOT Transportation Impact Study. RVE will defer to PennDOT for all state-related comments. Any changes related to previous TIS data submitted to PennDOT will need re-evaluation. RVE and the Township shall be included on all correspondence with PennDOT.
2. The applicant shall provide information on the usage of the facility and how the plans relate to any previously completed traffic studies for the site. Additional review of the site's traffic impact will be required.
3. All new or revised signage and pavement markings should conform with the standards set forth in the 2009 MUTCD and a note saying compliance the MUTCD should be added to the record plan.
4. Sheet 31: Please review all grades and elevations within areas required to meet ADA accessibility guidelines. The plans should attempt to eliminate areas of 0% grade to prevent ponding at curb ramps and on walkways. For example, the detail on the left of the sheet shows a top of curb elevation 6" higher than the sidewalk.
5. Sheets 124-126: Sheet numbers are not shown on these sheets.
6. Sheet 128: This sheet number is repeated twice in the plan set, the second 128 should be 131.
7. The applicant shall obtain an approval letter from the Fire Marshall regarding emergency vehicle accessibility.

8. The applicant should provide truck turning templates for the southwest driveway at Ben Fairless Drive to confirm there are no conflicts between simultaneous truck movements.

III. Waivers

The applicant has requested one waiver from the Falls Township's Subdivision and Land Development Ordinance (SALDO), dated 06-28-2001, and amended in its entirety on 12-04-2018.

1. Section §191-37.E: The applicant is requesting relief from the five-foot radius minimum requirement for one specific location.

RVE has no objection to this waiver as it related to traffic impact and defers to the Township Engineer for further comments. It is noted that several waivers have already been granted for this project and are listed on the Land Development Application.

Any modifications to previous applications or newly proposed development related to this change of zone request will require additional engineering reviews.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Christopher J Fazio, PE, CME
Executive Vice President

CJF/jls

cc: Joy Sill-Hopkins, Owner & Applicant
Mark Havers, PE, Pickering, Court & Summerson, Engineer
John VanLuvanee, Eastburn & Gray PC, Attorney
Joseph G Jones, PE, Jones Engineering Associates, Township Engineer



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue
Suite 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

LETTER OF TRANSMITTAL

Date: January 27, 2025
File No.: 2020-07083-15
Reference: Keystone Trade Center -
Phase 2 Development
Resubmission No.5

VIA Electronic Email

Diane Beri, Planning/Zoning Department
Falls Township Municipal Building
450 Lincoln Highway
Fairless Hills, PA 19030
215-949-9000 x 201

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings/ Submittals ☒ Reports ☒ Plans ☐ Applications ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Other

COPIES	DATE	NO.	DESCRIPTION
1	10/01/2024	1-120 of 132	Preliminary/Final Land Development Plans for <i>Keystone Trade Center – Phase 2 Development</i> , dated 01/27/2025
1	10/01/2024	-	Waivers Requested Letter – Phase 2, dated 10/01/2024
1	10/01/2024		Highlighted Land Development Plans for <i>Keystone Trade Center – Phase 2 Development</i> , dated 10/03/2024
1	10/01/2024	1-1067	PCSM Report Dated 10/01/2024
1	10/01/2024	1-147	E&S Report Dated 10/01/2024

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned as requested ☐ Return ____ corrected prints
☐ For review and comment
☐ For BIDS DUE _____ 20 ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Please find items attached. Please let me know if you should need anything else. The required application and fee will be sent to your attention. Thanks.

tcasey@gilmore-assoc.com or 267-914-7835

cc: _____

Signed: Timothy M. Casey, P.E.

If enclosures are not included with this transmittal, kindly contact this office at once.

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508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
119 Linden Street | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780
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