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November 29, 2000  
Ref: #2389

Northampton Township  
55 Township Road  
Richboro, PA 18954

Attention: D. Bruce Townsend, Township Manager

Reference: Tanner Pumping Station  
Township File #00-SD-18

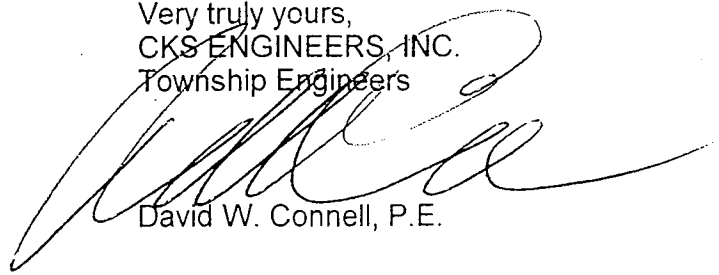
Dear Bruce:

We have reviewed the revised preliminary land development and subdivision plan for the above-referenced project, plans consisting of nine sheets prepared by Pennoni Associates, dated October 5, 2000, last revised November 10, 2000. This plan has been revised in accordance with our previous review letter dated October 25, 2000. Staying with the numbering system established in that October 25, 2000 letter, our remaining comments are:

1. The proposed municipal use within an R1 District requires a Special Exception. The applicant recognizes this with a note on the left side of Sheet 3. Also now listed on the left side of Sheet 3 are two variance requests. One has to do with a flag lot. (We are not certain that that is required because of the frontage on Overlook Drive.) The other has to do with disturbance of more than 20% of the existing forest area on Lot 2.
2. The plan shows permanent access to this pumping station site through Overlook Drive. To access this site, vehicles have to pass 15 or so homes. Since this site has frontage on Almshouse Road, would it make more sense for the access to be out to Almshouse Road? Regardless of what permanent access is decided, the plan does, indeed, call for the construction access to be out to Almshouse Road. We believe this a very good idea. We do note that the applicant has responded to this comment in an earlier letter by stating that there will only be one or two vehicles per day accessing this site, and that they believe access from Overlook Drive is appropriate.
3. There are a number of waiver requests listed on the left side of Sheet 3. This list has changed substantially from the previous plan. Some deletions are probably as a result of comments in our previous letter. There have also been some additions. The waiver requests, and our comments, are:

1. Tax Parcel Numbers - no comment.
  2. Two-Foot Contours - two-foot contours are shown for the area that is being disturbed. No objection to remainder of area.
  3. Wall-Mounted Lights - no objection, possibly not necessary.
  4. Existing Vegetation - no comment.
  5. Continuation of Existing Street - probably not necessary.
  6. Cul-de-Sac - probably not necessary.
  7. Curbs on Drives - no objection.
  8. Curbing Along Existing Streets - applies to Almshouse only, not necessary if access stays as is - probably necessary to curb if access is out to Almshouse.
  9. Sidewalk - no comment.
  10. Existing Trees - no comment.
  11. Minimum Depth of Cover - no objection.
21. Highway Occupancy Permit required.
22. There are a number of items normally required of applicants (fees in lieu of sidewalk, stormwater drainage contribution, open space issues, etc.). What of these issues needs to be addressed with another municipal entity as the applicant?

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



David W. Connell, P.E.

DWC/bjb

cc: Kathleen Goldhahn, Assistant Township Manager  
Walter Evans, Township Planning Consultant  
✓ Northampton, Bucks County, Municipal Authority, Applicant  
Pennoni Associates, Attn: Klaus Fuelleborn  
File