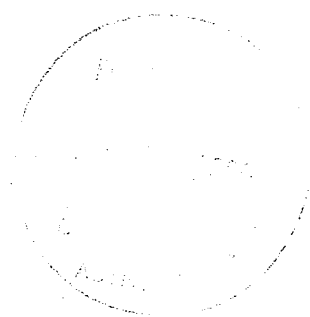


# WALTER C. EVANS & ASSOCIATES, INC.

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MEMO TO: D. Bruce Townsend, Township Manager

FROM: Walter C. Evans, AICP *WCE*  
Township Planner

SUBJECT: 00-SD-18; Northampton, Bucks County, Municipal Authority; Tanner Pumping Station; Almshouse Road and Overlook Drive; 5.91 acres; Revised preliminary subdivision and land development plan dated November 1, 2000; Revised preliminary subdivision and land development plan received November 14, 2000.

DATE: November 27, 2000

Pursuant to your request of November 15, 2000, I have reviewed the subject plan as per § 118-10. B. (2) of the Northampton Township Subdivision and Land Development Ordinance. The following items should be considered by the Planning Commission and Board of Supervisors in determining whether the application is worthy of approval:

## 1. Summary of Proposal

This plan proposes to subdivide a 49.874 acre parcel on the southwest side of Almshouse Road and northwest end of Overlook Drive into two lots. The subject tract contains an existing single-family detached dwelling, a recently constructed grove stand (see 99-SD-14), and accessory agricultural buildings; all of which would remain on lot 1 (43.764 acres).

Lot 2 (5.91 acres) is proposed to have fifty (50) feet of frontage on both streets, and would be developed with a pumping station by the Northampton, Bucks County, Municipal Authority. The pumping station (noted as being 900 square feet, but scaling to 640 square feet) would be served by a driveway from the stub end of Overlook Drive and three (3) off-street parking spaces.

The following major revisions have been made to the preliminary subdivision and land development plan, dated October 5, 2000:

- Provision of: calculations for disturbances to steep slope, wetland and forest areas; ultimate right-of-way; lighting details; and tree protection details
- Revisions to: detention basin grading; storm sewer pipes; and off-street parking spaces

## 2. Comprehensive Plan

The Northampton Township Comprehensive Plan 1999 Update shows this tract as being appropriate for single-family detached residential use, but agriculture is also an appropriate use within low density residential areas (see page 65). The property is outside existing water and sewer service areas, but public sewer and water service are planned to be extended into this area of the Township.

### 3. Zoning Considerations

#### A. Municipal Use

The proposed pumping station constitutes a municipal use, which is permitted by special exception in the R-1 Single-Family District [§§ 140-14. A. (4) (b) and 140-58.3., Zoning Ordinance]. *A note on sheet 3 states that a special exception will be requested.*

#### B. Flag Lots

Flag lots may be permitted provided: the parcel of land being developed is of such a shape, size and configuration that the use of flag lots is the only method of developing the site; that access to the parcel of land is such that the use of a flag lot represents the only method of developing the site; and that if direct frontage access to a parcel can be provided by a new public or private road, a flag lot shall not be proposed as a means of avoiding such road frontage access [§ 140-58.1. A. through C., Zoning Ordinance]. *So as to avoid the need for this flag lot design, additional frontage could be provided along Almshouse Road. In the alternative, Overlook Drive could be permanently terminated as a cul-de-sac street (see further discussion in 4. B., below). A note on sheet 3 states that a variance will be requested, although such a request should only be pursued if the Board of Supervisors, in its discretion, decides that it will not permit the flag lot design.*

#### C. Special Restrictions

The plan proposes to regrade certain steep slope areas in the vicinity of the detention basin. The calculations demonstrate that the regrading is below maximum permissible levels [§ 140-58.2. A., Zoning Ordinance]. *The calculations may require revision, as there are additional steep slope areas on lot 2 which have not been shaded.*

The proposed pumping station, parking area, detention basin and regrading activities would be located within one hundred (100) feet of wetlands [§ 140-58.2. C., Zoning Ordinance]. *Calculations have been provided which show that 19.54% of this zone on lot 2 (including the additional zone on the west side of the wetland area on lot 2) is proposed to be developed and/or regraded or stripped of vegetation. For some unexplained reason, the 100 foot strip includes an area which is actually within the wetland area, along and adjacent to the northeast lot line. If this area were excluded, the proposed disturbance would appear to exceed 20%; and a variance would be required.*

The plan proposes to develop, regrade and/or strip 24.16% of an existing forest area. No more than twenty percent (20%) of such areas may be disturbed [§ 140-58.2. E., Zoning Ordinance]. *A note on sheet 3 states that a variance will be requested.*

### 4. Subdivision and Land Development Plan Considerations

Under the terms of the Subdivision and Land Development Ordinance, the proposed land development has been submitted as a preliminary plan. Accordingly, the application has been reviewed pursuant to the requirements of §§ 118-10.

The following items require revision and/or supplemental information:

#### A. Plan Requirements

The following information is required on the land development plan:

- Tax parcel numbers within within two thousand (2,000) feet of all boundaries of the site [§ 118-10. E. (2), Subdivision and Land Development Ordinance]. *The plan requests a waiver from this requirement.*
- Trunk locations and tree calipers of existing vegetation; tree protection zones [§ 118-10. E. (7) (g), Subdivision and Land Development Ordinance]. *The plan requests a waiver from this requirement.*
- A written request for modification of any provision of the Subdivision and Land Development Ordinance [§ 118-10. E. (10), Zoning Ordinance].

## B. Improvements and Design Standards

### Streets

The proposed subdivision would effectively preclude the future extension of Overlook Drive to lot 1. This would serve to maintain Inland Road/Almshouse Road as the only means of vehicular ingress/egress for the north portion of the Traymore Manor subdivision [§ 118-20. A. (3), Subdivision and Land Development Ordinance]. Furthermore, Overlook Drive is proposed to be retained as a permanent stub street [§ 118-20. A. (4), Subdivision and Land Development Ordinance]. *Should the Township be desirous of retaining the potential for an extension of Overlook Drive, the size and/or configuration of lot 2 should be revised. If an extension is not desired by the Township, a permanent cul-de-sac turnaround may be required [§ 118-20. A. (18), Subdivision and Land Development Ordinance]. In either case, the flag lot design should be eliminated. The plan requests waivers from these requirements.*

### Grading, Drainage, and Erosion and Sediment Control

The Township Engineer should determine the adequacy of the proposed storm water management facilities and the proposed erosion and sediment controls [§ 118-20. C., Subdivision and Land Development Ordinance].

The discharge from the proposed detention basin is directed into a tree protection zone [§ 118-20. C. (10) (q), Subdivision and Land Development Ordinance]. *The plan requests a waiver from this requirement.*

## 5. Recommendation

The Planning Commission and Board of Supervisors should determine whether the future extension of Overlook Drive should be assured and which of the outstanding waiver requests are appropriate. Such determinations will then provide the necessary direction for a redesign of the subdivision.

Subsequently, the applicant should apply for the special exception and any required variance(s).

cc: Kathleen D. Goldhahn, Assistant Township Manager  
David W. Connell, P. E., Township Engineer  
James C. & Lette J. Tanner, Owners  
Richard E. Lander, P.E., Northampton, Bucks County, Municipal Authority, Applicant  
Klaus Fuelleborn, P.E., Pennoni Associates, Inc.