

APPLICANT'S RESPONSE TO CKS REVIEW COMMENTS



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December 13, 2019
Ref: #4246

Warrington Township
852 Easton Road
Warrington, PA 18976

Attention:

Dear Barry: Barry P. Lubert, Township Manager

Reference:

Cardamone / Wade Tract: TMP's 50-004-071; 50-004-071-001;
and 50-004-071-002

Major Subdivision: 3570 Pickertown Road
Fourth Revised 18 Lot Sketch Plan Review: Conditional Use
Application

Dear Barry:

We have received the Fourth Revised 18 Lot Sketch Plan and associated supporting documentation pertaining to the above-referenced major subdivision that was submitted in conjunction with the Conditional Use Application previously filed with the Township that you had recently forwarded to our office for review. The subject application includes: The Township's Conditional Use Application Form, a sketch plan entitled "Conditional Use Plan", prepared by R.L. Showalter & Associates, Inc., dated March 14, 2019, last revised November 28, 2019, an Updated Transportation Impact Study for the Cardamone Conditional Use Application, prepared by Homer & Canter Associates, dated June 28, 2019, a Municipal Services Impact Statement prepared by R.L. Showalter & Associates, Inc., dated December 16, 2014, last revised August 23, 2019, an Environmental Impact Statement prepared by R. L. Showalter & Associates, Inc., dated June 26, 2019, and a Cost-Revenue Analysis prepared by Ken Amey, AICP, dated June 17, 2019.

Relative to this matter, we note that the subdivision site includes three (3) parcels comprising a total of approximately 20.002 acres and is located at the southwest corner of the intersection of Stump Road and Pickertown Road within the "RA Residential Agricultural" Zoning District. The property currently contains an existing residential dwelling with garage that has driveway access to Stump Road that is proposed to remain and an existing residential dwelling and shop building for a landscape contracting business with a nursery area that has driveway access to Pickertown Road that are both proposed to be removed.

The applicant is proposing to develop the property containing 20.002 acres gross, utilizing the Conservation Residential Development standards of the "RA Residential Agricultural" Zoning District. To that end, in accordance with the provisions of Section 403 of the Warrington Township Zoning Ordinance, the applicant must obtain Conditional Use Approval from the Board of Supervisors to develop the property utilizing the aforementioned standards.

The current sketch plan submission proposes a 28 ft. wide cul-de-sac road with sidewalk along one-side, approximately 1,050 ft. long accessing Pickertown Road, opposite of the Stump Road intersection, for 17 single-family detached dwelling lots with a minimum lot area of 7,500 s.f. An additional existing single-family detached home with driveway access from Stump Road is noted to remain, for a total of 18 single-family detached dwelling lots. The permitted base density of the site is noted on the current sketch plan to be 13 dwelling units, with a bonus density of 5 dwelling units, for a combined permitted 18 dwelling units within the Development Area of 5.62 acres. A Conservation Area of 13.18 acres has been provided, which is noted to contain two (2) naturalized basins, a 2.50 acre reforestation area and a 10 ft. wide trail that extends from Pickertown Road, approximately at the midpoint between the offset Stump Road, meandering through the Conservation Area, and terminating at the ultimate right-of-way line of Stump Road at the westerly property line with adjacent Township owned open space (TMP 50-004-070-007). Additionally, a "possible future 25 ft. wide access" to adjacent Township owned open space (TMP 50-004-073-003) from the cul-de-sac roadway bulb is shown on the current plan. The existing macadam/stone driveway from Pickertown Road, within the required transition area, is noted to be completely removed. The existing driveway for the existing single-family detached home, on proposed Lot 15, is encumbered by a 20 ft. wide driveway easement from Stump Road and noted on the current plan "to be removed in the future after the property is sold to a third party, unless otherwise approved by the Board of Supervisors." It is noted on the plan that 74% of the existing forested area on the site will be preserved. The applicant intends to service the 18 lot Conservation Residential Development with public water and sewer.

On June 10, 2019, the Zoning Hearing Board granted a variance from Section 403.A.4 of the Zoning Ordinance to permit a minimum tract area less than 25 acres for developments utilizing the Conservation Residential Zoning Standards, subject to the following three (3) conditions:

1. The Applicants shall offer to convey to the Township in fee all 12 acres of open space (Conservation Area) in the proposed residential conservation subdivision;
2. The Applicant shall, at its sole cost and expense, construct a trail in a manner and location determined by the Board of Supervisors extending from Pickertown Road to the adjoining property owned by the Township;
3. The Subject Property shall be developed at a density of no greater than one dwelling unit per acre of base site area.

As per your request, we have reviewed the Fourth Revised Sketch Plan and appurtenant supporting information pertaining to the Conditional Use Application that was filed for the

proposed major subdivision 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 document that the Conditional Use Application satisfied the general requirements for Conditional uses, in accordance with the provisions of the Zoning Ordinance. (Z.O. Section 2302.3).

Will comply. To be provided in testimony at the conditional use hearing.

2. The applicant should submit supporting information to document that the Conditional Use Application meets the Compatibility Criteria requirements for a Conditional Use Application. (Z.O. Section 2302.4.A).

Will comply. See Ken Amey memorandum. Additional information to be provided in testimony at the conditional use hearing.

3. Portions of the information contained within the Water & Wastewater Supply section of the Municipal Services Impact Statement is incorrect and should be revised. (Z.O. Section 2302.B)

Will comply. A revised Municipal Service Impact Statement has been provided to the Township on January __, 2020.

4. The applicant should demonstrate to the Township the need for the Conditional Use proposed in conjunction with the Conservation Residential Development. (Z.O. Section 2302.4.D).

Will comply. To be provided in testimony at the conditional use hearing.

5. The applicant has submitted an updated Transportation Impact Study (TIS) for the proposed major subdivision. We have reviewed the aforementioned TIS and thereby provide the following comments (Z.O. Section 2505):

- a. The available and required sight distances at the proposed cul-de-sac road intersection with Pickertown Road should be included within the TIS.

Will comply. Adequate site distance is provided and the TIS will be updated concurrent with the submission of subdivision/land development plans to confirm same. Also, testimony to be provided at the conditional use hearing by David

Horner, PE, the Applicant's traffic engineer, as to compliance with site distance requirements.

- b. It is noted within the TIS that there will be 18 weekday morning peak hour trips, 20 weekday evening peak hour trips and 215 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.

Given the nominal impact of the additional 16 homes to the surrounding roadways, the Applicant's traffic engineer has opined that there will be no impacts to surrounding roadways that need to be addressed by Applicant. The TIS will be updated to include a statement as to this information concurrent with the submission of subdivision/land development plans. Also, testimony to be provided at the conditional use hearing by David Horner, PE, the Applicant's traffic engineer, as to this item.

6. The proposed Conservation Area should be a contiguous area. As noted above, the current sketch plan proposes a contiguous area that is bisected by a proposed easement which encompasses an existing driveway from Stump Road. Driveways and easements are not permitted within the Conservation Area (Z.O. Sections 403.A.4 and 403.A.5)

Have complied. It is my professional opinion that the location of the existing driveway, as an easement within the conservation area, does not negatively impact the contiguous nature of the conservation area. Furthermore, the Applicant has agreed to relinquish rights to the easement upon the sale of their current residence to a third party.

7. The proposed development should be designed to minimize the amount of perimeter of Development Area adjacent to the Conservation Area. Relative to this requirement, we note that the proposed Development Area consists of four separate groupings of proposed single-family detached lots along with proposed cul-de-sac roadway, bisected by the existing drainage channel, wetlands and transition area. (Z.O. Section 403.A.6)

Have complied. The lots have been clustered away from the tract perimeter as much as possible without adversely disturbing the natural resources.

8. Landscape buffers should be provided to create a well-defined separation between the Development Area and Conservation Area of the proposed major subdivision. Additionally, buffers should be provided in accordance with Z.O. Section 406, pertaining to Conservation Residential Developments. Relative to this, we note that Z.O. Section 406 requires a minimum 25 ft. wide buffer along all exterior property boundary lines; a screen buffer along existing residential uses or zoning and minimum 75 ft. wide softening buffer where the development abuts an existing street or unwooded undeveloped land. It is noted

on the current plan the perimeter of the Development Area adjacent to the conservation area is proposed to be defined by a perimeter split rail fence. (Z.O. Section 403.A.9).

Will comply. Conceptual Landscaping Plans have been added to the plan set. These include a reforestation area. More detailed buffer/landscaping plans will be submitted as part of the subdivision approval process.

9. All future HOA agreements and agreements of sale for individual lots should include a "right-to-farm" provision that should be noted on future plan submissions. (Z.O. Section 403A.10)

Will comply.

10. Public access to the proposed Conservation Area may be required by the Township. The Township should determine if appropriate public access, which could include a public parking area adjacent to the open space, along with the proposed 10' wide trail, has been adequately addressed by the current development layout. (Z.O. Section 403.A.12).

It is my opinion that the trail provided on the plans through the property and connecting to the adjacent Township open space adequately addresses this requirement. In addition, the Planning Commission confirmed, in response to a question on the subject from the Chair of the Township's Open Space Committee, that all open space is not intended to be accessible to the public.

11. The required means of permanently preserving the proposed Conservation Area should be discussed with the Township. (Z.O. Section 403.A.12)

Will comply.

12. The acreage of the proposed Conservation Area should be consistently indicated on the plan. Furthermore, the acreage of the proposed Development Area should be indicated on the plan. (Z.O. Section 403.A.4)

Will comply.

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. The applicant's intentions with regard to dedication of any additional right-of-way area along the Stump Road and Pickertown Road frontages of the site should be indicated on future plan submissions. (S.O. Section 304.4)

Will comply. Plans show ultimate R.O.W. which is intended to be dedicated to Township.

2. Stump Road is classified as a "Collector Street", thereby requiring a 36-ft. wide cartway with curb and sidewalk to be provided along the frontage of the development site in accordance with the requirements of the Ordinance. We note that no roadway improvements along the Stump Road frontage of the site are shown on the current sketch plan submission. (S. O. Section 303.1, 407, 408 and 409)

Relative to this item, the applicant's response letter states that the developer will be requesting waivers for the improvements to Stump Road as part of the subdivision/land development approval process.

Comment only. No response required. To be addressed with the Board as part of the subdivision approval process.

3. Pickertown Road is classified as a "Collector Street", thereby requiring a 36-ft. wide cartway with curb and sidewalk to be provided along the frontage of the development site in accordance with the requirements of the ordinance. (S.O. Sections 303.1, 407, 408 and 409)

Relative to this item, we note that widening, curb and sidewalk are depicted along the entire Pickertown Road frontage of the site on the current sketch plan.

Comment only. No response required. To be addressed as part of the subdivision plan approval process.

4. Sidewalks should be provided along all streets within the RA Zoning District where five homes or more are proposed. (S.O. Section 311.1)

Relative to this item, the applicant's response letter states that the developer will be requesting a waiver to install sidewalks on one side only of the proposed road as part of the subdivision/land development process. We note that the current sketch plan shows sidewalk along one side of the proposed cul-de-sac road.

Comment only. No response required. To be addressed with the Board as part of the land development approval process.

5. Curbs should be provided along both sides of all streets and along all streets on which a subdivision abuts. (S. O. Sections 312.1 and 312.2)

Relative to this item, we note that the current sketch plan shows curb along the entire Pickertown Road frontage of the site and none along Stump Road.

Comment only. No response required. To be addressed with the Board as part of the land development approval process.

6. Cul-de-sac streets should not be more than 500 feet long. A cul-de-sac street exceeding 500 ft. in length may be approved by the Board of Supervisors if conditions for the land warrant it. (S.O. Sections 304.F and 307.2)

Comment. The length of the cul de sac is necessary in order to locate the lots as far from the roadways as possible per the cluster requirements. To be addressed further with the Board as part of the land development approval process.

7. The applicant's intentions with regard to dedication/ownership of the proposed roadways/right-of-ways should be indicated on future plans submissions. (S.O. Section 304.40)

Will comply. All roadways and right-of-ways will be dedication to the Township.

8. Suitable landscaping plans, which illustrate proposed buffer, street tree, replacement trees, etc, plantings in accordance with the provisions of the Ordinance, must be provided at time of future plan submissions. (S.O. Sections 303.4 and 325)

Will comply as part of the subdivision/land development approval process.

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 fourth revised sketch 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 controls 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 319 and 320)

Will comply as part of the subdivision/land development approval process.

2. The applicant will need to obtain the approval from the Bucks County Conservation District for the Erosion and Sedimentation Control Plan proposed in conjunction with any future plan submission and an NPDES Permit for Discharges associated with Construction Activities from the Pennsylvania Department of Environmental Protection. (PADEP) (S.O. Sections 318.2.F and 3201.C)

Will comply as part of the subdivision/land development approval process.

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 26.D.133.G and S.O. Section 319.3)

Will comply as part of the subdivision/land development approval process.

IV. WATER AND SEWER FACILITIES

The following comments pertain to the water and sewerage aspects of the proposed major subdivision:

1. The applicant must obtain Sewage Facilities Planning Approval from the Pennsylvania Department of Environmental Protection for the proposed project. (S.O. Section 415)

Will comply as part of the subdivision/land development approval process.

2. Complete details concerning the water and sewerage system improvements proposed in conjunction with the subdivision should be indicated on future plan submissions. (S.O. Sections 413 and 415)

Will comply as part of the subdivision/land development approval process.

3. The applicant will need to obtain NWWA approval for the increase in water usage and any public water system modifications proposed in conjunction with the project.

Will comply as part of the subdivision/land development approval process.

4. 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.

Will comply as part of the subdivision/land development approval process.

V. GENERAL ENGINEERING CONSIDERATIONS

The following items are general engineering considerations pertaining to the current sketch plan submission that were noted by our office during the course of our review:

1. We recommend that the applicant determine if there are any deed restrictions existing on the subdivision site that could impact the current development proposal prior to submission of any future plans.

Have complied. There are no deed restrictions adversely impacting the ability to develop the property for the proposed project.

2. The applicant must obtain Fire Marshal approval of the proposed public water system design in conjunction with any future plan submissions (S.O. Section 413.2)

Will comply.

3. Lighting recommendations that are to be provided by the Township Street Lighting Consultant should be incorporated into the plans at the time of future plan submission. (S.O. Sections 314 and 411)

Will comply as part of the subdivision/land development approval process.

4. We note that the Bike and Hike Committee recommended curb and sidewalk be provided along the Stump Road and Pickertown Road frontages of the subdivision site.

Sidewalk has been provided wherever possible and waivers will be requested for any deviation from the SALDO requirement as part of the subdivision/land development process

5. We recommend that the existing driveway access of Lot 15 from Stump Road be eliminated and a new driveway from the proposed cul-de-sac roadway be provided for the existing dwelling.

This existing driveway is proposed to remain so long as the Applicant resides on the property. The Applicant will relinquish rights to the driveway and the lot will take access from the cul de sac at such time as the lot is conveyed to a third party. In the alternative, if the Board of Supervisors insists upon it, the Applicant will remove the driveway and take access from the proposed cul de sac.

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

TFZ/paf

Thomas F. Zarko, P.E.

cc: Terry W. Clemons, Esq., Township Solicitor
Vicki L. Kushto, Esq.
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Christian Jones, Assistant Township Manager
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