

MUNICIPAL SERVICES IMPACT STATEMENT

FOR

**Cardamone and Wade Tract
3570 Pickertown Road
Chalfont, PA 18914**

**Tax Map Parcels 50-04-71, 50-04-71-1 and
50-04-71-2**

**Warrington Township
Bucks County, PA**

December 16, 2014
~~Revised April 5, 2019~~
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Revised January 14, 2020

Prepared For:

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Prepared By:

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PROJECT #: 2001-216/bmsi**

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OVERVIEW AND PROJECT DESCRIPTION

Joseph and Rosemarie Cardamone, Brian and Kim Cardamone and Michael Wade (collectively, "Owner") are the owners of approximately 20.002 acres located along Pickertown and Stump Roads situated in Warrington Township. The property consists of tax map parcels 50-04-71,50-04-71-1 and 50-04-71-2.(the "Property") There are two existing single family residences and an existing nursery/landscaping business located on the Property, along with associated outbuildings, driveways and utilities. The Owner proposes to subdivide the property into eighteen (18) single family home lots. There would be 17 new homes plus the one existing dwelling. It is intended that future development of the site will include a single family residence on each lot along with public road, associated driveways and public utility connections as part of a Conservation Residential development per Ord. 2018-0-07. The proposed lots would take access from Pickertown Road.

This report has been prepared in accordance with the requirements of the Warrington Township Zoning Ordinance, Section §2302.4 to document the proposed impact of the project on municipal services.

Approximately 13.22 acres of open space are proposed to be restricted from development. The open space is intended to be dedicated to the Township. The naturalized basins in the open space would be maintained by a Homeowners Association via an easement. In the alternative, if the Township would prefer not to own the land area containing the basins, those areas would be carved out from the Township open space and would be owned and maintained by a Homeowners Association. The ultimate rights-of-way along Pickertown and Stump Roads are proposed for dedication to Warrington Township.

Please refer to the attached Conditional Use Plan (Appendix A), prepared by R.L. Showalter & Associates, Inc., and dated March 14,2019, last revised November 28, 2019 for additional information.

The Traffic Impact Study prepared by Horner & Canter Associates is a separate document.

MUNICIPAL SERVICES

Police Protection

The Township's Police Department is located at 852 Easton Road. Per the conversation with Police Chief Daniel J. Friel, the current staffing for the Police Department is as follows: Chief Friel, 2 lieutenants, 4 sergeants, 2 corporals, 19 patrol officers, 3 detectives and 2 canine officers.

The average household size in the 2010 census was 2.76 members. With an additional sixteen single family units, there is an anticipated increase of approximately 56 people as a result of this project. According to the Federal Bureau of Investigation's Full-Time Law Enforcement statistics, Mid-Atlantic area Townships with populations between 10,000 and 24,999 typically employ 1.7 officers per 1,000 residents. With a population increase of 56, this would require only 0.11 additional officers. Therefore, the proposed increase in population will not require additional police personnel

Fire Service

Fire protection services are provided by the Warrington Township Fire Company No. 1, a volunteer force of thirty-five (35) active firefighters. This is a non-profit organization that receives Township tax dollars though the 1.5 mill tax that goes towards operating expenses and capital equipment purchases. The Township owns two stations as noted below:

Warrington Fire Company No. 1 - Main Station #29
2310 Freedoms Way
P.O. Box 748
Warrington, PA 18976
215-343-044

Warrington Fire Company No. 1 - Substation #78
3351 Pickertown Road
P.O. Box 748
Warrington, PA 18914
215-822-4082

The Township in 2014 hired a number of career firefighters who operate out of Station 78. Five firefighters are on duty per shift.

Substation 78 is located within close proximity to the proposed development.

With the projected population increase of 56 people and 16 dwelling units, the impact on the existing fire protection is minimal.

Township Administration

The Administration Building is located at 852 Easton Road. The Township administration employs fourteen (14) people including a Township Manager, a finance manager, a director of administrative services and 4 full time support staff. The Township Administration performs the day-to-day supervision of Township operations.

The Code and Emergency Services Department overseen by Lee Greenberg as its Director along with three Code Inspectors, a Fire Marshall and two administration support staff. The career Firefighters have inspection responsibilities as well. The administration is currently sufficient and no additional hires will be required due to the nominal anticipated population increase of 56 people as a result of this project.

Public Works

The Public Works Department employs 11 (eleven) full time employees and 10 part time seasonal employees. The Department is responsible for the construction, maintenance and repair of approximately 80 miles of Township roads, structures, property and grounds, per the Township's website. This includes snow removal and patching of roadways, and maintenance of public stormwater management facilities including those within parks and open space.

The new roadway that is proposed for this project and the additional 16 units will not necessitate a need for additional personnel in this department. The stormwater facilities will be maintained by a HOA.

Hospitals and Health Care Facilities

There are numerous private doctors and clinics located near the proposed project. Additionally, there are eight (8) hospitals and health care facilities within fifteen (15) miles of the proposed project as noted below.

Doylestown Hospital (3.23 miles)
595 West State Street
Doylestown, PA 18901
215-345-2200

The Health and Wellness Center (4.6 miles)
847 Easton Road
Warrington, PA 18976
215-918-5500

Central Montgomery Medical Center (4.71 miles)
100 Medical Campus Drive
Lansdale, PA 19446
215-368-2100

Abington Health Center - Warminster (9.9 miles)
225 Newtown Road
Warminster, PA 18974
215-441-6600

Mercy Suburban Hospital (11.8 miles)
2701 DeKalb Pike
Norristown, PA 19401
610-278-2000

Einstein Medical Center Montgomery (13.0 miles)
559 West Germantown Pike
East Norriton, PA 19403
484-622-1000

Grand View Hospital (13.0 miles)
700 Lawn Avenue
Sellersville, PA 18960
215-453-4000

Abington Memorial Hospital (13.3 miles)
1200 Old York Road
Abington, PA 19001
215-481-2000

Doylestown Hospital which is closest to the site, is in the process of expanding which would help improve services.

The above listed hospitals and health centers will be adequate to service the proposed project. No additional hospitals or health centers will be needed to service the residents of this subdivision.

Ambulance Service

The Warrington Community Ambulance Corps – Medic 129 is a non-profit corporation providing emergency medical services to Warrington, Doylestown and Warminster Townships. The Corps is located at 1140 Easton Road in Warrington.

The Corps is staffed by full and part time paid and volunteer paramedics and EMTs, and provides medical emergency operations 24 hours a day.

The anticipated population increase of 56 people will have a negligible effect on ambulance services.

The 2018 Comprehensive Plan noted that with overall population increases in the Township, another crew might be needed at Station 78. The western part of the Township is currently covered by Chal-Brit Regional EMS. The anticipated increase of 56 people would not further increase needs.

Trash Removal

Commercial and residential property owners in Warrington are responsible for contracting directly with private haulers to collect, transport and dispose of their solid waste and recyclables. Depending on the hauler, waste may be disposed of directly into a landfill or through a recycling facility. Some of the private haulers within the Warrington area include the following:

Republic Services of Bucks Mont/Allied Waste Division
731 East Reliance Road
Telford, PA 18969
215-723-0400

George Leck & Son, Inc.
237 Jacksonville Road
Ivyland, PA 18974
215-675-8000

Waste Management
400 Progress Drive
Telford, PA 18969
800-869-5566

Whitetail Disposal
334 Layfield Road
Perkiomenville, PA 18074
610-754-0103

The variety of trash haulers providing service in the area of the Township provides sufficient choices for the residents of the proposed project. No additional haulers will be needed as a result of this subdivision.

Schools

The proposed project is located within the Central Bucks School District which services Warrington Township in addition to Warwick, Doylestown, Plumstead, Buckingham, and New Britain Townships, and the Boroughs of Doylestown, New Britain and Chalfont. The total enrollment of Central Bucks School District is approximately 20,000 students.

The school buildings located in Warrington are Mill Creek, Florence Titus and John Barclay Elementary Schools; Tamanend Middle School; and Central Bucks South High School.

Per the Fiscal Impact study prepared by Ken Amey dated June 17, 2019, a population of 56 additional persons are anticipated including 12 Public School aged children.

The existing school facilities should prove adequate for this potential increase.

See cost-Revenue analysis, prepared by Ken Amey, AICP, for additional information.

Parks & Recreation

The Township Parks and Recreation Department maintains sixteen parks, a trail system, and the Mary Barness Tennis and Swim Club. They also have the Twin Oaks Day Camp and the Equestrian Center. The Township is also currently converting the 47 acre Twin Oaks Day Camp to a state of the art recreation facility that will be fully ADA accessible. The Department employs a full time director, two part time employees, and 35 seasonal staff. The existing parks and open spaces are located throughout the Township including five neighborhood parks and four tot lots.

The proposed project plans for approximately 13.22 acres of open space to be dedicated to the Township. It is anticipated that the subdivision will not require any additional support services from Parks and Recreation. Use of the existing park facilities by the nominal, anticipated increase of 56 people will not pose a burden on those facilities. In fact, it should enhance the Township's Open Space due to the proposed Open Space being next to the Township Open Space.

The developer is also proposing to provide a "trail" from Pickertown Road along Stump Road in the Open Space, to the large Open Space area the Township has adjacent to this property.

MUNICIPAL UTILITY SERVICES

Stormwater Management

All proposed developments in Warrington Township are required to comply with the Current Township's Stormwater Management Ordinance requirements in addition to any Federal, State and County requirements. Stormwater management must generally explore and implement infiltration best management practices (BMPs) whenever possible in conjunction with detention structures which will allow for runoff to be gradually released to nearby drainage channels, municipal storm systems and streams.

In Showalter's experience, the proposed lots provide adequate area to account for BMPs to address site runoff given the lot sizes, existing ground cover and topography, and FEMA mapping. Detailed calculations for individual lots will be performed as part the Subdivision/Land Development approval process.

It is intended that any stormwater facilities basin required as part of future development of the lots will be operated and maintained by the Homeowners' Association and not the Township. the Township will need to maintain the stormwater system in the dedicated road.

The development anticipates three naturalized basins will be constructed in the Conservation areas.

Water & Wastewater Supply

Bucks County Water and Sewer Authority provides public sanitary sewer to the Township's residents. There is an existing Tradesville Wastewater Treatment Plant located on Pickertown Road, and additional wastewater treatment is provided by Warminster Township Sewer Treatment Plant. Water is provided from North Wales Water Authority. Interconnections supplement the public water supply's fire fighting capability and domestic water demand, and protect supply during drought conditions.

All proposed lots are intended to be provided with domestic water and wastewater treatment via existing water and sanitary mains located within Pickertown and Stump Roads. Based on the current condition of existing equipment and continued plans to add additional dwelling units dependent on failing septic systems, it is expected that the existing water facilities are sufficient to accommodate the additional 16 dwelling units. This projects sewage flows would go to the Tradesville Plant. This plant was built in 1998 and has a current rating of 330,000 gallons per day (.330 mgd. The 2019 Tradesville projected average flow is 258,000 gpd (.258 mgd).

The March 18, 2019 Chapter 94 Municipal Wastewater Management Report prepared by CKS Engineering was reviewed and copies of the pertinent sections are attached.

Page 4 of the report shows a projected flow of 14 EDUs from the Cardamone Property and is projected to go to the Warrington Oaks Pumping Station and would be directed to the Tradesville Plant.

It is our understanding this pumping station was upgraded in 2019.

The Chapter 94 flow projections shown on Page 11 of the report shows the Cardamone Tract in the 2019 to 2023 projections for Sewage Flows.

The Townships projections have planned for 14 E.D.Us. This current project is proposing 16 E.D.Us. The additional 2 E.D.U.s will be requested from BCWSA. We do not anticipate that obtaining this small number of additional E.D.U.s would be a problem.

A Will-Serve Letter is being sent to Bucks County Water and Sewer Authority under separate cover.

REFERENCES

Central Bucks School District. *2013-2014 Information Packet*. Web. 09 December 2014

Federal Bureau of Investigation. *Crime in the United States 2012*. Criminal Justice Information Services Division, 2012. Web. 09 December 2014.

U.S. Department of Commerce. *2010 Census Gazetteer Files*. United States Census Bureau. Web. 09 December 2014.

Warrington Township. *Warrington Township, Bucks County Comprehensive Plan Update, Adopted January 9, 2018*.

Warrington Township Chapter 94 Annual Wastewater Management Report dated March 18, 2019

APPENDIX A

Conditional Use Plan, R.L. Showalter & Associates, Inc., last dated 11/28/19.