

IV. Future Growth and Land Development

A. Identify and briefly summarize all municipal and county planning documents adopted pursuant to the Pennsylvania Municipalities Planning Code (Act 247) including:

1. All land use plans and zoning maps that identify residential, commercial, industrial, agricultural, recreational and open space areas. (Reference-Title 25, §71.21.a.3.iv).

Refer to Map Five (5), the Township Zoning Map.

2. Zoning or subdivision regulations that establish lot sizes predicated on sewage disposal methods. (Reference – Title 25§71.21.a.3.iv).

Newtown Township has its own Zoning and SLD Regulations that regulate sizing of lot. For a complete description of the regulations refer to the Township website: <http://www.newtowntownship.org>. Presently, Newtown does not have zoning regulations, based as a function of on-site disposal systems, however, the sub-division and land development review process ensures that sufficient square footage exists on all lots to accommodate the individual on-lot system and associate appurtenances. If the PADEP minimum isolation distances cannot be met, a lot will not be approved.

Also, refer to Map Five (5), the Township Zoning Map.

3. All limitations and plans related to floodplain and stormwater management and special protection (Ch. 93) areas. (Reference-Title 25 §71.21.a.3.iv) Appendix B, Section II.F of the Planning Guide.

Refer to Map Five (5), the Township Zoning Map.

Chapter 91 of the Township Ordinance regulates the Floodplain District, and is located at the Township website at <http://www.newtowntownship.org>.

“FLOODPLAIN CONSERVATION DISTRICT” -The low areas adjoining and including any water or drainage course or body of water subject to periodic flooding or overflow and delineated as alluvial soils by the Soil Conservation Service, United States Department of [Agriculture](#), in the Soil Survey of Chester and Delaware Counties, May 1963, or the areas contained within a floodplain attributable to a one-hundred-year flood. The one-hundred year floodplain shall be those areas subject to inundation by the waters of the one hundred-year flood, including those as shown in the Flood Insurance Study prepared by the United States Corps of Engineers for the Federal Insurance Administration. The more stringent of the delineations shall be enforced.”

Chapter 148-43 of the Township Ordinance regulates Stormwater Management. A more detailed description of the Ordinance is available at the Township website: <http://www.newtowntownship.org/>

B. Delineate and describe the following through map, text and analysis.

1. Areas with existing development or plotted subdivisions. Include the name, location, description, total number of EDU's in development, total number of EDU's currently developed and total number of EDU's remaining to be developed (include time schedule for EDU's remaining to be developed). (Reference-Title 25, §71.21.a.3.i).

Refer to the below Tabulation of Flows, which describes the names, locations, total number of EDU's in development, total number of EDU's currently developed and total number of EDU's remaining to be developed (include time schedule for EDU's remaining to be developed).

Refer to Map One (1), the Overall and Location Map.



Upper Crum Creek Flows- Newtown Township
Flow Projections

NT 130-B

6/1/2010
Rev. 8/10/2010

NAME OF DEVELOPEMENT / LOCATION	DESCRIPTION	GALLONS / DAY	PROPOSED EDU's	APPROVED EDU's	EDU's DEVELOPED	REMAINING EDU'S TO BE DEVELOPED	TIME SCHEDULE FOR REMAINING EDU's
Echo Valley Service Area	Existing Neighborhood	54,337.50	207.00	207.00	207.00	0.00	1-5 Yrs
Florida Park Area	Existing Neighborhood	21,000.00	80.00	80.00	80.00	0.00	1-5 Yrs
Hunter's Run	Existing Neighborhood	19,950.00	76.00	76.00	76.00	0.00	1-5 Yrs
Hunt Valley Circle Area	Existing Neighborhood	7,875.00	30.00	30.00	30.00	0.00	1-5 Yrs
Melmark School	Existing School	25,000.00	95.24	95.24	95.24	0.00	1-5 Yrs
Episcopal Academy	Existing School	11,000.00	41.90	41.90	41.90	0.00	1-5 Yrs
Ashford Development	Proposed Mixed Use Development	115,000.00	460 (250)	0.00	0.00	460 (250)	1-5 Yrs
BPG	Proposed Mixed Use Development	267,000.00	1017.14	0.00	0.00	1017.14	5-10 Yrs
National Developers Realty Inc. Marville Site		250,000.00	952.38	0.00	0.00	952.38	1-5 Yrs
Olde Masters Site							1-5 Yrs
"Four Seasons" - Gradyville Road							5-10 Yrs
Campus Boulevard	Existing Commercial Office	26,000.00	99.04	99.04	99.04	0.00	1-5 Yrs
CAMELOT PS							
Newtown Heights	Existing Neighborhood	42,000.00	160.00	160.00	160.00	0.00	Connected
Newtown Woods	Existing Neighborhood	34,125.00	130.00	130.00	130.00	0.00	Connected
Dudle, Greenbrier, & Mary Jane	Existing Neighborhood	13,125.00	50.00	50.00	50.00	0.00	Connected
Pulte Residents & Commercial District	Existing Neighborhood	43,100.00	164.19	164.19	164.19	0.00	Connected
Albertos Restaurant & Ex. Terrazza Condominiums (Ex. 108 & Prop. 108)	Commercial/ Residential - Partially Developed	55,000.00	209.52	100.00	100.00	109.52	Ex. Connected - Prop 1-5 Yrs
Somerset	Commercial - Partially Developed	80,000.00	304.76	304.76	50.00	254.76	1-5 Yrs
EDU = 262.5 GALLONS / DAY	TOTALS=	1,064,512.50	3,617.17	1,647.65	1,283.37	2,333.80	
Existing Whitehorse Properties, Farier, Bridle Ln, Withers Ln.	Existing Neighborhood	13387.5	51.00	51.00	51.00	0.00	10-15 Yrs
Garrett Williamson	Existing Open Space / Preserve Use	4000	15.23	15.23	0.00	154.23	10-15 Yrs
Sleepy Hollow, Frog Hollow, Springton Pointe Drive, Langollen (30 Additional Units in Maple)	Existing Neighborhood	19425	74.00	74.00	74.00	0.00	10-15 Yrs
Springton Pointe Estates, Hempstead Ln & Circle, Wiltshire	Existing Neighborhood	35000	0.00	133.33	133.33	0.00	10-15 Yrs
Springhouse Lane & Carriage Lane	Existing Neighborhood	4462.5	17.00	17.00	17.00	0.00	10-15 Yrs

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Flow Allocation under 12-21-2007 Agreement	961,975
Additional Flow from CDCA: obtained after 12-21-2007	103,000
Total Flow Capacity to C.D.C.A.	1,064,975

Refer to Attachment Seven (7), for the Schedule of Implementation.

2. Land use designations established under the Pennsylvania Municipalities Planning Code (35 P.S. 10101-11202), including residential, commercial and industrial areas. (Reference-Title 25, §71.21.a.3.ii). Include a comparison of proposed land use as allowed by zoning and existing sewage facility planning. (Reference-Title 25, §71.21.a.3.iv).

All proposed developments / neighborhoods / areas of concern will be consistent with the zoning and land use regulations established by Newtown Township. Any proposed sewage facilities planning for future developments must be submitted via the Planning Module process. The Planning Modules ensure a flow allocation for the proposed use.

3. Future growth areas with population and EDU projections for these areas using historical, current and future population figures and projections of the municipality. Discuss and evaluate discrepancies between local, county, state and federal projections as they relate to sewage facilities. (Reference-Title 25, §71.21.a.1.iv). (Reference-Title 25, §71.21.a.3.iii).

Delaware Valley Regional Planning Commission					
Year (Past & Projected)	2000	2005	2010	2015	2020
Newtown Population	11,700.00 *	11,570.00 *	12,000.00 *	12,240.00 *	12,170.00 *

* Population Projections based on County information and Census Data, Projections may change subject to potential Land Development Approvals.

The above table under IV.B.1 takes into account future growth areas and EDU projections for all parcels located within the study area. The future projections are based a survey of existing needs in the Township, existing residential units and the projections and requests of developers.

4. Zoning, and/or subdivision regulations; local, county or regional comprehensive plans; and existing plans of any other agency relating to the development, use and protection of land and water resources with special attention to: (Reference-Title 25, §71.21.a.3.iv).

- public ground/surface water supplies
- recreational water use areas
- groundwater recharge areas
- industrial water use
- wetlands

Newtown Township has an adopted Zoning and Subdivision & Land Development Ordinance which serves to protect these areas. The ordinance adopted protects sensitive areas such as wetlands through buffer requirements and special permitting for any proposed disturbances.

5. Sewage planning necessary to provide adequate wastewater treatment for five and ten year future planning periods based on projected growth of existing and proposed wastewater collection and treatment facilities. (Reference-Title 25, §71.21.a.3.v).

Refer to Attachment Sixteen (16), for the Tabulation of Flow.

Refer to Attachment Seven (7), the Implementation Schedule.