

April 14, 2026
Ref: #3701-190

Newtown Township
100 Municipal Drive
Newtown, PA 18940

Attention: Micah Lewis, Township Manager

Reference: Lafayette One, LLC – Penn Street Subdivision
TMP Nos. 29-010-032 & 29-010-032-002
Sketch Plan
Newtown Project No. NT260013

Dear Micah:

We have received the Sketch Plan application for a proposed subdivision at the properties noted above. The applicant proposes the subdivision of an existing 4.5-acre tract which is situated at the terminus of Lafayette Street (T-380), an existing stub street with no turnaround area, and a 0.46-acre lot with frontage on Penn Street. The proposed subdivision will create four lots for the construction of single-family detached dwellings, a stormwater management lot and open space lot with frontage on Penn Street.

I. ZONING ORDINANCE

1. The proposed B-1 use, single-family detached dwelling, for Lots 1 through 4 is permitted by-right in the R-2 High Density Residential Zoning District where all dwellings are to be provided with two off-street parking spaces. (405.A.1.c & 803.B.B-1)
2. This proposal will require the consolidation and subdivision of the two existing parcels. Future submissions must include a separate subdivision plan indicating that the existing property line between the two existing parcels will be extinguished, with four new dwelling lots, a stormwater lot, and open space lot proposed.
3. We note that Lots 1 and 3 are proposed to be exactly 30,000 square feet, the required minimum lot area for single-family detached dwellings with public water and sanitary sewer service. However, Lot 1 is of an irregular shape and Lot 3 includes two, 20-foot- wide storm drainage easements. Lot areas must exclude permanent drainage easements. (201)
4. General Note No. 8 on Sheet 1 provides a zoning data table. Footnote 1 of this table states that requirements are based off of the proposed dwellings having public sanitary sewer and water service. Future submissions must show the locations of all services. The current plan shows a water main in Lafayette Street. (405.B)

5. The maximum allowable impervious surface area per lot is 13%. We note that Lots 1 and 3 appear to propose maximizing the allowable coverage. Future plans must tabulate the proposed impervious surface of each lot. A note on the Record Plan may be required indicating that additional impervious coverage may not be allowed on certain lots. (405.B)
6. The minimum allowable distance between buildings is 60 ft. The side yard setbacks of Lots 3 and 4, as shown, would result in a distance between buildings of 50 ft. The setbacks must be revised on all lots, including Lot 1, to ensure that the minimum distance is provided.
7. A 0.49-acre open space parcel is proposed to have frontage on Penn Street only. The applicant should discuss with the Township if this parcel will be offered for dedication or owned and maintained by a homeowners association. Future plans must clearly show all proposed improvements and note that this parcel will be restricted from future subdivision or development. (405.B and 1005)

II. SUBDIVISION AND LAND DEVELOPMENT

The following comments are based upon the provisions of the Newtown Township Subdivision and Land Development Ordinance (SLDO):

1. The applicant proposes a cul-de-sac turnaround which will be an extension beyond the existing "stub" configuration of Lafayette Street. The applicant must discuss with the Township and indicate on future plans if the right-of-way will be private or offered for dedication to the Township. Further, extensions of existing streets are permitted to provide less than the required width so long as a 22-foot cartway width is maintained. The Township Engineer must determine if the 22-foot width proposed is satisfactory for this subdivision, in lieu of 30 feet typically required for local streets. We note that a 50-foot right-of-way width is proposed. (504.17.B)
2. Local roads must have a minimum 150-foot radius at horizontal curves. The proposed extension of Lafayette Street uses a 100-foot radius to provide access to the four new dwellings. (505.2.A)
3. Cul-de-sac streets must have a radius of 50 feet. The proposed cul-de-sac appears to have a 40-foot radius. (509.1)
4. An island with curbing and a minimum radius of 18 feet may be required at the Board of Supervisors' discretion in the center of the cul-de-sac and shall, if required, be planted in accordance with the Zoning Ordinance. (509.6)
5. Lot 1 is of irregular shape due to the extension of its frontage to the east along the cul-de-sac bulb. We interpret this portion of the lot to be a remnant of land. We note that this lot is at the exact minimum area required by the zoning ordinance. Remnants of land shall not be created with a subdivision. (504.4 and 519.6)
6. Lot lines shall be at right angles or radial to street lines. The common lot line of Lots 3 and 4 and the eastern lot line of Lot 1 at the irregular portion of the lot are not radial or at right angles to the street line. (519.4)

7. Future plans must tabulate the lot areas exclusive of existing and proposed easement areas. (519.1)
8. We note that sidewalk is proposed to be extended off-site to the intersection with Sterling Street (T-391). As part of this improvement, the existing curb ramps at this intersection should be upgraded to be fully ADA compliant. These improvements may impact a privately planted landscaping bed.
9. We recommend sidewalk be continued to the eastern edge of the driveway paving for Lot 1 so that all proposed lots have direct access to the sidewalk network without crossing the paved roadway. (517)
10. The proposed concrete sidewalk will be four feet in width. Due to this width, ADA compliant passing zones must be provided at intervals of 200 feet or less. (517.4)
11. The use of all adjacent parcels must be noted. A landscape buffer is not shown between the rear of Lot 2 and adjacent parcel T.M.P. 29-010-033. It is our understanding this is an off-street parking lot serving an office use which is located in the Light Industrial (LI) Zoning District. The applicant should also consider buffering the proposed cul-de-sac bulb from TMP 29-010-032-001 and the tract from all rear yards from the properties on Grant Street. (529.1.A, 531 & JMZO 1003.B.1)
12. The limits of the tree protection zone must be clarified on future submissions, if not coincident with the limit of disturbance shown on Sheet 2. We note that numerous mature trees will be subject to removal, including 48-inch and 51-inch diameter trees in the driveway area of Lot 2 and stormwater area, respectively. (529.2.C)
13. Detention basin plantings will be required for the proposed stormwater management facility and must be detailed on future submissions. (529.3)
14. Street trees will be required along the proposed cul-de-sac roadway. Tree placement should consider the locations of proposed underground utilities, sidewalks, and driveway paving. (530)

III. GENERAL ENGINEERING CONSIDERATIONS

The following items are general engineering considerations pertaining to the project that were noted by our office during the course of review of the Preliminary Plan submission:

1. A legend must be provided on Sheet 1 for the various line types.
2. The applicant should determine if there are any deed restrictions or covenants that may otherwise preclude development of the tract as depicted on the submitted Sketch Plan.
3. A Sewage Facilities Planning Module is required for the four additional EDUs to be generated by the proposed dwellings. Approval from the Newtown Bucks County Joint Municipal Authority is required.
4. Extensions of utility service must be coordinated and authorized by authorities and agencies having jurisdiction.

5. The applicant must clarify if the stormwater management parcel will be owned and maintained by a homeowners association.
6. A depressed curb or similar means of access should be provided to the stormwater management parcel.
7. We recommend a painted stop bar and stop sign be added at Lafayette Street at the westbound approach to the intersection with Sterling Street.
8. Note 14 on Sheet 1 must be revised to remove the last sentence. Any portion of a building that has a roof is part of the building coverage and a setback is to be measured from it. The notes at Lot 1 and Lot 3 will be required to be changed if a roofed porch is proposed. (20201: building coverage)

Very truly yours,
ARRO Consulting, Inc.
Township Planner


Michele A. Fountain, PE

MAF/klk

cc: Katherine McGovern, Assistant Township Manager (via email)
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