

March 30, 2026

Micah Lewis, R.L.A.
Township Manager
Newtown Township
100 Municipal Drive
Newtown, PA 18940

**RE: Proposed Residential Subdivision – Lafayette One, LLC – Sketch Plan Review
Penn Street (TMP 29-010-032 & 29-010-032-002)
Twp. Permit #NT260013
Newtown Township
RVE File #PA090875P040**

Dear Micah:

Remington & Vernick Engineers (RVE), on behalf of Newtown Township, has reviewed the following submission materials in connection with the application referenced above:

- Newtown Township Sketch Plan Application / Agreement, dated February 24, 2026, prepared by Lafayette One, LLC.
- Letter of Transmittal, prepared by Dynamic Engineering, dated March 20, 2026.
- ERSAM Plan (1 sheet), dated February 27, 2026, prepared by Dynamic Engineering of Newtown, PA.
- Sketch Plan (1 sheet), dated February 27, 2026, prepared by Dynamic Engineering of Newtown, PA.
- Newtown Township Plan Submission Information Form for Lafayette One, LLC Proposed Subdivision Sketch Plan.

I. GENERAL INFORMATION

Applicant: Lafayette One, LLC
210 Penns Trail,
Newtown, PA 18940
Contact: Nate Torok
natetorok@gmail.com

Owner: Law School Admission Council, Inc
661 Penn Street
Newtown, PA 18940

Plan Preparer: Dynamic Engineering
826 Newtown Yardley Rd, Suite 201
Newtown, PA 18940
267-685-0276
Attn: Justin A. Geonnotti, P.E.

Attorney: Klehr Harrison Harvey Branzburg LLP
1835 Market Street
Suite 1400
Philadelphia, PA 19103
215-569-1662
Attn: Matthew McHugh, Esq.

Proposal: The Applicant is proposing to subdivide an existing lot into four (4) new lots each with a single-family detached dwelling. Also included as part of the proposed development are grading, lighting, landscaping, stormwater management, walkways, driveways, utilities, parking and associated items. The existing lot (Parcel 29-010-032 & 29-010-032-002) is currently vacant and undeveloped with existing vegetation.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval when submitting preliminary or final land development plans. These comments are preliminary and only based on the submitted sketch plan. Additional comments may arise after the review of future submitted plans.

Zoning Comments

Zone R2 – High Density Residential District

Proposed Use: Single-Family Detached Dwellings (Permitted Use)

1. A screen buffer shall be provided between the proposed residential development and the light industrial district to the east (§X-1003.B.1).

Subdivision and Land Development Comments

2. Access will need to be provided to the Proposed Basin Lot. (§22-503.4)
3. Proposed Lot 1 is irregular shaped. Consider reconfiguring the roadway layout to eliminate the elongated portion of Lot 1 extending into Lot 2. (§22-504.3)
4. The applicant shall coordinate with the Township if additional right-of-way dedication is required along Penn Street. (§22-504.7)
5. Local Streets shall provide a minimum 50' right-of-way and 30 foot cartway. Existing streets may be extended with a cartway width not less than 22 feet. The applicant shall coordinate with the Township. The plan shows a 22 foot cartway width. Future plans shall depict the existing Lafayette Street cartway through the intersection with Sterling Street. (§22-504.17.B) (§22-504.18)
6. Minimum centerline radii for local streets is 150 feet. 100 foot radii is proposed. (§22-505.2.A)

7. Cul-de-sacs shall have a minimum radius to the outer pavement edge or curb line of 50 feet and the minimum right-of-way radius of 62 feet. The plan depicts a curb/edge of pavement radius of 40 feet and a right-of-way radius of 50 feet. (§22-509.1)
8. Drainage of culs-de-sac shall preferably be towards the open end (§22-509.4).
9. 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 (§22-509.6).
10. For all or portions of certain single-family residential subdivisions, appropriate conduit with pull wires shall be installed underground even though standards and lighting fixtures may not be constructed immediately. (§22-513.1)
11. Street lighting shall be provided (§ 22-513.4).
12. The addition of curbing along the proposed street shall be discussed with the Township. Curbing is not proposed along the north side of the street. This is consistent with the existing Lafayette Street. (§22-516.2)
13. The addition of sidewalks along the proposed street shall be discussed with the Township. Sidewalk is not proposed along the north side of the street. This is consistent with the existing Lafayette Street. (§22-517.1)
14. Side lot lines shall be substantially at right angles or radial to street lines. The lot lines between Lots 3 & 4 and Lots 1 & 2 are not at right angles. (§ 22-519.4)
15. The project shall be required to comply with all applicable items within §22-521 (Storm Water Management), §22-522 (Erosion and Sediment Control), and §26 (Storm Water Management Ordinance).
16. The project is greater than one (1) acre of disturbance and will require a NPDES permit from the PADEP.
17. The applicant shall propose a water connection to the public water system. A will serve letter from the water authority will be required. (§22-523.2)
18. Fire hydrants shall be provided and reviewed by the Fire Chief. Hydrants shall be installed at a maximum spacing so that properties to be built upon shall be within 780 feet of a hydrant. (§22-523.4)
19. Connection to the public sanitary sewer service will be required. A Sewage Facilities Planning Module Mailer will need to be completed and approved by PADEP. (§22-525). This project will require addition to the Neshaminy Interceptor Connection Management Plan (NICMP), which has been requested.

20. All other utility lines including, but not limited to, electric, gas, streetlight supply, cable TV, and telephone shall be placed underground. (§22-527)
21. Monuments and iron pins shall be provided at property corners missing markers. (§22-528)
22. The project will be subject to the applicable landscaping requirements in §22-529.
23. Street Trees shall be required per §22-530.
24. Buffer yards shall be provided where applicable according to §22-531.
25. Open Space shall be provided in accordance with §22-533.
26. Streets that are extensions of existing streets shall bear the names of the existing streets (§22-536.3).
27. Stormwater Management provisions will be required in accordance with §26.
28. A majority of the existing property drains toward the southwest corner or the rear portion of proposed Lot 4. If a joint stormwater basin is proposed, it is recommended to consider locating it in this area in order to match the existing drainage patterns. (§ 22-503.7)
29. Based on the existing topography, the proposed stormwater basin area will need to discharge through the adjacent residential properties to the south. The applicant will need to ensure adequate provisions are designed to protect these properties from concentrated discharge created from this development. Consider dispersing the stormwater management across the site. A drainage easement will be required. (§ 22-520.6)
30. Vehicle circulations shall be shown for the street and cul-de-sac including fire truck and trash truck (§ 22-535.4).

General Comments

31. A concrete driveway apron will need to be installed for the adjacent property (TMP 29-014-046) as part of the curb and sidewalk improvements
32. Label Sterling Street on the plans.
33. Confirm if the proposed street will be Public or Private.
34. The ADA curb ramps at the intersection of Lafayette Street and Sterling Street shall be upgraded.

III. VARIANCES & WAIVERS

The Applicant has not requested any variances or waivers at this time.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,

REMINGTON & VERNICK ENGINEERS

By



Leanna M. Colubriale, P.E., CFM, Senior Associate
Township Engineer

LMC/ehd

cc: Lafayette One, LLC, Applicant (via email)
Justin A. Geonnotti, P.E., Dynamic Engineering, Plan Preparer (via email)
Matthew McHugh, Esq., Klehr Harrison Havery Branzburg LLP, Attorney (via email)
Katherine McGovern, Newtown Township, Assistant Township Manager (via email)
Kristie Kaznicki, Newtown Township, Administrative Assistant (via email)
Michael T. Italia, BCO, CZO, Zoning Officer (via email)
David J. Sander, Esq., Kilkenny Law LLC, Township Solicitor (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
Isaac E. Kessler, P.E., Senior Associate, Bucks County Office Manager (via email)
Edward H. Doyle III, P.E., Project Manager/Engineer (via email)