

Project Narrative Report

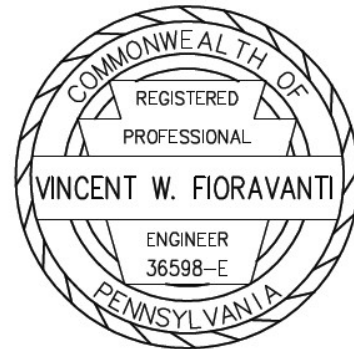
Prepared for
The Estates at Furlong
Buckingham Township, PA

For
Chris Munz
201 Buck Road Holland, PA 18966
Bucks County

Date
8-28-2024

PREPARED BY

FIORAVANTI, INC.
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PROFESSIONAL ENGINEER
REGISTRATION NUMBER

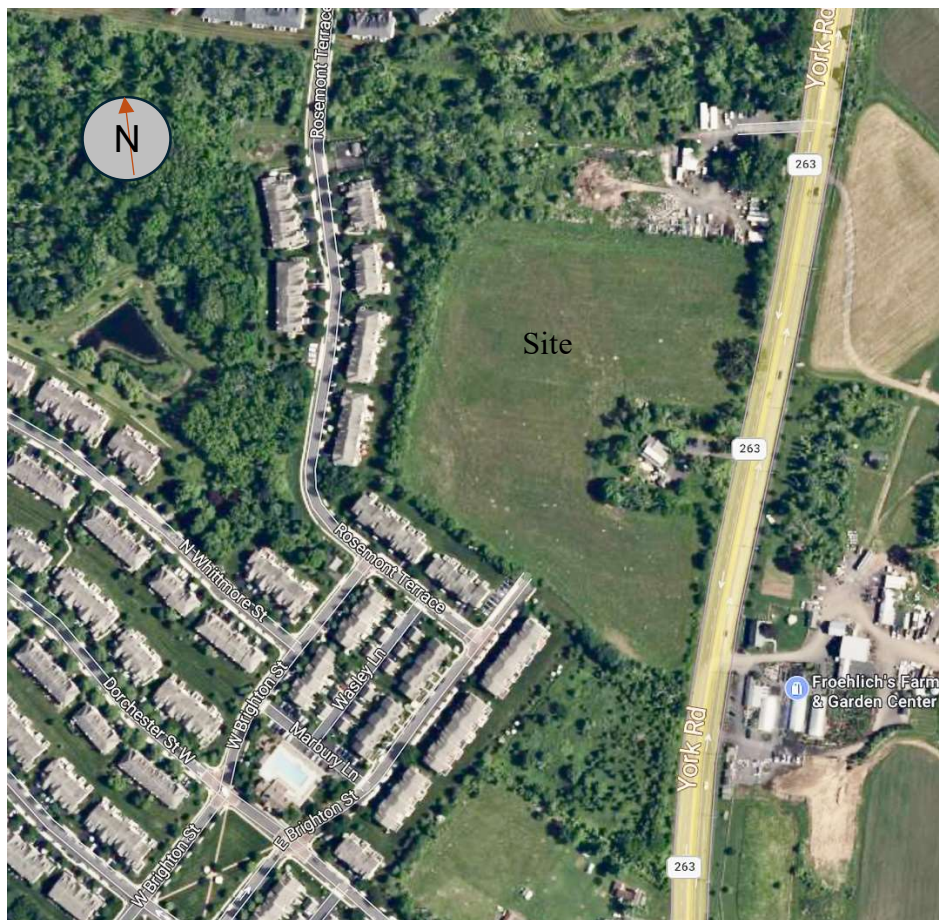
SEAL

PROJECT NARRATIVE

The proposed single-family development has frontage along Route 263 at 3178 York Road in Buckingham Township, Bucks County, Pennsylvania. The project proposes the construction of (17) seventeen single family residences on the (13) thirteen-acre site.

Existing Conditions

The site was recently farmed, and therefore is mostly composed of open fields. The site slopes from the Southeast to the Northwest. The steeper areas of the site and the acute angled corners of the property were not cultivated. A farmhouse is situated in the front-middle of the property and has associated landscaping around the house. Along the frontage of Route 263 York Road most of the vegetation is near or within the Right of Way. A thin hedgerow borders the south property line, and a vegetated hedgerow runs along the western property line. The northern border is open to the adjacent landscaping business's storage and work yard. The residential use farmhouse has a small driveway that provides access to Route 263 York Road.



Proposed Access

All 17 proposed dwellings will take access from two local roads to be dedicated to Buckingham Township. The first is a full-service extension of East Brighton Street from the adjoining Arbor Point residential community. The second local road will be a full-service access from York Road. A northbound left turn lane is proposed for York Road. The applicant has filed a traffic impact analysis report with the application.

Landscaping, buffering and trail system

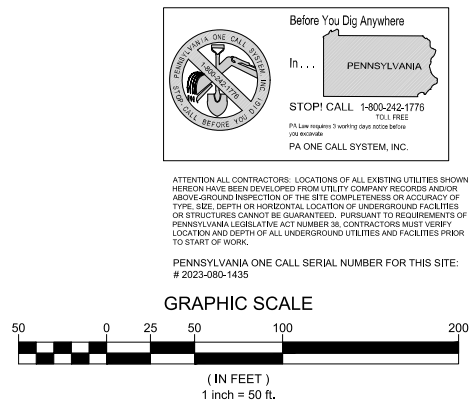
The intent of the landscape plan designed by the licensed landscape architect firm; Carter van Dyke Associates is to use a combination of native trees, evergreens, flowering trees, shrubs, perennials and grasses to restore the site and to buffer on and offsite views. The vegetated buffer areas will also act as a wildlife corridor. A site analysis of the property was conducted to determine the layout of the required berms in the buffer areas. The placement of large trees and evergreens was dictated by the location of the existing adjacent townhouses and the location of the proposed residences to maximize the screening and buffering effects. A curvilinear walking trail is provided in the buffer. The center green slopes to the northwest and a stormwater basin is located on the northern side of the green. In the upper southern corner of the center green a gazebo is proposed which connected to the community wide walking path system. A native meadow mix is proposed around the stormwater basin and native shade trees, evergreens, flowering trees, shrubs and perennials are proposed in center green. The proposed landscaping plan includes 586 Trees, 977 shrubs and 8,059 perennials and was designed according to the directions of the Buckingham Township Municipal Officials and the Township Zoning Ordinances.

Utilities

The 17 proposed dwellings will be served by public water and sewer. Water service will be supplied by an extension of water mains in East Brighton Street. Sewerage will flow by gravity to a pump station in the northeast corner of the property, The pumps station will pump sewerage to an existing manhole in East Brighton Street, Stormwater will be two stormwater detention facilities.

Schedule

The applicant intends to present this project to the Buckingham Township Planning Commission at the meeting on October 2, 2024



THE ESTATES AT FURLONG
3178 YORK RD
BUCKINGHAM TOWNSHIP, BUCKS COUNTY PA
PREPARED FOR:
CHRIS MUNZ
201 BUCK ROAD
HOLLAND, PA 18966
APPLICATION # _____

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COMMONWEALTH OF
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LAYOUT PLAN

SHEET
7 OF 43

