

TOWNSHIP OF NEWTOWN
RECREATION
AND
OPEN SPACE MASTER PLAN
SITE SPECIFIC PLANS

BUCKS COUNTY, PENNSYLVANIA

**NEWTOWN TOWNSHIP, BUCKS COUNTY, PA
RECREATION AND OPEN SPACE MASTER PLAN
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A. BACKGROUND DATA

1. INTRODUCTION TO NEWTOWN TOWNSHIP

The Township of Newtown is located within the Central Bucks County area of the State of Pennsylvania. Newtown is a rapidly growing area that lies within the corridor between Trenton and Philadelphia and has access to Interstate Highway 95 making it a prime location for development. The community of approximately 12 square miles in size has a long history of farming and the adjacent Newtown Borough once served as the County seat. Presently the Township has been growing in population at a rate of 19.1% per year. In 1990 the total population of the Township was 13,685 people and it is estimated that by the year 2000 there will be a total population of 19,020 and a projected population of 19,951 by 2010.

2. INTRODUCTION TO THE PARK SYSTEM

A. General Description of the Park System

The Park system for Newtown Township is run by the Parks and Recreation Department under the direction of Bill Wert CLP. The Park and Recreation Department is an individual area of responsibility directly under the administration of the Township Manager. The Parks and Recreation Department works with the Public Works Department to assist in maintaining the municipally owned properties. The following lists outline the extent of the Park system at this time. Presently the total land held for the purposes of parks, open space and recreation is 246.10 acres.

Although the Township has nine sites geographically located around the township, only three of the Parks have been developed. Chandler Field and Carl Sedia Park are in close proximity to each other and serve as an active and passive recreational facility respectively. These areas being located in the older portion of the municipality have been in existence and are actively used by the residents. The other developed facility is Swamp Road Park, which consists of Basketball Courts, Softball / Baseball Fields and Exercise Stations to serve the needs for active play in the community.

This portion of the Master Plan will address the remaining six undeveloped sites and seek to make informed recommendations as to the best utilization of these tracts.

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B. Municipal Parks and Open Space Land:

The following is a listing of properties presently owned by Newtown Township and dedicated as part of the permanent Open Space for the Township:

Chandler Field		
Active Recreation		7.1 acres
Carl Sedia Park		
Passive Recreation		4.3 acres
Swamp Road Park		
Active Recreation with Exercise stations and restroom Facilities		30.8 acres
Newtown Creek Parcel		
Undeveloped Open Space		8.4 acres
Pickering Chase Woodlands		
Undeveloped Open Space		17.0 acres
* Roberts Ridge Park		
Undeveloped		24.8 acres
* Newtown Township Nature Preserve (Clark)		
Open Space		50.6 acres
* Woll Tract		
Undeveloped		37.0 acres
* Hidden Lake		
Open Space		42.9 acres
* Silver Lake Park		
Passive Recreation		22.6 acres
* Wiggins Tract		
Undeveloped fields		26.0 acres
Total Township Parks and Open Space		271.50 acres

* Indicates sites to be evaluated in the site-specific portion of the Master Plan.

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3. INTRODUCTION TO SITES

Each of the six undeveloped park properties will be assessed and discussed for both their potential usage as part of the community wide Park System and the inherent properties that each tract possesses.

The Township, realizing the rapid pace of growth and development in the area, has attempted to acquire parcels of land which can be utilized to serve the needs of the residents for Parks and Open Space now and well into the future. The various tracts, as can be seen from the accompanying diagrams, are strategically located throughout the Township.

The following is a listing of the parcels and a general description of their overall characteristics.

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1. Roberts Ridge Park:

This 24.8-acre site is located within the southern portion of the Township adjacent to the Goodnoe Elementary School. At the present time this parcel is an open graded field with vegetative cover. Located near the neighborhoods of Country Bend, Windermere, Raintree and Ridings, as well as, in close proximity to Newtown Borough, this park property seems to have the potential to serve a recreational area for the surrounding community.

Site Characteristics

Soils:

- The soils information included throughout this section has been derived from the Soil Survey of Bucks County, Pennsylvania (An Interim Report, June 1996, Parts One and Two). Most of this tract and the central portion of the site is composed of the soil type Lawrenceville silt loam, 3 to 8 percent slope (LkB). This soil has the general characteristics of being well drained with an 18 to 36 inch depth to the seasonal high water table. The report lists the soil as moderate with regards to recreational development due to slope and the potential for wetness. This designation would not appear to limit the planning of active recreation fields but may require some additional grading and drainage for seasonal use. The northern and southwestern corners have a designation of Lansdale loam, 3 to 8 percent (LgB), while the area along Lower Dolington Road on the Eastern side has a Urban land- Duffield complex, 0 to 8 percent slopes (UnB) soil type. Both of these soil types seem to exhibit little limitations to development.

Existing Condition:

- Presently the site is a graded and seeded field with a few older trees scattered throughout the open area. There is a slope, which generally runs from the school property down to Lower Dolington Road. There is frontage on both Lower Dolington Road and Frost Lane and future access to the site will need to be studied to determine the best means of access. There is one residential property in the northwest corner of the site and as stated before the elementary school to the west. The site seems capable of supporting a variety of recreational uses but would require design and re-grading.

**ROBERTS RIDGE PARK
NEWTOWN TOWNSHIP, PA**

ADJACENT RESIDENCES

GOODNOE
ELEMENTARY
SCHOOL

CONNECTION TO SCHOOL
PROPERTY

OPEN AREA

PARK ACCESS AREA

ADJACENT COMMERCIAL USE

FROST LANE

ANDREW AVENUE

DRIVE

STANFORD PLACE

LOWER

BENNY PLACE

U1B

MONROE WAY

LESLIE PLACE

ANDOVER PLACE

MERIDIAN

RIDINGS

ADRIAN PLACE

CIRCLE

DERBY PLACE

GARMEL PLACE

PLACE

BsB

COURT

PANBURY COURT

TRUMBULL COURT

STANFORD COURT

WINTERMERE DRIVE

STANFORD COURT

ATWOOD COURT

ESSEX PLACE

WILSON PLACE

ESSEX PLACE

L9B

L9B

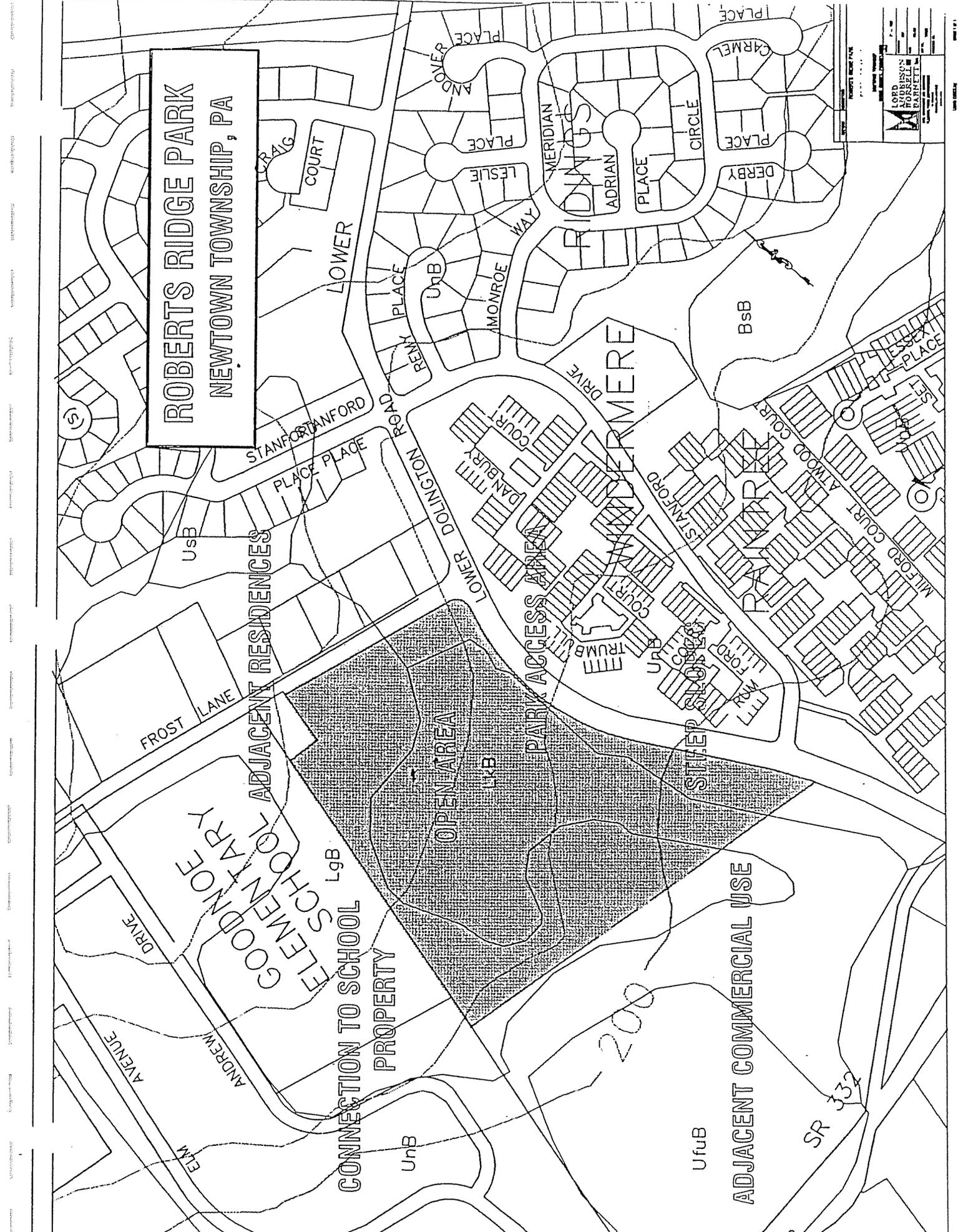
UfuB

UnB

SR 332

200

LOEB ANDERSON FORESLETT BARRETT
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2. Newtown Township Nature Preserve (Clark):

A 50.6-acre parcel is as its name implies, is intended to serve as a nature preserve. This tract will provide passive recreation and environmental education opportunities. Located in the northwestern portion of the municipality and relatively close to both the Council Rock Elementary School and Newtown Township Municipal Center this wooded ravine and former farmstead seems well suited to the study and preservation of natural habitats.

Site Characteristics

Soils:

- Most of the center and eastern portion of the site consists of Culleoka-Weikert channery silt loams with a 3 to 8 and 8 to 15 percent slope (CyB & CyC). This soil type is described as being associated with gently to strongly sloping uplands on hills and ridges in mountain valleys. The capability for Recreational Development is listed as slight for paths and trails and moderate for picnic areas due to slopes. Small areas along Durham Road show designations of Duncannon silt loam (DuA), Bedington channery silt loam (BeB), and Doylestown silt loam (DdA). There is a strip of the soil type Buckingham silt loam, 3 to 8 percent slope (BwB) which runs through the north central part of the site and a small area of Bowmansville- Knauers silt loam (Bo) in the extreme western area. Most of the soils exhibit similar character to the predominate type but vary somewhat in wetness and slope.

Existing Conditions:

- This former farm and homestead provides an array of differing conditions and vegetation. The front portion along Durham Road (Route 413) is the site of the former farm and has an existing house, barn and garage building close to the road. The southern front area to the left of the house is a cleared lawn area which has a stand of fruit trees in the center, while the northern frontage seems to have been a woodlands garden of Rhododendron varieties and Holly. There was also evidence of the foundation of a Springhouse or well building. It is obvious that these two areas adjacent to the house were tended at one time in the not too distant past. Some of the trees in and around the house are in need of care and removal and it would be suggested that a program for the future care of the property be developed.

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The tract is bordered on the north and south by drainage ravines of dry streambeds, which appear to handle seasonal flows of runoff. There are culverts under Durham Road, which bring this runoff from upstream. These ravines eventually merge towards the rear of the property in the extreme northwest and there is a low-lying area associated with this, as indicated on the soils survey.

The space between these ravines is gently sloping woodland of mostly high ground, which exhibit a variety of successional growths. There are groups of Ash, Hickory and Maples towards the forward portion of the woodlands. It is understood that at one point this area was farmland and is now in the process of forest re-growth. The species evident would seem to support this, although it would appear that this area has not been disturbed for quite some time. As one moves towards the northwest the species seem to change with the introduction of White and Red Oaks, which would indicate more mature woodlands that probably have never been cleared. There are also some Locust trees along the edges of the ravines which appear to be dying off.

Throughout the woodlands is a grassed pathway that was kept clear by the previous owner and provides ready access to the woodlands. This path would make a great nature trail allowing visitors to experience the natural ecosystems without interference.

Overall this is an impressive and wonderful tract which has the potential to fulfill the environmental and nature studies needs of the community.

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3. Woll Tract:

This undeveloped tract of 37.0 acres is also located in the central northwestern portion of the Township and is directly across Durham Road (Route 413) from the previously discussed Newtown Township Nature Preserve. The tract is adjacent to the Council Rock Elementary School and Saint Andrews Parish School and appears to be capable of supporting active recreational uses.

Site Characteristics

Soils:

- There are four main soil types on this tract of somewhat equal size. In order, from south to north, they are Chalfont silt loam, 3 to 8 percent slope (CbB), Lawrenceville silt loam, 0 to 3 & 3 to 8 percent slope (LkA & LkB), and Duncannon silt loam, 0 to 3 Percent slope (DuA). While the Chalfont soil is somewhat poorly drained, the other soils are listed as well drained. The majority of the central area of the site is moderate to slight in limitations for playgrounds and other Recreational Development with the only major concern being some seasonal wetness. There is also a small area of Bedington channery silt loam (BeB) and Culleoka- Weikert channery silt loam (CyC), along the northern portion of the site bordering Durham Road, and a pocket of Doylestown silt loam (DdB) in the south.

Existing Conditions:

- Presently this site is farmed and a corn crop was evident on the southern half of the property, while the northern portion was fallow. The edges of the property have hedgerows and along Durham Road there was some vegetation. The school property to the north has soccer fields on the adjacent land and there are what appear to be resident/businesses to the north and south along Durham Road. This tract seems to have few limitations for the development of active recreation, with potentially adequate access on Durham Road and seems capable of supporting a moderated sized community park with a variety of uses.

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4. Hidden Lake:

This 42.9 acre piece of Open Space is centrally located and has minimal frontage along Washington Crossing Road. The tract immediately to the north is owned by the County and is presently run as a demonstration Farmstead. The lake takes up part of the park and Newtown Creek composes the western boundary of the site. This is a prime parcel to be maintained as permanent Open Space.

Site Characteristics

Soils:

- Open Waters dominate the north and western portion of the site taking up approximately 6+ acres and the presence of Newtown Creek through the western side of the tract would seem to indicate wet site characteristics. The dominate soils of the southern portion are Penn channery silt loam, 8 to 25 percent slopes (PeC & PeD) and Penn Lansdale complex, 8 to 15 percent slope (PnC). These are moderate to steeply sloping uplands that are well drained and can be used for passive recreational uses such as trails and paths. The central and northern parts are mostly Bowmansville- Knausers silt loams (Bo) with small areas of Lawrenceville (LkB), Readington (ReB) and Duncannon silt loams (DuA). The Bowmansville soil is poorly drained with the possibility of flooding occurring at times. It is generally listed as having severe levels of restrictions for development, while the other associated soils have moderate to slight limitations.

Existing Conditions:

- From a visit to the site it was revealed that this lake is the result of a manmade flood control project. Constructed in the late 1970's as a means of regulating the flow of this water downstream through the Borough and eventually into the Neshaminy Creek, it would appear that the intent of the lake was to provide sufficient storage capacity during peak flooding seasons. A large earthen dam was constructed on the south central part of the tract and the Newtown Creek runs from the lake along the southwestern property line of the park.
- A stone access cartway from Washington Crossing Road to the reservoir was evident and the areas on the western side of the path and lake are a woodland predominately composed of Maples.
- This park would appear to have few recreational opportunities although there was some evidence of fishing around the lake.

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5. Silver Lake Park:

This 22.6 acres site in the extreme southern portion of the Township has frontage along the Newtown Bypass and Lindenhurst Drive and is adjacent to the Lockheed Martin complex and Holy Family College. This is a gently sloping site which has both a lake as its name would suggest and some wetlands type areas. The primary intended use of this tract will be for passive recreation with the possibility of bike / walking trails eventually to connect this park with the more residential portions of the township to the north.

Site Characteristics:

Soils:

- This site has a lake on the western portion of the tract adjacent to the Bypass that takes up 2 to 3 acres. This would seem to indicate that the tract is sloping from the east to the west. There are generally two major soil types in the park. The north and south area show Duncannon silt loam, 0 to 3 percent slope (DuA) while the center strip is Chalfont silt loam (CbA). The Duncannon soil is well drained while the Chalfont is somewhat poorly drained. Correspondingly, the Duncannon has only slight limitations to development while the Chalfont indicates severe restrictions. The results would seem to indicate that this park could, with careful planning, support some types of recreational uses. The location of active and passive usage would be related to those areas suitable for supporting the appropriate functions.

Existing Conditions:

- A visit to the site revealed that at the present time the lake is drained and the Township plans to dredge it approximately four feet in depth. The lake, when full, takes up almost the entire western portion of the site and extends under the Bypass with some uplands on either side. There would appear to be a small portion of park on the extreme western side of the lake and a weir/dam centered on the southern side provides the water control system. There is a small overflow structure to the west and once over the dam a small creek takes the remaining flow. Around the lake on the eastern side are some mature trees that were planted in groupings and rows at some point in the past.

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- The Bypass comprises the northern boundary of the site and is a raised roadway in this area. A bridge over the lake continues on grade to the intersection of Lindenhurst and the Bypass. This intersection is the eastern boundary and provides the location of any future access to the site and possible parking. This area has a number of storm water drainage structures and is part of a larger management basin system.

- The southern boundary of the property is a group of woods, which also serves as part of the drainage system. The four acres in the southern part of the park were recent additions to the overall site and provide a buffer to the nearby commercial buildings.

- Overall the site is a gently sloping open lawn with some evidence of underground utilities running through it. The turf appears to be in good condition and would seem capable of supporting recreational uses. Access from Lindenhurst Drive in the area of the basins seems to be the major factor in additional use of this scenic corridor.

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6. Wiggins Tract:

This is another relatively recently acquired plot of land which is located in the northeastern portion of the Township. Although not presently developed, this 26.0-acre parcel is capable of supporting future growth. An analysis of the soils reveals that there is a high level of seasonal water associated with this area and these are considerations that will need to be answered during future discussions of development. This tract is or seems to be a good parcel to meld passive and active recreation together.

Site Characteristics

Soils:

- The park overall seems to be composed of mostly Lawrenceville silt loam, 0 to 8 percent slope (LkA & B) and Chalfont silt loam, 0 to 8 percent slope (CbA & B) with a small section of Duncannon silt loam (DuA) in the northern portion of the park. As previously discussed the Lawrenceville soil has well drained properties while the Chalfont exhibits somewhat poorer drainage. These two soil types are often seen in conjunction and it would seem that the Lawrenceville type is the more usable of the two. Both indicate moderate limitations to recreational development and the planning process will need to address these factors while deciding what the most appropriate use of the parcel. Initial indications would point to a mix of uses as a possible development of the site.

Existing Conditions:

- A large open farm field with a few scattered trees surrounded by a hedgerow to the south, a residential neighborhood under construction to the west and a low lying area to the northwest mark this property. There is access on the southern boundary of the tract along Washington Crossing Road and there has been some discussion of providing alternate forms of access to the site. Along the southern property line there appears to be an abandoned right of way labeled as an extension of Eldridge Road. Overall the site is open and unencumbered and should be capable of supporting a variety of recreation.

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4. DESCRIPTION OF FACILITIES

Each of the six sites will be Master Plan and suggestions as to future recreational activities and uses will be made. In general the ballfields will adhere to the following general standards.

Baseball and Softball Fields:

- Depending on the age group that is to use the field will determine the dimensions that should be employed. Ballfields are suggested to be orientated in a line running from homeplate through second base on an East-North-Easterly direction. At all times this maximum orientation will be kept in mind but due to physical constrains of the various sites this may not always be possible.
- For Softball and Little League Baseball respectively the dimensions from the pitchers mound to homeplate should be 46 feet and the basepaths 60 feet. The minimum distance down the right and left field lines is 225 feet. For Babe Ruth and above adult Baseball Leagues the dimensions are as follows, 54 feet from homeplate to the pitchers rubber, 90 feet down the baselines and a minimum of 300 feet down the lines. A 2 percent slope is the recommended grading of the field areas and an area of approximately 125,000-sq. ft. (2.85 acres) is needed per field.

Soccer:

- Soccer, as an organized sport, has been growing rapidly in popularity in recent years and becomes the facility which towns are generally most in need of constructing. In speaking with those involved in teaching soccer to young children it is understood that the earliest forms of instruction do not require fields per say but open areas within which drills can be run.
- Once the children get older, the size of the playing surface can vary from 165 feet by 300 feet for Junior High School ages to 225 feet by 360 feet for high school and above. In each field a minimum 10 foot wide over play is required and areas for benches and officials.
- The recommended orientation of the field should be in a north-south direction along the center axis of the playing area with the goals at the north and south ends. A maximum of 2 to 3 percent grade is needed and the fields can be sloped either end to end or from the central axis to either sideline.

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Sand Volleyball:

- Sand Volleyball is a recent addition to the recreational facilities installed in parks throughout the region. This former indoor sport has been transplanted to the outdoors with a sand base added to cushion injuries. In general the orientation of the courts is a north-south direction and the suggested dimensions are 30 feet by 60 feet with a minimum of 6 feet overplay around the entire court.

Basketball:

- Basketball continues to be a popular recreation facility in parks throughout the region. The standards size for courts is 50 feet wide by 84-94 feet long with a recommended 10-foot wide overplay area. The usual suggested orientation of an outdoor court is the north-south axis running through the baskets.

In-Line Skating Rinks:

- This recently rapidly expanding sport is played on paved rink areas of various sizes that have either fencing or boards as enclosures. The recommended size of these facilities varies from 50 x 100 feet to 90 x 180 feet with gated entrances. The general grading of these areas would be similar to other court type games such as tennis or basketball. The increase in interest among younger children in this sport makes the demand for new facilities an ever-present need and consideration in new park design.

Hiking / Biking Trails

- When asked in surveys invariably respondents state that they would like to see more Hiking / Biking trails developed throughout their park systems. The creation of trail systems can be done in a number of differing ways but the recommended standard is a minimum of a 10-foot wide paved path. This allows for two-way traffic with enough room for comfortably avoiding any potential collisions.
- All planned park areas should be designed to the standards of ADA accessibility as outlined in the 1991 Guidelines and all playgrounds should conform to the Handbook for Public Playground Safety as published by the U.S. Consumer Products Safety Commission.

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Parking Requirements:

- The following are recommendations, as developed by the Pennsylvania Department of Conservation and Natural Resources, for parking allocation relative to various types of recreational facilities. These are provide as an outline and are not intended, as the definitive quantities needed. Due to staging of events or seasonal nature of some sports rarely will all facilities need their maximum allocation of spaces at the same time. The conceptals developed for the various parks show what would be considered adequate parking for normal usage.

Suggested Parking:

Baseball	=	35 per diamond
Football	=	10 per field
Athletic Fields	=	1 per 3000 sq. ft.
Soccer Field	=	20 to 25 per field
Tennis Courts	=	2 per court
Volleyball	=	6 per court
Swimming Pools	=	1 per 30 sq. ft.

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B. SITE ANALYSIS AND DESIGN

2. Site Design:

The Site Design portion of the Site Specific Master Plans are intended to take the information received from the citizen survey and public meetings along with the Township Recreation Departments input and develop plans for each of the subject parcels. The physical capabilities and features of the sites to be planned and the ability to support the types of recreational recommendations made were analyzed as part of the planning process.

In most cases the preliminary plans were developed in graphic format, presented in public forums for questions and comments, and amended accordingly. The preliminary alternative plans will be discussed when relative but have not been included in the final documentation.

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Roberts Ridge Park:

Roberts Ridge Park is a relatively open area with the possibility of supporting a number of varying uses from passive and playground areas to open play and trails. The fact that it is within the first phase of the proposed Township wide bike route makes this park an important part of the overall park system. The conceptals developed have attempted to provide this tract with a sense of identity that can act as a landmark and gathering place for the surrounding neighborhoods and users from through out the town.

The nature of the park is to provide a mix of open use areas and passive recreational opportunities. In this framework, a system of trails has been designed to allow for walking and/or roller blading on a safe course, free from the potential conflicts of vehicular traffic. The intention is to provide enough of a circuit that individuals can use the trails in various routes to exercise and that there are enough paths to provide variety and interest. The path system also shows links at various points to the surrounding area and school property. The total length of the trail system shown is approximately 5,750 lineal feet or greater than one mile of total path. The connection to the Townships Bike Route is indicated and shown as part of the proposed conceptual plan.

The plan provides for vehicular access from Lower Dolington Road in the center of the frontage along the curve. The safety of this entrance location and visibility will need further study, as well as, any potential deceleration lanes on Lower Dolington Road.

The present design provides a single entrance and parking for 65 automobiles in the centralized parking and drop off area. The intention is to allow for the safe separation of autos and pedestrian traffic and easy accessibility to the various uses on the site.

In general, the uses and areas shown are open to various interpretations but some areas have been designated. In the area to the north of the parking lot, a large playground area has been indicated. This area is purposefully located in the center of the open space to provide a safe play zone where children can run. To the east of the play area is an area designated as a picnic grove. This area is intended to be planted with shade and flowering trees that will develop into a passive sitting garden type area.

Similarly, the area to the north of the play area is shown as a fountain area. Here the intention is to use the sound of water as a means of creating a peaceful retreat from the hectic pace of modern life. This fountain area is shown only conceptually but the intent is to create a shade oasis located on the long northern

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axis of the park that will become a haven for those looking to quietly pass a few moments.

The slightly shaded areas shown flanking these uses and the open area are intended to be sculpted landforms that rise on the western side and are cut out on the eastern side. Here the intent is to provide interest to an otherwise flat site and create informal spaces for sunbathing and seating. These bowl shaped areas also have the potential to be used for skateboarding and can be paved with either concrete or asphalt to provide a usable surface.

The southern portion of the site shows a large earthen mound. This hill is intended to be 12 to 14 foot high and sculpted to create a focal point for the park and area. The purpose of this hill is to provide small children with a safe area to enjoy sledding and winter recreation uses while also allowing for runners and cross trainers to challenge its slopes.

The western portion of the site indicates a soccer field but is intended to remain as a graded open space that can be programmed for a variety of uses both active and passive in nature. It was felt that this area adjacent to the elementary school property would be a good space to allow to be unspecified.

Overall, the direction of this conceptual plan is to give the residents of the area of all age groups, a safe and accessible recreation facility. This concept intends to work within the residential character of the neighboring area and become a magnet for the community. By providing a variety of uses and interest, through both the creation of landforms and the introduction of shade, evergreen and flowering trees, it is hoped that Roberts Ridge Park will serve the needs of the residents.

In this approach to park planning instead of programming for specified uses, whether they are active ballfields and courts or passive nature trail hiking areas, this park is open. Planned to provide elements that will allow the users to find new ways of enjoying the outdoors and recreational opportunities in a free flowing atmosphere.

PLACE PLACE

STANFORD

ROBERTS RIDGE PARK
NEWTOWN TOWNSHIP, PA

LOWER DOLINGTON ROAD

FROST LANE

TRAIL ROUTE

PEDESTRIAN ACCESS

TRAIL ROUTE

ENTRANCE

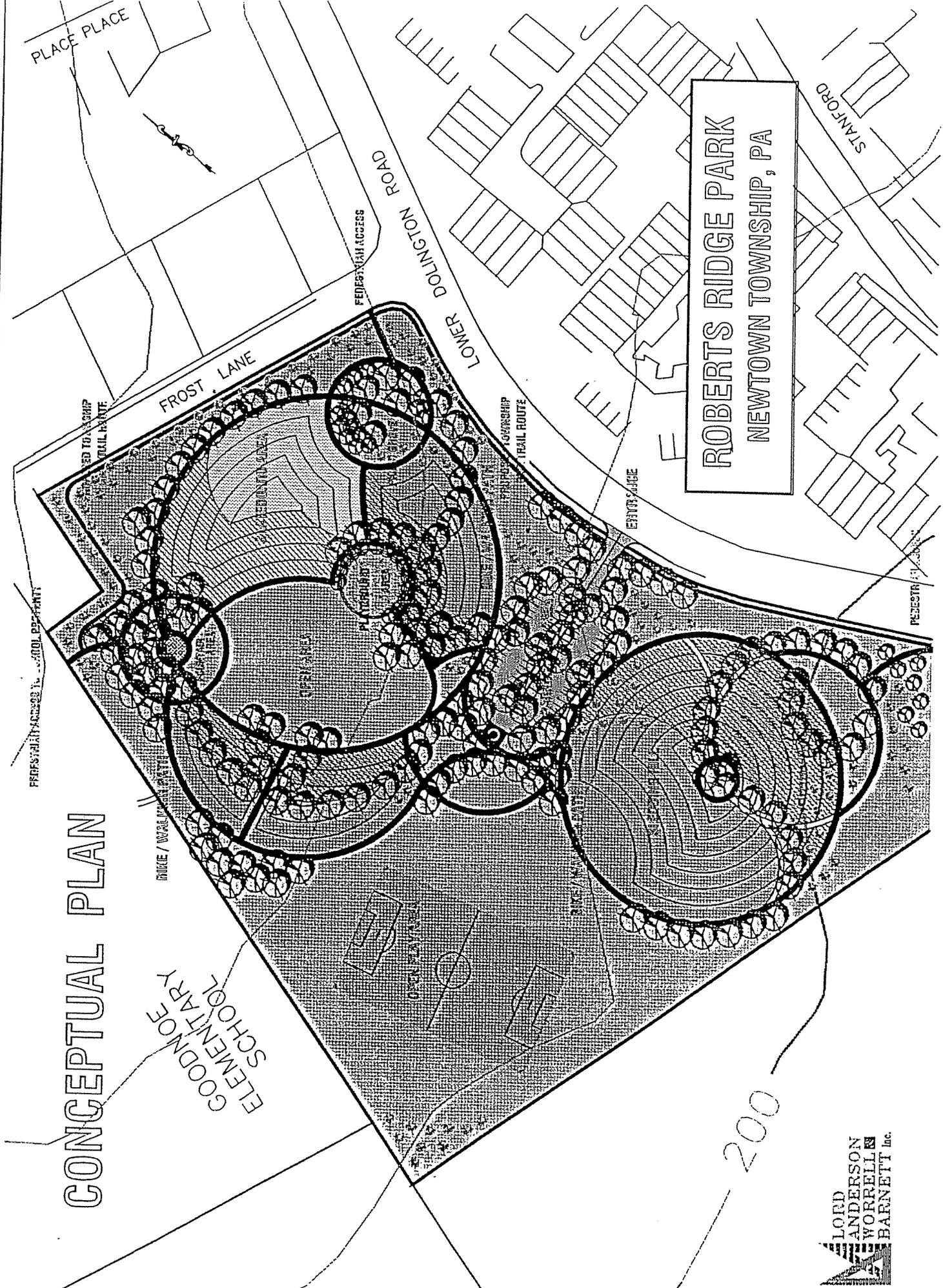
PEDESTRIAN ACCESS

PEDESTRIAN ACCESS TO SCHOOL PRESENT

GOODNOE
ELEMENTARY
SCHOOL

CONCEPTUAL PLAN

200



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Woll Tract Park:

The conceptual overview for the Woll Tract is based upon the need within the Township for active recreational facilities. This parcel seems capable of fulfilling some of those needs and was purchased with the intention of providing a centralized location for a community wide park facility.

The Woll Tract's location relative to the Newtown Township Nature Preserve on either side of Durham Road provides the Township with the unique ability to join passive and active recreation in one area. In addition, the Woll Tract's proximity to the Newtown Township Elementary School is perceived as a plus.

The preliminary conceptals provided some idea as to the maximum yield in recreational facilities that could be developed on this site. Concept Plan #1 indicated 2 large Baseball Fields, 2 large Soccer Fields and 4 junior Soccer Fields with parking for 128 cars. The entrance was indicated in the northern portion of the frontage along Durham Road and adjacent to the parking area were 2 Basketball Courts, a Facilities Building and a Playground. This concept was considered too intensive of a use of the site and questions were raised about the quantity of facilities indicated.

The Concept Plan #2 showed two parking areas, one closer to Durham Road and one further into the property and an entry drive located in the center of the Durham Road frontage. The facilities shown included 4 small Baseball Fields and 2 Babe Ruth Baseball Fields as well as 1 large Soccer Field. This concept also indicated 2 Basketball Courts, 2 In-Line Hockey Rinks, a Playground and Facilities Building.

In discussions with the Board and in reviewing the concepts it was felt that a melding of the two Conceptuals would be the best plan of action. It was also discussed that if possible indicate additional parking in the Woll Tract parcel for the Newtown Township Nature Preserve across Durham Road. There was intent to plan for safe pedestrian connections between the two tracts and by showing these connections on the conceptals with associated parking it is hoped that these improvements will become a reality.

The board felt that the parking for the active playing fields should be centrally located as much as possible. Further investigation revealed that the present entrance to the Nature Preserve is located relative to the northern border of the Woll Tract therefore the entrance was shown there.

This Conceptual has 1 large Babe Ruth sized Baseball Field, 2 Little League sized Baseball Fields and an area for 3 informal Soccer Fields. In discussions it was

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also revealed that there is a desire for Sand Volleyball and In-Line Hockey Rinks as well as a need for Playgrounds, therefore these are illustrated on the plan.

Planting have been indicated to provide areas of shade between the active playing fields and throughout the site. Along the perimeter of the site, Evergreen Trees are indicated to provide wind screening for the fields and separation from the adjacent uses. The area to the north is presently a Commercial Winery and to the south, a commercial waste removal business is housed. The evergreens shown could be Norway Spruce, White Pine and Canadian Hemlock.

A path system provides a passive recreational opportunity and is shown from the front area to the various portions of the tract. This 8 foot wide asphalt path connects to the adjacent School Property and along Durham Road to the south of the park. There is also a connection shown to the front area adjacent to the Entry Drive.

The aspects of storm drainage and providing possible sewage connections to the Facilities Building will need to be explored as well as the overall grading of the site to accommodate the playing fields on suggested grading.

WOLL TRACT CONCEPTUAL PLAN

NEWTOWN TOWNSHIP
ELEMENTARY
SCHOOL

PATH CONNECTION
TO SCHOOL PROPERTY

PARK ENTRY

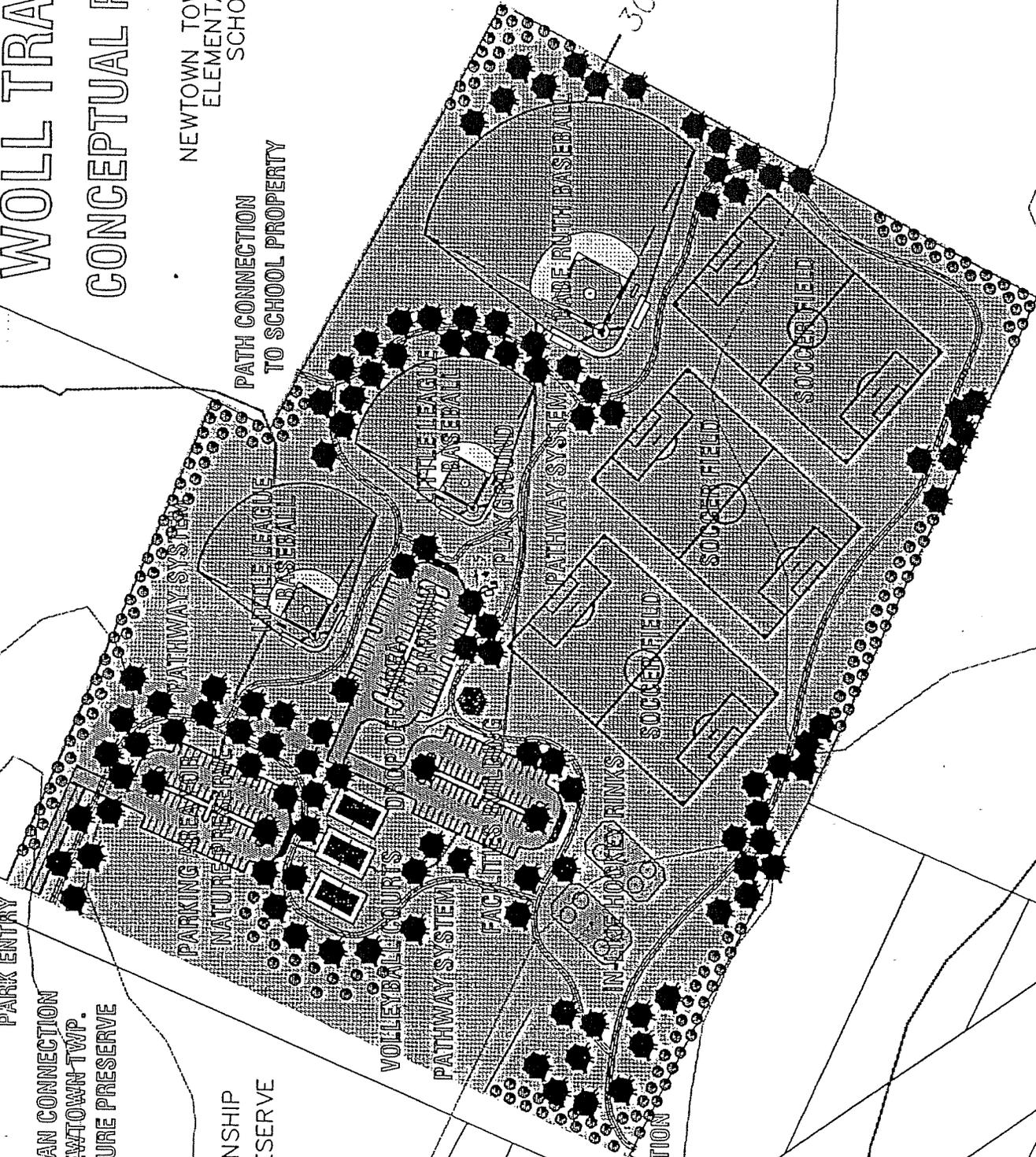
PEDESTRIAN CONNECTION
TO NEWTOWN TWP.
NATURE PRESERVE

NEWTOWN TOWNSHIP
NATURE PRESERVE

ROAD

PEDESTRIAN CONNECTION

DURHAM



LORD ARCHERSON & BARRETT INC.	
DATE	11/11/11
PROJECT	WOLL TRACT
SCALE	AS SHOWN
DRAWN BY	J. BARRETT
CHECKED BY	L. ARCHERSON
APPROVED BY	L. ARCHERSON

**NEWTOWN TOWNSHIP, BUCKS COUNTY, PA
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Wiggins Tract Park:

As discussed in the site analysis portion of this report, this 26-acre parcel seems to have few major impediments to development as a recreational facility. It is understood that this parcel was acquired to provide for the active recreational needs of the residents in the western portion of the Township. This area is presently under development and the needs of the people in the area will increase over the next few years.

The Conceptual Plan developed shows a variety of opportunities and facilities for the park property. The park is unique in that it has a water feature located directly to the north and off the property. This establishes the general slope of the site towards the north while also tending to visually orient the property in this direction. The conceptual plan has attempted to use this feature to advantage.

The views from Washington Crossing Road have been kept unencumbered as much as possible to retain the open nature of the site. Towards this end the Entrance has been located along the street frontage in a position that should allow safe vehicular ingress and egress while not creating a visual barrier. The entry drive would then direct traffic towards the southern portion of the site and the Drop Off Areas and Parking Lot. The intention is to separate vehicular and pedestrian traffic as much as possible and the tucking of the autos in the southern portion will achieve this goal. A total of 144 parking spaces have been shown.

Path systems have been developed that will allow access to the various facilities and provide a circular route for those interested in walking and or jogging. These paths will connect the 1 Babe Ruth Baseball Field and the 2 junior Soccer Fields with the parking area, as well as surrounding the other uses on the site. A Basketball Court, a Playground area, a Facilities Building, an In-Line Hockey Rink and 2 Sand Volleyball Courts have been shown.

What this park has also attempted to show is the creation of an informal amphitheater area along the portion of the site that slopes towards the pond. In surveys of residents, it was expressed that there was a desire for an outdoor performance space within the Township and this site seems to lend itself readily to such an application. Using the pond as a natural backdrop this gently sloping area can provide the needed lawn seating that will allow for summer concerts and performances. This is an opportunity to create a unique facility in the Township at little cost.

Buffering has been provided from the adjacent residential uses and the Conceptual Plan indicates shade trees should be planted in the parking area and throughout the site.

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Silver Lake Park:

Silver Lake is a passive recreation site located in the southern portion of the Township. The existing Pond is presently drained and being dredged with the spoils of the dredging being spread over the site. This tract is an open area and is intended as the terminus of the first phase of the Newtown Township trail program. The site was recently expanded with the addition of 4 acres of land along the southern boundary.

The Conceptual Plan for this tract indicates the proposed trail connection under the Bypass at the northwestern corner of the site. The system of Trails shown on the site allows visitors to the park to use the circuit for recreational exercise. The open lawn and picnic areas are intended as informal uses as is the Softball Field shown in the center of the tract.

The proposed Parking Lot and vehicular entrance is indicated on the Southeastern frontage, but further study of the drainage structures in this area will be needed. A Parking Lot for 64 cars is indicated and a drop-off Area is shown.

This site is perceived as a visual indicator of the boundary of Newtown Township. Serious consideration should be given to the creation of signage or other visual displays, such as a water jet in the pond, that could be used to welcome residents and visitors to the area. Accompanying planting could provide seasonal color and interest and make this passive park into the visual display that would make all that live in Newtown proud.

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Newtown Township Nature Preserve:

The Newtown Township Nature Preserve provides the Township with a beautiful and significant piece of Open Space. The future intention of this tract is to provide environmental and educational opportunities to the students and residents of Newtown Township. The parcel, as has been discussed, possesses a number of interesting features and has the potential to allow for a passive recreation area that can handle groups, as well as, individuals interested in exploring the local flora and fauna.

There are a number of issues regarding the tract that will need further study and planning. The creation of safe accessibility and the potential connection of this parcel with the Woll Tract directly across Durham Road are of major importance to future use. It is recommended that the entrances to the two parks be aligned for safe traffic control and that alternatives for providing some type of crossing be provided. Durham Road, being a State Route will require the input and approval from Penn DOT of any plans. Preliminary discussions with the State about the possible solutions to this design problem are strongly recommended.

The maintenance and condition of the existing buildings and grounds will need to be studied. Some discussions as to the potential use of the homestead and a long-range plan for the creation of an environmental center will need the consultation of an architect.

The present grounds offer a variety of ecosystems and types of vegetative groups. The development of an informative trail and brochure that can act as a self-guiding tour could be developed. The creation of an accessible path system throughout the site can be accomplished relatively easily. The site presently has a circular walkway that could serve as a trail with some modifications and surfacing.

The future intensity of use and the accessibility issues will determine how and when this tract can be safely developed.

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Hidden Lake Park:

Hidden Lake Park, as previously discussed, is part of a regional flood control program and therefore possesses many restrictions as to its development as a park. There is limited accessibility from Washington Crossing Road and no real designated parking area. This issue will need further study as to what deed restrictions exist regarding the development and use of this tract.

Limited use and changes can be made in this area and the issues of maintaining the existing flood control structures will take precedent over any potential plans for providing recreational opportunities.

Further study is needed of this site but from a planning standpoint the maintaining of this area as open space may be the only possible use.

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B. SITE ANALYSIS AND DESIGN

1. Design Considerations:

The preliminary design of the Master Plans for the six (6) sites are based upon accepted design standards and are intended to meet all applicable local Zoning and Development Ordinances. The layouts of the parks in question meet or exceed generally accepted design criteria concerning safety and accessibility. The intention is upon creating safe and usable facilities for the residents of Newtown Township.

Accepted standards of orientation, circulation and design have been applied in the creation of the conceptals, but the development of actual construction documentation and grading will be needed to determine the final design of the proposed facilities. Issues such as buffering of parking areas and residential uses, provisions for sewer and water, and off site improvements will need to be addressed in later stages of the design process.

Where County or State roadways provide the primary access to the particular site, all necessary review and approval by appropriate agencies will need to be provided. Standards relating to width, deceleration lanes or other applicable traffic related design factors are required to be met.

Provisions for parking have been based upon information provided by the Department of Conservation and Natural Resources (DCNR) for recreational facilities.

2. Site Design:

The Site Design portion of the Site Specific Master Plans are intended to take the information received from the citizen survey and public meetings along with the Township Recreation Departments input and develop plans for each of the subject parcels. The physical capabilities and features of the sites to be planned and the ability to support the types of recreational recommendations made were analyzed as part of the planning process.

In most cases the preliminary plans were developed in graphic format, presented in public forums for questions and comments, and amended accordingly. The preliminary alternative plans will be discussed when relative but have not been included in the final documentation.

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Development Cost Estimates:

The following are Preliminary Budget Costs for the development of Recreation Facilities. These figures are based upon recent Parks and Recreation Projects, and are meant as rough cost estimates. The actual construction costs for the various parks will need to be adjusted for site conditions. These figures do not include excessive site preparation, storm drainage systems, roadway, utility or off-site improvements, and are based on 1999 costs.

Baseball Field (w/ Fencing, Backstop, Grading, Seeding and Infield Mix)

= \$ 60,000.00 per field

Soccer Field (w/ Grading, Seeding and Goals)

= \$ 40,000.00 per field

In-Line Hockey Rink (w/ Grading, Paving, Dasher Boards and Goals)

= \$ 45,000.00 per rink

Play Area (w/ Play Structure, Edging and Play surface)

= \$ 30,000.00 per area

Tennis Court (w/ Paving, Fencing, Color Coating and Equipment)

= \$ 45,000.00 per court

Volleyball (w/ Edging, Sand and Accessories)

= \$ 15,000.00 per court

Basketball Court (w/ paving, color coating and accessories)

= \$ 40,000.00 per court

Walking / Jogging Trail (8 foot wide paved path)

= \$ 10.00 per linear foot

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Irrigation (Typical for a Soccer or Baseball Field)

= \$ 20,000.00 per field

Lighting (Recreational Level)

Baseball = \$ 125,000.00 per field

Soccer = \$ 75,000.00 per field

Parking Area (Typical for 64 cars not including entry drive)

= \$ 60,000.00

Entry Drive (24' Wide)

= \$ 40.00 per linear foot

Restroom Facilities (Prefabricated Structure)

= \$ 125,000.00

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Development Costs:

Based upon the recreation facilities shown on the Conceptual Master Plans, the following are estimates of the costs to develop the facilities shown.

Roberts Ridge Park

Parking Area (64 Cars)	=	\$ 60,000.00
Entry Drive (250 LF X 24' wide)	=	\$ 10,000.00
Path System (6,800 LF long X 8' wide)	=	\$ 68,000.00
Play Area	=	\$ 30,000.00
Landscape	=	\$ 60,000.00
Grading	=	\$ 150,000.00
Total	=	\$ 378,000.00

400,000

Woll Tract Park

Parking Areas (3 areas)	=	\$180,000.00
Entry Drive (950 LF X 24' wide)	=	\$ 40,000.00
Baseball Fields (3 fields)	=	\$180,000.00
Soccer Fields (3 fields)	=	\$120,000.00
Play Area (1 area)	=	\$ 30,000.00
In-Line Hockey Rinks (2 rinks)	=	\$ 90,000.00
Volleyball Courts (3 courts)	=	\$ 45,000.00
Facilities Building	=	\$125,000.00
Pathway System (5,500 LF X 8' wide)	=	\$ 55,000.00
Landscaping	=	\$ 40,000.00

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Irrigation (6 fields)	=	\$120,000.00
Lighting		
2 Baseball	=	\$250,000.00
2 Soccer	=	\$150,000.00
Total	=	\$1,425,000.00

Wiggins Tract Park

Parking Area (3 areas)	=	\$ 180,000.00
Entry Drive (450 LF X 24' wide)	=	\$ 18,000.00
Baseball Fields (1 area)	=	\$ 60,000.00
Soccer Fields (2 areas)	=	\$ 80,000.00
In-Line Hockey Rink	=	\$ 45,000.00
Basketball Court	=	\$ 40,000.00
Volleyball Court (2 courts)	=	\$ 30,000.00
Restroom Facilities	=	\$ 125,000.00
Play Area	=	\$ 30,000.00
Pathway System (5,800 LF X 8' wide)	=	\$ 58,000.00
Total	=	\$ 668,000.00

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Silver Lake Park

Parking Area (64 cars)	=	\$ 60,000.00
Entry Drive (200 LF X 24' wide)	=	\$ 12,000.00
Pathway System (4,250 LF X 8' wide)	=	\$ 42,500.00
Grading	=	\$ 75,000.00
Total	=	\$ 189,500.00