

Comprehensive Plan

TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

The Towamencin Township Board of Supervisors
officially adopted the Comprehensive Plan on

February 9, 1989
By Resolution 89-6

Amended by Ordinance 94-11
For the Town Center Plan

Planning Consultant

Urban Research & Development Corporation
Bethlehem, PA

Planning Consultant for Town Center Amendment

Carter Van Dyke Associates
Doylestown, PA

TOWAMENCIN TOWNSHIP OFFICIALS

January 1988

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FOREWORD

Towamencin Township has experienced considerable growth during the past ten years. The rural farm character of the Township has been replaced by a suburban orientation. Much as perhaps we would like to think otherwise, growth is inevitable. If controlled and managed wisely, growth can be beneficial. Problems arise when growth occurs at the expense of valuable community assets such as environmentally sensitive areas or community facilities.

Growth must be managed, and the best way to manage growth is to plan for it. That is why this Comprehensive Plan has been prepared.

Providing compatible land uses and protecting environmentally sensitive areas are two of the key objectives of this Plan. Ensuring the adequacy of community facilities and infrastructure is also a key element of this plan.

The purpose and the major objectives of the Plan as well as information derived from background studies of natural features, land use, population and community facilities are discussed. Then, the various elements of the Plan will be presented.

INTRODUCTION

PURPOSE OF THE COMPREHENSIVE PLAN

PLANNING PROCESS

MAJOR OBJECTIVES OF THE PLAN

PURPOSE OF THE COMPREHENSIVE PLAN

This Comprehensive Plan will be used to manage Towamencin Township's future growth and preservation over the next 10 to 15 years. It will enable the Board of Supervisors, the Planning Commission and citizens to review current issues and proposals against a clear picture of what has been decided as the most desirable plan for the future physical development and the future character of the Township.

The test of each proposal affecting land use, community facilities and roads should be questioned: "Is it in conformance with the Township's Comprehensive Plan?" or "Does it carry out the objectives of the Plan?"

PLANNING PROCESS

The Planning Program involves four major phases:

Background Problems, Comprehensive Action Studies Opportunities Plan Program and Guidelines for the Plan

- Background Studies - The Planning Consultant has conducted a number of investigations and observations of the Township to identify assets, opportunities and present conditions. Maps were prepared and studies were conducted to determine factors which will influence present and future development.
- Problems, Opportunities and Guidelines for the Plan - Members of the Planning Commission and the Board of Supervisors commented on the Background Studies and their insight was helpful in determining overall goals and objectives to use in preparing a Comprehensive Plan to guide Towamencin Township.
- Comprehensive Plan - A Preliminary Comprehensive Plan was prepared based on the comments and discussions held with the Planning Commission and the Board of Supervisors. This Plan provides recommendations on preserving open space, developing appropriate land uses and community facilities, and improving roads and highways. At least one Public Workshop meeting will be held to solicit comments from citizens concerning the Preliminary Plan. A Public Hearing with due public notice will also be held prior to the adoption of the Final Plan. The Final Plan will incorporate any necessary revisions to the Preliminary Plan.

MAJOR OBJECTIVES OF THE PLAN

As part of the Comprehensive Plan process, major objectives were established to provide the overall guidance and direction for the Plan. Taken together, the following major objectives express the basic desires and principles used to prepare the Comprehensive Plan for guiding the future preservation and development of Towamencin Township.

NATURAL FEATURES PLAN

- Preserve and enhance the major environmental features and open space in the Township.
- Ensure that new development is undertaken in harmony with the natural features of the Township, preserving the steep slopes, ridges, tree stands, prime agricultural lands, critical groundwater recharge areas and the Skippack and Towamencin Creek stream valleys, using them as valuable and aesthetic community amenities.

LAND USE PLAN

- **Achieve a balance between residential and nonresidential development at a rate and magnitude that will not exceed the ability of the Township's residents to support essential services and facilities for the additional population.**
- **Continue the variety of land uses that will be harmonious with existing development in the Township.**
- **Promote an aesthetic and orderly community appearance in all areas of the Township.**
- **Maintain a diversity of quality housing in the Township.**
- **Encourage a variety of land uses and mixed-use areas to provide convenience of service in a central location.**
- **Encourage professional and business offices with multi-service functions to develop in conjunction with commercial and industrial uses.**
- **Encourage intensive land uses to locate around the developing Kulpsville multi-use area.**
- **Provide highway-oriented commercial facilities around the Kulpsville interchange of the Pennsylvania Turnpike to serve the needs of the traveling public.**
- **Continue the past trend of allowing limited industrial uses in the Township that are representative of the diversified economic trends of the North Penn area.**
- **Provide planned industrial parks in the Township.**
- **Encourage research and development facilities and centers in conjunction with industrial parks in the Township.**
- **Encourage the location of industrial uses around Kulpsville where highway access is superior.**
- **Ensure that industrial development in the Township is nonpolluting, and provides sufficient off-street parking and buffer areas between adjacent residential uses.**

TRANSPORTATION PLAN

- **Adopt a functional and design classification system for all roads located within the Township.**
- **Upgrade, realign and maintain local roads to eliminate hazards and improve traffic flow in the Township.**
- **Enforce the functional and design standards for all new roads constructed in the Township.**
- **Make certain that circulation improvements will keep pace with residential, commercial and industrial growth.**
- **Accommodate and maintain the separation of local, county and regional traffic flows through the Township.**
- **Achieve the most effective blending between the various types of traffic arteries and surrounding land uses.**

COMMUNITY FACILITIES PLAN

- **Ensure that as new development is planned and occurs: the North Penn School system will be able to accommodate and educate additional pupils; the Towamencin Police Department and the Towamencin Township Fire Company will be able to protect the lives and property of local residents; and the Township Supervisors will provide necessary sanitation, road maintenance, government offices and other community facilities and services throughout the Township and for all of its residents.**
- **Plan for the phased installation of needed community facilities and services, bearing in mind their potential impact on the Township's future growth and development.**
- **Preserve open space and provide a coordinated system of needed municipal park lands and recreation areas for Township residents.**
- **Increase local resident awareness of the location, purpose and service provided by the medical and social service agencies and other community facilities in the North Penn area.**

ENERGY USE PLAN

- Promote patterns of land uses, forms of transportation and layouts of buildings that conserve energy.

ACTION PROGRAM

- Establish intergovernmental cooperative agreements with North Penn area municipalities, joint authorities or informal area planning councils to discuss items of common concern, implement regional community facility proposals and promote the more efficient provision of municipal services to local and area residents.
- Study, review and amend the following planning information tools (and any others not specifically mentioned herein) to promote the general welfare of the Township.

- Zoning Ordinance
 - Subdivision and Land Development Ordinance
 - Official Map Ordinance
 - Building Code
 - Housing Code
 - Fire Code
 - Plumbing Code
 - Electrical Code
 - Capital Improvements Program

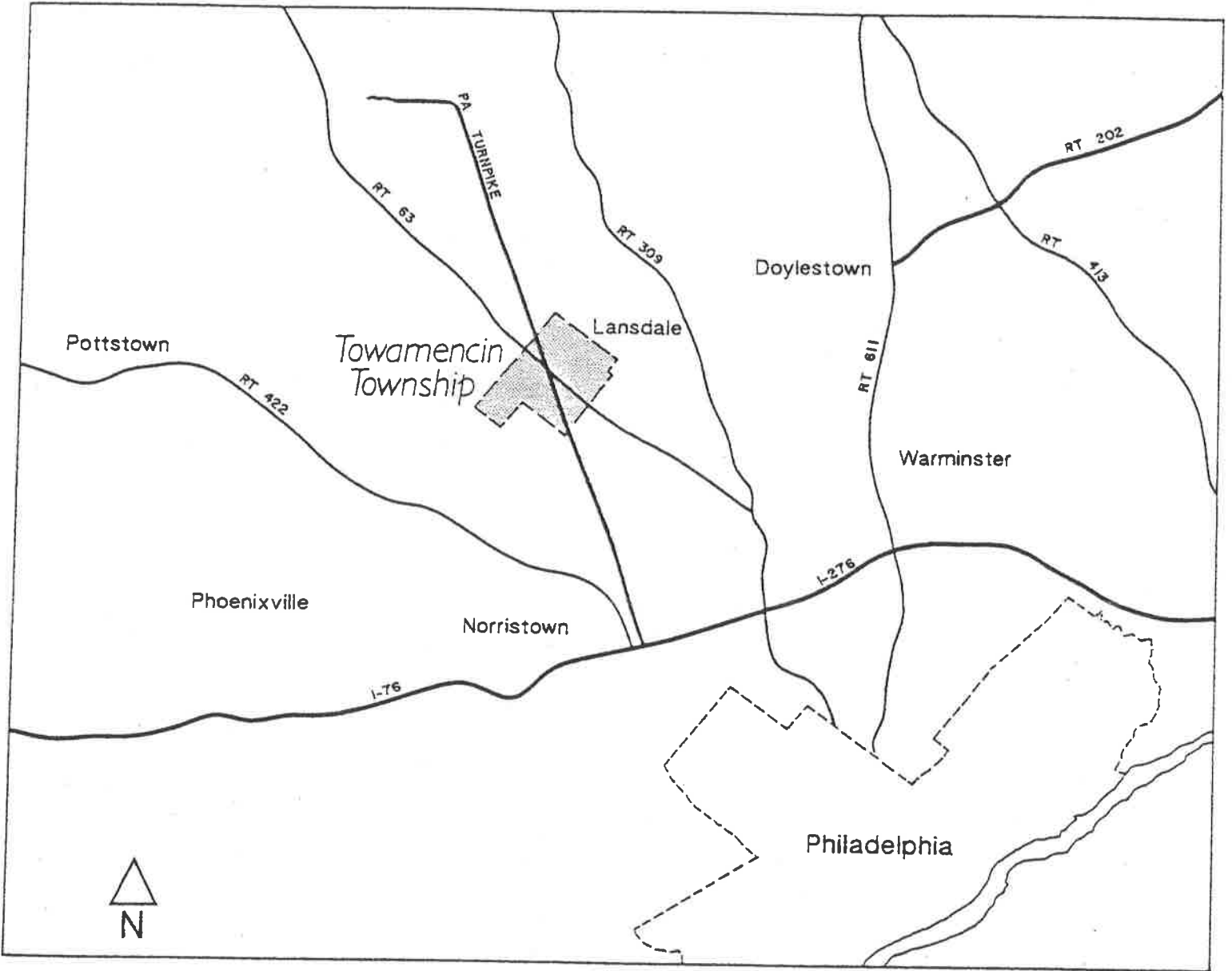
- Promote public awareness of the role of local residents in the planning process and the duties, responsibilities and purposes of the appointive bodies of Township government, and to solicit citizen support for the work and activities of local and regional planning bodies.

**BACKGROUND STUDIES -
A SUMMARY OF FINDINGS**

REGIONAL LOCATION

TOWAMENCIN TOWNSHIP

Montgomery County, Pennsylvania



BACKGROUND STUDIES: A SUMMARY OF FINDINGS

Before the Towamencin Township Comprehensive Plan could be prepared, it was necessary to first study and examine the following characteristics of the Township:

- **Regional Setting**
- **Natural Feature Characteristics**
- **Man-Made Influences Upon Development**
- **Population Characteristics**
- **Housing Characteristics**
- **Land Use Characteristics**
- **Community Facilities and Services**
- **Transportation Characteristics**
- **Economic Characteristics**
- **Historic Properties**

The following section includes a summary of the major findings of the Background Studies that were conducted as a part of this Comprehensive Planning Program. These studies provide the back-up data, statistics and other useful information that helped in the development of the Comprehensive Plan.

REGIONAL SETTING

As shown on Map 1, Towamencin Township is located in the west-central portion of the North Penn Area of Montgomery County. In addition to Towamencin Township, the municipalities that comprise the North Penn Area are: Franconia Township, Hatfield Borough, Hatfield Township, Lansdale, Lower Salford Township, Montgomery Township, North Wales Borough, Souderton Borough, Telford Borough, and Upper Gwynedd Township. Seven municipalities border the Township: Franconia Township, Hatfield Township, Lansdale Borough and Lower Salford Township. Of course, Towamencin Township is part of the Greater Philadelphia/Delaware Valley Region and enjoys many benefits from its location within this metropolitan area.

The Township's rate of growth outpaced that of the Delaware Valley Region and Montgomery County from 1970-1980. While the region experienced a 2.2% loss of population and Montgomery County's rate of growth was a modest 3.1%, Towamencin Township's population increased by 134.5%. It was, in fact, the fastest growing municipality in Montgomery County during that period.

Significant suburban residential development has expanded into the Township from the more populated municipalities of Montgomery County and the City of Philadelphia. This trend is likely to continue and it is expected that remaining vacant commercial and industrial tracts will attract site occupants in the near future.

One reason for the locational attractiveness of the Township is that it will enjoy excellent regional accessibility. The Northeast Extension of the Pennsylvania Turnpike links the Township with urban areas to the north and offers an east/west expressway connection 11 miles to the south (Pennsylvania Turnpike [I-76/I276]). With the completion of the "Blue Route", the Township will be linked directly with I-95 and the Philadelphia International Airport, via a limited access highway.

NATURAL FEATURE CHARACTERISTICS

Towamencin Township's topography, geology, floodplains and soils play an important role in the determination of land development patterns. The Natural Features Map shows areas that warrant special consideration when preparing the Plan.

Slope of the Land - The slope of the land can limit the type and intensity of development that a site can accommodate. The majority of the land area of the Township has level to gently sloping topography with slopes of 0 to 10 percent. Steep slopes (15% or greater) are confined generally to areas immediately adjacent to Towamencin and Skippack Creeks. Development within these areas should be severally restricted. To the greatest extent possible they should be left open.

Geology - The Brunswick geologic formation underlies the majority of Towamencin Township. The formation is made up of soft red shales and sandstones making it an excellent aquifer. Indeed, the North Penn Water Authority has several wells located within the Township which draw water from the aquifer.

Soil conditions do place limitations on the intensity of development. It is important to recognize those limitations when evaluating a development proposal. The map of generalized soil conditions shows areas suited for development.

Surface Waters - The Township is divided into two drainage basins separated by a ridge line as depicted on Map 4. Each basin is drained by the Skippack and Towamencin Creeks. These basins form the basis for planning sanitary and storm water system improvements.

Floodplains/Alluvial Soils - Floodplains, wetlands and areas containing alluvial (flood-deposited) soils are also depicted on the Natural Features Map. These areas should remain open due to the potential for flooding and because of their vital natural function in absorbing storm water runoff.

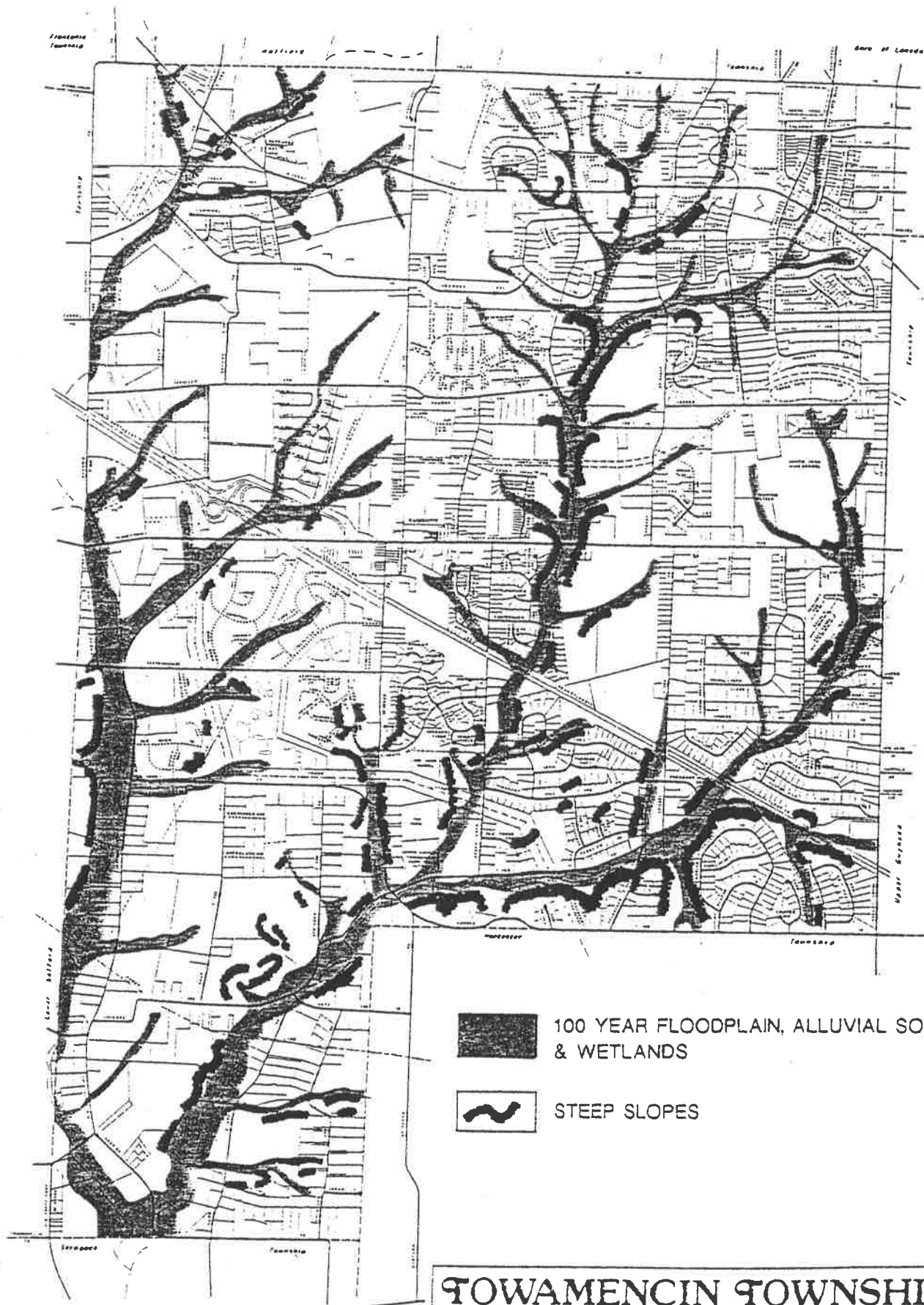
MAN-MADE INFLUENCES UPON DEVELOPMENT



Expressways and major utility easements influence the land development patterns in the Township. Their impacts were taken into consideration in the course of the preparation of this Plan.

Expressways - Map 5 shows the influence of the Northeast Extension of the Pennsylvania Turnpike. Interchange 31 is located within the Township boundaries. The Township is literally dissected by this expressway and the location of the Interchange adjacent to presently vacant land will have a direct impact on future land development in that area.

Utilities - Major pipeline and electric utility easements are shown on the map. Future land development policies should address the impacts of these man-made influences and ways to soften these impacts should be developed.

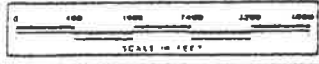
NATURAL FEATURES



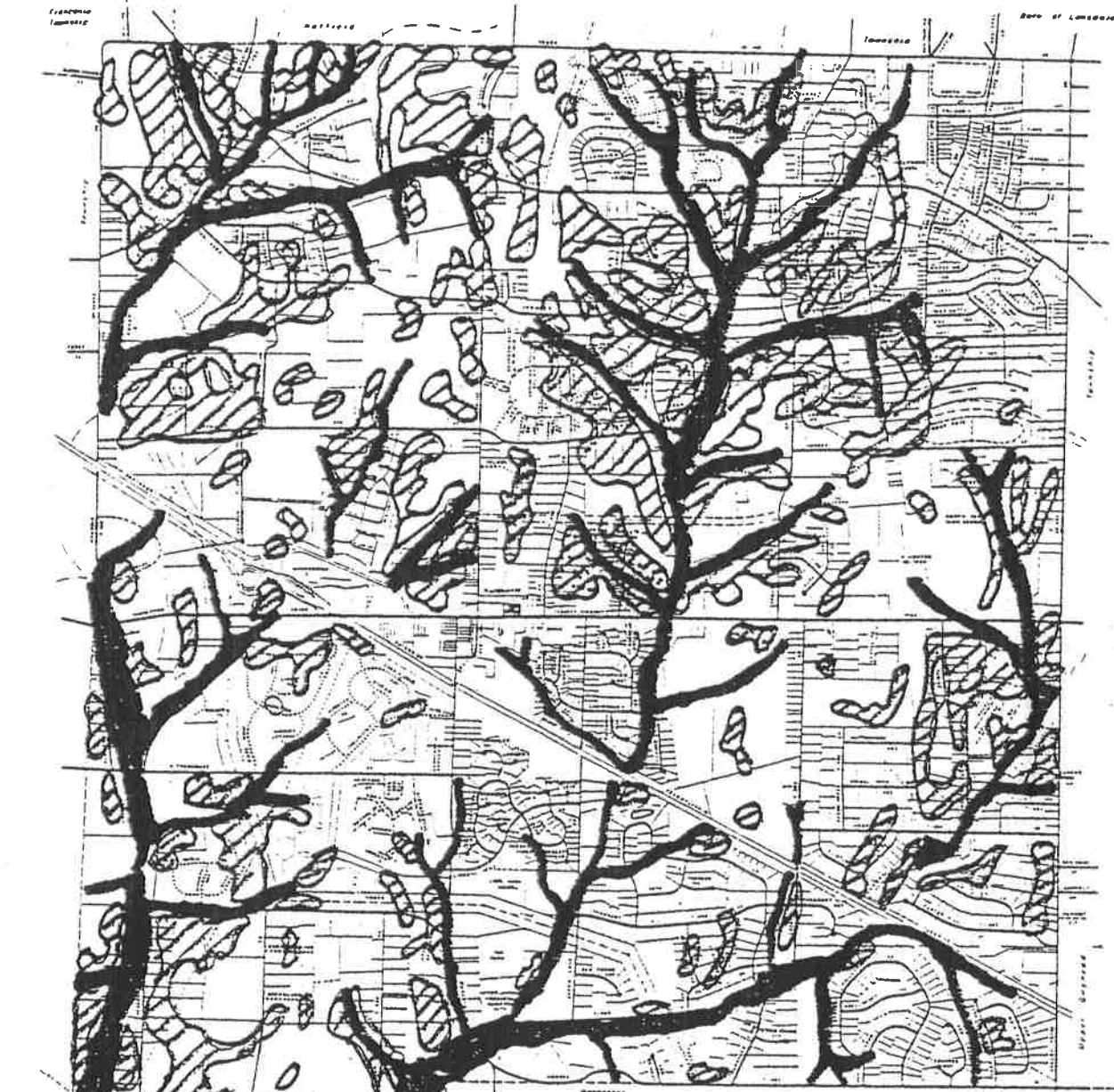
-  100 YEAR FLOODPLAIN, ALLUVIAL SOILS, & WETLANDS
-  STEEP SLOPES




TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

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LOCAL GOVERNMENT RESOURCE CENTER (LRGC)




SOIL SUITABILITY FOR DEVELOPMENT (GENERALIZED)



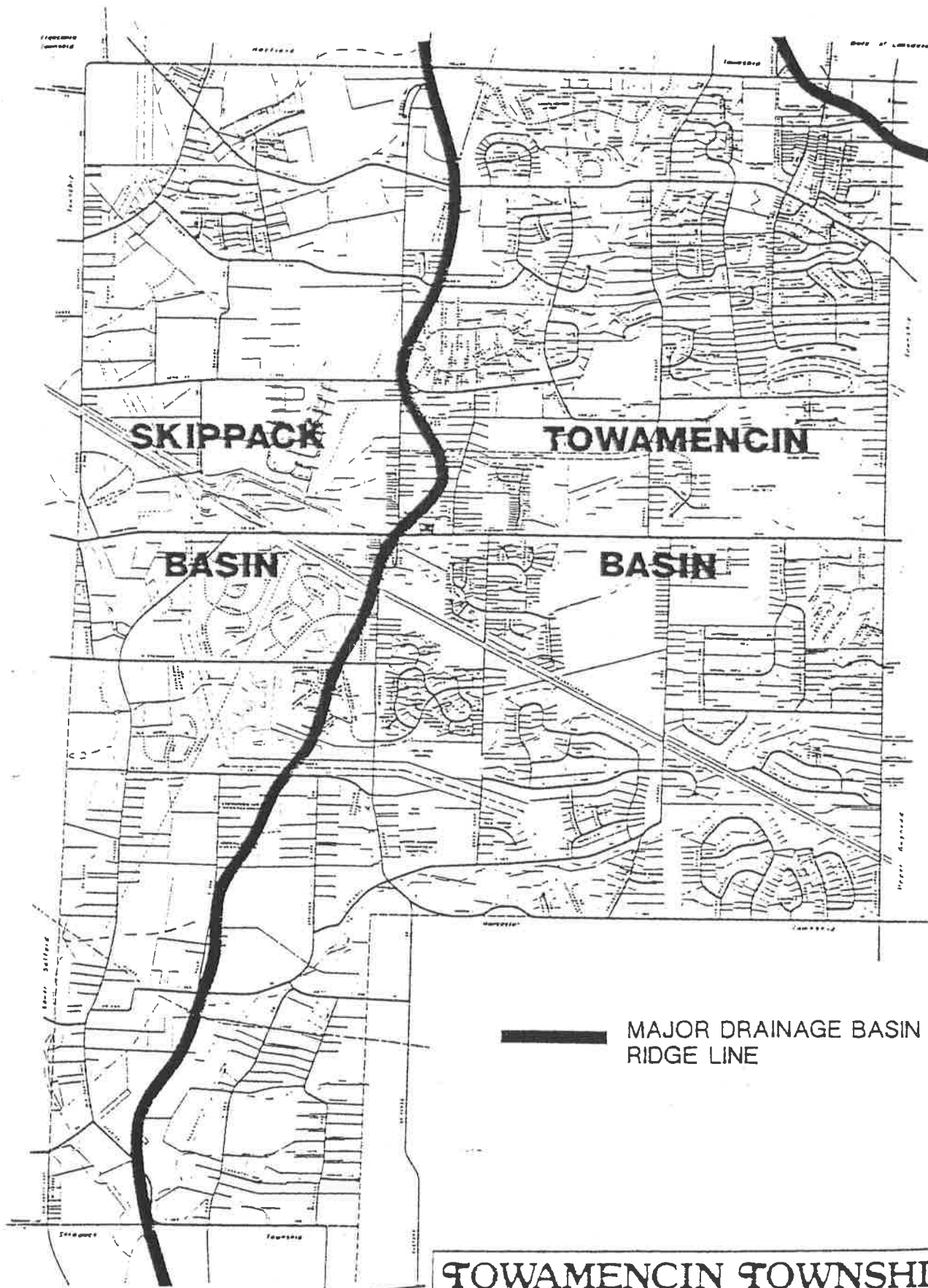
-  SEVERE DEVELOPMENT LIMITATIONS
-  MODERATE DEVELOPMENT LIMITATIONS
-  LIMITED DEVELOPMENT LIMITATIONS

TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

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 **URDC**
 URBAN RESEARCH AND DEVELOPMENT CORPORATION
 1000 Pennsylvania Plaza, Suite 1000, Philadelphia, PA 19104

SCALE IN FEET
 0 100 200 300 400 500
 NORTH
 STATE OF PENNSYLVANIA
 SEBASTIAN JACOBELLI & ASSOCIATES, INC.
 1000 PENNSYLVANIA PLAZA, SUITE 1000, PHILADELPHIA, PA 19104

MAJOR DRAINAGE BASINS



**MAJOR DRAINAGE BASIN
RIDGE LINE**

TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

PLANNING COMMISSION
URBAN RESEARCH AND DEVELOPMENT CORPORATION
LRDC

SCALE IN FEET
STERN, TACCHINI & ASSOCIATES, INC.

SOURCE:
Montgomery County Planning Commission

POPULATION CHARACTERISTICS

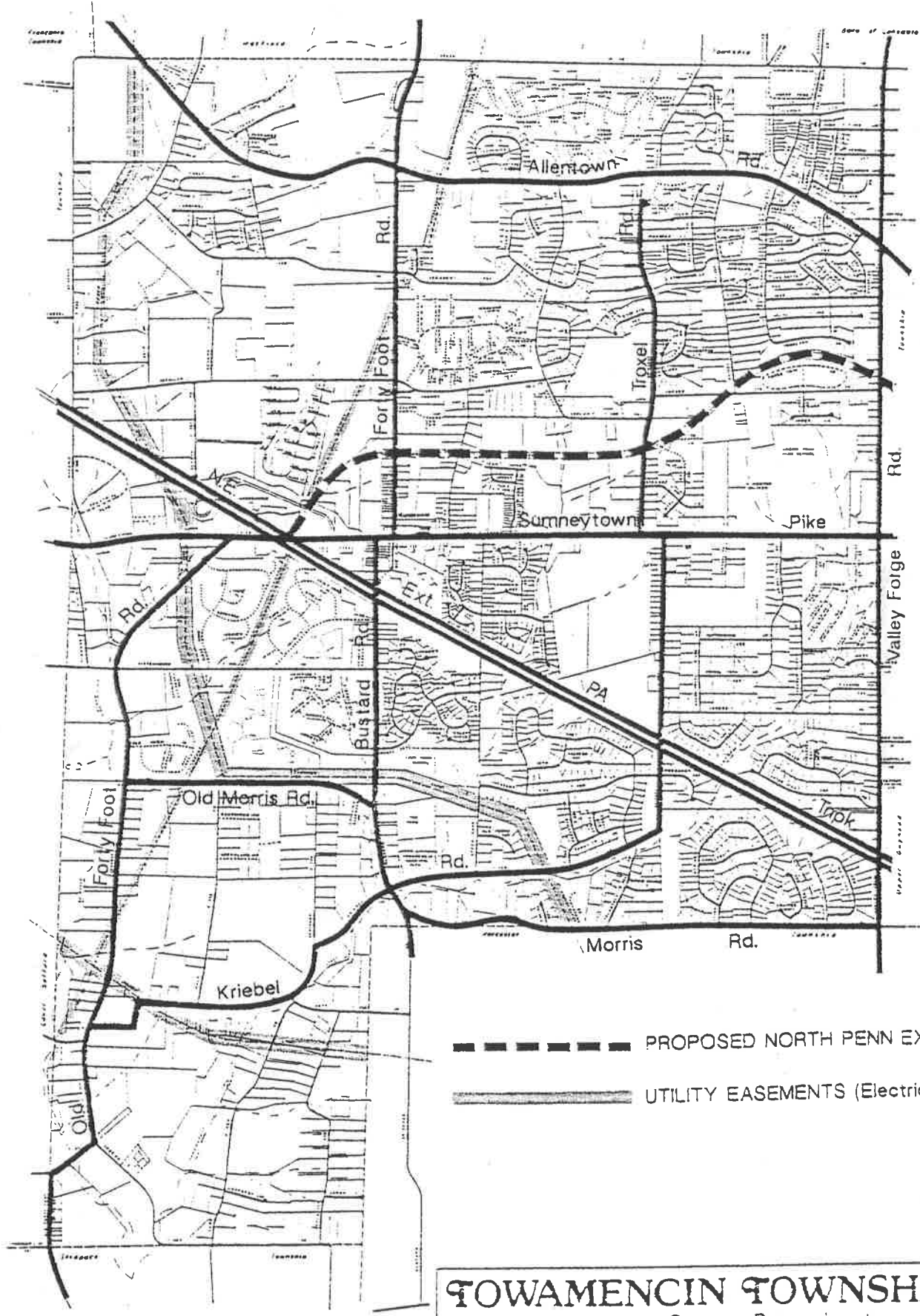
A wide variety of information must be incorporated when producing a planning document such as this Comprehensive Plan. One of the most important types of data used for planning is demographic data. This type of data includes statistics that describe a population, such as population size, population estimates, household size, age distribution and median income. Knowledge of this information is vital to proper planning--characteristics of the population to be served must be known in order to provide the right number, size and kind of community facilities.



Population and Projected Growth - As stated earlier, Towamencin Township has undergone a marked increase in population since 1970. The increase has meant that the Township has changed from a rural community to a suburban community. The Bureau of Census recently released an estimate of the Township's 1985 population in 13,390 persons. Population density also increased from 487 persons per square mile in 1970 to 1,142 persons per square mile in 1980.

Building restrictions due to the lack of adequate sewage treatment capacity have slowed development in the mid 1980's; however, it is anticipated that the development pace will quicken as planned improvements are made to sanitary sewage treatment system.

Map _____ provides estimates of current and future population and its distribution among planning areas. These estimates were based upon historic and future subdivision activity, existing land development policies and the 1980 Census calculation of the number of persons per household (2.91). The Township's current population is estimated to be 14,200 persons. The Township's population by the year 1996 is projected to be 19,400 persons, based upon the number of approved residential development projects. When the Township achieves build-out, projected to be in the year 2025, the population is expected to be 22, 100 persons. All of the above estimates assume that there will be no significant changes to current land development policies.

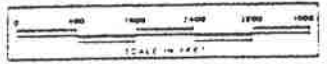
MAN-MADE INFLUENCES



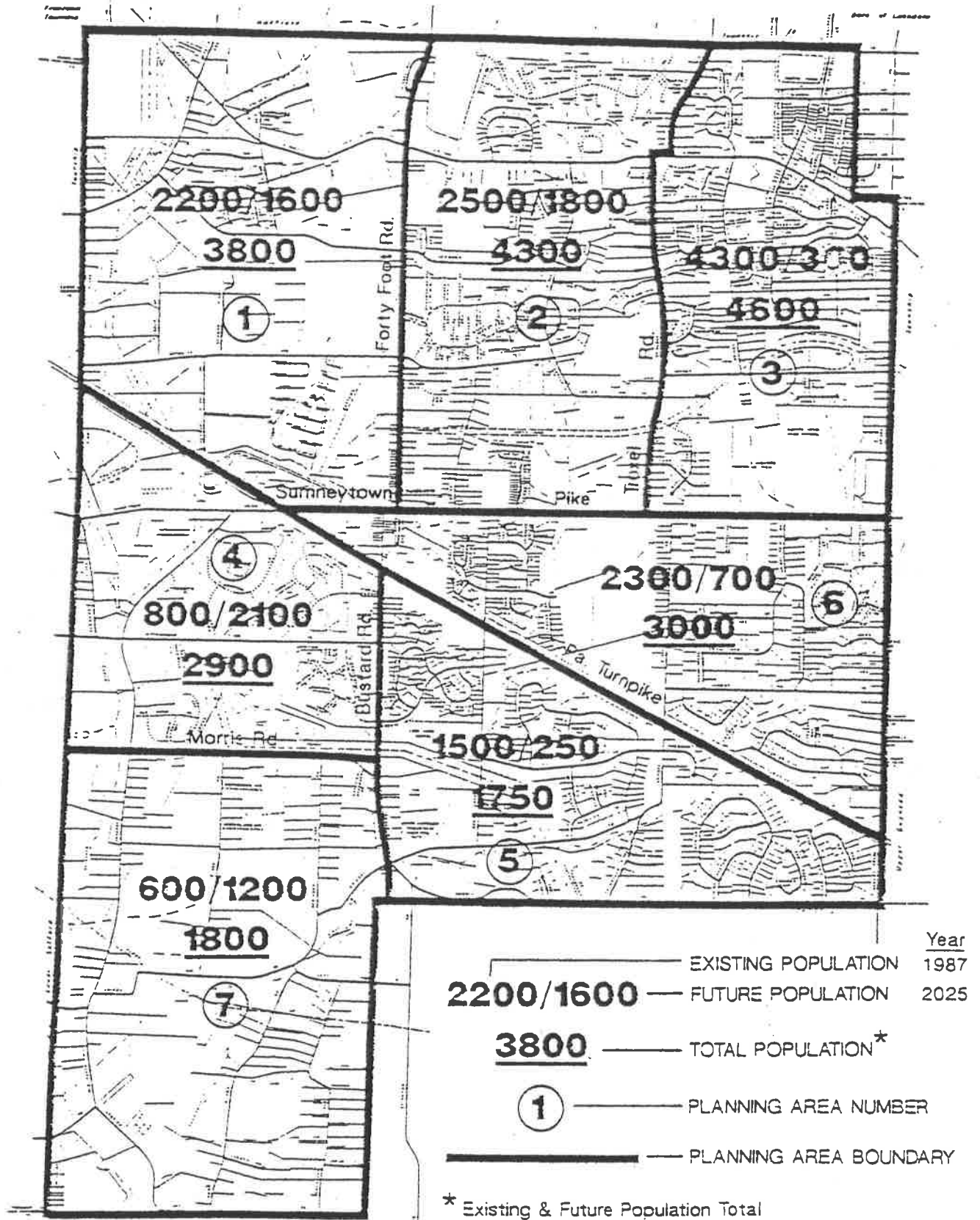
-  PROPOSED NORTH PENN EXPRESSWAY
-  UTILITY EASEMENTS (Electric & Pipeline)

TOWAMENCIN TOWNSHIP
 Montgomery County, Pennsylvania

PLANNING CONSULTANTS
JOBAN RESEARCH AND DEVELOPMENT CORPORATION
 CRDC



POPULATION ESTIMATES BY PLANNING AREAS



TOWAMENCIN TOWNSHIP
 Montgomery County, Pennsylvania

Table 1 shows the age distribution of the population of the Township in 1980.

Table 1

AGE DISTRIBUTION FOR TOWAMENCIN TOWNSHIP: 1980

TOTAL POPULATION	AGE GROUPS					Median Age			
	UNDER 5		5 - 24		25 - 64		65 & Over		
	#	%	#	%	#	%	#	%	
11,112	828	7.5	3,697	33.3	5,835	52.5	752	6.8	30.0

SOURCE: 1980 Census Report, Montgomery County, PA., Montgomery County Planning Commission

Based upon our review of available information such as projected school enrollments and land development plans, there is little to suggest that age distribution will vary from that found in 1980.

Occupation - Towamencin Township's percentage of Professionals, Technicians, Managers, Administrators, Sales Workers and Clerical Workers in the 1980 Labor Force was 66.3%. Due to the continued movement of Montgomery County's economy away from a heavy manufacturing economy to a service/technology economy, it is expected that this Labor Force trend will continue in the Township.

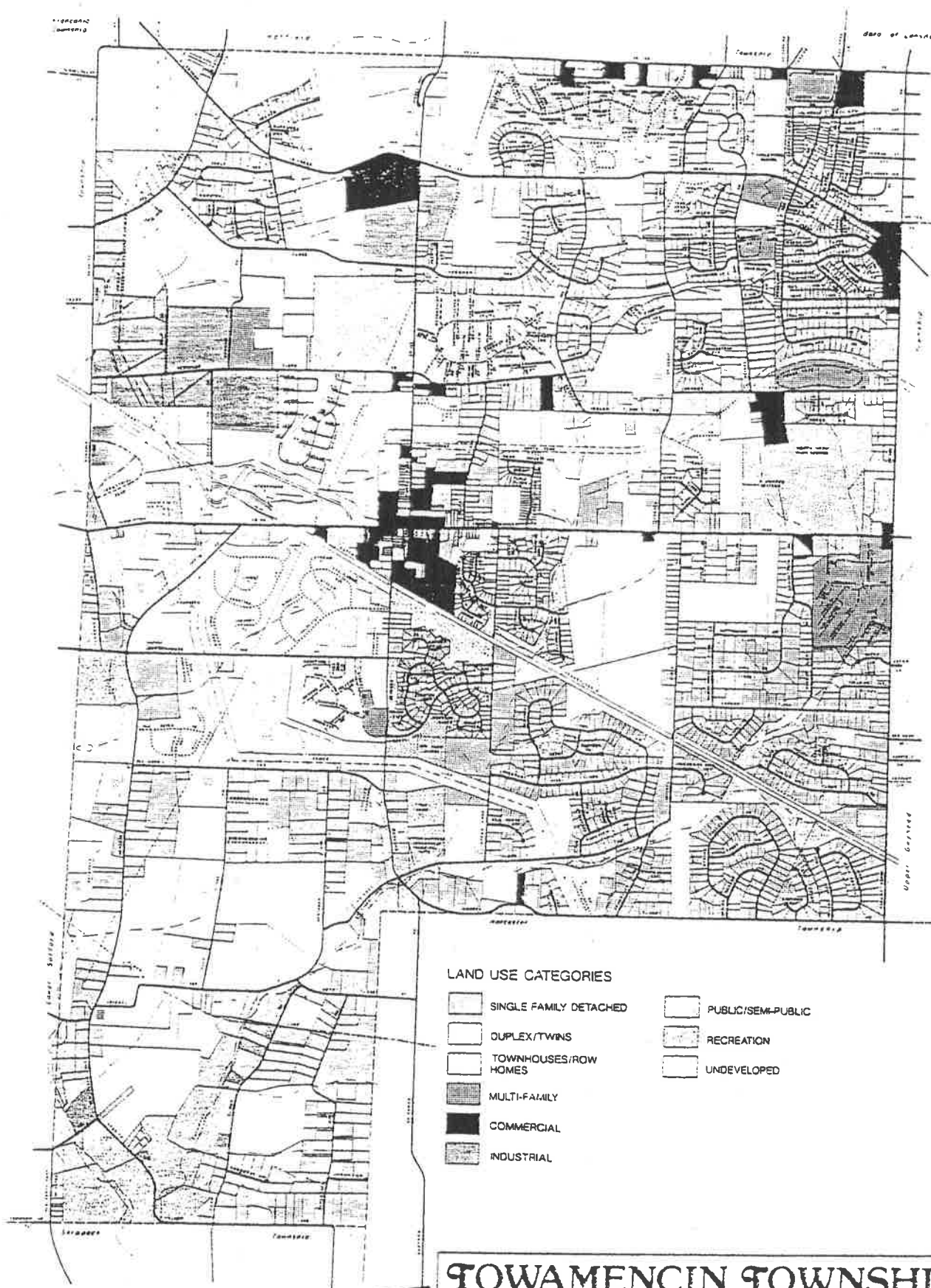
Family Income - The 1979 median family income of Towamencin Township was \$26,789. The majority of families had incomes in excess of \$25,000 as evidenced by Table 2.

TOTAL FAMILIES	\$9,999 AND UNDER		\$10,000 TO \$14,999		\$15,000 TO \$24,999		\$25,000 TO \$49,999		\$50,000 AND OVER	
	#	%	#	%	#	%	#	%	#	%
2,997	195	6.5	330	11.0	771	25.7	1,457	48.6	244	8.1

SOURCE: 1980 Census Report, Montgomery County, PA., Montgomery County Planning Commission

The Montgomery County Planning Commission has provided an estimate of the 1986 Median Household Income for Towamencin Township. This estimate is based upon the movement of the Consumer Price Index from 1967 to 1986. The estimate of the 1986 Median Household Income is \$40,451.

EXISTING LAND USE - 1987



LAND USE CATEGORIES

- | | | | |
|--|------------------------|--|--------------------|
| | SINGLE FAMILY DETACHED | | PUBLIC/SEMI-PUBLIC |
| | DUPLEX/TWINS | | RECREATION |
| | TOWNHOUSES/ROW HOMES | | UNDEVELOPED |
| | MULTI-FAMILY | | |
| | COMMERCIAL | | |
| | INDUSTRIAL | | |

TOWAMENCIN TOWNSHIP

Montgomery County, Pennsylvania

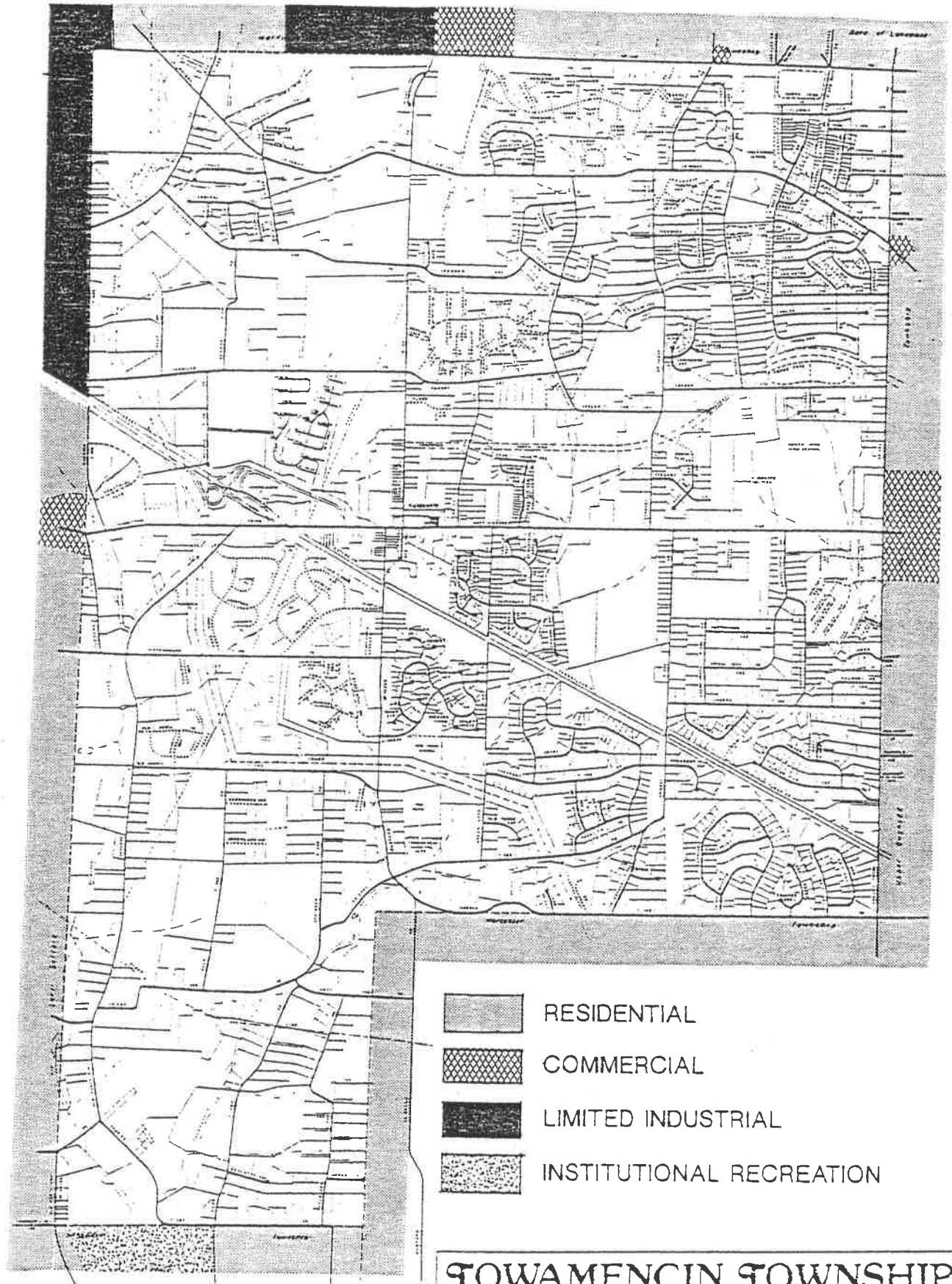
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 URDC

SCALE IN FEET
 1" = 100'



DATE OF PREPARATION: 1987

ADJACENT MUNICIPALITIES LAND USE



TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

UNIVERSITY CITY

URBAN RESEARCH AND DEVELOPMENT CORPORATION

SCALE IN FEET

0 400 800 1200 1600

HOUSING CHARACTERISTICS

Age, income and other population characteristics described in the previous section influence the demand for housing in the Township. This section describes the characteristics of housing in the Township.

Housing Type - Medium to low density (1/3 acre to 2 acre zoning) single family, detached residential development currently is, and will be, the prevailing land use (70% of available residential acreage) in the Township. This is evidenced by the number of units proposed for development, given existing land development policies. This represents a change from that which existed in 1980, as reported in Table 3.

Table 3

HOUSING UNITS BY TYPE FOR TOWAMENCIN TOWNSHIP: 1980

TOTAL	SINGLE FAMILY DETACHED		SINGLE FAMILY ATTACHED		2-4 UNITS		5+ UNITS		MOBILE HOME	
	#	%	#	%	#	%	#	%	#	%
3,966	1,860	46.8	972	24.5	116	2.9	1,014	25.5	4	.1

SOURCE: 1980 Census Report, Montgomery County, PA.

Given the Township's development policy preferences, it appears unlikely that there will be a dramatic shift in favor of multi-unit residential development.

Housing Tenure - In 1980, 67 percent of Towamencin Township's total housing units were owner-occupied. It is expected that the percentage of owner-occupied housing will increase based upon the development plans which have been submitted to the Township and the Township's development policy preferences.

Housing Costs - The median value of owner-occupied housing units in Towamencin Township was \$69,900. Sustained economic growth in the North Penn area and the Delaware Valley region has increased the demand for owner-occupied housing since 1980. Local realtors have estimated the median value of owner-occupied housing in Towamencin Township to be \$120,000. A more conservative estimate of the median value of owner-occupied housing based upon the Consumer Price Index is \$105,500.

EXISTING LAND USE CHARACTERISTICS

A study of the existing land use characteristics is important to planning for two major reasons: 1) existing land use conflicts can be identified and ways can be sought to resolve these conflicts, and 2) future land uses that are compatible with existing uses and meet future needs can be planned. The adjacent land uses of the surrounding municipalities also should be considered. Map 7 and 8 address these two items.

Residential Use - Residential land use occupied approximately 65 percent of the total land area in the Township. It consists primarily of single family detached homes. Of the remaining 1,997 acres of vacant land in the Township, 89 percent of the land is zoned for residential development.

Commercial Use - Commercial land uses are focused in the Kulpsville area along Sumneytown Pike and Forty Foot Road. They are highway/neighborhood convenience oriented. Commercial land uses occupy only 2 percent of the total land area in the Township. None of the remaining vacant land is zoned for commercial and related uses.

Industrial Use - Industrial land uses account for approximately 3 percent of the Township's land area. Of the remaining 1,997 acres of vacant land, 216 acres are zoned for industrial and related uses.

Public/Semi-Public Uses and Recreation Areas - The public uses include the Township Building, Garage, Northern Montgomery County Vocational-Technical School, North Penn High School, General Nash Elementary School, Inglewood Elementary School, Christopher Dock Mennonite High School, ten churches and two fire stations. Major recreational uses include the Towamencin Swim Club and Evansburg State Park.

Agricultural and Vacant Land - Approximately 1,997 acres of vacant land remain in the Township. It is estimated that approximately 50 percent of that remaining acreage is actively farmed.

COMMUNITY FACILITIES

Community facilities and services include public buildings, schools, parks and recreation facilities, police and fire protection, churches, health care, sewer and water facilities and libraries. Whether public or private, these facilities meet the needs of residents and businesses. They influence the location and rate of growth in the Township. The locations of community facilities, exclusive of water and sewer services, are noted on Map 9.

Government Administration - Five Supervisors are elected to govern Towamencin Township. The Board of Supervisors appoint a Township Manager and a Police Chief to administer the government services and provide for the public safety. The Township Supervisors appoint citizens to the Planning Commission, Zoning Hearing Board, Park and Recreation Committee, Swim Club Committee, Upper Gwynedd-Towamencin Municipal Authority and Board of Auditors. A Township Engineer is also appointed.

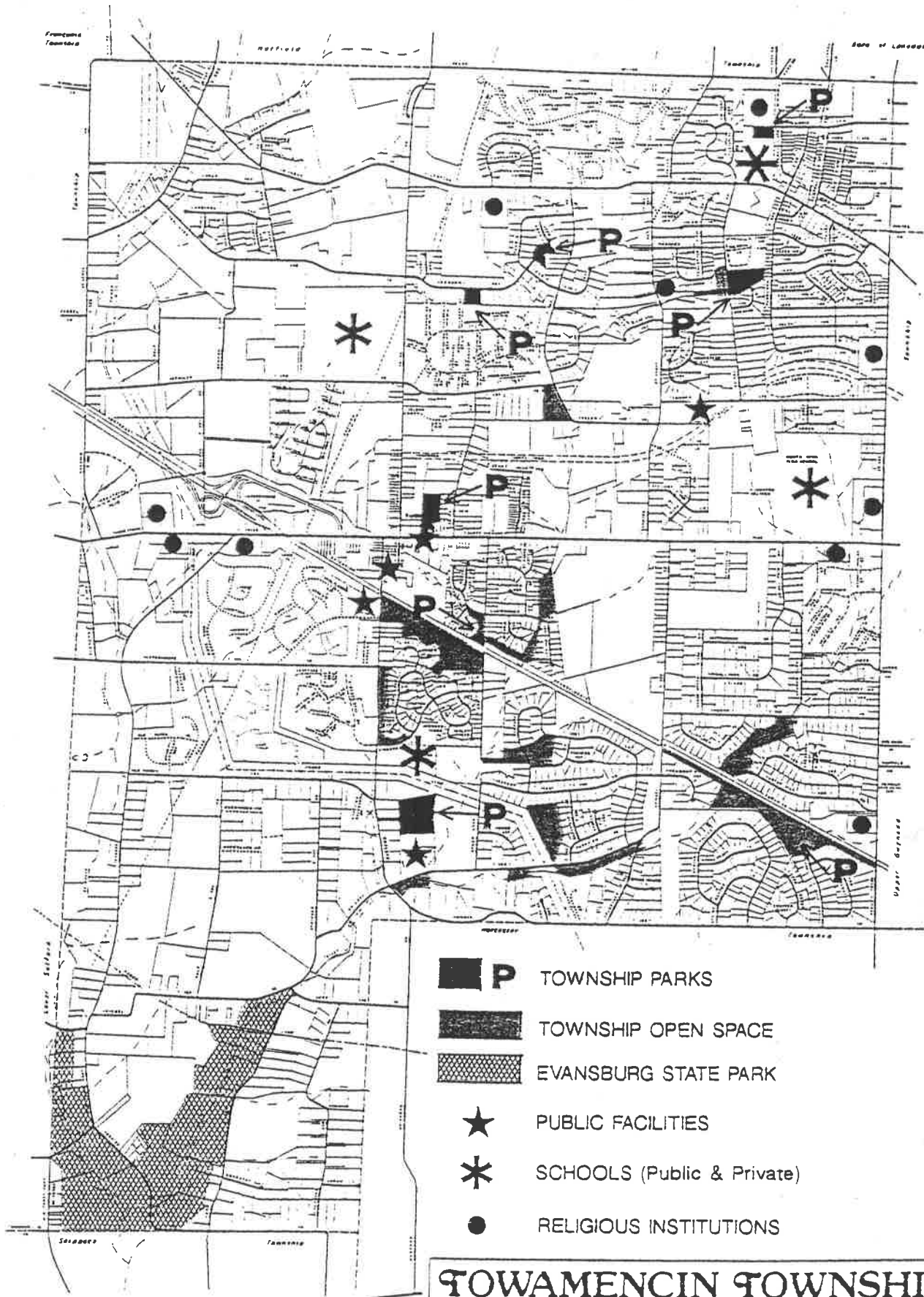
Government Finance - In 1988 the Township Government will be financed through a real estate tax at a rate of 24.5 mils, (19 mils - General Fund, 2 mils - Fire Protection, 2.5 mils - Sanitary Sewer, 1 mil - Park and Recreation). The Township also assesses an occupation privilege tax of \$10.00 and a per capita tax of \$10.00. The Township also assesses a one percent real estate transfer tax.

Township Municipal Building - The Township Municipal Building is located at 1655 Sumneytown Pike. It houses both the administrative staff and the police department. It is in excellent condition but lacks adequate office space and meeting space. Monthly meetings of the Supervisors and other heavily attended Township meetings must be held in the Towamencin Fire Company building on Bustard Road. The Township will purchase the Third Federal Savings and Loan Building located adjacent to the Municipal Building on Sumneytown Pike. That is expected to satisfy projected space requirements.

Township Garage - The Township Garage and Public Works Facility is located on Montgomery Avenue. Some equipment and material is stored also at the Community Park located on Bustard Road.

Sanitary Sewage - The sanitary sewer system is operated by the Upper Gwynedd-Towamencin Municipal Authority. The system is designed to collect and transport waste water and sewage from Township land areas to the treatment facility located on Kriebel Road. Towamencin Township commissioned the preparation of the Towamencin Township Sewage Facility Plan - Act 537 Plan in July 1987. The Plan was prepared by EDM Consultants, Inc. of Lansdale, PA. The entire plan is incorporated herein by reference. A total five Wastewater Service Drainage Areas have been delineated. Those areas are shown on Map 10. The Wambold Road/Skipack Creek Interceptor Drainage Area presently is served by the existing 9,000 linear feet Wambold Road Interceptor. The Bustard Road Interceptor Drainage Area consists of 3,400 linear feet of 12-inch through 18-inch gravity sewers. The Towamencin Creek Interceptor Drainage Area is served by 14,000 linear feet of gravity sewer lines with size ranges of 8-inches to 18-inches. The Towamencin Township portion of the Kriebel Road Interceptor Drainage Area is serviced by 11,000 linear feet of sewers ranging in size from 10-inches to 24-inches. The Panhandle Area is not serviced by public sewers, but instead each home is served by individual on-lot systems. On-lot system failures have been noted in portions of the area. According to the Act 537 Plan,

COMMUNITY FACILITIES



- TOWNSHIP PARKS
- TOWNSHIP OPEN SPACE
- EVANSBURG STATE PARK
- PUBLIC FACILITIES
- SCHOOLS (Public & Private)
- RELIGIOUS INSTITUTIONS

TOWAMENCIN TOWNSHIP

Montgomery County, Pennsylvania

PLANNING CONSULTANT
 URBAN RESEARCH AND DEVELOPMENT CORPORATION
 URDC

0 400 800 1200 1600
 SCALE IN FEET
 NORTH

"each of the four areas serviced by sewers are independent of each other since there are four connection points at the treatment plant."

At the conclusion of a Five-Year Plan, the treatment capacity at the plant will be 6.5 million gallons per day (MGD). EDM Consultants has estimated the ultimate build-out wastewater flow projection to 4.57 MGD, leaving an excess capacity of 1.93 MGD.

Water - Water service is provided by the North Penn Water Authority of Lansdale. Those areas of the Township served by the NPWA are shown on Map 11. Several wells located within the Township borders partially supply the water needed by Township residents and businesses. Recent droughts and dwindling groundwater supplies have precipitated the NPWA to press for the implementation of the Pt. Pleasant Pumping Station Project which would supply water to the North Penn area from the Delaware River.

Storm Water Management - The Township's Subdivision and Land Development Ordinance adopted in 1981 requires the management of storm water runoff in new developments. Subdivisions and land developments which predate the ordinance lack storm water management systems in most cases.

Recreation and Open Space - Towamencin Township owns 123 acres of recreation land, 88 acres of which is classified as open space. The inventory of existing public and private recreation lands and facilities is presented on pages 27 and 28. Table 4 presents the recreation and open space facilities by Planning Area. The Township commissioned the preparation of the Towamencin Township Parks, Recreation and Open Space Plan by Urban Research & Development Corporation in 1987. This Plan inventories the open space, parks and recreation resources of the Township (both facilities and programs). The entire Plan is incorporated herein by reference.

Police Protection - As of January 1988, the Township's police force consisted of 14 full-time officers.

Fire Protection - Adequate fire protection is essential to the protection of people and property. The Township is served by the Township Volunteer Fire Company formed in 1949. A station is located on Bustard Road and has been in service since 1963. In 1985, the fire company dedicated a new substation located on Snyder Road. Additional volunteer fire companies located in adjacent municipalities provide reciprocal assistance when it is required.

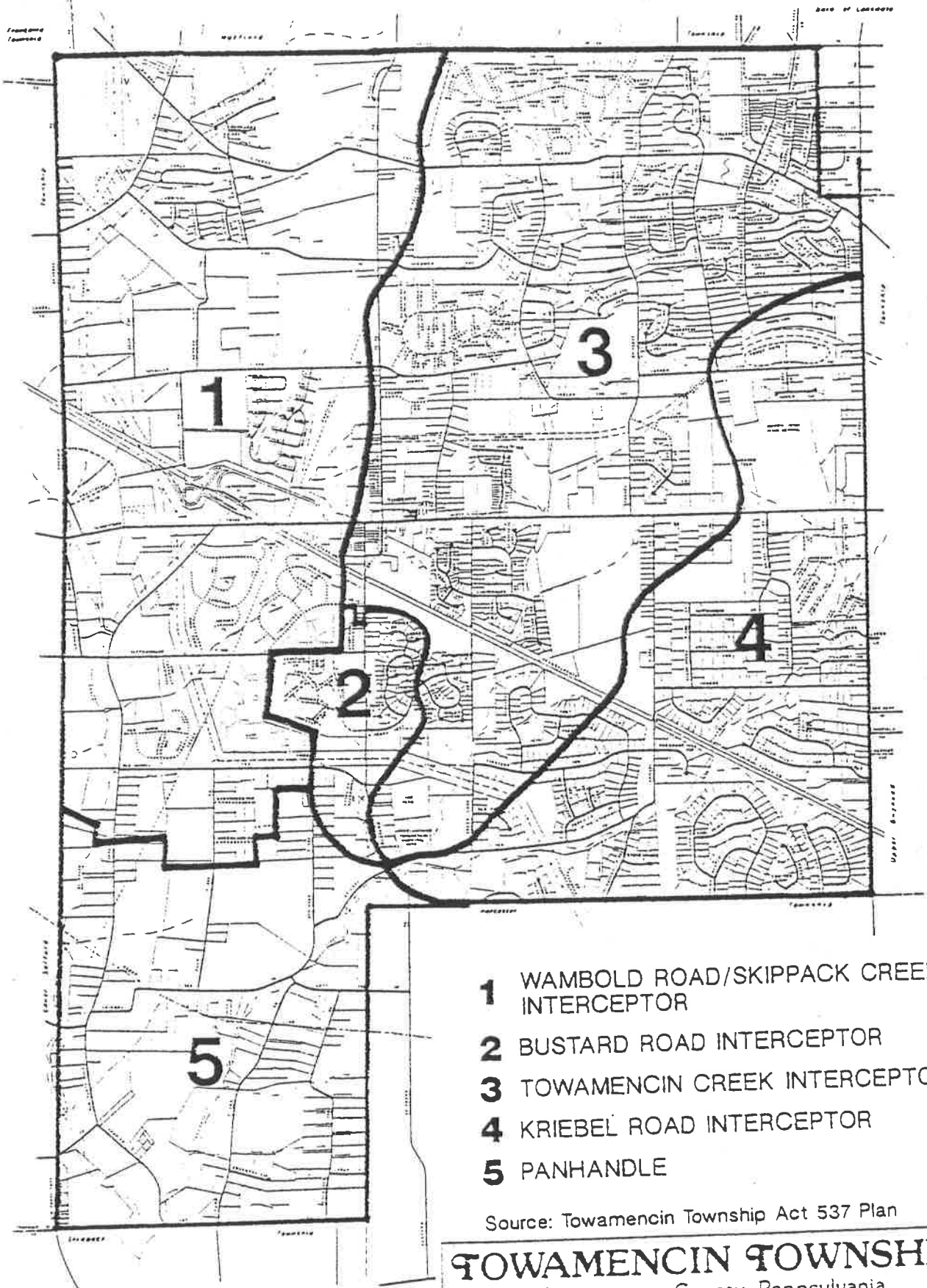
Solid Waste - Private trash haulers collect the trash and contract on an individual basis with Township residents and businesses. Private haulers dump trash in landfills of their choice. Landfill space is becoming limited and tipping fees continue to escalate. The cost of trash removal continues to rise for Township residents and businesses. Towamencin Township is a member of the North Penn Area Regional Waste Management Commission. The purpose of the Commission is to act on behalf of the twelve-member municipalities in meeting their requirements of the Solid Waste Management Act of 1980 (Act 97)--chiefly to develop a plan for the collection and disposal of solid waste. The twelve-member municipalities are the Township of Franconia, Hatfield, Montgomery, Towamencin, Upper Gwynedd, Lower Gwynedd and the Boroughs of Hatfield, North Wales, Souderton, Telford and Lansdale.

Education - Inglewood Elementary School, General Nash Elementary School and North Penn High School are located within the Township. In addition, two private church-related schools, Christopher Dock Mennonite High School and Calvary Baptist Church Academy are located in Towamencin Township. The Northern Montgomery County Vocational/Technical High School is located on Sumneytown Pike next to the high school. The North Penn School District offers an extensive curricula of adult evening and community enrichment programs.

Institutions of higher learning such as the Montgomery County Community College, Gwynedd Mercy College and the Ambler Campus of Temple University are located within a short driving distance of the Township.

Child Care - The economics necessity of the two-income family has caused child care to be a greater concern. The Bambi Day School located on Morris Road is the only such facility located within the Township. There are

WASTEWATER SERVICE DRAINAGE AREAS



- 1** WAMBOLD ROAD/SKIPACK CREEK INTERCEPTOR
- 2** BUSTARD ROAD INTERCEPTOR
- 3** TOWAMENCIN CREEK INTERCEPTOR
- 4** KRIEBEL ROAD INTERCEPTOR
- 5** PANHANDLE

Source: Towamencin Township Act 537 Plan

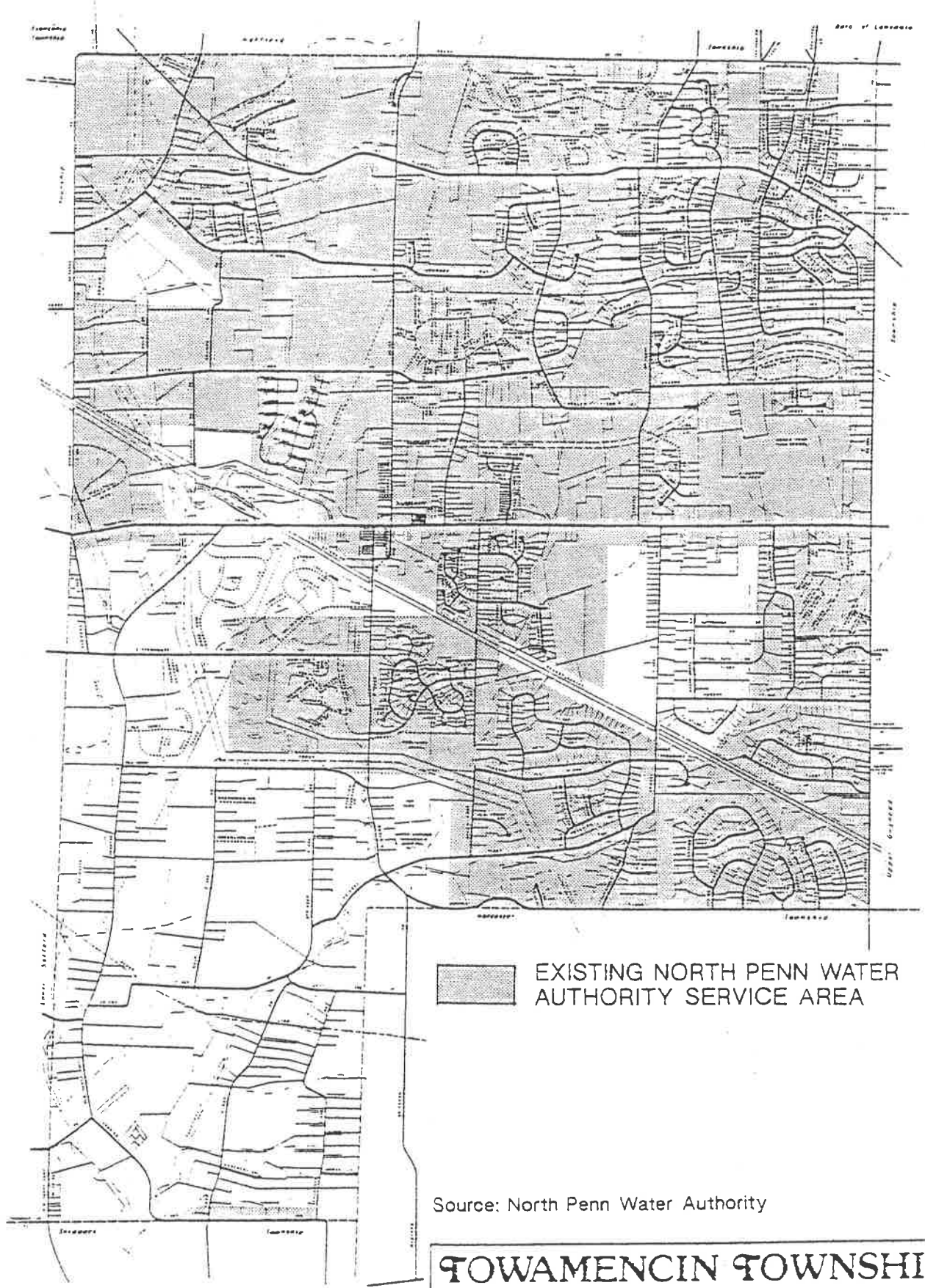
TOWAMENCIN TOWNSHIP
 Montgomery County, Pennsylvania

URDC
 URBAN RESEARCH AND DEVELOPMENT CORPORATION

SCALE: 1" = 1000'

100 1000 1400 1800 2000

NPWA WATER SERVICE AREA



 EXISTING NORTH PENN WATER AUTHORITY SERVICE AREA

Source: North Penn Water Authority

TOWAMENCIN TOWNSHIP
 Montgomery County, Pennsylvania

PLANNING COMMISSION
 URBAN RESEARCH AND DEVELOPMENT CORPORATION
 1000 PENNSYLVANIA AVENUE, SUITE 1000, PHILADELPHIA, PA 19106

SCALE 1" = 1000'
 0 1000 2000 3000 4000
 FEET

DATE: 10/15/88
 BY: J. J. TAYLOR, JR.
 10/15/88

numerous in-home day care providers within the Township.

OPEN SPACE/RECREATION FACILITIES BY PLANNING AREA

Area/Facility	Acreage (If Known)
Area 1	
1. Christopher Dock Mennonite High School	39.9
2. Christ Lutheran Church	--
Area 2	
1. Drinnon Circle Site	2.8
2. Heebner Way Site	2.2
3. Morgandale Condominiums	--
4. Keeler Road Site	5.9
5. Specht Fields/Township Building	3.8
6. Assumption Catholic Church	--
Area 3	
1. Immanuel Church	--
2. Crown Park Apartments	--
3. Trinity Lutheran Church	--
4. Inglewood School Township Site	2.2
5. Ingelwood Elementary School	13.0
6. Schwenkfelder Manor	--
7. Woods Edge Apartments	--
8. Towamencin Swim Club	6.7
9. Morgan House	2.6
10. Seventh Day Adventist Church	--
11. Christ United Methodist Church	--
12. Calvary Baptist Church/School	--
13. North Penn High School	88.0
14. Northern Montgomery County Vo-Tech	18.0
Area 4	
1. Sunrise Condominiums	--
2. Twin Lakes Country Club	49.6
3. Towamencin Mennonite Club	--
4. United Church of Christ	--
Area 5	
1. Pembleton Farms Sites	24.5
2. Regent Manor Sites	10.2
3. Stonebridge II Site	9.2
4. Bustard Park	13.9
5. General Nash Elementary School	14.2
6. Kriebel Road Sites	13.5
7. Valley View Road Site	3.7
Area 6	
1. Green Valley/Morgan Way Sites	2.3
2. Hunter Villa Site	10.7
3. Congregation Beth Israel	--
4. Timber Creek Condominiums	--
5. Chatham Village Condominium	--
6. Hunter Hill Site	11.8
7. Church of God	--
Area 7	
1. Fischer's Pool (includes Worcester Twp. portion)	51.4
2. Evansburg State Park (portions in Towamencin)	88.0+

Table 5

EMPLOYMENT GROWTH TRENDS BY ECONOMIC SECTOR: 1979 TO 1986

INDUSTRY	MONTGOMERY COUNTY				PENNSYLVANIA			
	CHANGE 1979-1985		CHANGE 1985-1986		CHANGE 1979-1985		CHANGE 1985-1986	
	Percent	Category	Percent	Category	Percent	Category	Percent	Category
Total Wage and Salary Employment	13.3 (10.2)	Fast growth	2.1 (5.4)	Slow growth	(1.6) (20.8)	Slow decline	1.9 (3.8)	Slow growth
Manufacturing	13.4	Fast decline	4.2	Fast decline	(8.9)	Fast decline	(1.2)	Fast decline
Transportation and Public Utilities	20.6	Fast growth	1.8	Fast growth	6.2	Slow decline	4.6	Slow decline
Wholesale and Retail Trade	56.5	Very fast growth	8.8	Slow growth	11.2	Slow growth	4.3	Fast growth
Finance, Insurance and Real Estate	40.0	Very fast growth	5.6	Very fast growth	23.4	Fast growth	5.1	Fast growth
Services								

SOURCES: Fuller, T. E. and Gillis, W. R.; Road to Renaissance; Penn State University; March, 1986.
Fuller, T. E. and Gillis, W. R.; Road to Renaissance II; Penn State University; March, 1987.

Table 6

INDUSTRIES AND INDUSTRIAL EMPLOYMENT, TOWAMENCIN TOWNSHIP

INDUSTRY	1986		PRODUCT
	EMPLOYMENT	PRODUCT	
ADAC - Div. Anchor Darling Industries	30	Pipeline Products	
A. P. Metal Crafters	20	Sheet Metal Components	
Aline Components, Inc.	25	Plastic Injection Molding	
B. H. L. & Co.	-	Steel Pipe	
Continu-form	100	Business Forms	
Greene, Tweed Co.	255	Hydraulic seals	
Warren N. Helman	10	Machine Shop	
Hodgson Quick Printing	4	Printing, Typesetting, Word Processing	
Homebuilders Warehouse	9	Millwork	
Nice Bearings Products, Inc.	250	Steel Ball Bearings	
Taurus Furniture Industries, Inc.	12	Upholstered Furniture	
Transducer Systems, Inc.	34	Electro Magnetic Products	

SOURCE: Montgomery County Industrial Directory, 1986-87 Edition, Montgomery County Industrial Development Corporation, 1986.

Table 6
INDUSTRIES AND INDUSTRIAL EMPLOYMENT, TOWAMENCIN TOWNSHIP

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Nice Bearings Products, Inc.	250	Steel Ball Bearings
Taurus Furniture Industries, Inc.	12	Upholstered Furniture
Transducer Systems, Inc.	34	Electro Magnetic Products

SOURCE: Montgomery County Industrial Directory, 1986-87 Edition, Montgomery County Industrial Development Corporation, 1986.

THE PLAN FOR TOWAMENCIN TOWNSHIP

NATURAL FEATURES PLAN

LAND USE PLAN

COMMUNITY FACILITIES PLAN

TRANSPORTATION PLAN

ENERGY CONSERVATION PLAN

NATURAL FEATURES PLAN

As shown elsewhere, Township land varies greatly in its suitability for development. Flood prone land should remain completely in open space while other land areas can support more intense development. The Township places a great deal of importance on the preservation of environmentally sensitive areas such as floodplains, wetlands and steep slopes as shown on the Natural Features Map.

GUIDELINES FOR THE PRESERVATION OF NATURAL FEATURES

Steep Slopes

- ◆ Keep natural vegetation intact.
- ◆ Preserve areas of 25%+ slopes in open space.
- ◆ Require larger lot sizes in steep slope areas.

Floodplains

- ◆ Prohibit all building.
- ◆ Avoid paving and disturbance of natural vegetation.
- ◆ Seek to preserve permanently as private or public open space.

Groundwater

- ◆ Control the percentage of lots covered by buildings and paving to allow water to be absorbed into the ground.
- ◆ Make sure all septic systems are designed and operated properly.
- ◆ Monitor underground storage tanks for leaks.
- ◆ Avoid polluted storm water runoff.
- ◆ Avoid high volume withdrawals of groundwater.
- ◆ Extend public water lines to developing areas.

High Water Table Soils

- ◆ Preserve all wetlands as open space.
- ◆ Place on-lot septic systems and buildings outside these areas.
- ◆ Waterproof basements.
- ◆ Carefully design any drainage changes.
- ◆ Locate buildings in naturally dryer portions of a tract.

Wooded Areas

- ◆ Prevent the unnecessary cutting of trees during building.
- ◆ Remove diseased and dead trees from Township-owned open space and replant trees as required.

Shallow Depth to Bedrock

- ◆ Discourage building.

Natural Drainage Channels

- ◆ Preserve adequate width along channels. Keep lands open within 15 feet of banks of natural drainage channels and small drainage ways.
- ◆ Prevent erosion within drainage channels.

Creeks

- ◆ Prevent soil erosion to avoid sedimentation of creeks.
- ◆ Prevent runoff from polluting creeks with road salts, pesticides, grease, oil and animal wastes.
- ◆ Require building and paving setbacks from creek and intermittent stream banks (25 foot minimum).

LAND USE PLAN

The Land Use Plan is the major component of the Comprehensive Plan. This Plan is intended to direct where different general types and intensities are appropriate, and which areas should be preserved. This land use plan will serve as a general guide for revisions to the Township's zoning regulations.

The tables on the following pages summarize the different land use categories depicted on the Comprehensive Plan Map (on page 44). These tables describe the category and some example of uses in the Township.

Only very modest changes in land use will result from this Plan. Planned Business Campus and Planned Highway Commercial land uses will be expanded along Sumneytown Pike in the vicinity of the Pennsylvania Turnpike Interchange. Planned Business Campus uses will be expanded in the vicinity of Forty Foot Road and also along Montgomery Avenue.

Residential land uses along Sumneytown Pike in the vicinity of the Pennsylvania Turnpike Interchange are to be eliminated. No other changes in the scope or density of Residential Land Uses will result.

Table 7

RESIDENTIAL LAND USE CATEGORIES

LAND USE CATEGORY	EXAMPLES OF LOCATIONS	GENERAL PURPOSE	HOUSING TYPE	GENERALIZED DENSITY
Rural Residential	Old Forty Foot Road	Agriculture; Very low density development	Single family detached	2 acres per Dwelling Unit
Rural Suburban Residential	Schlosser Road	Agriculture; Very low density development	Single family detached	1.5 acres per Dwelling Unit
Low Density Sub-urban Residential	Valley View Way	Agricultural; Low density residential with protection from incompatible uses	Single family detached	3/4 of an acre per Dwelling Unit
Medium Density Sub-urban Residential	Woodlawn Drive	Provide carefully controlled housing types with moderate densities	Single family detached	1/2 of an acre per Dwelling Unit
High Density Sub-urban Residential	Dean Drive; Valley Way	Provide high density housing with adequate buffers from incompatible uses	Single family detached	1/4 of an acre per Dwelling Unit
Urban Residential	Morgandale	Provide high density residential developments buffered from less dense residential areas	Condominium; Townhouse; Apartment	10 acre tract size
Cluster Residential	Grist Mill Run	Provide a mixture of housing types with adequate open space	Single family detached; Single family semi-detached apartment	100 acre tract size
Manufactured Housing	Walnut Meadows	Provide for mobile or modular home development	Single family detached; Manufactured	10 acre tract size

Table 8
COMMERCIAL, BUSINESS AND INDUSTRIAL, LAND USE CATEGORIES

LAND USE CATEGORY	EXAMPLES OF LOCATIONS	GENERAL PURPOSE	HOUSING TYPE	GENERALIZED DENSITY
Planned Highway Commercial	Southside Summeytown Pike at Buxard Road	To provide for planned commercial uses oriented toward the travelling public with coordinated layout & access	Motels, Service Stations	Careful control of access onto arterial highways to avoid traffic conflicts
Village Commercial	North and southside Forty Foot Road near Summeytown Pike	To provide for carefully controlled commercial and government uses serving nearby neighborhoods and Township residents	Banks, Retail Sales, Services	Careful control of access onto arterial highways, careful control of types of uses to ensure compatibility with surrounding uses
Planned Shopping Center	Forty Foot Road near Allentown Road	To provide carefully controlled retail commercial uses serving nearby neighborhoods	Grocery Store, Drug-store, Retail Clothing	Carefully controlled access onto arterial highways to avoid conflicts
Planned Business Campus	Montgomery Avenue	To provide for office and related business uses in a campus-like setting	Offices, Limited Warehousing, Research facilities	10 acre minimum tract size, 1 acre minimum lot size
Planned Industrial	Detweiler Road	To provide for light industrial uses with open space, landscaping and well-planned interior roads	Light industries, Warehousing	10 acre minimum tract size, 1 acre minimum lot size

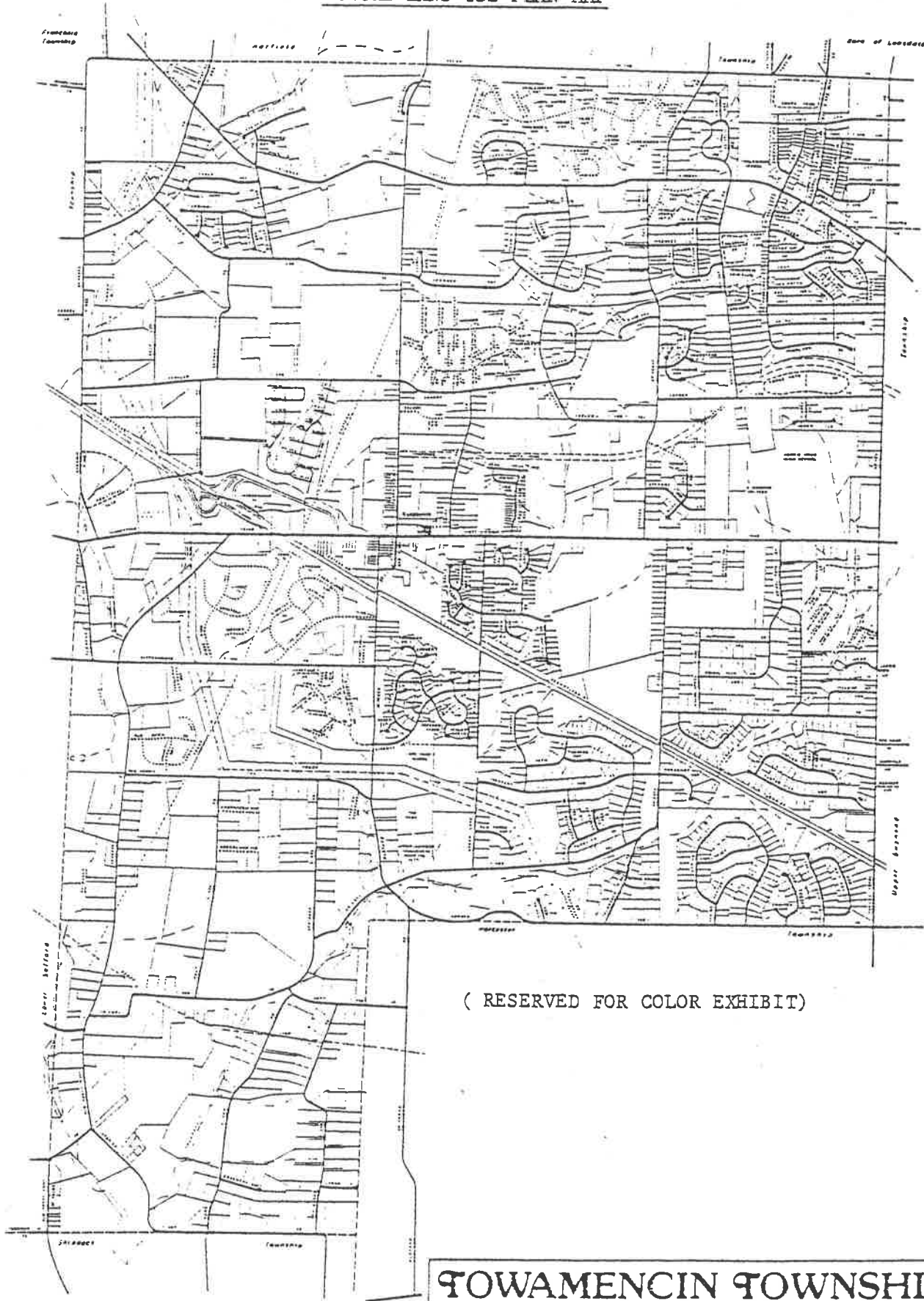
Table 9

COMMUNITY FACILITY AND ENVIRONMENTAL PRESERVATION USES

LAND USE CATEGORY	EXAMPLES OF LOCATIONS	GENERAL PURPOSES	HOUSING TYPE	GENERALIZED DENSITY
COMMUNITY FACILITIES				
Public/Quasi-Public	Towamencin Fire Company	To provide for public and related uses while making sure they are comparable with adjacent uses	Fire Stations, Government Buildings, Churches	Careful controls of types of uses permitted and adequate parking facilities
School/Park	Inglewood Elementary School	To provide integrated recreation/education centers with shared facilities compatible with surrounding residential uses	Public and private schools and Township Parks	Adequate active recreation facilities; 10-15 acre minimum size
ENVIRONMENTAL PRESERVATION				
Floodplains; Wetlands; Alluvial Soils; Stream Preservation; Steep Slopes	Towamencin Creek (inclusive)	To provide for the preservation and protection of valuable natural areas	Streams	No building permitted in Floodplain, Alluvial Soil or Steep Slope areas

MAP 14

FUTURE LAND USE PLAN MAP



(RESERVED FOR COLOR EXHIBIT)

TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

GRAN RESEARCH AND DEVELOPMENT CORPORATION

Scale: 1" = 1000'

COMMUNITY FACILITIES PLAN

Community facilities are buildings and land that are needed to support residents and development. These facilities include schools, parks sewer and water systems.

PARKS, RECREATION AND OPEN SPACE PLAN

The following paragraphs are excerpts taken from the Towamencin Parks, Recreation and Open Space Plan. Map 15 presents the recommendations in graphic form.

Since recreation serves a wide variety of people and interests, it should be thought of as an interrelated system. The general functions of a recreation, park and open space system for Towamencin are threefold:

- ◆ To provide indoor and outdoor recreation opportunities.
- ◆ To preserve and enhance unique land, natural resources and life process areas.
- ◆ To provide form and structure to existing development areas and to guide future development patterns.

Recreation Experiences Must Be Satisfying

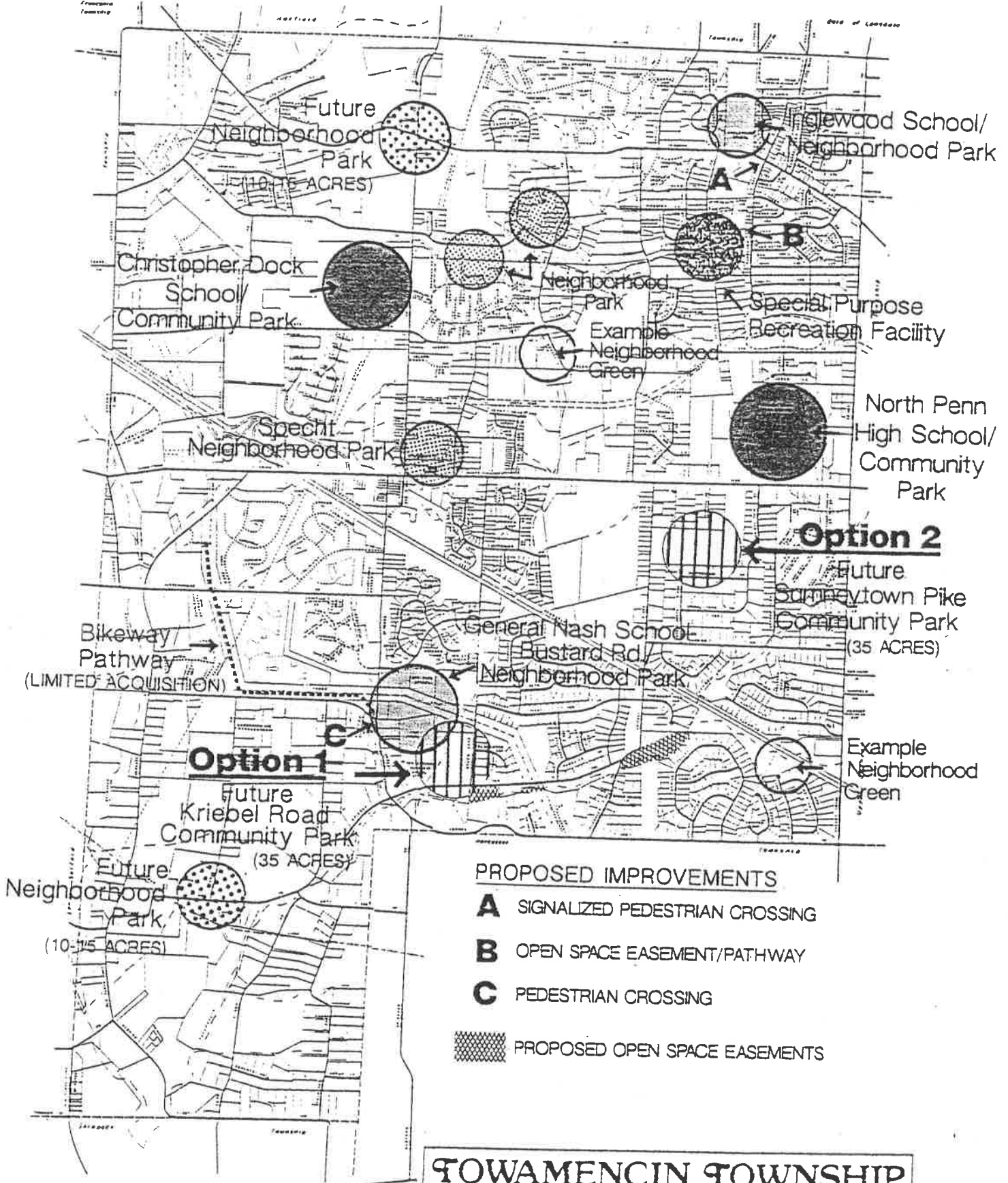
The Plan must be committed to providing a balanced variety of recreation experiences for each Towamencin resident. Each resident hopes to derive a variety of leisure time experience from his recreational activities.

Four major categories of indoor and outdoor recreational experiences should be available:

- ◆ Physical Recreation
- ◆ Social Recreation
- ◆ Environmental related activities
- ◆ Cultural, educational and creative aesthetic recreational activities

Since each person participates in recreational activities because of the experiences he derives, appropriate recreational opportunities must be made available. A prerequisite for these opportunities is a set of programs for many recreational experiences and facilities and open space areas that are located to conveniently serve the residents. The Plan recognizes that the experiences enjoyed in a small playfield near home are different from the experiences enjoyed in a large recreational area like Evansburg State Park. Therefore, a need exists for a hierarchy of facilities and open space oriented to provide the variety of desired recreation experience in the most convenient and efficient manner.

RECOMMENDED PARKS, RECREATION AND OPEN SPACE CONCEPTS



TOWAMENCIN TOWNSHIP
 Montgomery County, Pennsylvania

ADMINISTRATION/ORGANIZATION PLAN - RECREATION

Immediate Actions

- ◆ Establish a Recreation Coordinating Council comprised of public, quasi-public and private recreation program providers to:
 1. coordinate programs,
 2. maximize existing and future recreation facilities,
 3. eliminate program duplication and scheduling and user conflicts, and
 4. to provide cooperative buying arrangements for equipment.

The Recreation Coordinating Council should meet at least four times a year.

Future Actions

- ◆ Establish a 5 year Capital Improvements Program for Recreation.
- ◆ Establish a Park and Recreation Commission to provide planning and policy recommendations to the Board of Supervisors.

RECREATION PROGRAM PLAN

Immediate Actions

- ◆ The newly formed Recreation Coordinating Council should continuously evaluate the need for and, when warranted, provide recreation opportunities in the following basic recreation program categories: Arts and crafts; Clubs, hobbies, special interest groups; Dance; Drama; Language arts; Music; Outdoor recreation; Service (assisting others); Social recreation (group sittings); Special events; Sports, games, aquatics.
- ◆ Continue the excellent programming currently provided by the Township, School District, Towamencin Youth Association and others.

Future Actions

- ◆ Expand the Township's Summer Recreation Program for children beyond grade 6. Provide programs for teenagers and adults.
- ◆ Encourage expanded use of volunteers and local sponsorships for additional skill sports, music, art, safety and first aid.

RECREATION FACILITIES PLAN

Immediate Actions

- ◆ Establish a joint Township/Christopher Dock Mennonite High School cooperative agreement to develop a School/Community Park. Mutually cooperate on recreation programming; equipment and facilities (ballfields); liability and accident insurance; maintenance and security. This will reduce the Township's community park acreage needs by approximately 26 acres.
- ◆ Establish a joint Township/North Penn School District (like Christopher Dock Mennonite High School) cooperative agreement to develop a School/Neighborhood Park facility at the Inglewood Elementary School and the General Nash Elementary School, linking contiguous acreage owned by both entities. Additionally, a joint Township/North Penn School District cooperative arrangement should be established to provide a School/Community Park at North Penn High School.
- ◆ The Township should fill and grade a 2 acre portion of Bustard Park to increase the amount of park land for play fields, etc.
- ◆ The Township should install a traffic signal or blinking light and pedestrian crossing at the intersection of Woodlawn Drive and Allentown Road to:

- improve safety and access to the Inglewood Elementary School/park.
- link the Inglewood School/Neighborhood Park with the Towamencin Swim Club and the Morgan House.
- establish a pathway to the Towamencin Creek and the Swim Club.

- ◆ The Township should continue to estimate the Towamencin Swim Club's annual operating and capital improvement costs for the next five years and prepare a revenue plan to meet these costs.
- ◆ A second community swimming pool does not appear to currently be needed or supportable based upon estimates of the Township's population and swimming participation rates. Consideration should be given to developing a new larger pool at Fischer's Park. This pool most likely would replace the existing Towamencin Swim Club facility. To determine whether the developing of a new pool at Fischer's Park and abandonment of the Towamencin Swim Club are advisable, the Township should undertake a special study to determine the financial and physical condition of both facilities.

Future Actions

- ◆ If the Township establishes cooperative relationships with Christopher Dock Mennonite High School and the North Penn School District (North Penn High School) the need for future Community Park acreage can be reduced to approximately 39 acres. The Township has at least two options:
 1. Acquire this additional acreage near the geographic center of the Township (e.g. Freddy Hill Farm). This will require the development of new bathroom facilities, etc.
 2. Acquire existing contiguous land parcels adjacent to the Bustard Road Park and expand the facility. A 56 acre tract exists at Kriebel Road and Green Lane. Another landlocked parcel exists adjacent to the PECO Utility right-of-way. Expensive snack bar and bathroom facilities would not have to be duplicated. Land costs may be less expensive.
- ◆ Unless otherwise provided, the Township should acquire approximately 10-15 acres of land in the vicinity of the Bremen Woods and Grist Mill Run developments and develop a Neighborhood Park to serve Planning acres 1 and 2.
- ◆ Due to projected population (2,100 persons) densities, the Township should ensure that suitable open space will exist for the development of a 10 acre Neighborhood Park within the proposed Towamencin Village residential development.
- ◆ Provide at least the following pathways:
 1. Seek (Township) permission from PECO to establish a pathway crossing the PECO utility right-of-way to link the General Nash Elementary School/Park with Bustard Park.
 2. Acquire an easement and establish a pathway from Woodlawn Avenue to the Towamencin Swim Club along Towamencin Creek.
 3. The Township should seek permission and then develop a bikeway/pathway along the existing PECO utility right-of-way beginning on the north side of Rittenhouse Road; crossing Rittenhouse Road, Bustard Road, Green Lane and Kriebel Road; and terminating on the north side of Morris Road. This will link neighborhoods with the Bustard/General Nash School/Park.

ENVIRONMENTAL/OPEN SPACE PLAN

Immediate Actions

- ◆ Prepare and enact a woodland/tree preservation amendment to the Subdivision and Land Development Ordinance.

- ◆ Prepare and enact a steep slope amendment to the existing Zoning Ordinance.
- ◆ Incorporate measures into the Township's existing Subdivision and Land Development Ordinance and Zoning Ordinance to protect and minimize the disturbance of wetlands.

Future Actions

- ◆ Periodically inspect and clean all drainage basins, channels and pipes.
- ◆ Periodically inspect open space areas, remove diseased trees and replant.
- ◆ Encourage citizens groups to help clean litter and debris from streams and stream banks.
- ◆ Where feasible, obtain easements or accept open space pathways within designated stream valleys to ensure public access and provide linkages with other park and recreation facilities, particularly along Kriebel Road.
- ◆ Continue to cooperate in the maintenance of Township owned Historic Sites (e.g. Lukins Cemetery and the Morgan Homestead).
- ◆ Require land developers to incorporate these measures in their building practices:
 1. Preserve the vegetation and keep the lands open within 25 feet of the banks of streams and 15 feet of banks of natural drainage channels and small drainageways.
 2. Preserve the maximum number of trees.
 3. Plant trees and/or other appropriate vegetation along streams.
 4. Seek the continued cooperation of the Montgomery County Soil Conservation District to minimize stream bank erosion.
 5. Encourage land development practices such as special fences and/or separate soil from water runoff which prevent soil erosion.
 6. Seed ground that is altered and cover it with thatch as quickly as possible.
- ◆ Prepare and implement a Storm Water Management Plan to coordinate runoff from development to development.

MAINTENANCE AND SECURITY PLAN - RECREATION

Immediate Actions

- ◆ Institute a Park Maintenance Management Program. Periodically review the location and condition of all recreation equipment and program its repair and/or replacement. The Township should establish a seasonal maintenance checkoff list and a seasonal calendar of anticipated projects.
- ◆ Centralize the maintenance of Township owned park facilities.

Future Actions

- ◆ Establish a long range Capital Facilities Plan for recreation.
- ◆ Continuously inspect all recreation facilities and equipment to maximize user safety.
- ◆ Evaluate the need for additional security devices to protect Township facilities.

PUBLIC RELATIONS AND COMMUNICATIONS PLAN - RECREATION

Immediate Actions

- ◆ Prepare, publish and distribute a short newsletter (include in a tax, sewer or water bill) to publicize recreation programs and facilities, park locations and other recreation related information.

Future Actions

- ◆ Prepare and distribute a brochure/map showing parks, schools and other facilities that serve the Township residents leisure needs.
- ◆ Enlist the cooperation of the local news media to provide coverage of recreation events and programs to gain additional public recognition.

TOWNSHIP MUNICIPAL BUILDING

- ◆ Township should periodically review its space requirements to determine needs.
- ◆ Township should proceed to acquire additional space as warranted.

POLICE PROTECTION

- ◆ Towamencin Township should periodically review its personnel and equipment needs.
- ◆ Towamencin should proceed to add additional personnel and equipment as needed.

FIRE PROTECTION

- ◆ The Bustard Road station and the Snyder Road substation of the Towamencin Township should be enlarged as required to house additional equipment as required.
- ◆ Additional fire and emergency rescue equipment and apparatus should be purchased as required, supported by Township tax revenues and private donations.

AMBULANCE SERVICE

- ◆ The deployment of ambulance equipment at stations within Township boundaries should be encouraged.
- ◆ Ambulance personnel should continue to receive the highest level of training.

EDUCATION

- ◆ North Penn School District is currently investigating options to increase the size of facilities at General Nash Elementary School in response to projections of increasing enrollments. Modular, portable and permanently constructed classrooms are being considered. Additional teachers may or may not be required.
- ◆ No changes are contemplated at either Inglewood Elementary School or the North Penn High School.
- ◆ This Plan recommends that continued growth of facilities be provided as required with careful buffering and setbacks from adjacent residences.

LIBRARY

- ◆ There are currently no provisions for supporting library services for residents.
- ◆ This Plan recommends that the financial feasibility of developing a branch library be investigated. Should a library be determined feasible, it is the recommendation of this Plan that the library be centrally located.

SOLID WASTE

- ◆ The Solid Waste crisis is real. Each household generates an average of 1.3 tons of trash each year. This trash is collected by private haulers and dumped in landfills with diminishing capacity. It is the recommendation of this Plan that Towamencin Township continue to participate in the North Penn Regional Solid Waste Commission. It also supports the development of a regional advanced technology trash-to-steam incinerator at Moyer Packing in Franconia Township.

SANITARY SEWER SERVICE

- ◆ This Plan recommends that the Five Year Maintenance/Improvement Plan as contained in the Towamencin Township Sewage Facilities Plan - Act 537 Plan be implemented.
- ◆ Continuous programmed maintenance of the treatment facility and collection lines is a recommendation of this Plan.
- ◆ The adoption of an On-Lot Disposal System Management Ordinance for the Pan Handle area of the Township is a recommendation of this Plan. The inspection, maintenance and required rehabilitation of malfunctioning on-lot systems would be required.
- ◆ This Plan recommends that the Township consider alternatives to on-lot disposal systems in the Pan Handle area in view of system failures. Regardless of the chosen alternative, extension of centralized sewage collection and treatment to the Pan Handle area will require an amendment of Act 537 Plan.

WATER SERVICE

- ◆ Existing groundwater supplies have dwindled due to extended draughts and the depletion and contamination of aquifers.
- ◆ This plan recommends the implementation of the Point Pleasant Pumping Station Project which will divert water from the Delaware River and pump it to the North Penn area.

STORM WATER MANAGEMENT

- ◆ This Plan recommends that the Township commission a Township-wide Storm Water Management Study and Plan.
- ◆ It is a further recommendation that any recommended improvements be implemented immediately.

TRANSPORTATION PLAN

The following circulation improvements are taken from the Towamencin Township-Wide Traffic Study, 1987/1988 prepared by McMahon Associates and this Plan recommends their implementation:

Immediate Actions

- ◆ Signalize the intersection of Sumneytown Pike and Bustard Road. Interconnect to signal at Forty Foot Road and Sumneytown Pike.
- ◆ Signalize the intersection of Sumneytown Pike and the Pennsylvania Turnpike Interchange. Interconnect to signal at Bustard Road and Sumneytown Pike at the Interchange for left-turn lane.
- ◆ Widen Allentown Road in the vicinity of Allentown Road, Fretz Road and Derstine Road. Improve turning radii on Derstine/Fretz Road to improve site distance.
- ◆ Realign and improve intersection of Allentown Road/Troxel Road/Orvilla Road.
- ◆ Improve intersection of Sumneytown Pike/Forty Foot Road/Montgomery Avenue.
- ◆ At intersection of Wambold Road/Sumneytown Pike, widen Wambold Road to provide separate left turn, right turn lanes. Provide eastbound left turn lane.
- ◆ At intersection of Sumneytown Pike and Troxell Road widen Troxell Road to provide separate left turn, right turn lanes. Provide westbound left turn lane.
- ◆ At the intersection of Sumneytown Pike/Kriebel Road, widen Kriebel Road to provide separate left turn, right turn lanes. Improve turning radius on Kriebel Road.
- ◆ At the intersection of Allentown Road and Forty Foot Road (PA. Rt. 63) widen east approach, stripe eastbound/westbound for left turn lanes. Stripe northbound/southbound for left turn lanes.
- ◆ Place pavement striping/warning signal/signs for pedestrian crossing at intersection of Allentown Road and Woodlawn Avenue.

Future Actions

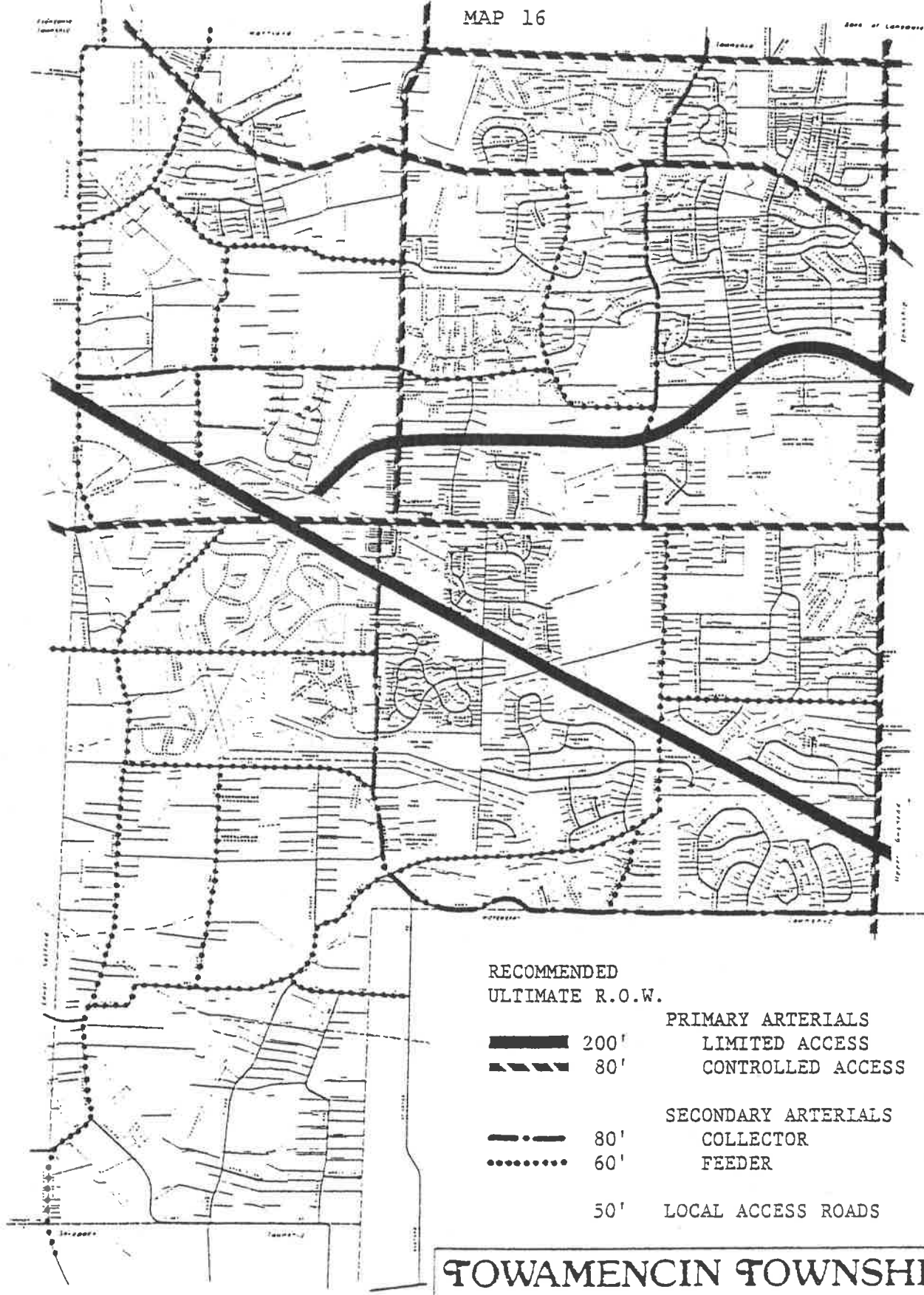
- ◆ Widen Sumneytown Pike from Wambold Road to Valley Forge Road (PA. Rt. 363) from two lanes to four lanes.
- ◆ Widen Valley Forge Road from Welsh Road (Rt. 63) to Morris Road from two to four lanes.
- ◆ Widen Forty Foot Road from Welsh Road (Rt. 63) to Bustard Road.
- ◆ Widen Allentown Road from Valley Forge Road (Rt. 63) to Forty Foot Road.
- ◆ Realign roadway at Orvilla Road and Troxel Road.
- ◆ Install road segment and bridge on Green Lane to connect Sumneytown Pike and Green Lane.

Changes in the Functional Classification of several Township roads are recommended. They are depicted on Map 16.

- ◆ Orvilla Road from Rt. 63 to Allentown Road changed to a Collector. Previously classified as a Feeder.
- ◆ Allentown Road changed to a Controlled Access-Primary Arterial. Previously classified as a Feeder.

1988 RECOMMENDED FUNCTIONAL ROAD CLASSIFICATIONS

MAP 16



RECOMMENDED
ULTIMATE R.O.W.

200'
80'

PRIMARY ARTERIALS
LIMITED ACCESS
CONTROLLED ACCESS

80'
60'

SECONDARY ARTERIALS
COLLECTOR
FEEDER

50' LOCAL ACCESS ROADS

TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

SOURCE: URBAN RESEARCH & DEVELOPMENT CORP.
McMAHON ASSOCIATES
Transportation Engineers

UKDC URBAN RESEARCH AND DEVELOPMENT CORPORATION

DATE 1988 1000 2400 3200 4000

SCALE IN FEET

1" = 1000'

- ◆ Troxel Road from Allentown Road to Sumneytown Pike changed to a Collector. Previously classified as a Feeder.
- ◆ Detweiler Road from Wambold Road to Forty Foot Road changed to a Collector. Previously classified as a Feeder.
- ◆ Morris Road from Kriebel Road to Valley Forge Road (Rt. 63) changed to a Collector. Previously classified as a Feeder.
- ◆ Consider using solar systems for auxiliary heating (water heaters, passive heaters) in municipal buildings.
- ◆ Consider evaluating current street and other outdoor lighting such as mercury vapor or sodium vapor. Energy consumption savings could range from 10 to 80 percent while actual amount of lighting could increase anywhere from 31 to 186 percent of present levels.
- ◆ Use more energy efficient vehicles in the municipal fleet.
- ◆ Use gas saving radial tires on vehicles. These tires produce less rolling friction, two to five percent less in city driving and seven percent less on the open highway. Radials also last longer.
- ◆ Use "life cycle" cost analysis in Township procurement procedures. This analysis considers the estimated lifetime operating cost of a piece of equipment as part of the total equipment cost. For example, piece of equipment as part of the total equipment cost. For example, radial tires may have a higher initial cost than conventional tires, but over the life of the tire, radials may save enough in reduced fuel and replacement costs to more than offset the higher initial cost.

Review Township Ordinances for Ways to Save Energy

Township Officials can use this Comprehensive Plan document, the updated Zoning Ordinance, the Subdivision and Land Development Ordinance and building code provisions to help make the Township more energy efficient.

Seek to Increase Public Awareness and Education on Energy Conservation

Towamencin Officials should also work toward making residents, property owners, builders and developers more aware of the need for energy conservation in the Township. The following techniques are examples of what can be used to educate the public about the need for and value of energy conservation:

- ◆ Distribute energy conservation brochures, booklets or information packages explaining the importance and value of conserving energy and listing energy conservation techniques.
- ◆ Conduct energy seminars for local participation.
- ◆ Sell and encourage the purchase of water conservation kits.
- ◆ Conduct energy demonstrations to show specific examples of how energy conservation can actually work.
- ◆ Encourage qualified families to take advantage of the State weatherization programs which reduce home heating costs through publicly funded conservation improvements.
- ◆ Encourage schools to apply for funds from the State's Institutional Conservation Program for planning and making energy conservation improvements.

WHAT CAN RESIDENTS DO?

Residents and property owners have a major role to play in conserving energy. Research has demonstrated that two families living next door to each other, in homes that from a technological and construction standpoint are

identically energy efficient, can have energy bills differing by as much as 100 percent. Clearly, lifestyle and energy consciousness are vital factors in increasing total energy efficiency. The following information and suggestions, if used, can result in both energy conservation and considerable savings to residents.

Find Ways to Save Energy in Heating, Cooling, Appliances and Driving

Residents and property owners should consult some of the numerous pamphlets and booklets available on how to save energy. These methods are too numerous to explain within this Plan.

WHAT CAN INDUSTRIES AND BUSINESSES DO?

Over 60 percent of the nation's energy is consumed by industrial and commercial uses. Industrial plants and businesses are encouraged to develop and implement energy conservation programs. Many of the suggested techniques in this Plan can be applied to industry and business.

Conservation measures that could be undertaken by industries and businesses could include energy audits of the building and the operations, energy awareness programs for employees, more efficient use of lighting, lowering of temperature during the heating season and raising it during the air conditioning season. Because the size and nature of industries vary considerably, the potential energy conservation activities will differ from one firm to another.

WHAT CAN DEVELOPERS AND BUILDERS DO?

Developers and builders also share the responsibility of conserving energy. The Township should require builders to construct energy-efficient buildings. Energy efficient site planning and landscaping will also contribute toward energy conservation.

ACTION PROGRAM

ACTION PROGRAM

This Comprehensive Plan should be carried out through a continuous process of planning and action. The understanding and continued participation of Towamencin Township residents will be valuable in this process. This section describes parts of the "Action Program" which will move the objectives and recommendations of this Comprehensive Plan toward reality.

CONTINUING PLANNING

This Comprehensive Plan must be used consistently in every decision pertaining to land use and circulation. Then and only then will it really be a useful document. The test of each proposal affecting either one of these areas should be a question: "Does it conform with our Comprehensive Plan?" or "Does it carry out the goals of the Plan?"

But the Plan should be annually reviewed and, if necessary, updated to reflect the major problems of the time. As part of this continuing planning program, Towamencin Township should maintain a close working relationship with adjoining municipalities on planning, development, and preservation matters.

Continued consultation and technical assistance from specialists in law, planning, engineering, finance and other disciplines is vitally important to effectively carry out the Plan. Wise use of these specialists will save time, provide realistic alternative solutions, and in the long run result in high quality, timely services to Township residents at comparatively small costs.

IMPLEMENTATION TOOLS

This Comprehensive Plan is a valuable document because it provides the policies for guiding the future development and preservation of Towamencin Township. The Plan is not, however, a legislative document. Four types of ordinances can help implement the Plan: (1) the zoning ordinance, (2) the subdivision and land development ordinance, (3) building and housing codes, and (4) the official map.

ZONING

The zoning ordinance is the legal tool for regulating the use of land. Its regulations apply to: (1) the height and bulk of buildings and other structures, (2) the percentage of a lot that may be occupied and the dimensions of yards required, (3) the density of development and (4) the actual use of the land.

The zoning ordinance has two parts: (1) an official zoning map which delineates land use districts and (2) the text which provides general information regarding administration of the ordinance and regulations for each zoning district.

The changing conditions in the Township, the plans and projects which are creating more and more impacts, the policies in this Plan and the revisions to the Pennsylvania Municipalities Planning Code will require some changes to the present Township Zoning Ordinance.

These changes include, but are not limited to the development and enactment of steep slope, stream preservation and wetlands preservation amendments to the Zoning Ordinance.

Subdivision and Land Development Ordinance

The Subdivision and Land Development Ordinance guides and controls the layout of streets, lots and utility systems. Subdivision control helps achieve the following results:

1. Coordinated street patterns.
2. Adequate utilities that protect streams, wells, and the land from pollution.
3. Reduced traffic congestion.
4. Installed improvements.

Amendments to the subdivision and land development ordinance will be needed to reflect changes in the Pennsylvania Municipalities Planning Code, to be compatible with the revised zoning ordinance and to

incorporate the latest principles and standards in subdividing and developing land.

Additional amendments will be needed to reflect changes in Functional Road Classifications; Design Standards for streets; and Storm Water Management (upon completion of the recommended Storm Water Management Study/Plan).

Building and Housing Codes

While the Zoning Ordinance and the Subdivision and Land Development Ordinance are primarily concerned with the development of land and uses on the land, neither controls the characteristics and conditions of structures on the land. Building and housing codes do that.

The building code provides minimum requirements which are designed to protect life and health and yield a maximum of structural safety. Specific provisions of the building code apply to construction, alteration, equipment, use and occupancy, location and maintenance of buildings and structures. It is necessarily quite technical and complex. The Township has an adopted building code based upon the Building Officials Conference of America (BOCA), 1987 Edition with amendments. The Township also has adopted the BOCA Plumbing Code, 1987 Edition with amendments.

Official Map

Section 401 of Act 247, the Pennsylvania Municipalities Planning Code, empowers the Township Board of Commissioners to make or cause to be made surveys of the exact location of the lines of existing and proposed public roads, watercourses and public grounds. This includes the widening, narrowing, extension, diminution, opening or closing of these roads, watercourses and public grounds. Act 247 also provides for the Commissioners to adopt, by ordinance, such surveys as the Official Map of the Township. When an Official Map is adopted, no permit may be issued or any building within the lines of any road, watercourse or public ground shown or laid out on the Official Map.

An Official Map is an important legal tool by which the Township can effectively implement portions of this Comprehensive Plan such as the preservation of land for the development of future park area. It is not the intent of the Official Map to force or compel a dedication of land without adequate and just compensation. Rather, it is intended to prevent development of buildings on a site so that planned roads, parks, etc. can be constructed in the future without incurring excessive public costs of clearing the land of structures.

Capital Improvements Program (CIP)

Towamencin Township has instituted a process to continually plan for needed capital improvements, especially to fund major road improvements. Major sanitary sewer "capital improvement" projects, as evidenced in the Township's Act 537 Plan need to be completed. Capital projects related to the acquisition and development of additional park and recreation facilities have been recommended in the Park, Recreation and Open Space Plan. Major road system improvements have been recommended and costed in the Township wide traffic study.

To carefully prepare for major future expenses and to help decide when and how they should be accomplished, many communities have found great value in a formal Capital Improvements Program (CIP). A CIP is a process of systematically and rationally identifying, prioritizing, planning and budgeting very large expenditures. It is a recommendation of this Plan that a coordinated Capital Improvements Program be developed for transportation, parks and recreation facility improvements.

ROLE OF THE TOWNSHIP PLANNING COMMISSION

One of the Towamencin Township Planning Commission's greatest responsibilities is to ensure that the Comprehensive Plan is carried out. But it has other responsibilities as indicated in the Pennsylvania Municipalities Planning Code (Article II):

A. The Planning Commission shall, at the request of the Township Supervisors, have the power and shall be required to:

- ◆ Prepare the Comprehensive Plan for the development of the Township and present it for the

consideration of the governing body.

- ◆ Maintain and keep on file records of its action.

B. The Planning Commission, at the request of the Supervisors, may:

- ◆ Make recommendations to the Supervisors concerning the adoption or amendment of an official map.
- ◆ Prepare and present a Zoning Ordinance to the Supervisors and make recommendations on proposed amendments to it.
- ◆ Prepare, recommend, and administer the Subdivision and Land Development Ordinance.
- ◆ Prepare and present building codes to the Supervisors.
- ◆ Promote public interest in, and understanding of, the comprehensive plan and planning.
- ◆ Make recommendations to governmental, civic and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals.
- ◆ Hold public hearings and meetings.
- ◆ In the performance of its functions, enter upon any land to make examinations and land surveys with the consent of the owner.

ROLE OF THE TOWNSHIP BOARD OF SUPERVISORS

The final decision on nearly every matter that affects the growth of Towamencin Township rests with the Board of Supervisors. They certainly have a vital role, if not the key role, in carrying out the Plan and insuring a continuing planning program. Hence, it is imperative that the Supervisors continue to maintain a relationship of trust and confidence in the advice and recommendations of the Planning Commission. The Township Supervisors and the Planning Commission should continue to keep one another informed of matters concerning development in the Township.

Library - There is no public library located within the Township. Residents can obtain library privileges at the Lansdale Public Library.

Ambulance Service - Ambulance service is provided by the Volunteer Medical Service Corps of Lansdale. All of the ambulance personnel receive specialized instruction, including certified Emergency Medical Technician training.

TRANSPORTATION CHARACTERISTICS

The transportation system of Towamencin Township and land development are closely related. Not only does development generate traffic, but roads are an important factor in determining where different types of development prefer to locate.

The objective is a smooth-flowing, well-designed circulation system which is maintained to a high level of safety. To achieve this objective, the Township commissioned the Towamencin Township Township-Wide Traffic Study - 1987-1988, prepared by McMahon Associates, Transportation Engineers of Willow Grove, PA. The purposes of the study were to examine the Township's existing traffic circulation system; project future traffic circulation demands and patterns; and, provide recommendations for improvements to both the existing and future traffic systems. The entire study is incorporated herein by reference.

Road Functions - Roads should function in a hierarchy for the most safety and efficiency. Traffic should flow from homes to local streets to feeder streets to collector streets to arterial highways. Definitions of this hierarchy of roads are offered below:

Primary Arterials

- Limited access highways deny access to adjacent property owners and provide access at only a limited number of grade separated interchanges.
- Controlled access highways place great restrictions upon access by adjacent property owners and provide for access at a few grade level intersections. There are two levels of controlled access roads; an urban category with a more restricted right-of-way width, and a rural category with a wider right-of-way where widening can be more easily accomplished.

Secondary Arterials

- Collectors connect local residential streets with primary arterials and carry a moderate volume of traffic.
- Feeders serve to connect residential streets with collectors or primary arterials.

Local Access Roads

- Residential streets connect with other streets at two or more points and provide access to adjacent properties on both sides of the street.
- Marginal access roads run parallel with and adjacent to arterials, providing access from the arterials to abutting properties and limiting the number of points along the arterial.
- Cul-de-sacs serve as local access streets with only one access point to other streets.

Source: 1978 Towamencin Comprehensive Plan, Montgomery County Planning Commission.

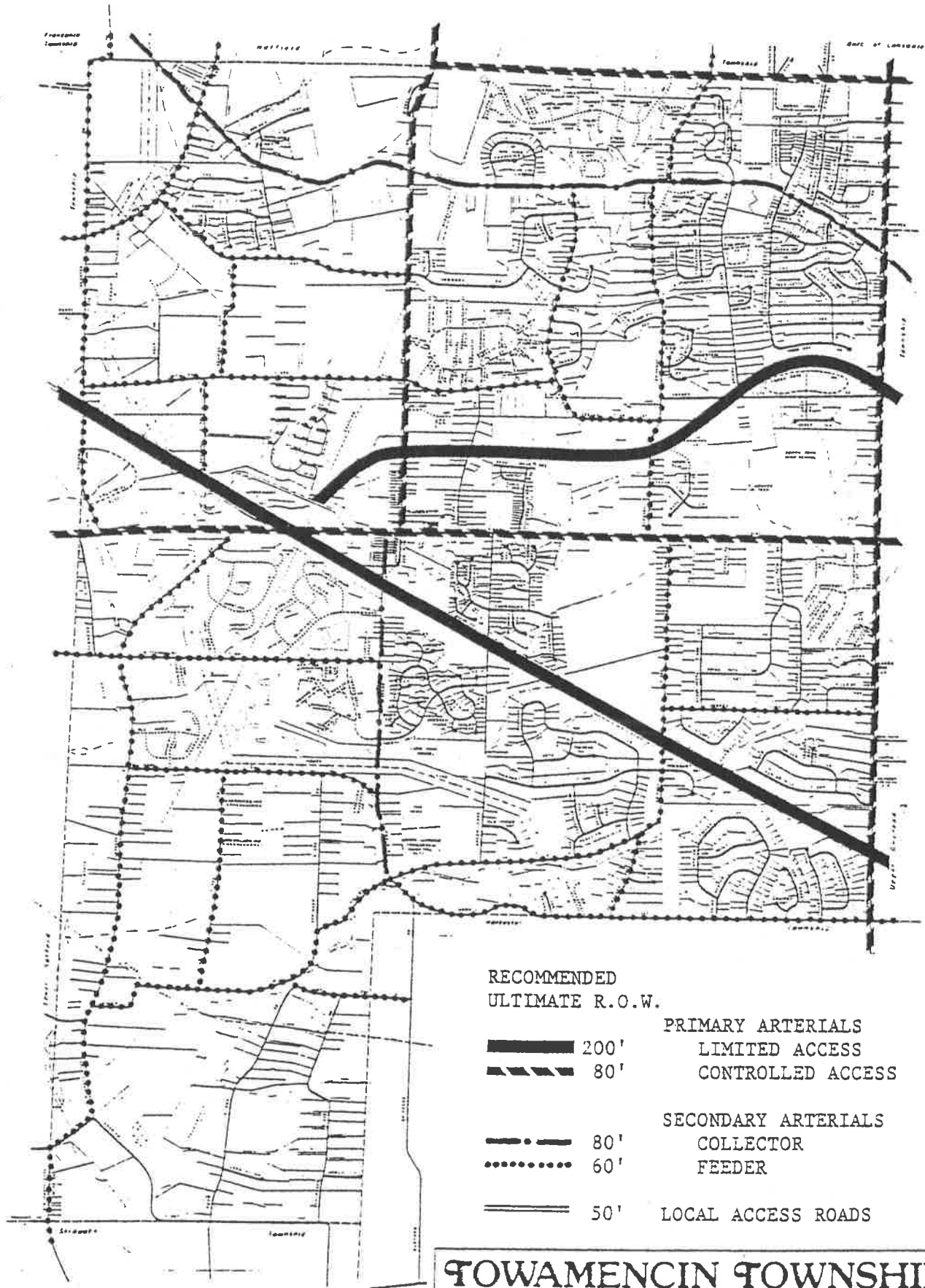
The existing functional classification of roads is shown on Map 12.

Traffic Volumes - Sumneytown Pike has the highest traffic volume in the Township, exclusive of the Pennsylvania Turnpike, as shown on Map 13 prepared by McMahon Associates. Traffic volumes for other roads are also contained on the map.

Public Transportation - There are no public transportation routes located within Towamencin Township. Residents can access passenger rail service offered by the Regional Rail Division of the Southeastern Pennsylvania Transportation Authority Stations in Lansdale Borough and Upper Gwynedd Township.

Pedestrian and Bicycle Travel - Bicycling, jogging and walking provide recreation and alternative forms of circulation. Several bike routes are posted within the Township and a Fitness Trail is proposed for the Towamencin Swim Club property. Sidewalks are required by the Township's Subdivision and Land Development Ordinance in new developments occurring in nearly all zoning districts.

EXISTING FUNCTIONAL ROAD CLASSIFICATIONS



RECOMMENDED
ULTIMATE R.O.W.

200'
80'

PRIMARY ARTERIALS
LIMITED ACCESS
CONTROLLED ACCESS

80'
60'

SECONDARY ARTERIALS
COLLECTOR
FEEDER

50'

LOCAL ACCESS ROADS

TOWAMENCIN TOWNSHIP
Montgomery County, Pennsylvania

SOURCE: TOWAMENCIN TOWNSHIP COMPREHENSIVE PLAN, 1978,
TOWAMENCIN TOWNSHIP SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE, 1981.

URDC
URBAN RESEARCH AND DEVELOPMENT CORPORATION
1800 MARKET STREET, PHILADELPHIA, PA. 19102
PHILADELPHIA, PA. 19102
19102

Railroads - There is no rail freight service to the Township.

ECONOMIC CHARACTERISTICS

Manufacturers, businesses, government and nonprofit institutions all provide employment opportunities to Towamencin Township residents. The quality and quantity of employment opportunities within a reasonable community distance of the Township help determine the type of people attracted to live and remain in the Township and their degree of prosperity.

Fortunately, the Township enjoys the benefits of its location within Montgomery County and the Delaware Valley region. The economy has prospered. It is important to recognize the shifts that have been occurring within the County's economy. Not only must industries and businesses located within the Township respond to these shifts, but Township development policies must respond as well. The intense competitiveness which is so characteristic of business and industrial recruitment dictates that the Township recognize the "growth industries" and plan as well as provide the utilities, roads, recreation, housing, education and other resources which they require. The breadth and depth of that response may well be the barometer of the Township's future economy.

Changes in the Pennsylvania and Montgomery County Economies - Table _____ shows the employment trends evident in sectors of the economies of the Commonwealth of Pennsylvania and Montgomery County from 1979 to 1986. Finance, Insurance, Real Estate and Service sectors continue to grow at rapid rates, while manufacturing employment continues to decline.

Occupations of Township Residents - According to the 1980 Census, 22.4 percent of the employed residents worked as professionals and technicians; 14.2 percent worked as managers and administrators; 10.7 percent were sales workers; 19.0 percent were clerical workers; 11.2 percent were craft workers; 10.7 percent worked as operators; 2.8 percent worked as non-farm laborers; .8 percent were farm workers; and .2 percent worked as household domestics.

Employment of Township Residents by Economics Sector - According to the 1980 Census, 36.6 percent of employed Township residents worked in manufacturing; 25.3 percent were employed in manufacturing; 25.3 percent were employed in the service sector; 20.2 percent were employed in a wholesale and retail trade; 5.7 percent were employed in the finance, insurance and real estate sectors; and 4.1 percent were employed in the transportation, communication and public utilities sectors. Based upon trends evident in the County economy, shifts in employment among members of the Township's labor force are anticipated.

Industry and Employment - Industries located within Township boundaries and their employment as of 1985 are enumerated in Table _____. Additional industrial and related industries are anticipated due to the amount of vacant available land zoned for industry.

HISTORIC PROPERTIES

The Township's historic resources continue to be the Morgan Homestead located on Weikel Road (owned by the Township; leased to and operated by the Towamencin Historic Society); Lukins Cemetery on Allentown road (Revolutionary War cemetery owned by Towamencin Township); Walagora House located at Old Morris and Old Forty Foot Roads (privately owned); Godshalk Mill and Skippack Valley Encampment Area located off Rittenhouse Road (privately owned); Christopher Dock Mennonite School and Historical Library located off Forty Foot Road (privately owned); Schwenkfelder Cemetery located off Valley Forge Road (privately owned); and the Towamencin Mennonite Church located on Sunneytown Pike (privately owned).

INVENTORY OF EXISTING RECREATIONAL LANDS AND FACILITIES

Towamencin Township

Facility Ownership and Name	Acreage (Including Structures)	Active Recreational Facilities										Passive Recreational Facilities				Other Facilities	Support Facilities (Yes/No)							Potential for Expansion											
		Baseball or Softball Field	Soccer/Football Field	Outdoor Basketball Court	Indoor Basketball Court	Outdoor Volleyball Court	Badminton Court	Playground Equipment	Track/Field Facilities	Pool (Adult's)	Pool (Children's)	Tennis Courts	Passive Open Space	Pavilion	Picnic Tables		Hiking Trail	Benches	Gymnasium	Restrooms	Drinking Water	Trash Receptacles	Indoor/Undercover Areas		Outdoor Lighting of Facilities	Lighting for Security	On-Site Parking (Yes-No)	Telephone	Level of Maintenance (Poor, Fair, Excellent)	Ease of Access by Pedestrians	Safety Supervisors (Year/No)	Staffing (Yes/No)	Facility Site		
Christopher Dock Mennonite High School (Private)	39.95	3	2	1	1	1	1	1	1	1	6	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes
Crown Park Apts. (Private)	-	1	0	2	1	0	0	4	1	1	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	No	
Inglewood School (N.P.S.D.)	13.0	1	0	2	1	0	0	4	1	1	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes	
Schwenkfeider Manor (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes	
Immanuel Church (Private)	-	-	-	2	-	-	1	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Presentation Byzantine Church (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Inglewood School Township Site (T.T.)	2.24	1	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Trinity Lutheran Church (Private)	-	-	-	-	-	-	1	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Towamencin Swim Club (T.T.)	6.74	-	1	-	-	-	-	-	-	1	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Woods Edge Apartments (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Morgan House (T.T.)	2.62	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Morgandale Condo (Private)	-	1	-	-	-	1	1	2	1	1	2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Hebner Way Site (T.T.)	2.21	1	-	-	-	-	-	-	-	-	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Seventh Day Adventist Church (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Drimon Circle Site (T.T.)	2.85	-	-	-	-	-	2	-	-	-	4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Forge Gate Apts. (Private)	-	-	-	-	-	1	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Keeler Road Site (T.T.)	5.88	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Christ United Methodist Church	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Township Building Site (T.T.)	3.8	4	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Christ Lutheran Church (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
United Church of Christ (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Towamencin Mennonite Church (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		
Calvary Baptist Church School	-	-	-	1	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	No	Yes		

INVENTORY OF EXISTING RECREATIONAL LANDS AND FACILITIES

Towamencin Township

Facility Ownership and Name	Acreage (Including Structures)	Active Recreational Facilities										Passive Recreational Facilities				Other Facilities	Support Facilities							Potential for Expansion							
		Baseball or Softball Field	Soccer/Football Field	Outdoor Basketball Court	Indoor Basketball Court	Outdoor Volleyball Court	Badminton Court	Playground equipment	Track/Field Facilities	Pool (Adult's)	Pool (Children's)	Tennis Courts	Passive Open Space	Pavilion	Picnic Tables		Hiking Trail	Benches	Drinking Water	Restrooms	Trash Receptacles	Indoor/Undercover Areas	Outdoor Lighting of Facilities		Lighting for Security	On-Site Parking (Yes-No)	Telephone	Level of Maintenance (Poor, Fair, Excellent)	Ease of Access By Pedestrians	Safety Supervisors (Yes/No)	Activity/Programming (Yes/No)
North Penn High School (N.P.S.D.)	88.0	4	1	0	1	0	0	0	1	1	8	Y	-	-	-	-	-	Y	Y	Y	Y	Y	Y	Y	E	F	Y	Y	-	No	Yes
Northern Mont. Co. Vo-Tech (M.C.)	18.0	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	Y	Y	Y	Y	Y	Y	E	F	Y	-	No	Yes	
Congregation Beth Israel (Private)	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	G	P	-	Y	No	Yes		
Green Valley/Morgan Way Sites (T.T.)	2.33	-	-	-	-	1	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	G	G	-	-	No	Yes		
Hunter Villa Sites (T.T.)	10.68	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	G	-	-	No	Yes		
Timber Creek Condo. (Private)	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	G	-	-	No	Yes		
Chatham Village Condo (Private)	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	G	-	-	No	Yes		
Church of God (Private)	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	P	-	-	No	Yes		
Hunter Hill Site (T.T.)	11.78	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	G	-	-	No	Yes		
Sunrise Condo (Private)	-	-	-	-	-	1	-	-	-	-	2	Y	-	-	-	-	-	-	-	-	-	-	-	G	G	Y	Y	No	Yes		
Pemberton Farms Sites (T.T.)	24.5	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	G	-	-	No	Yes		
Regent Manor Sites (T.T.)	10.17	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	G	-	-	No	Yes		
Stonebridge II Site (T.T.)	9.18	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	F	-	-	No	Yes		
Bustard Park (T.T.)	13.38	4	5	-	-	4	-	-	-	-	Y	-	8	-	-	-	-	-	-	-	-	-	-	G	F	Y	Y	Yes	Yes		
General Nash Elementary (N.P.S.D.)	14.2	1	2	1	-	3	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	E	E	Y	Y	No	Yes		
Kriebel Road Sites (T.T.)	13.52	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	G	F	-	-	Yes	Yes		
Valley View Site (T.T.)	3.66	-	1	-	-	1	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	F	G	-	-	No	Yes		
Fischer Pool (Private)	12.90	3	1	-	-	1	-	2	1	-	Y	5	Y	-	-	-	-	-	-	-	-	-	-	G	P	Y	Y	No	Yes		
Twin Lakes C. C. (Private)	49.58	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	No	No		
Evansburg State Park	88.00±	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	G	P	-	-	No	Yes	