165373

SUBMISSION FOR TENTATIVE PLAN APPROVAL

MILLS AT ROSE VALLEY

A PLANNED RESIDENTIAL DEVELOPMENT

Nether Providence Township
Pennsylvania

March 18, 1994

SACKVILLE MILLS ASSOCIATES
1926 ARCH STREET, SUITE 4R
PHILADELPHIA, PENNSYLVANIA 19103

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INTRODUCTION

1 Developer and Land Owner

Sackville Mills Associates a joint venture between Sackville Mills Lt. and RWM Builders with offices at 1926 Arch Street, Philadelphia, Pa. 19103 proposes to design and build the Mills at Rose Valley as a Planned Residential Develop. The development of the site is intended to provide clustered homes in Nether Providence Township, Delaware County, Pennsylvania as well as to afford a large amount of dedicated open space.

The subject tract of land is presently zoned Industrial and R-3 Residential (see drawing A1). The property is owned by the Sackville Mills Company Inc. and this application is filed on its behalf.

The purpose of this submission is to demonstrate the desirability and Environmental Impact Assessment of the proposed the Mills at Rose Valley residential community.

2) Fee - $250.00 + 15.00 per unit = $1450.00
3) Mills at Rose Valley is a Planned Residential Development
4) Required Information for application

(i) SITE LOCATION

The subject property is located on the southerly side of Brookhaven Road to the south of Sackville Lane. The site is comprised of approximately 42 acres, 27 of which are in Nether Providence Township and the remaining 15 acres is in Brookhaven Borough.

The tract has 180 feet of frontage along Brookhaven Road. The westerly boundary of the main body of the tract adjoins residential land which is part of a residential subdivision in Brookhaven Borough. The easterly boundary of the main body of the tract is adjacent to residential property along Brookhaven Road. The north boundary of the property is the Borough of Rose Valley with its residential development. (See drawing A1).

(ii) PROGRAM/DENSITY

The program includes 80 clustered single family attached units in groupings that do not have more than four homes to a group. These dwellings are situated on 42 + acres which means that the density is approximately 1 unit per one-half acre. It is proposed to subdivide the Brookhaven side into a separate parcel. (see drawing A2 - Plan and Phasing)

(iii) PHYSICAL SITE CHARACTERISTICS/OPEN SPACE

The property has been operated as a mill for over two hundred years. The buildings are now vacant with most of the machinery was removed by the middle of last year. The National Hair Cloth Company previously occupied the site. Since the mill buildings are located in the stream valley of the Ridley Creek, they are not visible from Brookhaven Road. In fact, the mill buildings are not visible from the surrounding residential development due to their difference in elevation at the valley bottom. (see drawing A - 3 Topography) Much of the site is wooded and only in the winter time when the leaves are off the deciduous trees can any of the mill buildings be viewed from the periphery of the site. (see drawing A - 4 Soil/Vegetation)With the exception of interior valley slopes which effectively screen and buffer the future development of residential clusters from the subject site's eastern boundary, the property is relatively flat with slopes varying between 0 percent to 8 percent on the top of the ridges and some slopes over 25 percent on the edge of the ridges. (see drawing A5 - Slopes over 25%)

In addition to having interior slopes which provide effective screens and buffers from the adjacent residential development, these undeveloped slopes provide valuable open space. Virtually the entire development will be internally focused with a single entranceway off of Brookhaven Road on Sackville Lane along with the continuous vegetation buffers on the perimeter. The fifteen acres on the Brookhaven side of Ridley Creek will be given to the Natural Lands Trust as a scenic easement. In addition to this open space there is fifteen acres on the Nether Providence side of Ridley Creek dedicated to open space. This means that over 75 percent of the site is preserved in a natural state. The communities homeowners' association will manage and maintain this area.

(iv) EXISTING ZONING/SUITABILITY OF USE/HEIGHT AND BULK

The subject property is zoned "M-Manufacturing and Industrial" on the majority of the Nether Providence side with a strip of R-3 Residential along Brookhaven Road (see drawing A1).

Although the majority of the existing zoning is manufacturing as is the existing use, the tract would most appropriately be developed for residential uses based on the height and bulk and character of all the surrounding uses.

The site is bounded on all sides by residential development; single family lots on the north and east, and single family as well as townhouses on the west in Brookhaven Borough. Therefore clusters residential uses are responsive to the topography of the site and would be the most consistent land use pattern since manufacturing and industrial uses are no longer viable. In addition the clustered housing provides the greatest amount of open space and a lower degree of impermeable coverage.

(v) UTILITY AVAILABILITY

The sanitary sewer service for the proposed development is projected to tie into the existing main in Brookhaven. The proposed system requires the construction of a 8-inch gravity main. The proposed main will carry the flow to tie into the Brookhaven sewer at the south end of the property. The existing textile plant tied into this same sewer. Some homes in Nether Providence and Rose Valley which presently use a pumping station will be tied into the PRD sewer system in Phase 1 of Development. Media Water Company presently has an 8 - inch line running into the property.

Traditionally, residential use generates 100 GPD of sewage per dwelling unit.

Finally, the developer has been advised that there is adequate sewer capacity to service this development.

Both electric and service are available on the property and there is enough capacity for the proposed development.

Three existing pipelines pass through the site. Building over these pipelines is restricted. Their location is indicated on drawing A1, "Existing Condition."

(vi) EASEMENTS, COVENANTS AND GRANTS

A scenic easement will be given to the Natural Lands Trust for the 15 acres of open space on the Brookhaven side of Ridley Creek. The easements on the three pipeline companies will be maintained through the property as will the existing sewer easements. The connection for the Rose Valley pumping station will be provided to the community's gravity system as well as a manhole next to the Brookhaven Road properties so that those residential dwellings (that are now on septic tanks) could tie in at some time in the future.

No residential structure will be over thirty-five feet high and they will average 2 1/2 bedrooms throughout the Planned Residential Development. All common areas of community as well as the exterior of the dwellings themselves will be maintained by the Homeowner's Association. All streets will be privately maintained.

(vii) "TRAFFIC TRIP GENERATION/ROAD WIDTH AND PARKING"

The best and normally accepted method of estimating the amount of traffic a proposed development will generate is to compare it to similar existing developments. Over the years the Institute of Transportation Engineers (ITE) has complied thousands of traffic generation studies for many types of land uses and published trip generation rates for the purpose of projecting traffic flows. This publication is entitled "Trip Generation", Third Edition, 1982.

To assess the impact on the specific roads and intersections, it is best to make a comparison of the trips that will be generated during the morning and afternoon Peak Hours, the time when the combination of site traffic and existing street traffic will be at its greatest.

The main access road, Sackville lane will be 24 feet wide. All other roads will be 20 feet wide. Each dwelling unit will have a one or two car garage. In addition, there will be parking for at least another car in the driveways.

Trip Generation

Use			P.M. Peak Hour		
Mills at Rose Valley	Dwelling Units	Daily Trips	In	Out	Total
Residential Community	80	800	40	40	80
*(office use impact to compare to housing)	40,000 sq. ft	4,600	60	60	120*

A trip is a one-way traffic movement (i.e. a vehicle entering the site counts as one "trip"; as the vehicle leaves the site it counts as separate "trip").

(viii) PROPOSED MODIFICATIONS TO LAND USE REGULATIONS

The primary modification to municipal land use regulations is proposed with respect to the private road system. It is proposed that Sackville Lane be 24 feet side with no curb and the rest of the internal residential drives be 20 feet wide with no curbs.

(ix) ENERGY CONSERVATION

The clustering of the homes at the Mills at Rose Valley makes for not only energy conservation in the units themselves (due to fewer exterior walls) but also preserves over seventy-five percent of the site in open space. Efficient water source heat pumps will be used in the units themselves. In addition the clustering minimizes the use of resources by shortening access roads to the homes themselves and providing parking in garages so roadways can be minimized. By reducing impermeable surfaces the site is much less impacted by clustered homes than by its previous industrial use.

(x) PHASING

The following list and drawing indicates each phase and its approximate time for completion. The applications for final approval proceed the initiation of each phase and would be updated annually, on the anniversary of its approval, until the development is completed and accepted. (see drawing A2 - Plan and Phasing)

THE MILLS AT ROSE VALLEY
PHASING

PHASE I — Fox Lane, 15 units, 12 months time for completion

Road from Brookhaven Road to 50 feet past intersection with Fox Lane - at that junction tie into existing Sackville Lane.
Sewer - from pumping station to Moore Road - down to inverted siphon and cross creek - tie into manhole on Brookhaven side.
Storm drainage and erosion control as required.

Environmental mitigation for entire site on both sides of Ridley Creek.

Demolition all buildings on Nether Providence side.

PHASE II — Hunter Lane 11 units, total 15 units, 8 months time for completion
Sackville Lane 4 units

Road along Sackville Lane to intersection of Quail and Hunter Lane

Sewer as required

Storm drainage and erosion control - as required

Demolition buildings on Brookhaven side - dedication of land to Natural Lands Trust by end of phase.

PHASE III — Mill Lane, 14 units, 6 months time for completion

Road - from Sackville lane to cul-de-sac

Sewer - as required with termination for Township use to tie in Brookhaven homes now on septic systems.
Storm drainage and erosion control - as required

PHASE IV Pheasant Lane, 16 units, 8 months time for completion

Road - Mill Lane to Quail Lane

Sewer - as required

Storm drainage and erosion control - as required

PHASE V Quail Lane, 20 units, 10 months time for completion

Road - Pheasant intersection to cul-de-sac

Mill Lane to private road

Sewer - as required

Storm drainage and erosion control - as required

Total units 80-
Time Frame - 36 months (some phases overlap)

5) ARGUMENT FOR A PRD AT SACKVILLE

The argument for a Planned Residential Development on the Sackville Mills Property.

The existing industrial use has expended its useful life. All the buildings are in disrepair and the infrastructure breaking down. The majority of the industrial structures are in the 100 year floodplain. The property has certain environmental problems related to the previous use, such as underground tanks, electrical transformers with PCBs and asbestos. More contemporary industrial uses for the property are limited due to the site's steep topography and large floodplain area. In addition access to the property is difficult for large vehicles. In order to find a economically viable use for the property that can pay for the clean-up, a PRD was explored.

Many aspects of the property make it ideal for a PRD. First it is a large tract (42 acres) with handsome existing vegetation and Ridley Creek running through it. In addition it already has water, sewer and road access. Residential uses could fit on the ridge crests and preserve the open space down below, thus creating a great deal of open space. The floodplain could be restored to its natural level before the industrial buildings took place.

Finally an evaluation was done of the tax ratables with respect to a PRD vs. the existing use show the benefit to the Township and County of this proposal. (see Fiscal Impact Analysis). The market for the Mills at Rose Valley will be predominately empty nester and, therefore, will put little burden on the local school system. Since the Homeowners' Association will manage all common property such as roads, other Township services will be limited.

6) LAND DESCRIPTION - THE MILLS AT ROSE VALLEY

i. SOIL TYPES

The Soil Types present on the site include:

ByB2	Butlertown/silt loan	Moderately well drained soil. Depth to bedrock - 6+ feet.
Cn	Congaree silt loan	Well-drained, materials of flood plains. Depth to bedrock - 3-6 feet.
GeB2	Glenelg channery silt loan	Well-drained upland soil. Depth to bedrock - 3-7+ feet.
GnB	Glenville silt loam	Moderately, well-drained upland soil. Depth to bedrock -3-6 feet.
MgB2	Manor loan	Well-drained loan upland soil. Depth to bedrock - 2-7 feet.
MgC	(same as above) 8-15 percent slope	Well-drained loan upland soil. Depth to bedrock - 2-7 feet.
MgC2	(same as above) moderately eroded	Well-drained loan upland soil. Depth to bedrock - 2-7 feet.
MgD	(same as above) 15-25 percent slopes	Well-drained loam upland soil. Depth to bedrock - 2-7 feet.
MhE3	Manor loan and channery loan 25-35 percent slopes severely eroded	Well-drained loan upland soil. Depth to bedrock to bedrock - 2-7 feet.
We	Wehadkee silt loan	Poorly drained silt loan, subject to flooding. Depth to bedrock 5-8 feet.

The location of the above soil types on the site is shown on drawing A4 - Soils/Vegetation. The characteristics and limitations of the Soils are shown in the soil Chart above.

The entire development area where dwelling units are proposed is located on well-drained to moderately well-drained. The Delaware County Soil Survey indicates that the housing sites occupy high positions in the landscape where well-drained soils reflect their desirability for residential construction. The seasonal high water table is at a depth of 10 feet or greater below the surface in these well drained soil types, therefore providing no constraint for the location of dwelling units or their basements.

ii. SURFACE WATERS

a. Nearest Surface Waters

The Ridley Creek flows right through the site. The middle of the stream represents the boundary between Nether Providence Township and Brookhaven Borough. Of the 42+ acres which make up the property, approximately 27 acres are in Nether Providence Township and 15 are in Brookhaven Borough. Two small streams bisect the property on its northern side and flow into Ridley Creek.

Approximately 7 acres of stream and 100-year floodplains exist within the boundaries of the subject residential development on the Nether Providence side. Refer to the floodplain lines (on drawing A1).

b. Sources of Runoff

Sources of runoff will be precipitation and the amount of development coverage, comprised of roof and parking areas. Because of the sites location near the mouth of the Ridley Creek watershed, direct discharge to the stream is permitted by County and Township.

c. Chemical Addition to Runoff

Small amounts of pollutants will be added to the runoff by road oil, tar and fertilizers. Road oil can be trapped prior to entering surface water bodies through the use of microscreens and/or diatomacious earth. Additionally, humus or peat lined channels serve as filters for the elimination of metals emanating from road use. Only organic fertilizers will be used and such limited use will be controlled by the Homeowners' Association of the Mills at Rose Valley. Landscaping plans will utilize native plant species which do not require excessive irrigation and management attention.

d. Soil Erosion and Sediments Controls Plans

A Soil Erosion and Sediment Control Plan is being prepared and will be submitted to, and approved by the Delaware County Soil Conservation District, as well as the Township

Environmental Advisory Council, as required by the Soil Erosion and Sediment control Ordinance, prior to the start of construction.

iii. GROUND COVER

a. Existing Impervious Ground Cover

There is existing impervious cover on the site. The existing fiber mills and access roads together represents approximately 110,000 square feet of impervious surfaces in the form of industrial plant roofs, access, and parking areas (see drawing "Existing Conditions"). The National Hair Cloth Company no longer operates the existing mills as a finishing plant.

b. Proposed Impervious Ground Cover.

Proposed impervious cover will include houses, roadways, parking areas and sidewalks (see drawing A2 - Plan and Phasing) and will be less than the existing industrial use.

c. Existing Vegetative Cover

The site has some relatively undisturbed woodlands on the steeper slopes (see drawing A4 - Soils/Vegetation). The flat areas of the site not presently developed are characterized by "old field" vegetation.

d. Proposed Vegetative Ground Cover

The site will be landscaped according to all regulations for site plan and subdivision approvals pursuant to the ordinances of Nether Providence Township.

iv. TOPOGRAPHY

a. Maximum and Minimum Existing Elevation

The elevation of the site varies from the maximum elevation of 140 feet near the northern corner of property adjacent to the Borough of Rose Valley to a minimum of 44 feet where Ridley Creek leaves the property on its southern boundary. The highest elevation on the Brookhaven side is 120 feet. Therefore, there is almost 100 feet of elevation change across the site. This difference in elevation defines the edges of the Ridley Creek stream valley.

b. Maximum and Minimum Proposed Elevation

Once rough and final grading has been done for the Mills at Rose Valley Residential Community, the final elevations will remain basically the same as the existing. There is approximately 2 acres of the property in the slope category over 25 percent. The proposed plan avoids these areas of steep slope by locating housing clusters in the valley outside of the floodplain area or on the top of the ridge crests. (see drawing A5 - Slopes over 25%)

v. GROUND WATER

a. Average Minimum and Maximum Depth to Seasonal High Water Table

The depths to seasonally high water table on the various soils of the site are listed in the chart in the Soils Section. The Wehadkee silt loam (a floodplain soil association) has a water table close to the surface. However, the soil types which occupy higher elevations in the landscape are well-drained. It is on these soils that the proposed dwelling units are located.

vi. WATER SUPPLY

a. Source and Adequacy of Water Supply

Water will be supplied to the site by 8 inch line which presently exists on the property from the Media Water Company. The proposed housing clusters would tie into this line. The municipal system has adequate supply to service the proposed community.

b. Expected Water Requirements

The daily water requirement for a residential community, based upon historical records, is approximately 100 gallons per dwelling unit per day. The 80 units will require a total of 8000 gallons of water per day.

c. Water Use

Water will be used for normal activities associated with domestic uses.

vii. SEWAGE SYSTEM

a. Sewage Disposal System

There are three sewer lines presently on the property. Sewage will be collected by gravity and connected to Brookhaven sewer at the south end of the property by a gravity main. Sewage will be sent to the DelCora sewage treatment plant and, after treatment, discharged into the Delaware River.

b. Expected Content of Sewage Effluent

Expected contents of the sewage will be domestic in nature.

c. Expected Daily Sewage Volume

Sewage volumes generated by the site are estimated to be 8000 gallons per day.

d. Sewage Treatment Plant Capacity

It is understood from the municipality that the present sewage treatment plant can handle the additional capacity.

viii. SOLID WASTE

a. Estimated Quantity Solid Waste Generation

Solid waste generation during construction is expected to be approximately 500 cubic yards per housing cluster. The estimated waste generated would be approximately 2500 cubic yards in a loose uncompacted state.

After construction, solid waste is calculated at two cubic yards per dwelling unit per week. With 80 dwelling units, solid waste generation is therefore estimated to be 160 cubic yards per week from the Residential Community.

b. Method of Disposal

Solid waste will be removed by a private hauler both during and after construction. Receptacles will be adequately screened in a manner acceptable to the Nether Providence Township.

c. Recycling Plans

The final disposal of solid waste will be the responsibility of the contracted hauler. The methods and locations of disposal by private hauler are controlled by various permits and regulations. Every effort will be made to engage a hauler that has an active recycling plan.

ix. Noise

a. Noise Levels

During construction, noise levels for residential uses of this nature are basically equal and would be classified as "normally unacceptable" to "unacceptable" as defined by HUD, 24 CFR Parat 51, Environmental Criteria and Standards, 1979, Normally unacceptable levels are those which exceed 75 dB.

Noise levels on-site after construction will be acceptable (not exceeding 65 dB). Tree buffers will soften the noise during construction and result in lower ratings at a reasonable distance from the site. Decibel levels expected to be attained during various residential construction phases are:

Phase	dBA	
	I	II
Ground Clearing	83	83
Excavation	88	75
Foundation	81	81
Erection	81	65
Finishing	88	72

I - All pertinent equipment present at site.
II - Minimum required equipment present at site.

Typical noise levels to be attained by various types of construction equipment are listed below:

Type	dBA at 50 feet
Earthmoving - Excavation (bulldozer, shovels, front loaders)	72 - 96
Materials Handling (cranes, derricks, concrete mixers, concrete pumps)	75 - 88
Stationary (pumps, electric power generators, air compressors)	70 - 87

While the above estimates for noise generation during construction exceed acceptable levels, these levels are produced for any type of construction of this nature. Unacceptable construction noise levels are standard and are not peculiar to the proposed project.

Sources: HUD 24 CFR 51, "Environmental Criteria and Standards, "1979.
U.S. Department of Transportation, "Transportation Noise and Its Control, "Washington, DC, 1972, p. 11.
U.S.E.P.A. "Legal Complication, Noise," 1973, p. 2-104, 2-106

b. Noise Control

Quieting noise in engine-powered equipment can be achieved by use of better exhaust mufflers, intake silencers, and redesigned cooling fans.

During construction, there will be some buffering from the wooded areas. The noise impact should be minimal since the majority of the adjacent residence are buffered by tree lines, woodland or larger lots.

After construction, noise levels will be comparable to current levels on similar residential sites.

x. TRAFFIC TRIP GENERATION/ROAD WIDTH AND PARKING

The best and normally accepted method of estimating the amount of traffic a proposed development will generate is to compare it to similar existing developments. Over the years the Institute of Transportation Engineers (ITE) has complied thousands of traffic generation studies for many types of land uses and published trip generation rates for the purpose of projecting traffic flows. This publication is entitled "Trip Generation", Third Edition, 1982.

To assess the impact on the specific roads and intersections, it is best to make a comparison of the trips that will be generated during the morning and afternoon Peak Hours, the time when the combination of site traffic and existing street traffic will be at its greatest.

The main access road, Sackville Lane will be 24 feet wide. All other roads will be 20 feet wide. Each dwelling unit will have a one or two car garage. In addition, there will be parking for at least another car in the driveways of the homes.

Trip Generation

Use	Dwelling Units	Daily Trips	P.M. Peak Hour		
			In	Out	Total
Mills at Rose Valley	80	800	40	40	80
Office	40,000 sq. ft	4,600	60	60	120*
*(office use impact to compare to housing)					

A trip is a one-way traffic movement (i.e. a vehicle entering the site counts as one "trip"; as the vehicle leaves the site it counts as separate "trip").

xi. UNAVOIDABLE IMPACTS

a. Unavoidable Impacts

The following unavoidable impacts will result from the proposed plan or any other type of permitted development:

* A reduction of impacts which exist under present industrial use
* Addition of roadway pollutants to runoff (present levels exist)
* Soil erosion and sedimentation during construction (on-site)
* Increase in air pollutants through use of vehicles
* Increase in sewage flows to treatment facilities
* Decrease in remaining capacity of water supply, sewage treatment and energy generating facilities.
* Increase in vehicular traffic on existing roads
* Increase in solid waste

b. Protective Measures to Minimize Environmental Impact

Existing problems which exist on the site such as underground tanks, asbestos and PCB transformers will be mitigated.

Vegetation will be planted in accordance with all Township standards. Erosion Control measures will be followed before and after seeding.

A buffer area will be provided adjacent to existing residential areas. In addition, graded areas will be prepared and replanted promptly in keeping with good landscaping techniques.

Dust will be controlled by sprinkling when necessary. Adequate chemical toilets, trash and solid waste disposal facilities will be provided. No burning of waste will be conducted on site. During construction, tire cleaners (areas of rough gravel) will be located at the entrance of any roadway that as access to the site.

xii. LICENSES, PERMITS, APPROVALS REQUIRED AND STATUS

Nether Providence Township

Nether Providence Township MUA-	Sewer and Water Approval
Nether Providence Township -	Engineer Review and Approval for all infrastructure systems
Nether Providence Planning -	Plan Review and Approval
Nether Providence Environmental Advisory Council -	Plan review and Approval; Soil Erosion and Sedemention Control Plan Approval

Delaware County

Planning Board - Site Plan Approval
Soil Conservation District - Soil Erosion and Sedimention Control Plan review and Approval
County Engineer - Road Opening review

Pennsylvania State

Department of Environmental Resources. Soil Erosion and Sedimentation Control Plan Approval
Sewer Modules
Department of Transportation - Access and Road Approval

Mills at Rose Valley
March 1994
PRD

	ITEM	DEVELOPER'S ASSUMPTION ON 80 CLUSTERED HOUSES & OFFICE SPACE	COMMENTS
1)	Assessed Value of clustered houses	$ 6,000.00	Estimate based on selling price of clustered houses
2)	N.P.Twp. annual $ of per resident (exp.)	192.24	Based on 1993 budget of $2,543,121 and 13,229 population
3)	Wallingford/Swarthmore per capita annual $ per student	5,000.00	Compromise between Renaissance Properties number and Bill Peck's
4)	Sewer and Water	165.00	

SUMMARY

The result of incorporating these assumptions into the financial analysis is as follows:

Revenues Less Expenditures	80 Cluster Houses
Township	$ 2,834 surplus
School	$ 152,451 surplus

xiii. FISCAL IMPACT ANALYSIS

Fiscal Impact of Clustered Estates/Mills at Rose Valley

In order to see the fiscal impact of the proposed development on Township municipal and school budgets, an estimation of anticipated property valuation must be made. The following table summarizes these valuations, reflecting current assessed valuation:

	Dwelling Units X Assessed Value per Sq. Ft.	= Total Valuation
Mills at Rose Valley	80 X 6,000	480,000
	Assessed Valuation Total	480,000

Projected tax revenues are determined by applying Township municipal and school assessment rates to these assessed valuations. Assessment rate for Nether Providence Township are as follows:

1993 Tax Assessment Rates
(per $100 assessed valuation)*

Municipal Taxes	65.1 mills
School Taxes	525.94 mills
County Taxes	104.66 mills
Total assessment Rate:	695.70 mills

*Source: Nether Providence Township Manager's Office

The total anticipated project tax revenues are taken by multiplying the assessment rate (divided by $100) by the assess valuation. In other words:

Total anticipated = $\frac{\text{assessment rate}}{100}$ (in cents) x (assessed value)

Municipal Revenues		
Mills at Rose Valley Residential Community	.0679 X 480,000 =	$ 32,592
School: Revenues		
Mills at Rose Valley Community:	.52594 X 480,000 =	$ 252,451
County Revenues		
Mills at Rose Valley Community"	.10466 X 480,000 =	$ 50,237
	Total Revenue =	$ 335,280

The existing industrial use, on the other hand, contributed in 1993 only $17,253.00 to municipal income.

Existing Municipal School, County and Township Revenues generated from existing use 1992	$ 17,253.00
Difference between proposed use and existing use in tax dollars	$318,027.00

The next step toward assessing comparable fiscal impact is the determination of anticipated project, municipal, school system costs and those cost generated by service requirements to the new community. Projected costs for the proposed development is based upon current per capita multiplied by projected population, while school costs similarly equal cost per student multiplied by projected number of students.

The Mills at Rose Valley Population Estimate: (80 units X 2 person/unit = 160 persons)

Municipal Costs

Cost per capita X Projected population = Total Cost

The Mills at Rose Valley Residential

Community: $192.24 (est.) x 160 = $30,758

Schools (combined regional and local districts) Costs

Costs per student X Projected # of students - Total Cost

The Mills at Rose Valley

Community: $5000** x 20 = $100,000

Overall Fiscal Impact

Bringing the revenue and cost figures together, the overall fiscal impact can then be projected for the proposed community. The figures below indicate, the Mills at Rose Valley Residential Community shows an annual surplus for both municipal and school system. Clearly, the most easily explained condition is that the Mills at Rose Valley contributes very little in terms of municipal cost while adding significant revenues to the Township budget.

Mill Valley Residential Community

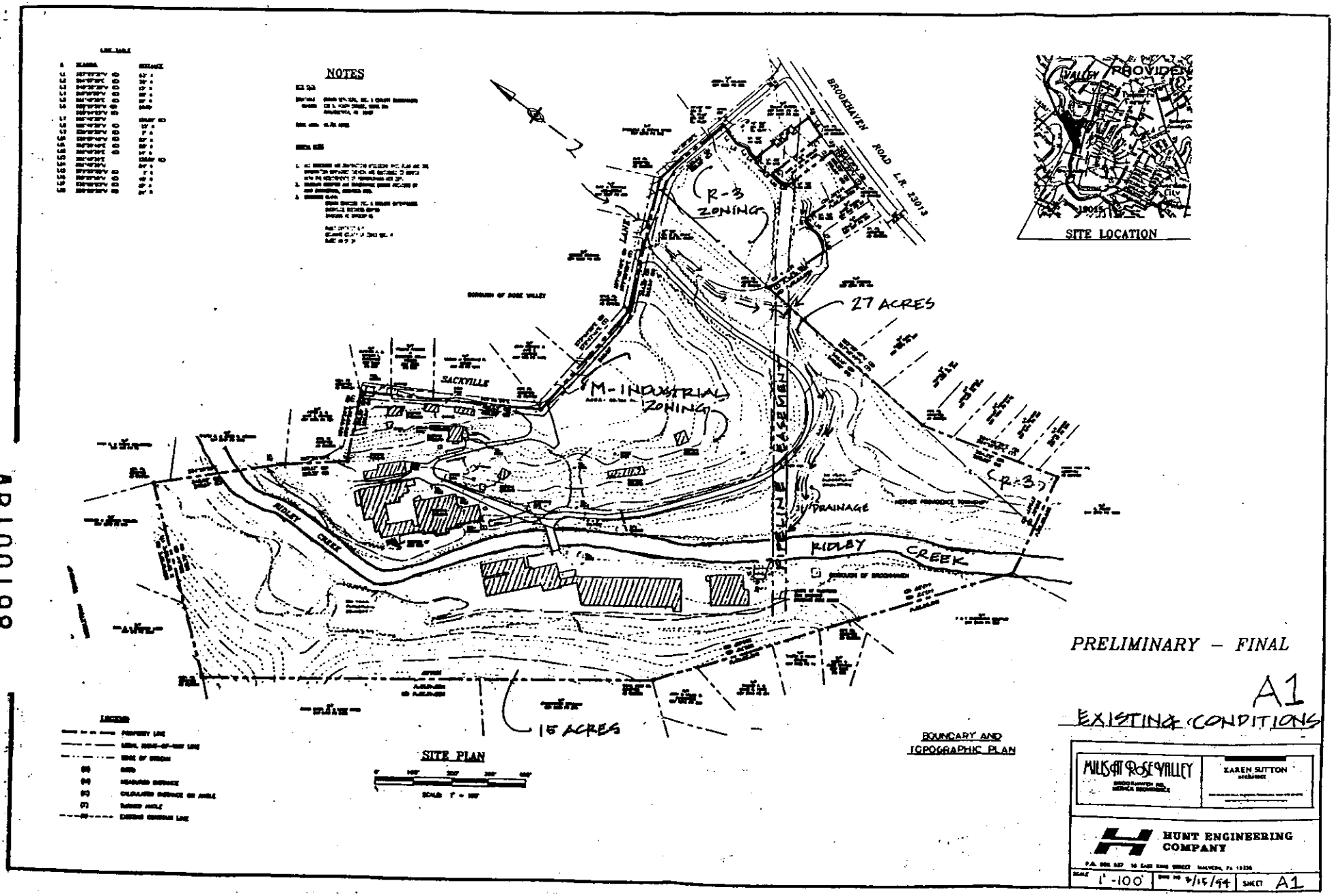
Municipal

Revenue		$ 32,592.00
Cost	-	$ 30,758.00
Annual Surplus		$ 2,834.00

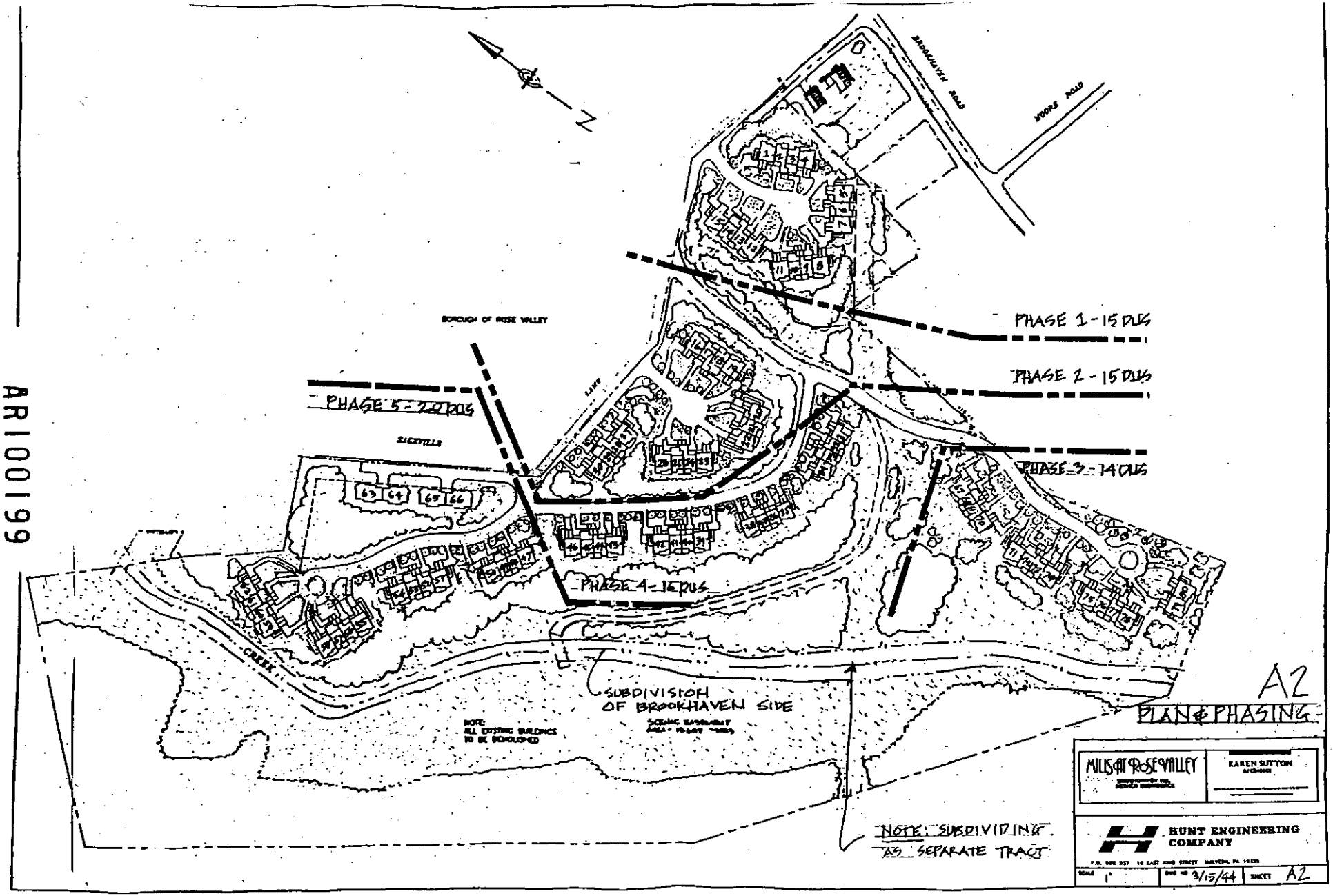
School

Revenue		$ 252,451.00
Cost	-	$ 100,000.00
Annual Surplus		$ 152,451.00

**Does not include amortized cost of debt since it does not vary with school population.


NOTES
BROOMHAVEN ROAD L.R. 23013
R-3 ZONING
27 ACRES
M-INDUSTRIAL ZONING
SACKVILLE
RIDLEY CREEK
STORM DRAINAGE
15 ACRES
SITE PLAN
SITE LOCATION
BOUNDARY AND TOPOGRAPHIC PLAN
PRELIMINARY – FINAL
A1
EXISTING CONDITIONS
MILLSAPT ROSE VALLEY
KAREN SUTTON
HUNT ENGINEERING COMPANY
1" = 100'
9/15/94
SHEET A1

ARI00198



A2

PLAN & PHASING

MILLSAT ROSEVALLEY

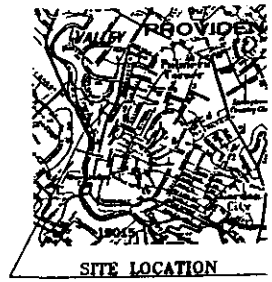
KAREN SUTTON

HUNT ENGINEERING COMPANY

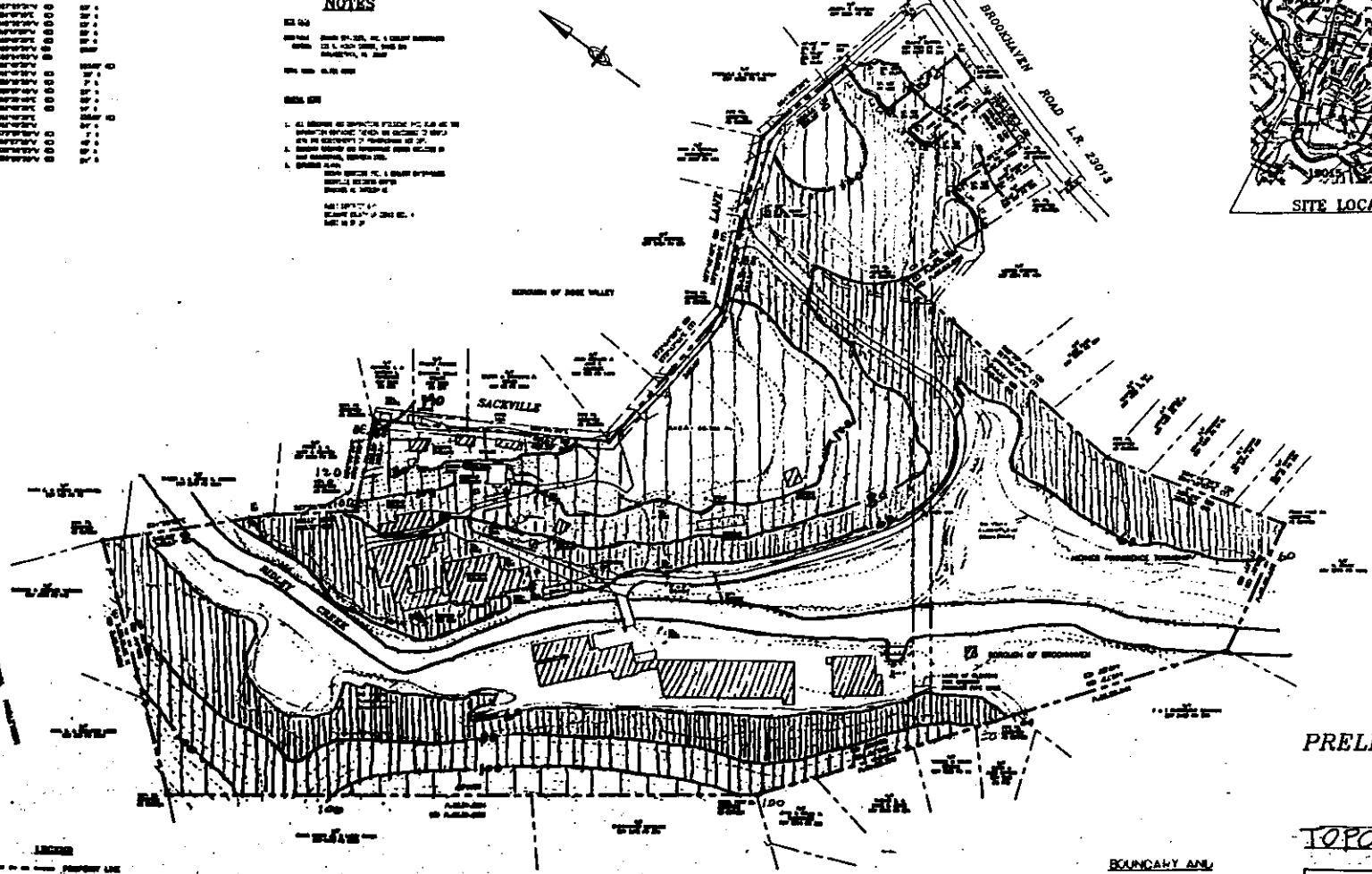
SCALE 1" | DATE 3/15/94 | SHEET A2

AR100199

NOTES



SITE LOCATION



SITE PLAN

BOUNDARY AND TOPOGRAPHIC PLAN

LEGEND

4 FOOT CONTOURS SHOWING EVERY 20 FEET

PRELIMINARY – FINAL

A3

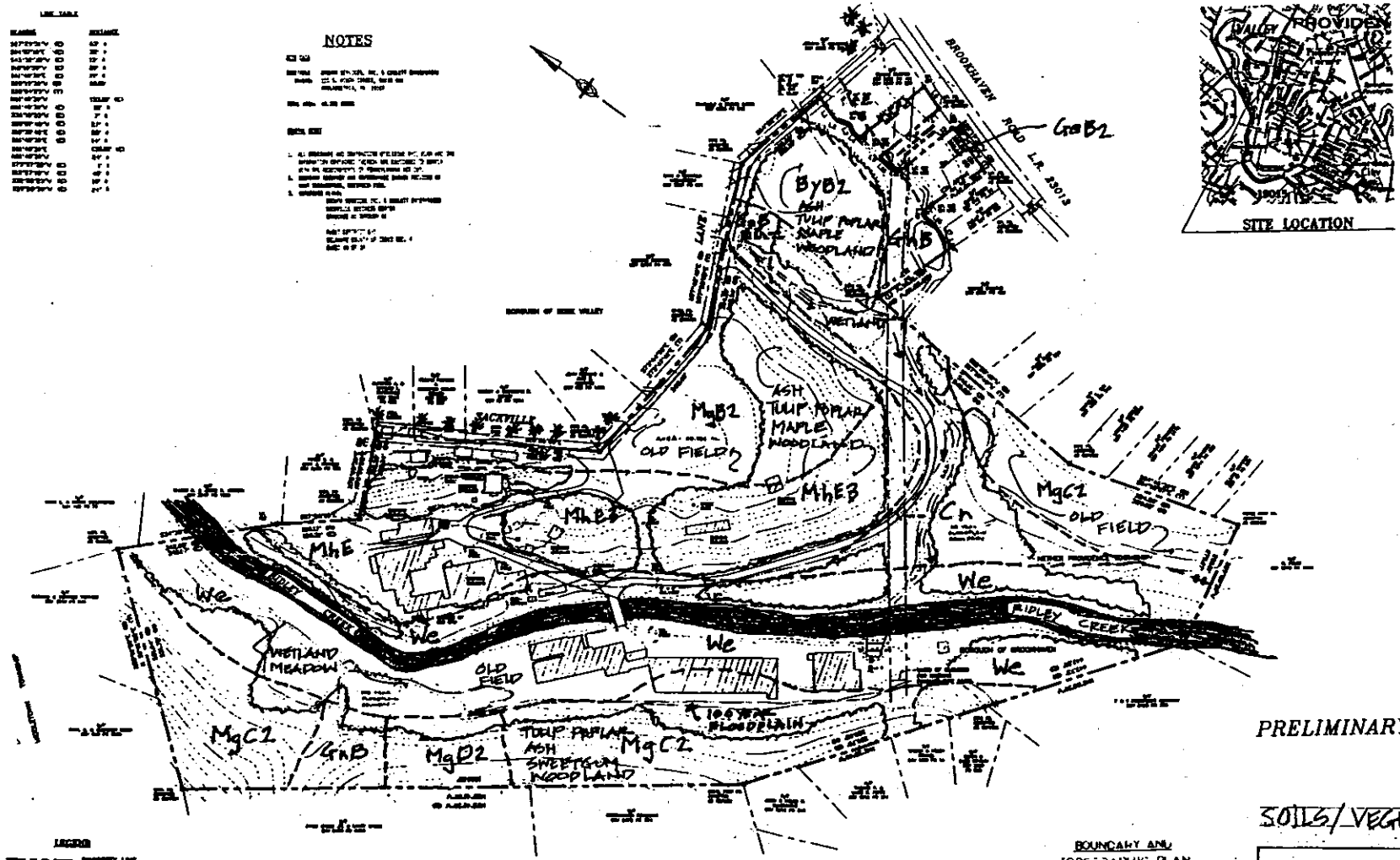
TOPOGRAPHY

MILLSAT ROSE VALLEY

KAREN SUTTON

HUNT ENGINEERING COMPANY

SCALE	DATE	SHEET
1" = 100'	3/15/94	A3



PRELIMINARY – FINAL

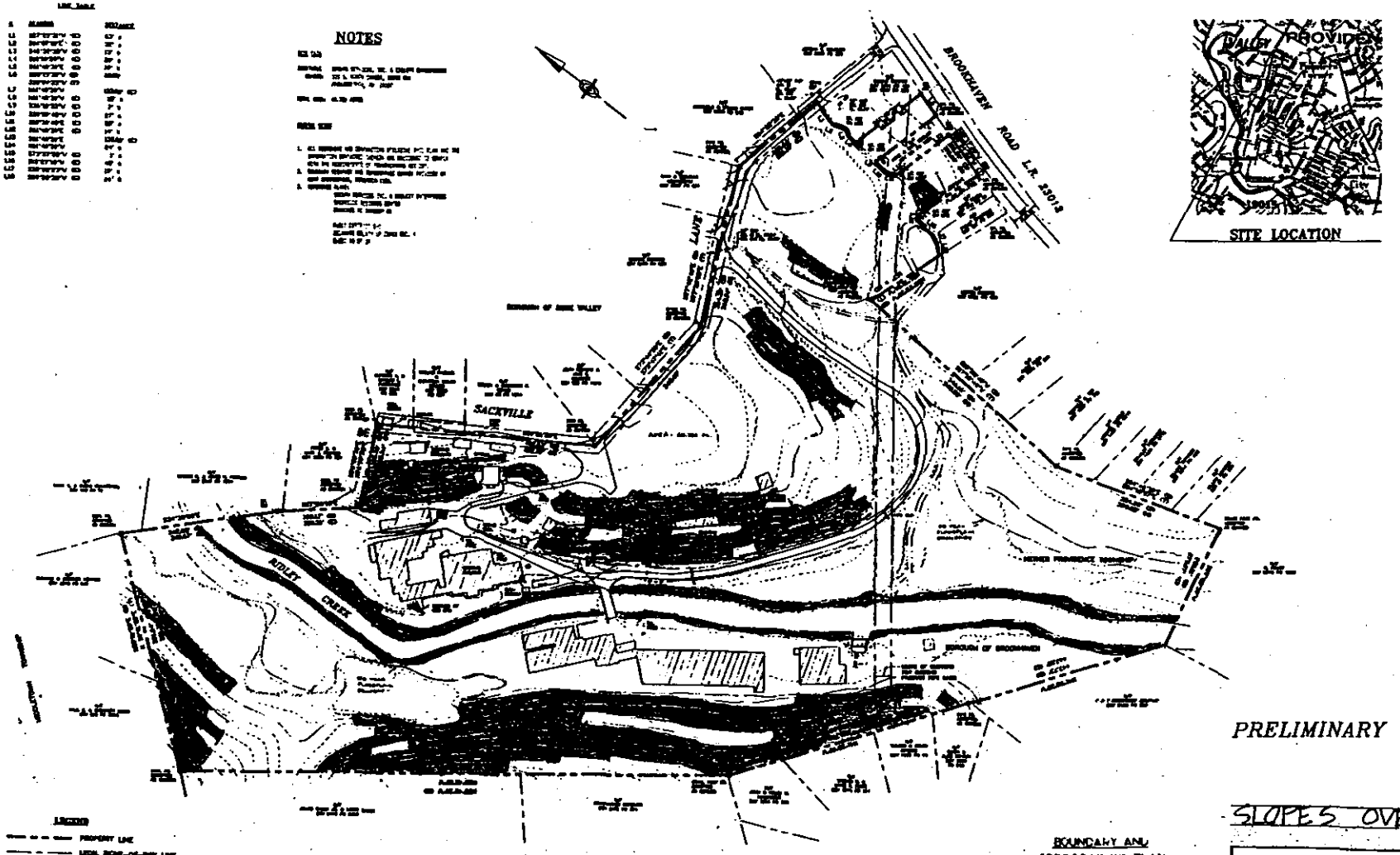
A4

SOILS/VEGETATION

MILLCRAFT ROSEMONT	KAREN SUTTON
HUNT ENGINEERING COMPANY	
SCALE 1"-100'	DATE 3/15/94 SHEET A4

ARI00201

NOTES



SITE PLAN

SITE LOCATION

BOUNDARY AND TOPOGRAPHIC PLAN

PRELIMINARY – FINAL

A5

SLOPES OVER 25%

MILLSAP ROSE VALLEY	KAREN SUTTON	
HUNT ENGINEERING COMPANY		
SCALE 1"-100'	DATE 3/15/94	SHEET A5

ARI00202