

PROFESSIONAL ENGINEER CERTIFICATION

I, KRISTIN R. HOLMES, a REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF WARRINGTON IN WHICH THIS SUBDIVISION AND LAND DEVELOPMENT IS LOCATED.

KRISTIN R. HOLMES, P.E., PA LIC. NO. PE073604

REGISTERED SURVEYOR CERTIFICATION

I, PATRICK A. CAVANAUGH, a REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF WARRINGTON IN WHICH THIS SUBDIVISION AND LAND DEVELOPMENT IS LOCATED.

PATRICK A. CAVANAUGH, PA PLS NO. SU-051056-E

OWNER'S CERTIFICATION OF INTENT

KNOW ALL MEN BY THESE PRESENTS, THAT I CHARLIE PUGH, BEING OWNER OF 2931 BRISTOL ROAD, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY SUCCESSORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS AND LAND DEVELOPMENT PLAN OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND FOR MY OWN ADVANTAGE ACCORDING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN BY THE TOWNSHIP OF WARRINGTON AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY TOWNSHIP OF WARRINGTON I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF WARRINGTON, THEIR SUCCESSORS, AND ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THE DEDICATION AND RELEASE SHALL BE BINDING UPON MADELINE EGENOLE, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASES OF LOTS IN THIS PLAN.

CHARLIE PUGH, OWNER

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF _____

ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF LOTS AND PROPERTY SHOWN THEREIN SITUATED IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: _____

SIGN LEGEND

SPEED LIMIT SIGN

NO OUTLET SIGN

NO PARKING THIS SIDE SIGN

(ALL SIGNS SHALL CONFORM WITH PENNDOT PUBLICATION 236)

APPROVAL OF THE WARRINGTON TOWNSHIP PLANNING COMMISSION

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY THE WARRINGTON TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____

ATTEST:

SECRETARY CHAIRMAN

APPROVAL OF THE BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF WARRINGTON TOWNSHIP THIS _____ DAY OF _____, 20____

ATTEST:

TOWNSHIP SECRETARY CHAIRMAN

APPROVAL OF THE TOWNSHIP ENGINEER, WARRINGTON TOWNSHIP

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY THOMAS ZARKO, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR WARRINGTON TOWNSHIP ON THIS _____ DAY OF _____, 20____

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____

CHAIRMAN

DIRECTOR

CERTIFICATION FOR RECORDING

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____

BY: RECORDER OF DEEDS

CERTIFICATION OF MORTGAGE STATUS

I, CHARLIE PUGH, OWNER OF THE SUBDIVISION AND LAND DEVELOPMENT PLAN SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE ON THE PROPERTY.

OWNER

WITNESS DATE

CERTIFICATION OF TRUE OWNERSHIP

I, CHARLIE PUGH, OWNER OF THE PROPERTY DEPICTED ON THIS SUBDIVISION / LAND DEVELOPMENT PLAN DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY IS IN THE NAME OF ESTATE OF CHARLOTTE WILDER LANE C/O CHARLIE PUGH, AS RECORDED IN DEED BOOK VOL. 8913, PAGE 223, RECORDER OF DEEDS OFFICE.

WITNESS OWNER

TOWNSHIP WAIVER OF RESPONSIBILITY

THE TOWNSHIP OF WARRINGTON HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESS OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

SEAL

CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

SECRETARY

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF LOTS AND PROPERTY SHOWN THEREIN SITUATED IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: _____

LEGEND

PROPERTY LINE

R.O.W. LINE

BUILDING SETBACK LINE

EXISTING CONTOUR

TREE LINE

EXISTING ASPHALT TO REMAIN

PROPOSED ASPHALT

PROPOSED BUILDING

PROPOSED EASEMENT

WARRINGTON TOWNSHIP ZONING TABLE

ZONING DISTRICT: R1 Low-Density Residential

ITEM REQUIRED/PERMITTED PROPOSED ORDINANCE SECTION

Permitted Uses B1 - Single-Family Detached Dwelling B1 - Single-Family Detached Dwelling §370-404.2

B1 - Single-Family Detached Dwelling (with Public Utilities)

Min. Net Lot Area 40,000 SF 40,006 SF §370-409.5.A(1)

Min. Lot Width at Min. Bldg. Setback Line 80 FT 111.2 FT §370-409.5.A(2)

Max. Site Impervious Surface Ratio 20% 16% §370-409.5.A(3)

Max. Building Height 35 FT 35 FT §370-409.5.A(4)

Min. Front Yard 1/2 Distance From Street Line or 35 FT 35 FT §370-409.5.A(5)(a)

Min. Side Yard (Either Side) 15 FT 15 FT §370-409.5.A(5)(b)

Min. Side Yard (Total) 35 FT 35 FT §370-409.5.A(5)(b)

Min. Rear Yard 35 FT 35 FT §370-409.5.A(5)(c)

General Requirements

Min. Standard Parking Space 9.5x18' 9.5x18' §370-601.B

Min. Parallel Parking Space 10'x22' 10'x22' §370-601.S(1)

Min. Parking Setback to Dwelling 0 FT 0 FT §370-601.S(2)

Min. Parking/Driveway Setback to Property Lines 5 FT 5.5 FT §370-601.P

Min. Parking Spaces per Single Family Detached Dwelling 2 2 §370-602.A

Min. Patio, Deck, Porch Side or Rear Setback (1) 1/2 the required setback 17.5 FT §370-809.C(2)

Min. Street Intersection Clear Sight Triangle 10 FT 10 FT §370-811.A

Max. Fence Height 6 FT 6 FT §370-815.A(2)

Open Space Requirements (2)

Common Open Space (COS) 1.94 5.00 AC §370-504.G

Active Open Space (AOS) 0.24 0.24 AC

Notes:

(1) As per 370-809.C, the finished floor height of patios, porches, and decks shall be lower than the first floor level of the dwelling. Such structure that extends into a required yard shall not be enclosed or roofed. If a patio, porch, deck or the like extends into a required side or rear yard pursuant to this section, no other accessory structure may be located closer to the patio, porch, deck or lot line than the permitted setback for said accessory structure.

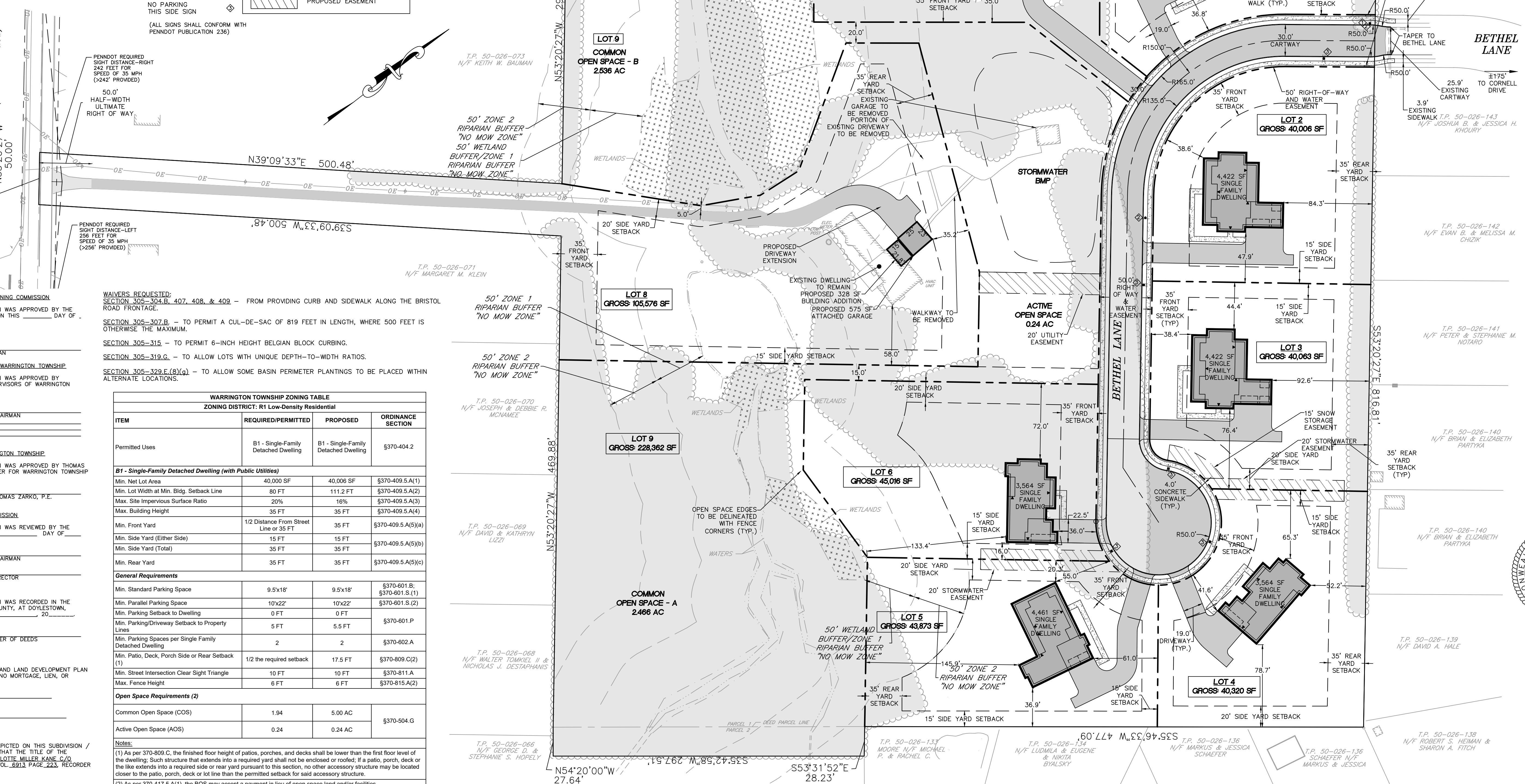
(2) As per 370-417.5.A(1), the BOS may accept a payment in lieu of open space land and/or facilities.

NOTES:

- 1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "EXISTING FEATURES" PREPARED BY CAVANAUGH SURVEYING SERVICES DATED MAY 17, 2022, LAST REVISED JUNE 6, 2022.
2. THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 4201700294J, DATED MARCH 16, 2015.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY COMPANIES AND/OR ABOVEGROUND OBSERVATION. NO EXCAVATIONS HAVE BEEN PERFORMED TO LOCATE EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES TO BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE DRAWINGS, BOTH ACTIVE AND ABANDONED. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TO BE TRUE AND ACCURATE. THE COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES AND FEATURES IS NOT GUARANTEED.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF PL852, NO. 287, DEC. 10, 1974 AS LAST AMENDED ON MAR. 29, 2007, PENNSYLVANIA ACT 181.
5. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
6. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED USING GPS WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
7. WETLANDS AND WATERS WERE DELINEATED AND FLAGGED BY VW CONSULTANTS AND FLAGS SURVEYED BY CAVANAUGH SURVEYING SERVICES.
8. THE PROPOSED LOT 8 DRIVEWAY RECONSTRUCTION AS PART OF THIS PROJECT WILL REMOVE 1,197 SF OF IMPERVIOUS AREA FROM THE RIPARIAN BUFFER AND INSTALL 650 SF. THIS IS A NET REDUCTION OF 547 SF OF IMPERVIOUS AREA.
9. ALL WATER FACILITIES WITHIN THIS DEVELOPMENT, INCLUDING THE WATER MAIN, FIRE HYDRANTS AND WATER SERVICE PIPING UP TO AND INCLUDING INDIVIDUAL CURB STOPS, SHALL BE OFFERED FOR DEDICATION TO THE NORTH WALES WATER AUTHORITY. ALL WATER PIPING AND ASSOCIATED APPURTENANCES DOWNSTREAM OF THESE FACILITIES TO THE INDIVIDUAL RESIDENCES SHALL BE PRIVATELY OWNED. ALL WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NORTH WALES WATER AUTHORITY STANDARD SPECIFICATIONS AND DETAILS.
10. THERE SHALL BE NO REMOVAL OF VEGETATION IN AREAS WITHIN THE DESIGNATED "NO MOW ZONE" OTHER THAN TO ALLOW THE USES SPECIFIED IN THE WARRINGTON TOWNSHIP ORDINANCE.
11. THE PENNDOT-REQUIRED SIGHT DISTANCES SHALL BE MAINTAINED FOR THE INDIVIDUAL DRIVEWAYS OF LOTS 1 TO 7 AT ALL TIMES AS REQUIRED IN SECTION 305-311.0 OF THE WARRINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

LOT AREA AND COVERAGE TABLE with columns: Lot, Gross Lot Area, Right-of-Way Area, Net Lot Area, Easement Areas, Building Area, Building Ratio, On-lot Impervious Excluding Building Area, Future Impervious for Owner, Impervious Ratio.

BRISTOL ROAD (S.R. 2025) (66.5' LEGAL ROW)



Logo for Holmes Cunningham LLC, Unit 5, Doylestown, PA 18901, (215) 586-3330, www.hcengineering.net

Table with columns: Date, Description, Revised Per Township Comments, Revised Per BCCD Comments, Revised Per TWP & Utility Comments.

2931 BRISTOL ROAD SUBDIVISION TWP # 50-026-072 WARRINGTON TOWNSHIP, BUCKS COUNTY, PA RECORD SITE PLAN

Professional Engineer Seal for Kristin R. Holmes, P.E., PA PE073604

Table with columns: File No., Date, Scale, Designed, Sheet.

Drawing No. C1.1