

**LOCATION MAP**  
SCALE 1" = 800'

**SITE STATISTICS**  
EXISTING ZONING: R-1  
PROPOSED USE IS FOR A "CONDITIONAL" USE FOR A CONSERVATION RESIDENTIAL DEVELOPMENT. THIS USE ALLOWED PER SECT. 403 OF ORDINANCE 2018-0-07 ADOPTED BY THE TOWNSHIP ON JULY 10, 2018.

	REQUIRED	PROVIDED
GROSS SITE AREA:	20.002 AC.	7,500
LESS U.T. R.O.W. PICKERTOWN ROAD:	0.614 AC.	75 FT
LESS U.T. R.O.W. STUMP ROAD:	0.552 AC.	20 FT
BASE SITE AREA:	18.836 AC.	10 FT MIN

MIN. LOT AREA : 7,500  
MIN. LOT WIDTH: 75 FT  
MIN. FRONT YARD SETBACK: MIN. 20 FT  
SIDE YARD SETBACK: 10 FT MIN  
MIN. REAR YARD SETBACK: 20 FT  
MIN. TRACT AREA REQUIRED: 25 AC  
MAX. IMPERVIOUS OF LOT: 80%  
OPEN SPACE REQUIRED: 65% 70%

\*VARIANCE GRANTED ON JUNE 10, 2019, (2.0 SECTION 403.A.3)

**BASE DENSITY CALCULATIONS**

1. BASE DENSITY (0.70 D.U./AC.)  
CARDAMONE AREA = 15.096 AC.  
WIDE AREA = 3.75 AC.  
TOTAL = 18.836 AC.  
18.836 X 0.70 = 13.1852 UNITS

2. BONUS FOR 100' SETBACK TO EXIST. ROW (0.18 D.U./AC.)  
18.836 AC. (EXIST. ROW)  
+0.519 AC. (EXIST. ROW)  
TOTAL = 19.355  
19.355 X 0.18 = 3.4839 UNITS

3. BONUS FOR INCREASING OPEN SPACE BY 5% (0.08% D.U./AC.)  
18.836 AC. X 0.70 = 13.1852 AC. REQUIRED OPEN SPACE  
13.1832 AC. PROVIDED  
18.836 X 0.08 = 1.506 UNITS

4. SUMMARY (1.23)  
13.1852 + 3.4839 + 1.506 = 18.1751  
PROPOSED UNITS = 18

**FORESTED AREA CALCULATION**

A. TOTAL FORESTED AREA	5.88 AC.
B. REQUIRED 50% RESERVE	2.84 AC.
C. AREA OF FOREST REMOVED	0.9175 AC. (17.17%)
D. AREA OF FOREST PRESERVED	4.700 AC. (82.83%)

**NOTES:**

A. PUBLIC SEWER AND WATER PROPOSED.

B. THE FOLLOWING CONDITIONS WERE ATTACHED TO THE RELIEF GRANTED BY THE ZONING HEARING BOARD ON 6/10/2019.

1. THE APPLICANTS SHALL OFFER TO CONVEY TO THE TOWNSHIP IN FEE ALL 12 ACRES OF OPEN SPACE (CONSERVATION AREA) IN THE PROPOSED RESIDENTIAL CONSERVATION SUBDIVISION.

2. THE APPLICANTS SHALL, AT ITS SOLE COST AND EXPENSE, CONSTRUCT A TRAIL IN A MANNER AND LOCATION DETERMINED BY THE BOARD OF SUPERVISORS EXTENDING FROM PICKERTOWN ROAD TO THE ADJOINING PROPERTY OWNED BY THE TOWNSHIP.

3. THE SUBJECT PROPERTY SHALL BE DEVELOPED AT A DENSITY OF NO GREATER THAN ONE DWELLING UNIT PER ACRE OF BASE SITE AREA.

C. OWNER OF LANDSCAPE CONTRACTING BUSINESS IS INTENDING TO DISCONTINUE THE BUSINESS AT TIME OF LAND DEVELOPMENT.

**CONSERVATION AREA SUMMARY**  
TOTAL: 13.22 AC.

**GRAPHIC SCALE**  
1" = 60' ft

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

PLAN NOTATION - THESE DOCUMENTS ARE SPECIFICALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE OR ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THE PROJECT ON WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE USER TO ASSUME ALL LIABILITY FOR ANY DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LOSSES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

REVISIONS

NO.	DATE	COMMENT
1	11/28/2018	REVISIONS PER PLANNING COMMISSION INPUT
2	10/04/2019	REVISED LAYOUT
3	08/23/2019	PER CKS REVIEW LETTER DATED 07/23/2019
4	06/19/2019	PER REVIEW COMMENTS AND ZONING HEARING BOARD APPROVAL

REVISIONS

**CONDITIONAL USE PLAN**

**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue, Chalfont, PA 18914  
(215) 822-2800  
FAX (215) 822-5804

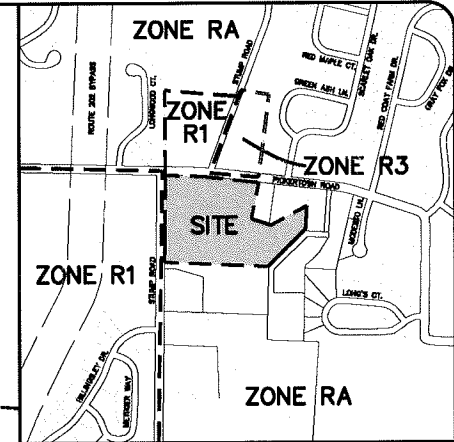
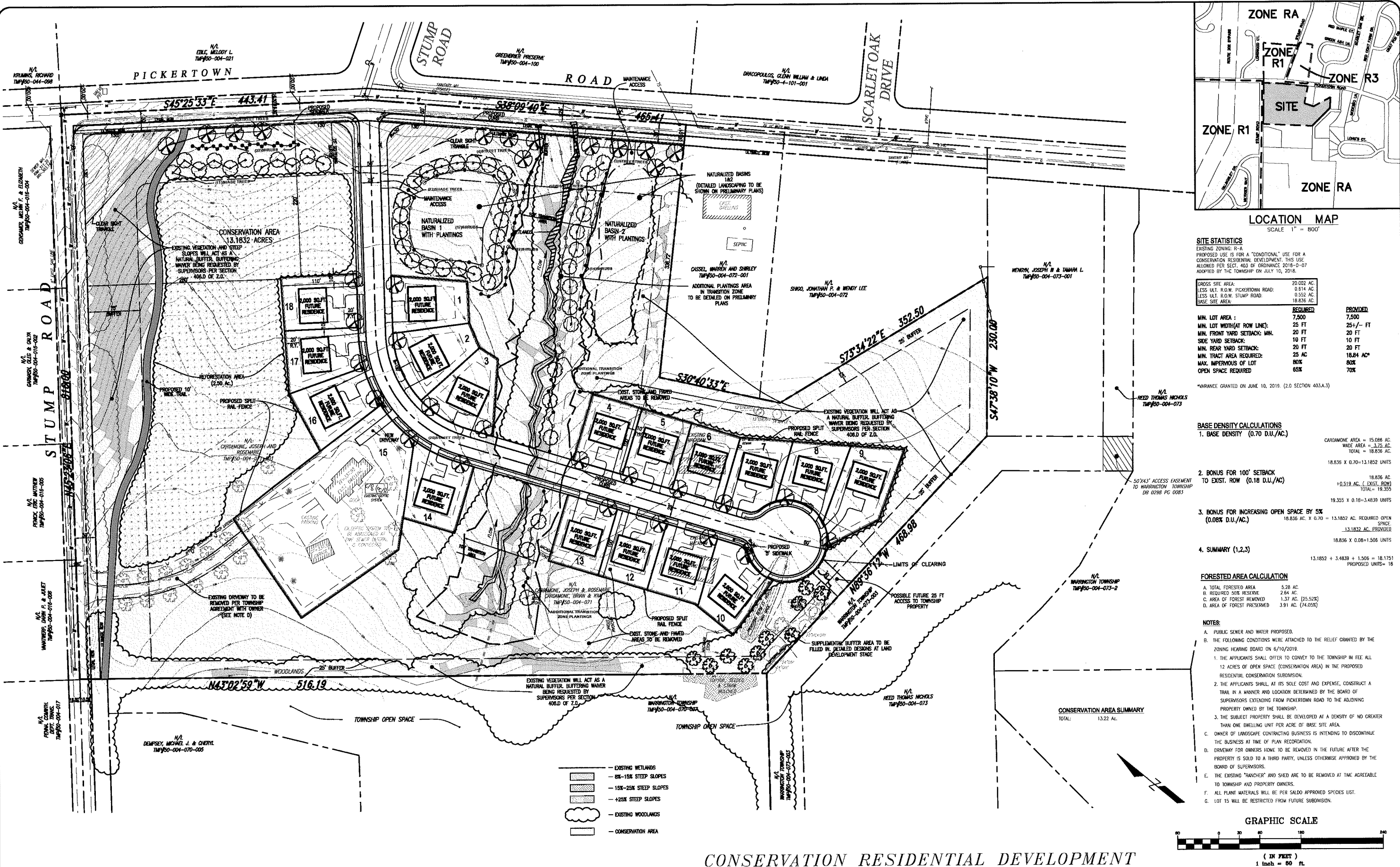
• Engineering • Planning • Surveying •

SCALE: 1" = 60'  
DATE: 03/14/2019  
JOB NO.: 01-216  
DRAWN BY: LAZ  
CHECKED BY: RLS

SITUATE: WARRINGTON TOWNSHIP  
BUCKS COUNTY, PA.  
PREPARED FOR:  
**CARDAMONE, JOSEPH & ROSEMARIE**  
3570 PICKERTOWN ROAD  
CHALFONT, PA 18914

SHEET  
1 OF 4





**SITE STATISTICS**  
EXISTING ZONING: R-4  
PROPOSED USE: IS FOR A "CONDITIONAL" USE FOR A CONSERVATION RESIDENTIAL DEVELOPMENT. THIS USE ALLOWED PER SEC. 403 OF ORDINANCE 2018-0-07 ADOPTED BY THE TOWNSHIP ON JULY 10, 2018.

EXISTING ZONING: R-4	PROPOSED USE: IS FOR A "CONDITIONAL" USE FOR A CONSERVATION RESIDENTIAL DEVELOPMENT. THIS USE ALLOWED PER SEC. 403 OF ORDINANCE 2018-0-07 ADOPTED BY THE TOWNSHIP ON JULY 10, 2018.
GROSS SITE AREA:	20.002 AC.
LESS UTL. R.O.W. PICKERTOWN ROAD:	0.814 AC.
LESS UTL. R.O.W. STUMP ROAD:	0.552 AC.
BASE SITE AREA:	18.636 AC.

REQUIRED	PROVIDED
MIN. LOT AREA:	7,500
MIN. LOT WIDTH (AT ROW LINE):	25 FT
MIN. FRONT YARD SETBACK:	20 FT
SIDE YARD SETBACK:	10 FT
MIN. REAR YARD SETBACK:	20 FT
MIN. TRACT AREA REQUIRED:	25 AC
MAX. IMPERVIOUS OF LOT	80%
OPEN SPACE REQUIRED	65%

\*VARIANCE GRANTED ON JUNE 10, 2019 (2.0 SECTION 403A.3)

**BASE DENSITY CALCULATIONS**  
1. BASE DENSITY (0.70 D.U./AC.)

CARDAMONE AREA = 15.086 AC.	
WHOLE AREA = 3.725 AC.	
TOTAL = 18.836 AC.	
18.836 X 0.70 = 13.1852 UNITS	

2. BONUS FOR 100' SETBACK TO EXIST. ROW (0.18 D.U./AC.)

18.836 AC.	
+0.519 AC. (EXIST. ROW)	
TOTAL = 19.355	
19.355 X 0.18 = 3.4839 UNITS	

3. BONUS FOR INCREASING OPEN SPACE BY 5% (0.08% D.U./AC.)

18.836 AC. X 0.70 = 13.1852 AC. REQUIRED OPEN SPACE	
13.1852 AC. PROVIDED	
18.836 X 0.08 = 1.506 UNITS	

4. SUMMARY (1,2,3)

13.1852 + 3.4839 + 1.506 = 18.1751	
PROPOSED UNITS = 18	

**FORESTED AREA CALCULATION**

A. TOTAL FORESTED AREA	5.28 AC.
B. REQUIRED 50% RESERVE	2.64 AC.
C. AREA OF FOREST REMOVED	1.37 AC. (25.52%)
D. AREA OF FOREST PRESERVED	3.91 AC. (74.05%)

**NOTES:**

- PUBLIC SEWER AND WATER PROPOSED.
- THE FOLLOWING CONDITIONS WERE ATTACHED TO THE RELIEF GRANTED BY THE ZONING HEARING BOARD ON 6/10/2019.
  - THE APPLICANTS SHALL OFFER TO CONVEY TO THE TOWNSHIP IN FEE ALL 12 ACRES OF OPEN SPACE (CONSERVATION AREA) IN THE PROPOSED RESIDENTIAL CONSERVATION SUBDIVISION.
  - THE APPLICANTS SHALL, AT ITS SOLE COST AND EXPENSE, CONSTRUCT A TRAIL IN A MANNER AND LOCATION DETERMINED BY THE BOARD OF SUPERVISORS EXTENDING FROM PICKERTOWN ROAD TO THE ADJOINING PROPERTY OWNED BY THE TOWNSHIP.
  - THE SUBJECT PROPERTY SHALL BE DEVELOPED AT A DENSITY OF NO GREATER THAN ONE DWELLING UNIT PER ACRE OF BASE SITE AREA.
  - OWNER OF LANDSCAPE CONTRACTING BUSINESS IS INTENDING TO DISCONTINUE THE BUSINESS AT TIME OF PLAN RECORDATION.
  - DRIVEWAY FOR OWNERS HOME TO BE REMOVED IN THE FUTURE AFTER THE PROPERTY IS SOLD TO A THIRD PARTY, UNLESS OTHERWISE APPROVED BY THE BOARD OF SUPERVISORS.
  - THE EXISTING "RANCHER" AND SHED ARE TO BE REMOVED AT TIME AGREEABLE TO TOWNSHIP AND PROPERTY OWNERS.
  - ALL PLANT MATERIALS WILL BE PER SALDO APPROVED SPECIES LIST.
  - LOT 15 WILL BE RESTRICTED FROM FUTURE SUBDIVISION.

**CONSERVATION AREA SUMMARY**  
TOTAL: 13.22 AC.

**GRAPHIC SCALE**  
1 inch = 80 ft.

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1-800-242-1776

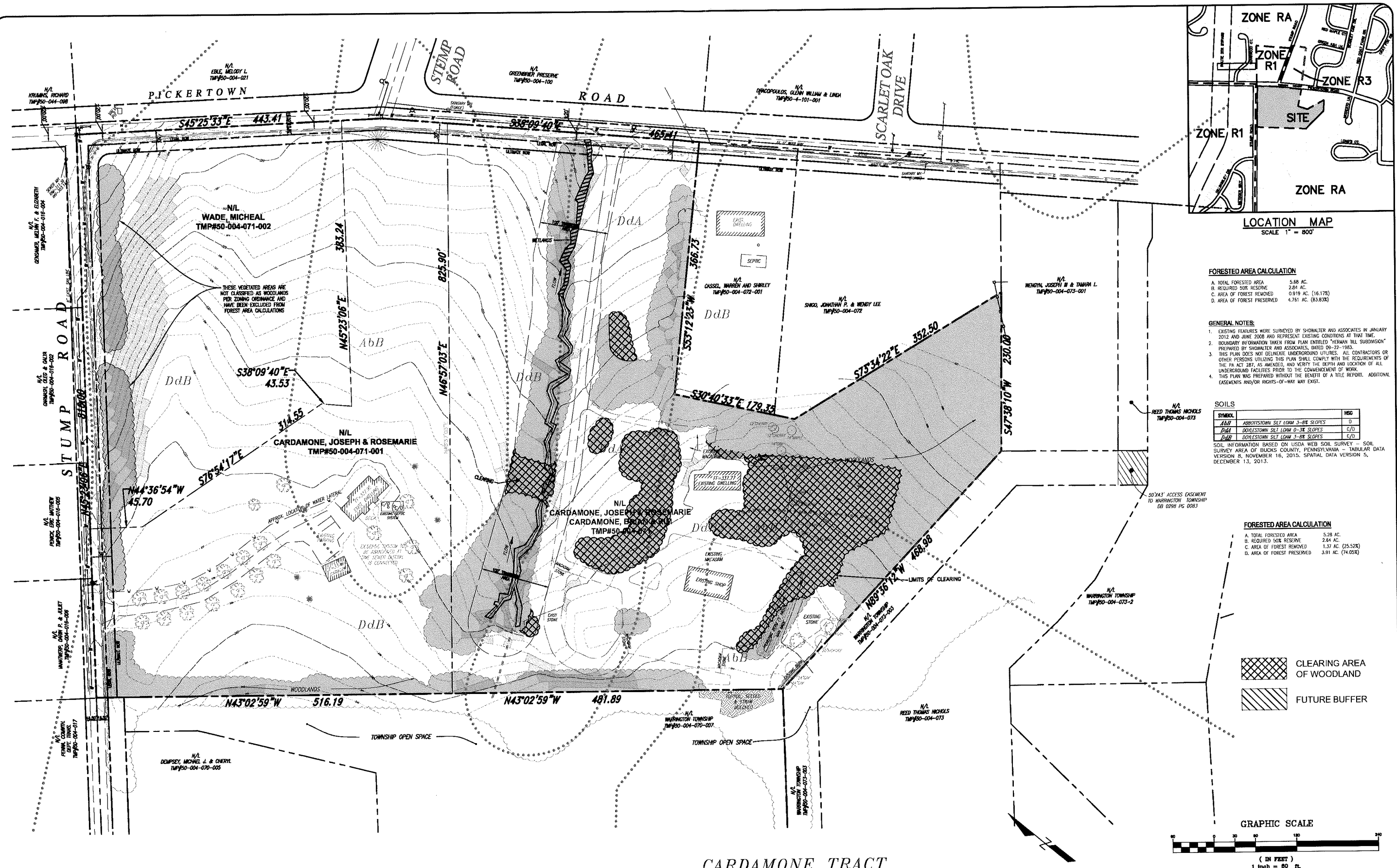
PLAN NOTE: THESE DOCUMENTS ARE SPECIFICALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THE PROJECT OR OTHER THAN THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN ASSAULT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SUBSIDIARIES, OFFICES, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND REASONABLE COSTS) ARISING AS THE RESULT OF SUCH USE, INCLUDING ONLY THOSE DAMAGES, LOSSES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

NO.	DATE	REVISIONS
1	11/28/2019	REVISIONS PER PLANNING COMMISSION INPUT
2	10/04/2019	REVISED LAYOUT
3	08/23/2019	PER CKS REVIEW LETTER DATED 07/23/2019
4	06/19/2019	PER REVIEW COMMENTS AND ZONING HEARING BOARD APPROVAL
		COMMIT

## CONSERVATION RESIDENTIAL DEVELOPMENT

<b>CONDITIONAL USE PLAN</b>	<b>R. L. Showalter &amp; Associates, Inc.</b>  118 East 10th Avenue, Chalfont, PA 18814 (717) 822-2000 FAX (717) 822-5001		SCALE: 1" = 80' DATE: 03/14/2019 JOB NO.: 01-216 DRAWN BY: LAZ CHECKED BY: RLS	SITUATE: WARRINGTON TOWNSHIP BUCKS COUNTY, PA. PREPARED FOR: <b>CARDAMONE, JOSEPH &amp; ROSEMARIE</b> 3570 PICKERTOWN ROAD CHALFONT, PA 18914	SHEET 1 of 1

F:\WORK\2001\2016 - Cardamone\ENGINEERING\2001-216 PLAN\2019-0-4



**FORESTED AREA CALCULATION**

A. TOTAL FORESTED AREA	5.68 AC.
B. REQUIRED SOIL RESERVE	2.84 AC.
C. AREA OF FOREST REMOVED	0.919 AC. (16.17%)
D. AREA OF FOREST PRESERVED	4.761 AC. (83.83%)

**GENERAL NOTES:**

- EXISTING FEATURES WERE SURVEYED BY SHOWALTER AND ASSOCIATES IN JANUARY 2012 AND JUNE 2008 AND REPRESENT EXISTING CONDITIONS AT THAT TIME.
- BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED "HERMAN TILL SUBDIVISION" PREPARED BY SHOWALTER AND ASSOCIATES, DATED 09-27-1983.
- THIS PLAN DOES NOT DELINEATE UNDERGROUND UTILITIES. ALL CONTRACTORS OR OTHER PERSONS UTILIZING THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE PA ACT 287, AS AMENDED, AND VERIFY THE DEPTH AND LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.

**SOILS**

SYMBOL	ABBOTSTOWN SILT LOAM 3-8% SLOPES	HSG
AbB	ABBOTSTOWN SILT LOAM 3-8% SLOPES	D
DdB	DOYLESTOWN SILT LOAM 0-3% SLOPES	C/D
DdD	DOYLESTOWN SILT LOAM 3-8% SLOPES	C/D

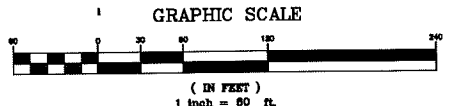
SOIL INFORMATION BASED ON USDA WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - TABULAR DATA VERSION 8, NOVEMBER 16, 2015. SPATIAL DATA VERSION 5, DECEMBER 13, 2013.

**FORESTED AREA CALCULATION**

A. TOTAL FORESTED AREA	5.28 AC.
B. REQUIRED SOIL RESERVE	2.84 AC.
C. AREA OF FOREST REMOVED	1.37 AC. (25.52%)
D. AREA OF FOREST PRESERVED	3.91 AC. (74.05%)

CLEARING AREA OF WOODLAND

FUTURE BUFFER



### CARDAMONE TRACT

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10/04/2019 REVISED LAYOUT  
08/23/2019 PER OHS REVIEW LETTER DATED 07/23/2019  
06/10/2019 PER REVIEW COMMENTS AND ZONING HEARING BOARD APPROVAL

NO.	DATE	COMMENT
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2	08/23/2019	PER OHS REVIEW LETTER DATED 07/23/2019
3	06/10/2019	PER REVIEW COMMENTS AND ZONING HEARING BOARD APPROVAL

### EXISTING FEATURES PLAN

**R. L. Showalter & Associates, Inc.**  
  
118 East Butler Avenue, Chalfont, PA 18911  
(215) 822-2900  
FAX (215) 822-2909  
• Engineering • Planning • Surveying •



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JOB NO.: 2001-216  
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CHECKED BY: RLS

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PREPARED FOR:  
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SHEET  
2 OF 4