

May 4, 2021

**& R.L. Showalter
Associates, Inc.**

*Butler's Mill Corporate Center
116 East Butler Avenue
Post Office Box 95
Chalfont, Pennsylvania 18914
(215) 822-2990
FAX: (215) 822-5684
EMAIL: rlshow@aol.com*



VIA HAND DELIVERY

Roy Rieder
Director of Planning & Special Projects
Warrington Township
852 Easton Road
Warrington, PA 18976

**Re: Revised Conditional Use Plans for Flag Lots for the Cardamone Project,
Pickertown and Stump Roads, Showalter & Associates Job #2001-216**

Dear Roy:

Per our recent conversations, I have enclosed the following documents in connection with the Cardamone Property:

1. Fourteen (14) copies of a completed Conditional Use Application to allow the creation of three (3) flag lots on the property.
2. Fourteen (14) copies of the revised Existing Features plan, prepared by Showalter & Associates, last revised April 22, 2021.
3. Fourteen (14) copies of the revised Conditional Use plan, prepared by Showalter & Associates, last revised April 22, 2021.
4. Fourteen (14) copies of a Truck Turning Plan, prepared by Showalter & Associates, last revised April 22, 2021.
5. Fourteen (14) copies of a document titled Estimated Annual Revenues prepared by Ken Amey, AICP, dated April 23, 2021.
6. Fourteen (14) copies of the Municipal Services Impact Statement, prepared by Showalter & Associates, last revised April 22, 2021.
7. Fourteen (14) copies of the updated Traffic Engineering Summary prepared by Horner & Canter dated 4/22/2021.

The proposed project has received a number of variances from the Zoning Hearing Board to allow the layout and design of this plan. These are noted in the plans, and I have included a copy of the Zoning Hearing Board decision reflecting same.

There will be 5 residential lots and only 3 new homes. The other 2 lots have existing homes on them.

The existing Landscaping Business is proposed to be phased out after 10 years.

The Municipal Services Impact Statement has been updated to reflect a reduction in number of units proposed for the property from 18 to 5.

We have been in contact with the Fire Marshal concerning truck movements for emergency vehicles and have included a Truck Turning Plan with this submission. In addition, we have added a public waterline with a fire hydrant to satisfy one of the conditional use requirements.

The Township Staff, Police, Fire Service, Township Administration and Public Works Departments were all contacted as to the proposed 5-lot project and the Impact Study was revised to reflect their comments.

We would appreciate your forwarding these documents to the Township Staff, Planning Commission and Supervisors for their review.

Please advise us of the date that the Conditional Use hearing is to be scheduled.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert L. Showalter", with a long horizontal flourish extending to the right.

Robert L. Showalter, P.E.

RLS;gjs

Encl.

Cc: Joseph Cardamone
Robert Gundlach, Esq.
Jessica Rice, PL
Rachel Butch, P.E.
RLS



WARRINGTON TOWNSHIP

852 Easton Road, Warrington, PA 18976
Phone: 215-343-9350 ♦ Fax: 215-343-5944

APPLICATION FOR CONDITIONAL USE

Application is made this 30 day of APRIL, ~~200~~²⁰²¹ by the undersigned for a conditional use under the terms of the Warrington Township Zoning Ordinance, as amended.

1. Name of the applicant: Joseph & Rosemarie Cardamone & BRIAN & Kim Cardamone
Address: 3570 Pickertown Road Phone: (267) 446-0116
Chalfont, PA 18914 Fax: _____
Email: cardamoneb@verizon.net

2. Name of the real estate: Cardamone Properties
Address: 3570 Pickertown Road Phone: (267) 446-0116
Chalfont, PA 18914 Fax: _____
Email: cardamoneb@verizon.net

3. Location and brief description of the real estate:
T.M.P. 50-004-071.1 & 50-004-071 15.611 ac

4. The real estate at present is classified as R-A

5. At present it is used for the purpose of 2 single family homes & landscaping business

6. Applicant claims that the conditional use herein requested may be allowed under Section 370-403 E of the Warrington Township Zoning Ordinance, as amended.

7. The Conditional Use requested is as follows:
To allow 3 Flaglots on a 5 lot subdivision

continue on additional sheets, if necessary

8. Applicant believes the conditional use should be granted for the following reasons:
Received Zoning Hearing Board relief for the Flaglot uses and both the Supervisors & Planning Commission supported the project
Additional evidence to be provided at the hearing.
continue on additional sheets, if necessary

9. One original and nine copies of this application and all attachments must be filed with the Township Manager. Also provide ten plot plans of the real estate affected indicating the location and size of improvements now erected and proposed to be used, and a copy of the deed, agreement of sale, lease agreement, etc. Also enclosed herein is the filing fee of \$ 500.00

JOSEPH M. CARDAMONE
Applicant Printed Name

Joseph M. Cardamone
Owner Printed Name


JOSEPH M. CARDAMONE
Applicant Signature

Joseph M. Cardamone
Owner Signature

JOINDER AND CONSENT

THE UNDERSIGNED, being the owners of the tax parcels referenced below, hereby join into and consent to the filing of a Conditional Use Application Map and/or Subdivision/Land Development Application, and any and all accompanying materials filed with any such applications, with Warrington Township (the "Applications"), in order to subdivide and develop Bucks County Tax Map Parcel Nos. 50-004-071 and 50-004-071-001 into five lots (3 new, and 2 existing) as depicted on the plans filed with the Applications.

Legal owner of tax parcel
no. 50-004-071 and 50-004-071-001



Rosemarie Cardamone

Dated: 5-5-21

Legal owner of tax parcel

no. 50-004-071

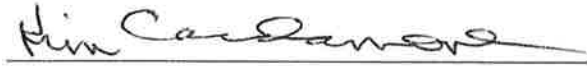


Brian Cardamone

Dated: 5/5/21

Legal owner of tax parcel

no. 50-004-071



Kim Cardamone

Dated: _____



HIGH SWARTZ

ATTORNEYS AT LAW

EST. 1914

Thomas E. Panzer, Esquire
E-Mail: tpanzer@highswartz.com
(215) 345-8888
www.highswartz.com
Reply to Doylestown

March 30, 2021

Via Email

Robert W. Gundlach, Esq.
Fox Rothschild LLP
2700 Kelly Road, Suite 300
Warrington, PA 18976

**Re: Warrington Township Zoning Hearing Board
Application of Joseph & Rosemarie Cardamone (20-27)**

Dear Mr. Gundlach:

Please accept this letter as an acknowledgement of a typographical error at the Order section of the March 11, 2021 Decision. Variance #6 should read, "from §402.G(1), to allow the existing nursery with a contractor's yard on less than five acres;"

While we do believe the Order and Decision are clear as to the relief granted in context, the above administrative correction of a typographical error is appropriate.

By copy of this letter, we are requesting that all parties who have received a copy of the original circulated Decision retain this letter for clarification.

Very truly yours,

THOMAS E. PANZER

TEP/rme
Enclosure

cc: Board Members (*via email only*)
Township Staff (*via email only*)
Jessica Rice (*via email only*)
Glen Dracopoulos (*via regular mail only*)
Michael Dempsey (*via regular mail only*)

**ZONING HEARING BOARD OF WARRINGTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Applicants: Joseph and Rosemarie Cardamone
3570 Pickertown Road
Chalfont, PA 18914

Owners: Same.

Subject Property: Tax Parcel No. 50-004-071 and 50-004-071-001, which are located at the address of the Applicants set forth above.

Requested Relief:

Applicants seek to retain two (2) single-family dwellings on site, with a nursery/landscaping business on one of the lots, and subdivide the property to add three (3) additional single-family dwellings, for a total of five (5) single-family dwellings and the nursery/landscape business on the site. Applicants seek the following variances to facilitate the proposed development: (1) from §403.E(3), to allow the use of shared driveways; (2) from §403.E(11), to allow staffs of flag lots to be separated by less than 100 feet; (3) from §403.E(5), to allow the area of the staff of the flag lot to be counted toward the minimum lot area; (4) from §403.E(4), to allow a non-residential use on a flag lot, namely a contractor's yard; (5) from §403.E(8)(f), to allow more than 15 percent impervious area on a flag lot; (6) from §403.G(1), to allow a nursery with a contractor's yard on less than five acres; (7) from §402.G(3), to allow a nursery to occupy more than 20 percent of a lot area; (8) from §402.E(12), to permit the staff of a flag lot to exceed 500 feet; (9) a determination that the length of the staff of a flag lot is measured from the roadway to the beginning of the flag, a variance from §403.E(2) may be required; and (10) the Applicants hereby request an interpretation that the 50 foot buffer between residential and nonresidential uses, as required by §370-3607.A.(1), is not required to be physically located entirely on the lot containing the nonresidential use and that (1) existing vegetation may be used to achieve the required buffer, and, (2) the existing vegetation on lots 2, 3 and 4 satisfy this 50 foot buffer requirement. In the alternative, the Applicants request a variance from §370-3607.A.(1) to permit the required 50 foot buffer to be located on the adjacent residential lots and be satisfied by the existing vegetation.

Hearing

History:

The application was filed in Warrington Township on November 11, 2021. The hearing was held on January 25, 2021 at the Warrington Township Building, 852 Easton Road, Warrington, PA 18976.¹

Appearances:

Applicants by: Robert W. Gundlach, Esq.
Fox Rothschild LLP
2700 Kelly Road, Suite 300
Warrington, PA 18976

Glen Dracopoulos, Pro Se
3557 Pickertown Road
Chalfont, PA 18914

Michael Dempsey, Pro Se
785 Stump Road
Chalfont, PA 18914

Mailing Date: March 11, 2021

DECISION

FINDINGS OF FACT:

1. The Zoning Hearing Board of Warrington Township met the requirements of the Zoning Ordinance, the Municipalities Planning Code, and other relevant statutes as to legal notice of the hearing held.

2. The Applicants are the Owners of the Subject Property and therefore possessed of the requisite standing to make application to this Board.

3. The Subject Property is located in the RA, Residential Agricultural Zoning District of Warrington Township. It is comprised of two tax parcels: Tax Parcel No. 50-004-071 and 50-004-071-001. Gross site area for the two parcels (the "Subject Property") is greater than 15 acres.

4. The Subject Property currently accommodates two (2) existing single-family dwellings and an existing landscape/nursery business.

5. Applicants possess an approved eighteen (18) lot subdivision plan for the Subject Property. The plan has met with resistance by neighboring property owners. As

¹ The Applicants provided a waiver from the MPC and Ordinance timeframes in order to extend the first hearing date beyond 60 days from the Township's receipt of the application.

a result, Applicants have revised the plan to reduce the density of the development consistent with the present application.

6. Applicants' revised plan seeks to retain two (2) single-family dwellings on site, with a nursery/landscaping business on one of the lots, and subdivide the property to add three (3) additional single-family dwellings, for a total of five (5) single-family dwellings and the nursery/landscape business on the site.

7. Applicants seek the following variances to facilitate the proposed development: (1) from §403.E(3), to allow the use of shared driveways; (2) from §403.E(11), to allow staffs of flag lots to be separated by less than 100 feet; (3) from §403.E(5), to allow the area of the staff of the flag lot to be counted toward the minimum lot area; (4) from §403.E(4), to allow a non-residential use on a flag lot, namely a contractor's yard; (5) from §403.E(8)(f), to allow more than 15 percent impervious area on a flag lot; (6) from §403.G(1), to allow a nursery with a contractor's yard on less than five acres; (7) from §402.G(3), to allow a nursery to occupy more than 20 percent of a lot area; (8) from §402.E(12), to permit the staff of a flag lot to exceed 500 feet; (9) a determination that the length of the staff of a flag lot is measured from the roadway to the beginning of the flag, a variance from §403.E(2) may be required; and (10) the Applicants hereby request an interpretation that the 50 foot buffer between residential and nonresidential uses, as required by §370-3607.A.(1), is not required to be physically located entirely on the lot containing the nonresidential use and that (1) existing vegetation may be used to achieve the required buffer, and, (2) the existing vegetation on lots 2, 3 and 4 satisfy this 50 foot buffer requirement. In the alternative, the Applicants request a variance from §370-3607.A.(1) to permit the required 50 foot buffer to be located on the adjacent residential lots and be satisfied by the existing vegetation.

8. The Applicants presented the testimony of Joseph Cardamone. Mr. Cardamone did indicate that Lot 1 has served as the lot supporting his home since 1985. Lot 3 contains a single-family dwelling and a shop for the landscape/nursery business. The lot and the property was formerly used by Mr. Cardamone's brother as his home. It is now rented. The landscape and nursery business has been located on the Subject Property for 30 years.

9. Mr. Cardamone has been before the Planning Commission and the Board of Supervisors with regard to the previous plan for the Subject Property and the present plan. The present plan calls for a number of flag lots with variance relief requested from the flag lot provisions. Mr. Cardamone indicates that subdividing the property into 5 lots and including a public street to serve the 5 lots would be cost prohibitive and impractical due to physical features and current site improvements.

10. Mr. Cardamone indicated that he has shared the approved 18 lot subdivision plans and the present 5 lot subdivision plan with his neighbors and adjacent property owners. The 5 lot subdivision plan is overwhelmingly preferred by the property owners in the area.

11. Applicants presented the testimony of Robert L. Showalter, Professional Engineer, as an expert. Mr. Showalter discussed in considerable detail the aerial view

of the properties at issue and the surrounding properties (Exhibits A-3 and A-4). The lots at issue are bordered by Township open space and residential lots. A portion of the ground is vacant and wooded. A stream runs through the middle of the lots at issue.

12. Mr. Showalter identified and discussed the approved 18 lot subdivision.

13. As a reasonable alternative, Mr. Showalter discussed the current 5 lot subdivision including the proposed flag lots and the continuing existence of the existing landscape and nursery business, for finite period of time.

14. Mr. Showalter testified to the specific relief being requested and the need for same due to site constraints.

15. Mr. Showalter's testimony is consistent with and supported by the April 16, 2020 site plan entitled 3 Acre Lots with Flag Lots prepared for Joseph and Rosemarie Cardamone, 3570 Pickertown Road. The plan was prepared by RL Showalter and Associates, Inc. That plan is incorporated by reference.

16. No one spoke in opposition to the application. The adjacent and nearby property owners who did speak, spoke favorably of the revised plan.

17. Warrington Township did take a position with regard to this application, as articulated through the December 10, 2020, correspondence from the Solicitor of Warrington Township to the Applicants and ZHB.

CONCLUSIONS OF LAW:

1. The Subject Property has been developed and used consistent with the requirements of the Ordinance, and does include a nonconforming business use in the nature of the existing landscape and nursery business.

2. Applicants seek multiple dimensional variances to permit a subdivision plan resulting in a total of 5 single-family dwellings and the nursery/landscaping business on the subject 15 acre site.

3. The plan at issue replaces a proposed and approved 18 lot subdivision.

4. The Applicants have presented evidence of sufficient factors to warrant the grant of the dimensional relief requested. In so concluding, the Board observes that the Applicants' property faces development challenges by virtue of existing physical features, including a stream essentially bisecting the property, and environmental features including woodlands.

5. The competent evidence presented leads the Board to conclude that, if the variance relief is granted, there will be no negative impacts upon surrounding properties or uses. The Board draws this conclusion with specific consideration for the fact that Applicants are replacing the 18 lot subdivision with the present 5 lot

subdivision. The present plan represents larger lots, albeit flag lots, but is less objectionable, and even supported by the adjacent property owners and neighbors.

6. The evidence establishes that the relief sought by the Applicants is the minimum variance necessary. The Board observes that the Applicants have requested a considerable number of variances, but the Board also observes that the variances requested are largely technical in nature and driven by the physical features and the desire to use flag lots over the cost prohibitive public street alternative.

7. The variances sought will not alter the essential character of the neighborhood or district in which the Subject Property is located. The Board observes that the 3 acre lot size is more in keeping with the character of the area than subdividing the property into 18 lots of approximately 7,500 square feet each. The public comment and neighbor testimony offers additional support for this conclusion.

8. Accordingly, the Warrington Township Zoning Hearing Board determined, 4-0, to grant the Applicants' request for relief, as is set forth hereafter.

ORDER

Upon consideration and after hearing, the Zoning Hearing Board of Warrington Township hereby GRANTS the following variances from Warrington Township Zoning Ordinance to permit Applicants to retain two (2) single-family dwellings on site, with a nursery/landscaping business on one of the lots, and subdivide the property to add three (3) additional single-family dwellings, for a total of five (5) single-family dwellings and the nursery/landscape business on the site, subject to conditions which follow.

Variances:

1. from §403.E(3), to allow the use of shared driveways;
2. from §403.E(11), to allow staffs of flag lots to be separated by less than 100 feet;
3. from §403.E(5), to allow the area of the staff of the flag lot to be counted toward the minimum lot area;
4. from §403.E(4), to allow a non-residential use on a flag lot, namely the existing contractor's yard;
5. from §403.E(8)(f), to allow more than 15 percent impervious area on a flag lot;
6. from §403.G(1), to allow the existing nursery with a contractor's yard on less than five acres;
7. from §402.G(3), to allow the existing nursery to occupy more than 20 percent of a lot area;
8. from §402.E(12), to permit the staff of a flag lot to exceed 500 feet;
9. from §403.E(2), or a determination that the length of the staff of a flag lot is measured from the roadway to the beginning of the flag; and

10. from §370-3607.A.(1) to permit the required 50 foot buffer to be located on the adjacent residential lots and be satisfied by the existing vegetation.

Subject to the following conditions:

1. The landscape contracting use shall terminate no later than 10 years after the date the subdivision plan is recorded or upon the conveyance of Lot 3 to someone other than a family member; and, the property shall no longer be used for any commercial purpose other than permitted uses under the Warrington Township Zoning Ordinance.
2. Upon approval of the proposed 5 lot subdivision plan by the Board of Supervisors, the Applicants will extinguish the previous Zoning Hearing Board Approval permitting a conservation residential subdivision on the Property;
3. A note be added to the Plans and a Declaration of Covenants, Easements and Restrictions be recorded with regard to Condition 1 above;
4. A note shall be added to the land development plans stating that the buffer between the non-residential and residential lots does not strictly comply with Township requirements;
5. Execution and recording of a Declaration of Easements, Covenants and Restrictions stating the lack of strict compliance as indicated through Condition 4. The note and Declaration shall be in a form approved by the Township Solicitor; and
6. Compliance with all other applicable governmental ordinances and regulations.

**ZONING HEARING BOARD OF
WARRINGTON TOWNSHIP**

By: /s/ Janice DeVito
Janice DeVito, Vice Chairperson

/s/ Richard Alsdorf
Richard Alsdorf

/s/ Harry Chess
Harry Chess

/s/ Kevin Lawlor
Kevin Lawlor

This Deed, made this 10th day of JULY In the year two thousand,
(2000)

Between Joseph Cardamone for the one part (50%) and Brian J. Cardamone and Kim Cardamone, h/w, as tenants by the entirety, for the second part (50%) h/w (hereinafter called the Grantor),

and Joseph Cardamone & Rosemarie Louise Cardamone, h/w, as tenants by the entirety, for the one part (50%) and Brian J. Cardamone & Kim Cardamone, h/w, as tenants by the entirety, for the second part (50%); as to the separate parts, as tenants in common (hereinafter called the Grantee),

Witnesseth, that in consideration of
one and 00/100 (\$1.00),
in hand paid, receipt whereof is hereby acknowledged, said Grantors do/does hereby grant and convey to said Grantees, in fee

ALL THAT CERTAIN lot or piece of ground situate in the Township of Warrington, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a subdivision for Herman Till dated September 22, 1983, and last revised January 10, 1984, made by Showalter & Associates, Surveyors and recorded on February 8, 1984, in Plan Book 221 page 12, as follows, to wit:

BEGINNING at a point in the title line of Pickertown Road (33 feet wide) which point is measured the two following courses and distances from a point of intersection of the title line of Stump Road (33 feet wide); (1) South 45 degrees 25 minutes 33 seconds East 443.41 feet to a point; thence (2) South 38 degrees 09 minutes 40 seconds East 95.81 feet to the point of beginning; thence extending from said point of beginning and along the title line of Pickertown Road, South 38 degrees 09 minutes 40 seconds East 369.60 feet to a point a corner of lands now or late of Warren C. & Shirley Cassel; thence extending along same, South 53 degrees 12 minutes 23 seconds West 366.73 feet to a point; thence still extending along the same and partly along lands now or late of Patrick J. & Florence Skea, South 30 degrees 40 minutes 33 seconds East 179.35 feet to a point a corner and South 73 degrees 34 minutes 22 seconds East 352.50 feet to a point a corner of Parcel A on said plan; thence extending along same, South 47 degrees 38 minutes 10 seconds West 230 feet to a point a corner of Lot No. 3 on said plan; thence extending along same North 89 degrees 36 minutes 12 seconds West 468.98 feet to a point a corner of lands now or late of Earl & Margaret White; thence extending along same North 43 degrees 02 minutes 59 seconds West 481.89 feet to a point a corner of Lot No. 1 on said plan; thence extending along the same, North 46 degrees 57 minutes 03 seconds East 825.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as on said Plan.

BEING Parcel No. ~~5074-73~~

BEING the same premises which Joseph Cardamone, Vick D. Cardamone, Brian J. Cardamone and Kim Cardamone, by DEED dated 3/3/93 and recorded 8/18/93 in Bucks County in Record Book 731 Page 2106, granted and conveyed unto Joseph Cardamone, Brian J. Cardamone and Kim Cardamone, in fee.

This is a conveyance from husband and wife and as such not subject to transfer tax.

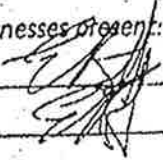
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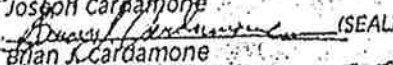

00 SEP 12 AM 10:28

073958

The grantor(s) covenant(s) that he/she/they will warrant specially the property hereby conveyed.

In Witness Whereof the grantor(s) has/have executed this deed, the day and year above written.

Witnesses Present:


 (SEAL)
Joseph Cardamone
 (SEAL)
Brian J. Cardamone
 (SEAL)
Kim Cardamone

REAL

STATE OF PENNSYLVANIA
COUNTY OF Bucks SS:

On this 6 day of July, 2000, before me _____ the undersigned officer, personally appeared Joseph Cardamone, Kim Cardamone, Brian J. Cardamone (commitment), known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.
My commission expires:



Notary Public

(Note: For insertions for corporation, fiduciary, attorney-at-law or attorney-in-fact acknowledgment, see 21 PS 201.7)

I certify that the precise residence of the within grantee(s) is:
~~825 Stump Road~~ 3565/70 PICKERTOWN ROAD
Chalfont, PA 19014 CHALFONT, PA 18914

J.M.C.
S.C.
SEP 12 2000
REC'D

DEED
Joseph Cardamone, Brian J. Cardamone, Kim Cardamone
TO
Joseph Cardamone, Rosemarie Louise Cardamone, Brian J. Cardamone
Kim Cardamone

DATED: _____
PREMISES: FIELD (PREMISES) 3565/70 PICKERTOWN ROAD
FIELD (TOWNSHIP) FIELD (TOWNSHIP) (BOR) QUARRINGTON TWP
FIELD (COUNTY NAME (policy)) COUNTY, PA BUCKS COUNTY, PA

REAL ESTATE SERVICE GROUP
Plymouth Greene Office Campus
1000 Germantown Pike B-8
Plymouth Meeting, PA 19462

STATE OF PENNSYLVANIA
COUNTY OF _____ SS:

RECORDED on this _____ day of _____ A.D. 19____, in the
Recorder's Office of said County, in Record Book _____
Vol. _____ Page _____

GIVEN under my hand and the seal of said office, the date above written



This Deed, made this 6th day of July in the year two thousand,
(2000)

Between Joseph Cardamone (hereinafter called the Grantor),
and Joseph Cardamone and Rosemarie Louise Cardamone, h/w (hereinafter called the
Grantee),

Witnesseth, that in consideration of
one and 00/100 (\$1.00),
in hand paid, receipt whereof is hereby acknowledged, said Grantor(s) do/does hereby grant and
convey to said Grantee(s), as tenants by the entirety, in fee

ALL THAT CERTAIN lot or piece of ground situate in the Township of Warrington, County of Bucks,
Commonwealth of Pennsylvania described according to a Preliminary Plan of the Herman Till
subdivision made by Showalter & Associates dated September 22, 1983, as follows, to wit:

BEGINNING at the point of intersection of the centerline of Pickertown Road (33 feet wide, as
proposed to be widened 40 feet from the centerline of the Southwesterly side thereof) and
Stump Road (33 feet wide, as proposed to be widened 40 feet from the center line on the
Southeasterly side thereof); thence extending from said point of beginning the 2 following
courses and distances along the centerline of Pickertown Road (1) South 45 degrees 25 minutes
33 seconds East 433.41 feet to a point and (2) South 38 degrees 09 minutes 40 seconds East 95.81
feet to a point; thence extending South 46 degrees 57 minutes 03 seconds West crossing the
Southwesterly side of Pickertown Road 825.95 feet to a point in line of lands now or late of Earl
and Margaret White; thence extending North 43 degrees 02 minutes 59 seconds West along the
last mentioned lands, crossing the Southeasterly side of Stump Road 516.19 feet to a point on
the centerline of Stump Road; thence extending North 45 degrees 23 minutes 06 seconds East
along the centerline of Stump Road 816.00 feet to the first mentioned point and place of
beginning.

BEING Parcel No. 50-4-71-1

BEING the same premises which Joseph Cardamone and Vicki Diane Cardamone, his wife, by Deed
dated 2/3/93 and recorded 2/16/93 in Bucks County in Record Book 618 Page 1345, granted and
conveyed unto Joseph Cardamone, in fee.

This is a transfer from husband to wife and as such not subject to transfer tax.

73959
09-12-00 07:530004 156476
TAX EXEMPT \$0.00
CA \$0.00

The grantor(s) covenant(s) that he/she/they will warrant specially the property hereby conveyed.

In Witness Whereof the grantor(s) has/have executed this deed, the day and year above written.

Witnesses present:
[Signature]

[Signature] (SEAL)
Joseph Cardamone (SEAL)

_____ (SEAL)

MAN

00 SEP 12 AM 10:28

073959

STATE OF PENNSYLVANIA
COUNTY OF Buck SS:

On this 6 day of July, 2000, before me Joseph CARDAMONE the undersigned officer, personally appeared Joseph Cardamone, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.
My commission expires:

[Signature]
Notary Public

Notarial Seal:
Edward D. Buterwaldt, Notary Public
Warrington Twp., Bucks County
My Commission Expires Oct. 31, 2001

(Note: For insertions for corporation, fiduciary, attorney-at-law or attorney-in-fact acknowledgment, see 21 PS 291.7)

I certify that the precise residence of the within grantees(s) is:
825 Stump Road
Chalfont, PA 18914

DEED

Joseph Cardamone

TO

Joseph Cardamone and Rosemarie Louise Cardamone

DATED: _____

PREMISES: 825 Stump Road
Warrington Township, Bucks County, PA

John D. Maida, Esquire
Plymouth Greene Office Campus
1000 Germantown Pike B-8
Plymouth Meeting, PA 19462

STATE OF PENNSYLVANIA
COUNTY OF 13 SS:

RECORDED on this _____ day of _____ A.D. 19____, in the Recorder's Office of said County, in Record Book _____ Vol. _____ Page _____

GIVEN under my hand and the seal of said office, the date above written.

Recorder

B.C.B.O.A.
Registry 510



50004071-001

BK2129 EC0187



MUNICIPAL SERVICES IMPACT STATEMENT

FOR

**Cardamone Tract
3570 Pickertown Road
Chalfont, PA 18914**

Tax Map Parcels 50-04-71, 50-04-71-1

**Warrington Township
Bucks County, PA**

**December 16, 2014
~~Revised April 5, 2019~~
~~Revised June 26, 2019~~
~~Revised August 23, 2019~~
~~Revised January 14, 2020~~
Revised April 22, 2021**

Prepared For:

**Joseph & Rosemarie Cardamone
Brian & Kim Cardamone
3570 Pickertown Road
Chalfont, PA 18914**

Prepared By:

**R.L. Showalter & Associates, Inc.
116 E. Butler Ave.
Chalfont, PA 18914
PROJECT #: 2001-216/bmsi**

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OVERVIEW AND PROJECT DESCRIPTION

Joseph and Rosemarie Cardamone, Brian and Kim Cardamone (collectively, "Owner") are the owners of approximately 15.611 acres located along Pickertown and Stump Roads situated in Warrington Township. The property consists of tax map parcels 50-04-71,50-04-71-1 (the "Property") There are two existing single family residences and an existing nursery/landscaping business located on the Property, along with associated outbuildings, driveways and utilities. The Owner proposes to subdivide the property into five (5) single family home lots. There would be 3 new homes plus the two existing dwellings. It is intended that future development of the site will include a single family residence on each lot along with public utility connections. The proposed lots will take access from Pickertown Road, except for lot 1, which will continue to use its existing driveway onto Stump Road as shown on the plans.

This report has been prepared in accordance with the requirements of the Warrington Township Zoning Ordinance, Section §2302.4 to document the proposed impact of the project on municipal services.

All the proposed lots will be over 3.0 acres. The 3 new lots will have individual on-lot basins. The ultimate rights-of-way along Pickertown and Stump Roads are proposed for dedication to Warrington Township.

Please refer to the attached Conditional Use Plan (Appendix A), prepared by R.L. Showalter & Associates, Inc., and dated 4/16/20, last revised 4/22/21 for additional information.

The Traffic Impact Summary prepared by Horner & Canter Associates, is a separate document.

MUNICIPAL SERVICES

Police Protection

The Township's Police Department is located at 2330 Lower Barness Road. Per the conversation with Police Chief Daniel J. Friel, the current staffing for the Police Department is as follows: Chief Friel, 2 lieutenants, 5 sergeants, 1 corporal, 22 patrol officers, 3 detectives and 2 canine officers.

The average household size in the 2010 census was 2.76 members. With an additional three single family units, there is an anticipated increase of approximately 11 people as a result of this project. According to the Federal Bureau of Investigation's Full-Time Law Enforcement statistics, Mid-Atlantic area Townships with populations between 10,000 and 24,999 typically employ 1.7 officers per 1,000 residents. With a population increase of 11, the proposed project will not require any additional officers.

Fire Service

Fire protection services are provided by the Warrington Township Fire Company No. 1, a volunteer force of thirty-five (35) active firefighters. This is a non-profit organization that receives Township tax dollars through the 1.5 mill tax that goes towards operating expenses and capital equipment purchases. The Township owns two stations as noted below:

Warrington Fire Company No. 1 - Main Station #29
2310 Freedoms Way
P.O. Box 748
Warrington, PA 18976
215-343-044

Warrington Fire Company No. 1 - Substation #78
3351 Pickertown Road
P.O. Box 748
Warrington, PA 18914
215-822-4082

The Township in 2014 hired a number of career firefighters who operate out of Station 78. Five firefighters are on duty per shift.

Substation 78 is located within close proximity to the proposed development.

With the projected population increase of 11 people and 3 dwelling units, the impact on the existing fire protection is very minimal.

We have also prepared a Fire Truck turning Plan dated 4/22/21. This shows that the largest Township owned fire vehicle can negotiate the proposed driveway. In addition, we have shown an extension of a 8" water line into the property for 500 feet, with a Fire Hydrant. The Plan is attached to this report (Appendix A).

Township Administration

The Administration Building is located at 852 Easton Road. The Township administration employs eleven (11) full time, and 4 part time people which includes a Township Manager, a finance manager, and 4 full time support staff. The Township Administration performs the day-to-day supervision of Township operations.

The Code and Emergency Services Department overseen by Lee Greenberg as its Director along with three Code Inspectors, a Fire Marshall and two full time and one part time administration support staff. The career Firefighters have inspection responsibilities as well. The administration is currently sufficient and no additional hires will be required due to the nominal anticipated population increase of 11 people as a result of the proposed project.

Public Works

The Public Works Department employs 11 (eleven) full time employees, 6 part time employees and 2 seasonal employees. The Department is responsible for the construction, maintenance and repair of approximately 80 miles of Township roads, structures, property and grounds, per the Township's website. This includes snow removal and patching of roadways, and maintenance of public stormwater management facilities including those within parks and open space.

The driveways that are proposed for this project and the additional 3 units will not necessitate a need for additional personnel in this department. All driveways and stormwater facilities will be maintained by the homeowners.

Hospitals and Health Care Facilities

There are numerous private doctors and clinics located near the proposed project. Additionally, there are eight (8) hospitals and health care facilities within fifteen (15) miles of the proposed project as noted below.

Doylestown Hospital (3.23 miles)
595 West State Street
Doylestown, PA 18901
215-345-2200

The Health and Wellness Center (4.6 miles)
847 Easton Road
Warrington, PA 18976
215-918-5500

Central Montgomery Medical Center (4.71 miles)
100 Medical Campus Drive
Lansdale, PA 19446
215-368-2100

Abington Health Center - Warminster (9.9 miles)
225 Newtown Road
Warminster, PA 18974
215-441-6600

Mercy Suburban Hospital (11.8 miles)
2701 DeKalb Pike
Norristown, PA 19401
610-278-2000

Einstein Medical Center Montgomery (13.0 miles)
559 West Germantown Pike
East Norriton, PA 19403
484-622-1000

Grand View Hospital (13.0 miles)
700 Lawn Avenue
Sellersville, PA 18960
215-453-4000

Abington Memorial Hospital (13.3 miles)
1200 Old York Road
Abington, PA 19001
215-481-2000

Doylestown Hospital which is closest to the site, is in the process of expanding which would help improve services.

The above listed hospitals and health centers will be adequate to service the proposed project. No additional hospitals or health centers will be needed to service the residents of this subdivision.

Ambulance Service

The Warrington Community Ambulance Corps – Medic 129 is a non-profit corporation providing emergency medical services to Warrington, Doylestown and Warminster Townships. The Corps is located at 1140 Easton Road in Warrington.

The Corps is staffed by full and part time paid and volunteer paramedics and EMTs. and provides medical emergency operations 24 hours a day.

The anticipated population increase of 11 people will have a negligible effect on ambulance services.

The 2018 Comprehensive Plan notes that with overall population increases in the Township, another crew might be needed at Station 78. The western part of the Township is currently covered by Chal-Brit Regional EMS. The anticipated increase of 11 people will not further increase needs.

Trash Removal

Commercial and residential property owners in Warrington are responsible for contracting directly with private haulers to collect, transport and dispose of their solid waste and recyclables. Depending on the hauler, waste may be disposed of directly into a landfill or through a recycling facility. Some of the private haulers within the Warrington area include the following:

Republic Services of Bucks Mont/Allied Waste Division
731 East Reliance Road
Telford, PA 18969
215-723-0400

George Leck & Son, Inc.
237 Jacksonville Road
Ivyland, PA 18974
215-675-8000

Waste Management
400 Progress Drive
Telford, PA 18969
800-869-5566

Whitetail Disposal
334 Layfield Road
Perkiomenville, PA 18074
610-754-0103

The variety of trash haulers providing service in the area of the Township provides sufficient choices for the residents of the proposed project. No additional haulers will be needed as a result of the proposed project.

Schools

The proposed project is located within the Central Bucks School District which services Warrington Township in addition to Warwick, Doylestown, Plumstead, Buckingham, and New Britain Townships, and the Boroughs of Doylestown, New Britain and Chalfont. The total enrollment of Central Bucks School District is approximately 20,000 students.

The school buildings located in Warrington are Mill Creek, Florence Titus and John Barclay Elementary Schools; Tamanend Middle School; and Central Bucks South High School.

By only generating 11 additional persons for the 3 new homes, the effects on the school system would be negligible.

See attached Estimated Annual Revenues analysis supplement, prepared by Ken Amey, AICP, for additional information. (Appendix A)

Parks & Recreation

The Township Parks and Recreation Department maintains sixteen parks, a trail system, and the Mary Barnes Tennis and Swim Club. They also have the Twin Oaks Day Camp and the Equestrian Center. The Township is also currently converting the 47 acre Twin Oaks Day Camp to a state of the art recreation facility that will be fully ADA accessible. The Department employs a full time director, two part time employees, and 35 seasonal staff. The existing parks and open spaces are located throughout the Township including five neighborhood parks and four tot lots.

It is anticipated that the subdivision will not require any additional support services from Parks and Recreation. Use of the existing park facilities by the nominal, anticipated increase of 11 people will not pose a burden on those facilities.

Additionally, Lions Pride Park, located at 3129 Bradley Road in Chalfont, consisting of approximately 47 acres was completed and officially opened on October 2, 2020. The Park is fully accessible and has Tennis Courts, Walking Trails and a Music Alcove along with a Pavilion with picnic tables.

MUNICIPAL UTILITY SERVICES

Stormwater Management

All proposed developments in Warrington Township are required to comply with the current Township Stormwater Management Ordinance requirements, in addition to any Federal, State and County requirements. Stormwater management must generally explore and implement infiltration best management practices (BMPs) whenever possible in conjunction with detention structures which will allow for runoff to be gradually released to nearby drainage channels, municipal storm systems and streams.

The proposed lots provide adequate area to account for BMPs to address site runoff given the lot sizes, existing ground cover and topography, and FEMA mapping. Detailed calculations for individual lots will be performed as part the Subdivision/Land Development approval process.

It is intended that any stormwater facilities required as part of the proposed project will be located on-lot and will be maintained by the homeowners and not the Township.

The proposed project anticipates three on lot basins and 1-2 lineal naturalized basins will be proposed.

Water & Wastewater Supply

Bucks County Water and Sewer Authority provides public sanitary sewer to the Township's residents. There is an existing Tradesville Wastewater Treatment Plant located on Pickertown Road, and additional wastewater treatment is provided by Warminster Township Sewer Treatment Plant. Water is provided by North Wales Water Authority. Interconnections supplement the public water supply's fire fighting capability and domestic water demand, and protect supply during drought conditions.

All proposed lots are intended to be provided with domestic water and wastewater treatment via existing water and sanitary mains located within Pickertown and Stump Roads. Based on the current condition of existing equipment and continued plans to add additional dwelling units dependent on failing septic systems, it is expected that the existing water facilities are sufficient to accommodate the additional 3 dwelling units. Sewage flows from the proposed project will go to the Tradesville Plant. This plant was built in 1998 and has a current rating of 330,000 gallons per day (.330 mgd). The 2019 Tradesville projected average flow is 258,000 gpd (.258 mgd).

The March 18, 2019 Chapter 94 Municipal Wastewater Management Report prepared by CKS Engineering was reviewed.

Page 4 of the report shows a projected flow of 14 EDUs for the Cardamone Property which is projected to go to the Warrington Oaks Pumping Station and would be then directed to the Tradesville Plant.

It is our understanding this pumping station was upgraded in 2019.

The Chapter 94 flow projections shown on Page 11 of the report shows the Cardamone Tract in the 2019 to 2023 projections for Sewage Flows.

The Townships projections have planned for 14 E.D.Us.

Will-Serve Letters will be obtained from Bucks County Water and Sewer Authority and provided to the Township upon receipt.

REFERENCES

Central Bucks School District. *2013-2014 Information Packet*. Web. 09 December 2014

Federal Bureau of Investigation. *Crime in the United States 2012*. Criminal Justice Information Services Division, 2012. Web. 09 December 2014.

U.S. Department of Commerce. *2010 Census Gazetteer Files*. United States Census Bureau. Web. 09 December 2014.

Warrington Township. *Warrington Township, Bucks County Comprehensive Plan Update, Adopted January 9, 2018*.

Warrington Township Chapter 94 Annual Wastewater Management Report dated March 18, 2019

APPENDIX A

Conditional Use Plan, R.L. Showalter & Associates, Inc., dated 4/22/2021.

Truck Turning Plan by Showalter & Associates, Inc., dated 4/22/2021

Existing Features Plan by Showalter & Associates, Inc., dated 4/22/2021

Updated Traffic Engineering Study Summary dated 4/22/2021

Estimated Annual Revenues by Ken Amey, AICP, dated 4/23/2021.



Horner & Canter Associates

A PROFESSIONAL CORPORATION

TRANSPORTATION AND TRAFFIC ENGINEERING

DAVID H. HORNER, P.E., PTOE, President
HASSON A. KEENE, Associate

April 22, 2021

Mr. Barry Luber, Township Manager
Warrington Township
8520 Easton Road
Warrington, PA 18976

Re: Cardamone Property
Warrington Township, Bucks County, Pennsylvania
HCA File No. 18-048

Dear Mr. Luber:

It is our understanding that the current development proposal for the Cardamone property (TMP's 50-004-071 and 50-004-071-001) is for a 5-unit (3 new, 2 existing) large lot subdivision with driveway access to Pickertown Road. In conjunction with the prior development proposal for the property, which was to provide 18 single-family homes (16 new, 2 existing), Horner & Canter Associates had prepared a Transportation Impact Study, dated June 28, 2019. This Transportation Impact Study projected the traffic to be generated by the 18-lot subdivision and concluded that there was safe and efficient access and no discernable traffic impact on the adjacent roadway network.

With the current 5-lot subdivision, the trip generation for the project is less than previously proposed, as shown in Table 1 below:

Table 1 Trip Generation Comparison							
		AM Peak Hour			PM Peak Hour		
	Daily	In	Out	Total	In	Out	Total
Prior Proposal (18 D.U.)	215	4	14	18	12	8	20
Current Proposal (5 D.U.)	66	2	6	8	4	2	6

Mr. Barry Luber, Township Manager
April 22, 2021
Page 2

The traffic generated by the current 5-unit development plan will be substantially less than that generated by the prior 18-unit development plan. As a result, the conclusions contained in our prior June 28, 2019 Transportation Impact Study of "no discernable traffic impact" remain applicable to the current development plan.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



David H. Horner, P.E., PTOE

DHH/mac

Attachments

cc: Joseph Cardamone
Michael Wade
Bob Showalter, P.E.
Robert W. Gundlach, Jr., Esq.

Estimated Annual Revenues
CARDAMONE SUBDIVISION
Warrington Township, Bucks County

Single Family Residential

Number and Type of New Dwelling Units:	3	Four Bedroom Detached
Estimated Number of Residents ¹	11	
Estimated Number of Public School Children ²	3	
Estimated Assessed Value ³	\$260,325	

Warrington Township

Estimated Annual Public Revenue –

Real Property Taxes ⁴	\$	4,196
Earned Income Tax ⁵	\$	3,656
Real Estate Transfer Tax ⁶	\$	<u>1,462</u>
Total	\$	9,314

Total Estimated Township Revenue \$ 9,314

Central Bucks School District

Estimated Annual Public Revenue --

Real Property Taxes ⁷	\$	31,709
Earned Income Tax ⁸	\$	3,656
Real Estate Transfer Tax ⁹	\$	<u>1,462</u>
Total	\$	36,827

Total Estimated School District Revenue	\$	36,827
Cost to Educate Public School Children ¹⁰	(\$	<u>43,557</u>)

Total Estimated School District Revenue
Net of Public Education Costs (\$ 6,730)

Total Estimated Annual Township and School District
Revenues net of Public Education Costs \$ 2,584

Prepared By: Kenneth Amey, AICP
 1122 Old Bethlehem Pike
 Lower Gwynedd, PA 19002

April 23, 2021

**Revenue Assumptions -- Cardamone Subdivision
Warrington Township, Bucks County**

¹ Estimated population from 'Residential Demographic Multipliers', prepared by Rutgers University, Center for Urban Policy Research, published June 2006.

4 Bedroom Units - 3.50/unit

² Estimated number of public-school children from 'Residential Demographic Multipliers', prepared by Rutgers University Center for Urban Policy Research, published June 2006.

4 Bedroom Units - .75/unit

³ Assessed value is determined by multiplying the market value of the new residential units (\$10,400,000) by the common level ratio for Bucks County, which is currently 8.9%. Market value is based on projected sales price provided by applicant (\$975,000 per unit).

⁴ Warrington Township real property tax rate for 2021 is 16.12 mills.

⁵ Warrington Township collects an Earned Income Tax at the rate of .5%.

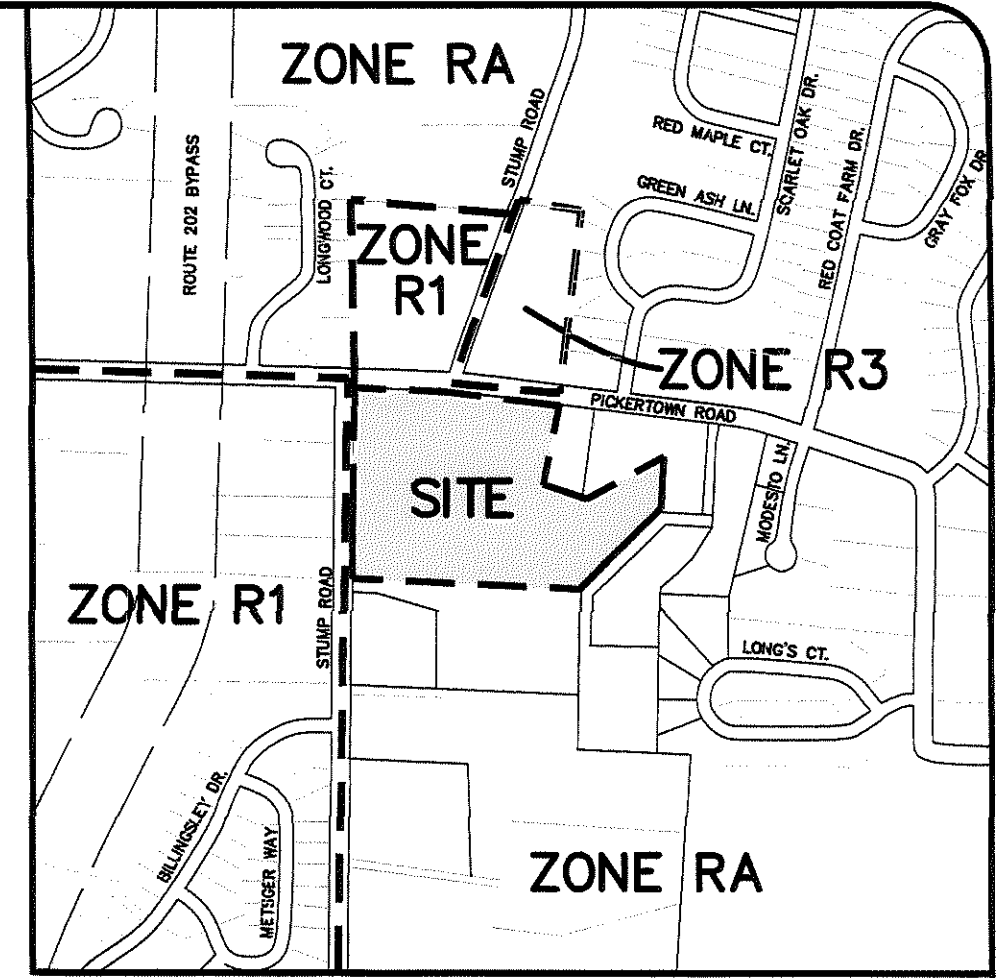
⁶ Assumes that each home will be sold, on average, once every 10 years. The township collects .5% of the total sale price as transfer tax.

⁷ The Central Bucks School District real property tax rate for 2020-2021 is 124.10 mills. The current Homestead Exemption of \$1,604 has been deducted from the assessed value of each unit prior to calculating this amount.

⁸ The Central Bucks School District collects an Earned Income Tax at the rate of .5%

⁹ Assumes that each home will be sold, on average, once every 10 years. The school district collects .5% of the total sale price as transfer tax.

¹⁰ The current Central Bucks School District enrollment is 18,400 students. Based on budget information available on the district website, the cost to educate each student is \$14,519. This cost is then multiplied by the projected number of public-school students.



LOCATION MAP
SCALE 1" = 800'

SITE OWNER
JOSEPH & ROSEMARIE CARDAMONE AND BRIAN & KIM CARDAMONE
3570 PICKERTOWN ROAD
CHALFONT, PA 18914

APPLICANT
JOSEPH & ROSEMARIE CARDAMONE
3570 PICKERTOWN ROAD
CHALFONT, PA 18914

SITE DATA

TMP: 50-004-071
N/L JOSEPH & ROSEMARIE CARDAMONE AND BRIAN & KIM CARDAMONE
BOOK/PAGE: 2129-0184
TMP: 50-004-071-1
N/L JOSEPH & ROSEMARIE CARDAMONE
BOOK/PAGE: 2129-0186

SITE STATISTICS

EXISTING ZONING: R-A

GROSS SITE AREA:	15.611 AC.
LESS ULT. R.O.W. PICKERTOWN ROAD:	0.359 AC.
LESS ULT. R.O.W. STUMP ROAD:	0.169 AC.
BASE SITE AREA:	15.083 AC.

ZONING DATA

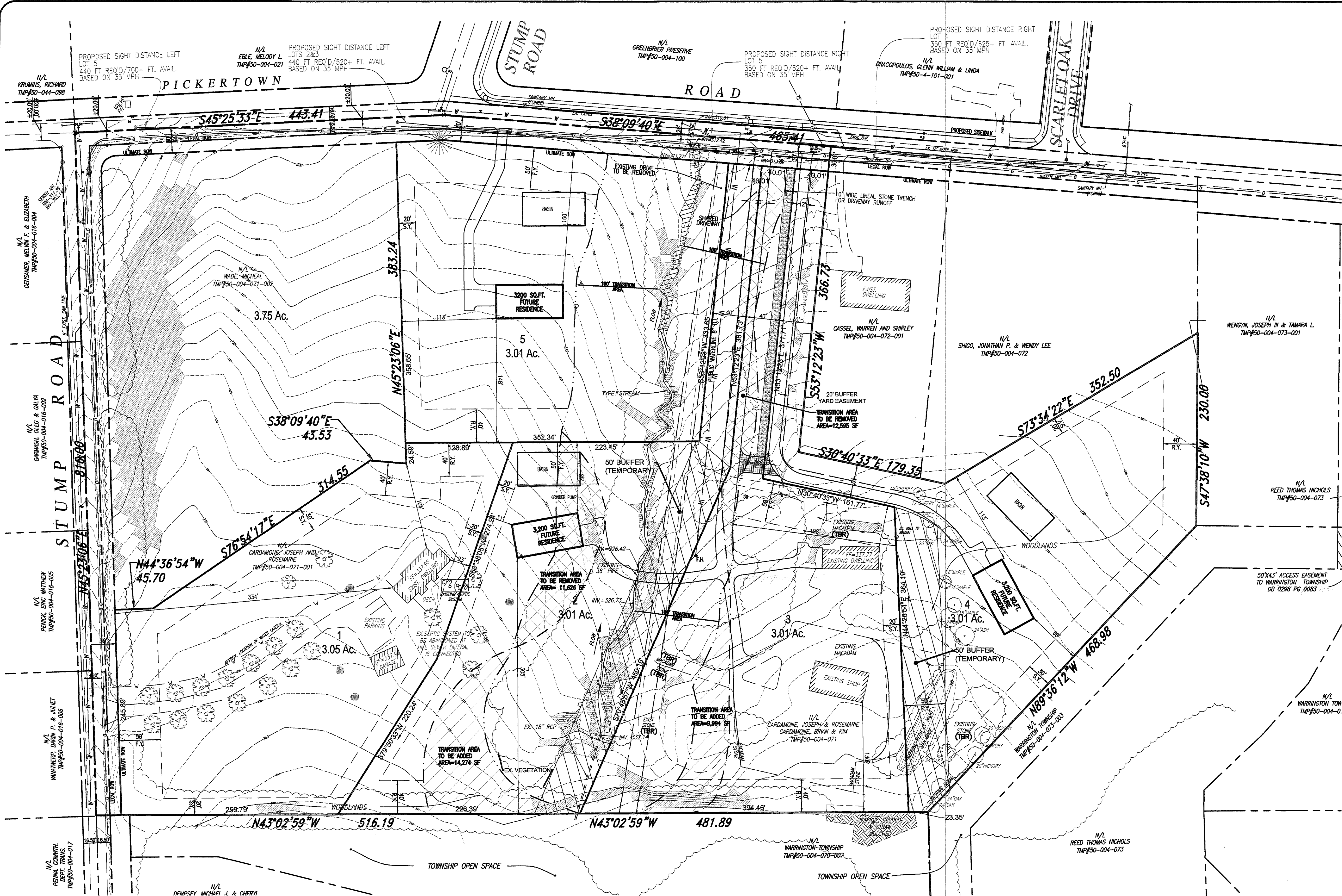
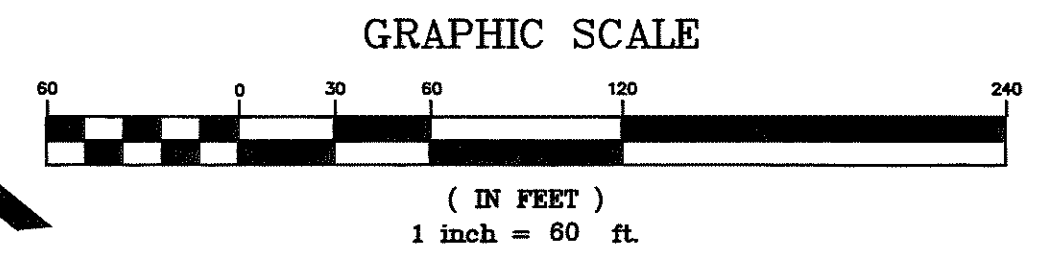
	REQUIRED	PROVIDED
MIN. LOT AREA:	130,680 S.F. (3 AC.)	130,680 S.F. (3 AC.)
MIN. LOT WIDTH (AT BSBL):	100' FT	100' FT
FRONT YARD SETBACK:	50 FT	50 FT
SIDE YARD SETBACK: (PERMITTED USES)	20 FT	20 FT
(FLAG LOTS)	20 FT / 50 FT	20 FT / 50 FT
REAR YARD SETBACK:	40 FT	40 FT
MAX. IMPERVIOUS RATIO:	15%	<15%
MAX. BUILDING COVERAGE: (FLAG LOTS ONLY)	15% (OF FLAG AREA)	<15%

ZONING HEARING BOARD VARIANCES GRANTED JANUARY 25, 2021

FROM SECTION 403.03(1), TO ALLOW THE USE OF SHARED DRIVEWAYS;
FROM SECTION 403.03(1), TO ALLOW STAFFS OF FLAG LOTS TO BE SEPARATED BY LESS THAN 100 FEET;
FROM SECTION 403.03(4), TO ALLOW THE AREA OF THE STAFF OF THE FLAG LOT TO BE COUNTED TOWARD THE MINIMUM LOT AREA;
FROM SECTION 403.03(4), TO ALLOW A NON-RESIDENTIAL USE ON A FLAG LOT, NAMELY THE EXISTING CONTRACTOR'S YARD;
FROM SECTION 403.03(8), TO ALLOW MORE THAN 15% IMPERVIOUS AREA ON A FLAG LOT;
FROM SECTION 402.02(1), TO ALLOW THE EXISTING NURSERY WITH A CONTRACTOR'S YARD ON LESS THAN 5 ACRES;
FROM SECTION 402.02(1), TO ALLOW THE EXISTING NURSERY TO OCCUPY MORE THAN 20 PERCENT OF A LOT AREA;
FROM SECTION 402.02(2), TO PERMIT THE STAFF OF A FLAG LOT TO EXCEED 500 FEET;
FROM SECTION 402.02(2), OR A DETERMINATION THAT THE LENGTH OF THE STAFF OF A FLAG LOT IS MEASURED FROM THE ROADWAY TO THE BEGINNING OF THE FLAG; AND
FROM SECTION 370-3607A(1), TO PERMIT THE REQUIRED 50 FOOT BUFFER TO BE LOCATED ON THE ADJACENT RESIDENTIAL LOTS AND BE SHIPPED BY THE EXISTING VEGETATION.

IMPERVIOUS SURFACE SUMMARY

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	TOTAL
EXISTING BUILDINGS:	3024	0	4146	0	0	7,170 SF
EXISTING PAVINGSTONE (TBR):	0	3690	17548	6647	4041	31,926 SF
EXISTING PAVINGSTONE (TO REMAIN):	7215	0	25827	0	0	33,042 SF
PROPOSED HOUSE:	0	3,200	0	3,200	3,200	9,600 SF
PROPOSED DRIVEWAY:	0	5,984	9,783	8,291	3,155	27,213 SF
PROPOSED CONC. WALK:	0	0	0	0	0	0 SF
PROPOSED FUTURE IMPERV.:	0	1000	0	1000	1000	3,000 SF
PROPOSED SIDEWALKS:	0	0	0	0	0	0 SF
TOTAL PROPOSED IMPERV. (SF)	10,239	10,184	39,756	12,491	7,355	80,025 SF
TOTAL PROPOSED IMPERV. (AC)	0.235	0.234	0.913	0.287	0.169	1.837 AC.
MAX. IMPERV. COV. (PER LOT)	7.7%	7.8%	30.4%	9.5%	5.6%	
MAX. IMPERV. COV. (TOTAL SITE)						12.2%
*PER BASE SITE AREA						



- LEGEND:**
- BOUNDARY
 - ADJ. BOUNDARY
 - R.O.W.
 - EXISTING CONTOUR INTERVAL
 - EXISTING CONTOUR INDEX
 - EXISTING SOILS
 - EXISTING SANITARY MAIN
 - EXISTING SANITARY FORCE MAIN
 - EXISTING WATER LATERAL
 - EXISTING WATER MAIN
 - CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - EXISTING WETLANDS
 - 8%-15% STEEP SLOPES
 - 15%-25% STEEP SLOPES
 - >25% STEEP SLOPES
 - EXISTING WOODLANDS

- LEGEND:**
- 100' TRANSITION AREA
 - ADJUSTED TRANSITION AREA

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CARRY THOSE DOCUMENTS THAT CONTAIN A SIGNATURE 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 OR OTHER THAN THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

REVISIONS

NO.	DATE	REVISIONS
1	4/22/2021	REVISED PER ZONING HEARING BOARD DECISION

CONDITIONAL USE
3 ACRE LOTS
WITH FLAG LOTS

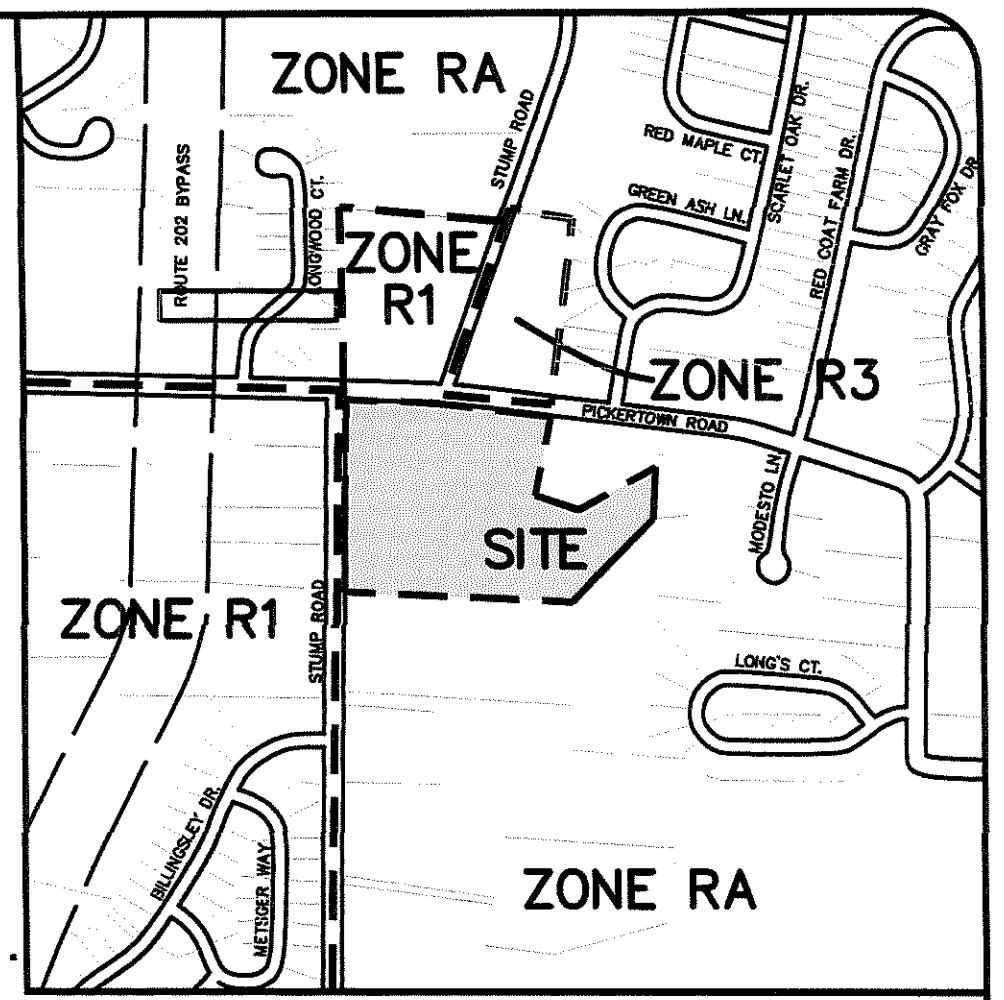
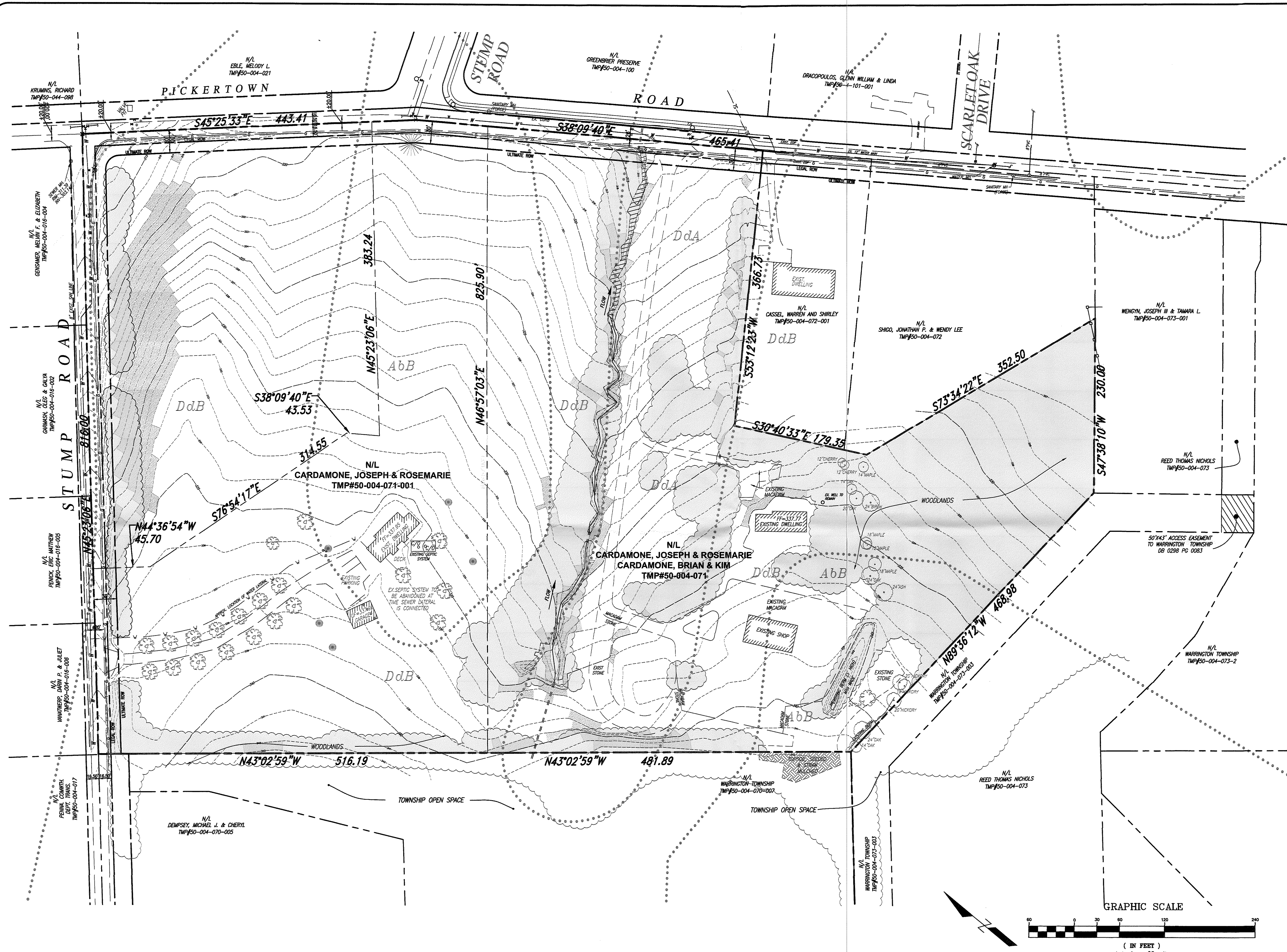
R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684

SCALE: 1"=60'
DATE: 4/16/2020
JOB NO.: 2001-216
DRAWN BY: LAZ
CHECKED BY: RLS

SITUATE: WARRINGTON TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
JOSEPH & MARIE CARDAMONE
3570 PICKERTOWN RD.
CHALFONT, PA. 18914

SHEET
1 OF 3

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



LOCATION MAP
SCALE 1" = 800'

- GENERAL NOTES:**
- EXISTING FEATURES WERE SURVEYED BY SHOWALTER AND ASSOCIATES IN JANUARY 2012 AND LATE 2018 AND REPRESENT EXISTING CONDITIONS AT THAT TIME.
 - BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED "HERMAN TLL SUBDIVISION" PREPARED BY SHOWALTER AND ASSOCIATES, DATED 09-22-1983.
 - 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-BE SLOPES	HSG
AbB	ABBOTSTOWN SILT LOAM 0-3% SLOPES	D
DdB	ABBOTSTOWN 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.

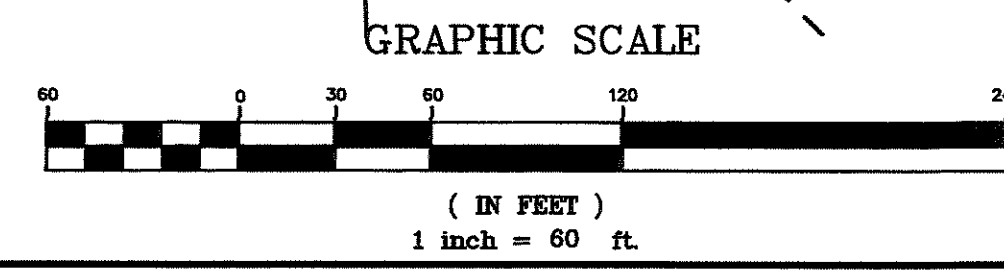
FORESTED AREA CALCULATION

A. TOTAL FORESTED AREA	5.24 AC.
B. REQUIRED SOIL RESERVE	2.62 AC.
C. AREA OF FOREST REMOVED	0.86 AC. (16.4%)
D. AREA OF FOREST PRESERVED	4.38 AC. (83.6%)

CLEARING AREA OF WOODLAND

GROSS BUILDABLE SITE AREA (FORM 307)

GROSS SITE AREA (GSA)	15,611 AC.
1. RESERVE LAND AREAS (RL)	0 AC.
A. ALL EXISTING ROAD AND UTILITY RIGHTS-OF-WAY	0 AC.
B. ALL ULTIMATE RIGHTS-OF-WAY FOR EXISTING STREETS AS SPECIFIED IN APPENDIX C OF THE WARRINGTON TOWNSHIP SOLID AND/OR ALL FUTURE STREETS RIGHTS-OF-WAY AND OTHER LAND RESERVED BY VIRTUE OF THE OFFICIAL TOWNSHIP MAP.	0.528 AC.
C. ALL LAND SHOWN ON PREVIOUSLY RECORDED SUBDIVISION PLANS AS RESERVED FROM DEVELOPMENT.	0.00 AC.
TOTAL SECTION 1	0.528 AC.
2. TOTALLY UNUSABLE LAND AREA (TUL)	0.00 AC.
A. STREAMS, TYPE 1	0.00 AC.
B. WATERBODY, TYPE 1	0.136 AC.
C. WETLANDS	0.136 AC.
TOTAL SECTION 2	0.272 AC.
TOTAL SECTIONS 1&2	0.800 AC.
3. CALCULATE THE GROSS BUILDABLE SITE AREA (GBSA)	
GROSS SITE AREA (GSA)	15,611 AC.
SUBTRACT TOTAL OF SECTIONS 1 & 2	-0.800 AC.
GROSS BUILDABLE SITE AREA (GBSA)	14,811 AC.
4. TOTAL DWELLING UNITS PERMITTED (N/A)	
5. DENSITY INCREASES FOR TOR (N/A)	
6. PARTLY UNUSABLE LAND AREAS (PUL)	
A. AREAS WITH 25% OR GREATER SLOPES	0.049 AC. X 0.85 = 0.042 AC.
B. AREAS WITH SLOPES BETWEEN 15%-25%	0.095 AC. X 0.70 = 0.067 AC.
C. AREAS WITH SLOPES BETWEEN 8%-15%	0.933 AC. X 0.60 = 0.560 AC.
D. FORESTED W/OUT ANOTHER RESOURCE	4.703 AC. X 0.50 = 2.352 AC.
E. FORESTED W/ANOTHER RESOURCE	0.537 AC. X 0.80 = 0.430 AC.
TOTAL SECTION 6	3.451 AC.
7. CALCULATE THE NET GROSS BUILDABLE SITE AREA (NGBSA)	
GROSS BUILDABLE SITE AREA (SECTION 3)	14,811 AC.
SUBTRACT TOTAL OF SECTION 6	-3,451 AC.
NET GROSS BUILDABLE SITE AREA (NGBSA)	11,360 AC.
8. OPEN SPACE REQUIREMENTS	
A. COMMON OPEN SPACE	
NET GROSS BUILDABLE SITE AREA (NGBSA)	11,360 AC.
MULTIPLIED BY 0.20	2,272 AC.
COMMON OPEN SPACE REQUIREMENT	2,272 AC.
(TUL + PUL = 0.136 AC. + 3,451 AC. = 3,587 AC. COMMON O.S. PROVIDED)	
B. ACTIVE OPEN SPACE	
TOTAL PROPOSED DWELLINGS	5
DIVIDE BY 100 AND MULTIPLY BY 3.0 AC.	
ACTIVE OPEN SPACE REQUIREMENT	0.15 AC.
(TRAIL EASEMENT = 0.36 AC. ACTIVE OPEN SPACE PROVIDED)	



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

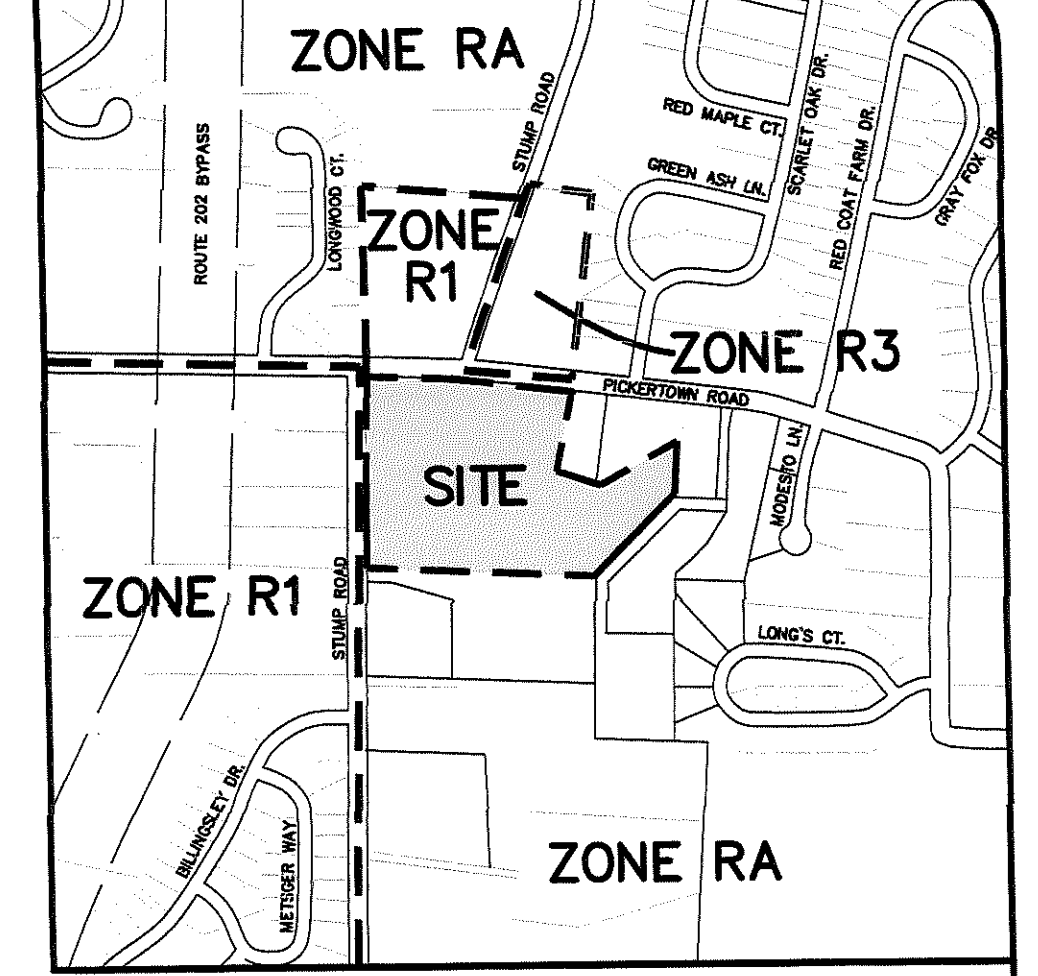
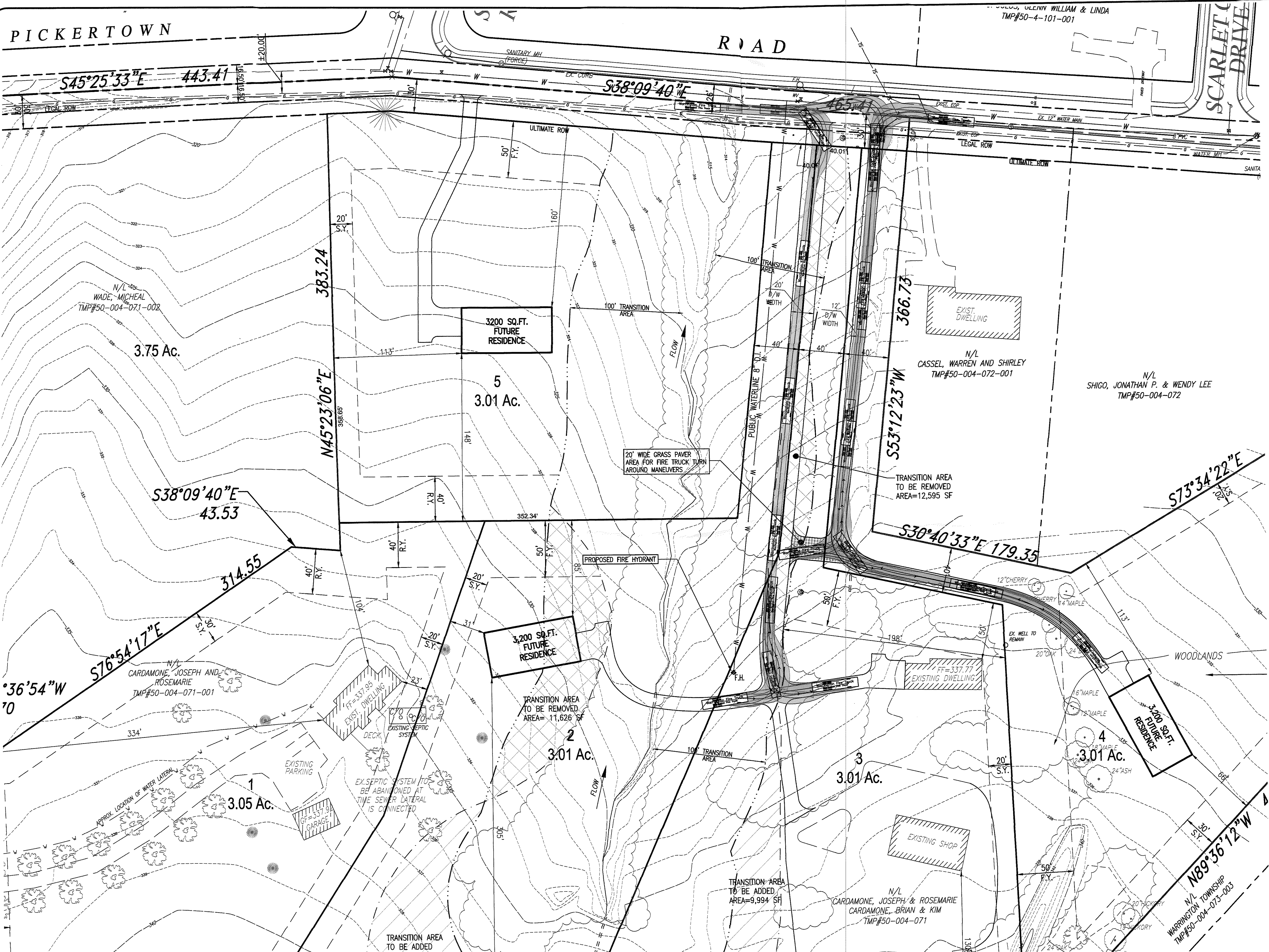
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NO.	DATE	REVISIONS	COMMENT

<p>EXISTING FEATURES PLAN</p>	<p>R. L. Showalter & Associates, Inc. 116 East Butler Avenue Chalfont, PA 18914 (215) 822-2990 FAX (215) 822-5684</p>	<p>SCALE: 1"=60'</p>	<p>SITUATE: WARRINGTON TOWNSHIP BUCKS COUNTY, PA.</p>	<p>SHEET 2 OF 3</p>
		<p>DATE: 4/16/2020</p>		
<p>DRAWN BY: LAZ</p>	<p>CHECKED BY: RLS</p>	<p>JOB NO.: 2001-216</p>	<p> </p>	<p> </p>

PICKERTOWN

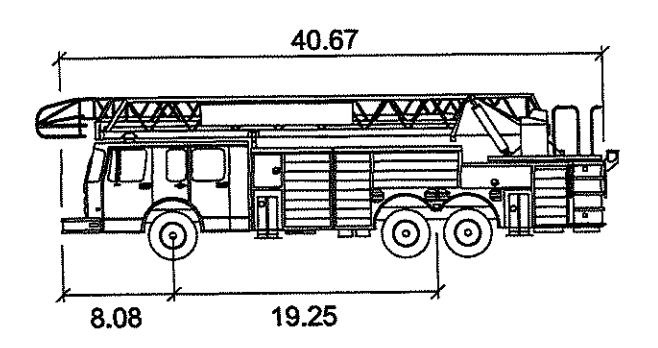
ROAD



LOCATION MAP
SCALE 1" = 800'

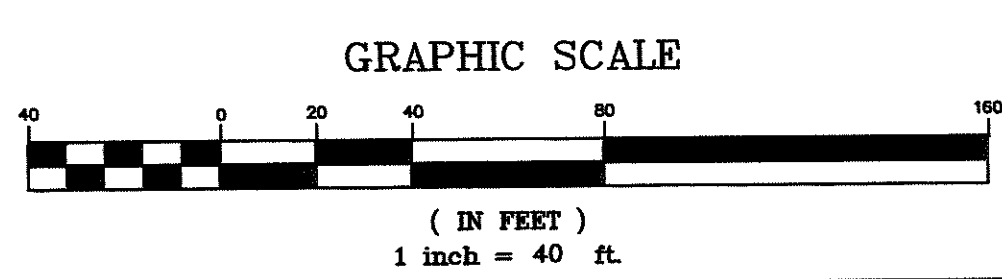
SITE OWNER
JOSEPH & ROSEMARIE CARDAMONE AND
BRIAN & KIM CARDAMONE
3570 PICKERTOWN ROAD
CHALFONT, PA 18914

APPLICANT
JOSEPH & ROSEMARIE CARDAMONE
3570 PICKERTOWN ROAD
CHALFONT, PA 18914



Warrington Fire Truck

Width : 8.08 feet
Track : 19.25 feet
Lock to Lock Time : 6.0 seconds
Steering Angle : 45.0 degrees



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

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NO.	DATE	COMMENT
1	4/22/2021	REVISED PER ZONING HEARING BOARD DECISION
REVISIONS		

<p>FIRETRUCK CIRCULATION PLAN</p>	<p>R. L. Showalter & Associates, Inc.</p> <p>116 East Butler Avenue Chalfont, PA 18914 (215) 822-2990 FX (215) 822-5664</p>	<p>SCALE: 1"=40' DATE: 4/16/2020 JOB NO.: 2001-216 DRAWN BY: LAZ CHECKED BY: RLS</p>	<p>SITUATE: WARRINGTON TOWNSHIP BUCKS COUNTY, PA. PREPARED FOR: JOSEPH & MARIE CARDAMONE 3570 PICKERTOWN RD. CHALFONT, PA. 18914</p>	<p>SHEET 3 OF 3</p>
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Plotted: 04/29/21 - 10:31 AM, BY: lizep
 File: F:\VMS\2001\2001-216 - Cardamone\ENGINEERING\CONDITIONAL USE PLAN\eng-03-TRUCKTURN
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