



**Warrington Township**  
 852 Easton Road ♦ Warrington, Pa 18976  
 Phone: 215-343-9350 ♦ Fax: 215-343-5944



**Zoning Hearing Board Application  
 for  
 Residential Zoning Districts**

**Directions:** Submit nine (9) copies of the following application, plans and drawings, proof of ownership, list of abutting property owners, filing fee.

FILE NUMBER (completed by Zoning Officer): WT ZHB 21-17

1. **The undersigned hereby:**  Requests a variance  Requests a special exception  
 Appeals the action of Zoning Officer  Challenges the validity of the Zoning Ordinance or the Zoning Map

**2. Name/Address of the Owner**

Last Name: DeSantis	First Name: John and Maria	Phone:
Street: 433 Winding Lane	City/State/Zip: Chalfont, PA 18914	
Cell Phone: 267-246-5552	Fax Number:	Email: jdesantis@gmail.com

**3. Name/Address of the Applicant**

Last Name: DeSantis	First Name: John and Maria	Phone:
Street: 433 Winding Lane	City/State/Zip: Chalfont, PA 18914	
Cell Phone: 267-246-5552	Fax Number:	Email:

**4. Name/Address of the Attorney/Agent**

Last Name: Laboski	First Name: Gavin	Phone: 215-536-3800
Street: 314 West Broad St, Ste 124	City/State/Zip: Quakertown, PA 18951	
Cell Phone:	Fax Number: 215-536-3801	Email: gavin@laboskilaw.com

5. If applicant is not the owner, state applicant's authority to title interest to submit this application.

N/A

6. Address of premises: 433 Winding Lane, Chalfont, PA 18914

7. Description of the premises involved. (Attach plan of the lot and the improvements both erected and proposed.)

8. Tax Parcel Number: 50-44-102

9. Present Zoning Classification: RA - Residential Agricultural

10. Present Use: \_\_\_\_\_

11. Nature of Improvements: See plan

a. Present: See plan

b. Proposed: In-ground swimming pool

12. If you are appealing from the action of the zoning officer complete the following:

a. The action taken was: N/A

b. The date the action as taken: \_\_\_\_\_

c. The foregoing action was in error because: \_\_\_\_\_

13. If you are challenging the validity of a zoning ordinance or map, complete the following:

a. The ordinance or map challenged is as follows: N/A

b. The challenge is ripe for decision because \_\_\_\_\_

c. The ordinance challenged is invalid because \_\_\_\_\_

14. If you are requesting a Special Exception, complete the following

a. Nature of Special Exception sought is: N/A

b. The Special Exception is allowed under Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_  
Of the Warrington Township Zoning Ordinance. (If more than one exception is requested, list ordinance  
references on separate page.

The nature of the unique circumstance and the unnecessary hardship justifying this request for a  
c. Variance is:

15. If you are requesting a Variance complete the following.

a. Nature of Variance sought is: Dimensional variance to exceed maximum impervious  
surface coverage.

b. The Variance is from Article IV, Section 370-405, subsection A.6

The nature of the unique circumstance and the unnecessary hardship justifying this request for a

c. Variance is:

See attached.

OWNER'S STATEMENT

The undersigned declares that he/she is the owner of the subject property and the information contained on this application is true and correct.

John J. DeSantis  
Owner  
Maria DeSantis  
Co-Owner

5-12-2021  
Date  
5/12/21  
Date

NOTARIZATION IS REQUIRED FOR ANY APPLICANT OTHER THAN OWNER

The undersigned, being duly sworn according to law, deposes and says that he is the above named applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

\_\_\_\_\_  
APPLICANT

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
:

COUNTY OF BUCKS

SWORN TO AND SUBSCRIBED BEFORE

ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, YEAR OF \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
Date Received

ZONING OFFICER'S ACCEPTANCE

The undersigned declares that the application is complete and the code reference is correct.

[Signature]  
Zoning Officer

9 June 2021  
Date

**Directions:** The following is a list of the names and addresses of all persons owning property, which is located, adjacent to or across the roadway from the premises involved.

Name and Address of Owner(s) of Property	Tax map Number of Property
1. See attached	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

**ATTACHMENT TO ZONING HEARING BOARD APPLICATION**  
**JOHN AND MARIA DESANTIS**  
**433 WINDING LANE**  
**TMP# 50-044-102**

Applicants, John and Maria DeSantis, seek a dimensional variance to exceed the maximum impervious surface coverage on their property located within the Hickory Ridge development. The property was developed as a planned residential development in accordance with an approved subdivision and land development plan. That approval allowed an impervious surface coverage ratio on each lot in the amount of 30%. The property lies within the RA zoning district, which limits the impervious surface coverage to 15%.

The property currently has impervious surface coverage of 33.59%. Applicants propose the installation of improvements associated with the new inground swimming pool that would result in an impervious surface coverage of 36.22% or an increase of 2.63% from what presently exists. Expressed as square footage, Applicants are proposing an increase of impervious surface coverage of 365 square feet from what presently exists and 864 square feet over the 30% limit.

To offset the increase in impervious surface coverage, Applicants propose the installation of storm water controls that would capture all run off that exceeds 25% of impervious surface coverage.

Applicants contend that the variance should be granted given the undersized nature of the lot as compared to the RA district regulations. The development's storm water controls were implemented to handle impervious surface coverage on each lot for up to 30%. Given the proposed storm water controls for these improvements, the increase in impervious surface coverage will not adversely affect the surrounding properties nor increase the storm water placed in the existing system.

**JOHN AND MARIA DESANTIS  
433 WINDING LANE – WARRINGTON TOWNSHIP  
TMP #50-044-102  
LIST OF ADJOINING AND ADJACENT PROPERTY OWNERS**

TMP # 50-4-23-1; 50-44-141

James Regn  
1255 Upper State Road  
Chalfont, PA 18914

TMP # 50-44-103

Stephen P. and Dayna M. Kiley, II  
431 Winding Lane  
Chalfont, PA 18914

TMP # 50-44-133

Michael J. and Carol L. Mrozinski  
436 Winding Lane  
Chalfont, PA 18914

TMP # 50-44-134

Sung H. and Ji H. Cho  
432 Winding Lane  
Warrington, PA 18914

TMP # 40-44-135

Ronald J. Ferrari  
430 Winding Lane  
Chalfont, PA 18914

TMP # 50-44-189

Troy W. and Monika G. Rector  
114 Coachlight Circle  
Chalfont, PA 18914

50 044 189  
Le Song + Fei Dang  
116 Coachlight Circle  
Chalfont, PA 18914

**BUCKS COUNTY RECORDER OF DEEDS**  
55 East Court Street  
Doylestown, Pennsylvania 18901  
(215) 348-6209

Instrument Number - 2010023045

Recorded On 4/8/2010 At 9:08:26 AM

\* Total Pages - 3

\* Instrument Type - DEED

Invoice Number - 362928 User - KLJ

\* Grantor - MOLLICHELLA, STEPHEN M

\* Grantee - DESANTIS, JOHN J

\* Customer - SIMPLIFILE LC E-RECORDING

\* **FEEES**

STATE TRANSFER TAX	\$4,850.00
RECORDING FEES	\$60.00
CENTRAL BUCKS SCHOOL	\$2,425.00
DISTRICT REALTY TAX	
WARRINGTON TOWNSHIP	\$2,425.00
TOTAL PAID	\$9,760.00

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**  
HARVARD ABSTRACT  
3260 TILLMAN DRIVE & SUITE 90-1  
BENSALEM, PA 19020

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Bucks County, Pennsylvania.



Edward R. Gudknecht  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Prepared By: **Harvard Abstract, LLC**  
**ATTN:**  
**300 Welsh Road Building 5**  
**Horsham, Pennsylvania 19044**  
**Phone: 215-442-7840**

CERTIFIED PROPERTY IDENTIFICATION NUMBERS  
50-044-102- - WARRINGTON TWP  
CERTIFIED 04/07/2010 BY MDM

Return To: **Harvard Abstract, LLC**  
**ATTN:**  
**300 Welsh Road Building 5**  
**Horsham, Pennsylvania 19044**  
**Phone: 215-442-7840**  
**50-44-102**  
**433 Winding Lane, Warrington**  
**Township**  
**HVD170-9768**

Fee Simple Deed

**This Deed**, made on March **23**, 2010, between,

**Stephen M. Mollichella and Melissa L. Mollichella,**

hereinafter called the Grantors, of the one part, and

**John J. DeSantis and Maria DeSantis, husband and wife,**

hereinafter called the Grantees, of the other part.

**Witnesseth**, that in consideration of **Four Hundred Eighty Five Thousand dollars & no cents, (\$485,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns,

50-44-102

ALL THAT CERTAIN tract of land situate in the Township of Warrington, County of Bucks, Commonwealth of Pennsylvania, as shown on Phase III Estates of Hickory Ridge Subdivision Plan prepared for The Cutler Group, Inc. by Urwiler and Walter, Inc. dated November 22, 1991, last revised September 20, 1999, bounded and described as follows to wit:

BEGINNING at a point in the dividing line between Lots 5 and 4, said point being located on the Northeasterly right of way line of Winding Lane and extending from said beginning point the five following courses and distances (1) North 38 degrees 28 minutes 24 seconds West the distance of 41.32 feet to a point; thence (2) On the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 45.70 feet to a point; thence (3) North 36 degrees 33 minutes 48 seconds East the distance of 6.36 feet to a point; thence (4) North 34 degrees 28 minutes 32 seconds East the distance of 130.53 feet to a point; thence (5) South 38 degrees 28 minutes 24 seconds East the distance of 129.44 feet to a point; thence (6) South 51 degrees 31 minutes 36 seconds West the distance of 125.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 4 as shown on said plan.

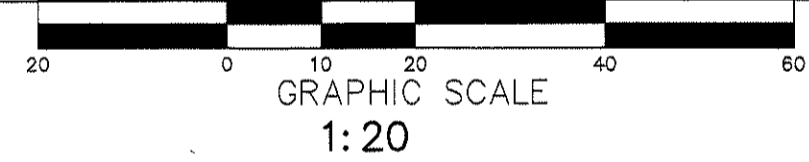
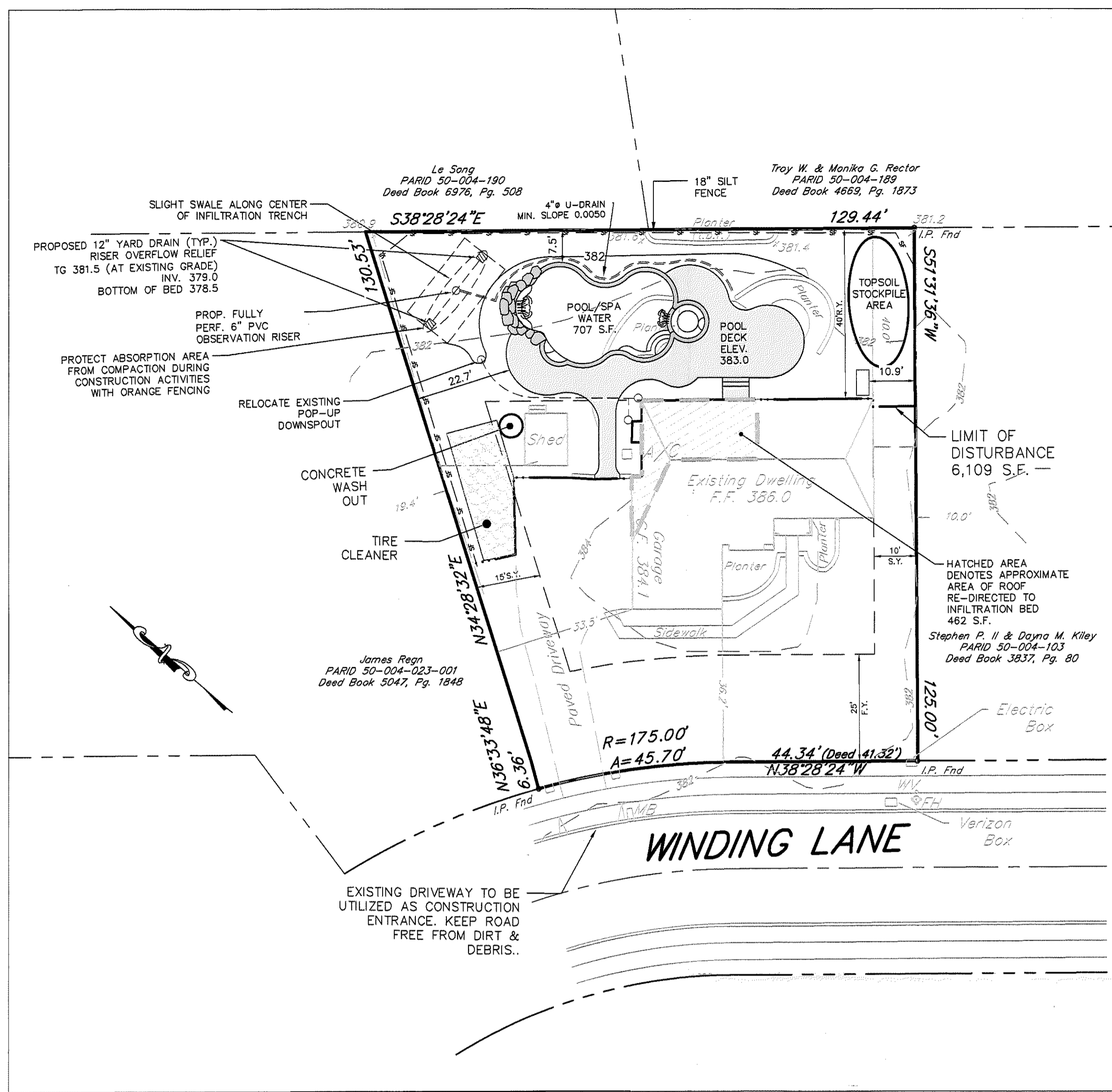
PREMISES known as 433 Winding Way.

PARCEL NUMBER 50-44-102.

BEING the same premises which Hickory Ridge, Inc. by Indenture dated 07/26/2000, and recorded in the Office for the Recording of Deeds, in and for the County of Bucks, aforesaid, in Deed Book and Page 2102/1122, granted and conveyed unto Stephen M. Mollichella and Melissa L. Mollichella, as tenants by the entirety, in fee.







**LEGEND**

- EXISTING MAILBOX
- EXISTING WATER SHUTOFF
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING ADJOINING OWNER
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING FENCE
- EXISTING PAVEMENT
- BUILDING SETBACK LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED 18" SILT FENCE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED ORANGE TREE PROTECTION FENCE
- PROPOSED POOL FENCE
- PROPOSED TOPSOIL STOCKPILE AREA
- PROPOSED CONC. WASHOUT
- PROPOSED POOL EQUIPMENT PAD
- PROPOSED POOL COPING
- PROPOSED POOL DECK

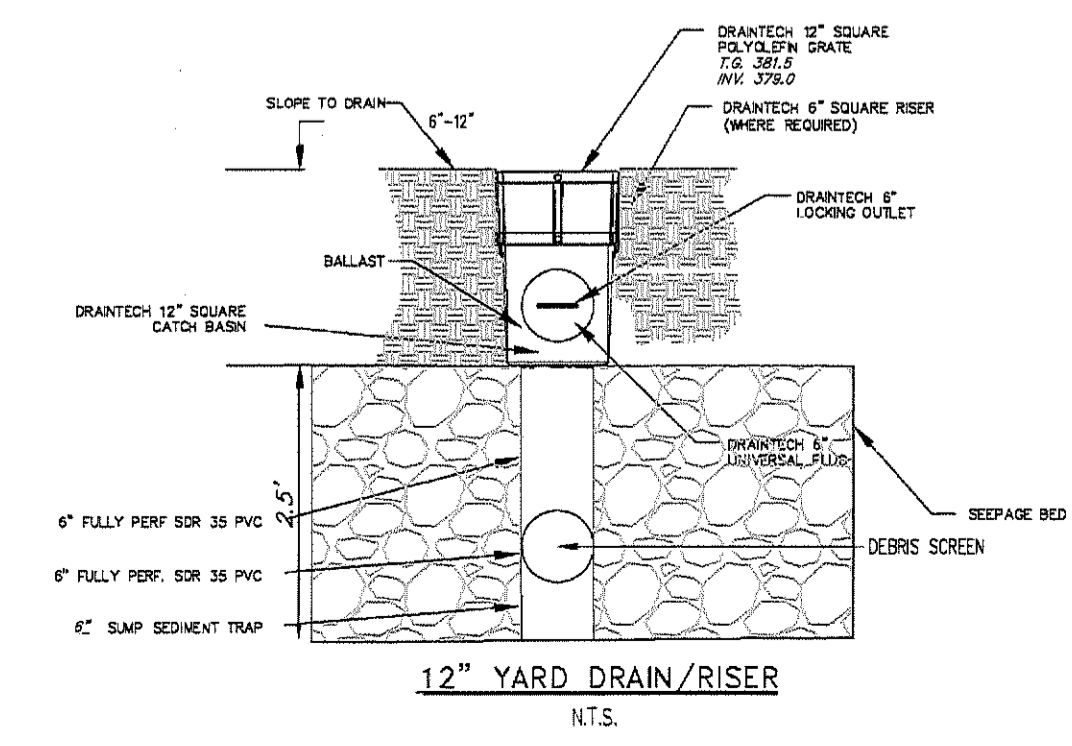
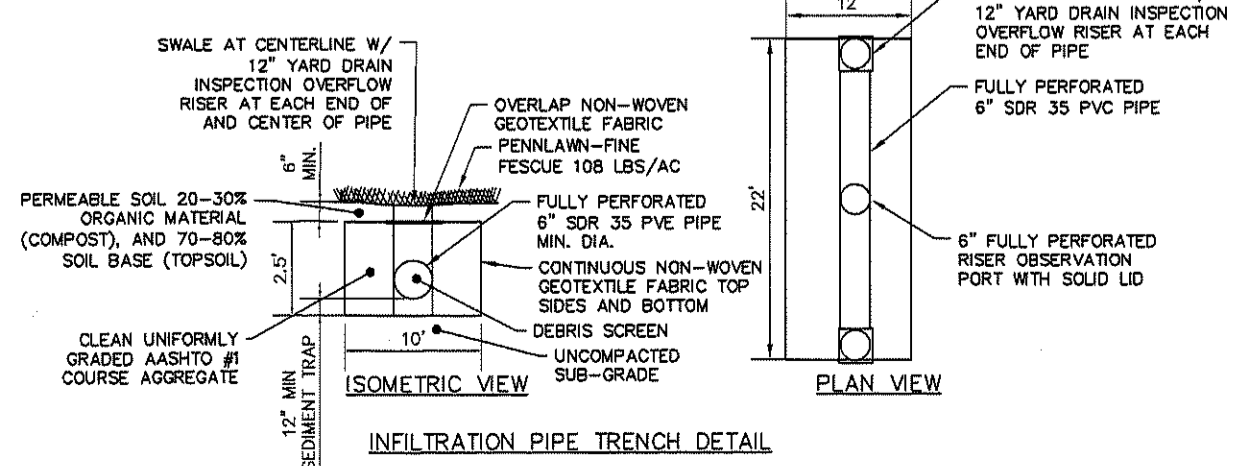
**MAINTENANCE:**

- CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR.
- THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION AND ANY BARE SPOTS SHOULD BE RE-VEGETATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON THE TRENCH AND CARE SHOULD BE TAKEN TO AVOID SOIL COMPACTION BY LAWN MOWERS.

**VOLUME CONTROL CALCULATIONS/INFILTRATION TRENCH SIZING:**

(2 INCHES RUNOFF/12 INCHES) \* IMPERVIOUS SURFACE (S.F.) = VOLUME (C.F.)

PROPOSED EXCEEDED IMPERVIOUS AREA:	1,558 S.F.
1,558 S.F. * (2 INCHES RUNOFF/12 INCHES) =	259.7 C.F.
259.7 C.F. / .4 VOID RATIO FOR STONE =	649 C.F. = REQUIRED VOLUME
PROPOSED TRENCH VOLUME	(L) (W) (D)
	22 12 2.5
	660 C.F.
PROPOSED TRENCH VOLUME EXCEEDS THE REQUIRED VOLUME BY	11 C.F.



**EROSION CONTROL NOTES**

STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.

THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.

EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

**SEEDING PROCEDURES**

**SOIL AMENDMENTS FOR PERMANENT SEEDING**

MINIMUM STANDARD FOR LIMESTONE AND FERTILIZER (IF A SOIL TEST IS NOT PERFORMED) LIMESTONE SHALL BE APPLIED AT THE RATE OF 6 TONS PER ACRE. FERTILIZER SHALL BE APPLIED AT THE RATE OF 1000 LBS. OF

10-20-20 TO THE ACRE, GRASS SEED MIX	PROPORTION BY WEIGHT	NAME OF GRASS	PURITY	GERMINATION
50%		KENTUCKY BLUE GRASS	95%	80%
20%		RED TOP	95%	92%
30%		PERENNIAL RYE GRASS	98%	89%

APPLICATION RATE = 4 LBS. / 1000 SQ. FEET

ALL AREAS WHICH ARE UNPAVED AND UNPLANTED SHALL BE CONSIDERED GRASS AREAS AND BE SEEDED WITH SPECIFIED MIXTURE, EXCEPT THOSE AREAS SPECIFIED FOR SOO PLACEMENT.

**SOIL AMENDMENTS FOR TEMPORARY SEEDING**

SITE PREPARATION

APPLY 1 TON AGRICULTURAL-GRADE LIMESTONE PLUS FERTILIZER AT THE RATE OF 50-50-50 AND WORK IN WHERE POSSIBLE. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3.0 TONS PER ACRE.

SEED MIXTURES	LB/ACRE
FOR SPRING SEEDING (UP TO JUNE 30)	
(A) ANNUAL RYEGRASS, OR	40
(B) SPRING OATS, OR	96 (3 BU)
(C) SPRING OATS PLUS ANNUAL RYEGRASS	96 OATS + 28 RYE
FOR LATE SPRING AND SUMMER SEEDING (5/15 - 8/15)	
(A) SUANAGRASS, OR	40
(B) ANNUAL RYEGRASS	40
FOR LATE SUMMER AND FALL SEEDINGS (AUGUST 15 ON)	
(A) ANNUAL RYEGRASS, OR	168 (3 BU)
(B) WINTER RYE, OR	180 (3 BU)
(C) WINTER WHEAT	180 (3 BU)

**EARTHWORK STAGING**

IN ORDER TO KEEP EROSION AND SEDIMENT POLLUTION DURING CONSTRUCTION TO AN ABSOLUTE MINIMUM, THE FOLLOWING PROCEDURES AND STAGES SHALL

- PLACE SILT FENCING/SOCK AS DEPICTED ON PLANS AND DOWNSTREAM OF ALL TOPSOIL STOCKPILE AREAS. INSTALL CONSTRUCTION ENTRANCE. (SEE CONSTRUCTION ENTRANCE NOTE).
- CLEAR AND GRUB PROPOSED CONSTRUCTION AREA OF EXISTING VEGETATION.
- STRIP TOPSOIL AS REQUIRED WITHIN POOL/ADDITION AREA AND STOCKPILE AS SHOWN.
- CONSTRUCT PROPOSED POOL AND APPURTENANCES.
- FINISH GRADE, SEED, MULCH AND LANDSCAPE ENTIRE SITE.
- REMOVE TEMPORARY CONTROL MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED AND STABILIZATION OF THE SITE IS COMPLETE. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS MUST BE STABILIZED.

**ZONING DATA**

RA-RESIDENTIAL AGRICULTURAL DISTRICT  
SINGLE-FAMILY DETACHED

REQUIREMENT	CURRENT ALLOWED/REQUIRED	EXISTING	PROPOSED	APPROVED SUBDIVISION ALLOWED/REQUIRED
MINIMUM LOT AREA:	3 AC	13,877.62 S.F.	13,877.62 S.F.	13,500 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	100 FT.	97.2 FT.	97.2 FT.	75 FT.
FRONT YARD RESTRICTION:	50 FT.	36.2 FT.	36.2 FT.	35 FT.
SIDE YARD RESTRICTION (EACH):	20 FT.	10.0 FT.	10.0 FT.	10 FT.
SIDE YARD RESTRICTION (AGGREGATE):	50 FT.	43.5 FT.	43.5 FT.	25 FT.
REAR YARD RESTRICTION:	40 FT.	40.0 FT.	40.0 FT.	40 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.	35 FT.
MAXIMUM IMPERVIOUS COVERAGE:	15%	33.58%	*36.22%	30%

ACCESSORY USE SETBACKS:  
SWIMMING POOLS:  
MINIMUM SIDE YARD: 5 FT.  
MINIMUM REAR YARD: 5 FT.

**IMPERVIOUS CALCULATIONS**

	EXISTING (SF)	PROPOSED (SF)
HOUSE	2,108	2,108
DRIVEWAY	1,349	1,349
FRONT WALK & PORCH	218	218
FRONT WALLS	42	42
REAR & SIDE WALLS	108	47
SHED & STEPS	130	130
REAR PATIO AND STEPS	572	0
WALK FROM DRIVE TO PATIO	137	0
PROPOSED POOL EQUIPMENT	N/A	18
PROPOSED POOL DECKING & WALK	N/A	960
PROPOSED POOL COPING & ROCKS	N/A	157
TOTAL IMPERVIOUS	4,662	5,027

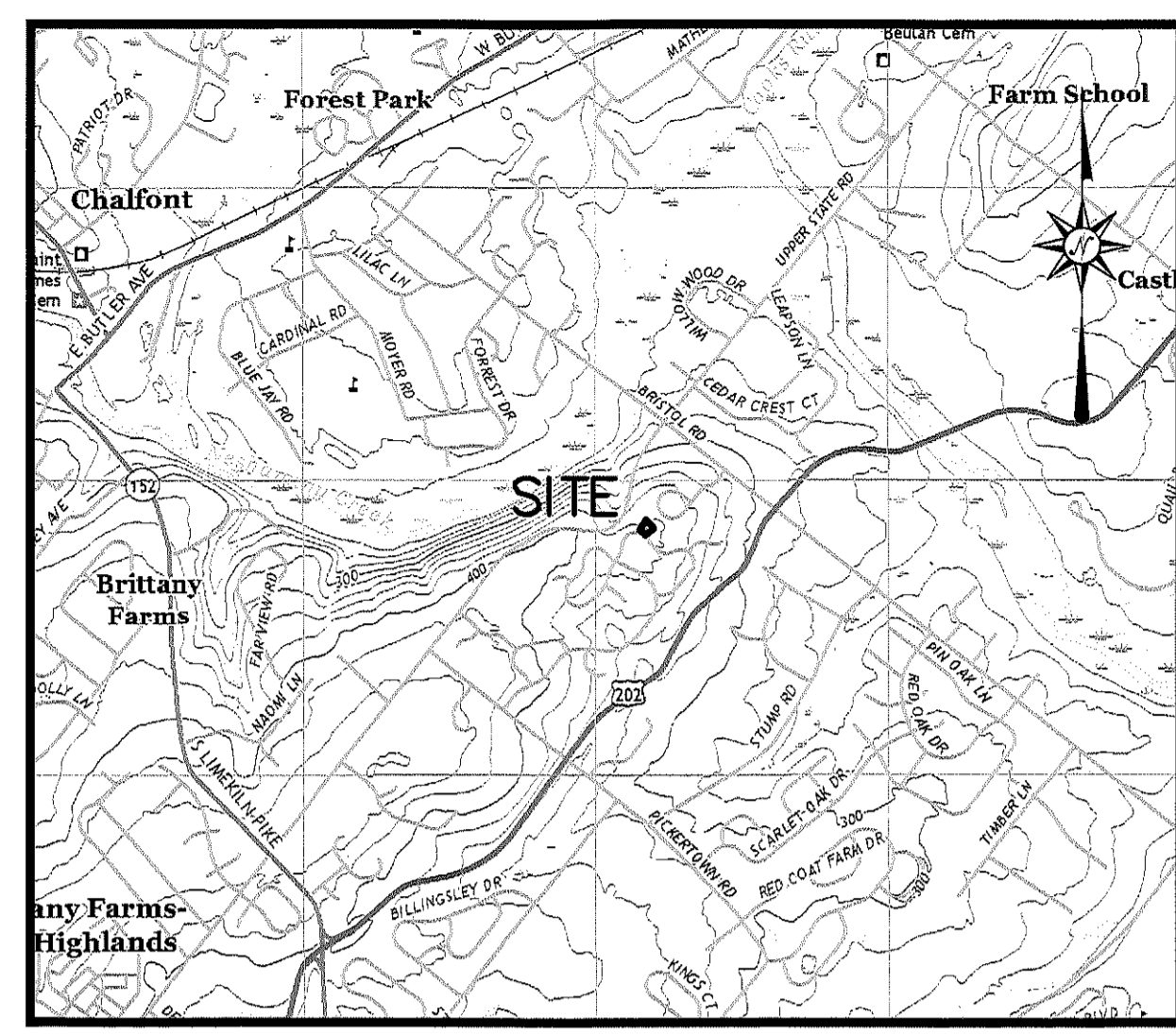
15% MAXIMUM IMPERVIOUS SURFACE IS EXCEEDED BY 2,945 SF.  
25% MAXIMUM IMPERVIOUS SURFACE IS EXCEEDED BY 1,558 SF.  
30% MAXIMUM IMPERVIOUS SURFACE IS EXCEEDED BY 864 SF.

**GENERAL NOTES**

- BOUNDARY TAKEN FROM EXISTING DEEDS.
- REFERENCE PLANS: ESTATES OF HICKORY RIDGE PREPARED BY URWILER & WALTER, INC. DATED NOVEMBER 22, 1991 AND LAST REVISED SEPTEMBER 20, 1999.
- BEARINGS SHOWN HEREON BASED ON CURRENT DEED/PLAN OF RECORD, VERTICAL DATUM BASED ON NAVD88.
- TOPOGRAPHY BASED ON A SURVEY PERFORMED BY BRIAN K. PATTERSON, PLS ON 12/29/2020.
- PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.

**SOILS DATA**

K1B - KILNESVILLE VERY CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES



**SITE LOCATION MAP**  
1" = 2000'

**TAX PARCEL INFORMATION**

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:

WARRINGTON TOWNSHIP  
RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOLESTOWN PENNSYLVANIA.

PARCEL ID.	DEED BK/PG.	RECORD OWNER	TRACT AREA
50-044-102	6372/2288	JOHN J. & MARIA DESANTIS 433 WINDING LANE, CHALFONT PA 18914	13,877.62 S.F.



THE UNDERGROUND UTILITY LINE PROTECTION LAW  
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996)  
1-800-242-1776  
SITE SERIAL NO. 20203500198  
DATE: 12/15/2020

ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM THE UTILITY COMPANY RECORDS AND OR ABOVE GROUND INSPECTION OF SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

PREPARED FOR:

**SCOTT PAYNE**  
CUSTOM POOLS, LLC.

PREPARED BY:

**BRIAN K. PATTERSON, P.L.S.**  
436 CAMPUS DRIVE  
PERKASIE, PA. 18944

WARRINGTON TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

PARCEL 50-044-102  
433 WINDING LANE

ZONING/POOL PERMIT PLAN  
433 WINDING LANE

CHECKED BY: BKP  
DATE: 4/28/2021

PROJECT NO: DESANTIS

DRAWING NUMBER: 1 OF 2