

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, pred of ownership, list of abutting property owners, filing fee.

FILE NUMBER (completed by Zoning Officer): ZZ-03					
1. The undersigned hereby: X 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: Starzhinskiy	First Name: Sergey and Anna	Phone: 609-560-4593			
	Street: 2739 Harvard Drive City/State/Zip: Warrington, PA 18976				
Cell Phone:	Fax Number:	Email: sstarzh@gmail.com			
3. Name/Address of the Applicant	Same as above	ostarente ginan.oom			
Last Name:	First Name:	Phone:			
Street:	City/State/Zip:	AMOUNT OF THE PARTY OF THE PART			
Cell Phone:	Fax Number:	Email:			
4. Name/Address of the Attorney/A					
Last Name: Laboski	First Name: Gavin	Phone: 215-536-3800			
Street: 314 W. Broad Street, Ste 124 City/State/Zip: Quakertown PA 18951					
Cell Phone:	Fax Number: 215-536-3801	Email: gavin@laboskilaw.com			
 If applicant is not the owner, state applicant's authority to title interest to submit this application. 					
6. Address of premises: 2739 Harvard Drive, Warrington, PA 18976					
7. Description of the premises involved. (Attach plan of the lot and the improvements both erected and proposed.)					
8. Tax Parcel Number: 50-016-029					
9. Present Zoning Classification: R-2 - Overlay District 15					
10. Present Use: B-1 Single Family Detached Dwelling					
11. Nature of Improvements: See plan					
a. Present: B-1 Single F	amily Detached Dwelling				
b. Proposed: H-5 Accessory Residential Recreation - swimming pool					

	a. The action taken was:N/A
	b. The date the action as taken: c. The foregoing action was in error because:
-	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
	f you are requesting a Special Exception, complete the following a. Nature of Special Exception sought is: N/A
r	o. The Special Exception is allowed under Article, Section, Subsection Of the Warrington Township Zoning Ordinance. (If more than one exception is requested, list ordinance efferences on separate page. The nature of the unique circumstance and the unnecessary hardship justifying this request for a second variance is:
	If you are requesting a Variance complete the following. a. Nature of Variance sought is: Applicants seek a variance to allow an impervious surface io of 29% where the maximum is 25%.
(b. The Variance is from Article, Section

OWNER'S STATEMENT

The undersigned declares that he/she is the contained on this application is true and contained on the application is true application in the application and the application is true application and the application and	owner of the subject property and the information rrect.
Owner Co-Owner	0/1/8/2022 Date 0//8/22 Date
The undersigned, being duly sworn accordi	NY APPLICANT OTHER THAN OWNER ing to law, deposes and says that he is the above named take this affidavit on behalf of the owner, and that the
	APPLICANT
COMMONWEALTH OF PENNSYLVANIA	: : SS. :
COUNTY OF BUCKS	
SWORN TO AND SUBSCRIBED BEFORE	
METHIS	-
DAY OF , YEAR OF	_ <u>.</u>
NOTARY PUBLIC	- 3
Date Received	=)
ZONING OFFICER'S ACCEPTANCE The undersigned declares that the application is	complete and the code reference is correct.
Zoning Officer	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 Addre	ss of Owner of Property	Tax Map Parcel Number
Mailing Address		
_	the state of the s	
Name		
Mailing Address	The state of the s	
		-
,		-
Name		
Mailing Address	No. 10.	-
City/State/Zip Code		
Name	<u> </u>	
Mailing Address		. .
City/State/Zip Code	-1-2-1-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	
NT.		
Name		
Mailing Address		•
City/State/Zip Code		•
Name		
Mailing Address		
		•
•		
Name		
Mailing Address		•
City/State/Zip Code		•
Name		
		•
City/State/Zip Code	N POPP	
Name		
		S) I mperior medicinal description
		•!
cary, Danie, Dip Code		•
Name		
Mailing Address		•
City/State/Zip Code		•

SERGEY AND ANNA STARZHINSKIY WARRINGTON TOWNSHIP – TMP # 50-16-29 2739 HARVARD DRIVE LIST OF ADJOINING AND ADJACENT PROPERTY OWNERS

TMP # 50-16-18

William J. Holman, Jr. Judith B. O'Connor 502 Villanova Circle Warrington, PA 18976

TMP # 50-16-28

Jigar G. Patel 501 Villanova Circle Warrington, PA 18976

TMP # 50-16-30

Waleed and Dema Mansour 2737 Harvard Drive Warrington, PA 18976

TMP # 50-16-69

Paul J. and Laura R. Zakrewski 2740 Harvard Drive Warrington, PA 18976

TMP # 50-16-70

John and Lauren Spognardi 2738 Harvard Drive Warrington, PA 18976 TMP # 50 010 020

PECO ENERGY COMPANY ATTH: REAL ESTATE DIVISION 2301 MARKET STREET PHILADELPHIA PA 19101

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-6209

Instrument Number - 2021064683 Recorded On 7/13/2021 At 8:53:53 AM

* Total Pages - 5

- * Instrument Type DEED
- Invoice Number 1199098 User TLF
- * Grantor WAGNER, DANIEL V
- * Grantee STARZHINSKIY, SERGEY
- ^ Customer SIMPLIFILE LC E-RECORDING

* FEES

STATE TRANSFER TAX \$8,100.00
RECORDING FEES \$81.75
CENTRAL BUCKS SCHOOL \$4,050.00
DISTRICT REALTY TAX
WARRINGTON TOWNSHIP \$4,050.00
TOTAL PAID \$16,281.75

Bucks County UPI Certification On July 12, 2021 By DW

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: 1ST ADVANTAGE ABSTRACT LLC 80 2ND STREET PIKE
SUITE 4 SOUTILAMPTON, PA 18966-3800

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



ploting M. Robinson

Robin M. Robinson Recorder of Deeds

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



Prepared by and Return to:

1st Advantage Abstract, LLC 44 2nd Street Pike Suite 101 Southampton, PA 18966 215-357-8485 File No. FAA-21-5001 UPI # 50-016-029

This Indenture, made the 38th day of June ,2021,

Between

DANIEL V. WAGNER AND JENNIFER M. WAGNER

(hereinafter called the Grantors), of the one part, and

SERGEY STARZHINSKIY AND ANNA STARZHINSKIY

(hereinafter called the Grantees), of the other part,

Hitnesseth, that the said Grantors for and in consideration of the sum of Eight Hundred Ten Thousand And 00/100 Dollars (\$810,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A "FINAL PLAN OF SUBDIVISION FOR THE WOODLANDS", MADE BY URWILER & WALTER, INC., DATED 6/5/1995 AND LAST REVISED 10/23/1996, AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PA, IN PLAN BOOK 285 PAGE 76, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF HARVARD DRIVE (50 FEET WIDE), A CORNER OF LOT NO. 17; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE SOUTHEASTERLY SIDE OF HARVARD DRIVE NORTHEASTWARDLY ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 350.00 FEET THE ARC DISTANCE OF 138.85 FEET TO A POINT OF REVERSE CURVE; THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 35.93 FEET TO

A POINT OF TANGENT ON THE SOUTHWESTERLY SIDE OF VILLANOVA CIRCLE (50 FEET WIDE)THENCE EXTENDING ALONG THE ALONG THE SOUTHWESTERLY SIDE OF VILLANOVA CIRCLE SOUTH 58 DEGREES 17 MINUTES 28 SECONDS EAST 4.72 FEET TO A POINT A CORNER OF LOT 15; THENCE EXTENDING ALONG LOT NO. 15 AND CROSSING A 50 FEET WIDE DEED RESTRICTED OPEN SPACE EASEMENT AND A 30 FEET; WIDE SANITARY EASEMENT SOUTH 00 DEGREES 48 MINUTES 44 SECONDS WEST 260.07 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF PECO ENERGY COMPANY; THENCE EXTENDING ALONG THE LAST MENTIONED LANDS SOUTH 77 DEGREES 01 MINUTES 51 SECONDS WEST 44.11 FEET TO A POINT A CORNER OF LOT NO. 17; 'THENCE EXTENDING ALONG LOT NO. 17 AND RE-CROSSING THE AFORESAID 50 FEET WIDE DEED RESTRICTED OPEN SPACE EASEMENT AND RE-CROSSING THE AFORESAID 30 FEET WIDE SANITARY EASEMENT NORTH 28 DEGREES 15 MINUTES 32 SECONDS WEST 204.63 TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 16 AS SHOWN ON THE ABOVE-MENTIONED PLAN.

COUNTY PARCEL NO. 50-16-29.

BEING the same premises which Woodlands Associates Limited Partnership, by deed dated December 30, 1999, and recorded January 5, 2000, in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania, in Book LRB 1990, Page 2281, granted and conveyed unto Daniel V. Wagner and Jennifer M. Wagner, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered IN THE PRESENCE OF US:

Daniel V. Wagner SEAL Jennifer M. Wagner SEAL
County of Pouces ss
On this, the day of Jule, and, before me, the undersigned Notary Public, personally appeared Daniel V. Wagner and Jennifer M. Wagner, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal. Commonwealth of Pennsylvania - Notary Seal Vera Jaryl, Notary Public Bucks County My Commission Expires May 29, 2022 Commission Number 1326643 My commission expires My commission expires
The precise residence and the complete post office address of the above-named Grantees is:
2739 Harvard Drive Warrington, PA 18976 On behalf of the Grantees

Deed

UPI # 50-016-029

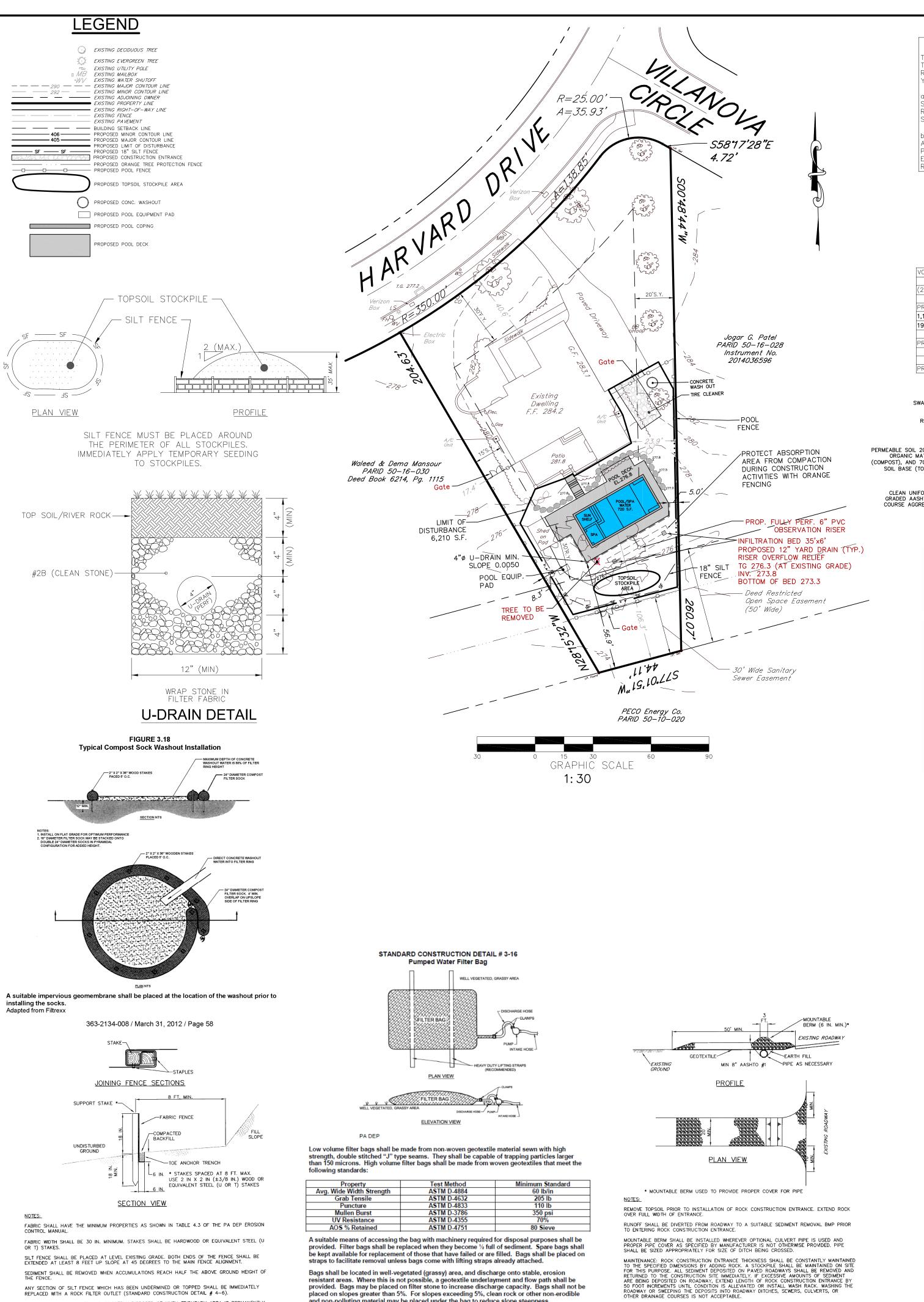
Daniel V. Wagner and Jennifer M. Wagner

TO

Sergey Starzhinskiy and Anna Starzhinskiy

1st Advantage Abstract, LLC 44 2nd Street Pike Suite 101 Southampton, PA 18966 one: 215-357-8485 Fax: 215-35

Telephone: 215-357-8485 Fax: 215-357-0811



and non-polluting material may be placed under the bag to reduce slope steepness.

receiving surface water or where grassy area is not available.

No downslope sediment barrier is required for most installations. Compost berm or compost

filter sock shall be installed below bags located in HQ or EV watersheds, within 50 feet of any

STANDARD CONSTRUCTION DETAIL #3-1

ROCK CONSTRUCTION ENTRANCE

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7

STANDARD SILT FENCE (18" HIGH)

OWNER ACKNOWLEDGEMENT

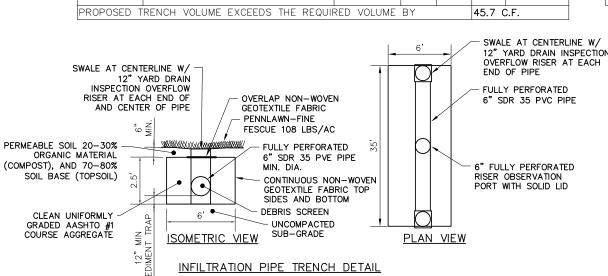
THE PROPERTY OWNER SHALL SUBMIT AN ANNUAL WRITTEN REPORT TO THE TOWNSHIP DETAILING THE INSPECTION AND MAINTENANCE WORK, INCLUDING REPAIRS, IF ANY, THAT ARE CARRIED OUT DURING A GIVEN CALENDAR YEAR. SUCH REPORT IS DUE ON OR ABOUT THE LAST DAY OF DECEMBER.

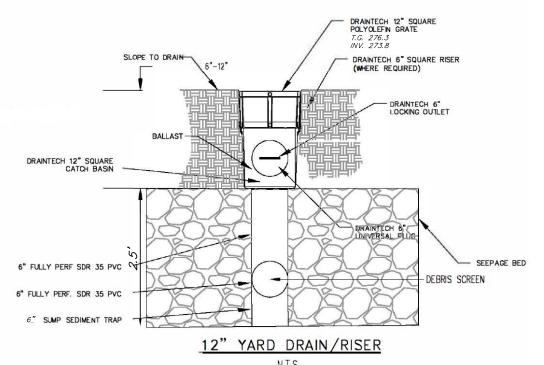
IT SHALL BE UNLAWFUL TO ALERT OR REMOVE THE PERMANENT STORMWATER CONTROLS AND BMPS OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO THE APPROVED STORMWATER CONTROLS AND BMP OPERATIONS AND MAINTENANCE PLAN.

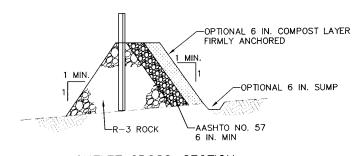
THE TOWNSHIP AND/OR IT'S REPRESENTATIVES RESERVES THE RIGHT AND PRIVATE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID INFILTRATION TRENCH IN ORDER TO ENSURE THAT THE STRUCTURAL AND DESIGN INTEGRITY AND MAINTENANCE REQUIREMENTS ARE BEING MAINTAINED BY THE OWNER.

- 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.

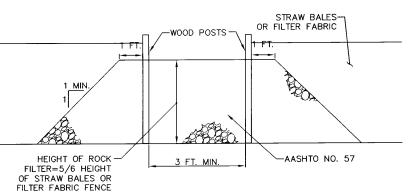
(0. INJOUEC 1	DIMOTE (40 MONEO) * MEED/MONE CI	IDE 4 OF (C.	-) //0		0 - 1	
(2 INCHES I	RUNOFF/12 INCHES) * IMPERVIOUS SU	JRFACE (S.) = VO	LUME (C.F.)	
PROPOSED .	ADDITIONAL IMPERVIOUS AREA:	1,150 S.F.				
1,150	* (2 INCHES RUNOFF/12 INCHES) =	191.7 C.F.				
191.7 C.F.	/ .4 VOID RATIO FOR STONE =	479.3 C.F.	=REQUIF	RED VO	LUME	
PROPOSED	TRENCH VOLUME		(L)	(W)	(D)	
			35	6	2.5	525 C.F.
PROPOSED	TRENCH VOLUME EXCEEDS THE REQUI	RED VOLUM	IF BY		45.7	C.F.







OUTLET CROSS-SECTION



UP-SLOPE FACE

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET. STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET



THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996) 1-800-242-1776 SITE SERIAL NO. 20213010495 DATE: 10/28/2021

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 AMMENDED 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.

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

10-20-20 TO THE ACRE. GRASS SEED MIX PURITY <u>GERMINATION</u> PROPORTION BY WEIGHT NAME OF GRASS KENTUCKY BLUE GRASS 90% 50% 80% 20% RED TOP 95% 92% 30% 89% PERENNIAL RYE GRASS 98%

ACRE. FERTILIZER SHALL BE APPLIED AT THE RATE OF 1000 LBS. OF

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 SOD 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 (B) SPRING OATS, OR 96 (3 BU) (C) SPRING OATS PLUS ANNUAL RYEGRASS 96 OATS + 26 RYE FOR LATE SPRING AND SUMMER SEEDING: (5/15 - 8/15)

(A) SUDANGRASS, OR (B) ANNUAL RYEGRASS FOR LATE SUMMER AND FALL SEEDINGS: (AUGUST 15 ON)

(A) ANNUAL RYEGRASS, OR (B) WINTER RYE, OR 168 (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

1. PLACE SILT FENCING/SOCK AS DEPICTED ON PLANS AND DOWNSTREAM OF ALL TOPSOIL STOCKPILING AREAS. INSTALL CONSTRUCTION ENTRANCE. (SEE CONSTRUCTION ENTRANCE NOTE). 2. CLEAR AND GRUB PROPOSED CONSTRUCTION AREA OF EXISTING VEGETATION.

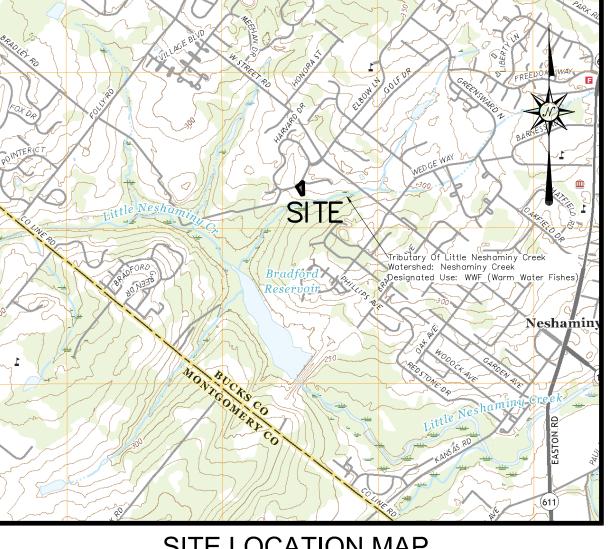
3. STRIP TOPSOIL AS REQUIRED WITHIN POOL/ADDITION AREA AND STOCKPILE AS SHOWN.

4. CONSTRUCT PROPOSED POOL AND APPURTENANCES. 5. FINISH GRADE, SEED, MULCH AND LANDSCAPE ENTIRE SITE.

6. 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

EROSION/SEDIMENT CONTROL PLAN STANDARD 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.
- 3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLITION THE O/RP SHALL IMPLEMENT APPROPRIATE REST MANAGEMENT PRACTICES (BMPS) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- 4. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- 5. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- 6. 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.
- 8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPS MUST BE STABILIZED
- 9. 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 (3) 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.
- 10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING ON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- 11. DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- 12. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% 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.
- 13. 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, RESEEDING, RE-MULCHING AND REONETTING 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.
- 14. 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.
- 15. 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



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 DOYLESTWON PENNSYLVANIA

INSTRUMENT NO. RECORD OWNER PARCEL ID. 2021064683 SERGEY & ANNA STARZHINSKIY

GROSS 23,798 S.F. 2739 HARVARD DRIVE WARRINGTON, PA 18976

TRACT AREA

ZONING DATA

DISTRICT CLASSIFICATION: "OD15" - OV	ERLAY DISTRICT CL	USTER	
SINGLE-FAMILY DETACHED			
REQUIREMENT	REQUIRED	<u>EXISTING</u>	PROPOSE
MINIMUM LOT AREA:	13,500 S.F.	23,798 S.F.	23,798 S.F
MINIMUM LOT WIDTH @ BUILDING LINE:	80 FT.	176 FT.	176 FT.
FRONT YARD RESTRICTION:	30 FT.	40.6 FT.	40.6 FT.
SIDE YARD RESTRICTION (AGGRAGATE):	35 FT.	41.3 FT.	41.3 FT.
REAR YARD RESTRICTION:	30 FT.	106.3 FT.	106.3 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	31 FT.	31 FT.
MAXIMUM IMPERVIOUS COVERAGE:	25.00%	23.96%	*28.76%
ACCESSORY USE SETBACKS			
SWIMMING POOLS:			
MINIMUM SIDE YARD	5 FT.	N/A	5.0 FT.
MINIMUM REAR YARD	5 FT.	N/A	56.9 F

* A VARIANCE IS BEING REQUESTED FROM WARRINGTON TOWNSHIP ZONING ORDINANCE \$370-412.11 D.1.F TO EXCEED THE ALLOWED 25% MAXIMUM IMPERVIOUS COVERAGE. AMOUNT NOT TO EXCEED

IMPERVIOUS C	CALCULATIONS	
	EXISTING (SF)	PROPOSED (SF)
DWELLING	2,832	2,832
DRIVEWAY	1,811	1,811
FRONT WALK	250	250
REAR PATIO & STEPS	643	643
REAR PAD AT STEPS	22	0
SHED	145	145
PROPOSED POOL DECKING/COPING	N/A	1,145
PROPOSED POOL EQUIPMENT	N/A	18
TOTAL IMPERVIOUS	5,703	6,844
<u> </u>		

TOTAL NEW IMPERVIOUS SURFACE IS 1,150 S.F.

GENERAL NOTES

1. BOUNDARY TAKEN FROM EXISTING DEEDS.

REFERENCE PLANS: PLAN OF SUBDIVISION PREPARED BY URWILER & WALTER, INC DATED JUNE 5, 1995 AND LAST REVISED OCTOBER

- 2. BEARINGS SHOWN HEREON BASED ON CURRENT DEED/PLAN OF RECORD, VERTICAL DATUM BASED ON NAVD88.
- 3. TOPOGRAPHY BASED ON A SURVEY PERFORMED BY BRIAN K. PATTERSON, PLS ON NOVEMBER 22, 2021.
- 4. PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.

SOILS DATA

AbB - ABBOTTSTOWN SILT LOAM 3 TO 8 PERCENT SLOPES



 $\bigcirc \bigcirc$

 $N \triangleleft$

 ω ω ν ω ω λ ω ω

PAT US I

 \sim

0

 \circ