



EXISTING LAND USE

Figure 1

LEGEND

- AGRICULTURAL
- COMMERCIAL
- GOVERNMENT AND INSTITUTIONAL
- INDUSTRIAL
- MULTIFAMILY
- PARKS, RECREATION, AND OPEN SPACE
- RESIDENTIAL
- RESIDENTIAL PROPOSED
- RURAL RESIDENTIAL
- TRANSPORTATION AND UTILITIES
- VACANT

WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019

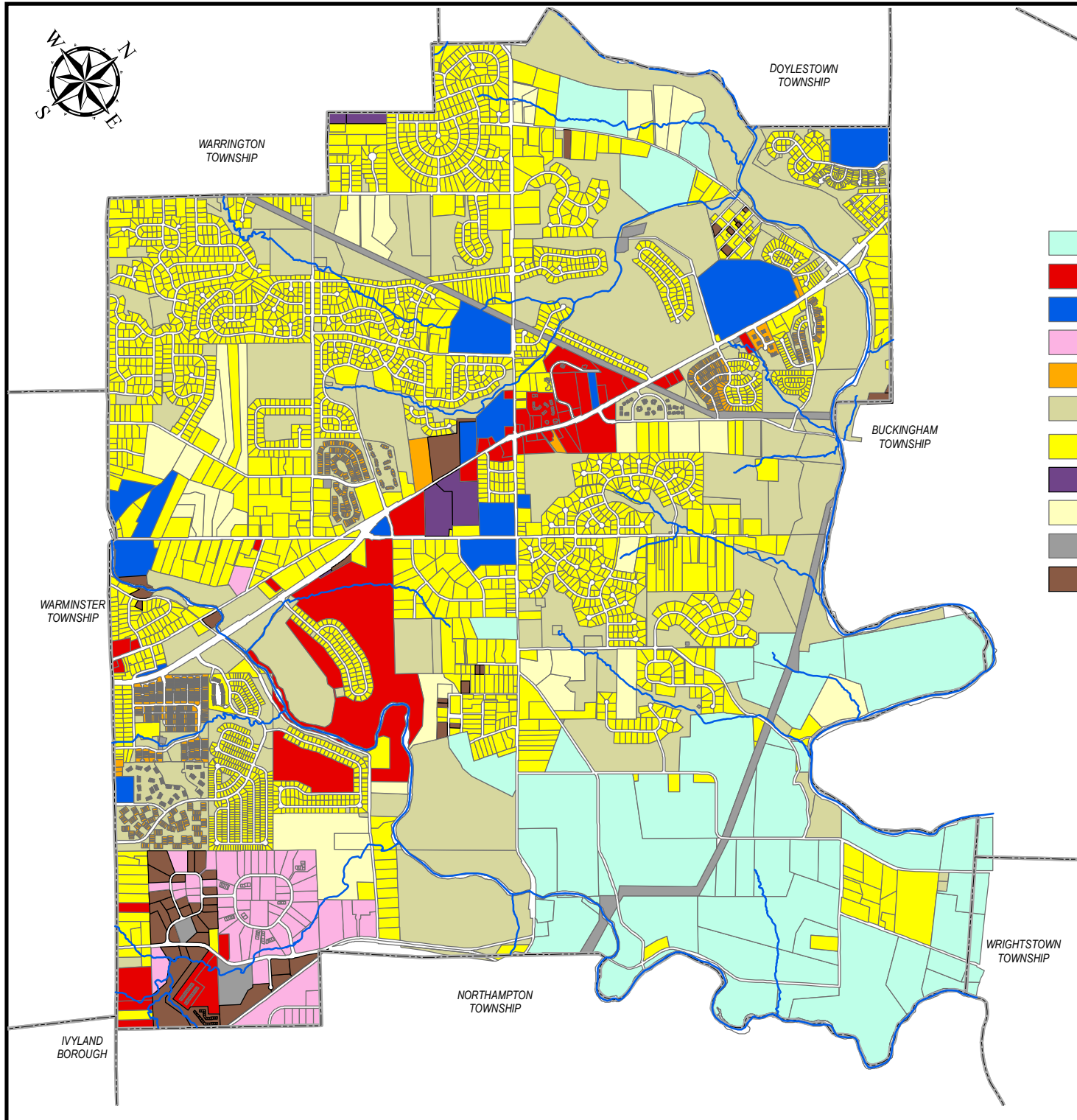
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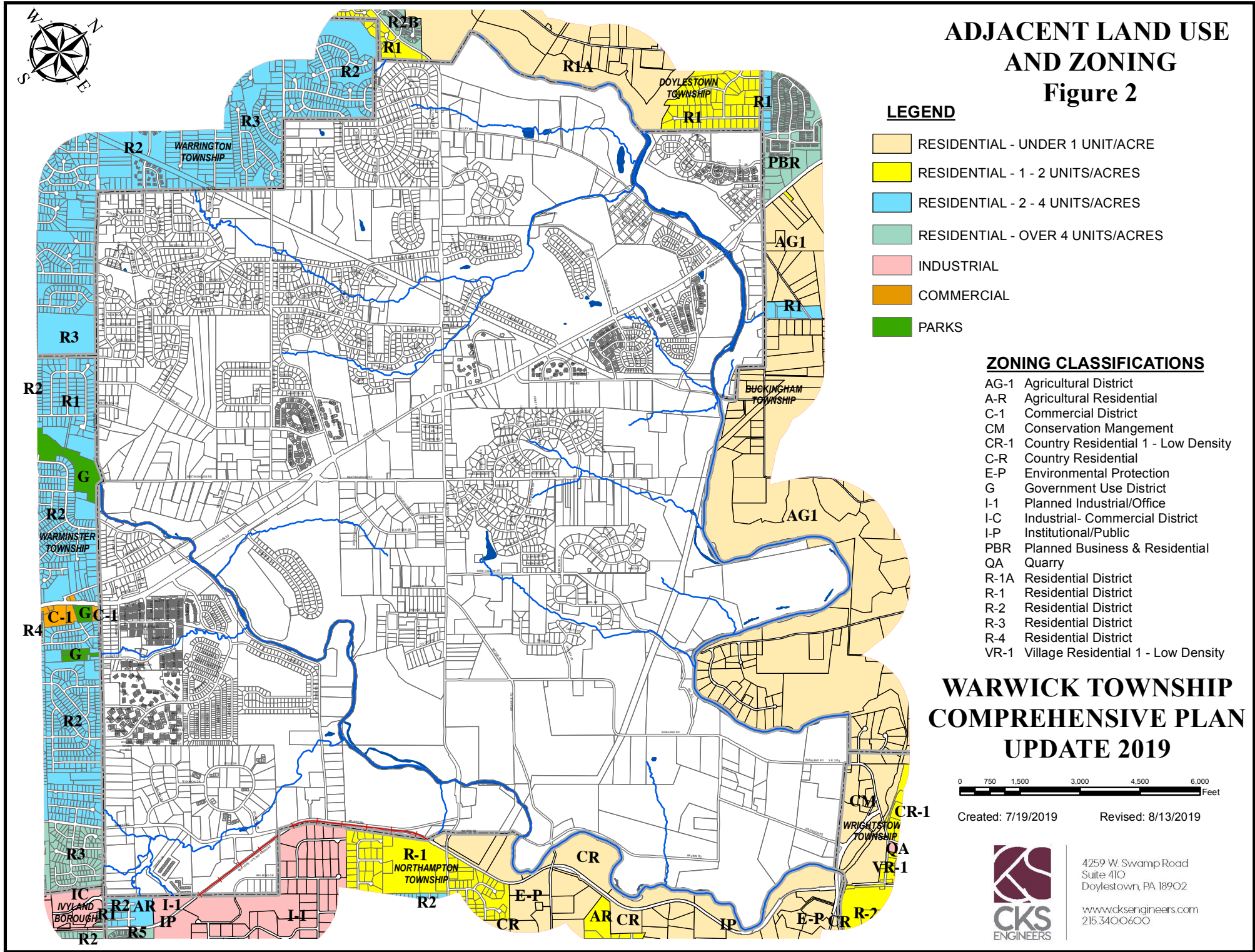
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ADJACENT LAND USE AND ZONING

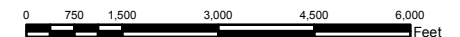
LEGEND

- | | |
|---|----------------------------------|
|  | RESIDENTIAL - UNDER 1 UNIT/ACRE |
|  | RESIDENTIAL - 1 - 2 UNITS/ACRES |
|  | RESIDENTIAL - 2 - 4 UNITS/ACRES |
|  | RESIDENTIAL - OVER 4 UNITS/ACRES |
|  | INDUSTRIAL |
|  | COMMERCIAL |
|  | PARKS |

ZONING CLASSIFICATIONS

- | | |
|------|-------------------------------------|
| AG-1 | Agricultural District |
| A-R | Agricultural Residential |
| C-1 | Commercial District |
| CM | Conservation Mangement |
| CR-1 | Country Residential 1 - Low Density |
| C-R | Country Residential |
| E-P | Environmental Protection |
| G | Government Use District |
| I-1 | Planned Industrial/Office |
| I-C | Industrial- Commercial District |
| I-P | Institutional/Public |
| PBR | Planned Business & Residential |
| QA | Quarry |
| R-1A | Residential District |
| R-1 | Residential District |
| R-2 | Residential District |
| R-3 | Residential District |
| R-4 | Residential District |
| VR-1 | Village Residential 1 - Low Density |

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FUTURE LAND USE

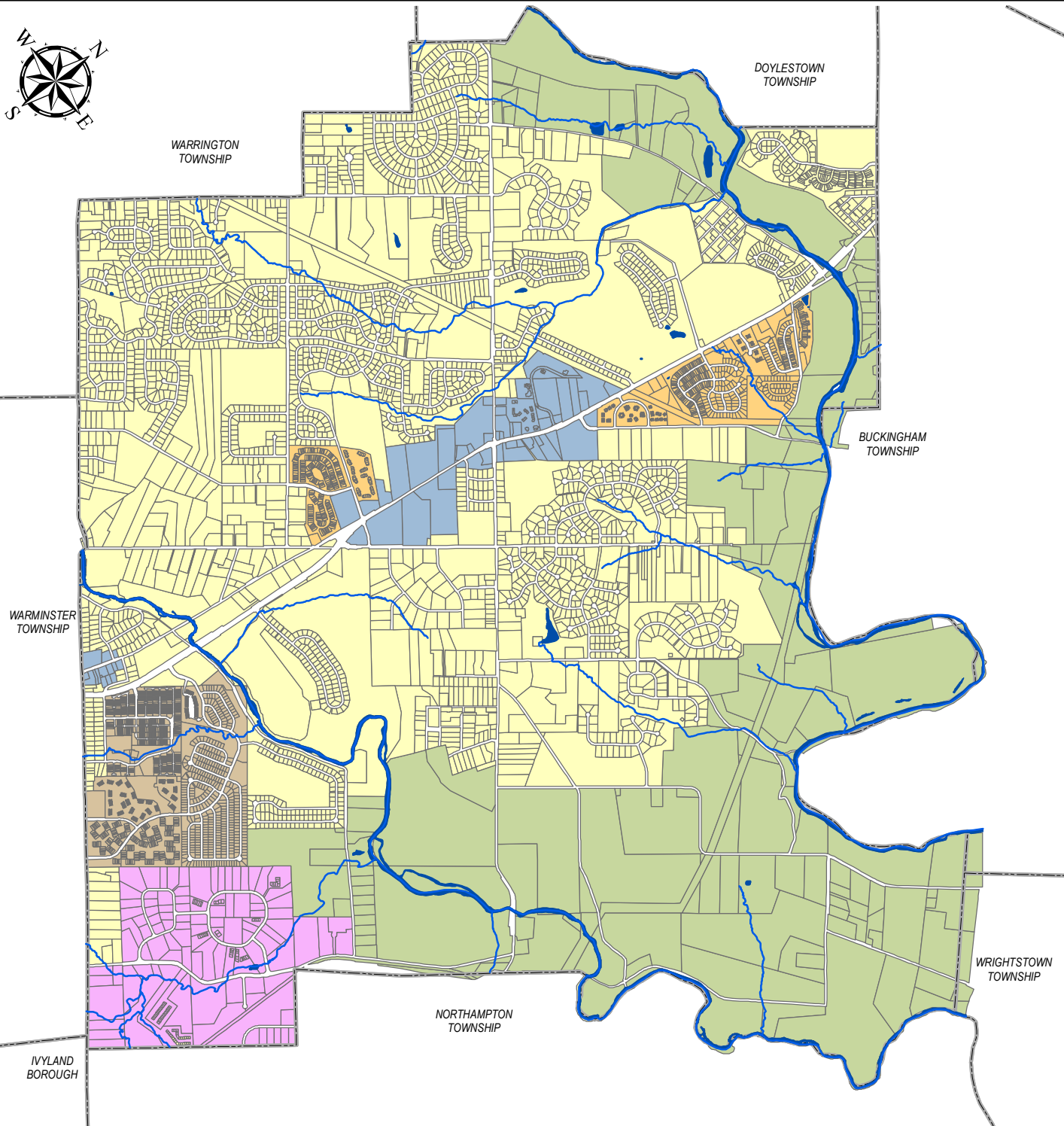
Figure 3

DEVELOPMENT AREAS

- VILLAGE CENTER AREAS
- PLANNED INDUSTRIAL AREAS
- FIRST TIER MIXED USE AREAS
- SUBURBAN RESIDENTIAL AREAS
- MULTIFAMILY RESIDENTIAL AREAS

NATURAL RESOURCE AREA

- AGRICULTURAL AREAS



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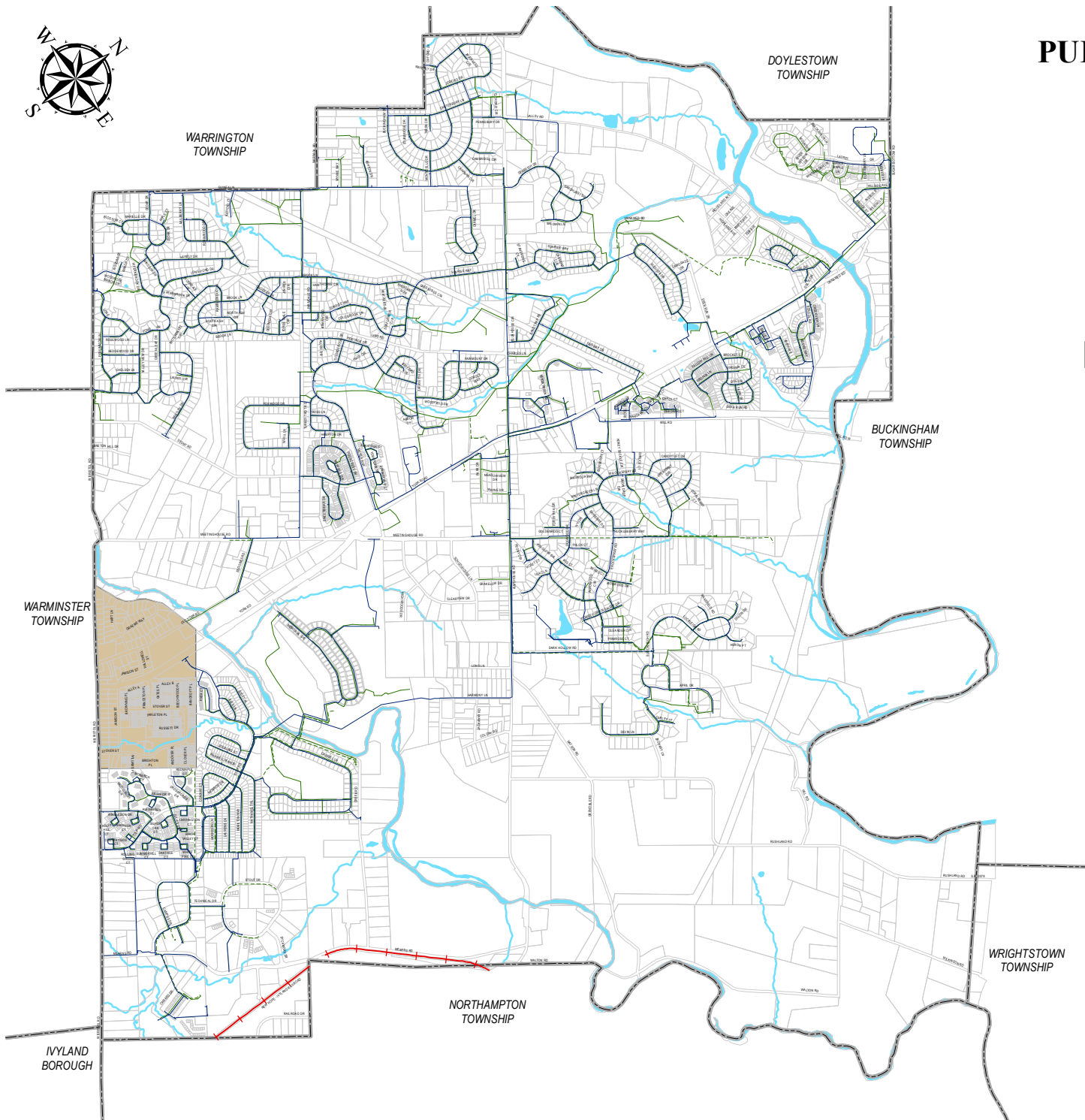


PUBLIC WATER AND SEWER

Figure 4

LEGEND

-  WATER MAINS
-  SANITARY SEWER GRAVITY MAINS
-  SANITARY SEWER FORCE MAINS
-  WARMINSTER MUNICIPAL AUTHORITY SERVICE AREA



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OPEN SPACE MAP

Figure 5

OPEN SPACE KEY

- BUCKS COUNTY
- CONSERVATION EASEMENT ON PREVIOUS OPEN SPACE PLAN BUT NO DOCUMENTATION AT TOWNSHIP
- CONSERVATION EASEMENT TO WARWICK TOWNSHIP
- CONSERVATION EASEMENT TO WARWICK TOWNSHIP AND HERITAGE CONSERVANCY
- CONSERVATION EASEMENT TO WARWICK TOWNSHIP AND BUCKS COUNTY
- CONSERVATION EASEMENT TO WARWICK TWP., BUCKS CO., AND HERITAGE CONSERVANCY
- DELAWARE VALLEY COLLEGE SCIENCE AND AGRICULTURE
- HERITAGE CONSERVANCY
- HOMEOWNERS ASSOCIATION OPEN SPACE
- WARWICK TOWNSHIP WATER AND SEWER
- WARWICK TOWNSHIP
- WARMINSTER TOWNSHIP MUNICIPAL AUTHORITY
- CONSERVATION EASEMENT TO BUCKS COUNTY AND COMMONWEALTH OF PA
- CONSERVATION EASEMENT TO HERITAGE CONSERVANCY

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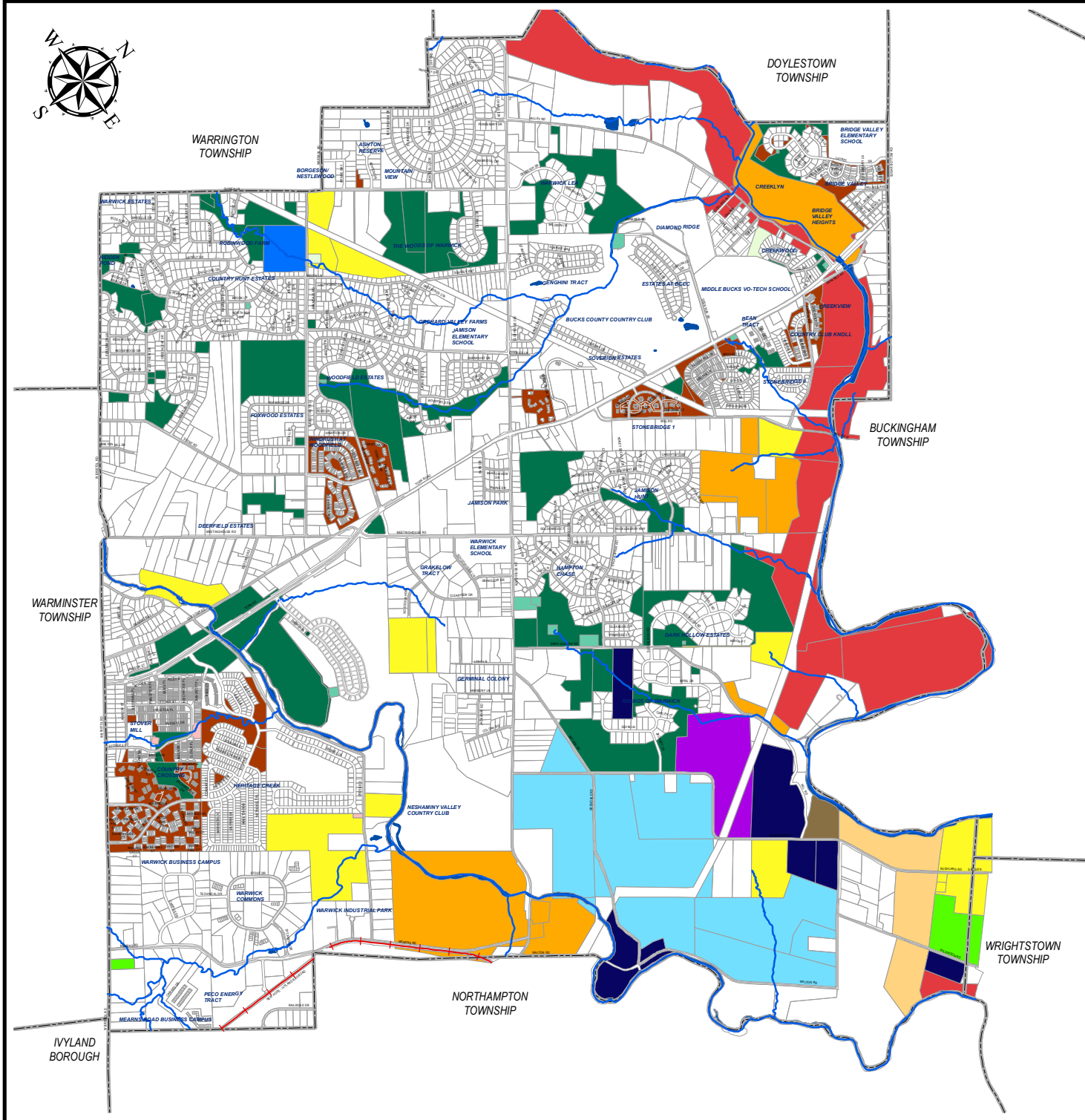
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COMMUNITY FACILITIES

Figure 6



MUNICIPAL BUILDING



POLICE STATION



FIRE COMPANY / AMBULANCE

- 1 WARWICK FIRE COMPANY
- 2 HARTSVILLE FIRE COMPANY
- 3 WARWICK TOWNSHIP EMS



PUBLIC WORKS



WATER AND SEWER AUTHORITY



POST OFFICE



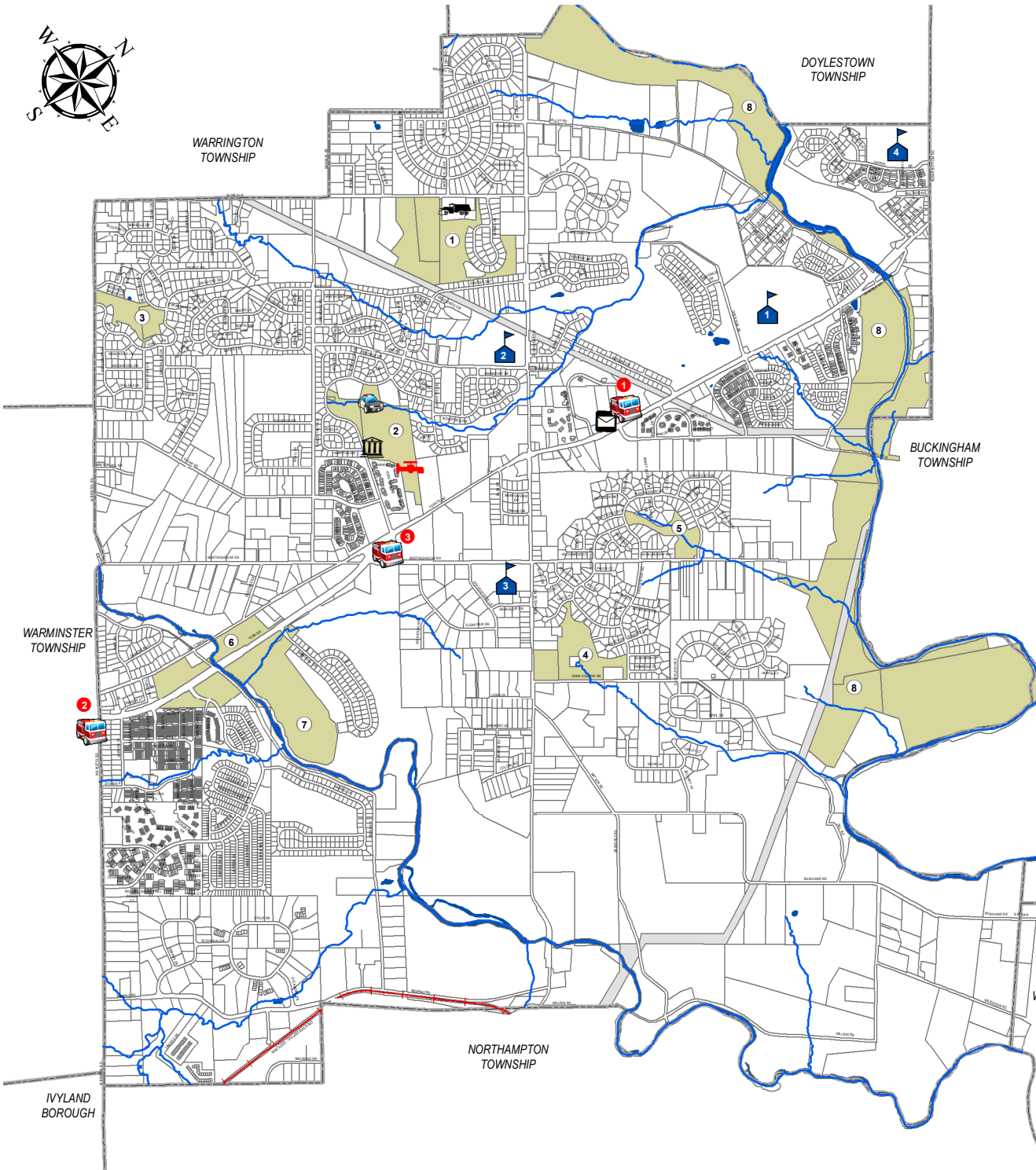
SCHOOL

- 1. MIDDLE BUCKS COUNTY VOCATIONAL TECHNICAL
- 2. JAMISON ELEMENTARY
- 3. WARWICK ELEMENTARY
- 4. BRIDGE VALLEY ELEMENTARY

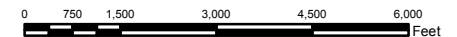


PARKS

- 1 GUINEA LANE TOWNSHIP PARK
- 2 WARWICK TOWNSHIP COMMUNITY PARK
- 3 HIDDEN POND TOWNSHIP PARK
- 4 HAMPTON CHASE TOWNSHIP PARK
- 5 JAMISON HUNT TOWNSHIP PARK
- 6 MOLAND HOUSE TOWNSHIP PARK
- 7 WARWICK TOWNSHIP MEMORIAL PARK
- 8 DARK HOLLOW COUNTY PARK



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

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SIDEWALKS, PATHS, AND TRAIL MAP

Figure 7

PLACES OF INTEREST

-  SCHOOL
-  MOLAND HOUSE
-  SHOPPING CENTER
-  MUNICIPAL BUILDING
-  POST OFFICE
-  PARK
-  TRANSMISSION LINE

LEGEND

-  CONCRETE SIDEWALK
-  BITUMINOUS SIDEWALK / TRAIL
-  STONE TRAIL
-  BIKE LANE
-  STREAMS

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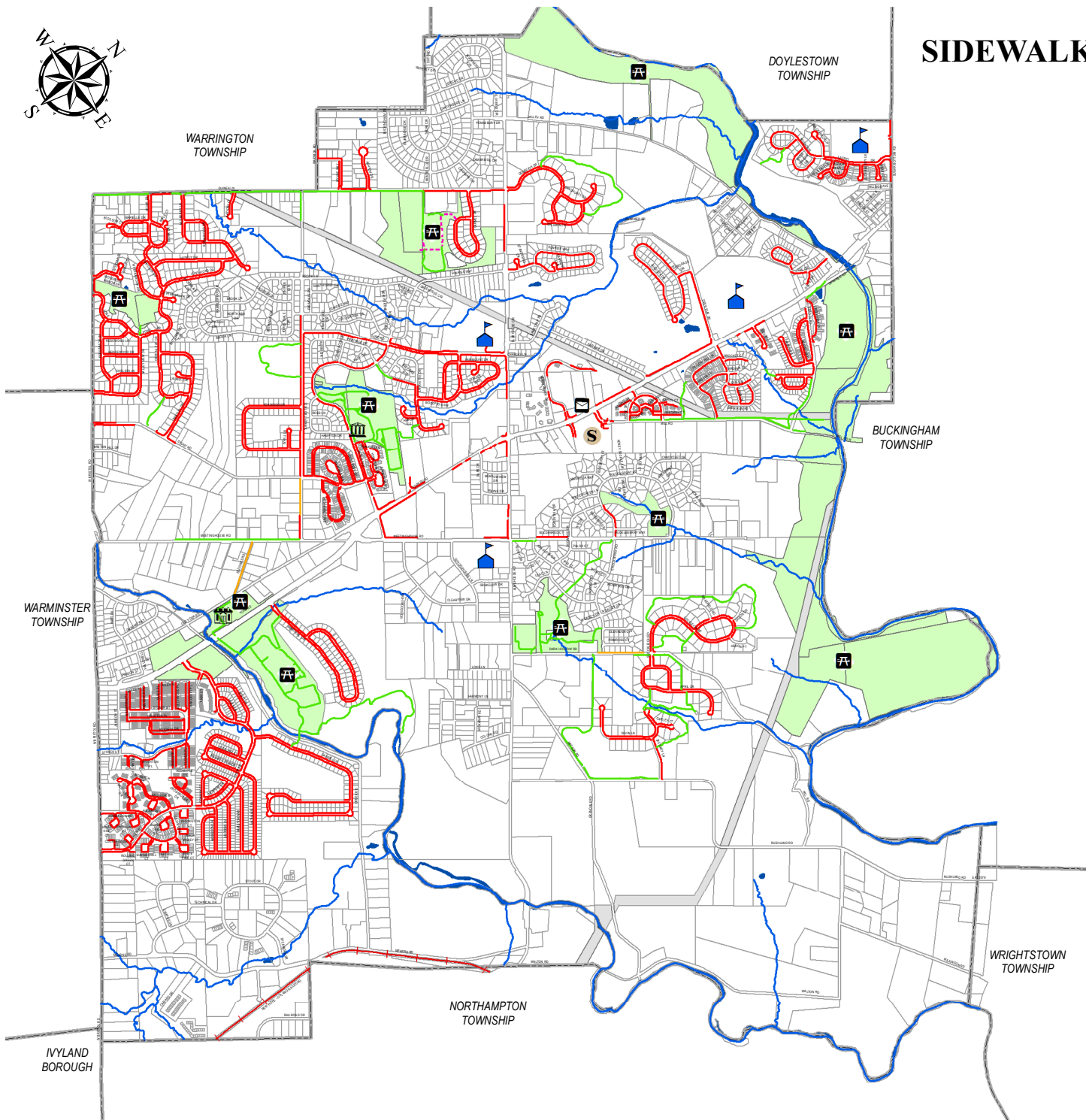


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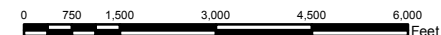
HYDROGEOLOGIC RESOURCES

Figure 8

LEGEND

- WATERSHED BOUNDARY
- WETLANDS
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN

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NESHAMINY CREEK
TRIBUTARY No. 3

NESHAMINY CREEK

LITTLE NESHAMINY CREEK

DOYLESTOWN
TOWNSHIP

WARRINGTON
TOWNSHIP

BUCKINGHAM
TOWNSHIP

WARMINSTER
TOWNSHIP

WRIGHTSTOWN
TOWNSHIP

NORTHAMPTON
TOWNSHIP

IVYLAND
BOROUGH



WARRINGTON
TOWNSHIP

DOYLESTOWN
TOWNSHIP

BUCKINGHAM
TOWNSHIP

WARMINSTER
TOWNSHIP

IVYLAND
BOROUGH

NORTHAMPTON
TOWNSHIP

PRIME AGRICULTURAL SOILS

Figure 9

LEGEND

-  PRIME FARMLAND
-  FARMLAND OF
STATE-WIDE
IMPORTANCE

NOTE: DATA FROM BUCKS
COUNTY SOIL SURVEY 2002

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