GENERAL NOTES:

1. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS (IF ANY).

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. AS SUCH ADDITIONAL EASEMENTS AND/OR RIGHT OF WAYS MAY EXIST THAT ARE NOT SHOWN HEREON.

3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

4. NOTHING SHALL BE PERMITTED TO BE PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT EXCEPT AS APPROVED BY WRIGHTSTOWN TOWNSHIP.

5. ALL SUMP PUMPS TO DISCHARGE DIRECTLY TO STORM SEWERS OR STORM SEWER AREAS AS DIRECTED BY THE TOWNSHIP ENGINEER. SUMP PUMPS MUST BE INSTALLED AND FUNCTIONING AS IDENTIFIED ON THE APPROVED SUBDIVISION PLAN AND BUILDING PERMIT PLAN PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR EACH DWELLINGS. ALL ROOF DRAINS SHALL DISCHARGE TO GRASS AREAS AND SHALL NOT DISCHARGE ONTO DRIVEWAYS, SIDEWALKS AND STREETS.

6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS AND STANDARDS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST EDITION AS AMENDED AND SUPPLEMENTED AND WRIGHTSTOWN TOWNSHIP ORDINANCE.

7. THE ULTIMATE RIGHT OF WAY AREAS DEPICTED HEREON FOR SECOND STREET PIKE (SR-232) AND DURHAM ROAD (SR-413) ARE HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION. BENNETT LANE SHALL BE OFFERED FOR DEDICATION TO WRIGHTSTOWN TOWNSHIP.

8. THE DEVELOPER RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT OF THE SUBDIVISION/LAND DEVELOPMENT DEPICTED, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF THE LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF IMPROVEMENTS HAS OCCURRED. THE DEVELOPER MAINTAINS THESE RIGHTS UNDER SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, P.S. 10509. FOR THE PURPOSE OF COMPLETING AND LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND, AS WELL, TO MAKE MODIFICATIONS TO GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOTS AS MAY BE DEEMED NECESSARY BY THE DEVELOPER, AND/OR THE TOWNSHIP ENGINEER FOR PURPOSES OF INSURING SATISFACTORY STORMWATER MANAGEMENT.

9. EXISTING 100-YEAR FLOODPLAIN DEPICTED HEREON IS DESIGNATED AS "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD", SITUATED IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) PER FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PANEL 338 OF 532 MAP NO. 42017C0338 F EFFECTIVE DATE OF MAY 18, 1999. ALL AREAS OF THE SITE OUTSIDE THE LIMITS OF THE DESIGNATED 100-YEAR FLOODPLAIN AREA SITUATED IN ZONE X, BEING DESIGNATED ON THE SAME MAP AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. IN ADDITION, A CALCULATED FLOODPLAIN LINE ALONG MILL CREEK IS IN ACCORDANCE WITH A REPORT PREPARED BY VCEA ENTITLED "FLOOD STUDY REPORT" DATED JANUARY 14, 2005, LAST REVISED MARCH 2006. ALL CROSS SECTIONAL INFORMATION CAN BE VIEWED WITHIN THE MOST CURRENT FLOOD STUDY REPORT.

10. RESPONSIBILITY FOR OPERATION AND MAINTENANCE FOR THE DETENTION FACILITY A AND B, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOT 10 AND 9 RESPECTIVELY. WRIGHTSTOWN TOWNSHIP AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID BASIN IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNERS, HEIRS AND ASSIGNS.

11. HANDICAP RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS OF ROADS AND SIDEWALKS.

12. LENGTH OF BENNETT LANE = 967.00 FEET

13. THE MINIMUM DEPTH OF TOPSOIL TO BE REPLACED SHALL BE SIX (6) INCHES, OR THE EXISTING DEPTH OF TOPSOIL ENCOUNTERED ON THE SITE, WHICHEVER IS GREATER.

14. APPROVAL OF THE PLAN DOES NOT GUARANTEE PERMIT ISSUANCE FOR SEWAGE DISPOSAL.

15. SHEETS 2 THROUGH 26 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

16. STORM SEWER EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY OFFERED FOR DEDICATION TO WRIGHTSTOWN TOWNSHIP. ADDITIONALLY, THE SNOW REMOVAL EASEMENT AT THE END OF THE CUL-DE-SAC SHALL ALSO BE OFFERED FOR DEDICATION TO WRIGHTSTOWN TOWNSHIP.

17. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION, IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT, EXCEPT BY SPECIFIC WRITTEN AUTHORIZATION OF TOWNSHIP OFFICIALS. ALL THESE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS, (OTHER THAN GRASS). THE MAINTENANCE OF ALL SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHICH THE EASEMENT EXISTS. THE LOT OWNER SHALL BE RESPONSIBLE FOR LAWN MOWING AND LANDSCAPING UPKEEP WITHIN EASEMENT AREAS IN ADDITION TO LOT AREA. ACCESS OVER AND THROUGH EASEMENTS IS GRANTED TO TOWNSHIP OFFICIALS.

18. DRAINAGE EASEMENTS SHALL ALLOW PASSAGE OF STORMWATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES, AND/OR ALLOW PASSAGE OF STORMWATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM CONVEYANCE SYSTEMS.

19. WETLANDS SHOWN HEREON WERE ORIGINALLY FIELD DELINEATED BY DEL VAL SOIL & ENVIRONMENTAL CONSULTING INC. DURING OCTOBER, 2003 AND REAFFIRMED IN JULY 2003.

20. THIS MAP REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY MADE BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN MAY, 2003. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY NOR EAST MAPPING INC DURING MAY, 2003, BASED UPON PHOTOGRAPHS DATED APRIL 19, 2003 AND WAS FIELD VERIFIED BY VCEA DURING MAY, 2003.

21. OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED REGARDLESS OF AN INTERVENING ZONING CHANGE.

22. A BLANKET EASEMENT OVER PARCEL B SHALL BE PROVIDED TO ALL INDIVIDUAL LOT OWNERS HAVING SEWAGE DISPOSAL SYSTEMS WITHIN PARCEL B FOR INSPECTION MAINTENANCE AND REPAIR OF SAID SYSTEMS. IMPROVEMENTS WITHIN THIS PARCEL SHALL BE LIMITED TO THE SAND MOUNDS FOR LOTS 1, 2, 3 AND 10 AND THE ASSOCIATED APPURTENANT PIPING AND OTHER FACILITIES. ADDITIONALLY THE OWNERS OF LOT 1, 2, 3 AND 10 SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING PARCEL B.

23. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1243, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW".

24. LOTS 1-10 WILL BE SERVED BY INDIVIDUAL SANITARY SYSTEMS AND ON-LOT WELLS FOR WATER SERVICE.

25. CONCRETE MONUMENTS SHALL BE PLACED IN EACH CHANGE IN DIRECTION OF A BOUNDARY ALONG THE STREET LINE; TWO (2) TO BE PLACED AT EACH STREET INTERSECTION AND ONE (1) ON EACH SIDE OF ANY STREET AT ANGLE POINTS AND AT THEIR EXTERNAL BOUNDARIES. ALSO, CONCRETE MONUMENTS SHALL BE SET AT ALL CHANGES IN DIRECTION FOR ALL LOTS AND EASEMENTS.

26. CONCRETE MONUMENTS SHALL BE PLACED IN THE GROUND AFTER FINAL GRADING IS COMPLETE, AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER.

27. ALL CONCRETE MONUMENTS MAY BE CHECKED FOR ACCURACY BY THE TOWNSHIP ENGINEER, OR THEIR ACCURACY CERTIFIED BY THE OWNER'S ENGINEER OR SURVEYOR. ACCURACY OF MONUMENTS SHALL BE WITHIN THREE ONE-HUNDRETHS (3/100) OF A FOOT.

28. OPEN SPACE A IS TO BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.

29. THE OPEN SPACE SHALL BE RESTRICTED AGAINST ANY FUTURE BUILDING, DEVELOPMENT, OR USE EXCEPT AS IS CONSISTENT WITH THAT OF PROVIDING FOR OPEN SPACE FOR RECREATION, CONSERVATION, AGRICULTURE AND AESTHETIC SATISFACTION OF THE RESIDENTS OF THE DEVELOPMENT OR OF THE GENERAL PUBLIC. BUILDINGS OR USES FOR NONCOMMERCIAL RECREATION, CULTURE OR AGRICULTURE PURPOSES COMPATIBLE WITH OPEN SPACE OBJECTIVES MAY BE PERMITTED ONLY WITH THE EXPRESS APPROVAL OF THE GOVERNING BODY, FOLLOWING APPROVAL OF THE BUILDING, SITE AND OPERATIONAL PLANS BY THE GOVERNING BODY.

30. STREET SIGNS ARE TO BE ERECTED WHEN THE FIRST DWELLING ON THE STREET IS OCCUPIED. ALL STREET SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS.

31. THIS SUBDIVISION SHALL BE RESTRICTED FROM FUTURE SUBDIVISION.

32. ELEVATION DATUM IS NGVD 1929 BASED UPON GPS CONTROL, IRON PIN SET ELEVATION 299.63.

33. THE AREA OF LOT 11, BEHIND LOTS 2, 3 AND 4, SHALL BE DEED RESTRICTED TO ONLY BE USED FOR GROWING NURSERY STOCK. NO BUILDINGS OR IMPERVIOUS SURFACE SHALL BE PERMITTED IN THIS AREA.

34. LOT 11 SHALL BE DEED RESTRICTED FROM FUTURE IMPERVIOUS SURFACE AND THE IMPERVIOUS COVERAGE OF 53,207 S.F. SHALL REMAIN AS THE MAXIMUM IMPERVIOUS FOR LOT 11.

35. UNDEVELOPED PORTIONS OF LOTS 1 AND 10 SHALL BE DEED RESTRICTED FROM FURTHER DEVELOPMENT. THIS UNDEVELOPED PORTION SHALL BE A MINIMUM OF 100' MEASURED FROM THE ULTIMATE RIGHT-OF-WAY OF SECOND STREET PIKE, WITH THE EXCEPTION OF THE PROPOSED DETENTION BASIN ON LOT 10. THIS AREA SHALL REMAIN AS OPEN SPACE AND SHALL BE ALLOWED TO GROW NATURALLY.

36. ALL PROPOSED WELLS SHALL BE RESAMPLED PRIOR TO OCCUPANCY AND IF ANY OF THE WATER QUALITY PARAMETERS EXCEED THE STANDARDS SET FORTH IN THE TOWNSHIP ORDINANCE, THE WATER MUST BE ADEQUATLEY TREATED TO COMPLY WITH TOWNSHIP STANDARDS.

37. THE BUILDER/DEVELOPER WILL WORK WITH THE TOWNSHIP TO DETERMINE THE BEST LOCATION OF THE TRAIL IN THE FIELD PRIOR TO THE RECORDING OF THE FINAL PLAN.

38. NO CERTIFICATION IS MADE BY VCEA AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 187 OF 1996 (UNDERGROUND UTILITY LINE PROTECTION ACT) VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON NOVEMBER 3, 2004 (SERIAL No. 20141411580). THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR THE TOWNSHIP OF WRIGHTSTOWN:

PECO ENERGY
C/O STS INC
3628 HORIZON DRIVE
KING OF PRUSSIA, PA 19406
ATTN: OFFICE PERSONNEL

COMCAST CABLE INC.
55 INDUSTRIAL DRIVE
IVYLAND, PA 18974
ATTN: KATHE BROWN

WRIGHTSTOWN TOWNSHIP
738 PENNS PARK ROAD
WRIGHTSTOWN, PA 18940
ATTN: STEPHEN KRAISS

VERIZON PENNSYLVANIA, INC.
900 RACE STREET
6th FLOOR
PHILADELPHIA, PA 19107
ATTN: ERNESTINE DRAPER

39. THE WRIGHTSTOWN BOARD OF SUPERVISORS WAIVED THE REQUIREMENT TO PROVIDE A 50-YEAR DROUGHT CERTIFICATION AT THEIR MEETING ON JUNE 16, 2014.

40. THE INDIVIDUAL FORCE MAIN LINES AND RELATED APPURTENANCES FOR LOTS 1, 2, 3 AND 10 SHALL BE LOCATED WITHIN THE BENNETT LANE RIGHT-OF-WAY AND SHALL BE OWNED AND MAINTAINED BY THE RESPECTIVE INDIVIDUAL LOT OWNER.

41. LOT 11 HAS BEEN SUBDIVIDED AS RECORDED ON THE AMENDED FINAL OVERALL RECORD PLAN OF SUBDIVISION FOR BLACK OAK PLACE TMP 53-015-005, AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED AUGUST 22, 2016, LAST REVISED JANUARY 5, 2017, AND RECORDED IN PLAN INSTRUMENT NO. 2017005927.

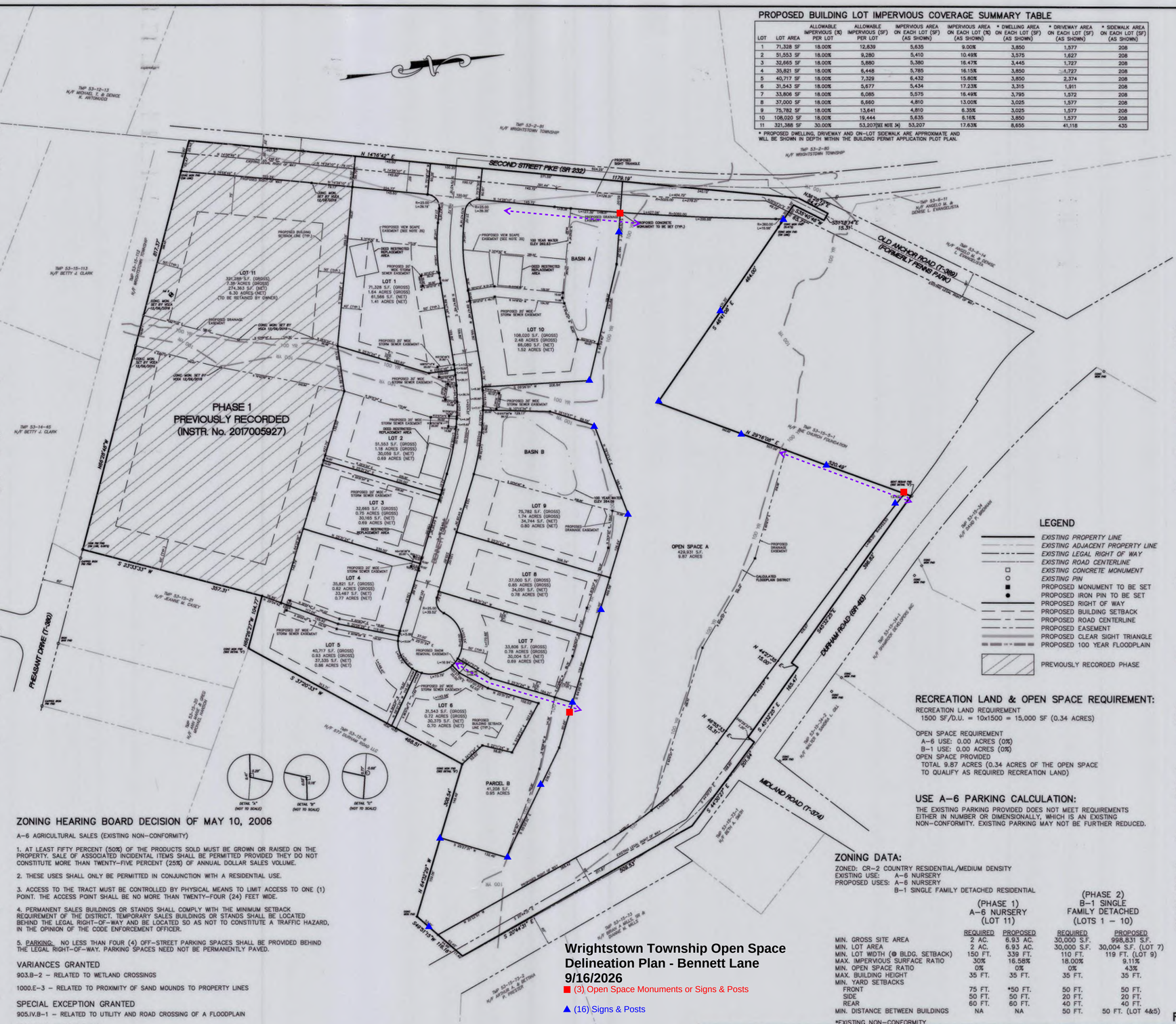
PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

PROPOSED BUILDING LOT IMPERVIOUS COVERAGE SUMMARY TABLE

LOT	LOT AREA	ALLOWABLE IMPERVIOUS (%) PER LOT	ALLOWABLE IMPERVIOUS (SF) PER LOT	IMPERVIOUS AREA ON EACH LOT (SF) (AS SHOWN)	IMPERVIOUS AREA ON EACH LOT (%) (AS SHOWN)	* DWELLING AREA ON EACH LOT (SF) (AS SHOWN)	* DRIVEWAY AREA ON EACH LOT (SF) (AS SHOWN)	* SIDEWALK AREA ON EACH LOT (SF) (AS SHOWN)
1	71,328 SF	18.00%	12,839	5,635	9.00%	3,850	1,577	208
2	51,553 SF	18.00%	9,280	5,410	10.49%	3,575	1,627	208
3	32,665 SF	18.00%	5,880	5,380	16.47%	3,445	1,727	208
4	35,821 SF	18.00%	6,448	5,785	16.15%	3,850	1,727	208
5	40,717 SF	18.00%	7,329	6,432	15.80%	3,850	2,374	208
6	31,543 SF	18.00%	5,677	5,434	17.23%	3,315	1,911	208
7	33,806 SF	18.00%	6,085	5,575	16.49%	3,795	1,572	208
8	37,000 SF	18.00%	6,660	4,810	13.00%	3,025	1,577	208
9	75,782 SF	18.00%	13,641	4,810	6.35%	3,025	1,577	208
10	108,020 SF	18.00%	19,444	5,635	5.16%	3,850	1,577	208
11	321,388 SF	30.00%	53,207(SEE NOTE 34)	53,207	17.63%	8,655	41,118	435

* PROPOSED DWELLING, DRIVEWAY AND ON-LOT SIDEWALK ARE APPROXIMATE AND WILL BE SHOWN IN DEPTH WITHIN THE BUILDING PERMIT APPLICATION PLOT PLAN.


SECOND STREET PIKE (SR 232)
DURHAM ROAD (SR 413)
OLD ANCHOR ROAD (T-389) (FORMERLY PENNS PARK)
MIDLAND ROAD (T-374)
PLEASANT DRIVE (T-380)
PHASE 1
PREVIOUSLY RECORDED
(INSTR. No. 2017005927)
LOT 11
321,388 S.F. (GROSS)
7.38 ACRES (GROSS)
274,363 S.F. (NET)
6.30 ACRES (NET)
(TO BE RETAINED BY OWNER)
LOT 1
71,328 S.F. (GROSS)
1.64 ACRES (GROSS)
61,566 S.F. (NET)
1.41 ACRES (NET)
LOT 2
51,553 S.F. (GROSS)
1.18 ACRES (GROSS)
30,059 S.F. (NET)
0.69 ACRES (NET)
LOT 3
32,665 S.F. (GROSS)
0.75 ACRES (GROSS)
30,165 S.F. (NET)
0.69 ACRES (NET)
LOT 4
35,821 S.F. (GROSS)
0.82 ACRES (GROSS)
33,467 S.F. (NET)
0.77 ACRES (NET)
LOT 5
40,717 S.F. (GROSS)
0.93 ACRES (GROSS)
37,335 S.F. (NET)
0.86 ACRES (NET)
LOT 6
31,543 S.F. (GROSS)
0.72 ACRES (GROSS)
30,375 S.F. (NET)
0.70 ACRES (NET)
LOT 7
33,806 S.F. (GROSS)
0.78 ACRES (GROSS)
30,004 S.F. (NET)
0.69 ACRES (NET)
LOT 8
37,000 S.F. (GROSS)
0.85 ACRES (GROSS)
34,051 S.F. (NET)
0.78 ACRES (NET)
LOT 9
75,782 S.F. (GROSS)
1.74 ACRES (GROSS)
34,744 S.F. (NET)
0.80 ACRES (NET)
LOT 10
108,020 S.F. (GROSS)
2.48 ACRES (GROSS)
66,080 S.F. (NET)
1.52 ACRES (NET)
BASIN A
BASIN B
PARCEL B
41,208 S.F.
0.95 ACRES
OPEN SPACE A
429,831 S.F.
9.87 ACRES
PROPOSED BUILDING SCHOOL LINE (TYP.)
PROPOSED VEG SCAPE EASEMENT (SEE NOTE 35)
DEED RESTRICTED REPLACEMENT AREA
PROPOSED 20' WIDE STORM SEWER EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED SNOW REMOVAL EASEMENT
PROPOSED BUILDING SETBACK LINE (TYP.)
PROPOSED CONCRETE MONUMENT TO BE SET (TYP.)
100 YEAR WATER ELEV 283.63
CALCULATED FLOODPLAIN DISTRICT
SEE DETAIL "A" (NOT TO SCALE)
SEE DETAIL "B" (NOT TO SCALE)
SEE DETAIL "C" (NOT TO SCALE)
N 14°16'42" E 1179.19'
S 23°53'33" W 357.31'
N 23°53'33" E 357.31'
S 37°20'33" W 405.51'
N 37°20'33" E 405.51'
S 52°39'27" E 194.77'
N 52°39'27" W 194.77'
S 52°40'16" E 15.31'
S 53°18'34" E 15.31'
S 49°48'19" E 664.00'
N 29°16'08" E 320.49'
N 44°20'39" E 505.53'
S 44°20'39" W 505.53