FINAL RECORD PLAN

CHAPMAN CORNERS

TMP PARCEL No.: 53-12-92; 53-12-92-1

WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

CHAPMAN CORNERS - LOT TABULATION CHART

LOT NO.	GROSS LOT AREA (SF)	*DRAINAGE EASEMENT AREA (SF)	*SANITARY SEWER EASEMENT AREA (SF)	DEED RESTRICTED OPEN SPACE AREA (SF)	SIGHT TRIANGLE EASEMENT AREA (SF)	SNOW STORAGE EASEMENT AREA (SF)	**NET AREA (SF)
1	41,303	1,792	-------	13,288	-------	-------	26,123
2	47,827	1,895	-------	14,355	-------	-------	31,556
3	45,788	2,129	-------	10,225	-------	-------	33,412
4	43,870	2,123	-------	11,077	-------	-------	30,670
5	44,330	-------	-------	-------	974	-------	44,330
6	46,962	-------	-------	14,907	-------	484	32,055
7	44,835	-------	-------	22,582	-------	-------	22,353
8	37,484	-------	-------	14,268	-------	-------	23,216
9	44,305	3,725	-------	-------	974	-------	39,580
10	47,304	3,778	-------	16,575	-------	-------	30,729
11	44,356	343	-------	14,030	-------	-------	30,326
12	30,271	-------	-------	-------	-------	-------	30,271
13	36,277	831	-------	-------	-------	-------	35,446
14	44,818	4,178	-------	-------	-------	-------	40,640
15	48,006	-------	-------	20,409	-------	-------	25,597
16	51,661	-------	-------	21,400	-------	-------	30,561
17	46,164	-------	-------	18,991	-------	-------	27,173
18	46,217	-------	-------	20,671	-------	-------	25,546
19	43,781	-------	-------	23,891	-------	-------	19,890
20	48,696	-------	-------	8,321	-------	-------	40,375
21	46,810	-------	-------	8,904	-------	-------	37,906
22	44,530	4,408	-------	8,801	-------	-------	32,020
23	44,436	2,404	-------	-------	61	-------	42,032
24	42,551	621	-------	-------	350	-------	41,930
25	39,530	650	-------	-------	-------	-------	38,880
26	38,130	461	-------	-------	-------	-------	37,669
27	38,555	231	-------	-------	-------	-------	38,324
28	47,647	400	-------	-------	1,048	-------	47,447
29	44,581	-------	-------	8,935	-------	-------	35,646
30	50,105	-------	-------	17,721	-------	446	32,384
31	44,937	-------	-------	14,337	-------	-------	30,600
32	43,570	-------	-------	12,259	-------	-------	31,311
33	34,603	160	-------	-------	1,085	-------	33,863
34	40,200	994	-------	-------	-------	-------	39,206
35	40,228	400	-------	7,322	-------	-------	32,506
36	42,180	-------	-------	11,681	-------	-------	30,499
37	33,600	5,583	1,791	-------	-------	-------	27,007
38	51,330	2,477	1,880	18,141	-------	-------	30,327
39	33,532	2,079	-------	-------	-------	-------	31,453
40	34,700	-------	-------	-------	-------	-------	34,700
41	31,382	-------	-------	-------	-------	-------	31,382
42	32,486	-------	-------	-------	-------	-------	32,486
43	33,117	-------	-------	-------	-------	-------	33,117
44	32,408	-------	-------	-------	-------	-------	32,408
45	31,230	-------	-------	-------	-------	-------	31,503

*NOTE: EASEMENT AREAS EXCLUDE AREAS WITHIN DEED RESTRICTED OPEN SPACE (DROS).
**NOTE: NET AREA = GROSS LOT AREA - DROS AREA AND EASEMENT AREAS CLEAR OF DROS

OPEN SPACE REQUIREMENTS:

	REQUIRED	PROPOSED
SECTION 401B: MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	63.88% (70.665 AC.)
SECTION 902B.4c: OPEN SPACE REQUIRED	66.37 AC.	** 70.665 AC.

** RELIEF FROM OPEN SPACE AND DISTURBANCE OF AGRICULTURAL SOILS GRANTED TO COMPLY WITH SECTION 902B.4c

OPEN SPACE PROVIDED:

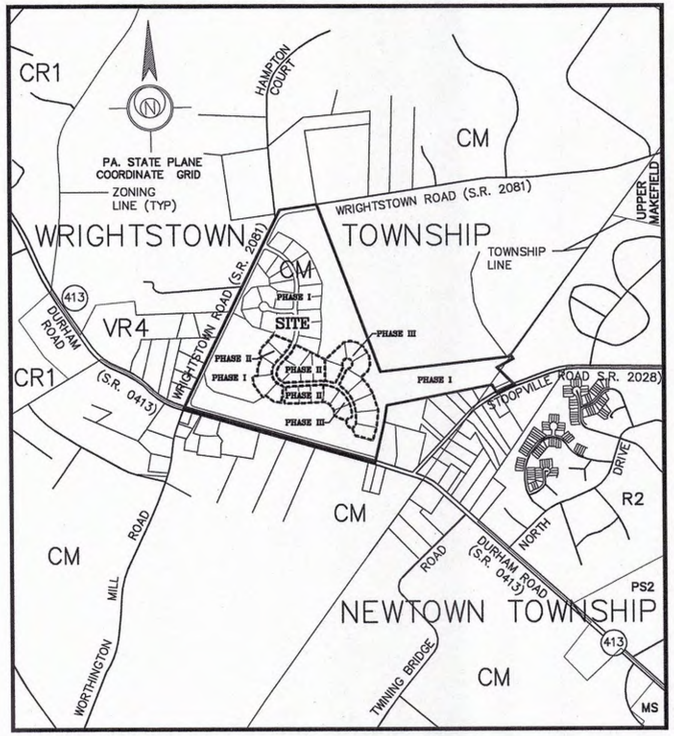
CHAPMAN PROPERTY - LOT 48	12.708 AC.
OPEN SPACE AREA - LOTS 46 AND 47 (WRIGHTSTOWN)	49.003 AC.
OPEN SPACE AREA - LOTS 49 AND 50 (NEWTOWN)	0.818 AC.
DEED RESTRICTED OPEN SPACE	8.136 AC.
	70.665 AC.

NOTES:

1. BOUNDARY SURVEY BASED ON FIELD SURVEY PERFORMED BY ESE, CONSULTANTS, INC. IN MAY, 2000.
2. THIS SURVEY CONSISTS OF TAX MAP PARCEL NOS. 53-12-92 AND 53-12-92-1.
3. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY DEL VAL SOILS, AND FIELD LOCATED BY ESE CONSULTANTS, INC. ON JUNE 27, 2000 AND APPROVED BY THE ARMY CORPS OF ENGINEERING ON JULY 22, 2003, PERMIT NO. CENAP-OP-R-200300155-35(JD).
4. AN AERIAL SURVEY WAS PERFORMED BY 3Di, L.C.C. ON JUNE 5, 2000.
5. ALL POINT DATA IS BASED ON NEW PENNSYLVANIA STATE PLANE DATA NAVD 88 AND NAD 83 ESTABLISHED BY SUDHAKAR COMPANY, INC. ON 4-21-00.
6. PROPERTY IS LOCATED WITHIN THE CONSERVATION MANAGEMENT DISTRICT.
7. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF ANY EASEMENT AND DEED RESTRICTED OPEN SPACE BEYOND WHAT IS SHOWN ON THE FINAL PLANS. THESE AREAS SHALL BE KEPT AS LAWN.
8. ALL STREETS WITHIN THE SUBDIVISION ARE TO BE PUBLIC STREETS AND SHALL BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
9. SIGHT TRIANGLE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
10. SETBACK LINES FOR CORNER LOTS CAN BE ADJUSTED TO ACCOMMODATE THE FINAL HOUSE ORIENTATION.
11. DETENTION BASINS SHALL BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
12. OPEN SPACE LAND AND DEED RESTRICTED OPEN SPACE MAY NOT BE SOLD SEPARATELY, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED.
13. ALL LOTS ARE TO BE SERVICED BY A COMMUNITY SEWER COLLECTION SYSTEM AND WASTEWATER TREATMENT FACILITIES THAT ARE TO BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
14. PLANS APPROVED PER STIPULATION AND SETTLEMENT AGREEMENT NO. 02-8995-13-5, DATED JUNE 8, 2004; 1ST AMENDMENT DATED AUGUST 8, 2007
15. THE ULTIMATE RIGHT-OF-WAY ON DURHAM ROAD (S.R. 0413) AND WRIGHTSTOWN ROAD (S.R. 2080) IS DEDICATED TO WRIGHTSTOWN TOWNSHIP.
16. THE ENTIRE STORM SEWER COLLECTION SYSTEM IS TO BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
17. OPEN SPACE LOT 48 (CHAPMAN PROPERTY) IS RESTRICTED FROM BEING SUBDIVIDED.
18. LOTS 20 THROUGH 26 ARE PERMITTED TO HAVE ON-LOT GRINDER PUMPS INSTALLED.
19. OPEN SPACE LOTS 46 AND 47 ARE DEDICATED TO WRIGHTSTOWN TOWNSHIP, LOTS 49 AND 50 ARE DEDICATED TO NEWTOWN TOWNSHIP AND OPEN SPACE LOT 48 AND ON-LOT DEED RESTRICTION OPEN SPACE IS DEDICATED TO THE INDIVIDUAL PROPERTY OWNERS.
20. ALL PROPERTY CORNERS NOT MARKED WITH A CONCRETE MONUMENT SHALL BE MARKED WITH AN IRON PIN.
21. THIS PLAN MAY HAVE BEEN INTENDED FOR AGENCY AND MUNICIPALITY REVIEW PURPOSES ONLY. USERS OF THIS PLAN ARE DIRECTED TO RESEARCH THE COUNTY CLERK'S OFFICE FOR SUBSEQUENT FILED COPIES OF THIS PLAN.
22. THE CHAPMAN LOT 48 AND DEED RESTRICTED OPEN SPACE AREAS ON ALL LOTS SHALL REMAIN AS OPEN SPACE AND STRUCTURES, DEVELOPMENT, FILLING, PIPING OR DIVERTING, ETC., SHALL NOT BE PERMITTED EXCEPT FOR WHAT IS APPROVED IN THIS PLAN SET.
23. THE FOLLOWING RELIEF HAS BEEN GRANTED FROM THE NEWTOWN AREA JOINT MUNICIPAL ZONING ORDINANCE AND WRIGHTSTOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS IN ACCORDANCE WITH THE STIPULATION & SETTLEMENT AGREEMENT DATED JUNE 7, 2004.

ZONING ORDINANCE:	SUBDIVISION ORDINANCE:
1. SECTION 401.A.3.e	1. SECTION 402.B.3.a.1
2. SECTION 803.b.14.1.b	2. SECTION 402.b.3.a.2
	3. SECTION 402.B.3.e.3
3. SECTION 1003.B.1	4. SECTION 402.B.3
4. SECTION 1005.A.3	5. SECTION 402.B.3.b
5. SECTION 1005.B.2	6. SECTION 503.H
	7. SECTION 505.A
	8. SECTION 506.A
	9. SECTION 528.B.1

24. THE SEWAGE FLOWS FOR THIS PROJECT ARE BASED ON 40-FOUR (4) BEDROOM HOMES AND 6-FIVE (5) BEDROOM HOMES.
25. SNOW STORAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWER BUT ARE DEDICATED TO WRIGHTSTOWN TOWNSHIP.
26. NO COMMUNITY HOMEOWNERS ASSOCIATION IS PROPOSED FOR THIS DEVELOPMENT.
27. ALL LOTS ARE TO BE SERVICED BY PRIVATE ON-LOT WELLS.
28. WELL LOCATIONS SHOWN ARE APPROXIMATE ONLY AND CAN BE ADJUSTED IN THE FIELD AS NECESSARY.
29. ALL HOUSES ARE TO BE PROVIDED WITH SPRINKLER SYSTEMS.
30. THE SANITARY SEWER EASEMENT ON LOTS 37, 38 AND 48 ARE TO BE MAINTAINED BY THE PROPERTY OWNERS, BUT THE SANITARY SEWER PIPE IS TO BE OWNED BY LOT 48.
31. IMPERVIOUS SURFACE AREA OF 7,575 SQUARE FEET IS PERMITTED PER LOT; 7,000 SQUARE FEET OF WHICH MAY BE UTILIZED FOR BUILDING PURPOSES BY THE DEVELOPER AND ANY REMAINING UNUSED SQUARE FOOTAGE, THE MINIMUM BEING 575 SQUARE FEET, OF WHICH MAY BE UTILIZED BY SUBSEQUENT HOMEOWNERS. HOWEVER, AN ADDITIONAL IMPERVIOUS SURFACE AREA OF 9,310 SQUARE FEET IS PERMITTED FOR EACH LOT BUT ADDITIONAL ON-LOT BMPS/INFILTRATION AND STORMWATER FACILITIES NEED TO BE DESIGNED AND APPROVED BY THE TOWNSHIP AND TOWNSHIP ENGINEER.
32. ACCESS TO ANY HIGHWAY UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW".
33. THE ULTIMATE RIGHT-OF-WAY OF STOOPVILLE ROAD (S.R. 2008) IS DEDICATED TO NEWTOWN TOWNSHIP.
34. THE APPLICANT RESERVES THE RIGHT TO USE RCP OR SMOOTH-LINED HDPE STORM PIPE DURING CONSTRUCTION, IF APPROVED BY THE TOWNSHIP AND THE TOWNSHIP ENGINEER.
35. PROPOSED STREET LIGHT AT INTERSECTION OF JANE CHAPMAN DRIVE EAST AND WRIGHTSTOWN ROAD TO BE INSTALLED BASED ON SITE EVALUATION BETWEEN TOWNSHIP AND DEVELOPER TO DETERMINE IF LIGHT NEEDS TO BE INSTALLED.
36. RESOLUTION NO. 2007-072 WAS APPROVED BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS ON AUGUST 6, 2007.



LOCATION MAP

GRAPHIC SCALE

800 0 400 800 1600 3200

(IN FEET)
1 inch = 800 ft.

NOTE:
SHEETS 2 THROUGH 8 OF 62 OF THIS PLAN SET ARE TO BE CONSIDERED A COMPLETE RECORD PLAN SET FOR RECORDING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.

SECTION 903: NATURAL RESOURCE RESTRICTIONS

RESOURCES		AREA (ACRES)	REQUIRED PROTECTION (%)	REQUIRED PROTECTION (ACRES)	PROPOSED PROTECTION (%)	PROPOSED PROTECTION (ACRES)
B.1.	FLOODPLAIN SOILS	3.04	100	3.04	100.0	3.04
B.2.	WETLANDS & POND	4.88	100	4.88	100.0	4.88
B.4.c.(1)	SLOPES 15%-25%	0.12	75	0.09	100.0	0.12
B.4.c.(1)	SLOPES >25	0.17	85	0.14	100.0	0.17
B.5.	WOODLANDS	29.41	85	25.00	90.0	26.48
B.7.a.	CLASS 1 AG. SOILS	8.40	80	6.72	9.0**	0.76
B.7.b.	CLASS 2 AG. SOILS	49.21	75	36.91	45.0**	22.14
B.7.c.	CLASS 3 AG. SOILS	32.80	70	22.96	28.6**	9.40

** RELIEF FROM AGRICULTURAL SOILS DISTURBANCE HAS BEEN APPROVED BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS. (SEE NOTE #24)

Wrightstown Township Open Space Delineation Plan - Jane Chapman East Sheet 1 9/16/2026

- (6) Open Space Monuments Total
- (89) Signs & Posts Total
- Access points

Chapman Corners - 0883 Fireload Calculations	
DETERMINE THE MINIMUM WATER SUPPLY REQUIRED TO EXTINGUISH A FIRE, PER NFPA 1142	
ASSUMPTIONS:	HENLEY MODEL = 3,500 S.F. W/ 10' BASEMENT, 35' HIGH 3,400' FROM WET POND TO LOT #1
FIRELOAD =	Total Cubic Feet of Structure x Construction Classification Number x Exposure x 2 + 2w / Occupancy Hazard Classification
FIRELOAD =	157,500 sf x 1.0 x 1.5 x 2 + 2(1400) / 7
FIRELOAD =	67,500 + 2,800 = 70,300 gallons
CONVERSION:	70,300 gallons = 9,397.743 cubic feet

RECORDING CERTIFICATION - COUNTY OF BUCKS

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____ ON _____, 20___.

_____
Recorder of Deeds

APPROVED BY WRIGHTSTOWN TOWNSHIP

THIS PLAN HAS BEEN APPROVED BY WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN

_____
SECRETARY

BOARD OF SUPERVISORS' APPROVAL

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WRIGHTSTOWN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20___.

_____

_____

_____

OWNER/APPLICANT:

TOLL PA, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA. 19044
(215) 938-8000

CHAPMAN CORNERS-IMPERVIOUS SURFACE CHART:

NET SITE AREA (110.61 ACRES)	4,818 SF
MAXIMUM IMPERVIOUS AREA RATIO	20%
MAXIMUM IMPERVIOUS AREA PERMITTED	963,634 SF
IMPERVIOUS AREA PROVIDED	
EXISTING STRUCTURES AND DRIVEWAYS TO REMAIN	17,205 SF
PROPOSED WASTEWATER TREATMENT PLANT AND DRIVEWAY	7,657 SF
PROPOSED EMERGENCY ACCESS DRIVEWAY	7,300 SF
PROPOSED DRIVEWAY APRONS	4,160 SF
PROPOSED ROADS	123,977 SF
PROPOSED SIDEWALKS	33,527 SF
FUTURE IMPERVIOUS AREA FOR LOT #48 (CHAPMAN LOT)	10,000 SF
TOTAL IMPERVIOUS AREA PROVIDED	203,831 SF
REMAINING IMPERVIOUS AREA PERMITTED (MAX. PERMITTED-TOTAL PROVIDED)	759,803 SF
MAXIMUM IMPERVIOUS AREA PERMITTED PER LOT (45 LOTS)(*)	16,883 SF

(*) SEE NOTE 31.

RECORD PLAN PHASING SCHEDULE

PHASE NO.	LOT NO'S.	TOTAL NO. OF LOTS
I	15-34, 46-50 & ALL ROAD RIGHTS-OF-WAY	25
II	10-14 & 35-42	13
III	1-9 & 43-45	12

CONSERVATION MANAGEMENT DISTRICT (CM) B-14 ZONING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM TRACT SIZE	20 ACRES	**115.63 ACRES (116.66 AC. TOTAL)
MAXIMUM GROSS DENSITY(DU/AC)	1.00	<1.00(0.41)
MINIMUM LOT SIZE	10,000 S.F.	>10,000 S.F.
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	70 FT.	>70 FT.
FRONT YARD SETBACK	20 FT.	20 FT.
REAR YARD SETBACK	40 FT.	40 FT.
SIDE YARD SETBACK	10 FT.	10 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM IMPERVIOUS SURFACE RATIO	20%	<20%
MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT.	>20 FT.
MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	>60% (70.665 AC.)
NUMBER OF BEDROOMS PER DWELLING UNIT	N/A	4/5 BEDROOMS

**115.63 ACRES IS FOR WRIGHTSTOWN TOWNSHIP ONLY.

CHAPMAN CORNERS - AREA TABULATION:

TOTAL SITE AREA (WRIGHTSTOWN & NEWTOWN TOWNSHIPS) 5,081,862 SQ. FT. OR 116.663 ACRES

WRIGHTSTOWN TOWNSHIP:		
PROPOSED 45 LOTS:	1,870,610 SQ. FT. OR	42.943 ACRES
OPEN SPACE LOT 46 AREA (WRIGHTSTOWN TWP.):	2,057,293 SQ. FT. OR	47.230 ACRES
OPEN SPACE LOT 47 AREA (WRIGHTSTOWN TWP.):	77,252 SQ. FT. OR	1.773 ACRES
LOT 48 - OPEN SPACE AREA:	553,562 SQ. FT. OR	12.708 ACRES
JANE CHAPMAN DRIVE ROW AREA:	172,421 SQ. FT. OR	3.958 ACRES
ABRAHAM DRIVE ROW AREA:	23,674 SQ. FT. OR	0.543 ACRES
JOSEPH DRIVE ROW AREA:	28,018 SQ. FT. OR	0.643 ACRES
WRIGHTSTOWN ROAD ULTIMATE ROW AREA:	65,330 SQ. FT. OR	1.500 ACRES
WRIGHTSTOWN ROAD PENNDOT REQUIRED ROW AREA:	5,460 SQ. FT. OR	0.125 ACRES
DURHAM ROAD - SR 413 ULTIMATE ROW AREA:	83,945 SQ. FT. OR	1.927 ACRES
DURHAM ROAD - SR 413 PENNDOT REQUIRED ROW AREA:	14,021 SQ. FT. OR	0.322 ACRES
EXISTING WRIGHTSTOWN ROAD ROW AREA:	46,542 SQ. FT. OR	1.069 ACRES
EXISTING DURHAM ROAD - SR 413 ROW AREA:	38,813 SQ. FT. OR	0.891 ACRES
TOTAL AREA:	5,036,941 SQ. FT. OR	115.632 ACRES
NEWTOWN TOWNSHIP:		
STOOPVILLE ROAD ULTIMATE ROW AREA:	5,383 SQ. FT. OR	0.124 ACRES
EXISTING STOOPVILLE ROAD ROW AREA:	3,870 SQ. FT. OR	0.089 ACRES
OPEN SPACE LOT 49 AREA:	32,211 SQ. FT. OR	0.739 ACRES
OPEN SPACE LOT 50 AREA:	3,457 SQ. FT. OR	0.079 ACRES
TOTAL AREA:	44,921 SQ. FT. OR	1.031 ACRES

APPROVED BY THE COUNTY OF BUCKS

BCPC _____

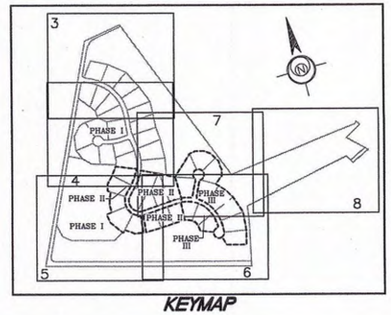
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

_____
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

TOWNSHIP OF WRIGHTSTOWN ENGINEER APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

_____ _____
(Signature) (Date)



KEYMAP

SECTION 902: SITE CAPACITY CALCULATIONS

B. DETERMINATION OF NET BUILDING SITE AREA:

1. CALCULATION FOR BASE SITE AREA

a. GROSS TRACT AREA	116.66 ac
b. DURHAM ROAD (RTE. 413), WRIGHTSTOWN ROAD & STOOPVILLE ROAD - EXIST ROW	= 5.03 ac
DURHAM ROAD (RTE. 413), WRIGHTSTOWN ROAD & STOOPVILLE ROAD - ULT ROW (outside ex. ROW)	= 4.00 ac
c. BASE SITE AREA	110.61 ac

2. CALCULATIONS FOR LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION

a. IN THE EVENT TWO (2) OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST OPEN SPACE RATION SHALL BE USED.

b. TABLE OF NATURAL RESOURCE CALCULATIONS:

DATA MAPS	NATURAL RESOURCES	MINIMUM REQUIRED RESOURCE PROTECTION RATIO (1)	ACRES OF LAND IN NATURAL RESOURCES (2)	RESOURCE PROTECTION LAND (COLUMN 1 x COLUMN 2)
		ac.	ac.	ac.
HYDROLOGIC SURFACE FEATURES	FLOODPLAINS	1.00	0	0
	FLOODPLAIN SOILS (SEE NOTE A)	1.00	0.46 A)	0.46
	LAKES AND PONDS	1.00	0.29	0.29
	WETLANDS	1.00	4.54	4.54
SLOPES	STEEP SLOPES 15% - 25% (SEE NOTE C)	0.75	0(C)	0
	STEEP SLOPES GREATER THAN 25% (SEE NOTE C)	0.85	0(C)	0
WOODLANDS ASSOCIATES	WOODLANDS	0.85	25.76(B)	21.90
	ALL OTHERS	0.50	N/A	N/A
(NATURAL RESOURCES IN CM ZONE)	AGRICULTURAL SOILS (CLASS I)	0.75	N/A	N/A
	AGRICULTURAL SOILS (CLASS II)	0.75	N/A	N/A
	AGRICULTURAL SOILS (CLASS III)	0.70	N/A	N/A
TOTAL LAND WITHIN NATURAL RESOURCE RESTRICTION'S (COLUMN II)				33.05 ac.
TOTAL NATURAL RESOURCE PROTECTION LAND (COLUMN III)				29.19 ac.

N/A - RELIEF FROM AGRICULTURAL SOILS DISTURBANCE HAS BEEN APPROVED BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS. (SEE NOTE #24)

NOTES:
(A) OUTSIDE LAKES, PONDS AND WETLANDS.
(B) OUTSIDE (A), AND FLOODPLAIN SOILS.
(C) OUTSIDE (B) AND WOODLANDS.

3. CALCULATION FOR MINIMUM ACTIVE RECREATION LAND

a. FIND TOTAL UNRESTRICTED LAND:

BASE SITE AREA (ac.)	-	RESOURCE RESTRICTIONS (ac.)	=	TOTAL UNRESTRICTED LAND (ac.)
110.61		33.05		77.56

b. CALCULATE TOTAL AREA RECREATION LAND:

ZONING DISTRICT	FACTOR	TOTAL UNRESTRICTED LAND (ac.)	TOTAL AREA RECREATION LAND (ac.)
CM (314)	0.06	77.56	4.65

4. CALCULATIONS OF THE NET BUILDABLE SITE AREA AND MAXIMUM NUMBER OF PERMITTED DWELLING UNITS:

a. FIND TOTAL OPEN SPACE:

NATURAL RESOURCE PROTECTION LAND (ac.)	+	RECREATION LAND (ac.)	=	TOTAL OPEN SPACE (ac.)
29.19		4.65		33.84

b. FIND MINIMUM REQUIRED OPEN SPACE:

BASE SITE AREA (ac.)	X	OPEN SPACE RATIO	=	MINIMUM REQUIRED OPEN SPACE (ac.)
110.61		0.60		66.37 (70.665 PROPOSED)

c. FIND NET BUILDABLE AREA:

BASE SITE AREA (ac.)	-	TOTAL OPEN SPACE OR MINIMUM REQUIRED OPEN SPACE (ac)	=	NET BUILDABLE SITE AREA (ac.)
110.61		66.37		44.24

d. DETERMINE MAXIMUM NUMBER OF PERMITTED DWELLING UNITS:

BASE SITE AREA (ac.)	-	WETLANDS AND WATERS OF THE COMMONWEALTH (ac)	X	MAXIMUM PERMITTED DENSITY PER RESIDENTIAL USE (du/ac.)	=	TOTAL NUMBER OF PERMITTED DWELLING UNITS
110.61		4.88		1.0		105 (45 PROPOSED (1 EXISTING)

5. CALCULATIONS FOR MAXIMUM IMPERVIOUS SURFACE FOR ALL USES:

a. CALCULATION FOR NET BUILDABLE SITE AREA:

BASE SITE AREA (ac.)	-	RESOURCE PROTECTION LAND (ac.)	=	NET BUILDABLE SITE AREA (ac.)
110.61		29.19		81.42

b. CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE FOR ALL USES:

BASE SITE AREA (ac.)	X	MAXIMUM IMPERVIOUS SURFACE RATIO	=	MAXIMUM IMPERVIOUS SURFACE (ac.)
110.61		20%		20.122

OWNERS ACKNOWLEDGEMENT

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT WE TOLL PA, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND THE TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2007.

TOLL PA, L.P.
BY: TOLL PA GP CORP.
GENERAL PARTNER

BY: _____ DATE _____
DAVID ANDERSON
DIVISION VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA - COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DAVID ANDERSON WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF CONFORMANCE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND TO THE BEST OF MY KNOWLEDGE ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY EASTERN STATES ENGINEERING, DATED MAY, 2001; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT TO MY KNOWLEDGE NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREON.

_____ 11/28/07
JOHN K. PIERCE, P.L.S.
PA. LICENSE NO. SU-063017

ESE Consultants, Inc.
250 Gibraltar Road, Suite 2E
Horsham, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488

ESE Land Planning Engineering Land Surveying

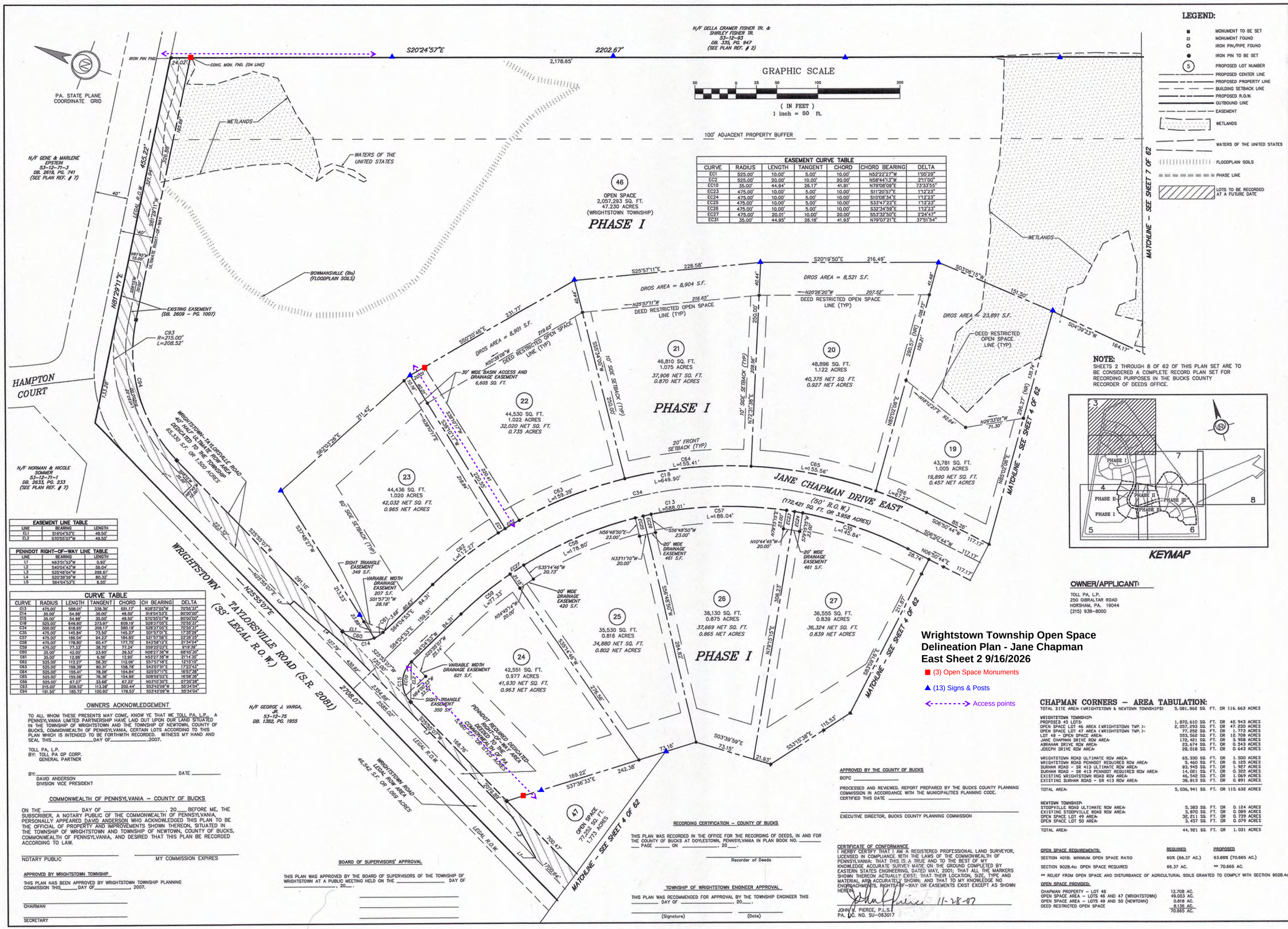
CAUTION: THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE AND MAY HAVE BEEN ALTERED.
11/28/07
JOHN K. PIERCE
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-063017

REV.	DATE	DESCRIPTION	DRAWN
9	11/28/07	FINAL RECORD PLANS - PHASE I	KMS
8	10/30/07	AGENCY REVIEW LETTERS	KMS
7	09/10/07	PCS LETTER 7/29/07: TOWNSHIP COMMENTS	KMS
6	07/12/07	PCS LETTER 5/16/05: TOWNSHIP COMMENTS	KMS
5	04/16/05	PCS LETTER 3/3/05: BOS MEETING, ESE ADDRESS	KMS
4	12/03/04	AGENCY LTRS. DATED 8/13/04, 9/21/04, 10/4/04	KMS
3	06/29/04	FINAL STIPULATION AGREEMENT : TOWNSHIP REVIEW	KMS
2	04/05/02	REVIEW LETTERS DATED 9/28/01, 10/05/01, 10/10/01	KMS
1	09/27/01	REVISED PER MEETING WITH TBI	KMS

FINAL RECORD PLAN - PHASE I
OVERALL COVER SHEET AND NOTES

CHAPMAN CORNERS
WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVAIA

DATE: 8/24/01	SCALE: 1"=50'
DESIGN: JMT	DRAWN: KMS
JOB NO.: 0883	FILE NAME: RP50.01
REF. NO.:	RP50.01
SHEET NO.:	2 OF 62


PA. STATE PLANE COORDINATE GRID
IRON PIN FND.
CONC. MON. FND. (ON LINE)
S20°24'57"E
2202.67'
2,178.65'
N/F DELLA CRANER FISHER TR. & SHIRLEY FISHER TR. 53-12-93 DB. 335, PG. 947 (SEE PLAN REF. # 2)
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
100' ADJACENT PROPERTY BUFFER
WETLANDS
WATERS OF THE UNITED STATES
N/F GENE & MARLENE EPSTEIN 53-12-71-3 DB. 2618, PG. 741 (SEE PLAN REF. # 7)
455.22'
N01°29'11"E
LEGAL R.O.W.
ULTIMATE RIGHT-OF-WAY
40'
BOWMANSVILLE (Bo) (FLOODPLAIN SOILS)
EXISTING EASEMENT (DB. 2609 - PG. 1007)
C93 R=215.00' L=208.52'
HAMPTON COURT
C94
N/F NORMAN & NICOLE SOMMER 53-12-71-1 DB. 2633, PG. 233 (SEE PLAN REF. # 7)
WRIGHTSTOWN-TAYLORSVILLE ROAD 40' HALF ULTIMATE ROW AREA DEDICATED TO THE TWNSHIP 65,330 S.F. OR 1.500 ACRES
WRIGHTSTOWN - TAYLORSVILLE ROAD (S.R. 2081) (33' LEGAL R.O.W.)
N25°55'07"E
2708.07'
N/F GEORGE J. VARGA, JR. 53-12-75 DB. 1382, PG. 1955
WRIGHTSTOWN ROAD ULTIMATE ROW AREA 46,542 S.F. OR 1.069 ACRES
LEGAL R.O.W.
MATCHLINE - SEE SHEET 4 OF 62
MATCHLINE - SEE SHEET 7 OF 62
46 OPEN SPACE 2,057,293 SQ. FT. 47.230 ACRES (WRIGHTSTOWN TOWNSHIP)
PHASE I
21 46,810 SQ. FT. 1.075 ACRES 37,906 NET SQ. FT. 0.870 NET ACRES
22 44,530 SQ. FT. 1.022 ACRES 32,020 NET SQ. FT. 0.735 ACRES
23 44,436 SQ. FT. 1.020 ACRES 42,032 NET SQ. FT. 0.965 NET ACRES
24 42,551 SQ. FT. 0.977 ACRES 41,930 NET SQ. FT. 0.963 NET ACRES
25 35,530 SQ. FT. 0.816 ACRES 34,880 NET SQ. FT. 0.802 NET ACRES
26 38,130 SQ. FT. 0.875 ACRES 37,669 NET SQ. FT. 0.865 NET ACRES
27 36,555 SQ. FT. 0.839 ACRES 36,324 NET SQ. FT. 0.839 NET ACRES
20 48,896 SQ. FT. 1.122 ACRES 40,375 NET SQ. FT. 0.927 NET ACRES
19 43,781 SQ. FT. 1.005 ACRES 19,890 NET SQ. FT. 0.457 NET ACRES
47 OPEN SPACE 77,253 SQ. FT. 1.773 ACRES
DROS AREA = 8,904 S.F.
DROS AREA = 8,901 S.F.
DROS AREA = 8,521 S.F.
DROS AREA = 23,891 S.F.
DEED RESTRICTED OPEN SPACE LINE (TYP)
30' WIDE BASIN ACCESS AND DRAINAGE EASEMENT 6,605 SQ. FT.
10' SIDE SETBACK (TYP)
20' FRONT SETBACK (TYP)
60' SIDE SETBACK (TYP)
JANE CHAPMAN DRIVE EAST (50' R.O.W.) (172,421 SQ. FT. OR 3.958 ACRES)
20' WIDE DRAINAGE EASEMENT 461 S.F.
20' WIDE DRAINAGE EASEMENT 420 S.F.
VARIABLE WIDTH DRAINAGE EASEMENT 207 S.F.
VARIABLE WIDTH DRAINAGE EASEMENT 621 S.F.
SIGHT TRIANGLE EASEMENT 349 S.F.
SIGHT TRIANGLE EASEMENT 350 S.F.
PENNDOT REQUIRED DEDICATED RIGHT-OF-WAY AREA COMMENCING AT THE CENTERLINE OF S.R. 2081 3,905 S.F. OR 0.125 ACRES
WETLANDS
S20°19'50"E 216.49'
S03°06'15"W 151.50'
S04°39'23"W 164.17'
S25°57'11"E 228.56'
S50°20'46"E 231.77'
N20°26'20"W 207.52'
N25°37'11"W 216.65'
N50°38'08"W 219.65'
S03°39'59"E 73.15'
S53°15'38"E 115.53'
S65°09'16"E 276.46'
S37°36'33"E 242.38'
S72°31'38"E 292.58'
N85°02'08"E 92.64'
N29°33'01"W 71.39'
S06°30'44"W 177.17'
N08°30'44"E 117.17'
S56°48'50"W 23.00'
N56°48'50"E 23.00'
N33°11'10"W 20.00'
N10°44'45"W 20.00'
S33°14'46"W 20.73'
N59°44'14"W 20.00'
S56°48'50"W 308.23'
N79°15'15"E 264.62'
S56°48'50"W 211.87'
S64°04'53"E 84.31'
S64°04'53"E 159.31'
S25°40'07"W 25.14'
N64°43'14"W 12.00'
S25°55'07"W 168.76'
S37°48'27"W 213.23'
S25°55'07"W 223.32'
N25°55'07"E 291.10'
S25°55'07"W 458.92'
S58°10'17"W 358.41'
N37°48'27"E 218.84'
S62°03'28"E 211.42'
N37°48'27"E 204.15'
S58°10'17"W 204.15'
N37°48'27"E 200.00'
S37°48'27"W 200.00'
S72°31'38"E 250.00'
N72°31'38"W 250.00'
N37°48'27"E 204.15'
S58°10'17"W 204.15'
N37°48'27"E 200.00'
S37°48'27"W 200.00'
S72°31'38"E 250.00'
N72°31'38"W 250.00'
S37°36'33"E 700.47'
N72°00'04"E 700.47'
S17°23'27"E 22.79'
N72°36'33"W 169.22'
S03°39'59"E 21.93'
S65°09'16"E 276.46'
S56°48'50"W 308.23'
N79°15'15"E 264.62'
S56°48'50"W 211.87'
S06°30'44"W 177.17'
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S06°30'44"W 88.26'
N85°02'08"E 92.64'
N29°33'01"W 71.39'
N08°30'44"E 28.74'
N10°44'45"W 20.00'
N33°11'10"W 20.00'
N59°44'14"W 20.00'
S33°14'46"W 20.73'
S64°04'53"E 159.31'
S64°04'53"E 84.31'
S25°40'07"W 25.14'
N64°43'14"W 12.00'
S25°55'07"W 168.76'
S37°48'27"W 213.23'
S25°55'07"W 223.32'
N25°55'07"E 291.10'
S25°55'07"W 458.92'
S58°10'17"W 358.41'
N37°48'27"E 218.84'
S62°03'28"E 211.42

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	DELTA
C3	175.00'	420.85'	453.39'	326.52'	S24°27'24"E	137°47'20"
C4	475.00'	433.35'	226.00'	409.48'	N18°54'18"E	51°33'55"
C5	25.00'	37.77'	23.54'	34.28'	N49°34'31"W	86°33'42"
C6	525.00'	217.32'	110.24'	215.77'	S81°19'51"E	23°43'01"
C7	25.00'	22.46'	12.05'	21.71'	S84°47'44"W	51°27'54"
C8	62.00'	313.45'	INFINITY	71.42'	S23°53'54"W	289°40'14"
C9	25.00'	25.72'	14.13'	24.60'	S40°04'40"E	58°57'21"
C10	475.00'	190.41'	96.50'	189.13'	S81°42'21"E	22°58'00"
C11	25.00'	37.71'	23.48'	34.23'	N43°36'08"E	86°26'00"
C12	775.00'	87.27'	43.68'	87.22'	S03°33'11"W	06°27'06"
C19	725.00'	170.49'	85.64'	170.09'	S00°06'32"W	13°28'24"
C20	525.00'	467.91'	250.78'	452.58'	N18°54'18"E	51°03'56"
C32	500.00'	445.63'	238.84'	431.03'	N18°54'18"E	51°03'56"
C33	750.00'	176.36'	88.59'	175.96'	S00°06'32"W	13°28'24"
C36	500.00'	254.02'	129.81'	251.29'	S78°38'08"E	29°06'29"
C45	175.00'	33.48'	16.79'	33.43'	S36°57'28"W	10°57'33"
C46	475.00'	181.91'	92.08'	180.80'	N33°28'00"E	21°56'33"
C47	475.00'	220.88'	112.47'	218.89'	N09°10'25"E	26°38'35"
C48	475.00'	20.56'	10.28'	20.56'	N00°23'16"W	02°28'46"
C49	525.00'	105.92'	53.14'	105.74'	S87°24'35"E	11°33'30"
C50	525.00'	111.40'	55.91'	111.18'	S75°33'03"E	12°09'28"
C51	62.00'	45.17'	23.64'	44.18'	N78°58'12"E	41°44'49"
C52	62.00'	77.53'	44.75'	72.57'	S43°22'04"E	71°36'39"
C53	62.00'	86.62'	52.07'	79.75'	S32°28'46"W	80°03'01"
C54	62.00'	104.13'	69.14'	92.32'	N69°22'52"W	96°13'45"
C55	475.00'	49.14'	24.58'	49.11'	S73°11'08"E	05°55'37"
C57	475.00'	141.27'	71.16'	140.76'	S84°40'10"E	17°02'25"
C58	725.00'	119.82'	60.00'	119.68'	S02°36'40"W	09°28'09"
C68	725.00'	50.67'	25.34'	50.65'	S04°33'32"E	04°00'15"
C69	525.00'	142.10'	74.04'	146.62'	N00°23'14"E	16°03'15"
C70	525.00'	123.48'	62.03'	123.20'	N17°09'09"E	13°28'35"
C71	525.00'	188.28'	95.16'	187.27'	N34°09'31"E	20°32'49"
C89	525.00'	9.05'	4.53'	9.05'	N09°08'01"W	0°59'13"
C98	775.00'	94.98'	47.55'	94.92'	N03°07'01"W	07°01'18"

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL3	N43°43'18"E	70.87'
EL4	N49°31'19"W	71.73'

N/F GEORGE J. VARGA, JR.
53-12-75
DB. 1382, PG. 1955

CONSERVATION MANAGEMENT DISTRICT (CM)
B-14 ZONING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM TRACT SIZE	20 ACRES	**115.63 ACRES (116.66 AC. TOTAL)
MAXIMUM GROSS DENSITY(DU/AC)	1.00	<1.00(0.41)
MINIMUM LOT SIZE	10,000 S.F.	>10,000 S.F.
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	70 FT.	>70 FT.
FRONT YARD SETBACK	20 FT.	20 FT.
REAR YARD SETBACK	40 FT.	40 FT.
SIDE YARD SETBACK	10 FT.	10 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM IMPERVIOUS SURFACE RATIO	20%	<20%
MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT.	>20 FT.
MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	>60% (70.665 AC.)
NUMBER OF BEDROOMS PER DWELLING UNIT	N/A	4/5 BEDROOMS

**115.63 ACRES IS FOR WRIGHTSTOWN TOWNSHIP ONLY.

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
EC3	525.00'	20.00'	10.00'	20.00'	N24°58'56"E	2°11'00"
EC15	475.00'	24.75'	12.38'	24.75'	N05°08'06"W	38°41'51"
EC16	775.00'	25.06'	12.53'	25.06'	S01°19'12"W	1°51'09"
EC20	475.00'	20.01'	10.00'	20.00'	N21°12'19"E	2°24'47"
EC21	475.00'	20.01'	10.00'	20.00'	N02°56'28"W	2°59'08"
EC22	62.00'	20.00'	10.09'	19.91'	S63°15'48"W	18°28'57"

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OPEN SPACE REQUIREMENTS:	REQUIRED	PROPOSED
SECTION 401B: MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	63.88% (70.665 AC.)
SECTION 902B.4c: OPEN SPACE REQUIRED	66.37 AC.	** 70.665 AC.

** RELIEF FROM OPEN SPACE AND DISTURBANCE OF AGRICULTURAL SOILS GRANTED TO COMPLY WITH SECTION 902B.4c

OPEN SPACE PROVIDED:

CHAPMAN PROPERTY - LOT 48	12.708 AC.
OPEN SPACE AREA - LOTS 46 AND 47 (WRIGHTSTOWN)	49.003 AC.
OPEN SPACE AREA - LOTS 49 AND 50 (NEWTOWN)	0.818 AC.
DEED RESTRICTED OPEN SPACE	8.136 AC.
	70.665 AC.

KEYMAP

OWNER/APPLICANT:
TOLL PA, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA. 19044
(215) 938-8000

LEGEND:
- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- IRON PIN TO BE SET
- (5) PROPOSED LOT NUMBER
- PROPOSED CENTER LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- WETLANDS
- WATERS OF THE UNITED STATES
- FLOODPLAIN SOILS
- PHASE LINE
- LOTS TO BE RECORDED AT A FUTURE DATE

NOTE:
SHEETS 2 THROUGH 8 OF 62 OF THIS PLAN SET ARE TO BE CONSIDERED A COMPLETE RECORD PLAN SET FOR RECORDING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.

Wrightstown Township Open Space Delineation Plan - Jane Chapman East Sheet 3 9/16/2026
- (1) Open Space Monuments
- (11) Signs & Posts
- Access points

CHAPMAN CORNERS – AREA TABULATION:
TOTAL SITE AREA (WRIGHTSTOWN & NEWTOWN TOWNSHIPS) 5,081,862 SQ. FT. OR 116.663 ACRES

WRIGHTSTOWN TOWNSHIP:		
PROPOSED 49 LOTS:	1,870,610 SQ. FT. OR	42.943 ACRES
OPEN SPACE LOT 46 AREA (WRIGHTSTOWN TWP.):	2,037,293 SQ. FT. OR	47.030 ACRES
OPEN SPACE LOT 47 AREA (WRIGHTSTOWN TWP.):	77,252 SQ. FT. OR	1.773 ACRES
LOT 48 - OPEN SPACE AREA:	553,562 SQ. FT. OR	12.708 ACRES
JANE CHAPMAN DRIVE ROW AREA:	172,421 SQ. FT. OR	3.958 ACRES
ABRAHAM DRIVE ROW AREA:	23,674 SQ. FT. OR	0.543 ACRES
JOSEPH DRIVE ROW AREA:	28,018 SQ. FT. OR	0.643 ACRES
WRIGHTSTOWN ROAD ULTIMATE ROW AREA:	65,330 SQ. FT. OR	1.500 ACRES
WRIGHTSTOWN ROAD PENNDOT REQUIRED ROW AREA:	5,460 SQ. FT. OR	0.125 ACRES
DURHAM ROAD - SR 413 ULTIMATE ROW AREA:	83,945 SQ. FT. OR	1.927 ACRES
DURHAM ROAD - SR 413 PENNDOT REQUIRED ROW AREA:	14,081 SQ. FT. OR	0.323 ACRES
EXISTING WRIGHTSTOWN ROAD ROW AREA:	46,548 SQ. FT. OR	1.069 ACRES
EXISTING DURHAM ROAD - SR 413 ROW AREA:	38,813 SQ. FT. OR	0.891 ACRES
TOTAL AREA:	3,036,941 SQ. FT. OR	115.632 ACRES
NEWTOWN TOWNSHIP:		
STODDYVILLE ROAD ULTIMATE ROW AREA:	5,383 SQ. FT. OR	0.124 ACRES
EXISTING STODDYVILLE ROAD ROW AREA:	3,870 SQ. FT. OR	0.089 ACRES
OPEN SPACE LOT 49 AREA:	32,311 SQ. FT. OR	0.739 ACRES
OPEN SPACE LOT 50 AREA:	3,457 SQ. FT. OR	0.079 ACRES
TOTAL AREA:	44,921 SQ. FT. OR	1.031 ACRES

OWNERS ACKNOWLEDGEMENT

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT WE TOLL PA, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND THE TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2007.

TOLL PA, L.P.
BY: TOLL PA GP CORP.
GENERAL PARTNER

BY: _____ DATE _____
DAVID ANDERSON
DIVISION VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DAVID ANDERSON WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

CERTIFICATE OF CONFORMANCE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND TO THE BEST OF MY KNOWLEDGE ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY EASTERN STATES ENGINEERING, DATED MAY, 2001; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT TO MY KNOWLEDGE NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN.

11-28-07
JOHN K. PIERCE, P.L.S.
PA. LIC. NO. SU-063017

APPROVED BY WRIGHTSTOWN TOWNSHIP

THIS PLAN HAS BEEN APPROVED BY WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2007.

CHAIRMAN

SECRETARY

BOARD OF SUPERVISORS' APPROVAL

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WRIGHTSTOWN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20___.

RECORDING CERTIFICATION – COUNTY OF BUCKS

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____ ON _____, 20___.

Recorder of Deeds

TOWNSHIP OF WRIGHTSTOWN ENGINEER APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

(Signature) (Date)

APPROVED BY THE COUNTY OF BUCKS

BCPC _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

CAUTION: THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL AND IS NOT AN ORIGINAL. IT IS NOT AN OFFICIAL DOCUMENT AND MAY HAVE BEEN ALTERED.
JOHN K. PIERCE 11-28-07
JOHN K. PIERCE
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-063017

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ESE Land Planning Engineering Land Surveying

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9	11/06/07	FINAL RECORD PLANS - PHASE I	KMS
8	10/01/07	AGENCY REVIEW LETTERS	KMS
7	05/10/07	PCS LETTER 1/29/07; TOWNSHIP COMMENTS	KMS
6	01/15/07	PCS LETTER 5/15/05; TOWNSHIP COMMENTS	KMS
5	04/15/05	PCS LETTER 3/3/05; BOS MEETING; ESE ADDRESS	KMS
4	12/3/04	AGENCY LTRS. DATED 9/13/04, 9/21/04, 10/4/04 & 10/20/04	KMS
3	06/29/04	FINAL STIPULATION AGREEMENT; TOWNSHIP REVIEW LETTERS	KMS
2	04/05/02	REVIEW LETTERS DATED 9/28/01, 10/05/01, 10/10/01 & 10/11/01	KMS
1	09/27/01	REVISED PER MEETING WITH TBI	KMS

FINAL RECORD PLAN – PHASE I
(SHEET 3 OF 7)

CHAPMAN CORNERS
WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 8/24/01	SCALE: 1"=50'
DESIGN: JMT	DRAWN: KMS
JOB NO.: 0883	FILE NAME: RP50.03
REF. NO.: RP50.03	
SHEET NO.: 4 OF 62	

NOTE:
SHEETS 2 THROUGH 8 OF 62 OF THIS PLAN SET ARE TO BE CONSIDERED A COMPLETE RECORD PLAN SET FOR RECORDING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.

PA. STATE PLANE COORDINATE GRID

MATCHLINE – SEE SHEET 4 OF 62

MATCHLINE – SEE SHEET 6 OF 62

MATCHLINE – SEE SHEET 8 OF 62

KEYMAP

PHASE I

PHASE II

48 OPEN SPACE
553,562 SQ. FT.
12.708 ACRES

37 32,800 SQ. FT.
0.748 ACRES
27,907 NET SQ. FT.
0.620 NET ACRES

38 51,238 SQ. FT.
1.176 ACRES
30,327 NET SQ. FT.
0.696 NET ACRES

39 35,532 SQ. FT.
0.770 ACRES
31,493 NET SQ. FT.
0.722 NET ACRES

40 34,700 SQ. FT.
0.797 ACRES

12 30,271 SQ. FT.
0.695 ACRES

13 36,277 SQ. FT.
0.953 ACRES
35,446 NET SQ. FT.
0.914 NET ACRES

46 OPEN SPACE
2,057,293 SQ. FT.
47.230 ACRES
(WRIGHTSTOWN TOWNSHIP)

JANE CHAPMAN DRIVE EAST (50' R.O.W.)
(172,421 SQ. FT. OR 3.958 ACRES)

WRIGHTSTOWN – TAYLORSVILLE ROAD (S.R. 2061) (33' LEGAL R.O.W.)

DURHAM ROAD (S.R. 0413) (40' LEGAL R.O.W.)

WRIGHTSTOWN ROAD LEGAL ROW AREA 46,542 S.F. OR 1.069 ACRES

WRIGHTSTOWN – TAYLORSVILLE ROAD 40' HALF ULTIMATE ROW AREA DEDICATED TO THE TOWNSHIP 65,339 S.F. OR 1.500 ACRES

N/F JOHN W. & ANN W. FOWLER 53-12-76-2 DB. 1301, PG. 0444

N/F JOHN P. PHASE & ANGELA BARON 53-12-75 DB. 1788, PG. 1193

N/F JEFFREY KLINE 53-12-76-3 DB. 1603, PG. 1022

N/F EUGENE & MARLENE EPSTEIN 53-12-74 DB. 2794, PG. 76

N/F COMMONWEALTH OF PA. 53-12-87

N/F ANNA MAE HOAGLAND 53-12-88 DB. 1775, PG. 152

N/F RANDY R. & GIA M. HUMOLA 53-12-89 DB. 1923, PG. 1571

N/F JOSEPH C. PALMIOTTI 53-12-90 DB. 864, PG. 2061

N/F JEFFREY D. & JUDITH KIRSHNER 53-12-86-9 DB. 2531, PG. 1174

N/F EDWARD D. & EDYTHE A. SHAPIRO 53-12-86-8 DB. 2490, PG. 0421

EXISTING STRUCTURE TO REMAIN W/FACADE EASEMENT

EXISTING STRUCTURE TO REMAIN W/FACADE EASEMENT

EXISTING POND

WETLANDS

WATERS OF THE UNITED STATES

BOWMANSVILLE (Bo) (FLOODPLAIN SOILS)

20' WIDE SANITARY SEWER/ACCESS EASEMENT 9,652 S.F.

20' WIDE SANITARY SEWER/ACCESS EASEMENT 9,652 S.F.

20' WIDE DRAINAGE EASEMENT 1,456 S.F.

PENNDOT REQUIRED DEDICATED RIGHT-OF-WAY AREA DEEDED TO THE COMMONWEALTH OF PA 14,021 S.F. 0.322 ACRES

DURHAM ROAD – SR 413 LEGAL ROW AREA 38,813 S.F. OR 0.891 ACRES

DURHAM ROAD – SR 413 60' HALF ULTIMATE ROW AREA DEDICATED TO THE TOWNSHIP 83,945 S.F. OR 1.927 ACRES

EX. PA./DOT STORM DRAINAGE EASEMENT (DB. 1018 – PG. 0050)

PEER RESTRICTED OPEN SPACE LINE (TYP.)

AREA = 18,144 S.F.

VARIABLE WIDTH DRAINAGE EASEMENT 835 S.F.

10' SIDE SETBACK (TYP.)

40' REAR SETBACK (TYP.)

VARIABLE WIDTH DRAINAGE EASEMENT

ULTIMATE RIGHT-OF-WAY

LEGAL R.O.W.

TITLE LINE

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
EC4	125.00'	36.56'	18.41'	36.43'	N53°43'40"W	16°45'30"
EC16	175.00'	10.01'	5.00'	10.00'	S48°47'01"E	3°16'33"
EC17	175.00'	10.01'	5.00'	10.00'	S45°30'28"E	3°16'33"
EC18	175.00'	10.01'	5.00'	10.00'	S08°18'22"E	3°16'33"
EC19	175.00'	10.01'	5.00'	10.00'	S05°01'49"E	3°16'33"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING	DELTA
C3	175.00'	420.85'	453.39'	326.52'	S24°27'24"E	137°47'20"
C21	175.00'	300.61'	323.85'	233.23'	S24°27'24"E	137°47'20"
C31	150.00'	360.73'	388.62'	279.88'	S24°27'24"E	137°47'20"
C41	175.00'	15.81'	7.81'	15.60'	S89°12'14"W	05°09'36"
C42	175.00'	95.48'	48.96'	94.30'	S62°46'35"E	31°15'40"
C43	175.00'	123.82'	64.50'	121.08'	S28°54'25"E	40°28'40"
C44	175.00'	122.62'	63.90'	120.12'	S13°24'12"W	40°08'44"
C45	175.00'	33.46'	16.79'	33.43'	S38°37'28"W	10°57'37"
C72	125.00'	239.45'	187.53'	200.37'	S08°50'04"E	108°32'41"
C73	125.00'	68.16'	34.95'	67.32'	S77°43'44"E	31°14'39"
C87	175.00'	30.04'	15.06'	30.00'	S83°19'28"E	09°50'03"
C90	50.00'	87.35'	59.68'	76.65'	S24°07'35"E	100°05'24"
C91	50.00'	43.67'	23.34'	42.30'	S20°53'48"W	50°02'42"
C92	50.00'	43.68'	23.34'	42.30'	S49°08'56"E	50°02'42"
C95	60.00'	104.79'	71.59'	91.97'	S24°07'05"E	100°04'14"
C96	60.00'	55.04'	29.63'	53.13'	S47°53'19"E	52°33'35"
C97	60.00'	49.75'	28.41'	48.34'	S02°09'48"W	47°30'38"

OPEN SPACE REQUIREMENTS:

	REQUIRED	PROPOSED
SECTION 401B: MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	63.88% (70.665 AC.)
SECTION 902B.4c: OPEN SPACE REQUIRED	66.37 AC.	** 70.665 AC.

** RELIEF FROM OPEN SPACE AND DISTURBANCE OF AGRICULTURAL SOILS GRANTED TO COMPLY WITH SECTION 902B.4c

OPEN SPACE PROVIDED:

CHAPMAN PROPERTY – LOT 48	12.708 AC.
OPEN SPACE AREA – LOTS 46 AND 47 (WRIGHTSTOWN)	49.003 AC.
OPEN SPACE AREA – LOTS 49 AND 50 (NEWTOWN)	0.818 AC.
DEED RESTRICTED OPEN SPACE	8.136 AC.
	70.665 AC.

CHAPMAN CORNERS – AREA TABULATION:

TOTAL SITE AREA (WRIGHTSTOWN & NEWTOWN TOWNSHIPS) 5,081,862 SQ. FT. OR 116.663 ACRES

WRIGHTSTOWN TOWNSHIP:			
PROPOSED 45 LOTS:	1,870,610 SQ. FT.	OR	42.943 ACRES
OPEN SPACE LOT 46 AREA (WRIGHTSTOWN TWP.):	2,057,293 SQ. FT.	OR	47.230 ACRES
OPEN SPACE LOT 47 AREA (WRIGHTSTOWN TWP.):	77,252 SQ. FT.	OR	1.773 ACRES
OPEN SPACE LOT 48 AREA:	553,562 SQ. FT.	OR	12.708 ACRES
LOT 49 AREA:	172,421 SQ. FT.	OR	3.958 ACRES
JANE CHAPMAN DRIVE ROW AREA:	83,619 SQ. FT.	OR	1.543 ACRES
ABRAHAM DRIVE ROW AREA:	28,019 SQ. FT.	OR	0.643 ACRES
JOSEPH DRIVE ROW AREA:			
WRIGHTSTOWN ROAD ULTIMATE ROW AREA:	65,330 SQ. FT.	OR	1.500 ACRES
WRIGHTSTOWN ROAD PENNDOT REQUIRED ROW AREA:	5,460 SQ. FT.	OR	0.125 ACRES
DURHAM ROAD – SR 413 ULTIMATE ROW AREA:	83,945 SQ. FT.	OR	1.927 ACRES
DURHAM ROAD – SR 413 PENNDOT REQUIRED ROW AREA:	14,021 SQ. FT.	OR	0.322 ACRES
EXISTING WRIGHTSTOWN ROAD ROW AREA:	46,542 SQ. FT.	OR	1.069 ACRES
EXISTING DURHAM ROAD – SR 413 ROW AREA:	38,813 SQ. FT.	OR	0.891 ACRES
TOTAL AREA:	5,036,941 SQ. FT.	OR	115.632 ACRES
NEWTOWN TOWNSHIP:			
STODYVILLE ROAD ULTIMATE ROW AREA:	5,383 SQ. FT.	OR	0.124 ACRES
EXISTING STODYVILLE ROAD ROW AREA:	3,830 SQ. FT.	OR	0.088 ACRES
OPEN SPACE LOT 49 AREA:	32,011 SQ. FT.	OR	0.739 ACRES
OPEN SPACE LOT 50 AREA:	3,457 SQ. FT.	OR	0.079 ACRES
TOTAL AREA:	44,921 SQ. FT.	OR	1.031 ACRES

Wrightstown Township Open Space Delineation Plan - Jane Chapman East Sheet 4 9/16/2026

■ (1) Open Space Monuments

▲ (10) Signs & Posts

<--------> Access points

OWNER/APPLICANT:

TOLL PA, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA. 19044
(215) 938-8000

LEGEND:

- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- IRON PIN TO BE SET
- (5) PROPOSED LOT NUMBER
- PROPOSED CENTER LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- WETLANDS
- WATERS OF THE UNITED STATES
- FLOODPLAIN SOILS
- PHASE LINE
- LOTS TO BE RECORDED AT A FUTURE DATE

RECORDING CERTIFICATION – COUNTY OF BUCKS

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____ ON _____, 20____.

Recorder of Deeds

APPROVED BY WRIGHTSTOWN TOWNSHIP

THIS PLAN HAS BEEN APPROVED BY WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION THIS_____DAY OF_____, 2007.

CHAIRMAN

SECRETARY

BOARD OF SUPERVISORS' APPROVAL

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WRIGHTSTOWN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____.

APPROVED BY THE COUNTY OF BUCKS

BCPC _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

TOWNSHIP OF WRIGHTSTOWN ENGINEER APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

(Signature) (Date)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNERS ACKNOWLEDGEMENT

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT WE TOLL PA, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND THE TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2007.

TOLL PA, L.P.
BY: TOLL PA GP CORP.
GENERAL PARTNER

BY: _____ DATE _____
DAVID ANDERSON
DIVISION VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DAVID ANDERSON WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF CONFORMANCE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND TO THE BEST OF MY KNOWLEDGE ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY EASTERN STATES ENGINEERING, DATED MAY, 2001; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT TO MY KNOWLEDGE NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREON.

11-28-07

JOHN K. PIERCE, P.L.S.
PA. LIC. NO. SU-063017

ESE Consultants, Inc.
250 Gibraltar Road, Suite 2E
Horsham, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488

ESE Land Planning Engineering Land Surveying

CAUTION: COPIES OF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE PROFESSIONAL A RAISED SEAL OF THE PROFESSIONAL WHOSE NAME APPEARS HEREON. IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT UNLESS IT BEARS A RAISED SEAL.

JOHN K. PIERCE
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-063017

REV.	DATE:	DESCRIPTION	DRAWN
1	09/27/01	REVISED PER MEETING WITH TBI	KMS
2	04/25/02	REVIEW LETTERS DATED 9/28/01, 10/05/01, 10/10/01 & 10/11/01	KMS
3	05/24/04	FINAL STIPULATION AGREEMENT	KMS
4	06/23/04	AGENCY LTRS. DATED 9/13/04, 9/21/04, 10/4/04 & 10/20/04	KMS
5	04/15/05	PCS LETTER 3/1/05; BOS MEETING; ESE ADDRESS	KMS
6	07/12/05	PCS LETTER 7/8/05; TOWNSHIP COMMENTS	KMS
7	09/15/07	PCS LETTER 7/8/05; TOWNSHIP COMMENTS	KMS
8	10/01/07	AGENCY REVIEW LETTERS	KMS
9	11/08/07	FINAL RECORD PLANS – PHASE I	KMS

FINAL RECORD PLAN – PHASE I
(SHEET 4 OF 7)

CHAPMAN CORNERS
WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 8/24/01	SCALE: 1"=50'
DESIGN: JMT	DRAWN: KMS
JOB NO.: 0883	FILE NAME: RP50.04
REF. NO.: RP50.04	
SHEET NO.: 5 OF 62	

MATCHLINE – SEE SHEET 6 OF 62

Nov 29, 2007 – 10:59 am – N:\Projects\0883\Surveys\Chapman\RP50.04.dwg

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL5	N56°17'24"E	70.28'
EL6	S1°47'36"E	70.28'

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
EC5	425.00'	10.00'	5.00'	10.00'	N22°23'56"W	1°20'54"
EC6	425.00'	10.00'	5.00'	10.00'	N23°43'52"W	1°20'54"
EC7	425.00'	10.00'	5.00'	10.00'	N13°17'35"E	1°20'54"
EC8	425.00'	10.00'	5.00'	10.00'	N11°56'56"E	1°20'54"
EC14	425.00'	24.51'	12.28'	24.50'	N7°11'03"W	3°18'13"
EC15	425.00'	24.51'	12.28'	24.50'	N5°07'16"W	3°18'13"
EC28	25.00'	22.25'	11.92'	21.52'	N02°37'38"W	50°59'30"

OPEN SPACE REQUIREMENTS:

	REQUIRED	PROPOSED
SECTION 401B: MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	63.88% (70.665 AC.)
SECTION 902B.4c: OPEN SPACE REQUIRED	66.37 AC.	** 70.665 AC.

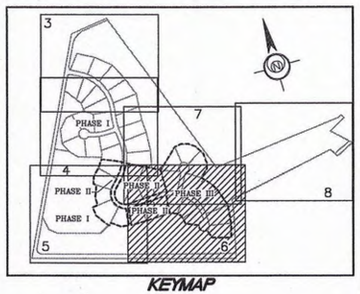
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	70.665 AC.

NOTE:
SHEETS 2 THROUGH 8 OF 62 OF THIS PLAN SET ARE TO BE CONSIDERED A COMPLETE RECORD PLAN SET FOR RECORDING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING	DELTA
C1	62.00'	282.87'	INFINITY	94.00'	N48°10'23"W	261°2'24"
C2	375.00'	818.34'	405.49'	550.63'	N48°06'48"W	94°28'30"
C16	25.00'	35.52'	21.51'	32.61'	N41°49'38"E	81°24'23"
C17	62.00'	140.10'	111.37'	112.14'	N42°49'56"E	129°28'16"
C22	425.00'	176.31'	89.44'	175.05'	N81°28'00"W	23°46'08"
C23	25.00'	35.49'	22.36'	33.33'	N58°36'27"E	81°33'15"
C24	25.00'	23.96'	12.99'	23.08'	N00°28'47"W	54°55'13"
C25	62.00'	313.64'	43.54'	71.26'	S63°21'11"E	289°50'28"
C26	25.00'	23.96'	12.99'	23.08'	S54°15'26"W	54°55'14"
C27	25.00'	36.49'	22.36'	33.33'	S15°00'45"E	83°37'14"
C28	425.00'	429.83'	235.33'	411.75'	N27°50'59"W	57°56'51"
C29	62.00'	67.00'	37.20'	63.80'	N41°27'53"E	61°56'01"
C30	425.00'	660.06'	433.07'	597.69'	N46°04'41"W	94°52'46"
C37	375.00'	151.91'	77.01'	150.87'	S10°28'51"E	23°12'35"
C38	375.00'	209.15'	107.37'	206.45'	N38°03'46"W	31°57'00"
C39	375.00'	209.18'	107.39'	206.48'	N70°01'17"W	31°57'37"
C40	375.00'	48.10'	24.08'	48.07'	N89°40'35"W	07°20'58"
C74	425.00'	70.20'	35.18'	70.12'	N88°37'08"W	09°27'52"
C75	425.00'	106.10'	53.33'	105.83'	N76°44'04"W	14°18'16"
C80	25.00'	14.33'	7.33'	14.13'	S43°12'51"W	32°50'03"
C81	425.00'	118.76'	59.77'	118.37'	N48°48'06"W	16°00'37"
C82	425.00'	131.71'	66.39'	131.18'	N31°36'07"W	17°45'23"
C83	425.00'	131.72'	66.39'	131.19'	N14°10'43"W	17°45'26"
C84	425.00'	47.64'	23.85'	47.61'	N02°05'18"W	6°25'25"
C85	62.00'	10.14'	5.08'	10.13'	N05°48'38"E	09°22'28"
C88	62.00'	65.61'	36.25'	62.59'	S52°33'00"W	60°37'39"
C89	115.00'	81.55'	42.58'	79.86'	S21°30'40"W	40°37'55"
C99	425.00'	94.64'	47.52'	94.44'	N83°12'1"W	12°45'31"



KEYMAP

ESE Consultants, Inc.
250 Gibraltar Road,
Suite 2E
Horsham, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488

ESE Land Planning Engineering Land Surveying

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JOHN K. PIERCE
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-063017

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1	09/27/01	REVISED PER MEETING WITH TBI	KMS

OWNER/APPLICANT:

TOLL PA, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA. 19044
(215) 938-8000

CHAPMAN CORNERS - AREA TABULATION:

TOTAL SITE AREA (WRIGHTSTOWN & NEWTOWN TOWNSHIPS) 5,081,862 SQ. FT. OR 116.663 ACRES

WRIGHTSTOWN TOWNSHIP:			
PROPOSED 49 LOTS:	1,870,610 SQ. FT. OR		42.943 ACRES
OPEN SPACE LOT 46 AREA (WRIGHTSTOWN TWP.):	2,057,293 SQ. FT. OR		47.230 ACRES
OPEN SPACE LOT 47 AREA (WRIGHTSTOWN TWP.):	77,258 SQ. FT. OR		1.773 ACRES
LOT 48 - OPEN SPACE AREA:	353,562 SQ. FT. OR		12.708 ACRES
JANE CHAPMAN DRIVE ROW AREA:	170,421 SQ. FT. OR		3.958 ACRES
ABRAHAM DRIVE ROW AREA:	23,674 SQ. FT. OR		0.543 ACRES
JOSEPH DRIVE ROW AREA:	28,018 SQ. FT. OR		0.643 ACRES
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WRIGHTSTOWN ROAD PENNDOT REQUIRED ROW AREA:	5,460 SQ. FT. OR		0.125 ACRES
DURHAM ROAD - SR 413 ULTIMATE ROW AREA:	83,945 SQ. FT. OR		1.927 ACRES
DURHAM ROAD - SR 413 PENNDOT REQUIRED ROW AREA:	14,021 SQ. FT. OR		0.322 ACRES
EXISTING WRIGHTSTOWN ROAD ROW AREA:	46,540 SQ. FT. OR		1.069 ACRES
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TOTAL AREA:	5,036,941 SQ. FT. OR		115.632 ACRES
NEWTOWN TOWNSHIP:			
STODDYVILLE ROAD ULTIMATE ROW AREA:	5,393 SQ. FT. OR		0.124 ACRES
EXISTING STODDYVILLE ROAD ROW AREA:	3,870 SQ. FT. OR		0.089 ACRES
OPEN SPACE LOT 49 AREA:	28,211 SQ. FT. OR		0.739 ACRES
OPEN SPACE LOT 50 AREA:	3,457 SQ. FT. OR		0.079 ACRES
TOTAL AREA:	44,921 SQ. FT. OR		1.031 ACRES

APPROVED BY THE COUNTY OF BUCKS

BCPC _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

_____
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

APPROVED BY WRIGHTSTOWN TOWNSHIP

THIS PLAN HAS BEEN APPROVED BY WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION THIS_____DAY OF_____, 2005.

_____
CHAIRMAN

_____
SECRETARY

BOARD OF SUPERVISORS' APPROVAL

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WRIGHTSTOWN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20___.

_____

_____

_____

TOWNSHIP OF WRIGHTSTOWN ENGINEER APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

_____ _____
(Signature) (Date)

CERTIFICATE OF CONFORMANCE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND TO THE BEST OF MY KNOWLEDGE ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY EASTERN STATES ENGINEERING, DATED MAY, 2001; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT TO MY KNOWLEDGE NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN.

JOHN K. PIERCE, P.L.S.
PA. LIC. NO. SU-063017

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND:

- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- IRON PIN TO BE SET
- (5) PROPOSED LOT NUMBER
- PROPOSED CENTER LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- WETLANDS
- WATERS OF THE UNITED STATES
- FLOODPLAIN SOILS
- PHASE LINE
- LOTS TO BE RECORDED AT A FUTURE DATE

PA. STATE PLANE COORDINATE GRID

Wrightstown Township Open Space Delineation Plan - Jane Chapman East Sheet 5 9/16/2026

■ (1) Open Space Monuments
▲ (18) Signs & Posts
<--------> Access points

OWNERS ACKNOWLEDGEMENT

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT WE, TOLL PA, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND THE TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS MY HAND AND SEAL THIS _____DAY OF_____,2007.

TOLL PA, L.P.
BY: TOLL PA GP CORP.
GENERAL PARTNER

BY: _____ DATE _____
DAVID ANDERSON
DIVISION VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA - COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DAVID ANDERSON WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

RECORDING CERTIFICATION - COUNTY OF BUCKS

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. ___ PAGE ____ ON _____, 20___.

_____
Recorder of Deeds

EXISTING BERM AND VEGETATION ALONG DURHAM ROAD WILL REMAIN UNDISTURBED DURING CONSTRUCTION.

DURHAM ROAD - SR 413
LEGAL ROW AREA
38,813 S.F. OR 0.891 ACRES

DURHAM ROAD - SR 413
60' HALF ULTIMATE ROW AREA
DEDICATED TO THE TOWNSHIP
83,945 S.F. OR 1.927 ACRES

ULTIMATE RIGHT-OF-WAY
TITLE LINE
LEGAL R.O.W.

DURHAM ROAD (S.R. 0413)
(40' LEGAL R.O.W.)

N/F EDWARD D. & EDYTHE A. SHAPIRO 53-12-80-8 DB. 2493, PG. 0421
N/F EUGENIA T. HOMES 53-12-80-J DB. 2478, PG. 0799
N/F RICHARD X. & WENDY O. LION 53-12-86-11 DB. 2657, PG. 1021
N/F EDWARD L. SHEPPARD 53-12-86.1 DB. 1471, PG. 1755
N/F ST. MARK'S ORTHODOX CHURCH 53-12-100 & 53-12-100-1 DB. 2758 - PG. 126
N/F GRANVILLE B. & ALICE M. BOHMLER 53-12-99-3 DB. 2200 - PG. 877

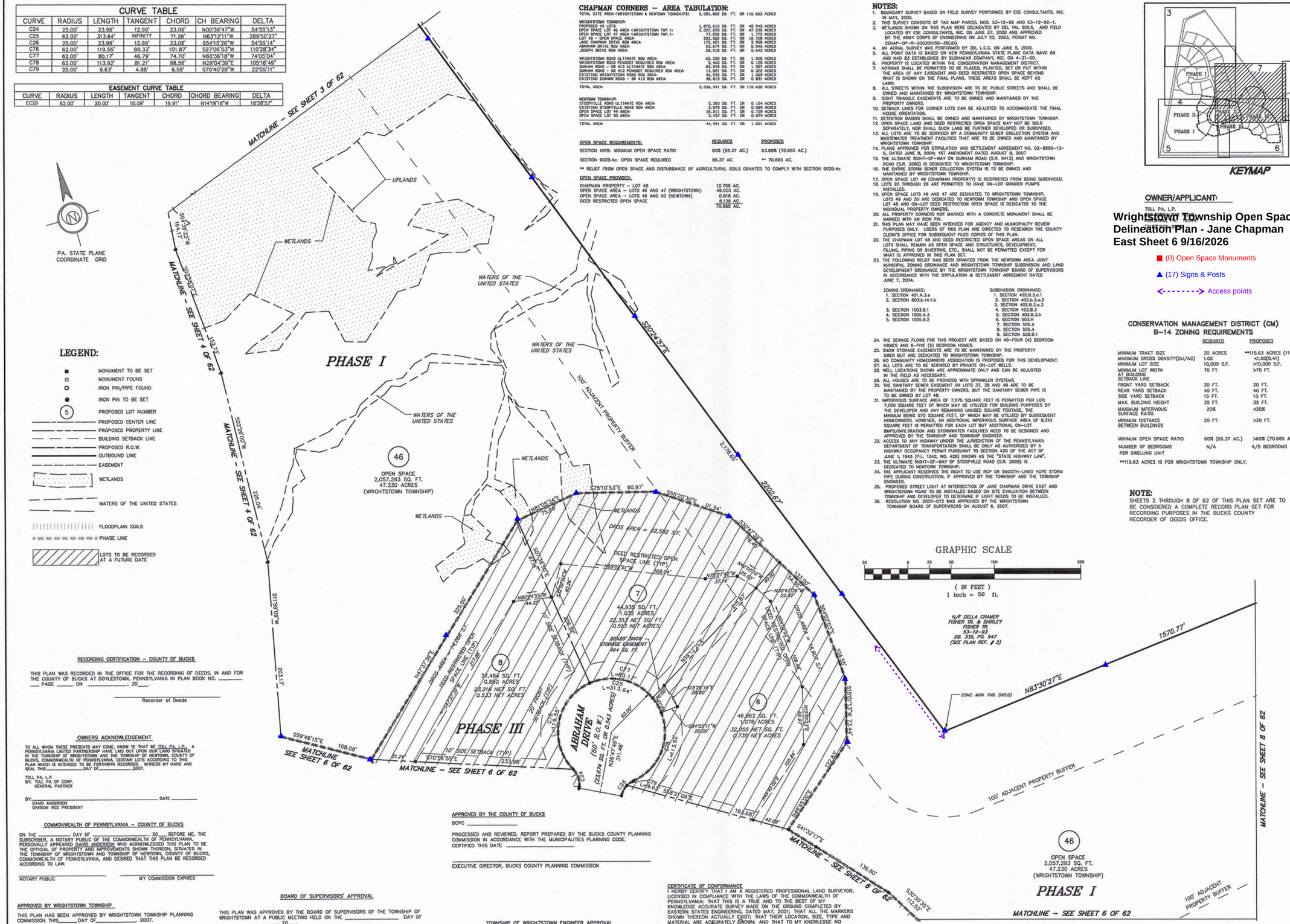
FINAL RECORD PLAN - PHASE I
(SHEET 5 OF 7)

CHAPMAN CORNERS
WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 8/24/01	SCALE: 1"=50'
DESIGN: JMT	DRAWN: KMS
JOB NO.: 0883	FILE NAME: RP50.05
REF. NO.:	RP50.05
SHEET NO.: 6 OF 62	

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING	DELTA
C24	25.00'	23.96'	12.99'	23.06'	N00°39'47"W	54°53'12"
C25	62.00'	313.64'	INFINITY	71.26'	N63°12'11"W	289°50'27"
C26	25.00'	23.96'	12.99'	23.06'	S54°15'26"W	54°55'14"
C76	62.00'	119.55'	89.33'	101.87'	S27°06'53"W	110°28'34"
C77	62.00'	80.17'	46.79'	74.70'	N60°36'18"W	74°05'04"
C78	62.00'	113.92'	81.21'	98.56'	N29°04'39"E	105°16'49"
C79	25.00'	9.63'	4.88'	9.58'	S70°40'28"W	22°05'11"

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
EC29	62.00'	20.00'	10.09'	19.91'	N14°19'18"W	18°28'57"


MATCHLINE - SEE SHEET 3 OF 62
UPLANDS
WETLANDS
S04°59'23"W 164.17'
MATCHLINE - SEE SHEET 4 OF 62
S03°58'07"E 159.73'
S02°26'00"W 228.04'
PHASE I
WATERS OF THE UNITED STATES
WATERS OF THE UNITED STATES
WATERS OF THE UNITED STATES
100' ADJACENT PROPERTY BUFFER
S02°24'57"E 2202.67'
2,178.80'
46
OPEN SPACE
2,057,293 SQ. FT.
47.230 ACRES
(WRIGHTSTOWN TOWNSHIP)
WETLANDS
WETLANDS
N61°39'34"E 75.68'
S75°10'53"E 90.97'
S55°20'30"E 91.34'
S74°21'59"E 78.48'
DROS AREA = 22,362 S.F.
DEED RESTRICTED OPEN SPACE LINE (TYP)
N68°12'51"W 168.04'
N80°24'55"W 44.25'
S04°35'09"E 40.08'
N27°37'39"E 325.00'
DROS AREA = 14,269 S.F.
DEED RESTRICTED OPEN SPACE LINE (TYP)
N72°22'09"E 211.68'
S15°05'30"W 60.00'
203.17'
S59°49'15"E 108.06'
MATCHLINE SEE SHEET 6 OF 62
51.24'
S70°35'55"E 233.98'
MATCHLINE - SEE SHEET 6 OF 62
7
44,935 SQ. FT.
1.032 ACRES
27,353 NET SQ. FT.
0.513 NET ACRES
20'x20' SNOW STORAGE EASEMENT
464 SQ. FT.
W/ SIDE SETBACK (TYP)
8
37,484 SQ. FT.
0.860 ACRES
25,218 NET SQ. FT.
0.513 NET ACRES
20' FRONT SETBACK (TYP)
C27 L=90.17'
C25 L=313.64'
C15 L=13.55'
PHASE III
ABRAHAM DRIVE (50' R.O.W.) (23,674 SQ. FT. OR 0.543 ACRES)
N35°17'49"E 311.48'
C26
C24
C79 L=9.63'
S58°21'06"E
10' SIDE SETBACK (TYP)
6
46,862 SQ. FT.
1.078 ACRES
32,055 NET SQ. FT.
0.735 NET ACRES
S84°55'11"W 20.00'
S15°28'18"E 28.00'
N69°12'23"E 169.44'
DROS AREA = 14,904 S.F.
DEED RESTRICTED OPEN SPACE LINE (TYP)
N62°32'27"E 104.44'
S15°01'13"W 73.44'
S84°32'03"E 104.55'
133.00'
S4°32'03"E 37.14'
N5°47'57"E 22.82'
N84°12'03"W 40.00'
N5°47'57"E 22.43'
N84°25'10"E 22.43'
N5°27'42"W 37.14'
S84°32'03"E 133.00'
N5°47'57"E 22.82'
N84°12'03"W 40.00'
N5°47'57"E 22.43'
N84°25'10"E 22.43'
N5°27'42"W 37.14'
S84°32'03"E 133.00'
N/F DELLA CRAMER FISHER TR. & SHIRLEY FISHER TR. 33-12-33 DB. 335, PG. 947 (SEE PLAN REF. # 2)
1570.77'
N83°30'27"E
CONC. MON. FND. (HELD)
100' ADJACENT PROPERTY BUFFER
MATCHLINE - SEE SHEET 8 OF 62
N69°12'23"E 169.44'
N15°28'18"W 28.00'
N84°55'11"E 20.00'
S15°28'18"E 28.00'
N69°12'23"E 169.44'
N15°01'13"E 73.44'
N62°32'27"E 104.44'
S84°32'03"E 104.55'
S15°01'13"W 73.44'

CHAPMAN CORNERS – AREA TABULATION:

TOTAL SITE AREA (WRIGHTSTOWN & NEWTOWN TOWNSHIPS)	5,081,862	SQ. FT.	OR	116.663 ACRES
WRIGHTSTOWN TOWNSHIP:				
PROPOSED 45 LOTS:	1,870,610	SQ. FT.	OR	42.943 ACRES
OPEN SPACE LOT 46 AREA (WRIGHTSTOWN TWP.):	2,057,293	SQ. FT.	OR	47.230 ACRES
OPEN SPACE LOT 47 AREA (WRIGHTSTOWN TWP.):	77,252	SQ. FT.	OR	1.773 ACRES
LOT 48 – OPEN SPACE AREA:	550,562	SQ. FT.	OR	12.708 ACRES
JANE CHAPMAN DRIVE ROW AREA:	172,421	SQ. FT.	OR	3.958 ACRES
ABRAHAM DRIVE ROW AREA:	23,674	SQ. FT.	OR	0.543 ACRES
JOSEPH DRIVE ROW AREA:	28,018	SQ. FT.	OR	0.643 ACRES
WRIGHTSTOWN ROAD ULTIMATE ROW AREA:	65,330	SQ. FT.	OR	1.500 ACRES
WRIGHTSTOWN ROAD PENNDOT REQUIRED ROW AREA:	5,460	SQ. FT.	OR	0.125 ACRES
DURHAM ROAD – SR 413 ULTIMATE ROW AREA:	83,945	SQ. FT.	OR	1.927 ACRES
DURHAM ROAD – SR 413 PENNDOT REQUIRED ROW AREA:	14,081	SQ. FT.	OR	0.323 ACRES
EXISTING WRIGHTSTOWN ROAD ROW AREA:	46,540	SQ. FT.	OR	1.069 ACRES
EXISTING DURHAM ROAD – SR 413 ROW AREA:	38,813	SQ. FT.	OR	0.891 ACRES
TOTAL AREA:	5,036,941	SQ. FT.	OR	115.632 ACRES
NEWTOWN TOWNSHIP:				
STOOPVILLE ROAD ULTIMATE ROW AREA:	5,383	SQ. FT.	OR	0.124 ACRES
EXISTING STOOPVILLE ROAD ROW AREA:	3,870	SQ. FT.	OR	0.089 ACRES
OPEN SPACE LOT 49 AREA:	32,211	SQ. FT.	OR	0.739 ACRES
OPEN SPACE LOT 50 AREA:	3,457	SQ. FT.	OR	0.079 ACRES
TOTAL AREA:	44,921	SQ. FT.	OR	1.031 ACRES

OPEN SPACE REQUIREMENTS:	REQUIRED	PROPOSED
SECTION 401B: MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	63.88% (70.665 AC.)
SECTION 902B.4c: OPEN SPACE REQUIRED	66.37 AC.	** 70.665 AC.

** RELIEF FROM OPEN SPACE AND DISTURBANCE OF AGRICULTURAL SOILS GRANTED TO COMPLY WITH SECTION 902B.4c

OPEN SPACE PROVIDED:

CHAPMAN PROPERTY – LOT 48	12.708 AC.
OPEN SPACE AREA – LOTS 46 AND 47 (WRIGHTSTOWN)	49.003 AC.
OPEN SPACE AREA – LOTS 49 AND 50 (NEWTOWN)	0.818 AC.
DEED RESTRICTED OPEN SPACE	8.136 AC.
	70.665 AC.

LEGEND:

- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- IRON PIN TO BE SET
- (5) PROPOSED LOT NUMBER
- PROPOSED CENTER LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- WETLANDS
- WATERS OF THE UNITED STATES
- FLOODPLAIN SOILS
- PHASE LINE
- LOTS TO BE RECORDED AT A FUTURE DATE

CONSERVATION MANAGEMENT DISTRICT (CM) B-14 ZONING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM TRACT SIZE	20 ACRES	**115.63 ACRES (116.66 AC. TOTAL)
MAXIMUM GROSS DENSITY(DU/AC)	1.00	<1.00(0.41)
MINIMUM LOT SIZE	10,000 S.F.	>10,000 S.F.
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	70 FT.	>70 FT.
FRONT YARD SETBACK	20 FT.	20 FT.
REAR YARD SETBACK	40 FT.	40 FT.
SIDE YARD SETBACK	10 FT.	10 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM IMPERVIOUS SURFACE RATIO	20%	<20%
MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT.	>20 FT.
MINIMUM OPEN SPACE RATIO	60% (66.37 AC.)	>60% (70.665 AC.)
NUMBER OF BEDROOMS PER DWELLING UNIT	N/A	4/5 BEDROOMS

**115.63 ACRES IS FOR WRIGHTSTOWN TOWNSHIP ONLY.

GRAPHIC SCALE

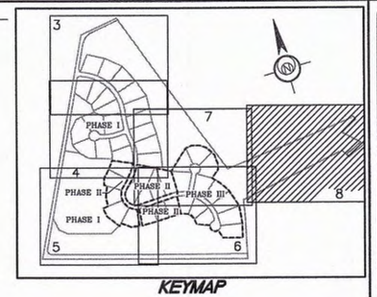
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PA. STATE PLANE COORDINATE GRID

NOTE:
SHEETS 2 THROUGH 8 OF 62 OF THIS PLAN SET ARE TO BE CONSIDERED A COMPLETE RECORD PLAN SET FOR RECORDING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.

OWNER/APPLICANT:
TOLL PA, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA. 19044
(215) 938-8000



KEYMAP

NOTES:
1. BOUNDARY SURVEY BASED ON FIELD SURVEY PERFORMED BY ESE CONSULTANTS, INC. IN MAY, 2000.
2. THIS SURVEY CONSISTS OF TAX MAP PARCEL NOS. 53-12-92 AND 53-12-92-1.
3. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY DEL VAL SOILS, AND FIELD LOCATED BY ESE CONSULTANTS, INC. ON JUNE 27, 2000 AND APPROVED BY THE ARMY CORPS OF ENGINEERING ON JULY 22, 2003, PERMIT NO. CENAP-OP-R-200300155-35(JO).
4. AN AERIAL SURVEY WAS PERFORMED BY 3DI, L.C.C. ON JUNE 5, 2000.
5. ALL POINT DATA IS BASED ON NEW PENNSYLVANIA STATE PLANE DATA NAVD 88 AND NAD 83 ESTABLISHED BY SUDHAKAR COMPANY, INC. ON 4-21-00.
6. PROPERTY IS LOCATED WITHIN THE CONSERVATION MANAGEMENT DISTRICT.
7. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF ANY EASEMENT AND DEED RESTRICTED OPEN SPACE BEYOND WHAT IS SHOWN ON THE FINAL PLANS. THESE AREAS SHALL BE KEPT AS LAWN.
8. ALL STREETS WITHIN THE SUBDIVISION ARE TO BE PUBLIC STREETS AND SHALL BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
9. SIGHT TRIANGLE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
10. SETBACK LINES FOR CORNER LOTS CAN BE ADJUSTED TO ACCOMMODATE THE FINAL HOUSE ORIENTATION.
11. DETENTION BASINS SHALL BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP, INC. IN MAY, 2000.
12. OPEN SPACE LAND AND DEED RESTRICTED OPEN SPACE MAY NOT BE SOLD SEPARATELY, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED.
13. ALL LOTS ARE TO BE SERVICED BY A COMMUNITY SEWER COLLECTION SYSTEM AND WASTEWATER TREATMENT FACILITIES THAT ARE TO BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
14. PLANS APPROVED PER STIPULATION AND SETTLEMENT AGREEMENT NO. 02-8995-13-5, DATED JUNE 8, 2004; 1ST AMENDMENT DATED AUGUST 8, 2007
15. THE ULTIMATE RIGHT-OF-WAY ON DURHAM ROAD (S.R. 0413) AND WRIGHTSTOWN ROAD (S.R. 2080) IS DEDICATED TO WRIGHTSTOWN TOWNSHIP.
16. THE ENTIRE STORM SEWER COLLECTION SYSTEM IS TO BE OWNED AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
17. OPEN SPACE LOT 48 (CHAPMAN PROPERTY) IS RESTRICTED FROM BEING SUBDIVIDED.
18. LOTS 20 THROUGH 26 ARE PERMITTED TO HAVE ON-LOT GRINDER PUMPS INSTALLED.
19. OPEN SPACE LOTS 46 AND 47 ARE DEDICATED TO WRIGHTSTOWN TOWNSHIP, LOTS 49 AND 50 ARE DEDICATED TO NEWTOWN TOWNSHIP AND OPEN SPACE LOT 48 AND ON-LOT DEED RESTRICTION OPEN SPACE IS DEDICATED TO THE INDIVIDUAL PROPERTY OWNERS.
20. ALL PROPERTY CORNERS NOT MARKED WITH A CONCRETE MONUMENT SHALL BE MARKED WITH AN IRON PIN.
21. THIS PLAN MAY HAVE BEEN INTENDED FOR AGENCY AND MUNICIPALITY REVIEW PURPOSES ONLY. USERS OF THIS PLAN ARE DIRECTED TO RESEARCH THE COUNTY CLERK'S OFFICE FOR SUBSEQUENT FILED COPIES OF THIS PLAN.
22. THE CHAPMAN LOT 48 AND DEED RESTRICTED OPEN SPACE AREAS ON ALL LOTS SHALL REMAIN AS OPEN SPACE AND STRUCTURES, DEVELOPMENT, FILLING, PIPING OR DIVERTING, ETC., SHALL NOT BE PERMITTED EXCEPT FOR WHAT IS APPROVED IN THIS PLAN SET.
23. THE FOLLOWING RELIEF HAS BEEN GRANTED FROM THE NEWTOWN AREA JOINT MUNICIPAL ZONING ORDINANCE AND WRIGHTSTOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS IN ACCORDANCE WITH THE STIPULATION & SETTLEMENT AGREEMENT DATED JUNE 7, 2004.

ZONING ORDINANCE:
1. SECTION 401.A.3.e
2. SECTION 803.b.14.1.b
3. SECTION 1003.B.1
4. SECTION 1005.A.3
5. SECTION 1005.B.2

SUBDIVISION ORDINANCE:
1. SECTION 402.B.3.a.1
2. SECTION 402.b.3.a.2
3. SECTION 402.B.3.a.3
4. SECTION 402.B.3
5. SECTION 402.B.3.b
6. SECTION 503.H
7. SECTION 505.A
8. SECTION 508.A
9. SECTION 528.B.1

24. THE SEWAGE FLOWS FOR THIS PROJECT ARE BASED ON 40-FOUR (4) BEDROOM HOMES AND 8-FIVE (5) BEDROOM HOMES.
25. SNOW STORAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER BUT ARE DEDICATED TO WRIGHTSTOWN TOWNSHIP.
26. NO COMMUNITY HOMEOWNERS ASSOCIATION IS PROPOSED FOR THIS DEVELOPMENT.
27. ALL LOTS ARE TO BE SERVICED BY PRIVATE ON-LOT WELLS.
28. WELL LOCATIONS SHOWN ARE APPROXIMATE ONLY AND CAN BE ADJUSTED IN THE FIELD AS NECESSARY.
29. ALL HOUSES ARE TO BE PROVIDED WITH SPRINKLER SYSTEMS.
30. THE SANITARY SEWER EASEMENT ON LOTS 37, 38 AND 48 ARE TO BE MAINTAINED BY THE PROPERTY OWNERS, BUT THE SANITARY SEWER PIPE IS TO BE OWNED BY LOT 48.
31. IMPERVIOUS SURFACE AREA OF 7,575 SQUARE FEET IS PERMITTED PER LOT; 7,200 SQUARE FEET OF WHICH MAY BE UTILIZED FOR BUILDING PURPOSES BY THE DEVELOPER AND ANY REMAINING UNUSED SQUARE FOOTAGE, THE MINIMUM BEING 575 SQUARE FEET, OF WHICH MAY BE UTILIZED BY SUBSEQUENT HOMEOWNERS. HOWEVER, AN ADDITIONAL IMPERVIOUS SURFACE AREA OF 9,310 SQUARE FEET IS PERMITTED FOR EACH LOT BUT ADDITIONAL ON-LOT BMPS/INFILTRATION AND STORMWATER FACILITIES NEED TO BE DESIGNED AND APPROVED BY THE TOWNSHIP AND TOWNSHIP ENGINEER.
32. ACCESS TO ANY HIGHWAY UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW".
33. THE ULTIMATE RIGHT-OF-WAY OF STOOPVILLE ROAD (S.R. 2008) IS DEDICATED TO NEWTOWN TOWNSHIP.
34. THE APPLICANT RESERVES THE RIGHT TO USE RCP OR SMOOTH-LINED HDPE STORM PIPE DURING CONSTRUCTION, IF APPROVED BY THE TOWNSHIP AND THE TOWNSHIP ENGINEER.
35. PROPOSED STREET LIGHT AT INTERSECTION OF JANE CHAPMAN DRIVE EAST AND WRIGHTSTOWN ROAD TO BE INSTALLED BASED ON SITE EVALUATION BETWEEN TOWNSHIP AND DEVELOPER TO DETERMINE IF LIGHT NEEDS TO BE INSTALLED.
36. RESOLUTION NO. 2007-072 WAS APPROVED BY THE WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS ON AUGUST 6, 2007.

Wrightstown Township Open Space Delineation Plan - Jane Chapman East Sheet 7 9/16/2026

■ (0) Open Space Monuments

▲ (20) Signs & Posts

<--------> Access points

OWNERS ACKNOWLEDGEMENT

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT WE TOLL PA, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND THE TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2007.

TOLL PA, L.P.
BY: TOLL PA GP CORP.
GENERAL PARTNER

BY: _____ DATE _____
DAVID ANDERSON
DIVISION VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF BUCKS

ON THE _____ DAY OF _____, 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DAVID ANDERSON WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN AND TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF CONFORMANCE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND TO THE BEST OF MY KNOWLEDGE ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY EASTERN STATES ENGINEERING, DATED MAY, 2001; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT TO MY KNOWLEDGE NO ENCROACHMENTS/RIGHTS-OF-WAY FOR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN.

John K. Pierce 11-28-07

JOHN K. PIERCE, P.L.S.
PA. LIC. NO. SU-063017

APPROVED BY WRIGHTSTOWN TOWNSHIP

THIS PLAN HAS BEEN APPROVED BY WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2005.

CHAIRMAN

SECRETARY

BOARD OF SUPERVISORS' APPROVAL

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WRIGHTSTOWN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20___.

RECORDING CERTIFICATION – COUNTY OF BUCKS

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____ ON _____, 20___.

Recorder of Deeds

APPROVED BY THE COUNTY OF BUCKS

BCPC _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

TOWNSHIP OF WRIGHTSTOWN ENGINEER APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

(Signature) (Date)

ESE Consultants, Inc.
250 Gibraltar Road, Suite 2E
Horsham, PA 19044
TEL: 215-914-2050
FAX: 215-293-0488

ESE Land Planning Engineering Land Surveying

REV.	DATE	DESCRIPTION	DRAWN
9	11/08/07	FINAL RECORD PLANS – PHASE I	KMS
8	10/01/07	AGENCY REVIEW LETTERS	KMS
7	09/10/07	TOWNSHIP COMMENTS	KMS
6	01/12/07	PCS LETTER 1/29/07; TOWNSHIP COMMENTS	KMS
5	04/15/05	PCS LETTER 3/3/05; BOS MEETING; ESE ADDRESS	KMS
4	12/2/04	AGENCY LTRS. DATED 8/13/04; 9/21/04; 10/4/04 & 10/20/04	KMS
3	04/29/04	FINAL STIPULATION AGREEMENT ; TOWNSHIP REVIEW LETTERS	KMS
2	04/05/02	REVIEW LETTERS DATED 9/28/01, 10/05/01, 10/26/01 & 10/31/01	KMS
1	06/27/01	REVISED PER MEETING WITH TIE	RMS

FINAL RECORD PLAN – PHASE I
(SHEET 7 OF 7)

CHAPMAN CORNERS
WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 8/24/01	SCALE: 1"=50'
DESIGN: JMT	DRAWN: KMS
JOB NO.: 0883	FILE NAME: RP50.07
REF. NO.:	RP50.07
SHEET NO.:	8 OF 62

NOTICE: THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE PROFESSIONAL WHOSE SEAL IS AFFIXED. AN AUTHORIZED ORIGINAL DOCUMENT DID MAY HAVE BEEN ALTERED.

11/28/07
John K. Pierce
JOHN K. PIERCE
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-063017