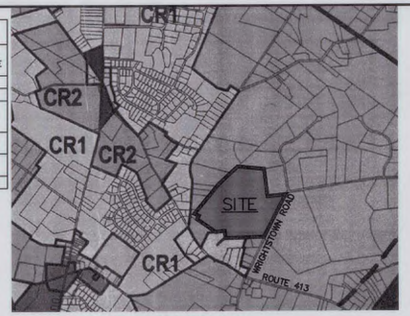
SCALE IN FEET

100 50 0 100 200 400

NATURAL RESOURCE CALCULATIONS

NATURAL RESOURCE	PROTECTION RATIO	ACREAGE	ALLOWABLE MAX. DIST.	PROPOSED DISTURBANCE
FLOODPLAINS	1.00	0.85	0	0
FLOODPLAIN SOILS	1.00	1.96	0	0
LAKES, PONDS, WETLANDS & WATERS OF THE COMMONWEALTH	1.00	4.06	0	0
STEEP SLOPES (15 % - 25 %)	0.75	0.80	0.20	0
STEEP SLOPES (> 25 %)	0.85	0	0	0
WOODLAND	0.85	31.51	4.73	4.53



LOCATION MAP

SCALE 1"=800' ±

GENERAL NOTES

1. SITE ZONED C-M4, CONSERVATION MANAGEMENT ZONING DISTRICT.
2. C-M4 CONSERVATION MANAGEMENT ZONING DISTRICT STANDARDS:
   A. MINIMUM GROSS SITE AREA – 3.0 ACRES.
   B. MINIMUM LOT AREA – 1.0 ACRES.
   C. MINIMUM LOT WIDTH AT BUILDING SETBACK LINE – 200 FT.
   D. MINIMUM FRONT YARD – 100 FT.
   E. MINIMUM SIDE YARD – 50 FT. (EACH).
   F. MINIMUM REAR YARD – 60 FT. (ACCESSORY BUILDINGS, MINIMUM SIDE AND REAR YARD – 12 FT.)
   G. MAXIMUM BUILDING HEIGHT – 35 FT.
   H. MAXIMUM GROSS DENSITY – 0.33 D.U./AC., PROPOSED 0.26 D.U./AC.
   I. MAXIMUM IMPERVIOUS SURFACE COVERAGE – 15 %, 11.9 % PROPOSED (9.21 AC.)
   J. MINIMUM OPEN SPACE – FOR EACH LOT LESS THAN 3.00 ACRES, AN AREA EQUAL TO THE DIFFERENCE. PROPOSED OPEN SPACE RATIO – 0.26.
   K. MINIMUM UNRESTRICTED/LOT – 20,000 SQUARE FEET.
   L. DWELLING UNIT MIX – ALL UNITS TO BE 4–5 BEDROOM SINGLE FAMILY DWELLINGS.
   M. MINIMUM OF 2 PARKING SPACES PER UNIT, PROVIDED IN GARAGE AND DRIVEWAY.
3. PROPOSED ROAD WIDENING, ROADWAY AND RIGHT-OF-WAY TO BE DEDICATED TO THE AUTHORITY HAVING JURISDICTION.
4. ROADWAY CONSTRUCTION TO BE UNDER THE DIRECT SUPERVISION OF THE TOWNSHIP ENGINEER AND/OR HIS AUTHORIZED REPRESENTATIVE AND SUBJECT TO TOWNSHIP INSPECTION.
5. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
6. CONCRETE MONUMENTS TO BE PLACED ON ALL SUBDIVISION CORNERS AND ON ROAD RIGHT-OF-WAY CURVE AND TANGENT POINTS AS DIRECTED.
7. ■ INDICATES CONCRETE MONUMENT TO BE SET UNLESS OTHERWISE DESIGNATED.
8. LOTS TO BE SERVED BY INDIVIDUAL, ON-LOT PRIVATE WELLS AND INDIVIDUAL, ON-LOT SEPTIC SYSTEMS. THE NUMBER OF BEDROOMS WITHIN EACH DWELLING ON A GIVEN LOT SHALL BE LIMITED TO THE NUMBER OF BEDROOMS SUBMITTED AS A BASIS FOR THAT LOTS ON-LOT SEWAGE DISPOSAL SYSTEM PERMIT FROM THE BUCKS COUNTY DEPARTMENT OF HEALTH.
   B. LOTS HAVING FRONTAGE ON BOTH AN EXTERIOR ROAD AND AN INTERIOR ROAD SHALL TAKE ACCESS FROM THE INTERIOR ROAD.
10. WETLANDS DELINEATION BY DEL VAL SOIL & ENVIRONMENTAL CONSULTANTS, INC.
11. THE HOMEOWNERS OF LOTS 1,3 AND 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION FACILITIES. WRIGHTSTOWN TOWNSHIP AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVELEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID FACILITIES IN ORDER TO ENSURE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
12. THE RESOURCE PROTECTION AREAS SHOWN ON THIS PLAN SHALL REMAIN AS OPEN SPACE AND BE DEED RESTRICTED AGAINST ANY DISTURBANCE, STRUCTURES, DEVELOPMENT, TREE CLEARING, FILLING, PIPING OR DIVERTING SHALL NOT BE PERMITTED.
13. NO STRUCTURES OR TREE PLANTINGS, SHALL BE SET OR PUT WITHIN THE AREA OF A STORMWATER MANAGEMENT EASEMENT.
14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF PENNDOT PUBLICATION 408, LATEST EDITION AS AMENDED AND SUPPLEMENTED, AND WRIGHTSTOWN TOWNSHIP ORDINANCES.
15. ALL REQUIRED TOWNSHIP PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION, INCLUDING ZONING PERMITS FOR TREE REMOVAL AND DEMOLITION PERMITS.
16. OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED (529. (A)).
17. OWNERS OF LOTS 1,3,4,10,11,12,14,15,17,19,20 AND 21 ARE OBLIGATED TO MAINTAIN, REPAIR AND REPLACE AS NECESSARY, ANY AND ALL STORMWATER DRAINAGE FACILITIES ON THEIR RESPECTIVE LOTS AND GRANTING STORMWATER DRAINAGE EASEMENTS TO WRIGHTSTOWN TOWNSHIP TO MAINTAIN, REPAIR, AND/OR REPLACE THE STORMWATER DRAINAGE FACILITIES SHOULD THE OWNER(S) FAIL TO DO THE SAME AND TO RECOVER THE COSTS OF SAME FROM THE OWNER(S).
18. ALL MISCELLANEOUS TRASH AND DEBRIS, INCLUDING 55 GALLON DRUMS, SHEET METAL, LUMBER, FURNITURE PLUMBING FIXTURES, TIRES, ECT. LOCATED WITHIN WOODS ON THE OPENSPACE PARCELS SHALL BE REMEDIATED BY THE DEVELOPER TO THE SATISFACTION OF THE TOWNSHIP.
19. SHOP DRAWINGS CONSISTANT WITH THE BORAD OF SUPERVISORS APPROVAL OF THE DESIGN OF THE STONE FACED BRIDGE HEADWALLS AND PROPOSED ELEVATION, ALONG WITH COLOR SAMPLE(S) OF THE STONE SHALL BE PROVIDED PRIOR TO CONSTRUCTION, SO THAT THE ENGINEER MEETS WITH THE APPROVAL TOWNSHIP ENGINEER, AND THE COLOR MEETS WITH THE APPROVAL OF THE BOARD OF SUPERVISORS.

STORMWATER DETENTION BASIN BMP INSPECTION AND MAINTENANCE SCHEDULE

The following are those minimum activities that shall be the responsibility of the property owner/home owners association, etc. to ensure that the stormwater management system will operate as designed.

1. ALL CURRENT AND FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE OVERALL MAINTENANCE AND PROPER OPERATION OF THE DETENTION BASIN. THIS STORMWATER MANAGEMENT FACILITY MUST BE FULLY OPERATIONAL AT ALL TIMES. A MALFUNCTIONING FACILITY SHALL BE REPAIRED IMMEDIATELY.

2. THE OWNERS ARE TO INSPECT AND CLEAN, AS REQUIRED, ALL DEBRIS AND OBSTRUCTIONS FROM ALL INLETS AND MANHOLES LEADING INTO AND PART OF THE BASIN AND THE BASIN OUTLET STRUCTURES THEMSELVES. ALL INSPECTION AND MAINTENANCE RECORDS SHALL BE SUBMITTED TO THE TOWNSHIP ON A QUARTERLY BASIS.

3. VEGETATIVE COVER BY HERBACEOUS SPECIES SHALL BE MAINTAINED THROUGHOUT ALL EMBANKMENTS AND LAWN AREAS WITH DIRECT DISCHARGE TO THE STORMWATER FACILITY. ANY AREA BECOMING VOID OF VEGETATION SHALL BE IMMEDIATELY CORRECTED BY REPLANTING OR OTHER ADEQUATE MEASURES NECESSARY TO PREVENT EROSION THAT MAY JEOPARDIZE THE OPERATION OF THE SYSTEM.

4. ANY EROSION, SLUMPING OR OTHER SOIL DISTURBANCE ALONG ALL EMBANKMENT AND LAWN AREAS WITH DIRECT DISCHARGE TO THE DETENTION FACILITY SHALL BE IMMEDIATELY REPAIRED. ALL REPAIR AREAS SHALL BE EITHER ROCK LINED, MULCHED OR IMMEDIATELY REVEGETATED WITH RECOMMENDED HERBACEOUS SPECIES.

5. REMOVE INLET GRATES AND/OR MANHOLE LIDS, INCLUDING OUTLET CONTROL STRUCTURE, AND INSPECT FOR DEBRIS MONTHLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. IF POSSIBLE, INSPECTIONS SHALL BE PERFORMED PRIOR TO THE PREDICTED OCCURRENCE OF A MAJOR STORM. REMOVE ACCUMULATED LEAVES, TWIGS, SEDIMENT AND OTHER DEBRIS AS REQUIRED TO KEEP THE STRUCTURES CLEAN.

6. STANDING WATER WITHIN BASIN 1 IS A SIGN OF A PROPERLY FUNCTIONING SYSTEM. STANDING WATER WITHIN ANY OTHER BASIN (FOR A PERIOD GREATER THAN 96 HOURS) SHALL BE CONSIDERED A SIGN OF A MALFUNCTIONING SYSTEM. THE PONDED WATER SHALL BE RECORDED, NOTING DATE, TIME, LOCATION AND DEPTH OF WATER, AND REPORTED TO THE TOWNSHIP.

7. STRUCTURAL DAMAGE TO INLETS, MANHOLES, CLEANOUTS, OUTLET CONTROL STRUCTURE, ETC. FROM ANY CAUSE SHALL BE REPAIRED IMMEDIATELY.

8. IMMEDIATELY NOTIFY THE TOWNSHIP OF ANY PROBLEMS OR FAILURES OBSERVED IN THE SYSTEM.

9. THE TOWNSHIP AND/OR IT'S AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER MANAGEMENT FACILITY IN ORDER TO ENSURE THAT THE STRUCTURAL AND DESIGN INTEGRITY AND MAINTENANCE REQUIREMENTS ARE BEING MAINTAINED BY THE OWNER.

TO ALL TO WHOM THESE PRESENTS MAY COME:
KNOW YE THAT WE, TELL PAX I, LP
HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS 13 DAY OF June, 2006

Division President

SEAL

ON THE 13 DAY OF June, 2006 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED MICHAEL PALMER WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

Marsha Jeanne
NOTARY PUBLIC

May 24, 2007
MY COMMISSION EXPIRES

SEAL

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE 11 DAY OF July, 2006

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP ENGINEER ON THE 11 DAY OF July, 2006

RECOMMENDED FOR APPROVAL BY THE WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION ON THE 12 DAY OF January, 2006

CHAIRMAN

BCPC No. 10698

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE 2-28-06

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20__

BY _____
RECORDER

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 ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON APRIL 6, 2004; THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

SIGNATURE

7/13/06
DATE

SEAL

Wrightstown Township Open Space Delineation Plan - Jane Chapman West 9/16/2026

■ (5) Open Space Monuments

▲ (29) Signs & Posts

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

SITE CAPACITY CALCULATIONS

GROSS SITE AREA =	78.3386 ACRES
EXISTING & ULTIMATE R/W =	1.2392 ACRES
BASE SITE AREA =	77.0994 ACRES

NET BUILDABLE SITE AREA & MAXIMUM NO. OF DWELLING UNITS

RESOURCE PROTECTION =	5.70 ACRES
DEDICATED OPEN SPACE =	24.48 ACRES
TOTAL OPEN SPACE =	29.55 ACRES
NET BUILDABLE SITE AREA	
BASE SITE AREA =	77.10 ACRES
MINIMUM OPEN SPACE =	-29.55 ACRES
NET BUILDABLE SITE AREA =	47.55 ACRES

MAXIMUM NO. DWELLING UNITS
77.10 ACRES ÷ 4.06 ACRES = 73.04 ACRES
73.04 ACRES X 0.33 = 24 DWELLING UNITS

MAXIMUM IMPERVIOUS SURFACE

77.10 AC. X .15 = 11.57 ACRES

NATURAL RESOURCE CALCULATIONS

	PROTECTION RATIO	NATURAL* RESOURCE ACRES	NATURAL RESOURCE PROTECTION
FLOODPLAINS	1.00	0.85	0.85
FLOODPLAIN SOILS	1.00	1.96	1.96
LAKES, PONDS, WETLANDS & WATERS OF THE COMMONWEALTH	1.00	4.06	4.06
STEEP SLOPES (15% – 25%)	0.75	(SEE WOODLANDS)	
(> 25%)	0.85	0	0
WOODLAND ASSOCIATION	0.85	24.81	21.09
TOTAL WITH RESTRICTIONS		31.68	
TOTAL NATURAL RESOURCE PROTECTION			27.91

* NET NATURAL RESOURCE LAND ACCOUNTING FOR OVERLAPPING RESOURCES PER ORDINANCE.

WOODLAND NOTE:
WOODLAND AREAS OUTSIDE THE DELINEATED BUILDING AREA ON THE PLANS ARE PROTECTED WOODLANDS. THE CUTTING OR REMOVAL OF TREES WITHIN THE PROTECTED WOODLANDS IS PROHIBITED BY THE JOINT MUNICIPAL ZONING ORDINANCE. DISTURBANCE OF THE PROTECTED WOODLANDS IS ALSO RESTRICTED BY A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER DEEDS OF BUCKS COUNTY IN LAND RECORD BOOK _____ AT PAGE _____

RESOURCE PROTECTION LINE TABULATION

LINE TABLE

LINE	LENGTH	BEARING
L1	19.24	N59°01'47"W
L2	7.15	N10°36'34"W
L3	377.92	S84°53'22"W
L4	37.41	S31°34'31"E
L5	46.41	S80°46'34"W
L6	317.38	N81°50'48"W
L7	9.43	N00°34'59"W
L8	356.88	N65°03'21"W
L9	43.50	S74°57'34"W
L10	53.96	S58°32'09"W
L11	84.37	S43°12'28"W
L12	30.55	S46°12'28"W
L13	79.15	S70°23'23"W
L14	47.80	S80°42'46"W
L15	44.80	S86°31'46"W
L16	101.43	S33°46'11"E
L17	40.97	S41°37'24"W
L18	74.50	N71°06'08"W
L19	84.28	S64°13'24"W
L20	45.22	S00°41'34"E
L21	44.53	S38°46'09"W
L22	130.82	S38°46'09"W
L23	78.71	S33°20'09"W
L24	99.80	S49°31'51"E
L25	103.21	S68°30'21"E
L26	99.36	S64°53'21"E
L27	173.43	S12°31'36"E
L28	32.28	S36°13'24"W

LINE TABLE

LINE	LENGTH	BEARING
L30	34.50	S80°20'14"E
L31	28.50	S11°31'00"E
L32	42.56	S35°05'46"W
L33	31.84	S50°35'01"E
L34	29.38	N85°37'18"E
L35	28.72	S84°03'01"E
L36	67.49	S00°01'00"E
L37	105.23	S31°38'34"W
L38	313.83	S86°16'45"E
L39	270.45	S86°1'..45"E
L40	5.36	S86°56'30"E
L41	200.38	S88°56'30"E
L42	345.66	S86°56'30"E
L43	100.47	N38°53'12"E
L44	53.15	N37°32'41"E
L45	62.99	N51°59'14"E
L46	93.56	S15°57'26"E
L47	64.93	S86°12'41"E
L48	68.83	S47°07'34"W
L49	65.03	S8°21'34"W
L50	66.19	S24°02'18"W
L51	67.74	N02°30'11"E
L52	28.88	N39°02'48"E
L53	64.93	N73°22'34"E
L54	51.07	S86°12'41"E
L56	109.91	S65°46'51"E
L57	112.30	N82°42'08"E
L58	124.90	S28°26'41"W
L59	150.82	S62°29'28"W
L60	219.19	N24°32'06"E

LOT NO.	GROSS LOT AREA IN SQ.FT.	NET LOT AREA IN SQ.FT.	REQUIRED OPEN SPACE IN SQ.FT.	UNRESTRICTED LOT AREA IN SQ.FT.	LOT WIDTH AT BUILDING SETBACK LINE	MAXIMUM ALLOWABLE LOT IMP. COVER IN SQ.FT.
1	110,954	58,793	71,887	47,322	383.76'	12,000
2	98,860	98,860	31,820	86,939	434.67'	12,000
3	181,659	47,507	63,104	67,576	335.62'	12,000
4	104,154	45,701	83,173	42,963	202.40'	12,000
5	65,712	65,712	54,968	49,454	201.19'@110'	12,000
6	89,535	89,535	41,145	66,597	200.01'	12,000
7	56,324	56,324	74,356	34,586	200.01'	12,000
8	74,579	74,579	56,101	64,035	200.01'	12,000
9	112,876	112,876	17,804	103,549	200.01'	12,000
10	84,056	82,855	47,825	74,441	200.02'	12,000
11	75,777	75,777	54,903	69,765	200.00'	12,000
12	119,817	119,817	10,863	109,713	204.22'	12,000
13	141,676	141,676	0	141,676	314.98'	12,000
14	130,705	129,698	982	119,299	352.38'	12,000
15	92,580	91,990	38,690	91,990	455.46'	12,000
16	89,994	89,994	40,686	89,994	282.38'	12,000
17	71,609	71,008	59,672	68,911	250.42'	12,000
18	71,920	71,920	58,760	71,920	230.00'	12,000
19	62,943	62,344	68,336	62,344	281.83'	12,000
20	80,523	72,349	58,331	72,349	371.76'	12,000
21	96,676	85,349	45,331	72,999	377.82'	12,000
22	84,135	84,135	46,545	84,135	359.55'	12,000
TOTAL	2,097,074	1,828,799	1,035,282	1,692,548		264,000

GROSS OPEN SPACE PROVIDED = 1,066,540 SQ.FT. (24.4844 ACRES)
GROSS OPEN SPACE REQUIRED = 1,035,282 SQ.FT. (23.7668 ACRES)

REVISION	DESCRIPTION	DATE	DRAWN BY
7	PER PCS LETTER 6/8/06	6/28/06	PCM
6	NO CHANGES	05/30/06	JL
5	PER PENNDOT HOP LETTER 2/06/06	03/27/06	JL
4	PER PLANNING COMMISSION MEETING 1/12/06	01/20/06	JL
3	PER PCS LETTER 12/14/05	01/04/06	PCM
2	PER 9/12/05 PCS LETTER	11/21/05	PCM
1	PER 1/3/05 PCS LETTER	3/11/05	WK

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEERS • MUNICIPAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
801 WEST STREET ROAD, FEASTERVILLE, PENNSYLVANIA 19053
PHONE: 215-357-5950 **FAX: 215-357-2836**

THE TASA BUILDING
SUITE 107
1166 DEKALB PIKE
BLUE BELL, PA. 19422
PHONE: 610-270-0819

FOUNDED 1959

BORDENTOWN COMMONS PROFESSIONAL CENTER
SUITE 14
231 CROSSWICKS ROAD
BORDENTOWN, NJ 08505
PHONE: 609-291-5525

FINAL PLAN
FOR
VARGA TRACT
LOCATED IN
WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

Book 344 Page 42

Job No.	Date:	Scale:
10794	10/31/04	1"=100'
Acreage	No. of Lots	
78.34	22	
Designed By:	Drawn By:	Checked By:
N/A	R.A.H.	L.F.S.

SHEET 2 OF 28

T.M.P. 53-12-69-1
N/L RICHARD H. & THELMA A. BROWN
ZONED CM

T.M.P. 53-12-70-1
N/L KEVIN J. & SHARON A. SEIFERTH
ZONED CM

T.M.P. 53-12-70-1-1
N/L LEONARD J. III & JACQUELINE M. RIGBY
ZONED CM

T.M.P. 53-12-70-4
N/L LEONARD J. III & JACQUELINE M. RIGBY
ZONED CM

T.M.P. 53-12-70-3
N/L ANTHONY P. & BARBARA A. WAGNER
ZONED CM

T.M.P. 53-12-70
N/L BERNARD NEWMAN et al
ZONED CM

T.M.P. 53-12-70-2
N/L WILLIAM III & LAURA JEAN TANNE
ZONED CM

T.M.P. 53-12-71-4
N/L STEVEN R. & ELIZABETH R. WEILER
ZONED CM

T.M.P. 53-12-68
N/L WILLARD FAMILY PARTNERSHIP
ZONED VR-4

T.M.P. 53-12-69
N/L WILLARD FAMILY PARTNERSHIP
ZONED CM

T.M.P. 53-12-76-1
N/L JOHN W. & ANN W. FOWLER
ZONED CM

T.M.P. 53-12-68-1
N/L JOHN W. & ANN W. FOWLER
ZONED CM

T.M.P. 55-12-71-1
N/L NORMAN & NICOLE SUMMER
ZONED CM

"OPEN SPACE #2"
15.663 ACRES
OPEN SPACE LAND MAY NOT BE SEPERATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED

"OPEN SPACE #1"
8.823 ACRES

WATERS OF THE US INCLUDING FED. REGULATED WETLANDS

WATERS OF THE US

WATERS OF THE US

JANE CHAPMAN DRIVE WEST

JANE CHAPMAN DRIVE WEST

STORMWATER MANAGEMENT & ACCESS EASEMENT DETENTION BASIN # 2

STORMWATER MANAGEMENT EASEMENT DETENTION BASIN # 1

FLOODPLAIN DISTRICT

HAMPTON COURT

WRIGHTSTOWN-TAYLORSVILLE ROAD SR 2081

LEGAL R/W

LEGAL R/W

T.M.P. 53-12-92
N/L FREDERICK H. HIBBS & JEANNETTE K. CURTIN
ZONED CM