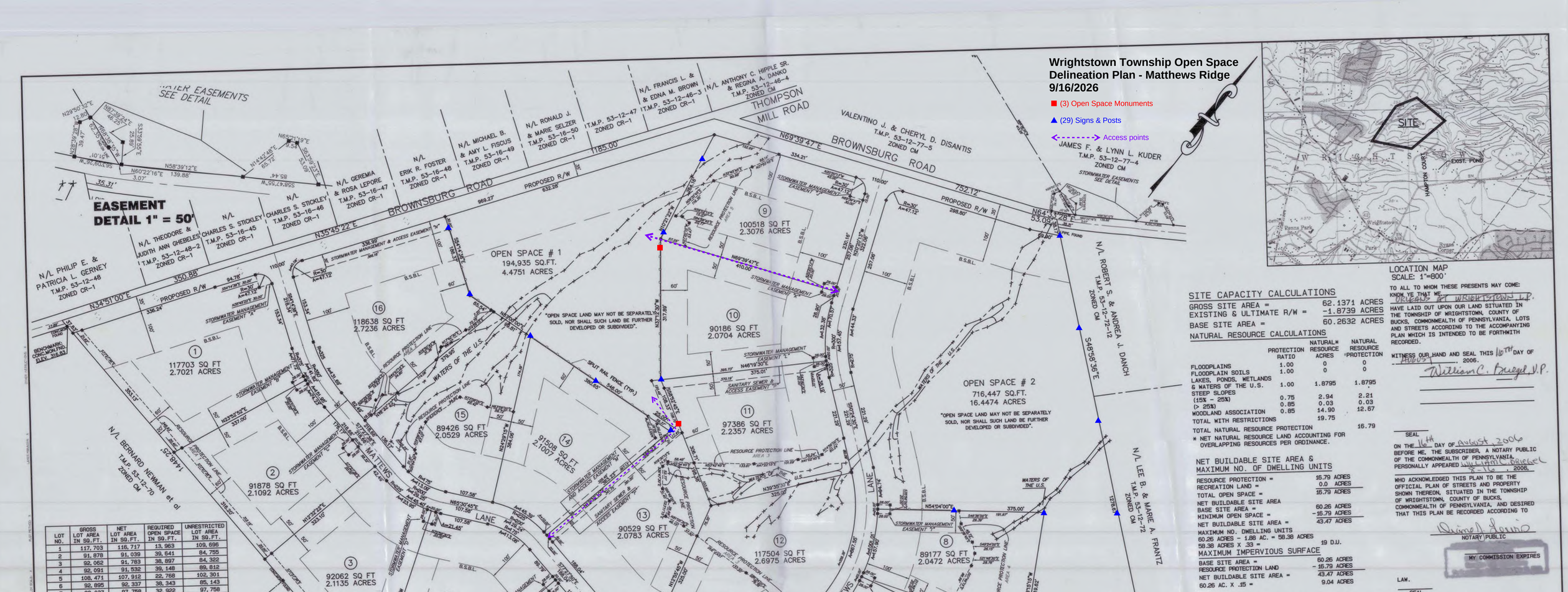
Wrightstown Township Open Space Delineation Plan - Matthews Ridge
9/16/2026

■ (3) Open Space Monuments

▲ (29) Signs & Posts

Access points



LOCATION MAP
SCALE: 1"=800'

EASEMENT DETAIL 1" = 50'

SITE CAPACITY CALCULATIONS

GROSS SITE AREA =	62.1371 ACRES
EXISTING & ULTIMATE R/W =	-1.8739 ACRES
BASE SITE AREA =	60.2632 ACRES

NATURAL RESOURCE CALCULATIONS

	PROTECTION RATIO	NATURAL* RESOURCE ACRES	NATURAL RESOURCE *PROTECTION
FLOODPLAINS	1.00	0	0
FLOODPLAIN SOILS	1.00	0	0
LAKES, PONDS, WETLANDS & WATERS OF THE U.S.	1.00	1.8795	1.8795
STEEP SLOPES (15% - 25%)	0.75	2.94	2.21
(> 25%)	0.85	0.03	0.03
WOODLAND ASSOCIATION	0.85	14.90	12.67
TOTAL WITH RESTRICTIONS		19.75	
TOTAL NATURAL RESOURCE PROTECTION			16.79

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

NET BUILDABLE SITE AREA & MAXIMUM NO. OF DWELLING UNITS

RESOURCE PROTECTION =	16.79 ACRES
RECREATION LAND =	0.0 ACRES
TOTAL OPEN SPACE =	16.79 ACRES
NET BUILDABLE SITE AREA	
BASE SITE AREA =	60.26 ACRES
MINIMUM OPEN SPACE =	-16.79 ACRES
NET BUILDABLE SITE AREA =	43.47 ACRES
MAXIMUM NO. DWELLING UNITS	
60.26 ACRES - 1.88 AC. = 58.38 ACRES	
58.38 ACRES X .33 =	19 D.U.

MAXIMUM IMPERVIOUS SURFACE

BASE SITE AREA =	60.26 ACRES
RESOURCE PROTECTION LAND	- 16.79 ACRES
NET BUILDABLE SITE AREA =	43.47 ACRES
60.26 AC. X .15 =	9.04 ACRES

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 JULY 25, 2003; THAT ALL THE MARKERS SHOWN THEREON 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

DATE 8/1/06

SEAL

SALDO WAIVERS GRANTED (FEB. 27, 2005)

SECTION 516.D.10 TO PERMIT THE PROPOSED DETENTION BASINS TO HAVE FLAT BOTTOMS TO ENCOURAGE GROUNDWATER RECHARGE.

SECTION 522 TO PERMIT THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT SIDEWALKS.

ZONING:

SPECIAL EXCEPTION GRANTED TO PERMIT USE F-1, UTILITY OPERATING FACILITY, IN THE CONSERVATION MANAGEMENT DISTRICT PER SECTION 401.A.3.e. BY ZONING HEARING BOARD AT IT'S APRIL 11, 2005 MEEETING.

T.M.P. 53-012-071

APPLICANT:
ORLEANS HOMEBUILDERS, INC.
ONE GREENWOOD SQUARE
3333 STREET ROAD
BENSALEM, PA 19020
TELEPHONE: (215) 245-7500

OWNER:
ORLEANS AT WRIGHTSTOWN, L.P.
ONE GREENWOOD SQUARE
3333 STREET ROAD, SUITE 101
BENSALEM, PA 19020
TELEPHONE: (215) 245-7500

TO ALL TO WHOM THESE PRESENTS MAY COME:

KNOW YE THAT WE ORLEANS AT WRIGHTSTOWN L.P. 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 16TH DAY OF August, 2006.

William C. Buegel V.P.

SEAL

ON THE 16th DAY OF August 2006 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED William C. Buegel, V.P. 2006, 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.

NOTARY PUBLIC

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 5TH DAY OF September, 2006.

REVIEWED BY THE WRIGHTSTOWN TOWNSHIP ENGINEER ON THE 21 DAY OF Aug, 2006.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 2006.

BY _____ RECORDER

BCPC No. 9518-A

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

CERTIFIED THIS DATE 8-28-06

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

APPROVED BY THE WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION ON THE _____ DAY OF _____ 2006.

CHAIRMAN

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.
1	117,703	104,540	13,963	109,696
2	91,878	91,039	39,641	84,755
3	92,062	91,783	38,897	84,322
4	92,091	91,532	39,148	89,812
5	108,471	107,912	22,768	102,301
6	92,895	92,337	38,343	85,143
7	98,037	97,758	32,922	97,758
8	89,177	88,619	42,061	49,650
9	100,518	99,081	31,599	83,250
10	90,186	89,627	41,053	89,627
11	97,386	89,936	40,744	66,382
12	117,504	117,504	13,176	47,722
13	90,529	82,832	47,848	70,288
14	91,508	87,129	43,551	87,129
15	89,426	89,426	41,254	37,806
16	118,638	110,388	20,292	107,812
TOTAL	1,578,009	1,543,620	547,260	1,293,453

GROSS OPEN SPACE PROVIDED = 911,382 SQ.FT. (20.9225 ACRES)
RECREATION AREA = 24,000 SQ.FT. (0.5510 ACRES)
BASIN AREAS = 82,103 SQ.FT. (1.9848 ACRES)
SEWAGE FACILITIES AREAS = 130,502 SQ.FT. (2.9959 ACRES)
NET OPEN SPACE PROVIDED = 674,777 SQ.FT. (15.4907 ACRES)

NATURAL RESOURCE CALCULATIONS

NATURAL RESOURCE	PROTECTION RATIO	ACREAGE	ALLOWABLE MAX. DIST.	PROPOSED DISTURBANCE
FLOODPLAIN	1.00	0	0	0
FLOODPLAIN SOILS	1.00	0	0	0
LAKES, PONDS, WETLANDS & WATERS OF THE U.S.	1.00	1.8795 AC.	0	0
STEEP SLOPES (15 % - 25 %)	0.75	4.84 ACRES	1.21 ACRES	1.20 ACRES
STEEP SLOPES (> 25 %)	0.85	2.43 ACRES	0.35 ACRES	0.26 ACRES
WOODLAND	0.85	16.78 ACRES	2.52 ACRES	2.42 ACRES

GENERAL NOTES:

1. SITE ZONED C-M, CONSERVATION MANAGEMENT ZONING DISTRICT.
2. C-M 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 - 50 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 %, 9.8 % PROPOSED (5.9 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 OF BROWNSBURG ROAD AND THE RIGHT-OF-WAY AND ROADWAY OF MATTHEWS LANE, TOGETHER WITH ALL STORM SEWER AND SANITARY SEWER FACILITIES CONTAINED THEREIN ARE TO BE DEDICATED TO AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
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. CONCRETE MONUMENTS TO BE SET ON ALL LOT CORNERS.
9. BENCHMARK USED: CONCRETE MONUMENT, FOUND, ON SOUTHEAST SIDE OF BROWNSBURG ROAD; ELEVATION 316.83.
10. OPEN SPACE AREAS CLASSIFIED AS NATURAL AREAS (SECTION 529.B.2.)
11. OPEN SPACE AREAS 1 AND 2 TO BE DEDICATED TO AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP AND SAID OPEN SPACE AREAS SHALL BE RESTRICTED FROM FURTHER DEVELOPMENT OR SUBDIVISION. WRIGHTSTOWN TOWNSHIP SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES CONTAINED THEREIN AS WELL AS THE MAINTENANCE AND OPERATION OF THE SANITARY SEWER SYSTEM SERVICING THIS SITE.
12. ALL STORMWATER MANAGEMENT EASEMENTS AND SANITARY SEWER EASEMENTS AND ASSOCIATED AMENITIES ARE TO BE DEDICATED TO AND MAINTAINED BY WRIGHTSTOWN TOWNSHIP.
13. WATERS OF THE U.S. DETERMINED BY PRINCETON HYDRO, LLC BASED ON FIELD INVESTIGATIONS PERFORMED FROM JANUARY, 2001 THROUGH JANUARY, 2004.
14. THE RESOURCE PROTECTION AREAS SHOWN ON THIS PLAN SHALL REMAIN AS OPEN SPACE AND BE DEED RESTRICTED AGAINST ANY DISTURBANCE. STRUCTURES, DEVELOPMENT, FILLING, PIPING OR DIVERTING SHALL NOT BE PERMITTED.
15. NO STRUCTURES OR PLANTINGS, EXCEPT FOR A LAWN, SHALL BE SET OR PUT WITHIN THE AREA OF AN EASEMENT.
16. 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.
17. ALL REQUIRED TOWNSHIP PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION, INCLUDING ZONING PERMITS FOR TREE REMOVAL AND DEMOLITION PERMITS.
18. ALL LOTS ARE RESTRICTED TO A MAXIMUM OF 10,000 SQ.FT. OF IMPERVIOUS SURFACE COVERAGE WITHOUT ADDITIONAL STORMWATER MANAGEMENT CONTROLS.
19. 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 _____.
20. THE SPLIT RAIL FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BY THE TOWNSHIP. THE DEVELOPER SHALL MAINTAIN THE FENCE UNTIL THE TIME THAT THE TOWNSHIP ACCEPTS DEDICATION OF THE OPEN SPACE.
21. THE INSTALLATION OF SOLID FENCING SHALL BE PROHIBITED WITHIN THE MINIMUM FRONT YARDS ON LOTS 1 AND 16 ALONG BROWNSBURG ROAD.
22. PRIOR TO ISSUANCE BY THE TOWNSHIP OF THE FIRST BUILDING PERMIT:
    - I. THE ABOVEGROUND STORAGE TANKS ABANDONED ON THE PROPERTY SHALL BE REMOVED AND DISPOSED OF AT OFF-SITE PROPERLY PERMITTED FACILITY.
    - II. MATERIAL IDENTIFIED IN THE THREE DUMP AREAS SHALL BE CHARACTERIZED AND DISPOSED OF AT OFF-SITE PROPERTY PERMITTED FACILITY.
    - III. UPON THE COMPLETION OF THE FOREGOING, THE SITE SHALL BE PROPERLY REMEDIATED.
23. THE NUMBER OF BEDROOMS WITHIN EACH DWELLING ON A GIVEN LOT SHALL BE LIMITED TO THE NUMBER OF BEDROOMS PERMITTED FOR SAID LOT WITHIN THE SEWAGE FACILITY PLANNING MODULE APPROVAL GRANTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
24. A CONSERVATION EASEMENT SHALL BE PLACED OVER DESIGNATED RESOURCE PROTECTED AREAS LOCATED WITHIN LOTS 1 THROUGH 5, 8, 9, 11 THROUGH 13, 15 AND 16.
25. ALL LOTS SHALL BE SERVED BY INDIVIDUAL, ON-LOT WELLS.
26. EASEMENTS FOR EACH INDIVIDUAL STONE RECHARGE BASIN SHOWN ON THE PLANS SHALL: BE PROVIDED FOR THE BENEFIT OF THE TOWNSHIP; BE DELINEATED BY METES AND BOUNDS; HAVE IRON PINS INSTALLED APPROXIMATELY THREE (3) FEET FROM EACH OF THE FOUR (4) CORNERS OF EACH INDIVIDUAL BASIN AND; PROHIBIT ANY PLANTINGS OR CONSTRUCTION OF STRUCTURES WITHIN THE EASEMENT AREAS. THE LOT OWNER SHALL MAINTAIN, REPAIR AND REPLACE, AS NECESSARY, THE STONE RECHARGE BEDS SUCH THAT THEY FUNCTION ACCORDING TO THEIR DESIGN.

REVISION	DESCRIPTION	DATE	DRWN. BY
11	REVISED PER TWP. ENG. LETTER OF 5/24/06	6/26/06	JL
10	NO REVISION	4/25/06	JL
9	REVISED PER TWP. RESOLUTION NO. 2006-20	3/24/06	JL
8	REVISED PER MEETING WITH TWP. ENGINEER	10/5/05	PCH
7	REV. PLAN SIZE PER B.C.P.C. 8/11/05 & PER TWP ENG 8/17/05	9/20/05	P.J.P.
6	REVISED PER TWP. REVIEW COMMENTS	6/30/05	JL
5	REVISED PER P.C. & S. LETTER OF 07/23/04.	09/27/04	R.A.H.
4	ADDITIONAL WATERS OF THE COMMONWEALTH PER PRINCETON HYDRO.	07/15/04	R.A.H.
3	REVISED PER TOWNSHIP REVIEW COMMENTS.	06/11/04	R.A.H.
2	REVISE WATERS OF THE COMMONWEALTH PER PRINCETON HYDRO.	01/30/04	R.A.H.
1	ADDED WATERS OF THE COMMONWEALTH.	01/21/04	R.A.H.

NOTE:
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Pennsylvania One Call System, Inc.
Call Before You Dig In Pennsylvania 1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System

Owner of Record
ORLEANS AT WRIGHTSTOWN, L.P.
ONE GREENWOOD SQUARE
3333 STREET ROAD, SUITE 101
BENSALEM, PA. 19020
TELEPHONE: (215) 245-7500
Applicant
ORLEANS HOMEBUILDERS, INC.
ONE GREENWOOD SQUARE
3333 STREET ROAD
BENSALEM, PA 19020
TELEPHONE: (215) 245-7500

Job No. 10749	Date: 12/4/03	Scale: 1"=100'	
Acreage 62.13	No. of Lots 16		
Designed By: WK	Drawn By: WK	Checked By: JL	

SCALE IN FEET
100' 50' 0 100' 200' 400'

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
1165 DEKALB PIKE
BLUE BELL, PA. 19422
PHONE: 610-270-0819
BORDENTOWN COMMONS PROFESSIONAL CENTER
SUITE 14
231 CROSSWICKS ROAD
BORDENTOWN, NJ 08505
PHONE: 609-291-5525
FOUNDED 1959

LOUIS F. SPADACCINI — PENNSYLVANIA

FINAL PLAN
OF
MATTHEWS RIDGE
LOCATED IN
WRIGHTSTOWN TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

SHEET 2 OF 25

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