CERTIFICATIONS

SURVEYOR'S CERTIFICATIONS

I HEARBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND COMPLETED BY ME ON 2-14-2005 (DATE); THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS EXIST EXCEPT AS SHOWN HEREON.

SIGNATURE

SEAL

JOSEPH JAMES WRIGHT
CARL SURVEYOR
SP 078564

OWNERS CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THE DAY OF June 14 20 05 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN Bucks PERSONALLY APPEARED Richard B. Carroll WHO ACKNOWLEDGED HIMSELF (THEMSELVES) TO BE THE OWNER(S) OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND I (WE) DESIRE THAT THIS PLAN BE DULY RECORDED.

Jacqueline J. Green
NOTARY PUBLIC

12/8/2006
MY COMMENSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline J. Green, Notary Public
Warwick Twp., Bucks County
My Commission Expires Dec. 2, 2008
Member, Pennsylvania Association Of Notaries

I (WE) DO CERTIFY THAT I AM (WE ARE) THE SOLE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I (WE) DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I (WE) HAVE LAID OUT UPON MY (OUR) LAND, SITUATED IN THE TOWNSHIP OF WRIGHTSTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. I (WE) DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF WRIGHTSTOWN AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT, FOR WHATEVER REASON PRESENT OF FUTURE.

HERITAGE BUILDING GROUP, INC., A PENNSYLVANIA LIMITED PARTNERSHIP
BY: HGB WARNER MEADOWS, INC., A PENNSYLVANIA CORPORATION, GENERAL PARTNER.
BY:
RICHARD B. CARROLL, JR.
VICE PRESIDENT

CERTIFICATION OF REVIEW BY THE WRIGHTSTOWN TOWNSHIP ENGINEER:

THIS PLAN HAS BEEN REVIEWED BY THE WRIGHTSTOWN TOWNSHIP ENGINEER THIS 15 DAY OF June 2005

SIGNATURE

SEAL

CERTIFICATION OF APPROVAL BY WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WRIGHTSTOWN THIS DAY OF June 20 05

CERTIFICATION OF APPROVAL BY THE WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION:

RECOMMENDED FOR APPROVAL BY THE WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF June 20 05

CERTIFICATION OF APPROVAL BY THE BUCKS COUNTY PLANNING COMMISSION:

BCPC NO. 9117-A

PROCESSED AND REVIEWED REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE REGULATIONS. CERTIFIED, THIS DATE 9/13/05

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

CERTIFICATION OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____

SITE CAPACITY CALCULATIONS:

BASE SITE AREA:

	CM DISTRICT	CR1 DISTRICT
DETERMINE GROSS SITE AREA BY ACTUAL ONSITE SURVEY	48.775 Ac	16.976 Ac
SUBTRACT – ANY EXISTING AREA THAT HAS BEEN SET ASIDE AS A PERMANENT ROW OR EASEMENT FOR A PUBLIC OR PRIVATE STREET.	– 0 Ac	0 Ac
SUBTRACT – LAND WITHIN THE ULTIMATE RIGHTS OF WAY OF EXISTING STREETS OR ROADS.	– 1.397 Ac	0.793 Ac
SUBTRACT – LAND WITHIN THE RIGHTS OF WAY OR EASEMENTS OF ABOVE GROUND OR UNDERGROUND UTILITIES.	– 0 Ac	0 Ac
SUBTRACT – LAND WITHIN EXISTING AREAS COMPRIMISING PERMANENT DRAINAGE OR STORMWATER MANAGEMENT EASEMENTS.	– 0 Ac	0 Ac
SUBTRACT – LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS.	– 0 Ac	0 Ac
BASE SITE AREA =	47.378 Ac	16.183 Ac

TABLE OF NATURAL RESOURCE CALCULATIONS (CM DISTRICT)

RESOURCE	(A) MINIMUM REQUIRED RESOURCE PROTECTION RATIO	(B) LAND IN NATURAL RESOURCE (Ac)	(C) RESOURCE PROTECTION LAND (A x B) (Ac)
HYDROLOGIC SURFACE FEATURES			
FLOODPLAINS	1.00	0.000	0.000
FLOODPLAIN SOILS	1.00	8.032	8.032
LAKES OR PONDS	1.00	0.000	0.000
WETLANDS/WATER	1.00	0.329	0.329
SLOPES			
STEEP SLOPES (15%–25%)	0.75	0.012	0.009
STEEP SLOPES (GREATER THAN 25%)	0.85	0.000	0.000
WOODLAND ASSOCIATIONS			
JM, CM and CR–1	0.85	5.737	4.876

TABLE OF NATURAL RESOURCE CALCULATIONS (CR1 DISTRICT)

RESOURCE	(A) MINIMUM REQUIRED RESOURCE PROTECTION RATIO	(B) LAND IN NATURAL RESOURCE (Ac)	(C) RESOURCE PROTECTION LAND (A x B) (Ac)
HYDROLOGIC SURFACE FEATURES			
FLOODPLAINS	1.00	0.000	0.000
FLOODPLAIN SOILS	1.00	0.381	0.381
LAKES OR PONDS	1.00	0.000	0.000
WETLANDS/WATER	1.00	0.000	0.000
SLOPES			
STEEP SLOPES (15%–25%)	0.75	0.000	0.000
STEEP SLOPES (GREATER THAN 25%)	0.85	0.000	0.000
WOODLAND ASSOCIATIONS			
JM, CM and CR–1	0.85	0.735	0.625

DISTURBANCE TABLE

RESOURCE	TOTAL AREA (Ac)	PERMITTED DISTURBANCE RATIO	PERMITTED DISTURBANCE (Ac)	AREA DISTURBED (Ac)	RATIO DISTURBED
FLOODPLAIN (By SOILS)	8.412	0.00	0.00	0.000	0.000
WETLANDS	0.374	0.00	0.00	0.000	0.000
STEEP SLOPE 15–25%	3.306	0.25	0.826	0.344	0.104
STEEP SLOPES >25%	2.720	0.15	0.408	0.070	0.026
WOODLANDS	14.281	0.15	2.142	0.503	0.035
WATERS OF THE COMMONWEALTH	0.789	0.00	0.00	0.000	0.000

LOT AREA TABULATION - CM DISTRICT (0.15)

LOT NUMBER	NET LOT AREA (Ac)	PERCENTAGE OF TOTAL LOT AREA (%)	PROPOSED IMPERVIOUS SURFACE (Ac)	ADDITIONAL IMPERVIOUS SURFACE (Ac)	MAX. ALLOWABLE IMPERVIOUS SURFACE (Ac)
1	2.271	10.41	0.137	0.204	0.341
2	1.261	5.78	0.138	0.051	0.189
3	1.727	7.92	0.137	0.122	0.259
4	1.239	5.68	0.137	0.049	0.186
5	1.745	8.04	0.138	0.059	0.197
6	1.612	7.39	0.137	0.105	0.242
7	1.585	7.29	0.137	0.101	0.238
8	1.815	8.34	0.137	0.138	0.273
9	1.345	6.17	0.138	0.084	0.222
10	1.615	7.41	0.138	0.104	0.242
11	1.559	7.15	0.142	0.092	0.234
12	1.410	6.47	0.137	0.075	0.212
13	1.640	7.52	0.137	0.109	0.246
14	1.403	6.43	0.137	0.073	0.210
TOTAL	21.805	100.00	1.927	1.344	3.271

NET AREA WITHIN DISTRICT = 34.350 Ac
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE = 0.15 x 34.350 = 5.153 Ac

ROAD NETWORK IMPERVIOUS SURFACE = 1.683 Ac
EXISTING IMPERVIOUS SURFACE TO REMAIN = 0.032 Ac

REMAINING IMPERVIOUS SURFACE ALLOTTED TO LOTS = 3.438 Ac
(MINIMUM – ROADS & EXISTING)

ADDITIONAL IMPERVIOUS SURFACE PER LOT = (REMAINING – TOTAL PROPOSED) x % OF TOTAL LOT AREA OR 15% OF NET LOT AREA, WHICHEVER IS LESS.

LOT AREA TABULATION - CR1 DISTRICT (0.18)

LOT NUMBER	NET LOT AREA (Ac)	PERCENTAGE OF TOTAL LOT AREA (%)	PROPOSED IMPERVIOUS SURFACE (Ac)	ADDITIONAL IMPERVIOUS SURFACE (Ac)	MAX. ALLOWABLE IMPERVIOUS SURFACE (Ac)
15	1.108	7.87	0.125	0.028	0.153
16	1.389	9.88	0.120	0.036	0.156
17	1.030	7.32	0.125	0.026	0.151
18	1.050	7.46	0.120	0.027	0.147
19	1.788	12.58	0.120	0.087	0.207
20	1.589	11.30	0.335	0.000	0.335
21	1.247	8.86	0.203	0.011	0.214
22	1.153	8.19	0.128	0.030	0.158
23	1.274	9.05	0.122	0.039	0.161
24	1.313	9.33	0.120	0.039	0.159
25	1.120	7.96	0.135	0.028	0.158
TOTAL	14.041	100.00	1.638	0.361	1.999

NET AREA WITHIN DISTRICT = 15.288 Ac
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE = 0.18 x 15.288 = 2.752 Ac

ROAD NETWORK IMPERVIOUS SURFACE = 0.753 Ac
EXISTING IMPERVIOUS SURFACE TO REMAIN = 0.000 Ac

REMAINING IMPERVIOUS SURFACE ALLOTTED TO LOTS = 1.999 Ac
(MINIMUM – ROADS & EXISTING)

ADDITIONAL IMPERVIOUS SURFACE PER LOT = (REMAINING – TOTAL PROPOSED) x % OF TOTAL LOT AREA OR 18% OF NET LOT AREA, WHICHEVER IS LESS.

WAIVERS GRANTED BY THE BOARD OF SUPERVISORS FROM THE WRIGHTSTOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1.) THE REQUIREMENTS OF SECTION 503.H TO THE EXTENT ANY IMPROVEMENTS WOULD BE REQUIRED ON THE STREETS ABUTTING THE SUBDIVISION OTHER THAN THOSE IMPROVEMENTS PROPOSED ON THE PRELIMINARY PLANS AND/OR REQUIRED BY PENNDOT.

2.) THE REQUIREMENTS OF SECTION 522 THAT SIDEWALKS AND PEDESTRIAN PATHS BE PROVIDED.

3.) THE REQUIREMENT THAT BUFFER PLANTINGS BEYOND WHAT IS PROPOSED ON THE PRELIMINARY PLANS BE INSTALLED.

4.) THE REQUIREMENTS OF SECTION 402.B(1) REQUIRING THAT EXISTING FEATURES WITHIN 500 FEET OF THE PROPERTY BE SHOWN ON THE PLANS. THE BOARD OF SUPERVISORS ACCEPTS THE 200 FOOT AREA WITHIN WHICH EXISTING FEATURES ARE SHOWN.

5.) EXCEPT AS PROVIDED IN THE PRELIMINARY PLAN APPROVAL RESOLUTION, THE REQUIREMENT THAT STREET LIGHTS BE INSTALLED IN THE SUBDIVISION.

6.) EXCEPT AS PROVIDED IN THE PRELIMINARY PLAN APPROVAL RESOLUTION, THE REQUIREMENTS OF SECTION OF 527.B REGARDING THE ESTABLISHMENT OF BUFFERS.

7.) THE REQUIREMENTS OF SECTION 402.B(11)(b)(2) TO THE EXTENT THAT A TRANSPORTATION IMPACT STUDY WOULD BE REQUIRED FOR THIS SUBDIVISION. IN LIEU OF PERFORMING THE TRAFFIC IMPACT STUDY, THE DEVELOPER SHALL CONTRIBUTE TO THE TOWNSHIP, PRIOR TO THE RECORDING OF THE RECORD PLANS, THE SUM OF $5,000.00.

8.) THE REQUIREMENT OF SECTION 516.F(3)(f) WHICH REQUIRES PIPE VELOCITIES TO BE NOT LESS THAN 2.5 FEET PER SECOND.

SIGHT DISTANCES (PADOT STANDARDS)

	DESIRABLE* LEFT	DESIRABLE* RIGHT	PROVIDED LEFT	PROVIDED RIGHT
DURHAM ROAD–ROAD 'A' INTERSECTION	635'	570'	635+	570+

*DURHAM ROAD POSTED SPEED LIMIT = 45 MPH

DRAWING LEGEND

- PROPOSED CONCRETE MONUMENT TO BE SET
- WOODS LINE
- PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- PROPOSED OPEN SPACE AREAS
- WETLANDS
- WATERS OF THE COMMONWEALTH
- LIMIT OF FLOODPLAIN SOILS (By)

Wrightstown Township Open Space Delineation Plan - Parsons Lane 9/16/2026

- (4) Open Space Monuments
- (24) Signs & Posts
- Access points

CALCULATION FOR AREA OF REQUIRED OPEN SPACE (CM DISTRICT)

TOTAL OPEN SPACE:
FOR EACH LOT LESS THAN THREE ACRES, AN AREA EQUAL TO THE REMAINDER OF 3 ACRES SHALL BE KEPT AS OPEN SPACE.
14 TOTAL LOTS x 3 ACRES = 42 ACRES REQUIRED
42 ACRES – 23.129 ACRES OF DEED RESTRICTED LOTS = REQUIRED OPEN SPACE
REQUIRED OPEN SPACE = 18.871 Ac
PROVIDED OPEN SPACE = 21.535 Ac

CALCULATION FOR NET BUILDABLE SITE AREA (CM DISTRICT)

BASE SITE AREA – TOTAL OPEN SPACE OR MINIMUM REQUIRED OPEN SPACE (WHICHEVER IS GREATER) = NET BUILDABLE SITE AREA
47.378 Ac – 18.871 Ac (REQUIRED OPEN SPACE) =
BUILDABLE SITE AREA = 28.507 Ac

CALCULATION FOR NET BUILDABLE SITE AREA (CR1 DISTRICT)

BASE SITE AREA – TOTAL OPEN SPACE OR MINIMUM REQUIRED OPEN SPACE (WHICHEVER IS GREATER) = NET BUILDABLE SITE AREA
16.014 Ac – 0 Ac (REQUIRED OPEN SPACE) =
BUILDABLE SITE AREA = 16.014 Ac

CALCULATION OF MAXIMUM NUMBER OF PERMITTED DWELLING UNITS (RESIDENTIAL USE IN CM DISTRICT)

BASE SITE AREA–WETLANDS & WATERWAYS x MAX DENSITY PER RESIDENTIAL USE=TOTAL DU
(47.378 Ac – 1.183 Ac) x 0.33 = 15.35 DU'S
MAX. DU PERMITTED = 15
MAX. DU PROVIDED = 14

CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE (CM DISTRICT)

CALCULATION FOR NET BUILDABLE SITE AREA
BASE SITE AREA – RESOURCE PROTECTION LAND = NET BUILDABLE SITE AREA
47.378 Ac – 13.246 Ac = 34.132 Ac

CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE FOR ALL USES:
NET BUILDABLE SITE AREA X MAX. IMPERVIOUS RATIO = MAX IMPERVIOUS SURFACE
34.350 Ac X 0.15 = 5.153 Ac
MAX. ALLOWABLE IMPERVIOUS COVERAGE = 5.153 Ac
PROPOSED IMPERVIOUS COVERAGE = 5.153 Ac

CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE (CR1 DISTRICT)

CALCULATION FOR NET BUILDABLE SITE AREA
BASE SITE AREA – RESOURCE PROTECTION LAND = NET BUILDABLE SITE AREA
16.014 Ac – 1.006 Ac = 15.008 Ac

CALCULATION FOR MAXIMUM IMPERVIOUS SURFACE FOR ALL USES:
NET BUILDABLE SITE AREA X MAX. IMPERVIOUS RATIO = MAX IMPERVIOUS SURFACE
15.288 Ac X 0.18 = 2.752 Ac
PROPOSED IMPERVIOUS COVERAGE = 2.752 Ac

GENERAL NOTES

1.) THIS PLAN REFERENCES:
A "BOUNDARY & TOPOGRAPHICAL SURVEY" BY:
JOSEPH J. WRIGHT, PA. P.L.S. #SU–037826–E
CONTROL POINT ASSOCIATES, INC.
1120 WELSH ROAD, SUITE 110
FILE No. CP00014
DATED: 3/01/02
LAST REVISED: 10/01/02

2.) OWNERS:
T.M.P. 53–2–106
VALENTINE J. SIMONDS
T.M.P. 53–5–3
ELIZABETH ANN WEICHEC

3.) APPLICANT/EQUITABLE OWNER:
HERITAGE BUILDING GROUP, INC.
3326 OLD YORK ROAD, SUITE A–100
FURLONG, PA 18925

4.) ZONING DATA:
T.M.P. 53–2–106, D.B.2242 PG. 1861 (ZONED: CM – CONSERVATION MANAGEMENT)
T.M.P. 53–5–3, D.B. 2404, PG. 795 (ZONED: CR1 – COUNTRY RESIDENTIAL / LOW DENSITY)

PROPOSED USE: B–1, SINGLE–FAMILY DETACHED (PERMITTED IN BOTH DISTRICTS)

SALDO CODE: 9/15/86 LAST REV.:6/5/91
ZONING CODE: 2001

ZONING REQUIREMENTS (CM DISTRICT):

	REQUIRED	PROVIDED
MIN. GROSS SITE AREA:	3.0 Ac	48.775 Ac
MIN. LOT AREA:	1.0 Ac	1.239 Ac (LOT 4)
MIN. LOT WIDTH (@ BLDG. SETBACK):	200'	200.0'
MIN. BUILDING SETBACKS		
FRONT:	100'	100.0'
SIDE:	50'	50.0'
REAR:	60'	60.0'
MIN. DISTANCE BETWEEN BLDGS:	100'	100.0'
MAX. BUILDING HEIGHT:	35'	35'
MAX. DWELLING UNITS (DU)	0.33	0.30
MAX. IMPERVIOUS COVERAGE	0.15	0.15

ZONING REQUIREMENTS (CR1 DISTRICT):

	REQUIRED	PROVIDED
MIN. GROSS SITE AREA:	1.0 Ac	16.976 Ac
MIN. LOT AREA:	1.0 Ac	1.030 Ac (LOT 17)
MIN. LOT WIDTH (@ BLDG. SETBACK):	150'	150.0'
MIN. BUILDING SETBACKS		
FRONT:	60'	60.0'*
SIDE:	40'	40.0'
REAR:	50'	50.0'
MIN. DISTANCE BETWEEN BLDGS:	N/A	80.0'
MAX. BUILDING HEIGHT:	35'	35'
MAX. IMPERVIOUS COVERAGE	0.18	0.18

* THE REQUIRED FRONT YARD IS PROVIDED FOR ALL PROPOSED RESIDENTIAL STRUCTURES WITH THE EXCEPTION OF THE EXISTING NON–CONFORMITY FOR LOT 20.

5.) PARKING REQUIREMENT:
REQUIRED = 2 SPACES PER LOT
PROVIDED = 3 SPACES PER LOT

6.) LINEAL FEET OF NEW STREETS:
PROVIDED:
PARSONS LANE=3,503.06'

7.) INDIVIDUAL LOTS TO BE SERVICED BY ON–SITE SEPTIC AND ON–SITE WELLS.

8.) ALL PROPOSED ROADS ARE LOCAL RESIDENTIAL ROADS AND SHALL BE OFFERED FOR DEDICATION TO WRIGHTSTOWN TOWNSHIP.

9.) THE AREA BETWEEN THE ULTIMATE R.O.W. LINE AND THE LEGAL R.O.W. LINE OF DURHAM ROAD SHALL BE OFFERED FOR DEDICATION TO WRIGHTSTOWN TOWNSHIP.

10.) REQUIRED OPEN SPACE AREAS SHALL BE OFFERED FOR DEDICATION TO THE TOWNSHIP, EITHER AS FEE SIMPLE DEDICATION OR AS AN EASEMENT.

11.) WETLANDS AND WATERS OF THE UNITED STATES WERE DELINEATED BY PIEDMONT ENVIRONMENTAL GROUP, INC. ON AND AROUND MAY 20, 2002.

12.) ELEVATIONS ARE BASED UPON NGVD 29 DATUM, BENCHMARK DISK IN CONCRETE MON. #P189 1942, A.K.A. "KV2129", ELEVATION 184.00.

13.) IRON PINS SHALL BE PLACED AT ALL CHANGES OF DIRECTION ALONG THE NATURAL WATERCOURSE EASEMENTS AND FLOOD PLAIN SOILS.

14.) THE HOUSE FOOTPRINTS SHOWN ARE TYPICAL AND ARE SUBJECT TO CHANGE BASED ON THE MODEL SOLD ON THE INDIVIDUAL LOT. THIS MAY AFFECT THE CONFIGURATION OF THE HOUSE FOOTPRINT, CLEARING ENVELOPE ON THE LOT, SIDE ENTRY GARAGE VS. FRONT ENTRY GARAGE AND THE DRIVEWAY LOCATION (LEFT HAND OR RIGHT HAND) AT THE STREET. INDIVIDUAL PLOT PLANS WITH DETAILED GRADING SHALL BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION.

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

16.) ALL PROPOSED EASEMENTS SHALL BE OWNED BY THE LOT ON WHICH THEY ARE SITUATED.

17.) ALL PROPOSED LOTS SHALL BE DEED RESTRICTED FOR THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE NOTED IN THE TABLES ABOVE.

18.) PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY LOT IN THE SUBDIVISION, ALL EXISTING WELLS ON THE PROPERTY, WHICH ARE NOT PROPOSED TO SERVICE ANY EXISTING OR FUTURE RESIDENCE ON THE PROPERTY, SHALL BE CAPPED ACCORDING TO THE REQUIREMENTS OF THE BUCKS COUNTY DEPARTMENT OF HEALTH AND APPROVED BY THE TOWNSHIP ENGINEER.
THE FOLLOWING ITEMS SHALL BE FOLLOWED FOR EACH PROPOSED ON–LOT WELL:
A. SAMPLE/TEST EACH WELL AFTER BEING DRILLED.
B. RECALCULATE THE NITRATE MASS BALANCE TO DETERMINE IF IT MEETS THE 3.5 MG/L LIMIT. IF THIS LIMIT IS EXCEEDED THEN INSTALL A NITRATE FILTRATION SYSTEM WITHIN THAT HOME.
C. ALL TESTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND THE FILTRATION SYSTEM SHOULD BE INSTALLED AND OPERATIONAL PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
D. ALL PROPOSED WELLS SHALL BE DRILLED TO A DEPTH THAT WILL PRODUCE A MINIMUM OF SIX (6) GALLONS PER MINUTE (GPM), AS REQUIRED BY SECTION 519 OF ORDINANCE NO. 167.
E. IT IS RECOMMENDED THAT 60' OF 6" DIAMETER WATERTIGHT STEEL CASING BE PROVIDED FOR EACH OF THE WELLS. THIS WILL REDUCE THE EFFECTS OF ANY SHALLOW AQUIFER CONTAMINATION OF THE WELL.

19.) CONCRETE MONUMENTS, MEETING THE REQUIREMENTS OF SALDO SECTION 607 SHALL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, AND SHALL BE INDICATED ON ALL PLANS.

20.) PRIOR TO FINAL PLAN APPROVAL, DEVELOPER AND TOWNSHIP SHALL AGREE ON A SATISFACTORY MEANS OF LIGHTING THE INTERSECTION OF ROAD A WITH PA ROUTE 413 WITH A STREETLIGHT OF A DESIGN APPROVED BY THE DEVELOPER AND TOWNSHIP, TO BE INSTALLED BY DEVELOPER, AT DEVELOPER'S EXPENSE. A SATISFACTORY MEANS OF DEALING WITH PAYMENT OF THE COST OF OPERATING THE LIGHT SHALL BE REACHED PRIOR TO FINAL PLAN APPROVAL.

21.) OFFER OR DEDICATION TO THE DEDICATED RIGHT–OF–WAY LINE SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

FINAL LAND DEVELOPMENT PLANS

BOHLER ENGINEERING, INC.
CIVIL & CONSULTING ENGINEERS ■ SURVEYORS ■ TRAFFIC CONSULTANTS ■ ENVIRONMENTAL & GEOTECHNICAL ENGINEERS
■ WATCHUNG, NJ ■ MELVILLE, NY ■ STERLING, VA ■ SOUTHBORO, MA ■ TOWSON, MD ■ ALBANY, NY
1120 WELSH ROAD, SUITE 200
NORTH WALES, PA 19454
215.393.8300
215.393.8130 Fax
www.bohlereng.com

HERITAGE BUILDING GROUP, INC.
"WARNER MEADOWS"
SIMONDS TRACT (T.M.P. 53–2–106) &
WEICHEC TRACT (T.M.P. 53–5–3)
WRIGHTSTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

OVERALL RECORD PLAN

REV.	DATE	REVISION COMMENTS	JAC	JMC	DCD	LDD	BLH	BY
10	08/01/04	REV. PER TWP. COMMENTS						
9	04/22/04	REV. PER PADOT COMMENTS						
8	01/23/04	REV. PER PADOT COMMENTS						
7	11/19/03	REV. PER TWP. & BCPC COMMENTS						
6	09/30/03	REV. PER NEW SCOPING & TWP. COMMENTS						
5	07/07/03	REV. PER TWP. & BCPC COMMENTS						
4	05/20/03	REV. PER TOWNSHIP & LCNB COMMENTS						
3	04/11/03	REV. PER TOWNSHIP COMMENTS						
2	03/07/03	REV. PER TOWNSHIP COMMENTS						
1	02/03/03	REV. PER TOWNSHIP COMMENTS						
NO.	DATE	COMMENT						

ROBERT D. IRONS
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
No. PE 049172

JOSEPH JAMES WRIGHT
PROFESSIONAL
COMMONWEALTH OF PENNSYLVANIA
JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR SU–037826–E
6/13/05
DATE

CALL BEFORE YOU DIG!
PENNSYLVANIA ACT 287 OF 1974 (AS AMENDED BY ACT 187 OF 1996) REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 3 WORKING DAYS IN DESIGN STAGE – STOP! CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1–800 242–1776

DRAWN:	RCF	PROJECT No:	P02–0104
CHECKED:	R.D.I.	CAD ID:	P02–0104OVERALL–11
CONSTRUCTION CHECK		DATE:	

SCALE (H): 1"=100' (V):
SHEET NO. 2 OF 27
REV. NO. 11

SCALE: 1" = 100'