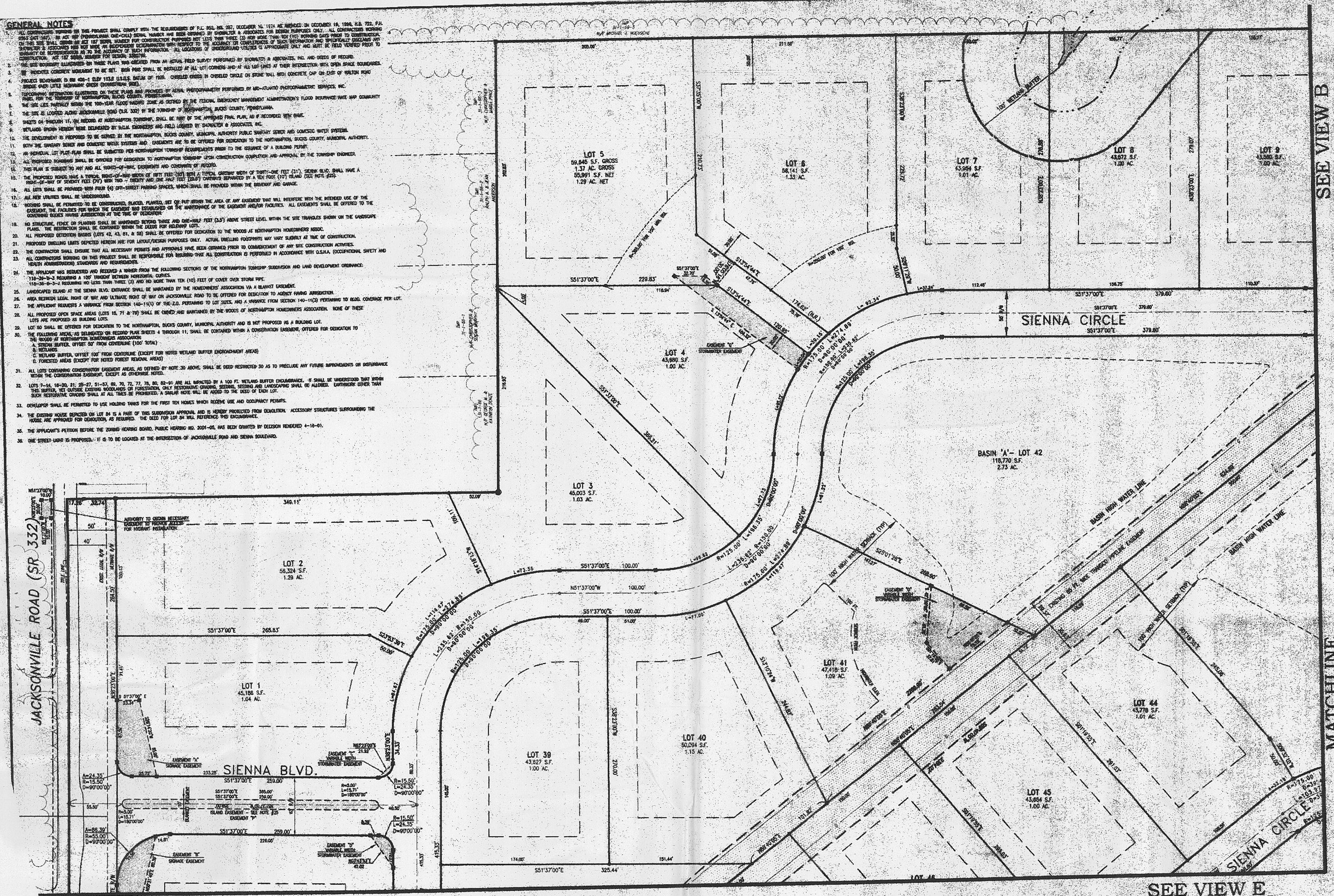
GENERAL NOTES

1. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 850, NO. 287, DECEMBER 10, 1974 AS AMENDED ON DECEMBER 18, 1996, H.B. 722, P.N. 2315 (ACT 187). THE ACT 187 PENNSYLVANIA ONE-CALL SERIAL NUMBER AND BEEN OBTAINED BY SHOWALTER & ASSOCIATES FOR DESIGN PURPOSES ONLY. ALL CONTRACTORS WORKING ON THIS SITE SHALL OBTAIN AN ACT 187 SERIAL NUMBER FOR CONSTRUCTION PURPOSES NOT LESS THAN TWO (2) WORK DAYS PRIOR TO CONSTRUCTION. SHOWALTER & ASSOCIATES HAS NOT MADE AN INDEPENDENT DETERMINATION WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION AND SPECIFICALLY DISCLAIMS ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF SUCH INFORMATION. ALL LOCATIONS OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ACT 187 SERIAL NUMBER FOR DESIGN: 2000770.
2. THE SITE BOUNDARY ILLUSTRATED ON THESE PLANS WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY SHOWALTER & ASSOCIATES, INC. AND DEEDS OF RECORD.
3. THE MONUMENT CORNERS MONUMENT TO BE SET. IRON PINS SHALL BE INSTALLED AT ALL LOT CORNERS AND AT ALL LOT LINES AT THEIR INTERSECTION WITH OPEN SPACE BOUNDARIES.
4. PROJECT BENCHMARK IS BM #30-1 ELEV 193.8 (USGS DATUM OF 1929. CHISELED CROSS IN CHISELED CIRCLE ON STONE WALL WEST CONCRETE CAP ON EAST OF WRIGHTON ROAD BRIDGE OVER LITTLE NESHAMINY CREEK (CONVERSION 0.000).
5. TOPOGRAPHIC INFORMATION ILLUSTRATED ON THESE PLANS WAS PROVIDED BY AERIAL PHOTOGRAMMETRY PERFORMED BY MID-ATLANTIC PHOTOGRAMMETRIC SERVICES, INC.
6. PANEL FOR THE TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY, PENNSYLVANIA.
7. THE SITE LIES PARTIALLY WITHIN THE 100-YEAR FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION'S FLOOD INSURANCE RATE MAP COMMUNITY
8. THE SITE IS LOCATED ALONG JACKSONVILLE ROAD (S.R. 332) IN THE TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY, PENNSYLVANIA.
9. SHEETS 04 THROUGH 11, ON RECORD AT NORTHAMPTON TOWNSHIP, SHALL BE PART OF THE APPROVED FINAL PLAN, AS IF RECORDED WITH SAME.
10. WETLANDS SHOWN HEREON WERE DELINEATED BY W.D.M. ENGINEERS AND FIELD LOCATED BY SHOWALTER & ASSOCIATES, INC.
11. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY THE NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY PUBLIC SANITARY SEWER AND DOMESTIC WATER SYSTEMS.
12. BOTH THE SANITARY SEWER AND DOMESTIC WATER SYSTEMS AND EASEMENTS ARE TO BE OFFERED FOR DEDICATION TO THE NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY.
13. AN INDIVIDUAL LOT PLOT PLAN SHALL BE SUBMITTED FOR NORTHAMPTON TOWNSHIP REQUIREMENTS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
14. ALL PROPOSED ROADWAYS SHALL BE OFFERED FOR DEDICATION TO NORTHAMPTON TOWNSHIP UPON CONSTRUCTION COMPLETION AND APPROVAL BY THE TOWNSHIP ENGINEER.
15. THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
16. THE PROPOSED ROADS HAVE A TYPICAL RIGHT-OF-WAY WIDTH OF FIFTY FEET (50') WITH A TYPICAL CARTWAY WIDTH OF THIRTY-ONE FEET (31'). SIENNA BLVD. SHALL HAVE A RIGHT-OF-WAY OF SEVENTY FEET (70') WITH TWO - TWENTY AND ONE HALF FEET (20.5') CARTWAYS SEPARATED BY A TEN FOOT (10') ISLAND (SEE NOTE 25).
17. ALL LOTS SHALL BE PROVIDED WITH FOUR (4) OFF-STREET PARKING SPACES, WHICH SHALL BE PROVIDED WITHIN THE DRIVEWAY AND GARAGE.
18. ALL NEW UTILITIES SHALL BE UNDERGROUND.
19. NOTHING SHALL BE PERMITTED TO BE CONSTRUCTED, PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WILL INTERFERE WITH THE INTENDED USE OF THE EASEMENT, THE FACILITIES FOR WHICH THE EASEMENT WAS ESTABLISHED OR THE MAINTENANCE OF THE EASEMENT AND/OR FACILITIES. ALL EASEMENTS SHALL BE OFFERED TO THE GOVERNING BODIES HAVING JURISDICTION AT THE TIME OF DEDICATION.
20. NO STRUCTURE, FENCE OR PLANTING SHALL BE MAINTAINED BEYOND THREE AND ONE-HALF FEET (3.5') ABOVE STREET LEVEL WITHIN THE SITE TRIANGLES SHOWN ON THE LANDSCAPE PLANS. THE RESTRICTION SHALL BE CONTAINED WITHIN THE DEEDS FOR BUILDING LOTS.
21. ALL PROPOSED DETENTION BASINS (LOTS 42, 43, 61, & 62) SHALL BE OFFERED FOR DEDICATION TO THE WOODS AT NORTHAMPTON HOMEOWNERS ASSOC.
22. PROPOSED DWELLING LIMITS DEPICTED HEREON ARE FOR LAYOUT/DESIGN PURPOSES ONLY. ACTUAL DWELLING FOOTPRINTS MAY VARY SLIGHTLY AT TIME OF CONSTRUCTION.
23. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
24. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS PERFORMED IN ACCORDANCE WITH O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REQUIREMENTS.
25. THE APPLICANT WAS REQUESTED AND RECEIVED A WAIVER FROM THE FOLLOWING SECTIONS OF THE NORTHAMPTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
    - 118-38-B-3 REQUIRING A 100' TANGENT BETWEEN HORIZONTAL CURVES.
    - 118-38-B-3 REQUIRING NO LESS THAN THREE (3) AND NO MORE THAN TEN (10) FEET OF COVER OVER STORM PIPE.
26. LANDSCAPED ISLAND AT THE SIENNA BLVD. ENTRANCE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION VIA A BLANKET EASEMENT.
27. AREA BETWEEN LEGAL RIGHT OF WAY AND ULTIMATE RIGHT OF WAY ON JACKSONVILLE ROAD TO BE OFFERED FOR DEDICATION TO AGENCY HAVING JURISDICTION.
28. THE APPLICANT REQUESTS A VARIANCE FROM SECTION 140-115(1) OF THE Z.O. PERTAINING TO LOT SIZES, AND A VARIANCE FROM SECTION 140-112(3) PERTAINING TO BLDG. COVERAGE PER LOT.
29. ALL PROPOSED OPEN SPACE AREAS (LOTS 15, 71 & 79) SHALL BE OWNED AND MAINTAINED BY THE WOODS OF NORTHAMPTON HOMEOWNERS ASSOCIATION. NONE OF THESE LOTS ARE PROPOSED AS BUILDING LOTS.
30. LOT 50 SHALL BE OFFERED FOR DEDICATION TO THE NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY AND IS NOT PROPOSED AS A BUILDING LOT.
31. THE FOLLOWING AREAS, AS DELINEATED ON RECORD PLAN SHEETS 4 THROUGH 11, SHALL BE CONTAINED WITHIN A CONSERVATION EASEMENT, OFFERED FOR DEDICATION TO THE WOODS AT NORTHAMPTON HOMEOWNERS ASSOCIATION:
    - A. STREAM BUFFER, OFFSET 50' FROM CENTERLINE (100' TOTAL)
    - B. WETLANDS
    - C. WETLAND BUFFER, OFFSET 100' FROM CENTERLINE (EXCEPT FOR NOTED WETLAND BUFFER ENCROACHMENT AREAS)
    - D. FORESTED AREAS (EXCEPT FOR NOTED FOREST REMOVAL AREAS)
32. ALL LOTS CONTAINING CONSERVATION EASEMENT AREAS, AS DEFINED BY NOTE 30 ABOVE, SHALL BE DEED RESTRICTED SO AS TO PRECLUDE ANY FUTURE IMPROVEMENTS OR DISTURBANCE WITHIN THE CONSERVATION EASEMENT, EXCEPT AS OTHERWISE NOTED.
33. LOTS 7-14, 16-20, 21, 25-27, 51-53, 69, 70, 72, 77, 78, 80, 82-91 ARE ALL IMPACTED BY A 100 FT. WETLAND BUFFER ENCUMBRANCE. IT SHALL BE UNDERSTOOD THAT WITHIN THIS BUFFER, YET OUTSIDE EXISTING WOODLANDS OR FORESTATION, ONLY RESTORATIVE GRADING, SEEDING, SEEDING AND LANDSCAPING SHALL BE ALLOWED. EARTHWORK OTHER THAN SUCH RESTORATIVE GROUND SHALL AT ALL TIMES BE PROHIBITED. A SIMILAR NOTE WILL BE ADDED TO THE DEED OF EACH LOT.
34. DEVELOPER SHALL BE PERMITTED TO USE HOLDING TANKS FOR THE FIRST TEN HOMES WHICH RECEIVE USE AND OCCUPANCY PERMITS.
35. THE EXISTING HOUSE DEPICTED ON LOT 84 IS A PART OF THIS SUBDIVISION APPROVAL AND IS HEREBY PROTECTED FROM DEMOLITION. ACCESSORY STRUCTURES SURROUNDING THE HOUSE ARE APPROVED FOR DEMOLITION, AS REQUIRED. THE DEED FOR LOT 84 WILL REFERENCE THIS ENCUMBRANCE.
36. THE APPLICANT'S PETITION BEFORE THE ZONING HEARING BOARD, PUBLIC HEARING NO. 2001-05, HAS BEEN GRANTED BY DECISION RENDERED 4-16-01.
37. ONE STREET LIGHT IS PROPOSED. IT IS TO BE LOCATED AT THE INTERSECTION OF JACKSONVILLE ROAD AND SIENNA BOULEVARD.



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

WATER MAIN AND DUCTILE IRON SANITARY SEWER WILL BE PROTECTED FROM STRAY VOLTAGE WHERE THEY TIE GAS TRANSMISSION LINES FOR A DISTANCE OF 40 FEET BEYOND THE EASEMENT ON EACH SIDE AT CROSSING. MINIMUM PROTECTION WILL BE A TAPE COATING SYSTEM, AWWA C214, OR APPROVED EQUAL.

APPLICANT REQUESTS A WAIVER FROM THE TOWNSHIP SALDO SEC. 118-36.B.4.c PERTAINING TO MAXIMUM ALLOWABLE SLOPE OF A STORM PIPE.

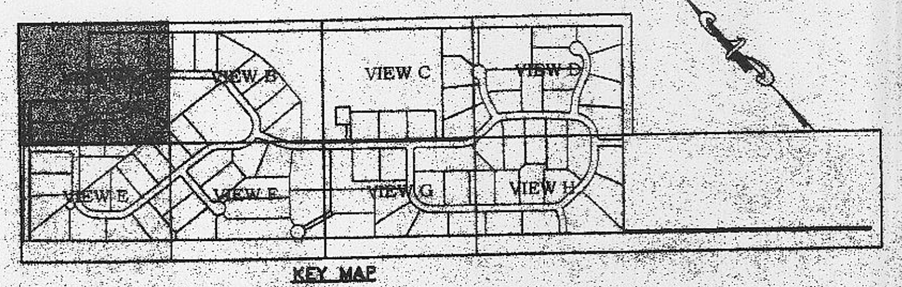
APPLICANT REQUESTS A WAIVER FROM THE TOWNSHIP SALDO SEC. 118-36.B.4.i PERTAINING TO MAXIMUM ALLOWABLE DEPTH OF A DETENTION BASIN.

IN WATER CONVEYANCE SYSTEM AND DETENTION FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY. THE TOWNSHIP AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS TO TAKE FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM IN ORDER TO THAT STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED.

BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES TWO WORKING DAYS NOTICE FOR ALL PLANS AND TO WORKING DAYS FOR STAKE-OUT CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



KEY MAP

REVISIONS

DATE	COMMENT
07/18/00	ADDED TWP BMP CHANNELS PER PROFF COMMENTS
07/26/01	PER TOWNSHIP LETTER 7/26/01 & 8/28/01
08/31/01	PER TWP. ENG. LETTER AND CLIENT
09/06/01	PER PROJ. MGR. CLIENT REQUESTS
03/06/01	REV. TO FINAL PLAN
01/07/02	PER AUTHORITY LETTER 11/19/02
12/04/02	PER TWP. ENG. REVIEW LETTER 10/17/02
12/06/02	PER BOCD REV. LETTER 11/20/02
10/29/03	PER AUTHORITY
03/31/05	PER TWP. ENGR REVIEW LETTER 6/20/03
08/14/06	PER TWP. REVIEW LETTERS 8/14/06 & 8/15/06
07/17/09	PER TWP. ENG. REVIEW LETTER 4/14/09

THE WOODS AT NORTHAMPTON FINAL PLANS NORTHAMPTON, BUCKS COUNTY MUNICIPAL AUTHOR

RECORD PLAN

VIEW A

Showalter & Associates
110 East State Avenue
Doylestown, PA 18914
(215) 822-2900
fax (215) 822-5984
Land Surveying • Land Planning • Engineering • Landscape Architecture

SCALE: 1"=50'-0"
DATE: 03/15/00
JOB NO.: 9-8145-06
DRAWN BY: JDW/EGM/RMS
CHECKED BY: BTT/MJG

SITUATE:
NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PA
PREPARED FOR:
HOVNANIAN PENNSYLVANIA, INC.
301 OXFORD VALLEY ROAD
SUITE 801
YARDLEY, PA 19067

04 OF

NBCMA Drawing No.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE FOREVER ALL THE STREETS, PARKS, PLAZAS AND OPEN SPACES SHOWN HEREON AS DEDICATED TO THE TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY, PENNSYLVANIA.

WITNESS OUR HANDS THIS ____ DAY OF ____, 20__

OWNER

NOTARIZED STATEMENT OF OWNER'S INTENT

ON THE ____ DAY OF ____, 20__ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ____

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THE PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC

SEAL MY COMMISSION EXPIRES

NORTHAMPTON TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE NORTHAMPTON TOWNSHIP PLANNING COMMISSION ON THE ____ DAY OF ____, 20__ BY ____

CHAIRMAN

BOARD OF SUPERVISOR'S APPROVAL

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE ____ DAY OF ____, 20__

TOWNSHIP ENGINEER'S APPROVAL

APPROVED BY THE TOWNSHIP ENGINEER ON THE ____ DAY OF ____, 20__

BUCKS COUNTY PLANNING COMMISSION

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE ____ DAY OF ____, 20__

CHAIRMAN

EXECUTIVE DIRECTOR

BUCKS COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CONSHOHOCKEN, PENNSYLVANIA, IN PLAN BOOK ____ PAGE ____ ON THE ____ DAY OF ____, 20__

RECORDER

ZONING DISTRICT

A-R AGRICULTURAL/RESIDENTIAL

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	1.0 AC. PER DWELLING	1.0 AC. PER DWELLING
MIN. LOT WIDTH @ 50' MIN.	150 FT.	150 FT.
MIN. BLDG. SETBACK	100 FT. OF LOT AREA	100 FT. OF LOT AREA
MIN. SIDE YARD	50 FT.	50 FT.
MIN. REAR YARD	50 FT. EACH	50 FT. EACH
MAX. BLDG. HEIGHT	35 FT.	35 FT.
MIN. OPEN SPACE RATIO	100% OF LOT AREA	100% OF LOT AREA
MIN. OPEN SPACE	100% OF LOT AREA	100% OF LOT AREA

SITE DATA

GROSS AREA	31-2-17 6,665,792 S.F. (153.02 AC.)
WETLANDS EXL. BLDG.	31-2-17 (11,265 S.F.) (.26 AC.)
NET AREA	6,654,527 S.F. (152.76 AC.)
CONSERVATION AREA	31-2-17 (1,000 S.F.) (.02 AC.)
GROSS PROPOSED BUILDING LOTS	84 UNITS
DWELLING UNITS BY TYPE	SINGLE FAMILY DETACHED (1/2 ACRE)
LOT DENSITY	.55 DWL. PER ACRE
OPEN SPACE REQ'D PROVIDED	852,852 S.F. (19.58 AC.)
OPEN SPACE PROVIDED	1,000 + 1,000,000 SF. = 1,000 AC.
RECREATION OPEN SPACE REQ'D.	438 + 1,000 AC. = 3.38 AC.
RECREATION OPEN SPACE PROVIDED	3,000,000 S.F. (3.00 AC.)
TOTAL LOCAL BUFFER AREA	1,152,240 S.F. (26.47 AC.)
ALLOWABLE DISTURB/IN WETLAND BUFFER AREA	30% x 1,152,240 S.F. = 230,448 S.F.
PROP. DIST. IN WETLAND BUFFER AREA *	230,448 S.F. (5.29 AC.)
DIRECT PLAN AREA	6,654,527 S.F. (152.76 AC.)

LEGEND

- IRON PIN
- WATERS OF THE UNITED STATES, INCLUDING WETLANDS
- WETLANDS BUFFER
- EXISTING GAS LINE EASEMENT
- 100 YEAR FLOODPLAIN LINE
- STREAM
- 50' STREAM BUFFER
- EXISTING EDGE OF PAVEMENT
- ADJOINING PROPERTY LINE
- PROPOSED EASEMENT
- HIGH WATER BOUNDARY, OF DETENTION BASIN
- PROPOSED CONC. MONUMENT
- PROPOSED S.D.U.E.
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED ROW
- PROPOSED FOREST REMOVAL

WAIVER REQUESTS

1. FROM SEC. 118-36.B.4.c. FROM THE TWP. SALDO PERTAINING MAXIMUM ALLOWABLE SLOPE OF STORM SEWERS.
2. FROM SEC. 118-36.B.4.i. FROM THE TWP. SALDO PERTAINING MAXIMUM ALLOWABLE DEPTH OF A DETENTION BASIN.