SEE VIEW B

MATCHLINE

OPEN SPACE - LOT 15
264,193 S.F.
13.54 AC.

LOT 57
56,264 S.F.
1.29 AC.

LOT 56
44,034 S.F.
1.01 AC.

LOT 55
48,852 S.F.
1.12 AC.

LOT 54
58,083 S.F.
1.33 AC.

LOT 53
43,567 S.F.
1.00 AC.

LOT 52
43,567 S.F.
1.00 AC.

LOT 51
43,567 S.F.
1.00 AC.

LOT 59
43,932 S.F.
1.01 AC.

LOT 60
32,491 S.F.
0.75 AC.

LOT 83
52,094 S.F.
1.20 AC.

LOT 82
48,236 S.F.
1.13 AC.

BASIN 'D' - LOT 58
104,709 S.F.
2.40 AC.

BASIN HIGH WATER LINE

100' HIGH WATER SETBACK (TYP)

EASEMENT "X"
STORMWATER EASEMENT

EASEMENT "Y"
SANITARY EASEMENT

EASEMENT "Z"
VARIABLE WIDTH STORMWATER EASEMENT

BUTTERNUT COURT

CECELIA ACRES DRIVE

CECELIA ACRES DRIVE

MATCHLINE

SEE VIEW D

SEE VIEW G

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

KEY MAP

VIEW A | VIEW B | VIEW C | VIEW D | VIEW E | VIEW F | VIEW G | VIEW H

OWNER'S CERTIFICATION OF INTENT

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT WE, _____

WHO AND OUR UPON OUR LAND, SITUATE IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS RECORDED ON THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE PERPETUAL RECORDED.

WITNESS OUR HAND SEAL THIS _____ DAY OF _____ 20____

_____

_____

SEAL

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 THIS 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____

_____
CHAIRMAN

BOARD OF SUPERVISOR'S APPROVAL

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS, 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 AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____

_____
RECORDER

ZONING DISTRICT

A-R AGRICULTURAL/RESIDENTIAL

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	1 ACRE PER DWELLING	1 ACRE PER DW
MIN. LOT WIDTH @ BLDG. LINE	150 FT.	150 FT.
MIN. BLDG. CONSTRUCTION	10% OF LOT AREA	10% OF LOT AR
MIN. FRONT YARD	50 FT.	50 FT.
MIN. SIDE YARD	30 FT. EACH	30 FT. EACH
MIN. REAR YARD	50 FT.	50 FT.
MAX. IMPERVIOUS AREA	15% OF LOT AREA	15% OF LOT A
MIN. OPEN SPACE	10% OF SITE AREA	10% OF SITE A

SITE DATA

DATE	11-5-19
GROSS AREA	9,063,767 S.F. (208.07 AC)
INTERIOR 40' R.O.W.	360 S.F. (0.015 AC)
UNDERLYING 50' R.O.W.	40,075 S.F. (0.89 AC)
NET AREA	8,912,337 S.F. (204.62 AC)
EASEMENT AREA	18,576 S.F. (0.426 AC)
TOTAL PROPOSED BUILDING LOTS	34 LOTS
DWELLING UNITS BY TYPE	SINGLE FAMILY DETACHED (100%)
LOT DENSITY	AVG 0.20 PER ACRE
OPEN SPACE AREA PROVIDED	185,697 S.F. (19.08 AC)
OPEN SPACE REQUIRED	10% x 1,912,337 AC. = 19.00 AC.
UNRESTRICTED OPEN SPACE REQ'D.	40% x 13.00 AC. = 5.58 AC.
UNRESTRICTED OPEN SPACE PROVIDED	244,030 S.F. (5.61 AC)
TOTAL WETLAND BUFFER AREA	1,692,840 S.F. (38.87 AC)
ALLOWABLE DISTURBANCE WITHIN WETLAND BUFFER AREA =	30% x 1,692,840 S.F. = 338,568 S.F.
PROP. DIST. W/IN WETLAND BUFFER AREA =	230,546 S.F. (30%)
STREET R.O.W. AREA	245,444 S.F. (12.52 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
- PROPOSED CONC. MONUMENT
- PROPOSED B.S.B.L.
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED ROW
- PROPOSED FOREST REMOVAL

WAIVER REQUESTS

1. FROM: SEC. 116.36.B.4.c. FROM THE TWP. SALDO PERTAINING MINIMUM ALLOWABLE SLOPE IN STORM SEWERS.
2. FROM: SEC. 1116.36.B.4.i. FROM THE TWP. SALDO PERTAINING MAXIMUM ALLOWABLE DEPTH OF A DETENTION BASIN.

BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 DAYS NOTICE FOR NON-PLANNED AND 10 WORKING DESIGN STAGE-STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

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REVISIONS	
DATE	COMMENT
07/18/00	ADDED BIO BOP CHANNELS PER PACEP COMMENTS
08/10/00	PER AUTHORITY, A.C.O.E., DEP COMMENTS
02/05/01	REV. PER TWP., MBDA, PACEP COMMENTS
06/05/01	PER PERMONE LETTERS 6/28/01 & 6/28/01
09/21/01	PER TWP. ENG. LETTER AND CLIENT
02/06/02	PER ARDMA AND CLIENT REVISIONS
03/06/02	REV. TO FINAL PLAN
01/17/03	PER AUTHORITY LETTER 11/15/02
10/04/06	PER TWP. ENG. REVIEW LETTER 10/17/00
10/30/00	PER BUCO REV. LETTER 10/30/00
10/04/00	PER MUNICIPAL AUTHORITY
10/11/00	PER M. DAVIS REVIEW LETTER 9/28/00
08/15/00	PER TWP. REVIEW LETTERS 8/14/00 & 8/18/00
07/17/00	PER TWP. ENG. REVIEW LETTER 4/24/00

RECORD PLAN
VIEW C

Showalter & Associates
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5664
• Land Surveying • Land Planning • Engineering •
• Landscape Architecture •

SCALE: 1"=50'-0"
DATE: 03/13/00
JOB NO.: 9-6145-06
DRAWN BY: JDW/LBM/RAS
CHECKED BY: BTT/MAS

STATE: NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PA
PREPARED FOR: HOVNANIAN PENNSYLVANIA, INC.
901 CLIFFORD VALLEY ROAD
SUITE 204
VARELLEY, PA 19067

06 of

NHOMA Drawing No. ____

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