MATCHLINE

SEE VIEW A

SIENNA BLVD.

JACKSONVILLE ROAD

SIENNA CIRCLE

COPPERLEAF COURT

LOT 34
50,154 S.F. GROSS
1.15 AC. GROSS
47,149 S.F. NET
1.08 AC. NET

LOT 35
44,477 S.F.
1.02 AC.

LOT 36
45,188 S.F.
1.04 AC.

LOT 37
44,394 S.F.
1.02 AC.

LOT 38
43,988 S.F.
1.01 AC.

LOT 39
43,627 S.F.
1.00 AC.

LOT 40
50,094 S.F.
1.10 AC.

LOT 45
43,654 S.F.
1.00 AC.

LOT 46
43,654 S.F.
1.00 AC.

LOT 47
43,654 S.F.
1.00 AC.

LOT 48
43,565 S.F.
1.00 AC.

LOT 49
43,635 S.F.
1.00 AC.

LOT 33
47,989 S.F.
1.10 AC.

LOT 32
44,574 S.F.
1.02 AC.

LOT 31
46,018 S.F.
1.06 AC.

LOT 30
43,561 S.F.
1.00 AC.

LOT 29
43,613 S.F.
1.00 AC.

LOT 28
43,795 S.F.
1.01 AC.

EASEMENT "A" SIGNAGE EASEMENT

EASEMENT "B" SIGNAGE EASEMENT

EASEMENT "C" VARIABLE WIDTH STORMWATER EASEMENT

EASEMENT "D" VARIABLE WIDTH STORMWATER EASEMENT

EASEMENT "E" VARIABLE WIDTH STORMWATER EASEMENT

EASEMENT "F" STORMWATER EASEMENT

EASEMENT "G" UTILITY EASEMENT

EASEMENT "H" CONSERVATION EASEMENT

EXISTING 60 FT. WIDE TRANSCO PIPELINE EASEMENT

MATCHLINE

SEE VIEW F

**WAIVER REQUESTS**

1. FROM SEC. 1118.36.B.4.a. FROM THE TWP. SALDO PERTAINING TO MINIMUM ALLOWABLE SLOPE IN STORM SEWERS.
2. FROM SEC. 1118.36.B.4.j. FROM THE TWP. SALDO PERTAINING TO MAXIMUM ALLOWABLE DEPTH OF A DETENTION BASIN.

**WAIVER REQUESTS**

1. FROM SEC. 1118.36.B.4.a. FROM THE TWP. SALDO PERTAINING TO MINIMUM ALLOWABLE SLOPE IN STORM SEWERS.
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GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

**OWNER'S CERTIFICATION OF INTENT**

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

THE UNDERSIGNED OWNERS OF THE PROPERTY IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, WHICH IS DEPICTED ON THE ACCOMPANYING PLAN, WISH TO DEDICATE TO THE PUBLIC USE AS STREETS, AND DESIRE THAT THE PROPERTY SHOWN HEREON BE RECORDED ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE HEREBY 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 HEREON, SITUATED IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRES 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 THIS ____ DAY OF _____ 20 ____

_____ CHAIRMAN

_____ EXECUTIVE DIRECTOR

**BUCKS COUNTY RECORDER OF DEEDS**

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

RECORDER

**ZONING DISTRICT**

A-R AGRICULTURAL/RESIDENTIAL

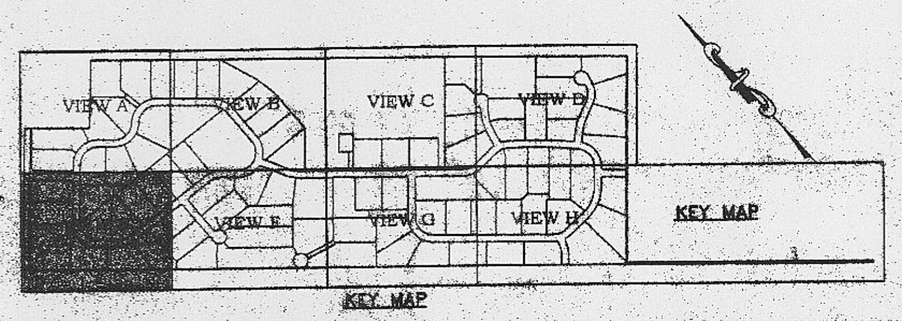
| ITEM | REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA | 1 ACRE PER DWELLING | 1 ACRE PER DWELLING |
| MIN. LOT WIDTH @ BLDG. LINE | 150 FT. | 150 FT. |
| MAX. BLDG. COVERAGE | 10% OF LOT AREA | 10% OF LOT AREA |
| MAX. HEIGHT | 35 FT. | 35 FT. |
| MIN. SIDE YARD | 30 FT. EACH | 30 FT. EACH |
| MIN. REAR YARD | 50 FT. | 50 FT. |
| MAX. IMPERVIOUS RATIO | 15% OF LOT AREA | 15% OF LOT AREA |
| MIN. OPEN SPACE | 70% OF SITE AREA | 70% OF SITE AREA |

**SITE DATA**

| | |
|---|---|
| TMP. | 31-1-39 |
| GROSS AREA | 2,055,287 S.F. (100.00%) |
| ROADWAY RD. R.O.W. | 148,513 S.F. (7.22%) |
| ULTIMATE RD. R.O.W. | 14,600 S.F. (0.71%) |
| NET AREA | 1,892,174 S.F. (92.07%) |
| EASEMENT AREA | 163,701 S.F. (7.96%) |
| TOTAL PROPOSED BUILDING LOTS | 34 (100%) |
| DWELLING UNITS BY TYPE | SINGLE FAMILY DETACHED LOTS |
| LOT DENSITY | .31 DU/L PER ACRE |
| OPEN SPACE AREA PROVIDED | 855,898 S.F. (18.24 AC.) |
| OPEN SPACE REQUIRED | 105 x 1.19 AC. = 13.95 AC. |
| UNDEVELOPED OPEN SPACE REQUIRED | 105 x 1.19 AC. = 13.95 AC. |
| UNDEVELOPED OPEN SPACE PROVIDED | 374,248 S.F. (8.59 AC.) |
| TOTAL WETLAND BUFFER AREA | 1,481,649 S.F. (34.01 AC.) |
| ALLOWABLE DEV. W/IN WETLAND BUFFER AREA | 20% x 1,481,649 S.F. = 296,329 S.F. |
| PROP. DEV. W/IN WETLAND BUFFER AREA | 296,329 S.F. (6.80 AC.) |
| STREET R.O.W. AREA | 315,044 S.F. (12.24 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




KEY MAP

**REVISIONS**

| DATE | COMMENT |
|---|---|
| 07/15/02 | ADDED RIP RAP CHANNELS PER PADEP COMMENTS |
| 04/15/02 | PER AUTHORITY, L.C.O.C., DEP COMMENTS |
| 02/20/01 | REV. PER TWP., MBCMA, PADOT COMMENTS |
| 06/08/01 | PER BOROUGH LETTERS 5/25/01 & 5/30/01 |
| 05/21/01 | PER TWP., ENG. LETTER AND CLIENT |
| 05/08/01 | PER MBCMA AND CLIENT REVISIONS |
| 03/06/01 | REV. TO FINAL PLAN |
| 01/17/01 | PER AUTHORITY LETTER 11/16/00 |
| 12/04/00 | PER TWP. ENG. REVIEW LETTER 10/17/00 |
| 10/30/00 | PER BCCD REV. LETTER 10/30/00 |
| 10/24/00 | PER MUNICIPAL AUTHORITY |
| 10/11/00 | PER W. CHMIS REVIEW LETTER 8/30/00 |
| 09/15/00 | PER TWP. REVIEW LETTERS 8/14/00 & 8/18/00 |
| 07/17/00 | PER TWP. ENG. REVIEW LETTER 4/24/00 |

**BEFORE YOU DIG!**

PA. LAW REQUIRES
TWO DAYS NOTICE FOR
IN PHASE AND 10 WORKING
DESIGN STAGE-STOP CALL

PA ONE CALL SYSTEM, INC.

1-800-242-1776

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# THE WOODS AT NORTHAMPTON FINAL PLANS

NORTHAMPTON, BUCKS COUNTY MUNICIPAL AUTHORITY

RECORD PLAN
VIEW E

Showalter & Associates
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2900
FAX (215) 822-2904
• Land Surveying • Land Planning • Engineering •
• Landscape Architecture •

SCALE: 1"=50'-0"
DATE: 03/13/00
JOB NO.: 9-8145-06
DRAWN BY: JDW/LSM/RAS
CHECKED BY: RTT/MAC

SITUATE:
NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PA
PREPARED FOR:
HOVNANIAN PENNSYLVANIA, INC.
301 OXFORD VALLEY ROAD
SUITE 804
YARDLEY, PA 19067

08 OF

NBCMA Drawing No.