MATCHLINE

SEE VIEW B

SEE VIEW E

SEE VIEW G

MATCHLINE

SIENNA CIRCLE

COPPERLEAF COURT

CECELIA ACRES DRIVE

LOT 22 43,820 S.F. 1.00 AC.

LOT 23 45,914 S.F. 1.05 AC.

LOT 24 43,567 S.F. 1.00 AC.

LOT 25 61,433 S.F. GROSS 1.41 AC. GROSS 59,041 S.F. NET 1.36 AC. NET

LOT 26 68,302 S.F. 1.57 AC.

LOT 27 81,638 S.F. 1.88 AC.

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

LOT 16 79,067 S.F. 1.82 AC.

LOT 17 43,570 S.F. 1.00 AC.

LOT 18 56,086 S.F. GROSS 1.36 AC. GROSS 52,515 S.F. NET 1.21 AC. NET

LOT 19 73,129 S.F. 1.68 AC.

LOT 20 63,157 S.F. 1.45 AC.

LOT 21 47,213 S.F. 1.08 AC.

UNRESTRICTED OPEN SPACE 23,069 S.F. 0.53 AC.

NOTE:
A CROSS-ACCESS EASEMENT SHALL BE PROVIDED TO ALLOW FOR A COMMON DRIVEWAY TO SERVE LOTS 16, 18, 19 AND 20. THE COMMON DRIVEWAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

WAIVER REQUESTS

1. FROM SEC. 118.38.B.4.a. FROM THE TWP. SALDO PERTAINING TO MINIMUM ALLOWABLE SLOPE IN STORM SEWERS.
2. FROM SEC. 118.38.B.4.i. FROM THE TWP. SALDO PERTAINING TO MAXIMUM ALLOWABLE DEPTH OF A DETENTION BASIN.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

OWNER'S CERTIFICATION OF INTENT

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

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 SUBDIVISION OF 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

ENGINEER DIRECTOR

BUCKS COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN BOUCLETOWN, 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 D
MIN. LOT WIDTH @ B.S.R.	150 FT.	150 FT.
MIN. BLDG. SETBACK	75% OF LOT AREA	75% OF LOT A
MIN. FRONT YARD	50 FT.	50 FT.
MIN. SIDE YARD	25 FT. EACH	25 FT. EACH
MIN. REAR YARD	50 FT.	50 FT.
MAX. IMPERVIOUS SURF.	15% OF LOT AREA	15% OF LOT A
MIN. OPEN SPACE	85% OF GROSS AREA	85% OF GROS

SITE DATA

GROSS AREA	11.5-0.0 AC.
RIVERS RD. R.O.W.	6,014,787 S.F. (138.0
MACDONALD RD. R.O.W.	3,960 S.F. (0.09
NET AREA	30,270 S.F. (0.69
EASEMENT AREA	6,011,557 S.F. (138.0
TOTAL PROPOSED BUILDING LOTS	193,302 S.F. (4.43
DWELLING UNITS BY TYPE	64 UNITS
LOT DENSITY	SINGLE FAMILY DETACHED (SFDD)
OPEN SPACE AREA PROVIDED	.67 D.U. PER ACRE
OPEN SPACE REQUIRED	2,515,207 S.F. (57.73
UNRESTRICTED OPEN SPACE REQ'D.	1,006 = 1.55.07 AC. = 43.3%
UNRESTRICTED OPEN SPACE PROVIDED	1,006 = 1.55.07 AC. = 43.3%
TOTAL WETLAND BUFFER AREA	144,436 S.F. (3.31
ALLOWABLE DISTURBANCE W/IN WETLAND BUFFER AREA = 30%	1,152,000 S.F. (26.4
PROP. DIST. W/IN WETLAND BUFFER AREA =	1,152,000 S.F. = (0.26)
STREET R.O.W. AREA	232,000 S.F. (5.32
	2,304,000 S.F. (10.6

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 S.B.B.L.

PROPOSED CENTERLINE

PROPOSED PROPERTY LINE

PROPOSED INCH

PROPOSED / EXIST ROADWAY

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

KEY MAP

KEY MAP

REVISIONS

DATE	COMMENT
07/15/00	ADDED SIP AND CHANNELS PER PWDP COMMENT
08/18/00	PER AUTHORITY, L.B.G.E., MEP, TOWNSHIP
09/06/00	PER TOWNSHIP, PWDP, MEP, TOWNSHIP
02/05/01	PER TOWNSHIP LETTER 12/29/00 & 2/02/01
06/21/01	PER TWP. ENG. LETTER AND CLIENT
07/05/01	PER ENGINEER AND CLIENT REMARKS
03/06/01	REV. TO FINAL PLAN
07/17/01	PER AUTHORITY LETTER 11/13/00
12/06/00	PER TWP. ENG. REVIEW LETTER 10/17/00
10/26/00	PER BCCD REV. LETTER 10/30/00
10/24/00	PER MUNICIPAL AUTHORITY
09/11/00	PER B. JONES REVIEW LETTER 8/24/00
08/15/00	PER TWP. REVIEW LETTERS 8/14/00 & 8/16/00
07/17/00	PER TWP. ENG. REVIEW LETTER 8/14/00

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

RECORD PLAN

VIEW F

Showalter & Associates
118 East Butler Avenue
Chalfont, PA 18914
(215) 822-2090
FAX (215) 822-8684
- Land Surveying - Land Planning - Engineering - Landscape Architecture -

SCALE:	1"=30'-0"
DATE:	03/13/00
JOB NO.:	9-9145-06
DRAWN BY:	JDH/LBM/RAS
CHECKED BY:	BTT/MAS

SUBTITLE:
NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PA
PREPARED FOR:
HOVNANIAN PENNSYLVANIA, INC.
301 OXFORD VALLEY ROAD
SUITE 304
YARDLEY, PA 19067

09 OF

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

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