

**Record Plan Notes**

- OWNER OF RECORD/APPLICANT: WRIGHTSTOWN TOWNSHIP, 2203 SECOND STREET PIKE, WRIGHTSTOWN, PA 18940, DEED BOOK 2375, PAGE 1935
- TOPOGRAPHIC INFORMATION FROM AERIAL MAPPING PERFORMED BY PROMAPS, BENSALEM, PA. DATE OF AERIAL PHOTOGRAPHY APRIL 2006.
- BOUNDARY SURVEY BY PICKERING, CORTS & SUMMERSON, INC., NEWTOWN, PA, WAS PERFORMED ON MAY 30, 2006
- THESE SUBDIVISION PLANS HAVE BEEN PREPARED IN CONJUNCTION WITH THE WRIGHTSTOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ADOPTED IN 1986, AS AMENDED, AND THE JOINT MUNICIPAL ZONING ORDINANCE, AS AMENDED.
- THE AREA BETWEEN THE OVERALL TRACT LINES AND THE ULTIMATE RIGHT-OF-WAY LINES ARE OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
- MONUMENTS SHALL BE PLACED IN THE GROUND AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER AFTER FINAL GRADING IS COMPLETED AND NEIGHBORING UNITS ARE OCCUPIED. ANY MONUMENT OR IRON PIN DISTURBED DURING CONSTRUCTION SHALL BE RESET UPON THE COMPLETION OF CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY AS-BUILT AND FIELD LOCATION INFORMATION. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 1996-187, PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER 20111660884 HAS BEEN OBTAINED FOR DESIGN PURPOSES ONLY.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- NO USE SHALL BE PERMITTED THAT WOULD BE NOXIOUS OR OFFENSIVE TO THE IMMEDIATE SURROUNDING AREA BY REASON OF SMOKE, GAS, VIBRATION, NOISE OR WHICH CONSTITUTES A PUBLIC HAZARD BY FIRE, EXPLOSION OR OTHERWISE.
- ALL PROPOSED SIGNAGE SHALL BE IN ACCORDANCE WITH THE JOINT MUNICIPAL ZONING ORDINANCE AND APPROPRIATE PERMITS MUST BE OBTAINED FROM THE TOWNSHIP CODE ENFORCEMENT OFFICE.
- THE SOIL LINE DELINEATION REPRESENTED ON THESE PLANS HAVE BEEN INTERPRETED FROM THE "SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA" ISSUED SEPTEMBER 2002.
- THE SOUTHEAST CORNER OF THE SITE IS LOCATED IN ZONE "A", (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD WHERE BASED FLOOD ELEVATION WERE NOT DETERMINED). THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP 42017C0319 & 42017C0338 WITH AN EFFECTIVE DATE OF MAY 18, 1999.
- ALL LOTS TO BE SERVICED WITH ON-SITE WELLS, WHICH SHALL MEET ALL REQUIREMENTS OF THE BUCKS COUNTY HEALTH DEPARTMENT AND WRIGHTSTOWN TOWNSHIP CODE OF ORDINANCES CHAPTER 26, WATER.
- ALL LOTS TO BE SERVICED WITH A COMMUNITY WASTEWATER TREATMENT FACILITY, WHICH SHALL MEET ALL REQUIREMENTS OF THE BUCKS COUNTY HEALTH DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- SHEETS 1 THROUGH 7 INCLUSIVE, ON RECORD AT WRIGHTSTOWN TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
- THE PROPOSED ROAD RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO WRIGHTSTOWN TOWNSHIP.
- NO STRUCTURE IN EXISTENCE AS OF SEPTEMBER 20, 2010, THE DATE OF ADOPTION OF JOINT MUNICIPAL ZONING ORDINANCE 2010-02, ARE PERMITTED TO BE REMOVED OR DEMOLISHED UNLESS APPROVED AS PART OF THE CONDITIONAL USE PROCESS.
- AT ALL POINTS OF ENTRY ONTO A PUBLIC ROAD NOTHING SHALL BE ERRECTED, PLACED, OR ALLOWED TO GROW IN A MANNER WHICH OBSCURES VISION ABOVE THE HEIGHT OF TWO AND ONE-HALF (2½) FEET MEASURED FROM THE CENTERLINE GRADES ON THE INTERSECTION STREETS.
- ACCESS TO LOT 1 IS RESTRICTED TO THE NEW PROPOSED CUL-DE-SAC ROADWAY. NO DIRECT ACCESS SHALL BE ALLOWED ONTO SECOND STREET PIKE (S.R. 0232) FROM LOT 1.

**Zoning Requirements**

Zoned: MSA - MUNICIPAL SERVICES AGRICULTURE DISTRICT

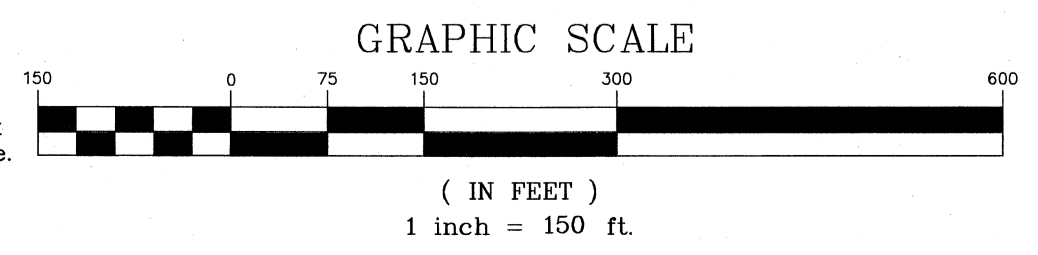
Dimensional & Design Requirements	Required MSA - District Use E-24	Required MSA - District Other Uses	Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4
Min. Lot Area	1 Ac.	3 Ac.	11,0592 Ac.	1,1198 Ac.	1,2578 Ac.	1,2578 Ac.	6,4608 Ac.
Min. Lot Width at BSBL	100'	200'	>200'	>100'	>100'	>100'	>200'
<b>Yard Setback Requirements</b>							
Min. Front Yard	5'	75'	5'	5'	5'	5'	75'
Min. Side Yard	5'	50'	50'	5'	5'	5'	50'
Min. Rear Yard	5'	60'	5'	5'	5'	5'	60'
Max. Building Height(1)	35'	35'	35'	35'	35'	35'	35'
Max. Impervious Coverage	85%	60%	±5.3%	±10.6%	±28.7%	±8.4%	0%

(1) Towers, poles, chimneys, and similar structures shall be no higher than seventy-five (75) feet and shall be located no closer to any property or street line than the height of the structure.

Zoned: MS - MUNICIPAL SERVICES

Dimensional & Design Requirements	Required MS - District	Existing	Proposed Lot 4
Min. Lot Area	3 Ac.	49,5521 Ac.	49,5521 Ac.
Min. Lot Width at BSBL	200'	>200'	>200'
<b>Yard Setback Requirements</b>			
Min. Front Yard	75'	62.42*	62.42*
Min. Side Yard	50'	50'	50'
Min. Rear Yard	60'	60'	60'
Max. Building Height(1)	35'	35'	35'
Max. Impervious Coverage	60%	±2.6%	±2.6%

(1) Towers, poles, chimneys, and similar structures shall be no higher than seventy-five (75) feet and shall be located no closer to any property or street line than the height of the structure. \* Indicates an existing non-conformity

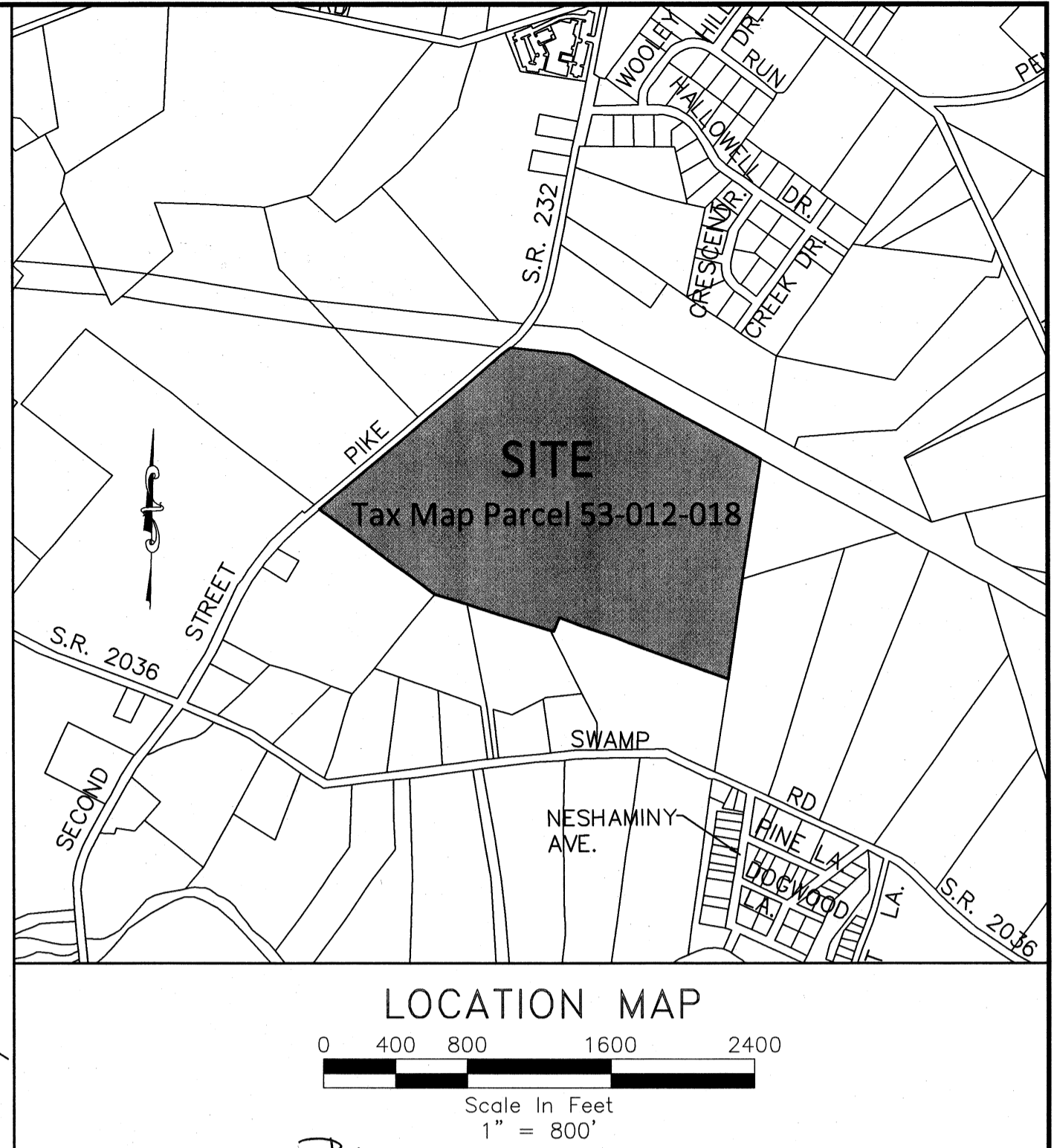


**Site Area Tabulation**

Gross Area:	62,5063 Ac.
Area within Second Street Pike Right-of-Way:	1,8950 Ac.
Area within Proposed Road Right-of-Way:	0,9630 Ac.
Net Site Area:	59,6483 Ac.

The following waivers from the Wrightstown Township Subdivision and Land Development Ordinance were granted at the Board of Supervisors Meeting held on December 19, 2011:

Section:	Waiver:
22-404.2.1(6)	To not require an Existing Resource and Site Analysis Plan (ERSAP).
22-404.2.1(17)	To not require a plan showing existing significant features within 500 feet of the site.



**OWNERS CERTIFICATION**  
 To all whom these presents may come we, (Owner Name(s)) Chester S. Pogonowski, Jane B. Magne and Robert S. Lloyd send greetings. Know ye that we have laid out upon our land situate in Wrightstown Township, Bucks County, Commonwealth of Pennsylvania, certain lots and streets according to the accompanying plan which is herewith appended to be recorded. Witness our hand and seal this 9th day of January, 2013.

*Chester S. Pogonowski*  
Owner Signature

*Jane B. Magne*  
Owner Signature

*Robert S. Lloyd*  
Owner Signature

**NOTARY**  
 Commonwealth of Pennsylvania County of Bucks County on the 9th day of January, 2013 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared Board of Supervisors of Wrightstown Township Chester S. Pogonowski Owner Jane B. Magne Owner Robert S. Lloyd Owner who acknowledged this plan to be the official plan of property shown thereon, situate in the Township of Wrightstown, County of Bucks, Commonwealth of Pennsylvania and desired that this plan be recorded according to the law.

*Donna Lee Eller*  
Notary Public  
My Commission Expires on the 5th day of April, 2013

**TOWNSHIP ENGINEER REVIEW**  
 Reviewed by the Wrightstown Township Engineer this 3rd day of Jan, 2012

*[Signature]*  
Township Engineer's Signature

**BUCKS COUNTY PLANNING COMMISSION REVIEW** BPCP No. 4590-B  
 Certified by the Executive Director of the Bucks County Planning Commission this 12th day of January, 2012

*[Signature]*  
BPCP Signature

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION APPROVAL**  
 Reviewed by the Wrightstown Township Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

*[Signature]*  
WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS APPROVAL  
 Approved by the Wrightstown Township Board of Supervisors on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**DESIGN ENGINEER CERTIFICATION**  
 To the best of my knowledge, the plans are in conformity with engineering, zoning, building, sanitation, and other applicable Wrightstown Township Ordinances and Regulations.

*[Signature]*  
Design Engineer Signature 12-30-11  
Date

**SURVEYOR'S CERTIFICATION** - DONALD E. RIFE  
 I hereby certify that I, (Name) Donald E. Rife am a registered professional land surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this is a true and accurate survey made on the ground completed by me on the 30th day of December, 2012; that all the markers shown, and that no encroachments, rights-of-way, or easements exist, except as shown herein.

*[Signature]*  
Surveyor Signature 12/30/11 PA PLS 25735-E  
Date License Number

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**PICKERING, CORTIS & SUMMERSON, INC.**  
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**Preliminary/Final Plans  
 Major Subdivision  
 Municipal Complex  
 Township of Wrightstown**

Wrightstown Township, Bucks County, Pennsylvania

Recorded 11/21/12  
 Plan Book 386  
 Page 19

Dec. 22, 2011 Per Boucher & Jones Comment Letter dated Oct. 27, 2011.

Sept. 27, 2011 Relocated Proposed Road Description

**Overall Site Plan**

SCALE: 1"=150' JOB NO: 170001.021

DRAWN: DV DATE: June 15, 2011

CHECKED: DER DRAWING NO: 3-380 L

TAX MAP NO: 53-012-018 SHEET NO: 1 of 7