

Q:\mddex\2012\20120706702 - McKee Group LD\DESIGN\CAD\Production Drawings\A1-RCD.dwg Layout: Overall Plotted By: adotts, on Mon Dec 07, 2020 at 8:41am

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

SERIAL NO. 2019-0230378

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2019 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

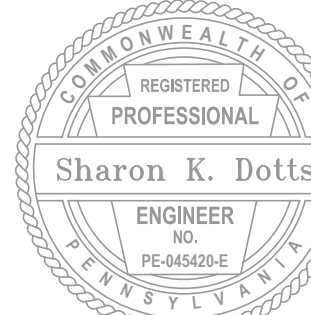
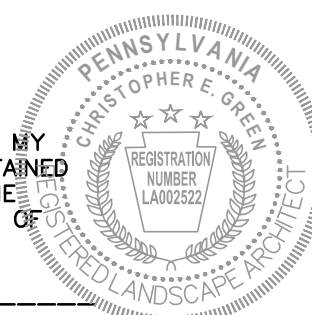
SEE SHEET - 7 OF 56 FOR ZONING DATA AND NOTES.

LEGEND

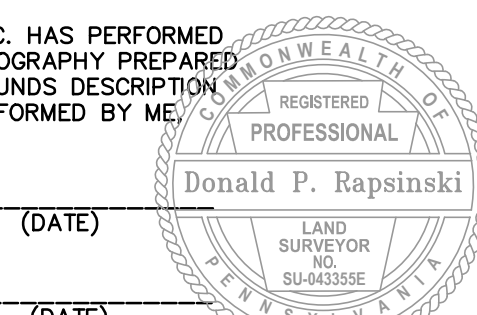
	PROPERTY BOUNDARY
	EXISTING LEGAL RIGHT OF WAY
	EXISTING ULTIMATE RIGHT OF WAY
	ADJOINING PROPERTY BOUNDARY
	EXISTING STREAM/WATERCOURSE
	LIMIT OF DISTURBANCE
	EXISTING FENCE
	EXISTING ROADWAY
	EXISTING UNPAVED DRIVEWAY
	EXISTING CULTIVATED AREA
	PROPOSED SETBACK
	PROPOSED RIGHT OF WAY
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPOSED ROAD CENTERLINE
	PROPOSED ALLEY
	PROPOSED DRIVEWAY
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED RIVER ROCK
	PROPOSED OPEN SPACE
	PROPOSED FARMING W/IN OPEN SPACE
	PROPOSED VILLAGE GREEN
	PROPOSED NON-OPEN SPACE

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION:

I, CHRIS E. GREEN, # LA002522, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLANTING INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP.



(SIGNATURE OF PROFESSIONAL ENGINEER)



(DATE)

(SIGNATURE OF PROFESSIONAL SURVEYOR)

(DATE)

I, SHARON K. DOTT, PE-045420-E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP AS LAST AMENDED.

IN ADDITION, I CERTIFY THAT GILMORE & ASSOCIATES, INC. HAS PERFORMED FIELD VERIFICATION OF THE EXISTING FEATURES AND TOPOGRAPHY PREPARED BY LANGAN ENGINEERING, AND THAT THE METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REPRESENTS A FIELD SURVEY PERFORMED BY ME, DONALD P. RAPINSKI, SU043355E.

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE BUCKINGHAM TOWNSHIP ENGINEER THIS ____ DAY OF ____, 20__.

(TOWNSHIP ENGINEER)

APPROVED BY THE BUCKINGHAM TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF ____, 20__.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK ____ PAGE ____ ON ____, 20__.

(RECORDER OF DEEDS)

BCPC # ____
REVIEWED, PREPARED AND REPORT PROCESSED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL CODE.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS:
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 PROPERTY SHOWN HEREON, LOCATED BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA, AND DESIRED THE SAME TO BE RECORDED.

NOTARY PUBLIC

TO ALL WHOM THESE PRESENTS MAY COME:
I/WE
SEND GREETINGS, KNOW YE THAT I/WE HAVE LAID OUT ON LANDS IN BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA CERTAIN IMPROVEMENTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE FORTHWITH RECORDED WITNESS MY/OUR HAND AND SEAL.

WE, _____ AS THE OWNERS OF THIS PROPERTY, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FIXTURE AND THAT IT SHALL NOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY BUCKINGHAM TOWNSHIP. WE FURTHER ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED DRAINAGE PLAN AND/OR EROSION & SEDIMENT CONTROL PLAN, EITHER PRIOR TO OR DURING CONSTRUCTION, MUST BE SUBMITTED TO BUCKINGHAM TOWNSHIP AND BUCKS COUNTY CONSERVATION DISTRICT, RESPECTIVELY, FOR APPROVAL.

KEY MAP
SCALE: 1"=1000'
1000 00 1000 2000
SCALE IN FEET

JOB NO.: 20120706702	TAX MAP PARCEL NO.: 6-18-76, 6-18-79	MUNICIPAL FILE NO.: XX	OWNER: MCKEE GROUP LLC, 1000 CREEK ROAD, FURLONG, PA 18912, 610-604-9800	TOTAL LOTS: 42	TOTAL AREA: 79170 AC.	DATE: 3-28-19	SCALE: 1"=150'	DESIGNED BY: XX	DRAWN BY: XX	CHECKED BY: XX
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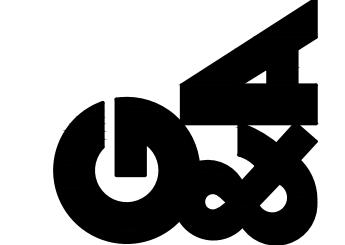
PRELIMINARY LAND DEVELOPMENT PLAN
RECORD PLAN - OVERALL
MCKEE DEVELOPMENT

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	SKD	BY
1	REVISED PER WATER/SEWER COORDINATION	12/11/2020	SKD	

SHEET NO.:

2 OF 56



JOB NO.: 20120706702	TAX MAP PARCEL NO.: 6-18-76, 6-18-79	MUNICIPAL FILE NO.: XX	OWNER: MCKEE GROUP LLC, 1000 CREEK ROAD, FURLONG, PA 18912, 610-604-9800	TOTAL LOTS: 42	TOTAL AREA: 79170 AC.	DATE: 3-28-19	SCALE: 1"=150'	DESIGNED BY: XX	DRAWN BY: XX	CHECKED BY: XX
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BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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2 OF 56

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

66 EAST BUTLER AVENUE, SUITE 300, DOYLESTOWN, PA 18901-2511, (610) 344-4330 • www.gilmore-inc.com

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NOT APPROVED FOR CONSTRUCTION