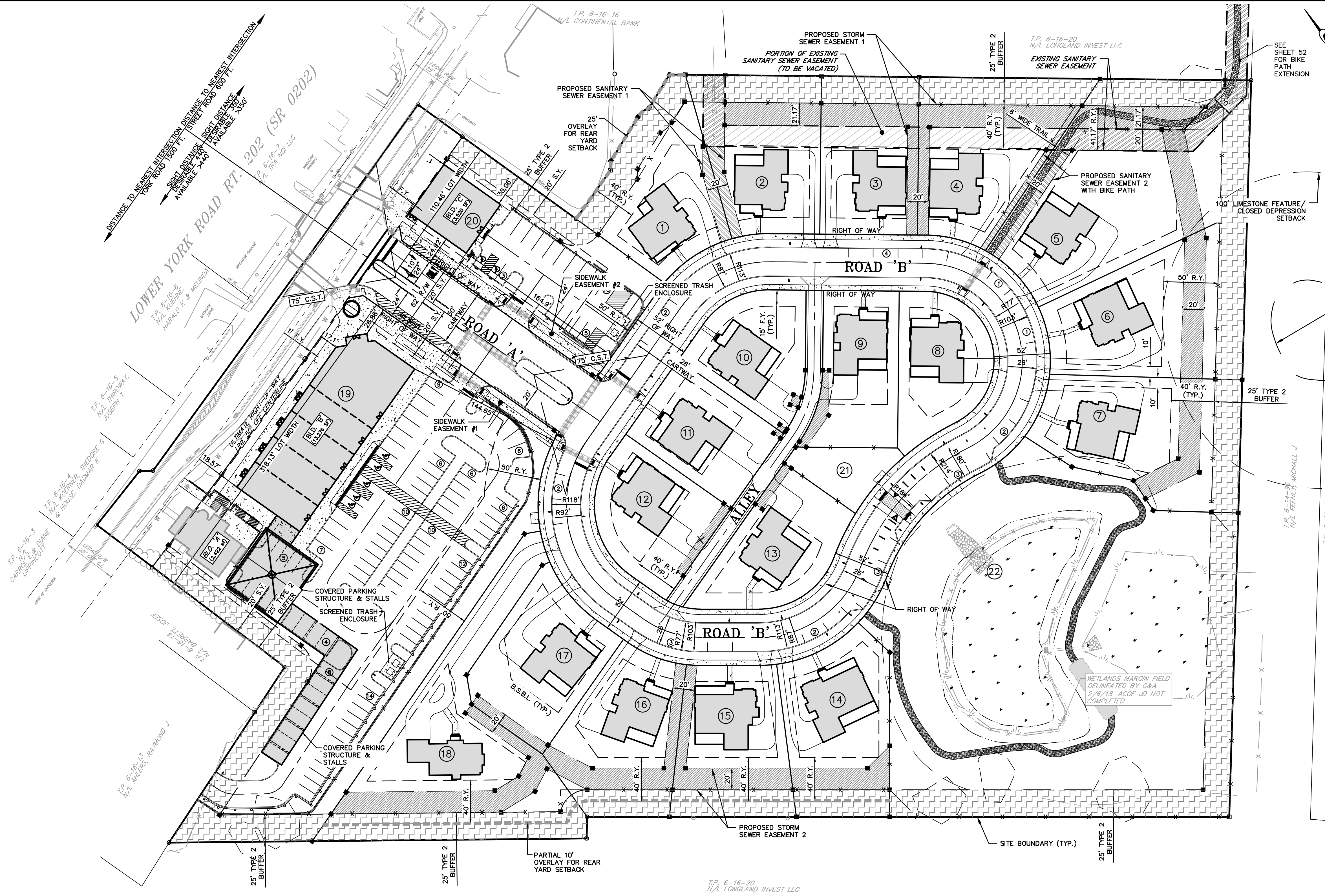


G:\landdev\2017\17030339-01_Penn's_Purchase_JLD\DESIGN\CAD\Production Drawings\Site Plan (Overall).dwg Layout: 8 Site Plan (7 of 10) (Overall) Plotted By: brensel, on Tue Mar 17, 2020 at 4:59pm



LEGEND

- PROPERTY LINE
- APPROXIMATE CLOSED DEPRESSION LOCATION
- CLOSED DEPRESSION SETBACK
- EXISTING/PROPOSED EASEMENT
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ULTIMATE RIGHT OF WAY
- EXISTING LIMITS OF BASIN
- EXISTING WETLANDS
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED MONUMENT
- PROPOSED PROPERTY PIN
- PROPOSED BUILDING SETBACK LINE
- PROPOSED TYPE 2 BUFFER
- PROPOSED ROAD CENTERLINE
- PROPOSED TIMBER GUIDERAIL
- PROPOSED ORNAMENTAL ALUMINUM FENCING
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PAVERS
- PROPOSED STREET PRINT
- RAISED CROSSWALK
- PROPOSED WALKING TRAIL
- EXISTING SANITARY EASEMENT (TO REMAIN)
- EXISTING SANITARY EASEMENT (TO BE VACATED)
- PROPOSED SANITARY EASEMENT
- PROPOSED STORMWATER EASEMENT
- PROPOSED BUFFER EASEMENT
- STOP BAR

NOTE:
THE STRIPING FOR THE ON-STREET PARKING SHOWN ON THE PLAN IS PROVIDED TO SHOW THE NUMBER OF CARS THAT CAN BE ACCOMMODATED THROUGH THE USE OF ON-STREET PARKING. THE ON-STREET PARKING SPACES ARE NOT TO BE STRIPED.

I, STONEHAVEN AT PENN'S PURCHASE, LLC, AS THE OWNERS OF THIS PROPERTY, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FEATURE AND THAT IT SHALL NOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY BUCKINGHAM TOWNSHIP. I 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.

TO ALL WHOM THESE PRESENTS MAY COME I/WE STONEHAVEN AT PENN'S PURCHASE, LLC, 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.

BCPC # _____
REVIEWED, PREPARED AND REPORT PROCESSED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL CODE. CERTIFIED THIS DAY OF _____, 20____.

EXECUTIVE DIRECTOR
BUCKS COUNTY PLANNING COMMISSION

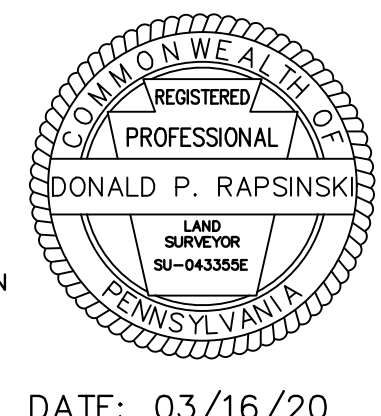
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____ ON _____, 20____.

(RECORDER OF DEEDS)
THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE BUCKINGHAM TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

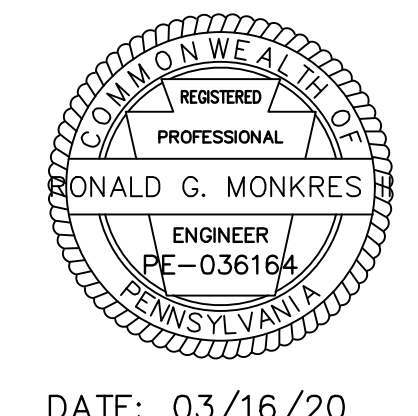
(TOWNSHIP ENGINEER)
APPROVED BY THE BUCKINGHAM TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.

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

I, RONALD G. MONKRES II, LICENSE #PE063164, ON DATE NOTED, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED TO MEET ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK ACT 167 STORMWATER MANAGEMENT ORDINANCE AND PLAN.
IN ADDITION, I FURTHER 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.



DATE: 03/16/20



DATE: 03/16/20

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

(SIGNATURE)--PA L&I CERTIFICATION NO. _____ (DATE) _____

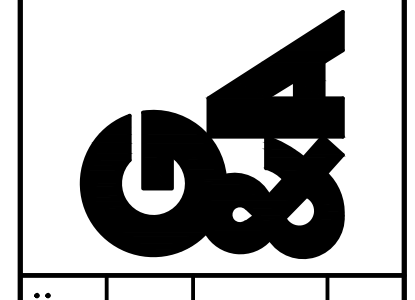
PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION:
I, _____ CHRISTOPHER E. GREEN _____, # LA-002522, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLANTING INFORMATION CONTAINED IN THE ACCOMPANYING PLANS HAS BEEN PREPARED IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP.

I, _____ DONALD P. RAPSINSKI, PLS _____, LICENSE # SU-043355E, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. IN ADDITION, I CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY GILMORE & ASSOCIATES AND FIELD UPDATED UNDER MY SUPERVISION IN FEBRUARY & MARCH 2018, AND THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

(SIGNATURE OF PROFESSIONAL SURVEYOR) (DATE) _____

(SIGNATURE OF PROFESSIONAL ENGINEER) (DATE) _____

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
16 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 19003-1001
TEL: 610-344-5300 FAX: 610-344-5300 WWW.GILMORE-INC.COM
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TAX MAP PARCEL NO.: 6-16-15
MUNICIPAL FILE NO.: SA, 2018-04

50	0	50	100
SCALE	IN	FEET	RM
DESIGNED BY:	18/BH	CHECKED BY:	RM
DRAWN BY:	18/BH	DATE:	07/02/18
TOTAL LOTS:	22	SCALE:	1"=50'
TOTAL AREA:	14.16 AC.		

PRELIMINARY LAND DEVELOPMENT PLAN
SITE PLAN (7 OF 10) (OVERALL)
VILLAGE CROSSING
BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
7	REVISED PER TOWNSHIP CONSULTANT REVIEWS	03/16/20	BEH
6	REVISED PER PADEP & BCOD REVIEW	02/21/20	BEH
5	REVISED PER BCOD REVIEW	10/22/19	BEH
4	REVISED PER TOWNSHIP CONSULTANT REVIEWS	09/27/19	BEH
3	REVISED PER BCOD SUBMISSION	08/30/19	BEH
2	REVISED PER CASTLE VALLEY CONSULTANTS REVIEW	07/31/19	BEH
1	REVISED PER TOWNSHIP CONSULTANT REVIEWS	07/17/19	DS2

NOT APPROVED FOR CONSTRUCTION