

NOTES:
 1. THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CAVANAUGH'S SURVEYING SERVICES DATED JULY 2, 2019.
 2. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 67 OF 2008 (800-242-1776).
 3. SUBJECT PROPERTY IS LOCATED WITHIN VC-2 ZONING DISTRICT.
 4. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE 1 (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 307 OF 532, COMMUNITY MAP NO. 4201703072 WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
 5. BUILDINGS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY BE REFINED DURING THE BUILDING PERMIT PROCESS.
 6. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
 7. SITE IS LOCATED WITHIN 20 FEET OF CARBONATE AREA & SHALL COMPLY WITH CARBONATE ORDINANCE OF BUCKINGHAM TOWNSHIP.
 8. THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY OF STREET ROAD IS OFFERED FOR DEDICATION TO BUCKINGHAM TOWNSHIP.
 9. THE STORMWATER FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERMANENT PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF BUCKINGHAM AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER(S) OF WHOSE LANDS THE STRUCTURE IS LOCATED. THE TOWNSHIP OF BUCKINGHAM AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGES TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITY IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER(S).
 10. ALL DEVELOPMENT ACTIVITIES, SUCH AS GRADING, RECORDING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE BUCKINGHAM TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE FOREST GROUND COVER WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR PORSKY AND ANY OTHER EXOTIC SPECIES NOT MENTIONED. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
 11. PROPERTY IS LOCATED WITHIN THE MAPPED CARBONATE AREA AND MUST COMPLY WITH THE REQUIREMENTS OF THE LIMESTONE ORDINANCE 94-06 AND LIMESTONE PROVISIONS OF THE ZONING.

ZONING HEARING BOARD DECISION
 ON NOVEMBER 16, 2020 THE ZONING HEARING BOARD APPROVED THE APPLICATION OF LONGLAND INVESTMENTS LLC VARIANCE FROM SECTION 2309 OF THE ZONING ORDINANCE TO PERMIT A USE GS CONTRACTING USE ON THE PROPERTY WHERE SUCH USE IS NOT PERMITTED BY THE VC-2 ZONING DISTRICT SUBJECT TO THE FOLLOWING CONDITIONS:
 1. NO TRUCKS SHALL BE PERMITTED TO SERVICE THE PROPERTY IN EXCESS OF 30 FEET IN LENGTH.
 2. DELIVERY TRUCKS AND OTHER VEHICLES SHALL NOT BE PERMITTED TO STOP ALONG STREET ROAD FOR LOADING OR UNLOADING.
 3. PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR THE GS USE, APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE TOWNSHIP THAT IT IS PROVIDING SUFFICIENT PARKING SPACES FOR THE USES APPROVED, WHICH ARE CURRENTLY CALCULATED TO BE 13 SPACES.
 4. PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT, APPLICANT SHALL DEMONSTRATE THAT IT HAS OBTAINED NECESSARY EDIS FOR THE RESIDENTIAL USES ON THE PROPERTY.
 5. PRIOR TO THE INSTALLATION OF BATHROOM FACILITIES OR WATER UNDER PRESSURE IN THE BUILDING APPROVED FOR THE GS USE, APPLICANT SHALL OBTAIN ANY WATER AND SEWER PERMITS REQUIRED.

PROFESSIONAL ENGINEER CERTIFICATION
 I, KRISTIN R. HOLMES, PE, 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.
 KRISTIN R. HOLMES, P.E., PA LIC. NO. PE073604

PROFESSIONAL SURVEYOR CERTIFICATION
 I, KRISTIN R. HOLMES, P.E., DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND UTILITIES AND BOUNDARY DESCRIPTION SHOWN ON THIS PLAN REPRESENTS A FIELD SURVEY PERFORMED BY:
 KRISTIN R. HOLMES, P.E., PA LIC. NO. PE073604

(SIGNATURE - PROFESSIONAL ENGINEER/SURVEYOR) (REGISTRATION NUMBER)
 KRISTIN R. HOLMES, P.E. (DATE)

OWNER'S ACKNOWLEDGEMENT
 TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, GLENN ROEDEL, HAVE LAID OUT UPON MY LAND SITUATED IN THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.
 WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.

SITE AREA CALCULATIONS - 2380 STREET ROAD

	S.F.	AC
Gross Site Area (measured from survey)	137,438	3.155
Land with Existing Roads and Ultimate Right-of-Way	9,575	0.22
Required Open Space	0	0.00
Above Ground Stormwater Facilities	0	0.00
Site Area for Impervious Surface Ratio	127,864	2.94

IMPERVIOUS COVERAGE CALCULATIONS

	S.F.	AC
Existing Impervious Area Per 2019 Aerial Survey		
Existing B3 Dwelling	1,591	0.04
Existing B1 Dwelling	846	0.02
Existing Barn	1,365	0.03
Existing Stone Driveway	9,692	0.22
Existing Walkways/Pavement	533	0.01
Existing HVAC Units	14	0.00
Total Existing Impervious	14,011	0.32
Total Existing Building Area	3,802	0.09
Total Existing Impervious Surface Ratio	11.6%	
Total Existing Building Coverage	3.6%	
Existing Impervious Area Per 2010 Aerial		
Existing B3 Dwelling	1,591	0.04
Existing B1 Dwelling	846	0.02
Existing Barn	1,365	0.03
Existing Stone Driveway	4,764	0.11
Existing Walkways/Pavement	533	0.01
Existing HVAC Units	14	0.00
Total Existing Impervious	9,113	0.21
Total Existing Building Area	3,802	0.09
Total Existing Impervious Surface Ratio	7.1%	
Total Existing Building Coverage	3.6%	
Proposed Impervious Area (since 2010 Aerial)		
Existing B3 Dwelling to Remain	1,591	0.04
Existing B1 Dwelling to Remain	846	0.02
Proposed Pole Barn	3,000	0.07
Existing Walkways/Pavement to Remain	533	0.01
Existing HVAC Units to Remain	14	0.00
Portion of Existing Stone Driveway to Remain	5,645	0.13
Proposed Stone Driveway Extension	1,165	0.03
Total Proposed Impervious	12,774	0.29
Total Proposed Building Area	6,437	0.12
Total Proposed Impervious Surface Ratio	10.6%	
Total Proposed Building Coverage	4.3%	
Change in Impervious Area	3,661	0.08

APPROVAL OF THE BOARD OF SUPERVISORS
 THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKINGHAM TOWNSHIP THIS _____ DAY OF _____, 20____.

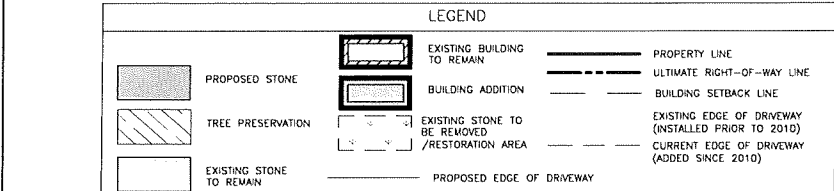
REVIEWED BY THE TOWNSHIP ENGINEER
 THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED TOWNSHIP ENGINEER FOR BUCKINGHAM TOWNSHIP ON THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER

PLANNING COMMISSION ACKNOWLEDGEMENT
 BUCKS COUNTY PLANNING COMMISSION NOTATION BCPC NO. _____ PROCESSED AND REVIEWED REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____.

CERTIFICATION FOR RECORDING
 THIS LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

BY: _____
 RECORDER OF DEEDS



REVISIONS

Date	Description

HC ENGINEERING
 Holmes Cunningham LLC
 409 E. Butler Avenue
 Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

KRISTIN R. HOLMES, P.E.
 PA PE073604

CALL BEFORE YOU DIG - PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP-CALL

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION

2380 STREET ROAD
 TP# 06-016-020
 BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA

RECORD SITE PLAN

Date	11/20/2020
Scale	1"=20'
HCE Job	1447
Designed	NH
Sheet	3 of 9

Drawing No. C1.0