

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

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NOT APPROVED FOR CONSTRUCTION

G:\mckee\2012\20120706\702\_1 Mckee Group LD\DESIGN\CAD\Production Drawings\A1-RCD.dwg Layout: 3 Proposed Development Plan Plotted By: gyoung, on Thu Nov 18, 2021 at 6:44am

**KEY MAP**

1000 00 1000 2000  
SCALE IN FEET

SCALE: 1"=1000'

**ZONING DISTRICTS**

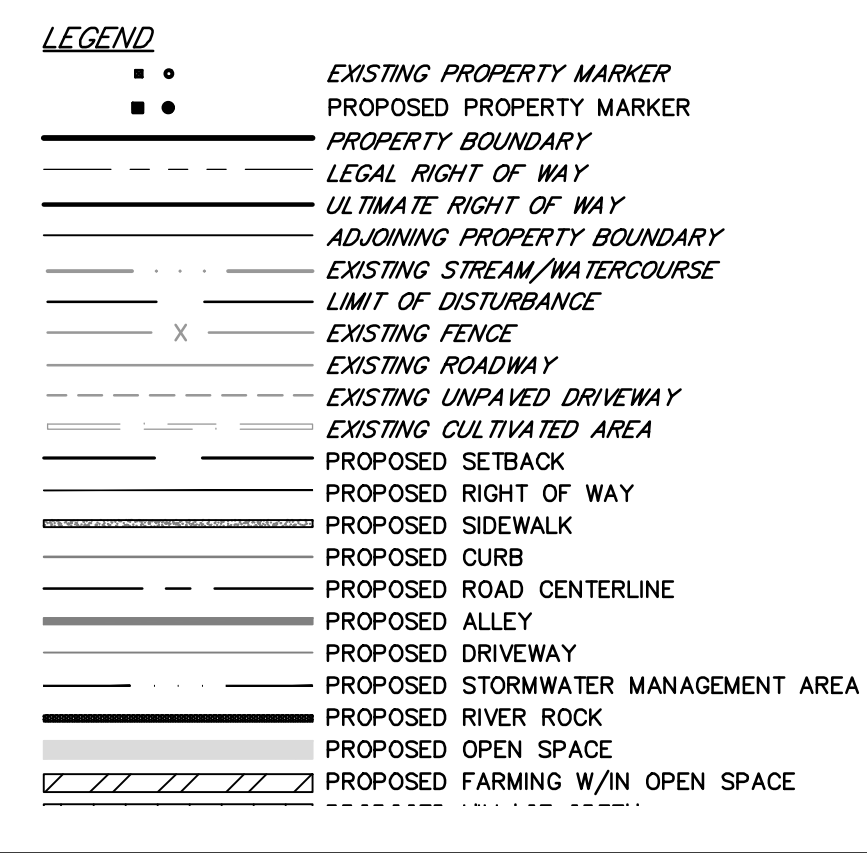
AG-1 - AGRICULTURAL DISTRICT  
VC-1 - VILLAGE CENTER DISTRICT  
R-1 - RESIDENTIAL DISTRICT  
MHP - MOBILE HOME PARK DISTRICT

Zoning Information		
Zoning District	(Article 5)	Agricultural 1 District
1	Proposed Uses	Living Community; 11 Single Family Dwellings, 18 Townhomes, 12 Twins
2	Area & Dimensional Requirement	
A	Min. Tract Size	10.0 acres 74,936 ac
B	Max. Density (1)	41 units 41 units
C	Max. Density with TDRs (2)	62 units n/a
D	Min. Density with TDRs (3)	61 units n/a
E	Impervious surface	30% of Tract 22,481 acres 7,957 ac
F	100% of Individual Lots	4,549 acres 4,548 ac
G	Min. Yard - B1	
	Front	10 ft 10 ft
	Side (Both)	10 ft 10 ft
	Rear	30 ft 30 ft
	Min. Yard - Multi-Family	
	Front	10 ft 10 ft
	Side (Both)	0 ft 0 ft
	Rear	0 ft 37 ft
(1) Base site area divided by 1.8 = maximum number of permitted dwellings in LC development, without the use of TDRs (2) 50% increase over basic yield (3) 25% increase over basic yield		
4	Tract Size of greater than 30 acres: DB1, DB2, DB3, DB4	
	* See Design Block / Unit Type Breakdown	
A	Primary Community Area OR 800 sf per Dwelling Unit (4)	20,000 sf 32,800 sf 33,107 sf
B	Secondary Common Green 7,500 sf per 25 units	12,300 sf 33,629 sf
C	Max. Design Block 3 DBs per Dwelling Units (4) Section 3103.A.4	123 units 74 units
5	Parking 2 spaces per dwelling unit plus 1 spaces per unit for overflow parking. (5)	123 Sp 123 Sp (In Driveway)
6	Open Space	
A	Min. Open Space Required 50% of Base Site Area	37,468 acres 42,447 acres
B	Min. Farming Space Required 50% of Open Space	18,734 acres 19,956 acres

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF BUCKS COUNTY									
SYMBOL	MAPPING UNITS	SLOPE	LAND CAPACITY	HYDRO. GROUP	HYDRO. BEHAVIOR	DEPTH TO BEDROCK	WATER	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
AbA	ABBOTTSTOWN SILT LOAM	0-3%	3a	NO	D	48"-58"	0.5"-1.5"	VERY LIMITED: DEPTH TO SATURATED ZONE	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.
AbB	ABBOTTSTOWN SILT LOAM	3-8%	3a	NO	D	48"-58"	0.5"-1.5"	VERY LIMITED: DEPTH TO SATURATED ZONE	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.
Bo	BOWMANVILLE-KNAUERS SILT LOAMS	-	3a-4a	YES	B/D	> 60"	0"-1.5"	VERY LIMITED: FLOODING DEPTH TO SATURATED ZONE	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.
DdA	DOYLESTOWN SILT LOAM	0-3%	4a	YES	D	48"-58"	0"-0.5"	VERY LIMITED: DEPTH TO SATURATED ZONE	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.
LkA	LAWRENCEVILLE SILT LOAM	0-3%	2a	NO	C	> 74"	1.5"-3.0"	VERY LIMITED: DEPTH TO SATURATED ZONE	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.
PeA	PENN CHANNERY SILT LOAM	0-3%	2a	NO	C	34"-44"	> 6"	SOMEWHAT LIMITED: DEPTH TO SOFT BEDROCK	RIPPING, HCE-RUNNING, AND/OR BLASTING OF ROCK MAY BE NEEDED. COMPLY WITH ALL REGULATIONS.
PeB	PENN CHANNERY SILT LOAM	3-8%	2a	NO	C	34"-44"	> 6"	SOMEWHAT LIMITED: DEPTH TO SOFT BEDROCK	RIPPING, HCE-RUNNING, AND/OR BLASTING OF ROCK MAY BE NEEDED. COMPLY WITH ALL REGULATIONS.
PkB	PENN-KLINESVILLE CHANNERY SILT LOAMS - PENN KLVNSVILLE	3-8%	2a	NO	C	34"-44"	> 6"	SOMEWHAT LIMITED: DEPTH TO SOFT BEDROCK	RIPPING, HCE-RUNNING, AND/OR BLASTING OF ROCK MAY BE NEEDED. COMPLY WITH ALL REGULATIONS.
ReA	READINGTON SILT LOAM	0-3%	2a	NO	C	58"-68"	1.5"-3.0"	VERY LIMITED: DEPTH TO SATURATED ZONE, SLOPE	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.
ReB	READINGTON SILT LOAM	3-8%	2a	NO	C	58"-68"	1.5"-3.0"	VERY LIMITED: DEPTH TO SATURATED ZONE, SLOPE	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.
RIA	REAVILLE CHANNERY SILT LOAM	0-3%	3a	NO	C	32"-42"	0.5"-3.0"	VERY LIMITED: DEPTH TO SATURATED ZONE, DEPTH TO SOFT BEDROCK	HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL.

Design Block (DB) Breakdown				
	DB1	DB2	DB3	DB4
Block #1			5	1
Block #2	4		7	
Block #3	5		1	
Block #4	5		4	
Block #5	4	1	3	1
Total	18	1	20	2
Total Units	41			
Mix (%)	43.9%	2.4%	48.8%	4.9%

Unit Breakdown					
Area	Total DBs Available	Single Family Units	Townhouse Units	Twin Units	Total DBs Used
Block #1	10	2	7	0	4
Block #2	23	3	9	4	5
Block #3	9	1	3	5	6
Block #4	15	2	6	5	6
Block #5	17	3	9	4	5
Total	74	11	34	18	22
Total Units	41	Single Family	Townhouse	Twin	
Mix (%)		26.8%	43.9%	29.3%	
Total Available DBs to Project	123				
Total DBs Used	74				
Excess DBs	49				



Solar Orientation Compliance		
	Compliant	Non-Compliant
Unit #s	1-42	
Total	0	42
% of Total	0%	100%

Impervious Surface Tabulation		
Base Site Area	74,936	acres
Pre-Development		
Buildings, Sidewalk, etc.	1,716	acres
% of Base Site Area	2.29%	
Post-Development		
Onlot (100% Impervious)	4,548	acres
Driveway	0.034	acres
Alley	0.852	acres
Street	1,444	acres
Sidewalk	0.582	acres
Water/Sewer Plant	0.497	acres
TOTAL Proposed	7,957	acres

Open and Common Space Areas		
Non-Open Space Common SWM Area 1	96,807	sf
Non-Open Space Common SWM Area 2	15,188	sf
Non-Open Space Common SWM Area 1 (Wastewater Disposal - SWM/Water Supply)	747,336	sf
Farming Area within Open Space 2	460,820	sf
Farming Area within Open Space 3	255,479	sf
Farming Area within Open Space 4	152,989	sf
Total Farming Area	869,287	sf
Open Space 1	261,808	sf
Open Space 2	862,985	sf
Open Space 3	388,939	sf
Open Space 4	335,250	sf
Total Open Space Area	1,848,982	sf
Village Green	33,107	sf
Secondary Green	33,629	sf
Pocket Park	4,346	sf
Total Greens	71,081	sf

Site Capacity Calculations			
TMP 06-018-076	24,956	acres	1,087,099
TMP 06-018-079	54,213	acres	2,361,529
<b>Total Site Area</b>	<b>79,170</b>	<b>acres</b>	<b>3,448,628</b>
(-) ultimate rights-of-way of existing streets			3,430
(-) existing utility rights-of-way			0,804
(-) land which is not contiguous or which is separated from the parcel by a road			0,000
(-) railroad or major stream			0,000
(-) land shown on previous subdivision or land development plans as reserved for open space or other uses which restrict its from development			0,000
<b>Base Site Area</b>			<b>74,936</b>
1. Natural Resource (per B-14 use)	% Protected	Resource Land (ac)	Protected Resource Area (ac)
Floodplain/Floodplain Soils	100%	4,515	4,515
Waters of US, Streams	100%	0.117	0.117
Wetlands	100%	0.619	0.619
Lakes, Ponds	100%	-	-
Lake/Pond Shoreline	100%	-	-
Steep Slopes, 15-25%	70%	0.248	0.173
Steep Slopes, > 25%	85%	0.254	0.216
Agricultural Soils, Class 1-4	40%	58,962	23,425
Perimeter Vegetation	100%	3,863	3,863
Forest	70%	6,759	4,731
<b>TOTALS</b>		<b>74,936</b>	<b>37,659</b>
3. Required Minimum Open Space			
Base site area x Open Space Ratio	74,936	x	50%
versus Resource Protected			37,659
<b>USE</b>		<b>37,659</b>	<b>ac</b>
4. Net Buildable Site Area			
Base site area - Protected Resource	74,936	-	37,659
			37,277

**G&A**

TAX MAP PARCEL NO.: 6-18-76; 6-18-79

JOB NO.: 20120706702

MUNICIPAL FILE NO.: SA, 2020-01

OWNER: MCKEE GROUP LLC, CREEK ROAD FURLONGS, PA 18912 610-604-9800

PROPOSED DEVELOPMENT PLAN  
**MCKEE DEVELOPMENT**

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

TOTAL AREA: 79,170 AC.  
TOTAL LOTS: 41  
DATE: 10-29-2021

SCALE: 1"=150'

CHECKED BY: XX  
DESIGNED BY: XX  
DRAWN BY: XX

DESCRIPTION: DATE: REV:

SHEET NO.: 3 OF 3