

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1176

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.

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, 2018 PENNSYLVANIA ACT 50.

GENERAL NOTES

- 1. PROPERTY KNOWN AS TAX PARCEL 06-004-019-002 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

LIST OF EXISTING AERIAL EASEMENT RESTRICTIONS:

- 1. FOR THE BENEFIT OF THE PUBLIC IN THE USE OF ITS AIRPORT, GRANTOR, FOR HIMSELF, HIS HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS, WILL NOT HEREAFTER ERECT, NOT PERMIT THE ERECTION OR GROWTH OF, ANY STRUCTURE, TREE OR OTHER OBJECT ON THAT PORTION OF TAX PARCEL NO. 6-4-19, WHICH LIES WITH THE NORTHEASTERN CLEAR ZONE APPROACH AREA OF THE NORTHEAST-SOUTHWEST RUNWAY TO A HEIGHT, IN THE SOLE DISCRETIONARY OPINION OF GRANTEE, WHICH CONSTITUTES, OR HAS THE POTENTIAL TO CONSTITUTE, AN OBSTRUCTION OR HAZARD TO AIRCRAFT PASSING OVER TAX PARCEL NO. 6-4-19 AND, IN NO EVENT, TO A HEIGHT MORE THAN 5 FEET BELOW THE CLEAR ZONE APPROACH SURFACE FOR THAT APPROACH AREA.

GENERAL SURVEY NOTES:

- 1. PROPERTY KNOWN AS TAX PARCEL 06-004-019-002 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

REFERENCES:

- 1. TAX MAP FOR THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

ZONING TABLE:

(ARTICLE 29-A, SECT. 2902-A & 2903-A)

Table with columns: MIN. TRACT AREA, MIN. GROSS LOT AREA, MIN. NET LOT AREA, MIN. LOT WIDTH AT FRONT BUILDING LINE, MAX. IMPERVIOUS SURFACE RATIO, MIN. FRONT YARD, MIN. SIDE YARD, MIN. REAR YARD. Rows for PI-2 and A1 zoning districts.

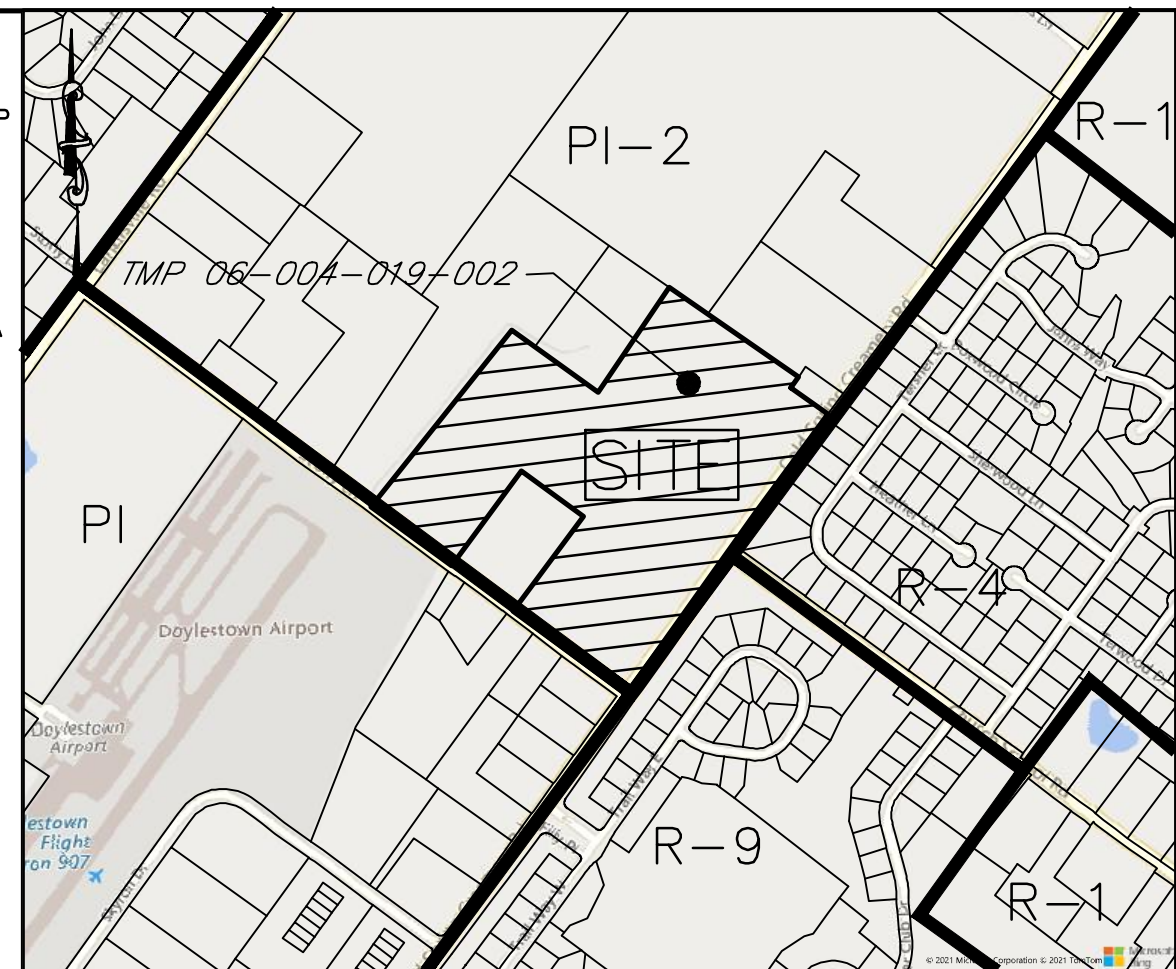
- BUCKINGHAM TOWNSHIP ORDINANCES:
• ZONING ORDINANCE OF 1975 - AMENDED ON 09/22/21
• SUBDIVISION AND LAND DEVELOPMENT ORDINANCE - ENACTED ON 12/21/03, AMENDED ON 10/14/09

WAIVERS BEING REQUESTED:

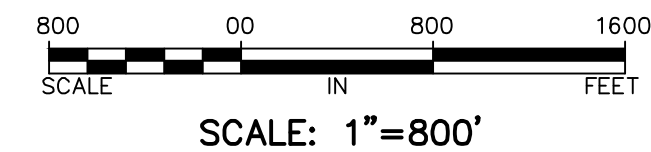
- 1. SECTION 3.1.F. - REQUIRING SUBMISSION OF PLANNING MODULES FOR SEWAGE DISPOSAL WITH PRELIMINARY PLANS.
2. SECTION 6.3.B.16. - REQUIRING DEPICTION OF ADDITIONAL EXISTING FEATURES.
3. SECTION 6.3.B.18.c. - REQUIRING TO SHOW TYPICAL LOT DEVELOPMENT PLAN.

DEFERRALS FOR FUTURE LAND DEVELOPMENT BEING REQUESTED:

- 1. SECTION 6.3.B.18.f. - REQUIRING TO SHOW SIDEWALKS, BIKEWAYS, AND PEDESTRIAN PATHS.
2. SECTION 6.3.D. - REQUIRING SUBMISSION OF SEDIMENTATION AND EROSION CONTROL PLAN.



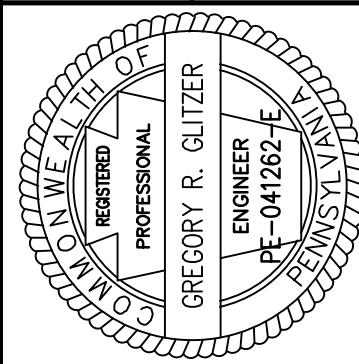
LOCATION MAP



ZONING DISTRICT LEGEND

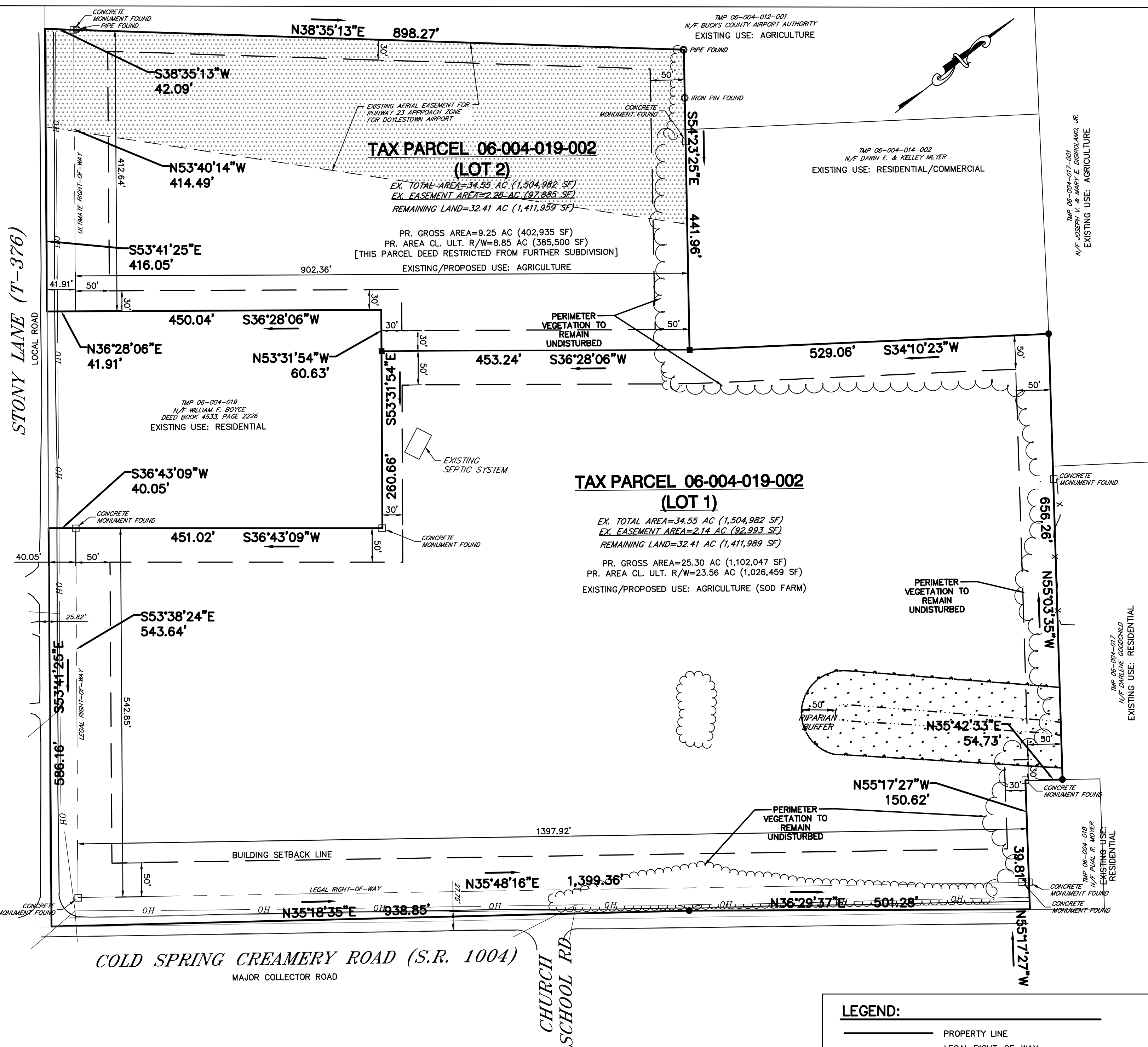
Legend table with columns: District Code, District Name. Rows: PI-2 PLANNED INDUSTRIAL DISTRICT, R-1 RESIDENTIAL DISTRICT, R-4 RESIDENTIAL DISTRICT, R-9 RESIDENTIAL DISTRICT.

GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES logo and contact information.



DATE: 2/17/2022

Table with columns: REV., DATE, DESCRIPTION, BY.



LEGEND:

- PROPERTY LINE
LEGAL RIGHT-OF-WAY
EXISTING CONCRETE MONUMENT
EXISTING IRON PIN
IRON PIN TO BE SET
CONCRETE MONUMENT TO BE SET
PROPOSED BUILDING SETBACK LINE
EXISTING AERIAL EASEMENT
WATERS OF THE COMMONWEALTH/U.S.
150' RIPARIAN BUFFER
EXISTING EDGE OF PAVING
EXISTING TREELINE

PARCEL & EASEMENT SURVEY DATA table with columns: NAME, DEED BOOK, PAGE NO.

OWNER OF RECORD table with columns: NAME, TAX MAP PARCEL (TMP), ADDRESS, PHONE NUMBER.

Sheet List Table

Table with columns: Sheet Number, Sheet Title. Rows: 1 RECORD PLAN, 2 EXISTING FEATURES PLAN, 3 AERIAL PLAN, 4 SARC PLAN.

NOTE: SHEET 1 OF THIS PLAN SET SHALL BE CONSIDERED THE COMPLETE RECORD PLAN SET FOR FILING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.

T.M.P. 06-004-019-002

OWNERS ACKNOWLEDGEMENT:

TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT I/WE BUCKS COUNTY AIRPORT AUTHORITY HAVE LAID OUT UPON MY/OUR 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__.

(SIGN & PRINT NAME)

(SIGN & PRINT NAME)

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 AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC MY COMMISSION EXPIRES DAY OF 20__

BUCKS COUNTY PLANNING COMMISSION NOTATION:

BPC # PROCESSED AND REVIEWED, REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE.

RECORDING CERTIFICATION - COUNTY OF BUCKS:

THIS PLAN WAS 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)

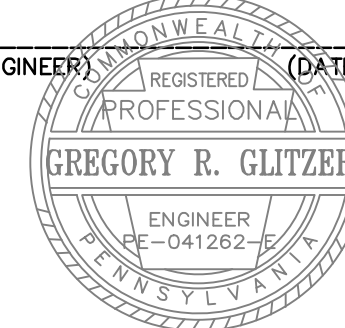
TOWNSHIP ENGINEER APPROVAL:

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS DAY OF 20__ (TOWNSHIP ENGINEER)

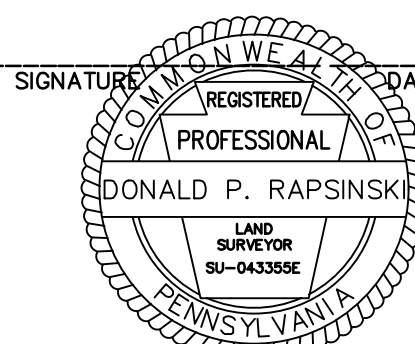
BOARD OF SUPERVISORS' APPROVAL:

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUCKINGHAM AT A PUBLIC MEETING HELD ON THE DAY OF 20__

I, GREGORY R. GLITZER, PE-041262-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.



I, DONALD P. RAPSINSKI, PLS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN COMPLETED REPRESENTS A SURVEY OF T.M.P.'s 06-014-053 AND 06-014-062 COMPLETED UNDER MY SUPERVISION ON THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



MINOR SUBDIVISION PLAN
B.C.A.A. TRACT SUBDIVISION
BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
RECORD PLAN



GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES
PROJECT NO.: 21-05050
OWNERS INFO: BUCKS COUNTY AIRPORT AUTHORITY
MUNICIPAL FILE NO.:
TAX MAP PARCEL No.: 06-004-019-002
TOTAL AREA: 34.55 AC. TOTAL LOTS: 1
DATE: 2/17/2022 SCALE: 1"=100'
DRAWN BY: BEH CHECKED BY: RGM
SHEET NO.: 1 OF 4

C:\landdev\2021\2105050_MINOR SUBDIVISION.dwg Layout: Record Plan Plotted By: bhensel, on Wed Feb 16, 2022 at 3:50pm

GENERAL SURVEY NOTES:

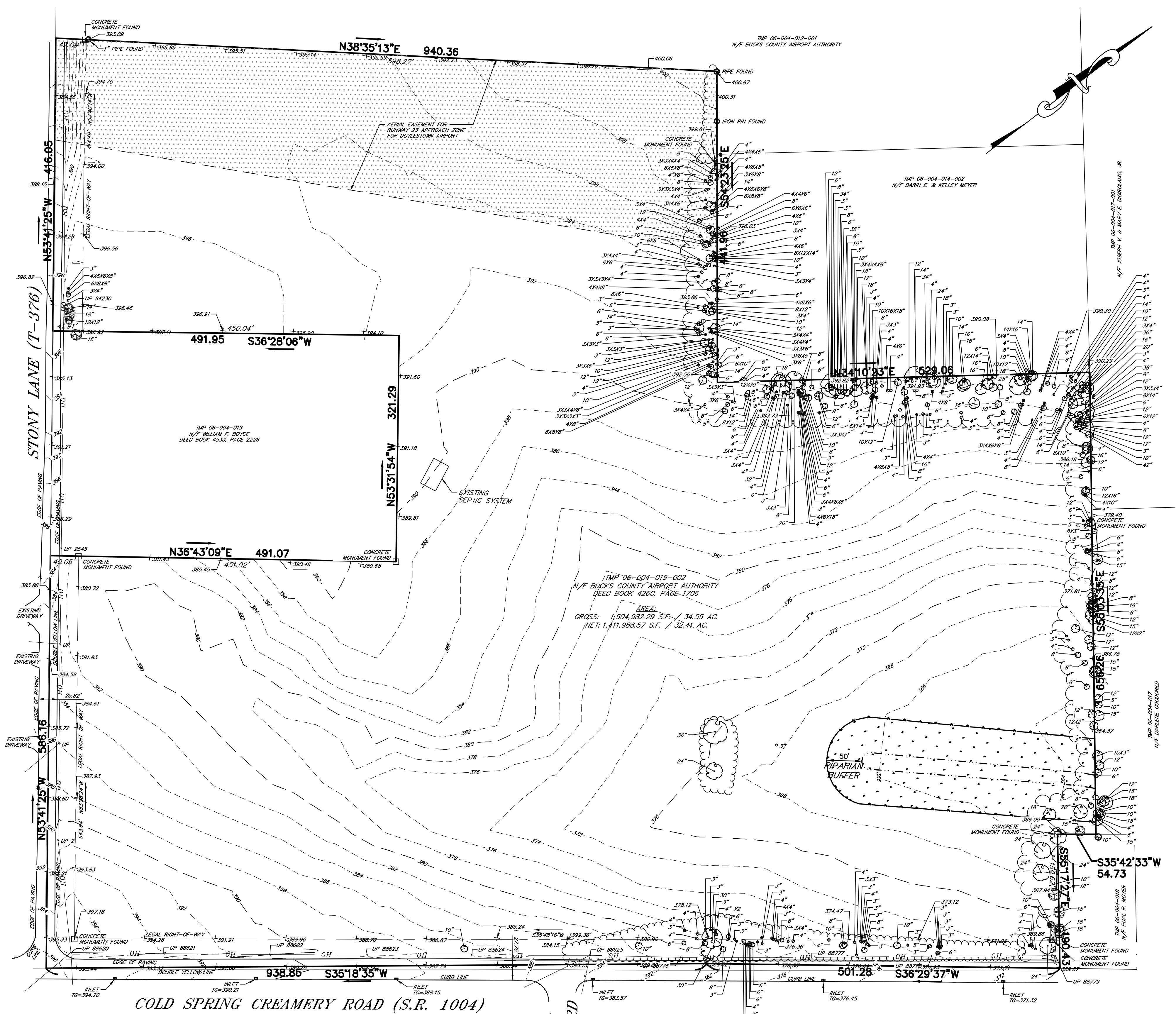
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2. CONTAINING 1,504,982.29 IN SQ FT AND 34.55 ACRES (GROSS), MORE OR LESS.
3. CONTAINING 1,411,988.57 IN SQ FT AND 32.41 ACRES (NET), MORE OR LESS.
4. THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JUNE OF 2021 AND THE REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
6. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
7. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
8. BENCHMARK IS A CONCRETE MONUMENT FOUND ON THE WESTERLY PROPERTY LINE AT ITS INTERSECTION WITH THE NORTHERLY LEGAL RIGHT-OF-WAY LINE OF STONY LANE (T-376).
9. BENCHMARK IS A CONCRETE MONUMENT FOUND ON THE NORTHERLY LEGAL RIGHT-OF-WAY LINE OF STONY LANE (T-376) AT ITS INTERSECTION WITH THE WESTERLY LEGAL RIGHT-OF-WAY LINE OF COLD SPRING CREAMERY ROAD (S.R. 1004).

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
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LEGEND:

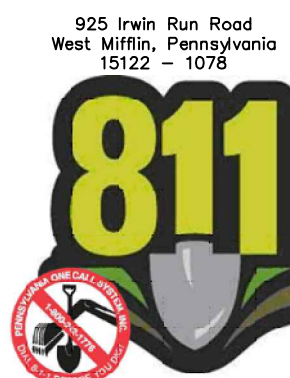
- PROPERTY LINE
- - - LEGAL RIGHT-OF-WAY
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- ▨ EXISTING AERIAL EASEMENT
- - - WATERS OF THE COMMONWEALTH/U.S.
- ▨ 150' RIPARIAN BUFFER
- EXISTING EDGE OF PAVING
- ~ EXISTING TREELINE



SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF BUCKS COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO		LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
						BEDROCK	WATER TABLE		
<i>AbB</i>	ABBOTTSTOWN SILT LOAM	3-8%	3w	NO	D	48"-58"	0.5'-1.5'	VERY LIMITED: DEPTH TO SATURATED ZONE	HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
<i>Bo</i>	BOWMANVILLE-KNAUERS SILT LOAMS	-	3w-4w	YES	B/D	> 65"	0.0'-1.5'	VERY LIMITED: FLOODING, DEPTH TO SATURATED ZONE	HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
<i>LgB</i>	LANSDALE LOAM	3-8%	2e	NO	B	60"-61"	> 6'	NOT LIMITED	
<i>LkA</i>	LAWRENCEVILLE SILT LOAM	0-3%	2w	NO	C	> 74"	1.5'-3.0'	VERY LIMITED: DEPTH TO SATURATED ZONE	HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
<i>PeB</i>	PENN CHANNERY SILT LOAM	3-8%	2e	NO	C	34"-44"	> 6'	SOMEWHAT LIMITED: DEPTH TO SOFT BEDROCK	RIPPING, HOE-RAMMING, AND/OR BLASTING OF ROCK MAY BE NEEDED. COMPLY WITH ALL REGULATIONS.
<i>ReB</i>	READINGTON SILT LOAM	3-8%	2e	NO	C	58"-68"	1.5'-3.0'	VERY LIMITED: DEPTH TO SATURATED ZONE, SLOPE	HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.

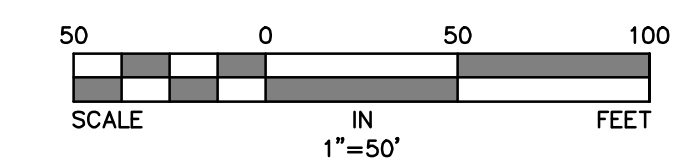
PENNSYLVANIA ONE CALL SYSTEM, INC.



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 EDM/SH

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.

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
16 EAST BUCKLE AVENUE SUITE 100, NEW BERTHLEMM, PA 19375-3433 • www.gilmoreinc.com

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PROFESSIONAL ENGINEER
GREGORY R. GLITZER
PA-063164
DATE: 2/17/2022

REV.	DESCRIPTION	DATE	BY

MINOR SUBDIVISION PLAN
B. C.A.A. TRACT SUBDIVISION
BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
EXISTING FEATURES PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 21-05050
OWNERS INFO: BUCKS COUNTY AIRPORT AUTHORITY 3879 OLD EASTON ROAD DOYLESTOWN, PA 19902 215-345-1970

MUNICIPAL FILE No.:
TAX MAP PARCEL No.: 06-004-019-002
TOTAL AREA: 34.55 AC. TOTAL LOTS: 1
DATE: 2/17/2022 SCALE: 1"=50'
DRAWN BY: BEH CHECKED BY: GRG

SHEET No.:
2 OF 4

G:\mddav\2021\2105050_DXC.dwg layout: Existing Features Plan Plotted By: bhemel, on Wed Feb 16, 2022 at 3:52pm

NOT APPROVED FOR CONSTRUCTION

GENERAL SURVEY NOTES:

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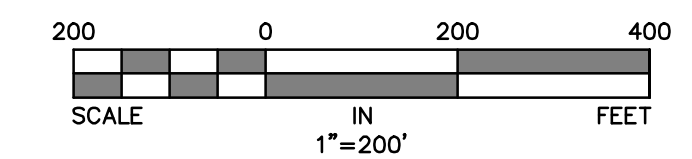
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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
100 EAST BUCKLE AVENUE SUITE 100 NEW BERTHLEMM PA 17857 P 717 344-4300 www.gilmoreassoc.com

DATE: 2/17/2022

REV.	DESCRIPTION	DATE	BY

MINOR SUBDIVISION PLAN
B.C.A.A. TRACT SUBDIVISION
BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
AERIAL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 21-05050
OWNERS INFO:
BUCKS COUNTY AIRPORT AUTHORITY
3879 OLD EASTON ROAD
DOYLESTOWN, PA 18902
215-345-1970

MUNICIPAL FILE No.:
TAX MAP PARCEL No.: 06-004-019-002

TOTAL AREA: 34.55 AC. TOTAL LOTS: 1

DATE: 2/17/2022 SCALE: 1"=200'

DRAWN BY: BEH CHECKED BY: GRG

SHEET NO.:
3 OF 4

NOT APPROVED FOR CONSTRUCTION

C:\landdev\2021\2105050_Boyce_Tract_Subdivision\DESIGN\CAD\Production Drawings\2105050_AERIAL.dwg Plotted By: bhensel, on Wed Feb 16, 2022 at 3:48pm

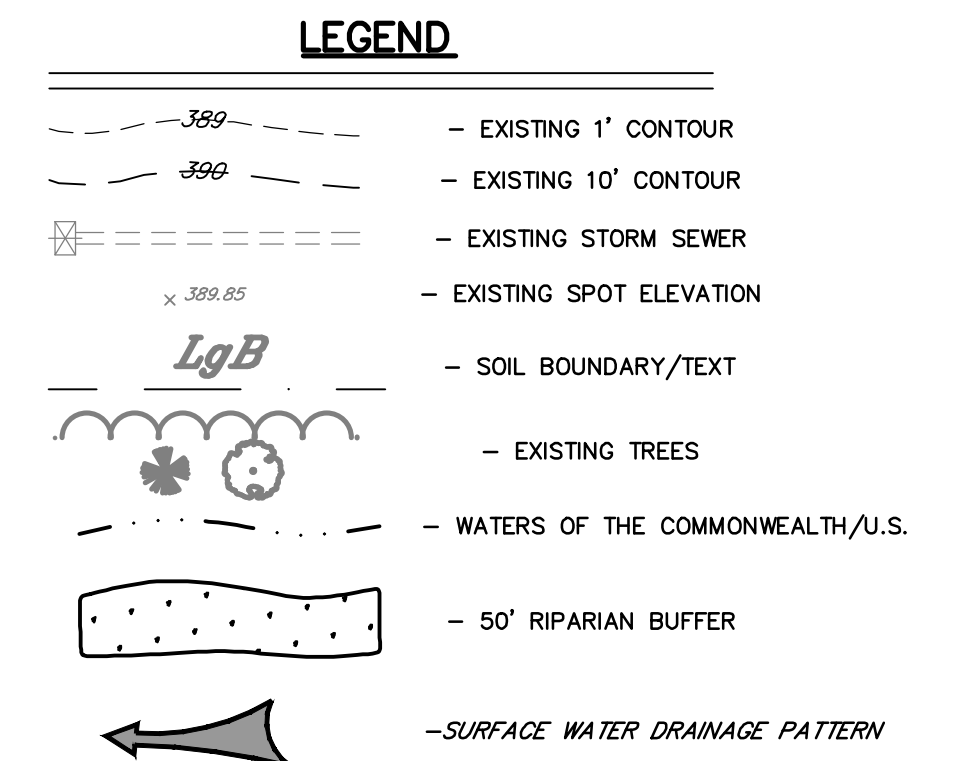
SITE CAPACITY (SECTION 3101.B.1)			
SITE AREA			34.55 AC.
(-) LEGAL RIGHT OF WAY OF EXISTING STREETS			2.14 AC.
(-) EXISTING UTILITY RIGHT OF WAY			0.00 AC.
(-) LAND WHICH IS NOT CONTIGUOUS			0.00 AC.
(-) LAND SHOWN ON PREVIOUS SUBDIVISION			0.00 AC.
BASE SITE AREA			32.41 AC.
NET BUILDABLE SITE AREA			
BASE SITE AREA			32.41 AC.
(-) NATURAL PROTECTION RESOURCE			12.59 AC.
NET BUILDABLE SITE AREA			19.82 AC.
TOTAL SITE IMPERVIOUS			
EXISTING	ALLOWABLE	PROPOSED*	
0.00 AC. (0.0%)	6.94 AC. (35.0%)	0.689 AC. (3.5%)	

*PROPOSED IMPERVIOUS CALCULATED TO ACCOUNT FOR MINIMUM BUILDING ENVELOPE OF 30,000 SF.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF BUCKS COUNTY									
SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO		LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
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<i>PeB</i>	PENN CHANNERY SILT LOAM	3-8%	2e	NO	C	34"-44"	> 6'	SOMEWHAT LIMITED: DEPTH TO SOFT BEDROCK	RIPPING, HOE-RAMMING, AND/OR BLASTING OF ROCK MAY BE NEEDED. COMPLY WITH ALL REGULATIONS.
<i>ReB</i>	READINGTON SILT LOAM	3-8%	2e	NO	C	58"-68"	1.5'-3.0'	VERY LIMITED: DEPTH TO SATURATED ZONE, SLOPE	HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.

NATURAL RESOURCE TABULATION (RESOURCES MAY OVERLAP)					
FEATURE	% OF RESOURCE TO BE PROTECTED	TOTAL RESOURCE AREA (AC)	REQUIRED PROTECTION (AC)	PROPOSED DISTURBANCE (AC)	PROPOSED PROTECTION (AC)
100-YEAR FLOOD PLAIN	100%	-	-	-	-
FLOOD PLAIN SOILS	100%	4.758	4.758	-	4.758
LAKES OR PONDS / LAKE & POND SHORELINES	100%	3.209	3.209	-	3.209
WETLANDS / WATERCOURSES / STREAMS	100%	2.729	1.637	-	2.729
STEEP SLOPES (8 - 15%)	60%	0.000	0.000	-	0.000
STEEP SLOPES (15 - 26%)	70%	0.007	0.006	-	0.007
STEEP SLOPES (>26%)	85%	0.007	0.005	-	0.007
FOREST**	80%	0.093	0.075	-	0.093
SPECIMEN TREES OVER 36" CALIPER*	100%	-	-	-	-
PERIMETER VEGETATION**	100%	1.794	1.794	-	1.794
TREES OUTSIDE OF WOODED AREAS (INCHES)	80%	-	-	-	-

SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	8.00%	14.99%	118870.00 SF	Yellow
2	15.00%	25.99%	13.53 SF	Orange
3	26.00%	991.21%	323.97 SF	Red



- GENERAL NOTES**
- PROPERTY KNOW AS TAX PARCEL 06-004-019-002 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
 - THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JUNE OF 2021 AND THE REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
 - HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
 - MAPPING OF THE EXISTING STREAM ON SITE TAKEN FROM THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY FOR BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA.
 - RUNOFF IS COLLECTED BY AN UNNAMED TRIBUTARY OF PINE RUN WHICH ULTIMATELY DISCHARGE INTO THE NESHAMINY CREEK WATERSHED. THE CHAPTER 93 CLASSIFICATION FOR THE UNNAMED TRIBUTARY OF PINE RUN IS LISTED AS TSF-MF.

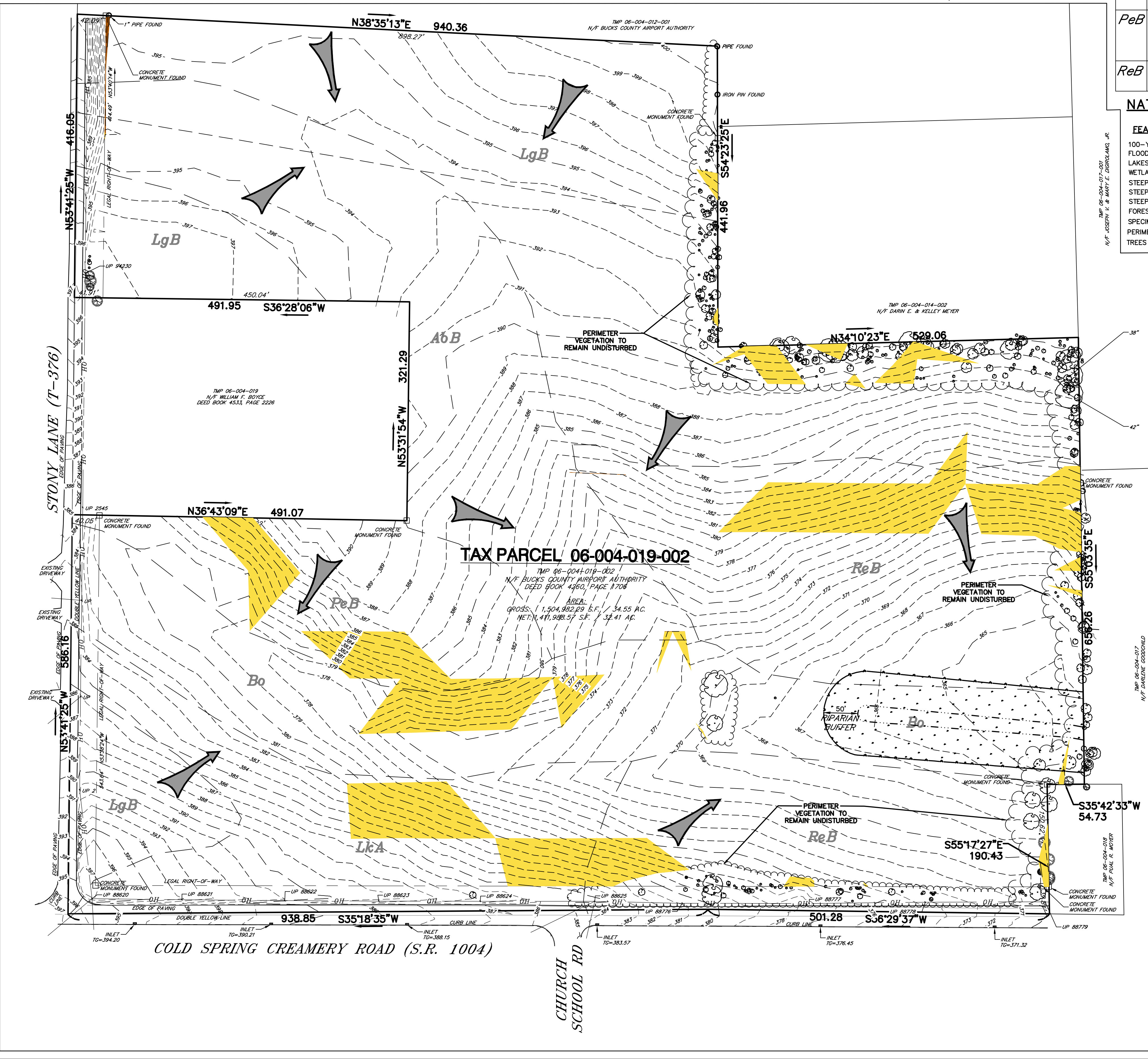
PENNSYLVANIA ONE CALL SYSTEM, INC.
 925 Irwin Run Road
 West Mifflin, Pennsylvania 15122-1076

811

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

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKS 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, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES, INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.



GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

16 EAST BRUNNEN AVENUE, SUITE 100, NEW BRUNNEN, NJ 07003-3430 • www.gilmoreinc.com

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NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
 GREGORY R. GUTZMER
 PE 041262-6

DATE: 2/17/2022

MINOR SUBDIVISION PLAN
B.C.A.A. TRACT SUBDIVISION
 BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

SARC PLAN

PROJECT No.: 21-05050
 OWNERS INFO: BUCKS COUNTY AIRPORT AUTHORITY
 3879 OLD EASTON ROAD
 DOYLESTOWN, PA 18902
 215-345-1970

MUNICIPAL FILE No.: 06-004-019-002
 TAX MAP PARCEL No.: 06-004-019-002
 TOTAL AREA: 34.55 AC. TOTAL LOTS: 1
 DATE: 2/17/2022 SCALE: 1"=80'
 DRAWN BY: BEH CHECKED BY: GRG
 SHEET NO.: 4 OF 4