

Q:\Users\j\2019\201907070702 - McKee Group LP\DESIGN\CAD\Production Drawings\1-100.dwg Layout 2 Record Plan - Overall Platted By: ritzgerd, on Wed Mar 08, 2023 at 5:25pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Invin Run Road  
West Mifflin, Pennsylvania  
15122 - 1078

**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 LOCATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 2019-0230378

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 OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

- LEGEND**
- EXISTING PROPERTY MARKER
  - PROPOSED PROPERTY MARKER
  - PROPERTY BOUNDARY
  - LEGAL RIGHT OF WAY
  - 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 GEOLOGIST CERTIFICATION:

(LICENSE # ) OF (GILMORE & ASSOCIATES, INC. 65 E. BUTLER AVENUE, SUITE 100, NEW BRISTAN, PA 18901, 215-345-4330) CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITY (CIRCLE ONE) IS/IS NOT UNDERLAIN BY LIVESTONE.

SIGNATURE & SEAL

DATE

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION:

I, **CYNTHIA MARE GULP**, # **LA003384**, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLANNING 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.



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, **RONALD G. MONKRES II**, SU0433552.

(SIGNATURE OF PROFESSIONAL ENGINEER) (DATE)

(SIGNATURE OF PROFESSIONAL SURVEYOR) (DATE)

SEE SHEET - 7 OF 62 FOR ZONING DATA AND NOTES.

SEE SHEET - 8 OF 62 FOR MAINTENANCE REQUIREMENTS.

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.

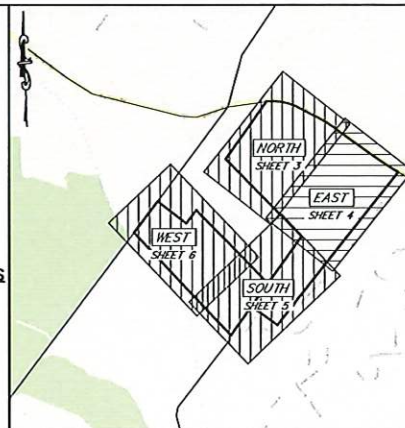
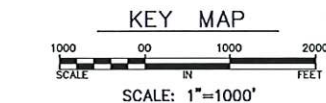
(RECORDER OF DEEDS)

BOPC #  
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.

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 FEATURE 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.



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



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

JOB NO.: 20120706702

OWNER: MCKEE GROUP  
940 W. SCHOOL ROAD, STE 30  
SPRINGFIELD, PA 19084  
610-604-8860

PRELIMINARY LAND DEVELOPMENT PLAN  
RECORD PLAN - OVERALL

**MCKEE DEVELOPMENT**

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
3	REVISED PER 1/4/2022 KEL, LRC OF 12/14/2021	3/1/2022	RCM
2	REVISED PER DESIGN DEVELOPMENT	10/29/2021	RCM
1	REVISED PER WATER/SEWER COORDINATION	12/11/2020	SKD
0	REV.		

SHEET NO.:

2 OF 62

NOT APPROVED FOR CONSTRUCTION