

Q:\jandev\2012\20120706702 - McKee Group LD\DESIGN\CAD\Production Drawings\A1-RCD-Layout: 2 Record Plan - Overall Plotted By: RMONKRES, on Thu Mar 02, 2023 at 3:54pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



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.

SERIAL NO. 2019-0230378

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.

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
X	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:

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

SIGNATURE & SEAL

DATE

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION:

I, CYNTHIA MARIE CULP, # LA003364, 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.

SIGNATURE & SEAL

DATE

SEE SHEET - 7 OF 68 FOR ZONING DATA AND NOTES.

SEE SHEET - 8 OF 68 FOR MAINTENANCE REQUIREMENTS.

I, RONALD G. MONKRES II, PE-063164, 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.

IN ADDITION, I CERTIFY THAT GILMORE & ASSOCIATES, INC. HAS PERFORMED FIELD VERIFICATION OF THE EXISTING FEATURES AND TOPOGRAPHY PREPARED BY LAND ENGINEERING, AND THAT THE METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REPRESENTS A FIELD SURVEY PERFORMED BY ME, DONALD P. RAPINSKI, SU043355E.

(SIGNATURE OF PROFESSIONAL ENGINEER)

(DATE)

(SIGNATURE OF PROFESSIONAL SURVEYOR)

(DATE)

WE, _____, AS THE OWNERS OF THIS PROPERTY, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FIXTURE 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.

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.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS:
ON _____ 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

BCPC # _____
REVIEWED, PREPARED AND REPORT PROCESSED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL CODE.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ 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____.

(TOWNSHIP ENGINEER)

I, _____, AS THE OWNERS OF THIS PROPERTY, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FIXTURE 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.

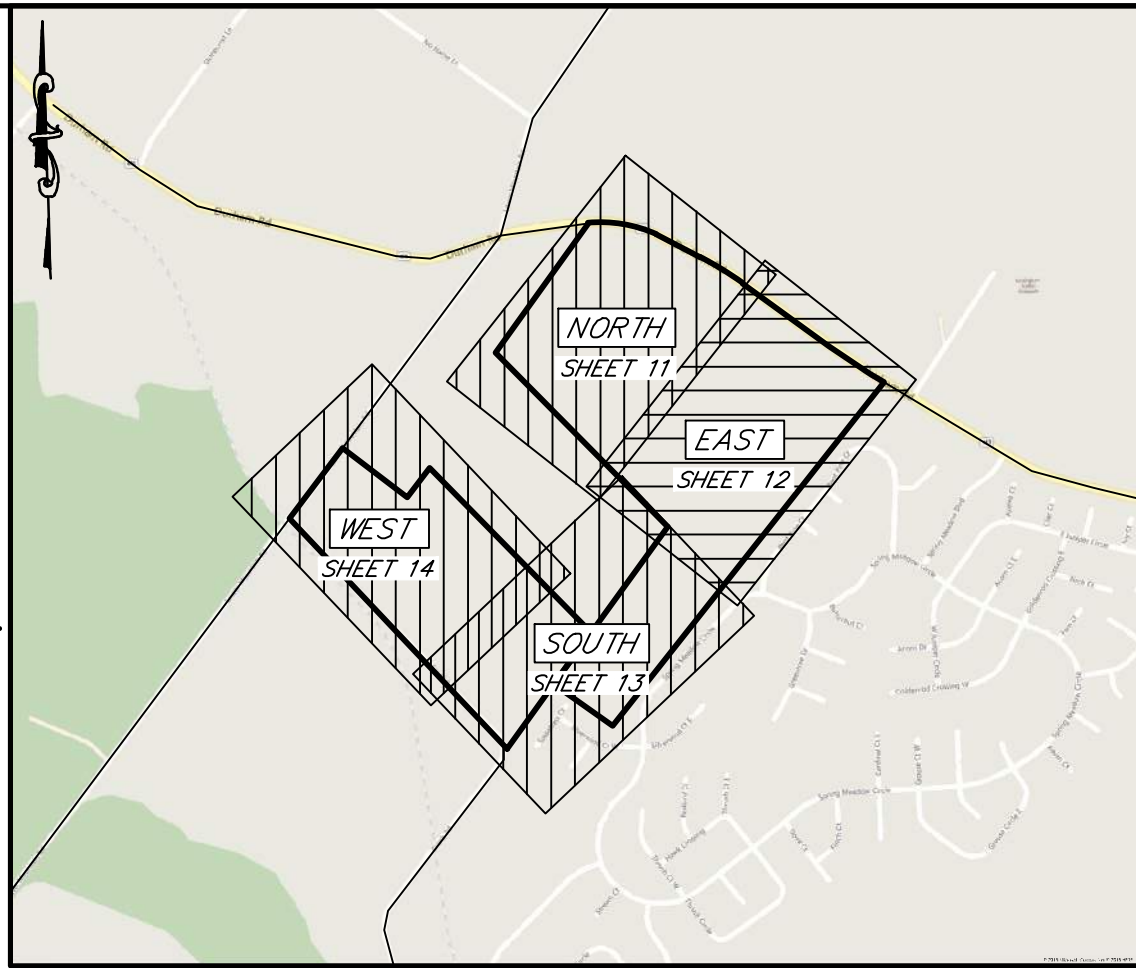
IN ADDITION, I CERTIFY THAT GILMORE & ASSOCIATES, INC. HAS PERFORMED FIELD VERIFICATION OF THE EXISTING FEATURES AND TOPOGRAPHY PREPARED BY LAND ENGINEERING, AND THAT THE METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REPRESENTS A FIELD SURVEY PERFORMED BY ME, DONALD P. RAPINSKI, SU043355E.

(SIGNATURE OF PROFESSIONAL ENGINEER)

(DATE)

(SIGNATURE OF PROFESSIONAL SURVEYOR)

(DATE)

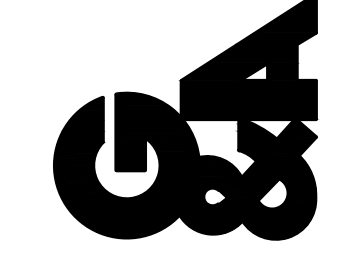


KEY MAP
SCALE: 1"=1000'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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NOT APPROVED FOR CONSTRUCTION



TAX MAP PARCEL NO.: 6-18-76, 6-18-79
JOB NO.: 20120706702
MUNICIPAL FILE NO.: SA 2020-01

OWNER: MCKEE GROUP
610-604-9800

TOTAL AREA: 79,170 AC.
DATE: 3-1-2022

DESIGNED BY: RFG/SM
DRAWN BY: RF
CHECKED BY: RGM

PRELIMINARY LAND DEVELOPMENT PLAN
RECORD PLAN - OVERALL
MCKEE DEVELOPMENT

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
5	REVISED PER DESIGN DEVELOPMENT, TWP. REVIEWS	2/28/2023	RGM
4	REVISED PER BCDD COMMENTS	4/22/2022	RGM
3	REVISED PER 1/4/2022 KEI, LRC OF 12/14/2021	3/1/2022	RGM
2	REVISED PER DESIGN DEVELOPMENT	10/29/2021	RGM
1	REVISED PER WATER/SEWER COORDINATION	12/11/2020	SKO

SHEET NO.: