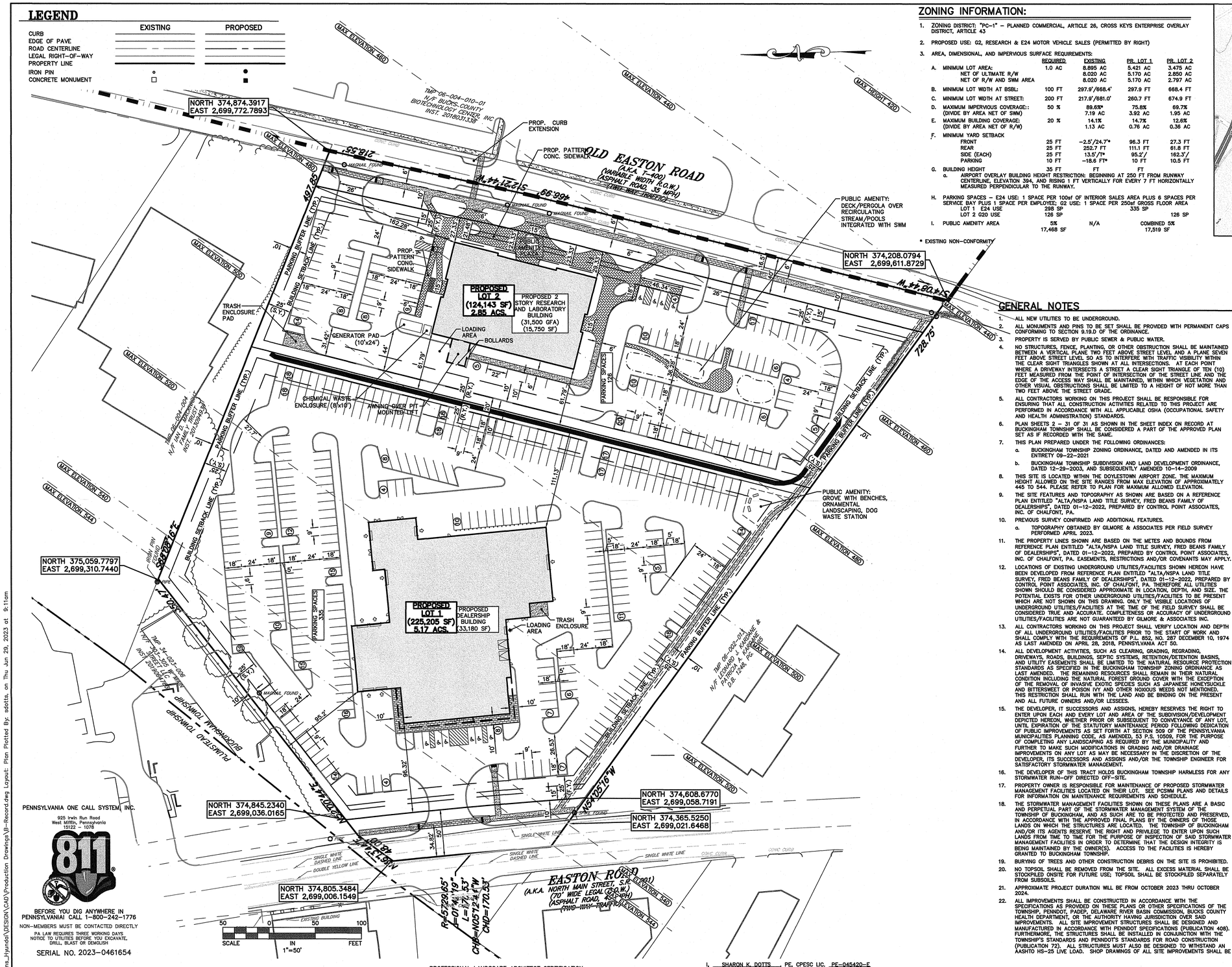
LEGEND

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
ROAD CENTERLINE		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
IRON PIN	○	●
CONCRETE MONUMENT	□	■

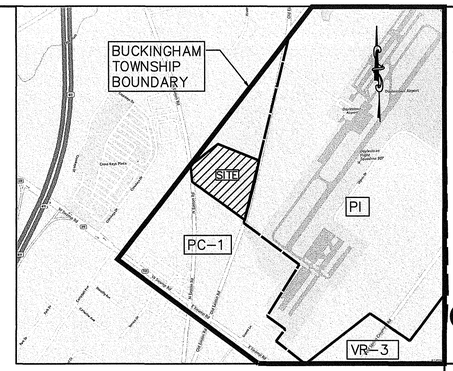


ZONING INFORMATION:

1. ZONING DISTRICT: "PC-1" – PLANNED COMMERCIAL, ARTICLE 26, CROSS KEYS ENTERPRISE OVERLAY DISTRICT, ARTICLE 43
2. PROPOSED USE: G2, RESEARCH & E24 MOTOR VEHICLE SALES (PERMITTED BY RIGHT)
3. AREA, DIMENSIONAL, AND IMPERVIOUS SURFACE REQUIREMENTS:

	REQUIRED	EXISTING	PR. LOT 1	PR. LOT 2
A. MINIMUM LOT AREA:	1.0 AC	8.895 AC	5.421 AC	3.475 AC
NET OF ULTIMATE R/W		8.020 AC	5.170 AC	2.850 AC
NET OF R/W AND SWM AREA		8.020 AC	5.170 AC	2.797 AC
B. MINIMUM LOT WIDTH AT BSBL:	100 FT	297.9'/668.4'	297.9 FT	668.4 FT
C. MINIMUM LOT WIDTH AT STREET:	200 FT	217.9'/681.0'	260.7 FT	674.9 FT
D. MAXIMUM IMPERVIOUS COVERAGE::	50 %	89.63%	75.8%	69.7%
(DIVIDE BY AREA NET OF SWM)		7.19 AC	3.92 AC	1.95 AC
E. MAXIMUM BUILDING COVERAGE:	20 %	14.1%	14.7%	12.6%
(DIVIDE BY AREA NET OF R/W)		1.13 AC	0.76 AC	0.36 AC
F. MINIMUM YARD SETBACK				
FRONT	25 FT	–2.5'/24.7'*	96.3 FT	27.3 FT
REAR	25 FT	252.7 FT	111.1 FT	61.8 FT
SIDE (EACH)	25 FT	13.5'/'*	95.2'/	162.3'/
PARKING	10 FT	–18.6 FT*	10 FT	10.5 FT
G. BUILDING HEIGHT	35 FT		FT	
a. AIRPORT OVERLAY BUILDING HEIGHT RESTRICTION: BEGINNING AT 250 FT FROM RUNWAY CENTERLINE, ELEVATION 394, AND RISING 1 FT VERTICALLY FOR EVERY 7 FT HORIZONTALLY MEASURED PERPENDICULAR TO THE RUNWAY.				
H. PARKING SPACES – E24 USE: 1 SPACE PER 100sf OF INTERIOR SALES AREA PLUS 6 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE; G2 USE: 1 SPACE PER 250sf GROSS FLOOR AREA				
LOT 1 E24 USE		298 SP	335 SP	
LOT 2 G2O USE		126 SP		126 SP
I. PUBLIC AMENITY AREA	5%	N/A	COMBINED 5%	
	17,468 SF		17,519 SF	

* EXISTING NON-CONFORMITY



LOCATION MAP

SCALE 800 00 800 1600 IN FEET

SCALE: 1"=800'

GENERAL NOTES

1. ALL NEW UTILITIES TO BE UNDERGROUND.
2. ALL MONUMENTS AND PINS TO BE SET SHALL BE PROVIDED WITH PERMANENT CAPS CONFORMING TO SECTION 9.19.D OF THE ORDINANCE.
3. PROPERTY IS SERVED BY PUBLIC SEWER & PUBLIC WATER.
4. NO STRUCTURES, FENCE, PLANTING, OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE TWO FEET ABOVE STREET LEVEL AND A PLANE SEVEN FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT TRIANGLES SHOWN AT ALL INTERSECTIONS. AT EACH POINT WHERE A DRIVEWAY INTERSECTS A STREET, THE CLEAR SIGHT TRIANGLE OF TEN (10) FEET MEASURED FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE ACCESS WAY SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TWO FEET ABOVE THE STREET GRADE.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
6. PLAN SHEETS 2 – 31 OF 31 AS SHOWN IN THE SHEET INDEX ON RECORD AT BUCKINGHAM TOWNSHIP SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH THE SAME.
7. THIS PLAN PREPARED UNDER THE FOLLOWING ORDINANCES:
   a. BUCKINGHAM TOWNSHIP ZONING ORDINANCE, DATED AND AMENDED IN ITS ENTIRETY 09-22-2021
   b. BUCKINGHAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, DATED 12-29-2003, AND SUBSEQUENTLY AMENDED 10-14-2009
8. THIS SITE IS AND/OR WITHIN THE DOYLESTOWN AIRPORT ZONE. THE MAXIMUM HEIGHT ALLOWED ON THE SITE RANGES FROM MAX ELEVATION OF APPROXIMATELY 445 TO 544. PLEASE REFER TO PLAN FOR MAXIMUM ALLOWED ELEVATION.
9. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A REFERENCE PLAN ENTITLED "ALTA/NSPA LAND TITLE SURVEY, FRED BEANS FAMILY OF DEALERSHIPS", DATED 01-12-2022, PREPARED BY CONTROL POINT ASSOCIATES, INC. OF CHALFONT, PA.
10. PREVIOUS SURVEY CONFIRMED AND ADDITIONAL FEATURES.
    a. TOPOGRAPHY OBTAINED BY GILMORE & ASSOCIATES PER FIELD SURVEY PERFORMED APRIL 2023.
11. THE PROPERTY LINES SHOWN ARE BASED ON THE METES AND BOUNDS FROM REFERENCE PLAN ENTITLED "ALTA/NSPA LAND TITLE SURVEY, FRED BEANS FAMILY OF DEALERSHIPS", DATED 01-12-2022, PREPARED BY CONTROL POINT ASSOCIATES, INC. OF CHALFONT, PA. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
12. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM REFERENCE PLAN ENTITLED "ALTA/NSPA LAND TITLE SURVEY, FRED BEANS FAMILY OF DEALERSHIPS", DATED 01-12-2022, PREPARED BY CONTROL POINT ASSOCIATES, INC. OF CHALFONT, PA. 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 THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
13. CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2016, PENNSYLVANIA ACT 50.
14. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, 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 NATURAL FOREST GROUND COVER WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR POISON IVY AND OTHER NOXIOUS WEEDS NOT MENTIONED. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
15. THE DEVELOPER, IT SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF ANY LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH AT SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND/OR THE TOWNSHIP ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.
16. THE DEVELOPER OF THIS TRACT HOLDS BUCKINGHAM TOWNSHIP HARMLESS FOR ANY STORMWATER RUN-OFF DIRECTED OFF-SITE.
17. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES LOCATED ON THEIR LOT. SEE PCSMM PLANS AND DETAILS FOR INFORMATION ON MAINTENANCE REQUIREMENTS AND SCHEDULE.
18. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF BUCKINGHAM, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE OWNERS OF THOSE LANDS ON WHICH THE STRUCTURES ARE LOCATED. THE TOWNSHIP OF BUCKINGHAM AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER(S). ACCESS TO THE FACILITIES IS HEREBY GRANTED TO BUCKINGHAM TOWNSHIP.
19. BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
20. NO TOPSOIL SHALL BE REMOVED FROM THE SITE. ALL EXCESS MATERIAL SHALL BE STOCKPILED ONSITE FOR FUTURE USE; TOPSOIL SHALL BE STOCKPILED SEPARATELY FROM SUBSOILS.
21. APPROXIMATE PROJECT DURATION WILL BE FROM OCTOBER 2023 THRU OCTOBER 2024.
22. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS PROVIDED ON THESE PLANS OR OTHER SPECIFICATIONS OF THE TOWNSHIP, PENNDOT, PADEP, DELAWARE RIVER BASIN COMMISSION, BUCKS COUNTY HEALTH DEPARTMENT, OR THE AUTHORITY HAVING JURISDICTION OVER SAID IMPROVEMENTS. ALL SITE IMPROVEMENT STRUCTURES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS (PUBLICATION 408). FURTHERMORE, THE STRUCTURES SHALL BE INSTALLED IN CONJUNCTION WITH THE TOWNSHIP'S STANDARDS AND PENNDOT'S STANDARDS FOR ROAD CONSTRUCTION (PUBLICATION 72). ALL STRUCTURES MUST ALSO BE DESIGNED TO WITHSTAND AN AASHTO HS-25 LIVE LOAD. SHOP DRAWINGS OF ALL SITE IMPROVEMENTS SHALL BE APPROVED BY THE TOWNSHIP ENGINEER'S OFFICE PRIOR TO THE STRUCTURES BEING INSTALLED. ANY STRUCTURES WHICH HAVE NOT BEEN DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE ABOVE OR INSTALLED WITHOUT SHOP DRAWING APPROVAL WILL NOT BE ACCEPTED.
23. THE AREA BETWEEN THE ULTIMATE RIGHTS-OF-WAY ALONG NORTH EASTON ROAD AND OLD EASTON ROAD AND THE TITLE LINE IS OFFERED FOR DEDICATION TO BUCKINGHAM TOWNSHIP.
24. TREES IN THE RIGHT-OF-WAY OF TOWNSHIP ROADS, WHERE THE RIGHT-OF-WAY BELONGS TO THE TOWNSHIP, SHALL NOT BE REMOVED WITHOUT TOWNSHIP APPROVAL EXCEPT WITHIN THE CLEAR SIGHT TRIANGLE AND EXCEPT FOR THE REMOVAL OF DEAD OR UNHEALTHY TREES OR NON-NATIVE INVASIVE SPECIES.
25. WHERE EXISTING VEGETATION EXISTS WHICH CAN MEET THE OBJECTIVES OF THE BUFFER REQUIREMENTS, IT SHALL BE PRESERVED AND MAY BE USED TO MEET THE BUFFER AND PLANTING REQUIREMENTS. QUANTITIES, SIZE, SPECIES, AND LOCATIONS OF EXISTING MATERIALS MUST BE SHOWN ON THE PLANS AND VERIFIED BY THE TOWNSHIP. WHERE THE TOWNSHIP ALLOWS EXISTING VEGETATION TO BE COUNTED TOWARD MEETING THE BUFFER REQUIREMENTS OF THE ORDINANCE, THE VEGETATION SHALL NOT BE REMOVED EXCEPT FOR EXOTIC INVASIVE SPECIES, POISON IVY, AND POISON OAK. THE VEGETATION SHALL ALSO BE PROTECTED BY RECORDED PLAN NOTE TO INSURE THAT IT REMAINS AS PART OF THE SUBDIVISION OR LAND DEVELOPMENT.
26. ALL PLANTINGS WITHIN THE REQUIRED BUFFER YARDS SHALL BE PRESERVED. NO CLEARING, GRADING OR DISTURBANCE SHALL BE PERMITTED WITHIN THE BUFFER YARDS. NO MOWING, SOIL DISTURBANCE, LANDSCAPE BEDS OR STRUCTURES SHALL BE PERMITTED WITHIN THE BUFFER YARDS, EXCEPT AS DELINEATED AND SPECIFIED HEREIN. NO TREES 36" OR GREATER IN DIAMETER SHALL BE REMOVED. THE ABOVE STATED RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE PRESENT AND FUTURE OWNERS AND/OR LESSEES.
27. TREES TO BE PRESERVED IN ORDER TO MEET ORDINANCE REQUIREMENTS SHALL BE PERMANENTLY PRESERVED BY MEANS OF CONSERVATION EASEMENT/DEED RESTRICTION TO BE HELD BY THE TOWNSHIP AND WHICH SHALL REQUIRE THE PRESERVATION OF TREES ON PRIVATE PROPERTY IN PERPETUITY.
28. THE APPLICANT ACKNOWLEDGES AN OBLIGATION TO COMPLY WITH THE REQUIREMENTS OF SECTION 9.40 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REGARDING RECREATION LAND/FEES. A FEE IN "LIEU OF RECREATION FACILITIES" SHALL BE BASED ON INPUT FROM BUCKINGHAM TOWNSHIP.
29. ACCESS TO EASTON ROAD (S.R 1001) SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. HIGHWAY OCCUPANCY PERMIT NO._____ HAS BEEN SECURED FOR THIS PROJECT.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin 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 EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 2023-0461654

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – Trevor G. Woodward – GEOLOGIST – NO. PG004024

I, TREVOR WOODWARD, # PG-004024, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE STORMWATER MANAGEMENT FACILITIES ARE NOT UNDERLAIN BY LIMESTONE.

(SIGNATURE) (DATE)

I, _____ ACCESSIBILITY INSPECTOR / PLANS EXAMINER, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED AND MEETS THE ACCESSIBILITY (ADA) REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE.

(SIGNATURE) (DATE)
PA L&I CERTIFICATION NO. _____

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION:

I, CHRISTOPHER E. GREEN, # LA-002522, 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.

PENNSYLVANIA – CHRISTOPHER E. GREEN – REGISTERED LANDSCAPE ARCHITECT

I, SHARON K. DOTTS, PE, CPESC LIC. PE-045420-E, ON DATE NOTED, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED TO MEET ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK ACT 167 STORMWATER MANAGEMENT ORDINANCE AND PLAN.

IN ADDITION, I FURTHER 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, TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP AS LAST AMENDED.

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – Sharon K. Dotts – ENGINEER – PE-045420-E

(SIGNATURE OF PROFESSIONAL ENGINEER) 6/29/23 (DATE)

I, DONALD P RAPSINSKI, PLS, LICENSE # SU-043355E, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. IN ADDITION, I CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY GILMORE & ASSOCIATES AND FIELD UPDATED UNDER MY SUPERVISION IN JANUARY 2022; AND THAT ALL THE MONUMENTS SHOWN HEREON EXIST, AS LOCATED, AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT AS SHOWN.

(SIGNATURE OF PROFESSIONAL SURVEYOR) 6/29/23 (DATE)

WE, OLD EASTON REALTY, LLC, 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, OLD EASTON REALTY, LLC, 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 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.

_____
NOTARY PUBLIC

BCPC # _____
REVIEWED, PREPARED AND REPORT PROCESSED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL CODE.
CERTIFIED THIS DAY OF _____, 20_____

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)

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_____

_____ _____

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY REUSE BY OTHERS OR ON OTHER PROJECTS WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
©COPYRIGHT 2023 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

ISSUED FOR PERMITS

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – Donald P. Rapsinski – LAND SURVEYOR – Licensed

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

HYUNDAI DEALERSHIP AND BIOTECHNOLOGY RESEARCH LAB

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2207051
OWNERS INFO:	OLD EASTON REALTY, LLC 876 N. EASTON ROAD DOYLESTOWN, PA 18901 215-348-2901
MUNICIPAL FILE No.:	##########
TAX MAP PARCEL No.:	06-004-002 & 06-004-003
TOTAL AREA:	8.89 AC
TOTAL LOTS:	2
DATE:	6/23/23
SCALE:	1"=50'
DRAWN BY:	GCY
CHECKED BY:	GRG
SHEET NO.:	2 OF 31

Q:\vendavo\2022\2207051_Beans_Hyundai\DESIGN\CAD\Production Drawings\B-Record.dwg Layout: Plan Plotted By: sdotts, on Thu Jun 29, 2023 at 9:11am