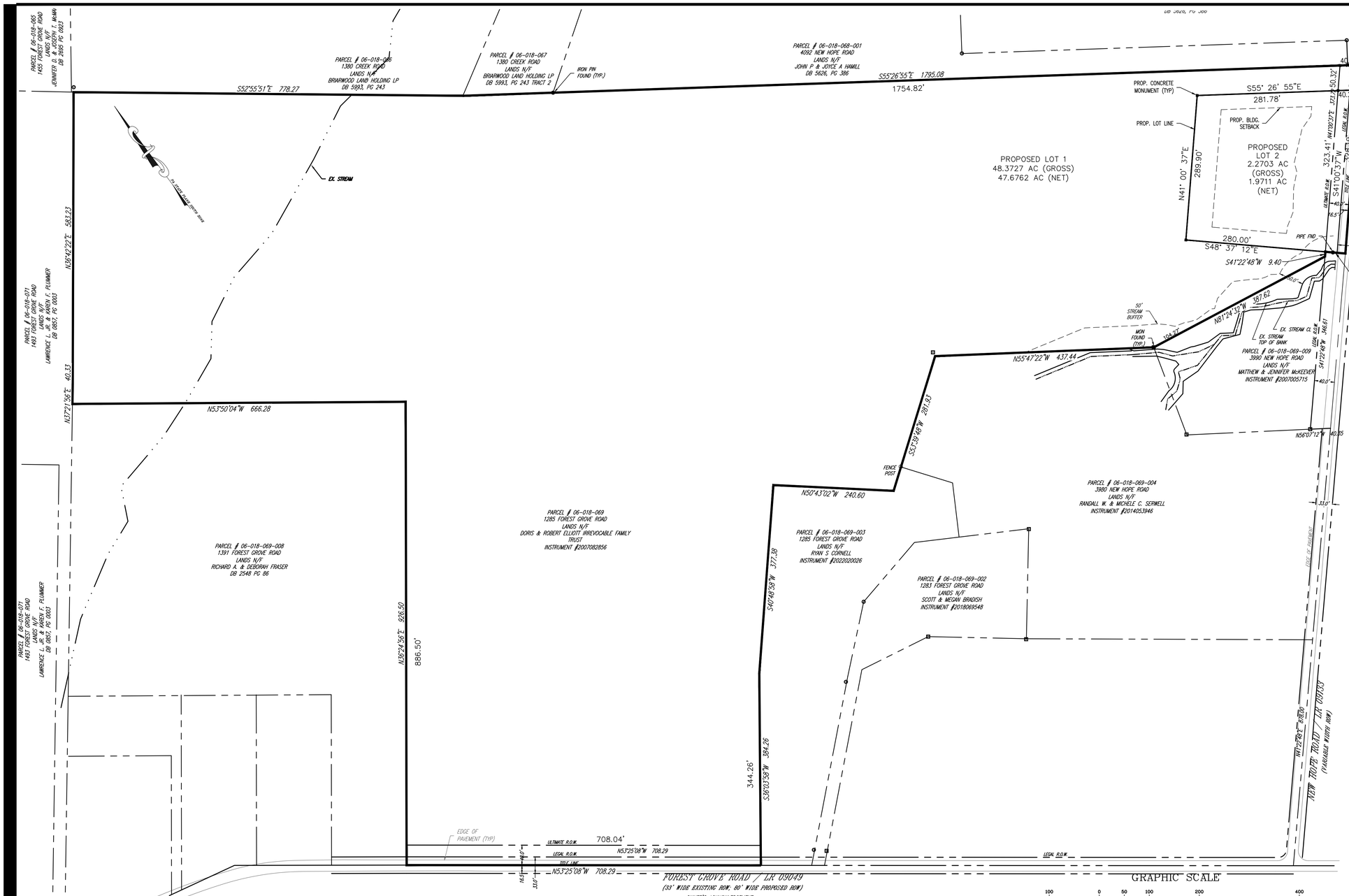

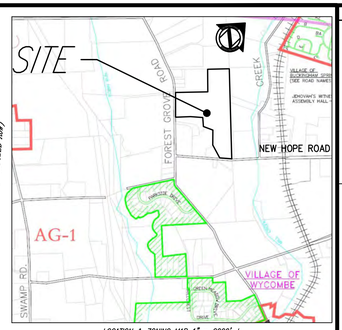

LOCATION & ZONING MAP 1" = 2000' ±

1. THIS PLAN REFERENCES A SURVEY PLAN BY: CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC.
213 WEST MAIN ST.
LANSDALE, PA 19446
ENTITLED: "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY"
DATED: 6/24/2022

2. OWNER: DORIS & ROBERT ELLIOTT IRREVOCABLE FAMILY TRUST
1391 FOREST GROVE ROAD
FURLONG, PA 18925

3. APPLICANT: JOSEPH & LYNDSAY WILLIAMS
1391 FOREST GROVE ROAD
FURLONG, PA 18925

4. PROJECT LOCATION INFORMATION: 1285 FOREST GROVE ROAD
FURLONG, PA 18925
BUCKINGHAM TOWNSHIP, BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX PARCEL NO. 06-018-069

5. THE EXISTING PROPERTY IS SUBJECT TO AN AGRICULTURAL LAND PRESERVATION GRANT OF EASEMENT BY ROBERT W. ELLIOTT AND DORIS N. ELLIOTT TO BUCKINGHAM TOWNSHIP DATED MAY 3, 1999, BUCKS COUNTY DEED BOOK 1834 PAGE 26.

6. ZONING INFORMATION: ZONING DISTRICT: AG-1 – AGRICULTURAL-1 DISTRICT
EXISTING USE: GENERAL FARMING
PROPOSED USE: DETACHED DWELLING, GENERAL FARMING

EXISTING LOT AREA
50.64 AC GROSS
49.65 AC NET (TO ULTIMATE RIGHT-OF-WAY)

PROPOSED LOT 1 AREA
48.37 AC GROSS
47.68 AC NET (TO ULTIMATE RIGHT-OF-WAY)

PROPOSED LOT 2 AREA
2.27 AC GROSS
1.97 AC NET (TO ULTIMATE RIGHT-OF-WAY)

REFER TO SHEET 2 FOR ADDITIONAL PROJECT NOTES

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING TREELINE
- EXISTING OVERHEAD WIRE
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE (UP)
- MONUMENT FOUND
- IRON PIN FOUND
- PROP. CONCRETE MONUMENT

SHEET INDEX

1. SUBDIVISION PLAN (RECORD PLAN 1 OF 2)
2. SITE PLAN (LOT 2) (RECORD PLAN 2 OF 2)
3. SITE ANALYSIS & RESOURCE CONSERVATION PLAN (OVERALL)
4. SITE ANALYSIS & RESOURCE CONSERVATION PLAN (LOT 2)
5. EXISTING CONDITIONS PLAN (LOT 2)
6. GRADING, DRAINAGE & UTILITY PLAN
7. EROSION & SEDIMENT CONTROL PLAN
8. EROSION & SEDIMENT CONTROL NOTES
9. EROSION & SEDIMENT CONTROL DETAILS
10. EROSION & SEDIMENT CONTROL DETAILS
11. PCSM SITE PLAN
12. PCSM EXISTING CONDITIONS PLAN
13. PCSM NOTES & DETAILS
14. GENERAL DETAILS

NOTE:
SHEETS 3 THROUGH 14 INCLUSIVE, ON RECORD AT BUCKINGHAM TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

WAIVERS REQUESTED OF THE BUCKINGHAM TOWNSHIP BOARD OF SUPERVISORS

1. § 9.7.A.13 ROADWAY WIDENING. A WAIVER IS REQUESTED FROM THE REQUIREMENT THAT NEW HOPE ROAD BE WIDENED TO PROVIDE A CARTWAY OF 24 FEET WITH SHOULDERS, AND THAT FOREST GROVE ROAD BE WIDENED TO PROVIDE A CARTWAY WIDTH OF 24 FEET WITH SHOULDERS.
2. § 9-18 CURBS, SIDEWALKS, BICYCLE/PEDESTRIAN PATHS. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO INSTALL CURBS, SIDEWALKS, AND BICYCLE/PEDESTRIAN PATHS ALONG NEW HOPE ROAD AND FOREST GROVE ROAD.
3. § 9-20 LANDSCAPE CONSERVATION AND IMPROVEMENT PLANS. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE A LANDSCAPE PLAN AND FROM THE REQUIREMENT TO INSTALL LANDSCAPE IMPROVEMENTS IN ACCORDANCE WITH SEC. 9-20.C AND 9-20.D.
4. § 9-20.C STREET TREES. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PLANT STREET TREES ALONG NEW HOPE ROAD AND FOREST GROVE ROAD.
5. § 9-20.D BUFFERS. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO INSTALL BUFFERS AT THE PERIMETER OF A SUBDIVISION AND WHERE A DEVELOPMENT ABUTS FARMLAND.

OWNER'S ACKNOWLEDGEMENT

TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, DEBORAH FRASER, TRUSTEE OF THE DORIS & ROBERT ELLIOTT IRREVOCABLE FAMILY TRUST, HAVE LAID OUT UPON MY 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 MY HAND AND SEAL THIS

_____ DAY OF _____, 20____.

_____
(SIGN AND PRINT NAME)

_____
(SIGN AND 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

PROFESSIONAL ENGINEER CERTIFICATION

I, ANTHONY T. BRUNKAN, PE078665
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.

_____ _____ _____
(SIGNATURE – PROFESSIONAL ENGINEER) REGISTRATION NUMBER DATE

PROFESSIONAL SURVEYOR CERTIFICATION

I, STEVEN J. ROMICH, SU057592
DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REFERENCES A FIELD SURVEY PERFORMED BY:

_____ _____ _____
(SIGNATURE – PROFESSIONAL ENGINEER/SURVEYOR) REGISTRATION NUMBER DATE

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____.

_____

_____

_____

TOWNSHIP ENGINEER APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

_____
(BUCKINGHAM TOWNSHIP ENGINEER)

BUCKS COUNTY PLANNING COMMISSION NOTATION

BCPC NO. _____

PROCESSED AND REVIEWED, REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____.

BUCKS COUNTY PLANNING COMMISSION

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

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-926-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE

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

STEVEN J. ROMICH
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA CERTIFICATE NO. SU057592

PROJECT LOCATION

WYCOMBE VINEYARDS
MINOR SUBDIVISION

PARCEL # 06-018-069
1285 FOREST GROVE ROAD
BUCKINGHAM TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

TITLE

SUBDIVISION PLAN
(RECORD PLAN 1 OF 2)

PROJ. #	22-0381	DATE	08/15/2023
CAD ID.	22-0381	DRN BY	SCC
SCALE	AS NOTED	CHK BY	ATB

SHEET 1 OF 14

REVISION 0