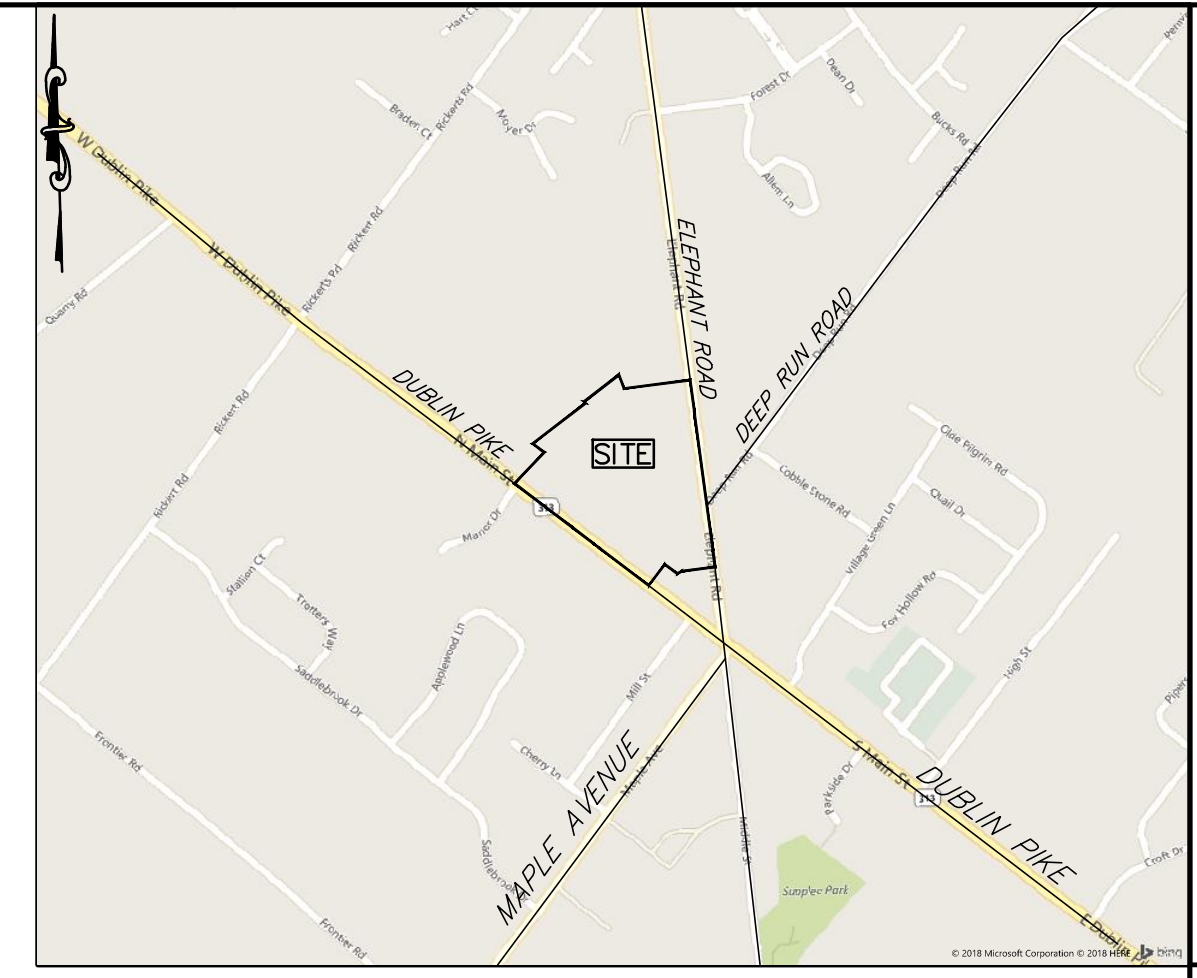


LEGEND

- PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ULTIMATE RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED MONUMENT
- PROPOSED PROPERTY PIN
- PROPOSED BUILDING SETBACK LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 100-YR WATER ELEVATION
- PROPOSED STORMWATER MANAGEMENT AREA

SHEETS FOR RECORDING PURPOSES

1	COVER
2	RECORD PLAN
3	OVERALL SITE PLAN
4	LOT CONSOLIDATION & RE-SUBDIVISION PLAN
5	RIGHT OF WAY & EASEMENT PLAN
6	ZONING SUMMARY & NOTES



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18001 • (717) 345-4339 • www.gilmore-associates.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE SUBMITTED TO ANY AGENCIES FOR REVIEW. THE DESIGNER SHALL BE RESPONSIBLE FOR THE QUALITY OF THE DESIGN AND SHALL PREPARE SPECIFICATIONS FOR THE QUALITY OF THE DESIGN. HEREON, MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. © COPYRIGHT 2017 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.

G&A

**PRELIMINARY-FINAL LAND DEVELOPMENT PLAN
RECORD PLAN
DUBLIN TOWN CENTER**

DUBLIN BOROUGH, BUCKS COUNTY, PENNSYLVANIA

TAX MAP PARCEL NO.: 2016-03062
MUNICIPAL FILE NO.: XX

OWNER: DUBLIN TOWN CENTER I, L.P.
1128 SUTTER ROAD
PERKASE, PA 18944
215-348-7533

DATE: 01/31/19
SCALE: 1"=60'

TOTAL LOTS: 10
ACRES: 17.621

DESIGNED BY: ROM
DRAWN BY: MFC
CHECKED BY: ROM

PROFESSIONAL SEAL

JAMES D. MCEWEN
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYOR
SU-38782R
PENNSYLVANIA

DATE: 01/31/19

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SHEET NO.: 2 OF 45