

LEGEND

[Symbol]	ADJACENT LINE
[Symbol]	EXISTING AIR CONDITIONER
[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING CENTERLINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING CURBLINE
[Symbol]	EXISTING DRAIN
[Symbol]	EXISTING DOWN SPOUT
[Symbol]	EXISTING ELECTRIC AND STRUCTURES
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING EDGE OF ROAD
[Symbol]	EXISTING EDGE OF STONE
[Symbol]	EXISTING CHAINLINK FENCE
[Symbol]	EXISTING SHADOW BOX FENCE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING FLAGPOLE
[Symbol]	EXISTING GAS LINE AND STRUCTURE
[Symbol]	EXISTING LIGHTS
[Symbol]	EXISTING POST
[Symbol]	EXISTING LEGAL RIGHT-OF-WAY
[Symbol]	ULTIMATE RIGHT-OF-WAY
[Symbol]	EXISTING SANITARY SEWER AND MANHOLE
[Symbol]	EXISTING SANITARY FORCEMAIN
[Symbol]	EXISTING SANITARY LATERAL AND STRUCTURES
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING STORM SEWER AND STRUCTURES
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING UTILITY POLE AND GUY WIRE
[Symbol]	EXISTING WATER LINE AND STRUCTURES
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING CONIFEROUS TREE
[Symbol]	SOIL BOUNDARY AND DESIGNATOR

**PHASE I
CIVIC CENTER I GENERAL NOTES**

- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES, INC. DURING JANUARY OF 2013 AND BY DEEDS OF RECORD AS RECORDED IN THE BUCKS COUNTY OFFICE OF THE RECORDER OF DEEDS AS FOLLOWS:
NORTHAMPTON TOWNSHIP TMP#31-023-004
DEED BOOK 1892, PAGE 353, 364, 377 AND 806
- THE FOLLOWING IS A LIST OF ADDITIONAL RECORD SOURCES OBTAINED AND UTILIZED FOR THIS SURVEY:
TAX PARCEL DEED BOOK PAGE
31-024-059 0951 2211
31-024-060 3459 0877
31-024-081 0757 2114
31-024-062 3331 2104
- A RECORDS SEARCH WAS CONDUCTED BY A TITLE COMPANY TO REVEAL RECORDED EASEMENTS AND OR RIGHT OF WAYS THAT MAY AFFECT THE PROPERTY. THE DOCUMENTS WERE REVIEWED BY THE UNDERSIGNED. ONLY SURVEY RELATED INFORMATION IS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND/OR COVENANTS OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES, INC. DURING JANUARY OF 2013 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
- VERTICAL DATUM IS BASED UPON AN ASSUMED DATUM. BENCHMARK IS THE DOORSILL OF THE EXISTING BUILDING ELEVATION 98.16. (SEE PLAN FOR LOCATION)
- THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED UPON FIELD OBSERVATIONS TAKEN DURING THE TIME OF SURVEY. NO UNDERGROUND PROBING OR OTHER INVESTIGATIONS WERE PERFORMED.
- BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
- ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
- THIS PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN, IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAPS FOR NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA ON MAPS #42017C426 F AND 42017C428 F, PANEL 426 AND 428 OF 532, EFFECTIVE DATE: MAY 18, 1999 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- NO OTHER PERSONS OR ENTITIES OTHER THAN THOSE CERTIFIED TO ON THIS PLAN MAY RELY ON THIS SURVEY.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- SURVEYOR'S CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE OR FREEDOM FROM ENCUMBRANCES. CERTIFICATION IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A PENNSYLVANIA LICENSED PROFESSIONAL LAND SURVEYOR.
- THERE IS A DECOMMISSIONED NRE MISSILE BATTERY SITE FACILITY IN THE REAR OF THE SITE. NO UNDERGROUND INVESTIGATIONS OF THIS FACILITY WERE PERFORMED.

CIVIC CENTER I TITLE NOTES

- SUBJECT TO NOTES AND CONDITIONS AND EASEMENTS AS SHOWN OF PLAN BOOK 255 PAGE 46.
- RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS IN DEED BOOK 624 PAGE 392. (NOT PLOTTABLE)
- RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 2306 PAGE 158. (NOT PLOTTABLE)

CIVIC CENTER I AREA LOT SUMMARY

OWNER OF RECORD: NORTHAMPTON TOWNSHIP.	GROSS AREA TO TITLE LINES	NET AREA TO ULTIMATE RIGHT-OF-WAY
TMP #31-023-004	19,2850 ACRES. (840,055 SF)	17,8581 ACRES. (777,901 SF)

PARKING TABULATION

EXISTING PARKING SPACES CIVIC CENTER I: 172 +/-
EXISTING PARKING SPACES ON MISSILE SILEO: 100 +/-
EXISTING PARKING SPACES CIVIC CENTER II: 225 +/-
TOTAL EXISTING PARKING SPACES = 497 +/-
PROPOSED PARKING SPACES CIVIC CENTER I: 386 +/-
PROPOSED PARKING SPACES CIVIC CENTER II: 350 +/-
TOTAL PROPOSED PARKING SPACES: 736 +/-
APPROXIMATE INCREASE IN PARKING SPACES: 239 +/-

**PHASE II
CIVIC CENTER II GENERAL NOTES**

- BOUNDARY INFORMATION AND EASEMENTS SHOWN HEREON ARE BASED UPON THE PLANS TITLED "MAIER TRACT RECREATION FACILITY PLAN OF PROPERTY" PREPARED FOR THE TOWNSHIP OF NORTHAMPTON BY PENNINO ASSOCIATES, INC. DATED NOVEMBER 1, 1984 AND LAST REVISED MARCH 4, 1986, AND "MAIER TRACT RECREATION FACILITY LAYOUT & PLANTING PLAN LAYOUT & CLARIFICATION PLAN" PREPARED FOR NORTHAMPTON TOWNSHIP DATED MARCH 1, 1988.
NORTHAMPTON TOWNSHIP TMP#31-023-005
DEED BOOK 2690, PAGE 0877
- TOPOGRAPHIC, WETLAND, UTILITY, AND STORMWATER INFORMATION SHOWN HEREON IS BASED UPON THE PLAN TITLED "MAIER TRACT RECREATION FACILITY GRADING AND UTILITY PLAN" PREPARED FOR THE TOWNSHIP OF NORTHAMPTON BY PENNINO ASSOCIATES, INC. DATED MARCH 1, 1988.
- ADJOINING PROPERTY INFORMATION AND SITE ACREAGE BASED ON INFORMATION FOUND IN THE MEA LAND RECORD SYSTEM, 2013.
- SOILS DATA SHOWN HEREON IS BASED UPON DATA FROM THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY BUCKS COUNTY SOIL SURVEY VERSION 7, DATED OCTOBER 6, 2008.
- ALL ADDITIONAL SITE INFORMATION INCLUDING STRUCTURES, ROADS AND PATHWAYS, RECREATION FACILITIES, AND VEGETATION WERE TAKEN FROM AERIAL PHOTOGRAPHS OF THE DELAWARE VALLEY REGIONAL PLANNING COMMISSION, DATED 2010.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND/OR COVENANTS OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
- THE CONTOURS SHOWN HEREON ARE AT TWO (2) FOOT INTERVALS.
- ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
- THIS PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN, IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAPS FOR NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA ON MAPS #42017C426 F AND 42017C428 F, PANEL 426 AND 428 OF 532, EFFECTIVE DATE: MAY 18, 1999 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

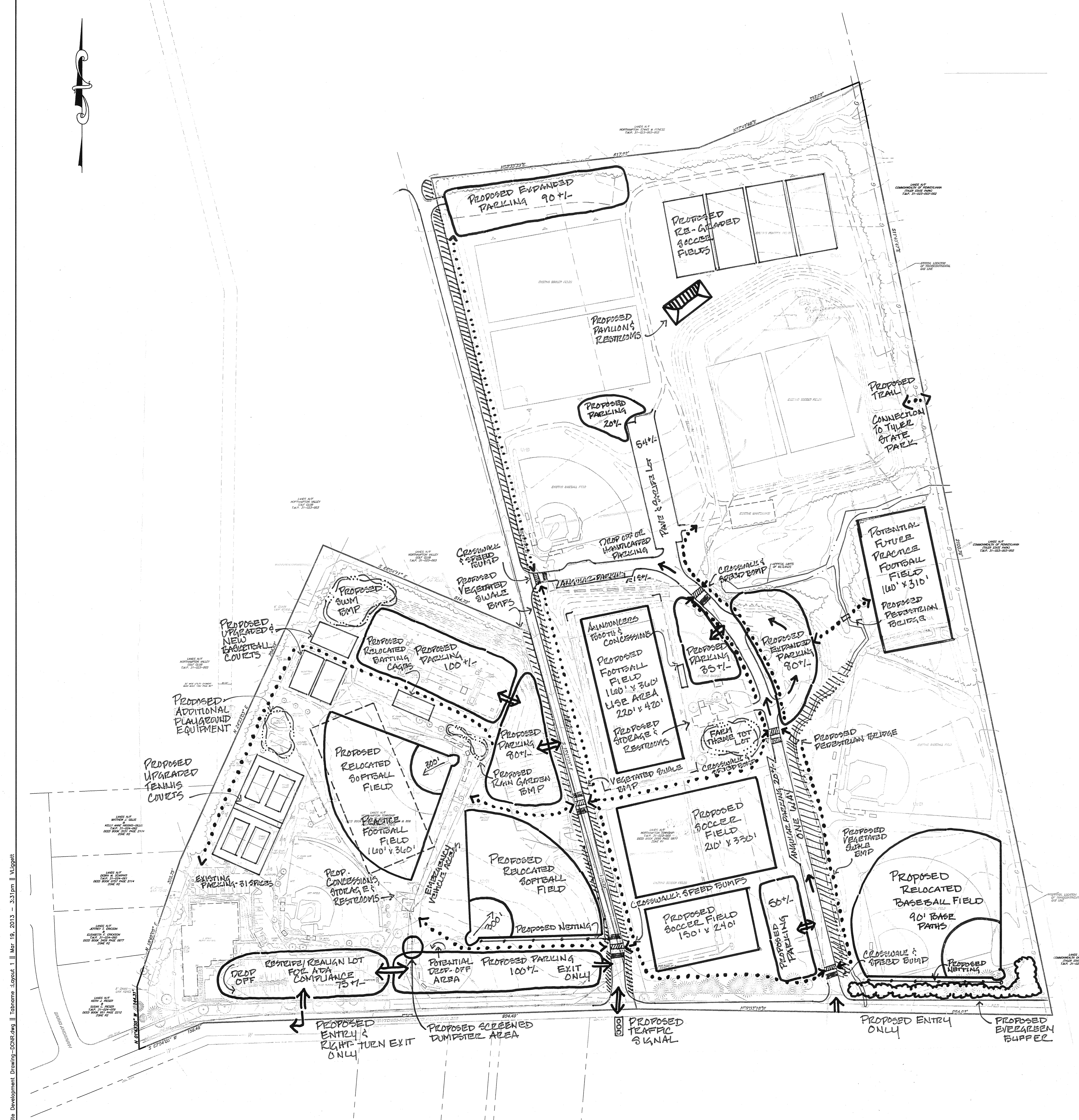
CIVIC CENTER II AREA LOT SUMMARY

OWNER OF RECORD: NORTHAMPTON TOWNSHIP.	GROSS AREA TO TITLE LINES
TMP #31-023-005	44,567 ACRES. (1,191,382 SF)
TOTAL SITE ACREAGE: 62.4251	

MAJOR SOIL PROPERTIES AND ESTIMATED DEGREE OF LIMITATION THAT INFLUENCE USE OF SOILS FOR CONSTRUCTION/DEVELOPMENT

MAP SYMBOL	SOIL	HYDROLOGIC SOIL GROUP	DEPTH TO BEDROCK				CONSTRUCTION MATERIALS			SOILS FEATURES THAT AFFECT:				
			HWT (FT)	BEDROCK (IN)	ROAD FILL	SAND	GRAVEL	TOPSOIL	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	DWELLINGS WITH BASEMENTS	LOCAL ROADS AND STREETS	EMBANKMENT, DIKES, AND LEVEES.	
cCb	CHAUFONT SILT LOAM 3 TO 8 PERCENT SLOPES	C	1'	18"-24"	POOR	POOR	POOR	POOR	POOR	POOR	VERY LIMITED DEPTH TO SATURATED ZONE	VERY LIMITED DEPTH TO SATURATED ZONE	VERY LIMITED DEPTH TO SATURATED ZONE	VERY LIMITED DEPTH TO SATURATED ZONE
DuA	DUNCANSON SILT LOAM 0 TO 3 PERCENT SLOPES	B	>6'	>72"	GOOD	POOR	POOR	FAIR	SOMEWHAT LIMITED	NOT LIMITED	NOT LIMITED	VERY LIMITED DEPTH TO SATURATED ZONE	VERY LIMITED DEPTH TO SATURATED ZONE	
DuB	DUNCANSON SILT LOAM 3 TO 8 PERCENT SLOPES	B	>6'	>72"	GOOD	POOR	POOR	FAIR	SOMEWHAT LIMITED	NOT LIMITED	NOT LIMITED	VERY LIMITED DEPTH TO SATURATED ZONE	VERY LIMITED DEPTH TO SATURATED ZONE	
IgB	LANSDALE LOAM		>6'	>72"	FAIR	FAIR	POOR	POOR	LIMITED DEPTH TO BEDROCK	NOT LIMITED	SOMEWHAT LIMITED DEPTH TO BEDROCK	SOMEWHAT LIMITED, FROST ACTION	SOMEWHAT LIMITED, FROST ACTION	
UoB	URBAN LAND-DUFFIELD COMPLEX 0 TO 8 PERCENT SLOPES		>6'	>72"	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	
UoB	URBAN LAND-LANSDALE COMPLEX 0 TO 8 PERCENT SLOPES		>6'	>72"	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	
UoB	URBAN LAND-LAWRENCEVILLE COMPLEX 0 TO 8 PERCENT SLOPES		>6'	>72"	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	

- LIMITATIONS/RESOLUTIONS:**
- DEPTH TO SATURATION ZONE - UNDERDRAINS MAY BE REQUIRED.
 - DEPTH TO BEDROCK - BLASTING MAY BE REQUIRED IF BEDROCK IS ENCOUNTERED AND IS NOT RIPPLEABLE.
 - FROST ACTION - AVOID WINTER GRADING.



Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, spot heights, and conditions shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on this plan. No part of this plan may be reproduced or altered without the expressed written permission of Boucher & James, Inc. Information shown on this plan represents professional services provided by Boucher & James, Inc. It is not intended, authorized, or warranted in any way to be used for any purpose not intended by Boucher & James, Inc. Any violation will be prosecuted to the fullest extent of current statutes.

REVISIONS:	PROJECT:
DATE	DESCRIPTION
02/13/13	PRE-STUDY COMMITTEE COMMENTS

NORTHAMPTON TWP. REC. COMPLEX
NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

APPLICANT:
NORTHAMPTON TOWNSHIP
55 TOWNSHIP ROAD
RICHBORO, PA 18954

JOB NO: 125492
DRAWN BY: VLL
CHECKED BY: JSG
SCALE: 1" = 100'
0 50 100 200 300

CONCEPTUAL SITE PLAN

Boucher & James, Inc.
CONSULTING ENGINEERS

DOYLESTOWN STRAUSSBURG MORGANTOWN
CORPORATE HEADQUARTERS: 1458 FERRY RD, BUILDING 500, DOYLESTOWN, PA 18901
VOICE: (215) 345-9400 FAX: (215) 345-9401

NORTHAMPTON TWP. RECREATIONAL COMPLEX

SHEET 1 OF 1
March 21, 2013