

**LEGEND**

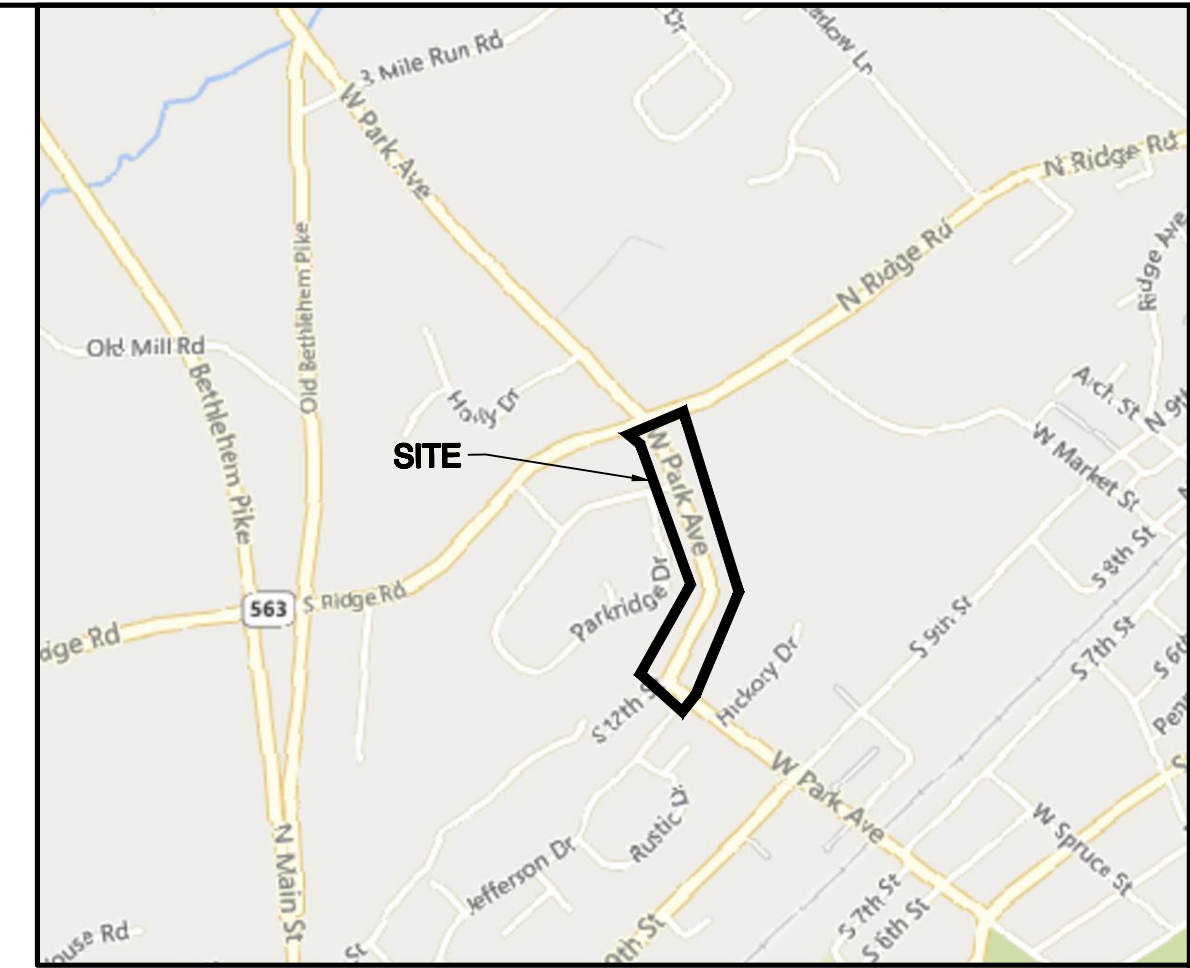
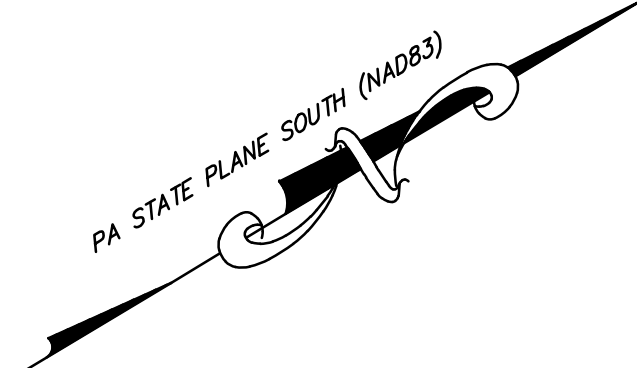
	EXISTING	PROPOSED
CURB	[Symbol]	[Symbol]
EDGE OF PAVE	[Symbol]	[Symbol]
LEGAL RIGHT-OF-WAY	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
FENCE LINE	[Symbol]	[Symbol]
TREE LINE	[Symbol]	[Symbol]
SANITARY SEWER LINE	[Symbol]	[Symbol]
STORM INLET	[Symbol]	[Symbol]
STORM MANHOLE	[Symbol]	[Symbol]
SANITARY MANHOLE	[Symbol]	[Symbol]
GAS VALVE	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
LIGHT FIXTURE	[Symbol]	[Symbol]
CONIFEROUS TREE	[Symbol]	[Symbol]
DECIDUOUS SHADE TREE	[Symbol]	[Symbol]
PROPOSED SIDEWALK	[Symbol]	[Symbol]
PROPOSED FULL DEPTH PAVEMENT REPAIR	[Symbol]	[Symbol]
PROPOSED ROADWAY OVERLAY (FUNDED BY BOROUGH)	[Symbol]	[Symbol]

**GENERAL NOTES:**

- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. ON AUGUST 6, 2021 AND THE REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
- VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM (TOPCON TOPSURV GPS BASE STATION NETWORK).
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM (TOPCON TOPSURV GPS BASE STATION NETWORK).
- THE ROAD RIGHT-OF-WAY LINES SHOWN ARE APPROXIMATE AND BASED ON THE REFERENCED PLANS AND DEEDS LISTED HEREON AND THE LOCATION OF PROPERTY CORNER MARKERS FOUND AND SHOWN HEREON.
- PRELIMINARY DESIGN INCLUDES THE RELOCATION OF EXISTING UTILITY POLES. FINAL DESIGN MAY INCLUDE RELOCATION OF OVERHEAD WIRES TO UNDERGROUND ELECTRIC.

**REFERENCES:**

- TAX MAP FOR THE BOROUGH OF PERKASIE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
- PLAN ENTITLED "FINAL PLAN OF PROPERTY OF BUCKS COUNTY BANK & TRUST CO.", PREPARED BY GEORGE R. NEVELLS R.S., DATED 12/5/1982, AND FILED IN THE BUCKS COUNTY RECORDER OF DEED OFFICE ON 2/14/1983 IN PLAN BOOK 25, PAGE 26.
- PLAN ENTITLED "FINAL PLAN OF SUBDIVISION MADE FOR ELSIE B WITWER", PREPARED BY RYRWILER AND WALTERS, INC., DATED 4/18/1968, AND FILED IN THE BUCKS COUNTY RECORDER OF DEED OFFICE ON 5/21/1968 IN PLAN BOOK 54, PAGE 23.
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- DEEDS AS NOTED



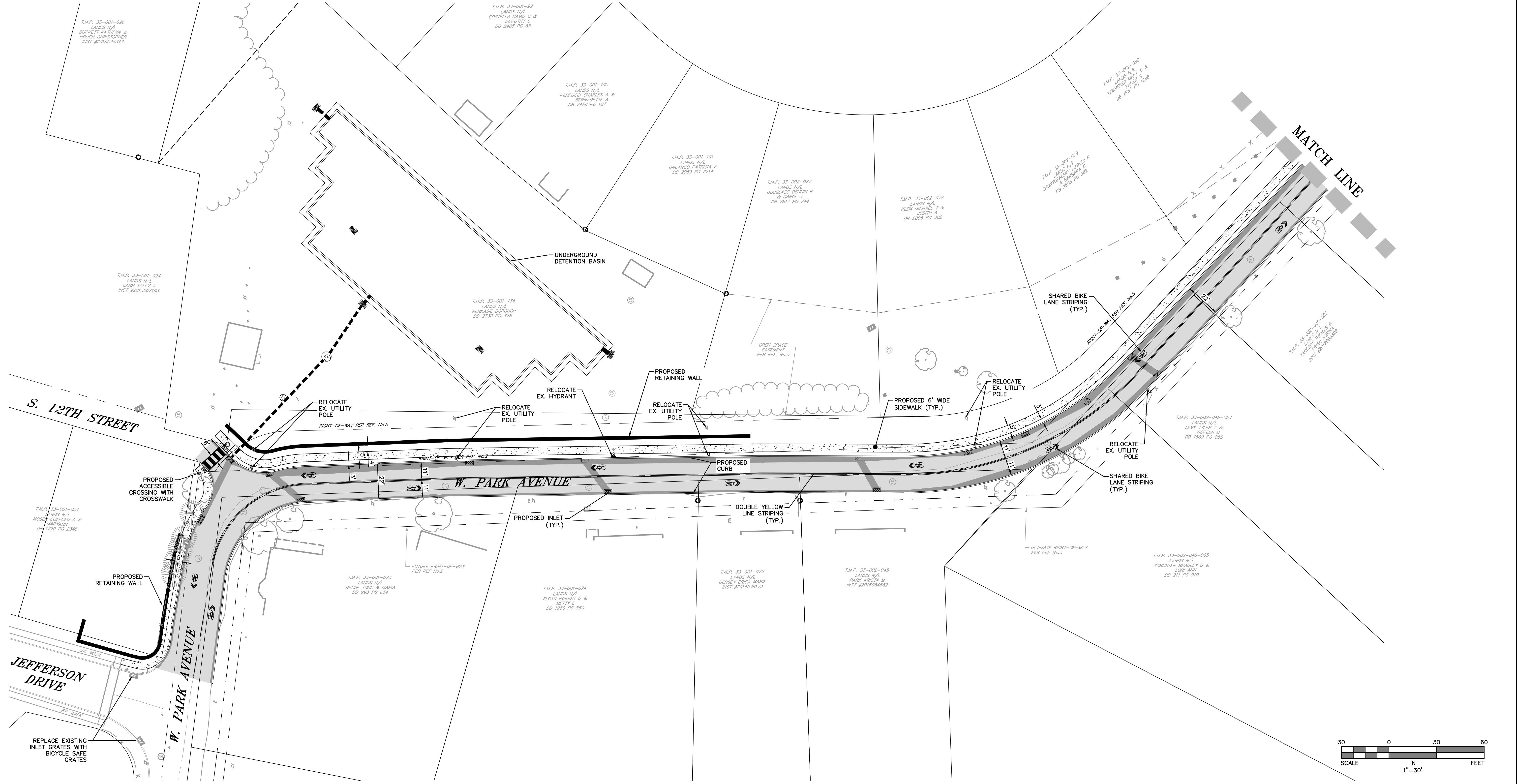
**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 19103-3430 • www.gilmore-inc.com

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NOT APPROVED FOR CONSTRUCTION



REV.	DESCRIPTION	DATE	BY

PRELIMINARY PLANS  
**WEST PARK AVENUE IMPROVEMENTS**  
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA  
LAYOUT PLAN (1 OF 2)

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 2021-01199

OWNERS INFO:  
PERKASIE BOROUGH  
620 W. CHESTNUT  
PERKASIE, PA 19844  
(215) 257-5065

MUNICIPAL FILE NO.: N/A  
TAX MAP PARCEL NO.: N/A

TOTAL AREA: N/A    TOTAL LOTS: N/A  
DATE: 10/28/2024    SCALE: 1"=30'  
DRAWN BY: BS/TW    CHECKED BY: DR

SHEET NO.: 1 OF 2



**LEGEND**

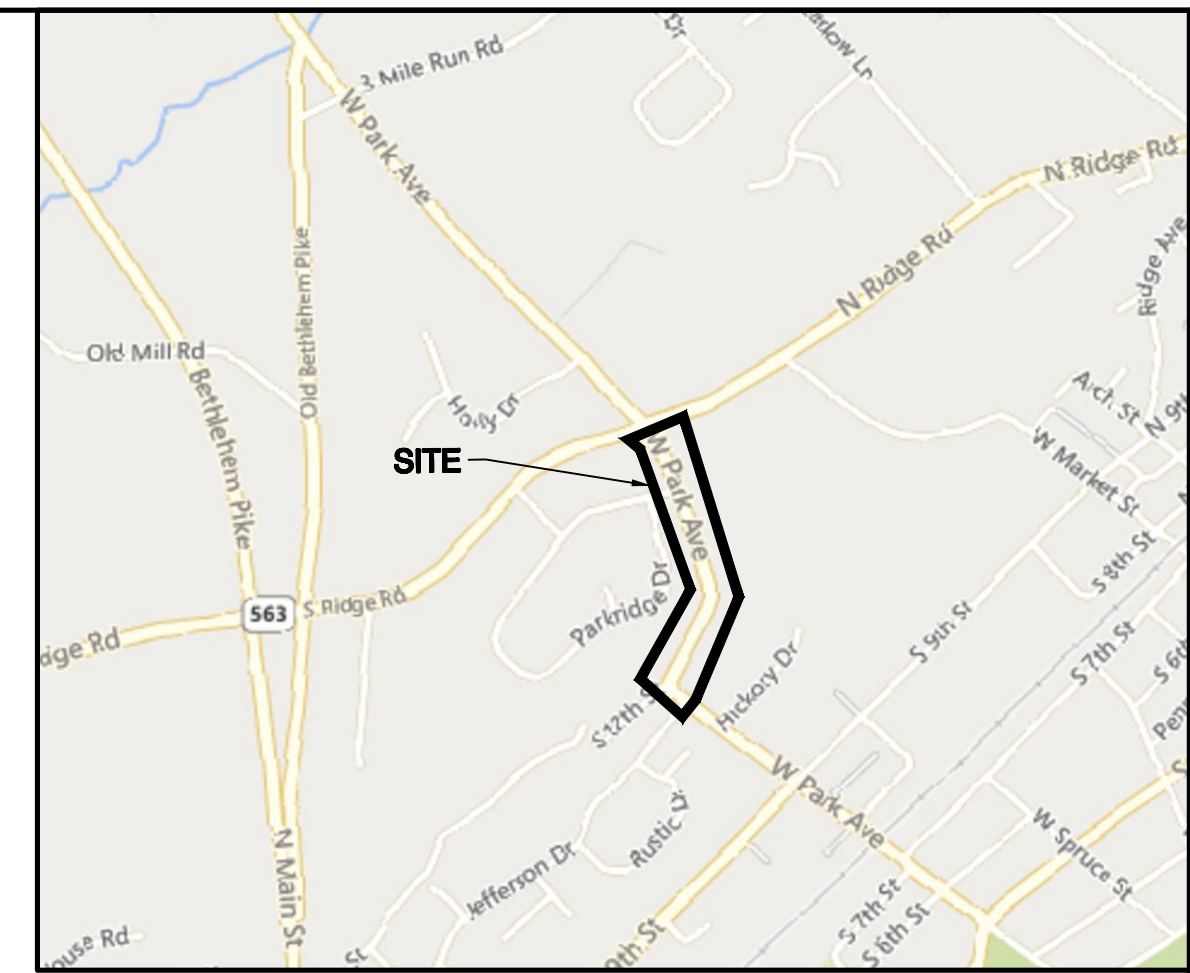
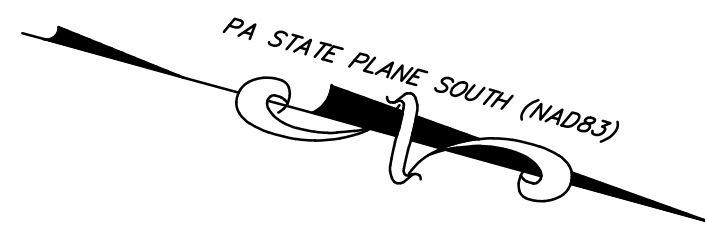
	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
FENCE LINE		
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SANITARY SEWER LINE		
STORM INLET		
STORM MANHOLE		
SANITARY MANHOLE		
GAS VALVE		
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LIGHT FIXTURE		
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DECIDUOUS SHADE TREE		
PROPOSED SIDEWALK		
PROPOSED FULL DEPTH PAVEMENT REPAIR		
PROPOSED ROADWAY OVERLAY (FUNDED BY BOROUGH)		

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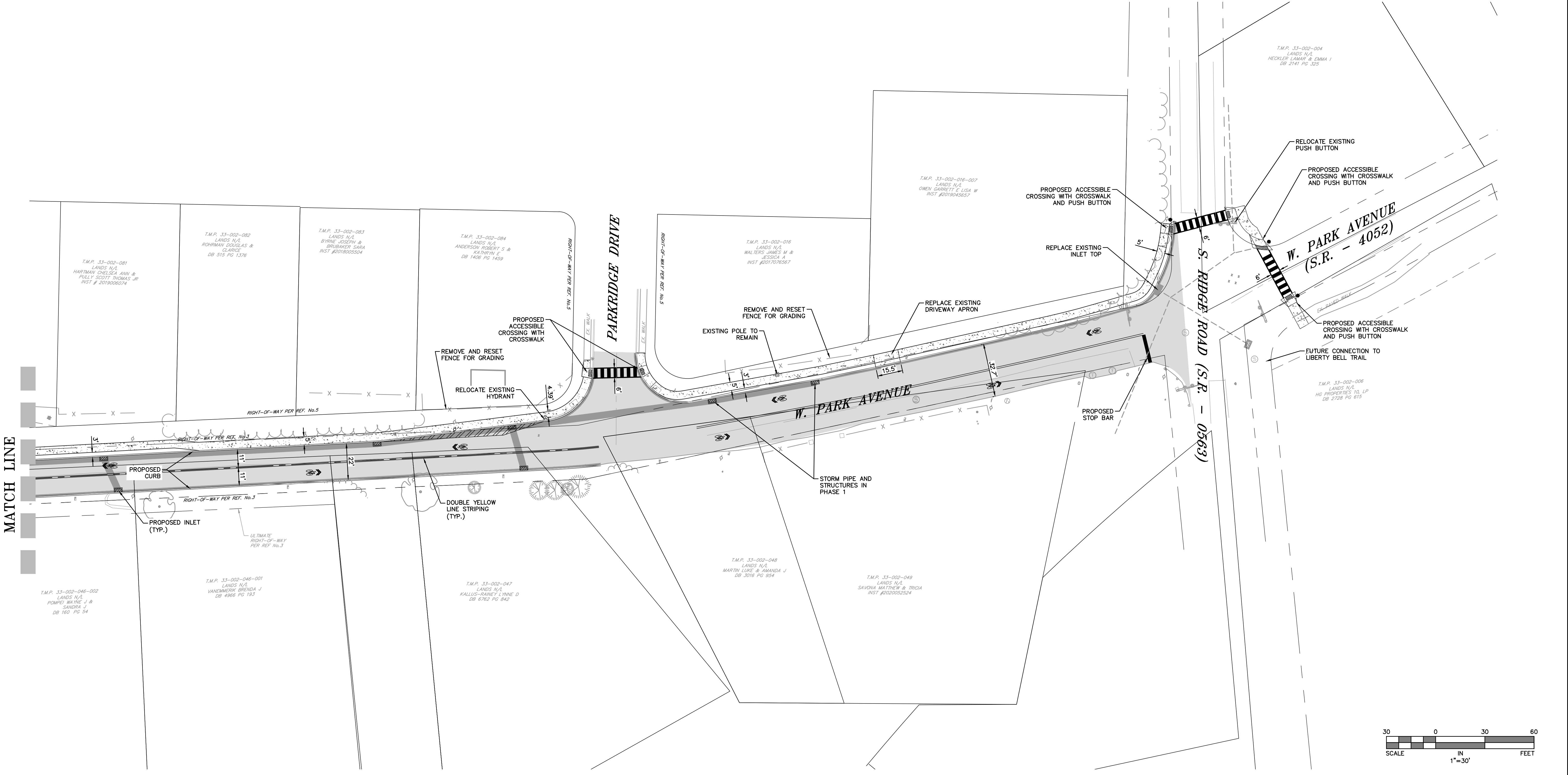
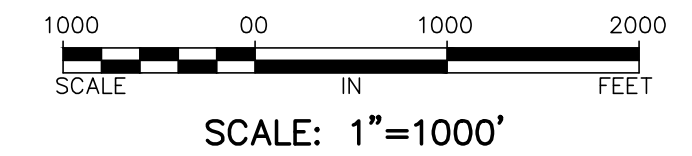
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**LOCATION MAP**



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ENGINEERING & CONSULTING SERVICES

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PRELIMINARY PLANS  
**WEST PARK AVENUE IMPROVEMENTS**  
PERKASIE BOROUGH, BUCKS COUNTY, PENNSYLVANIA  
LAYOUT PLAN (2 OF 2)

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 2021-01199

OWNERS INFO:  
PERKASIE BOROUGH  
620 W. CHESTNUT  
PERKASIE, PA 19344  
(215) 257-5065

MUNICIPAL FILE NO.: N/A

TAX MAP PARCEL NO.: N/A

TOTAL AREA: N/A TOTAL LOTS: N/A

DATE: 10/28/2024 SCALE: 1"=30'

DRAWN BY: BS/TW CHECKED BY: DR

SHEET NO.: 2 OF 2