

# Cross Keys Shopping Center

Township of Plumstead | Bucks County, PA



Van Cleef was contracted to lead the site design for the Penn's Grant – Cross Keys Shopping Center, a 31-acre commercial property located in Plumstead Township with primary access from both W. Swamp Road (SR-313) and N. Easton Road (US-611). This redevelopment effort revitalizes a key retail corridor, integrating modern commercial uses and improved site circulation to better serve the surrounding community.

As part of the project, Van Cleef performed an extensive range of services, beginning with a full ALTA survey of the site. Our team developed detailed Building Permit plans for multiple anchor improvements, including a new Giant grocery store, a Five Below retail space, a proposed restaurant pad, and various enhancements throughout the center.

Van Cleef also provided comprehensive surveying and site layout services, prepared land development waiver plans, and delivered landscape architectural and site lighting designs that elevate the visual appeal and safety of the site. Our engineers prepared NPDES permit plans and Building Permit documentation, while also supporting the creation of a new pedestrian crosswalk along N. Easton Road—an essential improvement enabling safe access and supporting the overall redevelopment.

Through a blend of technical precision and thoughtful design, Van Cleef helped shape a modernized, accessible, and community-focused retail destination.

## CLIENT CONTACT

Cross Keys Development Company  
RJ Waters & Associates, Inc.  
Kennett Square, PA

## PROJECT HIGHLIGHTS

- Survey
- Site Layout Design
- Land Development
- Landscape Architecture
- Site Lighting Services
- Permit Plans