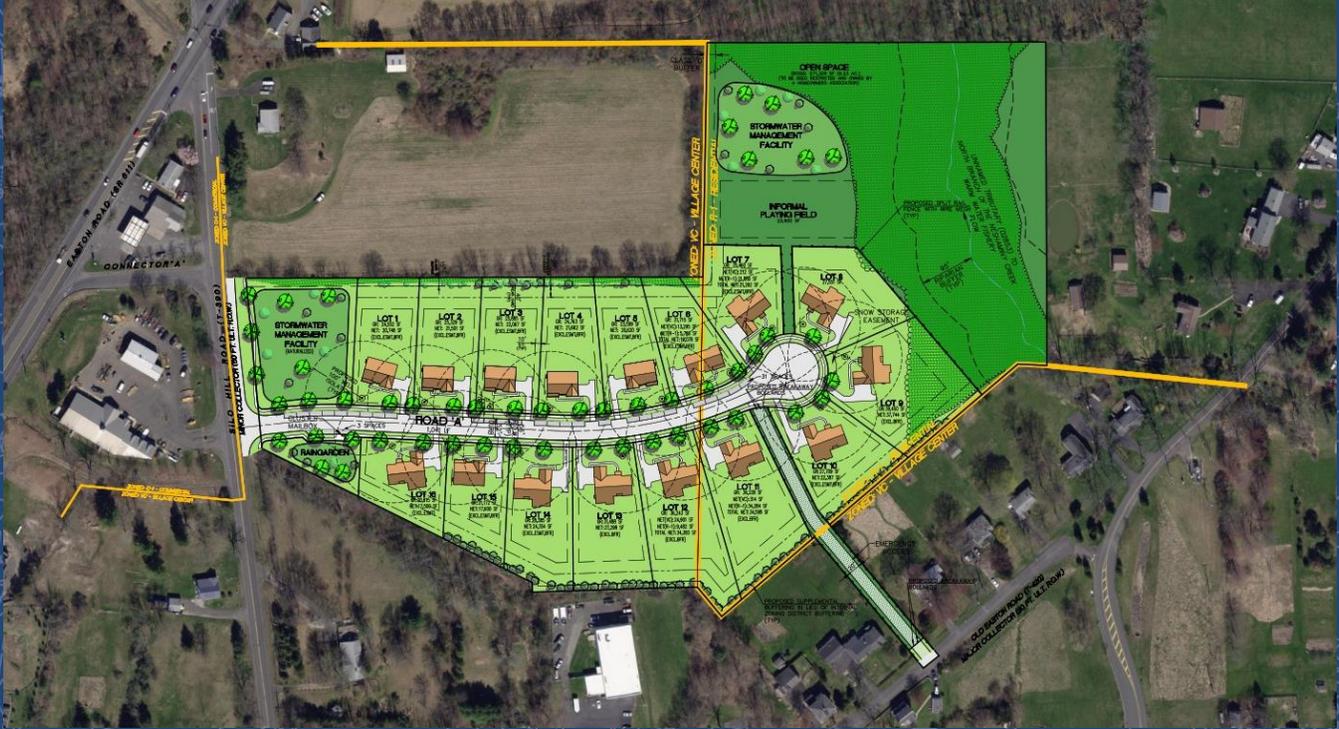


Urich Godin Tract-Fox Lane Homes

Township of Plumstead | Bucks County, PA



Van Cleef was selected to provide comprehensive Land Development Design for the Urich Godin Tract – Fox Lane Homes. This site is a total of 18.4 acres, along Silo Hill Road and is located in Plumstead Township, near the intersection of Easton Road (Route 611). The project is a Single Family Dwelling Subdivision consisting of 16 Lots. It is flanked on both sides by about 59% Open Space, which contains two Stormwater Basins and one Rain Garden, an Informal Playing Field, and a variable width Conservation/Drainage Easement with a stream, 100 year floodplain, and 95' Riparian Buffer within. The Open Space is owned and maintained by the Homeowners' Association that will never be developed and will always provide some buffering along Silo Hill Road and the subdivision along the frontage; and also buffering between the subdivision and the properties to the rear.

This project also includes a secondary 20' wide Emergency Access at the southeastern end of the property. This allows for another means of ingress and egress in the case of fire or any other emergency. Van Cleef provided survey services, site layout and design services, land development plans, landscape architectural and site lighting services, public presentation and approvals, as well as all facets of site environmental permitting, including NPDES.

CLIENT CONTACT

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2001 State Hill Road, #205
Wyomissing, PA 19610

PROJECT HIGHLIGHTS

- ☞ Surveying Services
- ☞ Site Layout & Design Services
- ☞ Land Development Plans
- ☞ Landscape Architecture
- ☞ Lighting Design
- ☞ Public Presentation & Approvals
- ☞ Environmental Permitting, including NPDES