



COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____ 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED TODD E. WALKER, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY LINES THEREON, SITUATED IN THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

(NOTARY SIGNATURE)

MY COMMISSION EXPIRES _____ (SEAL)

I, TODD E. WALKER, HAVE LAID OUT UPON MY LAND SITUATE IN THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

TODD E. WALKER

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THIS _____ DAY OF _____ 20____

AARON BIBRO, MANAGER/SECRETARY THOMAS C ZIPFEL, PRESIDENT

APPROVED BY THE PLANNING COMMISSION OF HATFIELD TOWNSHIP THIS _____ DAY OF _____ 20____

CHAIRMAN

REVIEWED BY THE TOWNSHIP ENGINEER (TOWNSHIP ENGINEER)

DATE: _____

PROPERTY INFO:
 BLOCK 71, UNITS 31-44 & 213
 TWP: 35-08-01435015
 DEED BOOK: 5899; PAGE: 2580
 GROSS COMBINED SITE AREA: 35,600 SF/0.8219 AC
 NET (LESS FRONT-OF-WAY) AREA: 33,749 SF/0.8207 AC

REV.	DATE	DESCRIPTION	KWC	BY
1	6/22/15	PER TOWNSHIP CONSULTANT REVIEWS	KWC	KWC

PLAN OF SUBDIVISION

WALKER TRACT SITUATE IN HATFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SCHLOSSER & CLAUSS
 CONSULTING ENGINEERS, INC.
 21 EAST LINCOLN AVE., SUITE 200
 HATFIELD, PA 19440-2540
 PHONE: 215-855-3000 FAX: 215-855-3300
 EMAIL: SCCE_INCO@COMCAST.NET

SCALE: 1" = 20'

DRAWN BY: RDT	DATE: 05-01-2015
CHECKED BY: KWC	DWG NO: 13043
JOB NO: 13043	SHEET 1 OF 7

- NOTES:**
- THIS APPLICATION IS FOR A SUBDIVISION TO CREATE TWO LOTS WITH BUILDINGS AND REQUIRED UTILITIES.
 - BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES ESTABLISHED FROM FIELD SURVEY DATED JANUARY 23, 2015 BY SCHLOSSER & CLAUSS CONSULTING ENG. INC. TOPOGRAPHY IS BASED ON H.T.M.A. DATUM.
 - ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO STANDARDS AND SPECIFICATIONS AS ESTABLISHED BY HATFIELD TOWNSHIP AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (FORM 408).
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND (INCLUDING MAINS AND SERVICE LINES) IN ACCORDANCE WITH PREVAILING STANDARDS AND SPECIFICATIONS OF THE UTILITY INVOLVED.
 - 75' CLEAR SIGHT TRIANGLE: NO BUILDING, STRUCTURE, GRADE OR PLANTING HIGHER THAN TWO (2) FEET ABOVE THE CENTERLINE OF THE STREET SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.
 - CONCRETE MONUMENT TO BE SET. ALL OTHER UNMONUMENTED CORNERS ARE TO BE SET WITH IRON PINS.
 - THE CONTRACTOR MUST VERIFY THE LOCATION OF ON-SITE UNDERGROUND UTILITIES IN THE AREAS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING ANY EXCAVATION.
 - THIS DEVELOPMENT IS TO BE SERVED WITH PUBLIC WATER AND SEWER. PUBLIC WATER FACILITIES WILL BE SUPPLIED BY NORTH PENN WATER AUTHORITY. THE PROPOSED PUBLIC WATER FACILITY SHALL CONFORM TO CURRENT NORTH PENN WATER AUTHORITY STANDARDS. REFER TO NPWA DRAWINGS FOR INSTALLATION DETAILS. PUBLIC SEWER SERVICE WILL BE SUPPLIED BY HATFIELD TOWNSHIP MUNICIPAL AUTHORITY.
 - WHERE A 10 FOOT HORIZONTAL SEPARATION OF THE WATER LINE FROM THE SANITARY SEWER LINE CANNOT BE MAINTAINED, THE UTILITIES WILL BE VERTICALLY SEPARATED A MINIMUM OF 18 INCHES AND CONSTRUCTED IN SEPARATE TRENCHES UNLESS INSTALLATION IS IN ACCORDANCE WITH "THE INTERNATIONAL PLUMBING CODE."
 - ALL O.S.H.A. REQUIREMENTS SHALL BE FOLLOWED DURING THE INSTALLATION OF PIPES WITHIN TRENCHES.
 - PROPOSED GRADING SHALL NOT BE MORE THAN 4:1 SLOPE.
 - ALL LAND CLEARING DEBRIS AND CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE; NO OPEN BURNING OF THESE IS PERMITTED.
 - ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL MINIMUM.
 - STREET ADDRESS NUMBERS SHALL BE PROVIDED ON THE BUILDING AS DIRECTED BY THE FIRE MARSHAL.
 - PARKING SHALL BE RESTRICTED TO THE DRIVEWAYS PAVED AREA AND THE GARAGES.
 - LANDSCAPING IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS AND SHALL BE COMPLETED AT LAND DEVELOPMENT.
 - THERE ARE NO HAZARDOUS USES PROPOSED WITH THIS DEVELOPMENT.
 - HATFIELD TOWNSHIP IS HEREBY GRANTED A PERPETUAL EASEMENT ON, OVER, AND UNDER THE PROPOSED STORMWATER MANAGEMENT EASEMENT FOR THE PURPOSE OF ENERGY MAINTENANCE AND REPAIR OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES.
 - ALL STORMWATER MANAGEMENT FACILITIES INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES, BUILT-UP AND OTHER APPURTENANCES, AS SHOWN ON THE PLAN ARE PERMANENT FACILITIES AND SHALL NOT BE MODIFIED OR REMOVED UNLESS PRIOR APPROVAL IS GRANTED BY HATFIELD TOWNSHIP. THE PROPERTY OWNER OF LOT A AND LOT B, HIS OR THEIR SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SUCH FACILITIES, AND SHALL DO NOTHING TO ALTER OR DAMAGE SAME OR OTHER FACILITY STRUCTURES AND/OR DEVICES. THE RESPONSIBILITIES FOR THE FACILITIES SHALL INCLUDE ALL ITEMS MENTIONED IN THE "OPERATION AND MAINTENANCE PROCEDURES," ROUTINE LAWN AND SURFACE CARE, REMOVAL OF ORDINARY INNOCUOUS DEBRIS THAT MAY OBSTRUCT THE PROPER OPERATION OF THE FACILITY, AND MAINTENANCE OF THE STRUCTURAL INTEGRITY AND REPAIR OF ALL OUTLET

- PIPES, WALL STRUCTURES, AND OTHER PERMANENT STRUCTURAL DEVICES, THE AFORESAID RESPONSIBILITIES OF THE OWNER OF LOT A AND LOT B, HIS OR THEIR SUCCESSOR OR ASSIGNS SHALL BE SUBJECT TO ENFORCEMENT BY HATFIELD TOWNSHIP. IN THE EVENT THAT THE OWNER OF LOT A AND LOT B, HIS OR THEIR SUCCESSOR OR ASSIGNS FAILS TO HONOR THE RESPONSIBILITIES SET FORTH HEREIN, IN ANY MANNER, HATFIELD TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY UPON AND WITHIN THE PERPETUAL EASEMENT AREA TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS. THE COST OF SUCH, AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR ENFORCEMENT, MAY BE IMPOSED UPON THE RESPONSIBLE OWNER OF LOT A AND LOT B, HIS OR THEIR SUCCESSOR OR ASSIGNS, AS DETERMINED AND ASSESSED BY HATFIELD TOWNSHIP. FAILURE TO REMEDY ALL ASSOCIATED COSTS DESCRIBED, MAY BE SUBJECT TO THE IMPOSITION OF A LIEN BY HATFIELD TOWNSHIP AGAINST THE OWNER OF LOT A AND LOT B, HIS OR THEIR SUCCESSOR OR ASSIGNS IN QUESTION, IN THE SAME MANNER AS HATFIELD TOWNSHIP MIGHT OTHERWISE BE EMPLOYED BY LAW TO ASSESS OR IMPOSE A LIEN AGAINST A PROPERTY FOR MUNICIPAL IMPROVEMENTS.**
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF HATFIELD TOWNSHIP.
 - ALL DISTURBED TOPSOIL ON SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL FROM A SITE IS ALLOWED UNLESS APPROVED BY HATFIELD TOWNSHIP.

ZONING RELIEF GRANTED JANUARY 29, 2015

- 282-48A - A REDUCTION OF LOT AREA IS REQUESTED FROM 20,000 SF TO 17,218 SF.
 - 282-50A - A REDUCTION OF FRONT YARD IS REQUESTED FROM 50 FEET TO 25 FEET.
 - 282-50C - A REDUCTION OF REAR YARD IS REQUESTED FROM 35 FEET TO 25 FEET.
 - 282-207 - RELIEF FROM THE REQUIREMENT TO HAVE PUBLIC STREET FRONTAGES.
- SUBJECT TO THE FOLLOWING CONDITIONS:
- THAT THE APPLICANT SHALL OBTAIN APPROVAL FROM HATFIELD TOWNSHIP FIRE MARSHALL OF THE DRIVEWAY WIDTH AND CONFIGURATION.
 - THAT THE DRIVEWAY SHALL BE CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
 - THAT THE MAINTENANCE AND REPAIR OF THE DRIVEWAY SHALL BE SET FORTH IN A RECORDED DRIVEWAY MAINTENANCE AGREEMENT, IN A FORM SATISFACTORY TO THE TOWNSHIP SOLICITOR, CONSTITUTING A COVENANT RUNNING WITH AND BINDING (AT A MINIMUM) BOTH LOT A AND LOT B OF THE SUBJECT PROPERTY.
 - THAT THE REAL PROPERTY DESIGNATED IN THE LAND SWAP AGREEMENT SHALL IN FACT BE TRANSFERRED AS PER THE TERMS OF THAT AGREEMENT.
 - THAT THE SUBDIVISION DESCRIBED IN THE APPEAL SHALL OBTAIN APPROVAL THROUGH THE TOWNSHIP'S SUBDIVISION APPROVAL PROCESS; AND
 - THAT THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED AT THE HEARING, INCLUDING (WITHOUT LIMITATION) EXHIBIT "A".

STORMWATER ACKNOWLEDGEMENT

I, TODD E. WALKER, ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED STORMWATER MANAGEMENT SITE PLAN MUST BE APPROVED BY HATFIELD TOWNSHIP AND A REVISED EAS PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT.

TODD E. WALKER (APPLICANT) DATE _____

ENGINEER'S CERTIFICATE

I, KIRK W. CLAUSS, ON THIS DATE, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF HATFIELD TOWNSHIP.

KIRK W. CLAUSS DATE _____

ZONING INFO:

ZONING DISTRICT: "B" RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

MINIMUM REQUIREMENTS:

REQUIRED:	PROPOSED:
MIN LOT AREA: 20,000 SF	17,218 SF
MIN LOT WIDTH AT BLDG. LINE: 100 FT	158.18 FT
MIN. FRONT YARD: 50 FT	25 FT
MIN. SIDE YARD: 20 FT	20 FT
MIN. REAR YARD: 35 FT	25 FT
MAX. BLDG. HEIGHT: 35 FT	35 FT
MAX. IMPERVIOUS COVERAGE: 40 %	<40 %
MAX. BUILDING COVERAGE: 20 %	<20 %
PARKING REQ. (PER DWELLING): 2 SP	4 SP

*VARIANCE GRANTED

WAIVERS REQUESTED

- SECT. 242-18.B.2.g.1 - A WAIVER REGARDING MINIMUM PIPE DIAMETER OF 18"
- SECT. 250-31 - A WAIVER FROM INSTALLING SIDEWALKS.
- SECT. 250-30.E - A WAIVER OF THE TREE REPLACEMENT REQUIREMENT.

NOTE:

ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

G. WINDSOR TRACY, JR., PLS DATE _____
 # SU-44568

APPLICANT/OWNER INFO:

TODD E. WALKER
 418 W. MAIN STREET
 LANSDALE, PA 19446

WALKERS REQUESTED

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- 1 OF 7 PLAN OF SUBDIVISION
- 2 OF 7 EXISTING FEATURES PLAN
- 3 OF 7 SITE IMPROVEMENT PLAN
- 4 OF 7 EAS CONTROL PLAN
- 5 OF 7 LANDSCAPING PLAN
- 6 OF 7 EAS AND LANDSCAPING DETAILS
- 7 OF 7 CONSTRUCTION DETAILS AND PROFILES

SUPPLEMENTAL INFORMATION:

STORMWATER MANAGEMENT REPORT
 POST-DEV DRAINAGE AREA PLAN

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT HOBOKEN, PA., IN PLAN BOOK NO. _____ PAGE NO. _____ 20____

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. - PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

DESIGN SERIAL NUMBER: 20151243516

FACILITY OWNERS NOTIFIED:
 AT&T LOCAL SERVICES
 COMCAST
 HATFIELD TOWNSHIP
 HATFIELD TOWNSHIP MUNICIPAL AUTHORITY
 NORTH PENN WATER AUTHORITY
 PECO ENERGY
 PPL
 Verizon
 XO COMMUNICATIONS

