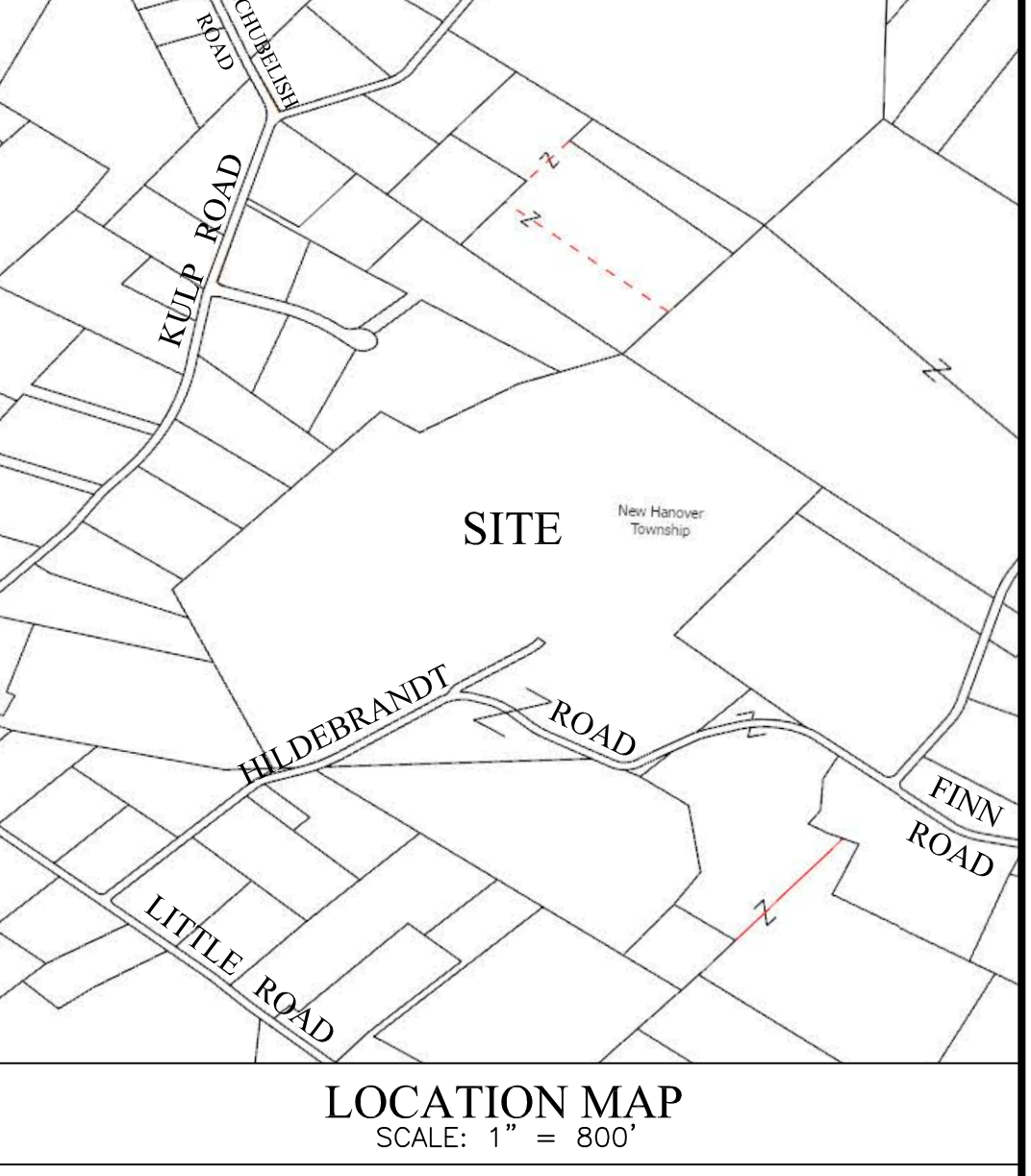


CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN AND DESCRIBED HEREON, AS WELL AS ALL OF THE OTHER DRAWINGS AS PART OF THIS PLAN, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NEW HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY. THE PERIMETER MONUMENTS OR MARKERS SHALL BE ACCURATELY PLACED AS REQUIRED BY THE TOWNSHIP OF NEW HANOVER ENGINEERING STANDARDS.

DATE _____ SIGNATURE _____ LICENSE # _____

WAIVERS REQUESTED
 IT IS REQUESTED THAT THE FOLLOWING PROVISIONS OF THE NEW HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
 1. Section 22-305.4.F(1): Within the tract proposed for subdivision and/or land development, and within 100 feet of the tract boundaries, the following information shall be shown on the preliminary plan: Location, size, species, and condition of trees six inches in diameter (dbh) or greater, when standing alone or in small groups.
 2. Section 22-402.1: The applicant shall comply with the public improvement construction requirements in the following ways:
 A. Complete all of the improvements required by the Board of Supervisors for final plan approval, in compliance with the requirements of this chapter; or
 B. Provide proper financial security in a manner acceptable to the Township to ensure the completion of all improvements, as required by this Part, in compliance with the Pennsylvania Municipalities Planning Code. Hardship: The actual house footprints, disturbance limits and required improvements (stormwater management, erosion and sediment control, etc.) are unknown at this time. Modifications: The applicant is requesting to defer the completion or guarantee of improvements until lot improvement plans are made and the specific scope of work is determined.
 3. Section 22-810 (Stormwater Management and Drainage): A waiver is requested from this section requiring Stormwater Management and Drainage. Hardship: No improvements are proposed at this time nor is it known where future improvements may specifically be proposed, therefore stormwater management and drainage calculations as required in this section cannot be accurately determined at this time. Modifications: The applicant is requesting to defer the requirements of this section at this time. Future applications for proposed dwellings would require erosion and sediment control approvals in conformance with the requirements at the time of application for building permits.
 4. Section 22-815 (Existing Streets): A waiver is requested to not require any widening nor curbing along existing road frontages as required by this section. Hardship: Layfield Road is a PennDOT Road and no plans are in place for future widening of this road. If PennDOT were to require curbing and widening as part of the permit for any future driveways, that would be constructed at that time (i.e. required by PennDOT). Modifications: The applicant is requesting to not install curbing or widening along Layfield Road unless directed during PennDOT permitting process.
 5. Section 22-821 (Erosion & Sediment Control): A waiver is requested from this section requiring Erosion and Sediment Control. Hardship: There is extensive existing vegetation along the site frontage. Modifications: The applicant is requesting a waiver of this section. The Applicant agrees to a deferral of the required Tree Removal and Replacement until such time as the improvement plans for Lot 2 are submitted to the Township for approval, noting that the required number of street trees will be determined by Township Staff prior to the release of the Building Permit for Lot 2.
 6. Section 22-828.1 (Sidewalks, Verges and Shared-Use Paths): General
 A. Sidewalks and verges shall be required on both sides of the street within the ultimate right-of-way.
 B. Sidewalks shall be provided along both sides of existing and new streets in all zoning districts.
 C. Shared-use paths shall be provided within all proposed subdivisions and/or land developments.
 Hardship: There is no existing sidewalk network along Hildebrandt Road and there are no proposed roads, common parking areas, or open space corridors included in this application. Modifications: The applicant is requesting a waiver to not require sidewalks and verges along the frontages of Hildebrandt Road. A waiver is requested to not install shared-use paths within the subdivision.
 7. Section 22-828.3 (Shared-Use Paths): Shared-use paths shall be installed along proposed public and private streets, common driveways, common parking areas, open space corridors and trail easements as needed to connect the proposed development with the Township's community bicycle and pedestrian network, as shown in New Hanover Township's 2015 Bicycle and Pedestrian Trails Master Plan, as amended, or to continue this network through the development. All shared-use paths shall comply with the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities Fourth Edition, as amended.
 Hardship: There is no existing sidewalk network along Hildebrandt Road and there are no proposed roads, common parking areas, or open space corridors included in this application. Modifications: The applicant is requesting a waiver to not install shared-use paths within the subdivision.
 8. Section 22-840.3.A (Bicycle Facilities): All subdivisions and land developments that front on or contain collector roads or roads of a higher classification shall be required to establish bicycle facilities along those roads. In lieu of establishing bicycle facilities, as described herein, subject to the discretion of the Board of Supervisors, a fee may be paid by the applicant in a subdivision and development proposal according to the following schedule:..... Hardship: There is no existing bicycle network along Layfield Road. In accordance with this section, a fee in lieu of option is requested. Modifications: The applicant is requesting to pay a fee in lieu of installing a bicycle network / trail along Layfield Road.
 9. Section 22-910 (Curbing):
 1. Curbs shall be provided as specified in Part 8 along both sides of all streets, unless in the opinion of the Board of Supervisors, with the advice of the Township Engineer, they are unnecessary. Depressed curbs for the handicapped shall be constructed where indicated by the Township Engineer. Curbs shall be constructed in accordance with PennDOT Roadway Construction Standards, 86-44M.
 2. Along the existing street on which a subdivision or land development abuts (hereinafter called boundary streets), curbs shall be widened to the existing curb. The location of curbing along a boundary street shall be determined by the width of the existing or ultimate right-of-way of the road as established by the Board of Supervisors and in accordance with those specified in 22-812 of this chapter.
 Hardship: There is no existing curbing along Hildebrandt Road. Modifications: The applicant is requesting to not install curbing along Hildebrandt Road.
 10. Section 22-910 (Curbing):
 1. The tree protection area shall be 15 feet from the trunk of the tree to be retained or the distance from the trunk to the drip line, whichever is greater. Where there is a group of trees or woodlands, the tree protection area shall be the aggregate of the protection areas for the individual trees.
 2. The preliminary plan shall show the location of all trees to be saved, including their trunk and drip line locations. Where groups of trees are to be saved, only the locations of the trees and their trunks and drip lines on the perimeter must be shown.
 Hardship: The actual house footprints and locations are unknown at this time, therefore the actual disturbance limits, trunk and drip line locations along canopy areas where disturbance is proposed cannot be determined. Modifications: The applicant is requesting to defer providing trunk and drip line locations along canopy areas where disturbance is proposed until lot improvement plans are developed.
 11. Section 23-301 General Requirements (Stormwater Management (SWM) Site Plan Requirements: For any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any activity may not proceed until the property owner or applicant or his/her agent has received written approval of a PCSM plan from New Hanover Township, and obtained an NPDES permit for stormwater discharges associated with construction activities, if greater than or equal to one acre of land disturbance, from Montgomery County Conservation District and/or DEP.
 Hardship: No improvements are proposed at this time nor is it known where future improvements may specifically be proposed, therefore stormwater management and drainage calculations as required in this section cannot be accurately determined at this time. Modifications: The applicant is requesting to defer the requirements of this section at this time. Future applications for proposed dwelling would require stormwater management to be formalized at the time of application for building permits. The applicant will prepare a Development Disclosure prior to plan recordation.
 12. Section 23-410.10: All storm sewer pipes, culverts and bridges (excluding detention and retention basin outfall structures), gutters and swales conveying water originating from within the boundaries of the development site shall be designed for a 100-year storm event. All storm sewer pipes, culverts and bridges (excluding detention and retention basin outfall structures) conveying water originating from off-site shall be designed for a 100-year storm event. Easements shall be provided to contain and convey the 100-year-frequency flood throughout the development site. Easements shall begin at the furthest upstream property line of the proposed development site in a watershed.
 Hardship: The site contains existing drainage features (intermittent streams) that convey water originating from off site. The streams do not have a FEMA mapped floodplain or FEMA calculated 100-year flood elevation. Detailed survey and calculations would be required to calculate the 100-year frequency flood through the development site. The proposed subdivision and land development proposes no new crossings of the streams and no additional impacts. Modifications: The applicant is proposing an easement 50' from top of bank of the streams in lieu of calculating the 100 year water surface elevation to set the easement location.



OWNERS OF RECORD
 Gregory S. and Sherri L. Landes

Gregory S. Landes _____ Sherri L. Landes _____

COUNTY OF MONTGOMERY: _____ SS: _____

NOTARY
 On this, the _____ day of _____, 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared Gregory S. & Sherri L. Landes, who being duly sworn according to law says that they are the owner of record of the property shown on this plan, that the subdivision plan hereof was made at their direction, that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to the law and that all streets, open spaces contained within this act and all other public improvements shown and not heretofore dedicated are hereby dedicated to the public use.

Notary Public _____

NEW HANOVER TOWNSHIP PLANNING COMMISSION
 RECOMMENDED FOR APPROVAL BY THE NEW HANOVER TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

Chairman _____ Vice Chairman _____

NEW HANOVER TOWNSHIP BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS OF NEW HANOVER TOWNSHIP THIS _____ DAY OF _____, 20____.

Chairman _____ (seal) _____

Secretary _____

REVIEWED BY THE NEW HANOVER TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

COUNTY RECORDER OF DEEDS
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY, AT NORRISTOWN, PA, THIS _____ DAY OF _____, 20____, IN PLAN BOOK _____ PAGE _____ BY: _____ RECORDER OF DEEDS

MONTGOMERY COUNTY PLANNING COMMISSION
 MCPC No. _____
 PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE: _____

FOR THE DIRECTOR _____

SITE STATISTICS
 GROSS TRACT AREA - 2,820,290 S.F. (64,744.9 ACRES)
 LESS ULT. ROW - 76,745 S.F. (1,761.8 ACRES)
 NET TRACT AREA - 2,743,545 S.F. (62,983.1 ACRES)
 PROPOSED NUMBER OF LOTS - 2
 EXISTING BUILDING COVERAGE - LOT #1:
 HOUSE - 2045 S.F.
 BARN - 1805 S.F.
 SHED - 385
 TOTAL - 3885 S.F.
 NO IMPROVEMENTS PROPOSED FOR LOT #1 AT THIS TIME

EXISTING IMPERVIOUS COVERAGE - LOT #1 - 10,209 S.F. (0.7%)
 NO IMPERVIOUS COVERAGE PROPOSED FOR LOT #2 AT THIS TIME

ZONING INFORMATION
 R-2 RESIDENTIAL
 PROPOSED B-1 DETACHED DWELLING USE

REQUIRED	PROPOSED	LOT #1	LOT #2
MIN. LOT AREA:	2 ACRES	34,875.88 ACRES	25,109.99 ACRES
MIN. LOT WIDTH:	250 FEET	1051 FEET	669 FEET
MAX. BUILDING COVERAGE:	10%	3885 S.F. (0.3%)	N/A
MAX. IMPERVIOUS SURFACE:	20%	10209 S.F. (0.7%)	N/A
MIN. FRONT YARD:	40 FEET	136 FEET	N/A
MIN. SIDE YARD:	30 FEET	236 FEET	N/A
MIN. REAR YARD:	60 FEET	<35 FEET	N/A
MAX. BUILDING HEIGHT:	35 FEET	<35 FEET	<35 FEET
MIN. BUILDING ENVELOPE:	11,500 SQ. FT (B1 USE)		

OWNER & APPLICANT
 GREGORY S. & SHERRI L. LANDES
 206 S. ALLENTOWN ROAD
 TELFORD, PA 18969
 (215)527-0694
 gslandes@comcast.net

PROPERTY INFORMATION
 PARID: 47-00-01836-00-7
 DB 6380-01357
 565 HILDEBRANDT ROAD
 PERKIOMENVILLE PA 18074

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- POSITIVE DRAINAGE INDICATOR
- EXISTING ELEV (333.68) OR 333.68
- PROPOSED ELEV (334.50)

STOP-CALL BEFORE YOU DIG!
 LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM EXISTING RECORDS AND/OR APPROPRIATE INSPECTION OF THE SITE. CONSTRUCTION TO ACCURACY FOR LOCATION AND DEPTH OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM THREE DAYS PRIOR TO LOCATION. REFERENCE TO ANY UTILITIES UNDERGROUND UTILITY LINE PROTECTION ACTS, AND/OR ANY OTHER APPLICABLE REGULATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WORK LOCATION NO. 1

NO ONE CALL BEFORE YOU DIG!

