RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF MONTGOMERY
ON THIS, THE _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, JOSEPH P. MORRISSEY, THE MANAGER OF FOXLANE HOMES AT LAVEROCK, L.L.C., KNOWN TO ME, OR SATISFACTORILY PROVEN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS SUCH MANAGER OF SAID LIMITED LIABILITY COMPANY, APPEARED BEFORE ME IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF MANAGER OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

BY: _____
SIGNATURE: JOSEPH P. MORRISSEY, MANAGER OF
FOXLANE HOMES AT LAVEROCK, L.L.C.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TWP COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD, THIS _____ DAY OF _____, 2020

ATTEST : .....SECRETARY

.....
PRESIDENT, BOARD OF TWP COMMISSIONERS

.....
REVIEWED BY THE TOWNSHIP ENGINEER

.....
COMMISSION EXPIRATION DATE

OWNER / DEVELOPER ADOPTION

I HEREBY CERTIFY THAT FOXLANE HOMES AT LAVEROCK, L.L.C IS THE OWNER/DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I, JOSEPH P. MORRISSEY, MANAGER OF FOXLANE HOMES AT LAVEROCK, L.L.C., DO HEREBY ADOPT THIS PLAN.

_____
SIGNATURE: JOSEPH P. MORRISSEY, MANAGER

PLANNING COMMISSION APPROVAL

APPROVED BY THE SPRINGFIELD TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

_____
SECRETARY

TOWNSHIP ENGINEER APPROVAL

APPROVED BY THE SPRINGFIELD TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2020.

_____
TOWNSHIP ENGINEER

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING REGULATIONS (NOTWITHSTANDING WAIVERS), AND THAT THE SITE DESIGN MEETS ACCEPTED DESIGN STANDARDS AND PRACTICES.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ANTHONY JOHN HIBBELN — ENGINEER NO. 041828-E — PENNSYLVANIA

_____
ANTHONY J. HIBBELN
(PE-041828-E)
HIBBELN ENGINEERING COMPANY, L.L.C.
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422

_____
DATE

SURVEYOR'S CERTIFICATION

I, JAMES R. AIKEN, P.L.S. DO HEREBY CERTIFY TO SPRINGFIELD TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS _____ DAY OF _____ 2020, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAT AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

_____
NAME: JAMES R. AIKEN, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. SU-22886-E

BMP OPERATIONS AND MAINTENANCE OWNERS CERTIFICATION

I, JOSEPH P. MORRISSEY, MANAGER OF FOXLANE HOMES AT LAVEROCK, L.L.C., HEREBY ACKNOWLEDGE AS WITNESSED BY SIGNING HEREWITH THAT THE STORMWATER BMP's ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY SPRINGFIELD TOWNSHIP.

SIGNATURE: JOSEPH P. MORRISSEY, MANAGER FOXLANE HOMES AT LAVEROCK, L.L.C.

RECORDER OF DEEDS

M. C. P. C. # 17-0293-001

PROCESSED and REVIEWED. Report prepared by MONTGOMERY COUNTY PLANNING COMMISSION in accordance with the Municipalities Planning Code.
Certified this date _____

_____
For the Director

MONTGOMERY CO. PLANNING COMMISSION

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DENSITY CALCULATION

PURSUANT TO Z.O. ARTICLE 114, SECTION 114-45.C. THE MAXIMUM DENSITY FOR THE TRACT IS DERIVED FROM A STANDARD SUBDIVISION PLAN SUBMITTED TO AND REVIEWED BY SPRINGFIELD TOWNSHIP JUNE 8, 2015. PLAN AND SUPPORTING DOCUMENTS PREPARED BY GLACKIN THOMAS PANZAK DATED 6-8-2015. ALTHOUGH THE MAXIMUM ALLOWABLE DENSITY WAS DETERMINED TO BE 33 SFD DWELLINGS, ONLY 32 SFD DWELLINGS ARE PROPOSED HEREWITH. THE PROPOSAL HEREWITH IS FOR 32 SFD DWELLING UNITS ON 29.66 NET ACRES OF THE 32.36AC TRACT (32.36AC – PARCEL 'II' 2.70AC =29.66 NET ACRES) = 32 DU/29.66 AC = 1.08 DU/AC.

RIGHT-OF-WAY CURVE DATA

ROW CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC–1	50.00	179.72'	–217.09'	205°56'26"	S49°06'12"W	97.45'
RC–2	25.00	30.77'	17.68'	70°31'44"	N18°36'14"W	28.87'
RC–3	25.00	39.27'	25.00'	90°00'00"	S81°07'55"W	35.36'
RC–5	250.00	785.40'	N/A	180°00'08"	S36°07'55"W	500.00'
RC–6	25.00	39.27'	25.00'	90°00'00"	N81°07'55"E	35.36'
RC–7	25.00	21.03'	11.18'	48°11'23"	N12°02'13"E	20.41'
RC–8	50.00	241.19'	–44.72'	276°22'46"	S53°52'05"E	66.67'
RC–9	25.00	21.03'	11.18'	48°11'23"	S60°13'36"W	20.41'
RC–10	25.00	39.27'	25.00'	90°00'00"	S8°52'05"E	35.36'
RC–11	25.00	39.27'	25.00'	90°00'00"	N81°07'55"E	35.36'
RC–12	200.00	628.32'	N/A	180°00'00"	S36°07'55"W	400.00'
RC–13	25.00	39.27'	25.00'	90°00'00"	N8°52'05"W	35.36'
RC–4	25.00	39.27'	25.00'	90°00'00"	N8°52'05"W	35.36'

ROW LINE DATA

PROPOSED ROW LINE DATA		
LINE	BEARING	LENGTH
R–1	N53°52'05"W	326.16
R–2	S36°07'55"W	202.04
R–3	N36°07'55"E	203.03
R–4	N53°52'05"W	30.13
R–5	S53°52'05"E	380.00
R–6	N36°07'55"E	132.91
R–7	S36°07'55"W	582.91
R–8	S53°52'05"E	47.00
R–9	S53°52'05"E	380.00
R–10	N53°52'05"W	380.00
R–11	N36°07'55"E	350.00

ROAD A
HENRY WAY
ROAD B
STARR LANE

WAIVERS GRANTED

THE FOLLOWING WAIVERS OR PARTIAL WAIVERS FROM THE SPRINGFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN GRANTED BY THE SPRINGFIELD TOWNSHIP BOARD OF COMMISSIONERS AT THEIR AUGUST 2018 MEETING:

1. FROM SECTION 95–6 TO ALLOW ALTERATION OF THE PLAN SCALE FROM 1"=100 FT TO 1"=50 FT.
2. FROM SECTION 95–11.D.(2) TO ALLOW LOT LINES TO DEVIATE FROM SUBSTANTIALLY PERPENDICULAR ALIGNMENT ON TEN LOTS.
3. FROM SECTION 95–11–E.(2)(d) TO ALLOW MORE THAN 25% OF THE RECREATIONAL AREA TO HAVE SLOPES EXCEEDING 8%.
4. FROM SECTION 95–11.I.(11)(c) TO ALLOW REDUCTION IN THE REQUIRED TREE REPLACEMENT FROM 984 REPLACEMENT TREES TO 482 TREES.
5. FROM SECTION 95–11.I.(1) TO ALLOW EXISTING VEGETATION SUPPLEMENTED BY NEW PLANTINGS TO BE USED IN SOFTENING BUFFERS; PROVIDED THE APPLICANT PROVIDES A LANDSCAPE PLAN TO BE APPROVED AND INSPECTED BY THE TOWNSHIP WITH REGARD TO UTILIZATION OF EXISTING VEGETATION. THE PLAN SHALL BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED ARBORIST.

PROPOSED EASEMENTS NOTE

1. THE PROPOSED EASEMENTS DEPICTED HEREON ARE ALL DESCRIBED ON SHEETS 3, 4 AND 5, INCLUDED HEREWITH THIS PLANSET.

GENERAL NOTES

1. PURSUANT TO FLOOD INSURANCE RATE MAP NO. 42091C0381 G WITH A REVISED DATE MARCH 2, 2016, NUMBER 425388, PANEL 0381, SUFFIX G, NO 100–YEAR FLOODPLAIN EXISTS WITHIN THE SITE.

2. THE INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A PROFESSIONAL SERVICE RENDERED BY AND IS OWNED BY A&A LAND SURVEYING, LLC & HIBBELN ENGINEERING COMPANY, L.L.C.. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE PRIOR WRITTEN CONSENT OF BOTH A&A LAND SURVEYING, LLC & HIBBELN ENGINEERING COMPANY, L.L.C. IS PROHIBITED. SAID ACTIONS WILL VOID THE CERTIFICATION OF THIS DOCUMENT. COPYRIGHT 2016, A&A LAND SURVEYING, LLC & HIBBELN ENGINEERING COMPANY, L.L.C. ALL RIGHTS RESERVED.

3. A WETLANDS EVALUATION UTILIZING STANDARD PROCEDURES DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS DELINEATION MANUAL, (JANUARY 1987, AS AMENDED) WAS PERFORMED IN OCTOBER 2016, PENN'S TRAIL ENVIRONMENTAL, LLC DETERMINED THAT NO PORTION OF THE SITE WAS CLASSIFIED AS WETLANDS OR WATERS OF THE U.S.

4. THE ROADS, DEPICTED HEREON ARE PUBLIC AND ARE HEREBY OFFERED FOR DEDICATION TO SPRINGFIELD TOWNSHIP.

5. THE OPEN SPACE PARCEL CREATED HEREWITH AS WELL AS THE PCSM EASEMENTS AND STORMWATER FACILITIES SHALL HEREBY BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

6. BOUNDARY AZIMUTH AND ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

7. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY PROMAPS, 180 WEST ROUTE 38, MORRISTOWN NJ 18057. DATE OF PHOTOGRAPHY, APRIL 9, 2006.

8. ALL NEW LOTS 1–32 SHALL BE SERVICED BY PUBLIC WATER, (AQUA PA). PUBLIC SANITARY SEWER (BCWSA). THE WATER SYSTEM SHALL BE DEDICATED TO AQUA PA. THE SANITARY SYSTEM SHALL BE DEDICATED TO BCWSA.

9. THE FOUR EXISTING HOMES (THREE ON PARCEL II AND ONE ON PARCEL 52–00–18517–00–7) MAY ALSO BE CONNECTED TO PUBLIC SANITARY SEWER, (BCWSA), BY THEIR RESPECTIVE OWNERS UPON PAYMENT TO BCWSA OF ALL APPLICABLE FEES.

10. THE LAYOUT CONCEPT OF THE ROADWAY AND LOTTING WAS PROVIDED TO OWNER BY GLACKIN THOMAS PANZAK LAND PLANNING 2015.

LEGEND

EXISTING BOUNDARY
EXISTING RIGHT–OF–WAY
EXISTING EASEMENT
EXISTING IRON PIN
EXISTING CONC. MONUMENT
EXISTING BUILDING LINE
EXISTING ROAD CENTER
EXISTING CURB
EX. EDGE OF PAVEMENT
EXISTING CONTOUR
EXISTING FENCE
EXISTING LIGHT
EXISTING POLE
PROPOSED LOT LINE
PROPOSED RIGHT–OF–WAY
PROPOSED BUFFER LINE
PROPOSED EASEMENT LINE
PROP. SLOPE PROT. EASEMENT
PROPOSED SETBACK LINE
PROP. SET PARKING LINE
PROPOSED IRON PIN
PROPOSED MONUMENT

MATCHLINE

LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE–GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBER 20162740953.

PENNSYLVANIA ONE CALL SYSTEM 1–800–242–1776 STOP – CALL BEFORE YOU DIG

WATERSHED MAP

SITE LOCATION MAP 1"= 1,000'

SITE STATISTICS

1. TAX MAP AND DEED INFORMATION:
   A PORTION OF TMID 52066 006
   PARID 52–00–18514–10–09
   DEED BOOK 5681, PAGE 01368 (PARCEL 'I' ONLY)
2. NAME AND ADDRESS OF THE OWNER:
   OWNER OF RECORD: HANSEN LLOYD, L.P. 1401 MORRIS ROAD BLUE BELL, PA 19422
   EQUITABLE OWNER: FOXLANE HOMES AT LAVEROCK, L.L.C. 1243 EASTON ROAD, SUITE 205 WARRINGTON, PA 18976
3. ADDRESS OF THE SUBJECT TRACT:
   1797 EAST WILLOW GROVE AVENUE
   SPRINGFIELD TOWNSHIP, MONTGOMERY CO., PA
4. TOTAL AREA STATISTICS:
   SUBDIVIDED PARCEL AREA = 29.66 AC (PARCEL 'I')
5. WATER AND SANITARY SEWER SERVICE:
   WATER: EXISTING: AQUA PA PROPOSED: AQUA PA
   SANITARY SEWER: EXISTING: ON–SITE SEPTIC PROPOSED: PUBLIC (BCWSA)

ZONING DATA

DATA OBTAINED FROM SPRINGFIELD ZONING ORDINANCE CHAPTER 114, AS AMENDED; REFERENCE ARTICLE IV, SECTIONS 140–145.

DISTRICT CLASSIFICATION – "AA" DESIGN ALTERNATIVE – RESIDENCE DISTRICT
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	8000 SF	18,366 SF
MINIMUM LOT WIDTH	100 FT	100 FT
MINIMUM FRONT YARD SETBACK:	25 FT	25 FT
MINIMUM SIDE YARD SETBACK:	10 FT	10 FT
MINIMUM REAR YARD SETBACK:	25 FT	25 FT
MAXIMUM BUILDING COVERAGE:	15%	14.9%
MAXIMUM IMPERVIOUS COVERAGE:	30% OR N/A*	29.8%

* MAXIMUM IMPERVIOUS COVERAGE IS DETERMINED ON A LOT BY LOT BASIS USING THE FORMULA FOR THE AVERAGE STEEP SLOPE (ORD. SECT. 114–12B3.A)

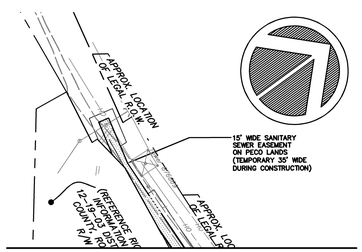
STEEP SLOPE TABULATION

NATURAL STEEP SLOPES 15+% ARE DELINEATED ON THIS PLAN. A STEEP SLOPE ANALYSIS WAS PREVIOUSLY PREPARED BY HIBBELN ENGINEERING COMPANY, LLC AND SUBSEQUENTLY SUBMITTED TO SPRINGFIELD TOWNSHIP FOR THEIR REVIEW IN 2016. THE ANALYSIS DIFFERENTIATED MANMADE SLOPES FROM NATURAL STEEP SLOPE. ONLY THE NATURAL STEEP SLOPE 15+% IS DELINEATED HEREON AND AREA CALCULATIONS TABULATED BELOW.

REFERENCE SPRINGFIELD TOWNSHIP ZONING ORDINANCE CHAPTER 114, ARTICLE IV, SECTION 114–45E AND ARTICLE XIIB, SECTION 114–12B3 A & D.

NATURAL STEEP SLOPE 15–25% = 3.26 AC >25% = 0.33 AC
AMOUNT PROTECTED = 2.24 AC OR 68.7% 0.328 AC OR >99%
AMOUNT DISTURBED = 1.02 AC OR 31.3% 0.002 AC OR <1%

EX SANITARY SEWER EASEMENT		
SEGMENT	BEARING	DISTANCE
SE–1	S 23° 41' 09" E	164.70'
SE–2	S 10° 17' 46" E	130.41'
SE–3	N 04° 20' 25" E	100.31'
SE–4	S 59° 35' 26" E	22.27'
SE–5	N 04° 20' 25" E	87.96'
SE–6	S 10° 17' 46" E	125.49'
SE–7	S 23° 41' 09" E	150.80'
SE–8	N 36° 17' 45" E	23.10'



HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215·619·9070 PA, NJ, MD & DE
593 Skippack Pike, Suite 300
Blue Bell, Pennsylvania 19422
www.hibbelnengineering.com

IN CONJUNCTION WITH:
A & A LAND SURVEYING, LLC
109 MONTANA DRIVE
CHADDS FORD, PA 19317
(610) 368–7241

LAVEROCK SPRINGFIELD

PREPARED FOR
FOXLANE HOMES AT LAVEROCK, L.L.C.
SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	DATE
1	PLAN ORIGINATION	OCTOBER 12, 2017
2	REV. PER TWP ENG LETTER (11/29/2017)	DECEMBER 29, 2017
3	REV. PER TWP ENG LETTER (1/29/2018)	JANUARY 29, 2018
4	ADDED SUBDIVISION PLAN FOR PARCELS 'I' AND 'II' SET 'I' OF 43	JUNE 1, 2018
5	REV. PER BCWSA, TWP ENG REVIEW LETTERS (07/02/18, 07/13/18)	JUNE 20, 2018
6	REV. PER NPDES APPLICATION	JULY 20, 2018
7	REV. PER TWP ENG LETTER (10/19/18)	NOVEMBER 1, 2018
8	REV. PER PADOT (3/4/19) & AQUA	FEBRUARY 1, 2019
9	REV. PER TWP ENG (3/12/19) & SEWER ENG. (3/28/19)	APRIL 26, 2019
10	REV. PER TWP ENG (7/2/2019)	FEBRUARY 28, 2020

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ANTHONY JOHN HIBBELN — ENGINEER NO. 041828–E — PENNSYLVANIA

SUBDIVISION AND LAND DEVELOPMENT PLAN – PARCEL 'I'

LAVEROCK SPRINGFIELD
SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: MNB
PROJECT NUMBER: 15050	DRAWING FILE: SHT01
PLAN SCALE: 1"=100'	PLAN SHEET NUMBER 2 OF 44

0' 50' 100' 200'
GRAPHIC SCALE