

- LEGEND**
- EXISTING DECIDUOUS TREE
  - EXISTING PINE TREE
  - PROPOSED EASTERN WHITE PINE (Pinus strobus) 4' MIN. HGT. IN ACCORDANCE WITH SALDO - QUANTITY=4
  - PROPOSED SWEET GUM TREE (Liquidambar styraciflua) 2' MIN. CAL. IN ACCORDANCE WITH SALDO - QUANTITY=5
  - PROPOSED BRADFORD PEAR TREE (CLEVELAND) (Pyrus columbiae 'BRADFORD') 2' MIN. CAL. QUANTITY=9
  - PROPOSED EASTERN REDBUD TREE (Cercis canadensis) 1 1/2' MIN. CAL. QUANTITY=2
  - PROPOSED CRAB APPLE TREE (Malus species) 2' MIN. CAL. QUANTITY=4
  - PROPOSED SHRUB JUNIPER, GOLD TIP (Juniperus chinensis pfitzerae aurea) 24-30" QUANTITY=14
  - EXISTING CONTOUR
  - FINAL CONTOUR
  - UTILITY POLE & GUY WIRE
  - PROPOSED 25' LIGHT STANDARD W/ TWO 400 WATT RECTANGULAR CUTOFF LUMINAIRES
  - BUILDING RESTRICTION LINE
  - Soil Boundary:**
    - BoB = BEDINGTON SHALY SILT LOAM
    - BrB = BERKS SHALY SILT LOAM
    - BnA = BEDINGTON SILT LOAM
    - CmB = COMLY SILT LOAM

**SITE DATA**

TOTAL AREA	6.8768 AC.
ROAD DEDICATION AREA	-0.7287 AC.
NET AREA	6.1481 AC.
ZONING DISTRICT	S.R. SUBURBAN RESIDENTIAL
NO. OF LOTS	1
IMPERVIOUS COVER	ALLOWED = 40% PROPOSED = 15%
WATER	CENTRAL-BLUE MOUNTAIN CONS. WATER CO.
SANITARY	ON-SITE
DEED	RECORD BOOK 1995-1 PAGE 6704
TAX MAP REF.	08-4-9
YARD REQUIREMENTS	FRONT = 35' SIDE = 10' REAR = 35'
OWNER/DEVELOPER	PLAINFIELD TOWNSHIP BOARD OF SUPERVISORS 517 GETZ RD. NAZARETH, PA 18064
PARKING SPACES FOR 3331 SF OF OFFICE SPACE	REQUIRED = 25 SPACES PROPOSED = 40 SPACES

**OFFER OF DEDICATION**

THE UNDERSIGNED OWNER(S) OFFER TO DEDICATE TO THE TOWNSHIP OF PLAINFIELD FOR PUBLIC USE THE FOLLOWING: THE STREET RIGHTS-OF-WAY FOR THE FOLLOWING STREETS: SR 1005 KNOWN AS SULLIVAN TRAIL AND SR 1016 KNOWN AS CHURCH ROAD; UTILITY EASEMENTS SHOWN ON THE APPROVED PLANS; AND ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN THEIR LIMITS AND WITHIN ANY ACCOMPANYING DOCUMENTS OR REQUIRED TO BE DEDICATED UNDER TOWNSHIP REQUIREMENTS.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**DRAINAGE COVENANTS AGREEMENT**

THE OWNER(S) FOR THEMSELVES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND SUCCESSORS AND ASSIGNS DO HEREBY COVENANT TO BIND THEMSELVES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS AND THE LANDS SHOWN ON THE ABOVE PLAN TO FAITHFULLY PERFORM ALL OF THE FOLLOWING REQUIREMENTS:

- THE OWNER(S) SHALL BE RESPONSIBLE FOR STABILIZATION AND RECONSTRUCTION (TO APPROVED DESIGN GRADES AND SPECIFICATIONS) OF ALL DRAINAGE SWALES AND DETENTION BASINS WITHIN AN OWNER'S LOT, WHICH BECAUSE OF CONSTRUCTION ACTIVITIES, GRADING OR STRIPPING OF VEGETATION ON THE OWNER'S LOT HAS CAUSED DAMAGE TO SAID PUBLIC IMPROVEMENTS.
- ALL DRAINAGE AND DETENTION BASIN FACILITIES SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION, IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT. ALL THESE FACILITIES SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES AND PLANTS (OTHER THAN GRASS). FENCES MAY BE CONSTRUCTED WITHIN THESE EASEMENTS, WITHIN THE REQUIREMENTS OF OTHER TOWNSHIP ORDINANCES, PROVIDED THAT THE FENCE IS OF A TYPE AND LOCATION THAT WILL NOT IMPEDE THE FLOW OF STORM WATER AND PROVIDED THAT THE OWNER(S) SHALL BE BOUND TO REMOVE SUCH FENCE AT THE OWNER(S) EXPENSE AND WITHOUT COMPENSATION TO THE OWNER(S) EXPENSE AND WITHOUT COMPENSATION TO THE OWNER(S) IF DETERMINED BY THE TOWNSHIP TO BE NECESSARY TO ALLOW WORK WITHIN THE FACILITY. THE MAINTENANCE OF ALL SUCH FACILITIES SHALL BE THE RESPONSIBILITY OF THE CURRENT LOT OWNER(S) AT ANY POINT IN TIME, INCLUDING FUTURE OWNER(S).
- WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, GRADING OR OTHER EARTHMOVING ACTIVITIES, IT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) TO REMOVE THE SEDIMENTATION FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DAMAGE AT THE OWNER(S) EXPENSE.
- THE OWNER(S) SHALL MAKE PROVISION FOR AND BE PERSONALLY RESPONSIBLE FOR STRICT COMPLIANCE WITH ALL OF THE AFORESAID COVENANTS AND ANY OTHER AGREEMENT CONTAINED IN ANY AND ALL AGREEMENTS WITH THE TOWNSHIP. UPON FAILURE BY THE OWNER(S) TO COMPLY WITHIN THE TIME PERIOD SPECIFIED BY ORAL OR WRITTEN NOTICE, OR IN THE EVENT THE TOWNSHIP, IN ITS SOLE AND ABSOLUTE DISCRETION DETERMINES THE WORK TO BE ON AN EMERGENCY NATURE, THE TOWNSHIP MAY PERFORM SUCH WORK AS MAY BE NECESSARY IN ITS SOLE AND ABSOLUTE DISCRETION TO BRING THE OWNER(S) INTO COMPLIANCE AT THE OWNER(S) EXPENSE AND THE OWNER(S) SHALL BE CHARGED FOR SAID EXPENSE, PLUS A 20% SURCHARGE FOR THE TOWNSHIP'S ADMINISTRATIVE EXPENSES, PLUS ANY COSTS EXPENDED BY THE TOWNSHIP IF A MUNICIPAL LIEN OR SUIT IN ASSUMPT OR EQUITY IS FILED, WHICH EXPENSE THE OWNER(S) HEREBY AGREE TO ASSUME AND PAY.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES**
- THIS TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED ON MARCH 10, 1995 BY KEYSTONE CONSULTING ENGINEERS, INC. USING A TOPCON GTS-3B TWO SECOND TOTAL STATION.
  - "CONC. MON. TO BE SET" INDICATES A 6" DIAMETER CONCRETE MONUMENT WITH AN ALUMINUM CAP INSCRIBED "SURVEY MARKER KEYSTONE CONSULTING ENGR. 215-865-4555" TO BE SET UPON COMPLETION OF FINAL GRADING AND OWNER'S AUTHORIZATION.
  - THIS PLAN REPRESENTS THE LOCATION OF OBVIOUS ABOVEGROUND IMPROVEMENTS. CERTAIN UNDERGROUND LINES HAVE BEEN LOCATED FROM PLANS ON PUBLIC RECORD AND HAVE NOT BEEN FIELD VERIFIED. UNDERGROUND UTILITY LINES, WIRING, ETC. NOT EVIDENT IN THE FIELD HAVE NOT BEEN SHOWN.
  - IN ACCORDANCE WITH THE PROVISIONS OF ACT 38, THE CONTRACTOR SHALL VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
  - ACCESS TO A STATE HIGHWAY SHALL ONLY BE PROVIDED IN COMPLIANCE WITH A PENNDOT HIGHWAY OCCUPANCY PERMIT.
  - SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES.
  - INDIVIDUAL OWNERS OF LOTS MUST RECEIVE APPROVAL FROM THE TOWNSHIP SEWAGE ENFORCEMENT OFFICER FOR A SEWAGE PERMIT PRIOR TO UNDERTAKING THE CONSTRUCTION OF AN ON-LOT SEWAGE DISPOSAL SYSTEM OR BUILDING THAT WILL NEED TO BE SERVED BY SUCH A SYSTEM.
  - THE PLANNING COMMISSION AND BOARD OF SUPERVISORS HAVE NOT PASSED UPON THE FEASIBILITY OF ANY INDIVIDUAL LOT OR LOCATION WITHIN A LOT BEING ASSE TO SUSTAIN ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM.
  - TREE TYPES SHOWN ON THIS PLAN MAY BE ALTERED TO CONFORM WITH THE PROPOSED BUILDING LANDSCAPING (TO BE DESIGNED BY A PROFESSIONAL LANDSCAPER). STREET TREE TYPES SHALL CONFORM TO PLAINFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
  - SOIL BOUNDARIES AND TYPES INDICATED ON THIS PLAN WERE TRANSFERRED FROM "SOIL SURVEY OF NORTHAMPTON COUNTY, PA BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE," ISSUED JULY, 1974.
  - SEE TREE PLANTING DETAIL ON SHEET 3.

**BOARD OF SUPERVISORS APPROVAL**

RECOMMENDED FOR APPROVAL BY THE PLAINFIELD TOWNSHIP PLANNING COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLAINFIELD TOWNSHIP BOARD OF SUPERVISORS

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**JOINT PLANNING COMMISSION REVIEW**

REVIEWED BY THE JOINT PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES

JPC STAFF PERSON RESPONSIBLE FOR REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

**PROOF OF RECORDING**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON COUNTY, PENNSYLVANIA ON \_\_\_\_\_ 19\_\_\_\_, IN MAP BOOK VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

NORTHAMPTON COUNTY RECORDER OF DEEDS

**ENGINEER'S CERTIFICATION**

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER LICENSED AND REGISTERED TO PRACTICE ENGINEERING IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA PROFESSIONAL ENGINEERS REGISTRATION LAW, ACT OF MAY 23, 1945, P.L. 913, AS AMENDED, AS FOUND AT 63 P.S. SECTION 148 ET SEQ., AND THAT THE ENGINEERING ASPECTS OF THE PLAN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE, AND I DO FURTHER CERTIFY THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF PLAINFIELD TOWNSHIP.

KEYSTONE CONSULTING ENGINEERS, INC.  
By: FRANK G. WALDRAFF (AGENT)

FRANK G. WALDRAFF, P.E. (PA 013772-E)

NOTE: All Plans That Do Not Contain A Red Ink Or Stamp Seal May Have Been Fraudulently Altered. All Information Should Be Discarded Unless Verified By The Signatory Whose Name Appears Above.

**OWNERSHIP CERTIFICATION**

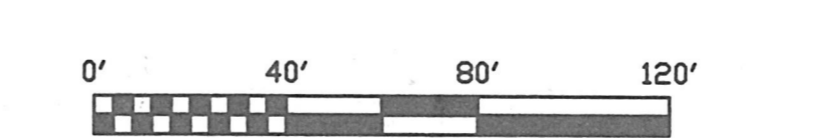
I/WE, THE OWNER(S) OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND STATE THAT I/AM/WE ARE THE SOLE OWNER(S) OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT I/WE HEREBY DEDICATE TO THE TOWNSHIP OF PLAINFIELD FOR PUBLIC USE ALL THE ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS AND RIGHTS-OF-WAY OF PUBLIC IMPROVEMENTS SUCH AS SEWER LINES AND STORM DRAINAGE FACILITIES AS SHOWN ON THIS SUBDIVISION PLAN. I/WE DO FURTHER DEPOSE AND STATE THAT I/WE HAVE COMPLIED WITH ALL THE REQUIREMENTS AND PROVISIONS OF THE PLAINFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF PLAINFIELD AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LOCATION MAP**

1" = 800'



**KEYSTONE CONSULTING ENGINEERS, INC.**  
BETHLEHEM PA, 18018  
433 EAST BROAD STREET  
610-865-4555

**KEYSTONE CONSULTING ENGINEERS, INC.**  
keystone consulting engineers inc.

PRELIMINARY/FINAL  
LAND DEVELOPMENT PLAN  
MUNICIPAL OFFICE BUILDING  
ON LANDS OF  
**PLAINFIELD TOWNSHIP**  
IN  
PLAINFIELD TOWNSHIP - NORTHAMPTON COUNTY - PENNSYLVANIA

REVISIONS  
BY DATE  
NO. 3-27-95

DWG. NO. PT-94-009B  
SCALE: 1" = 40'  
DWN. BY: K D H  
DATE: MARCH 17, 1995  
SHEET 1 OF 5