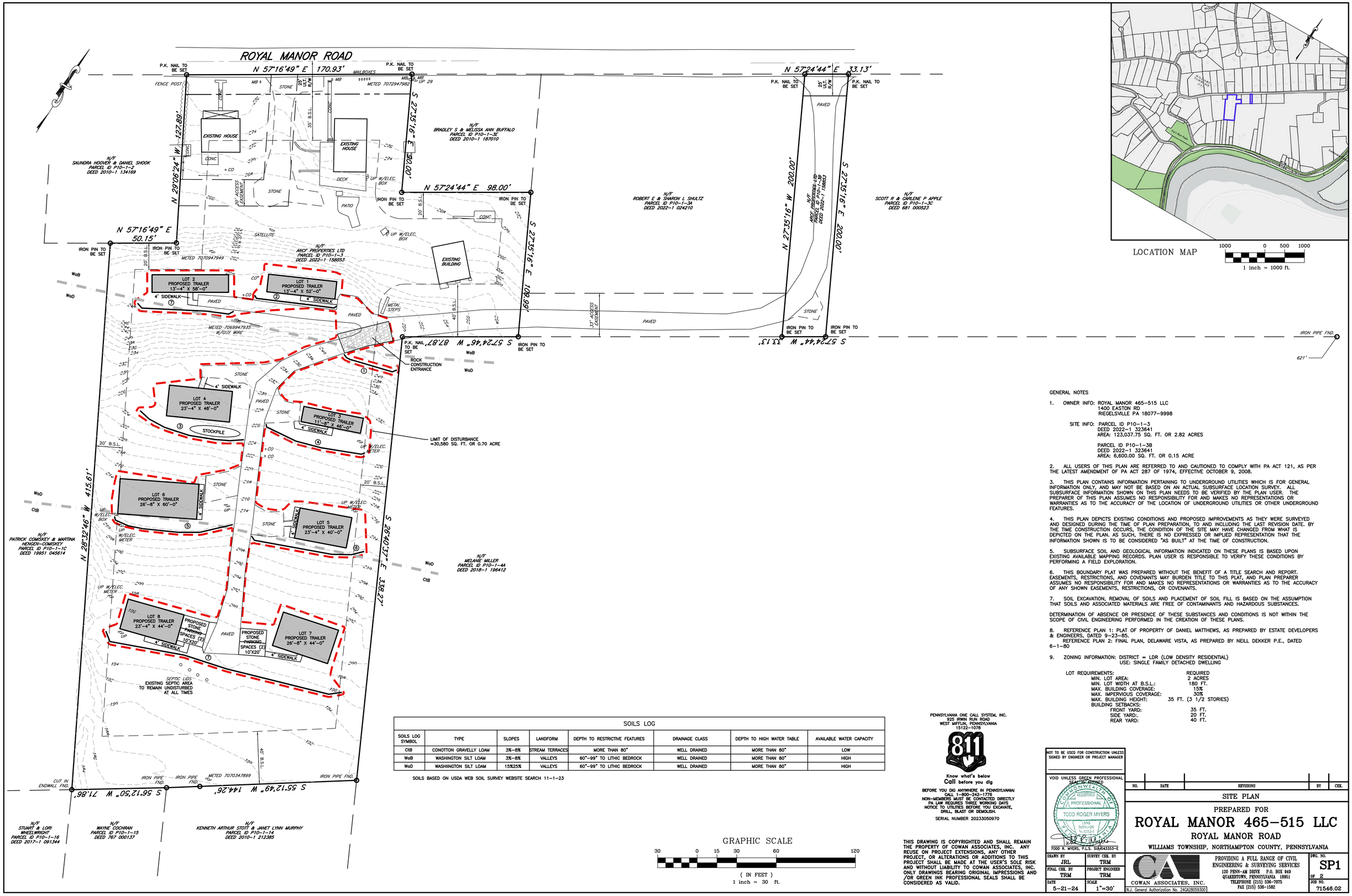

GENERAL NOTES

1. OWNER INFO: ROYAL MANOR 465-515 LLC
1400 EASTON RD
RIEGELSVILLE PA 18077-9998

SITE INFO: PARCEL ID P10-1-3
DEED 2022-1 323641
AREA: 123,037.75 SQ. FT. OR 2.82 ACRES

PARCEL ID P10-1-3B
DEED 2022-1 323641
AREA: 6,600.00 SQ. FT. OR 0.15 ACRE

2. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.

3. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

4. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

5. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

6. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

7. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

8. REFERENCE PLAN 1: PLAT OF PROPERTY OF DANIEL MATTHEWS, AS PREPARED BY ESTATE DEVELOPERS & ENGINEERS, DATED 9-23-85.
REFERENCE PLAN 2: FINAL PLAN, DELAWARE VISTA, AS PREPARED BY NEILL DEKKER P.E., DATED 6-1-80

9. ZONING INFORMATION: DISTRICT = LDR (LOW DENSITY RESIDENTIAL)
USE: SINGLE FAMILY DETACHED DWELLING

LOT REQUIREMENTS:	REQUIRED
MIN. LOT AREA:	2 ACRES
MIN. LOT WIDTH AT B.S.L.:	180 FT.
MAX. BUILDING COVERAGE:	15%
MAX. IMPERVIOUS COVERAGE:	30%
MAX. BUILDING HEIGHT:	35 FT. (3 1/2 STORIES)
BUILDING SETBACKS:	
FRONT YARD:	35 FT.
SIDE YARD:.	20 FT.
REAR YARD:	40 FT.

SOILS LOG

SOILS LOG SYMBOL	TYPE	SLOPES	LANDFORM	DEPTH TO RESTRICTIVE FEATURES	DRAINAGE CLASS	DEPTH TO HIGH WATER TABLE	AVAILABLE WATER CAPACITY
CtB	CONOTTON GRAVELLY LOAM	3%-8%	STREAM TERRACES	MORE THAN 80"	WELL DRAINED	MORE THAN 80"	LOW
WoB	WASHINGTON SILT LOAM	3%-8%	VALLEYS	60"-99" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	HIGH
WoD	WASHIINGTON SILT LOAM	15%25%	VALLEYS	60"-99" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	HIGH

SOILS BASED ON USDA WEB SOIL SURVEY WEBSITE SEARCH 11-1-23

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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15122-1078

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SERIAL NUMBER 20233050970

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VOID UNLESS GREEN PROFESSIONAL SEAL IS STAMPED

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TODD ROGER MYERS
LAND SURVEYOR
No. 43353-E

TODD R. MYERS, P.L.S. SUR043353-E

NO.	DATE	REVISIONS	BY	CHK.

SITE PLAN

PREPARED FOR

ROYAL MANOR 465-515 LLC

ROYAL MANOR ROAD

WILLIAMS TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	SURVEY CHK. BY
JRL	TRM
FINAL CHK. BY	PROJECT ENGINEER
TRM	TRM
DATE	SCALE
5-21-24	1"=30'

COWAN ASSOCIATES, INC.
N.J. General Authorization No. 24GA28059300
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582

DWG. NO. SP1 OF 2
JOB NO. 71546.02

V:\PROJECTS\71546.02 Porter Royal Manor Road E&S Plan for Demo\SURVEY DATA\SP1 SITE PLAN.dwg