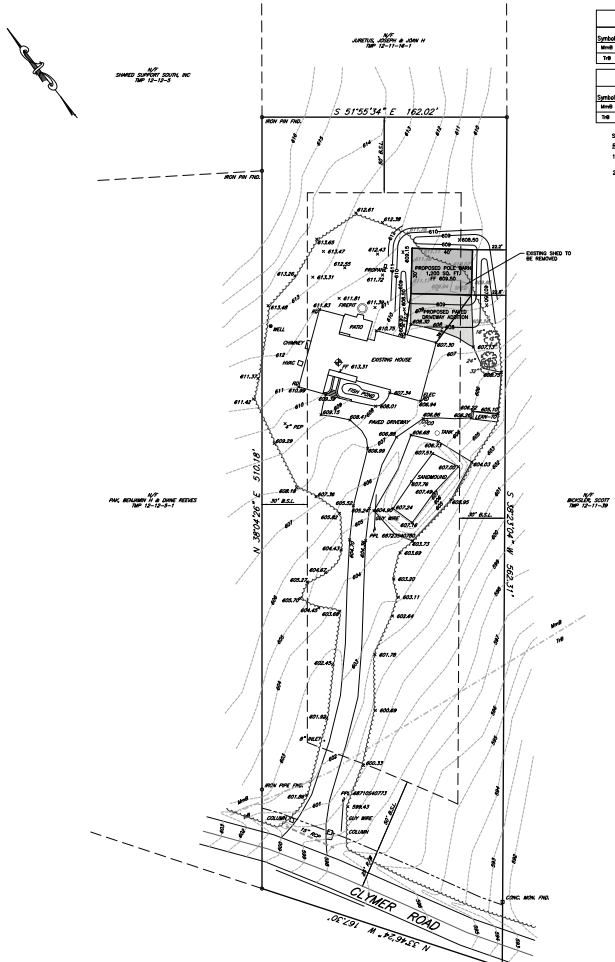


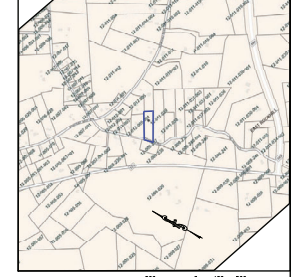
SOILS LOG								
Symbol	Type	Slope	Dwellings with Basements	Slope Class	Landform	Position on the Landform	Depth to Seasonal Water Table	Depth to Bedrock
MmB	MOUNT LUCAS	0-8% SLOPES	VERY LIMITED	SLIGHTLY TO GENTLY SLOPING	UPLANDS	FOOTSLOPE, DRAINAGE WAYS IN THE UPLANDS	0.5' TO 3.5'	40" TO 99"
TrB	TOWHEE SILT LOAM	0-8% SLOPES	VERY LIMITED		DEPRESSIONS	FOOTSLOPE, TOESLOPE	0.0' TO 0.5'	48" TO 99"

SOILS LOG									
Symbol	Type	Permeability	Available Water Capacity	Drainage Class	Depth Class	Potential for Surface Runoff	Ponding	Flooding	Hydric Soil
MmB	MOUNT LUCAS	SLOW TO RAPID	MODERATE	MODERATELY WELL DRAINED	VERY DEEP	MEDIUM	NONE	NONE	NO
TrB	TOWHEE SILT LOAM		LOW	POORLY DRAINED		MODERATELY LOW	NONE	NONE	YES

SOIL TYPES BASED ON USDA WEB SOIL SURVEY WEBSITE SEARCH 1-23-25

RESOLUTIONS:

1. ALL PLANT MATERIALS ARE TO BE SELECTED BASED ON THEIR SUITABILITY FOR USE ON THE SITE. PLANTS MUST BE ABLE TO THRIVE IN SOILS WITH POOR INTERNAL DRAINAGE.
2. THE SOILS ARE SUBJECT TO POOR WINTER GRADING. THEREFORE FINAL GRADING IS RECOMMENDED TO BE COMPLETED OUTSIDE OF THE WINTER SEASON.



LOCATION MAP

800 0 400 800

1 inch = 800 ft.

GENERAL NOTES

1. OWNER INFO: AARON & JEANETTE HARRIS
5284 CLYMER ROAD
QUAKERTOWN, PA 18951

SITE INFO: TMP 12-11-16-2
INSTRUMENT #2023050198
AREA: 86,104.28 SQ. FT. OR 1.97 ACRES

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 UNDERGROUND 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 SUBSEQUENT TO THE DATE 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. ⌖ BENCHMARK = FINISHED FLOOR AT FRONT DOOR
ELEVATION = 613.31

8. 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.

9. ZONING INFORMATION: DISTRICT = RP RESOURCE PROTECTION
USE = R1 DETACHED DWELLING

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	1.0 ACRES	1.97 ACRES	1.97 ACRES
MIN. LOT WIDTH:	150 FT.	162.02 FT.	1,712 FT.
MAX. BUILDING COVERAGE:	10%	3.70% (3,179 SQ. FT.)	4.86% (4,376 SQ. FT.)
MAX. BUILDING HEIGHT:	35 FT.	< 35 FT.	< 35 FT.
BUILDING SETBACKS:			
FRONT YARD:	50 FT.	230.9 FT.	230.9 FT.
SIDE YARD:	35 FT.	24.3 FT.	24.3 FT.
REAR YARD:	50 FT.	127.2 FT.	127.2 FT.

EXISTING BUILDING COVERAGE	
HOUSE	2,896 SQ. FT.
SHED	103 SQ. FT.
LEAN-TO	81 SQ. FT.
TOTAL	3,179 SQ. FT.

PROPOSED BUILDING COVERAGE	
HOUSE	2,896 SQ. FT.
POLE BARN	1,200 SQ. FT.
LEAN-TO	81 SQ. FT.
TOTAL	4,176 SQ. FT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY OWNER OR ENGINEER ADVISED

VOID UNLESS EMBOSSED PROFESSIONAL SEAL IS APPLIED

COMMONWEALTH OF PENNSYLVANIA
TODD ROGER MYERS
PROFESSIONAL
NO. PE-073442-E

TODD R. MYERS, P.E., PE-073442-E

NO.	DATE	REVISIONS	BY	CHK.

ZONING HEARING BOARD EXHIBIT

PREPARED FOR

AARON HARRIS

5284 CLYMER ROAD – TMP 12-11-16-2

EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DRAWN BY	CHECKED BY
JBL	TRM
REVIEWED BY	PROJECT MANAGER
TRM	TRM
DATE	SCALE
4-4-25	1"=30'

COWAN ASSOCIATES, INC.
Reg. Cowan Associates Inc. PE-000525-E

PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
100 PENN-AM DRIVE P.O. BOX 500
QUAKERTOWN, PENNSYLVANIA 18951
PHONE (215) 536-1901
FAX (215) 536-1908

DWG. NO. 1
SHT. NO. 1 OF 1
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