



**LOT REQUIREMENTS (R-1) PUBLIC SEWER & WATER**  
 LOT AREA: 10,000 SF  
 LOT WIDTH: 75 FT  
 LOT DEPTH: 100 FT  
 FRONT YARD: 30 FT  
 SIDE YARD: 10 FT  
 REAR YARD: 30 FT  
 HEIGHT: 40 FT  
 BUILDING WIDTH: 20 FT  
 MAX BUILDING COVERAGE: 30%

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 POC SERIAL NUMBER  
**2016-1810951**  
 R. LEE ROYER & ASSOCIATES  
 1-800-242-1776

- GENERAL NOTES**
- No subsurface investigation has been performed by R. Lee Royer & Assoc. to determine the existence or location of ground water, rock or other natural or man-made features, except as specifically indicated.
  - Existing utility information shown hereon are from drawings and/or other sources provided by the owners of the various utilities. The contractor must notify Pennsylvania's One Call System at 1-800-242-1776 a minimum of 72 hours before beginning any work shown on these plans. Any damage to utilities by the contractor shall be repaired by the contractor at their expense and to the satisfaction of the utility owner.
  - The contractor shall notify the applicable municipal, county and/or state authorities at least 72 hours before beginning any work within public rights(s) of way.
  - The contractor shall notify the engineer of any discrepancies between the drawings and actual field conditions before starting construction. Any damage to facilities, structures, pavement, or other man-made items on or adjacent to the site or not specifically indicated for demolition shall be repaired or replaced at the contractor's expense and to the satisfaction of the owner.
  - The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable legal and regulatory requirements.
  - The contractor shall be responsible for implementing all soil erosion and sedimentation controls shown on these plans.
  - Any benchmarks shown on these plans must be verified prior to beginning construction. R. Lee Royer & Assoc. does not warrant the current condition or accuracy of any benchmark shown on these plans.

**GENERAL DISCLAIMER NOTE**  
 All utilities shown are approximate in location and depth. The contractor shall verify the location, depth and conditions in the field with the representative of the utility in question. R. Lee Royer and Associates Surveying does not assume any responsibility for accuracy and sufficiency of the data provided on existing utilities and furthermore will assume no responsibility for any cost or condition resulting from any inaccuracy or insufficiency in this regard. The contractor shall contact the utility representative for the actual location of their utility before any work is begun on this project. The contractor shall restore all areas disturbed during construction to their original condition.

- NOTES**
- Zoned R-1, Low-Density Residential District.
  - Lot is served by public water from WTMA. Sewer service is not planned.
  - BRL denotes building restriction line.
  - All corners are set iron pins (SIP) unless otherwise noted.
  - EIP denotes existing iron pin.
  - Only the area needed for construction shall be disturbed. The remaining area that is not under existing cover shall be seeded with rye grass.
  - Any excavated soil shall be stockpiled to prevent any erosion, and then seeded immediately with rye grass.
  - Silt socks shall be placed on the lower side of all stockpiles.
  - The driveways shall be staked immediately after excavation.
  - Hatched areas denote drainage, utility or access easements as noted.
  - Contours are from field observations methods, assumed datum.
  - Benchmark: Existing Bench Mark on bridge, Elev=1308.04'
  - EX denotes existing.
  - Soils: Dm- Deposit gravelly loam, 0-8% slopes  
 BbB - Bagtown cobbly loam, 3-8% slopes
  - The site is in a flood hazard area according to FEMA Map Panel No. 42055C0630E, dated January 18, 2012, Zone A.
  - Four drywell tanks 3 feet deep are required for storm water as shown on this plan.
  - The lot owner shall maintain the drywell tanks on their lot. It will be the owners' responsibility to keep sediment and trash out of the drywells. If sediment does accumulate in any drywell, the Township will have the right to require the sediment to be removed at the lot owners' expense.
  - All storm water management features, to include drainage swales and easements shall be maintained by the lot owner and shall be kept free of all obstructions including woodpiles, storage buildings or any other type of obstruction.
  - No wetlands are shown on the National Inventory Map.

County Planning  
 Township Planning  
 Township Supervisors

Record of Revisions		
Date	Initials	Revision Made
22 FEB WCE 2017	WCE	REVISED CHANNEL 1 GRADING, REMOVED CHANNEL TO STREAM

- SHEET INDEX**  
 SHEET 1 - LAND DEVELOPMENT PLAN  
 SHEET 2 - EXISTING CONDITIONS PLAN  
 SHEET 3 - GRADING & STORMWATER PLAN  
 SHEET 4 - EROSION & SEDIMENT CONTROL PLAN  
 SHEET 5 - E&SC DETAILS  
 SHEET 6 - E&SC DETAILS

**LAND DEVELOPMENT PLAN FOR MONTEREY PARK**  
 SITUATE IN WASHINGTON TOWNSHIP FRANKLIN COUNTY PENNSYLVANIA

**R LEE ROYER & ASSOCIATES SURVEYING**  
 PENNSYLVANIA - MARYLAND  
 10764 BUCHANAN TRAIL EAST  
 WAYNESBORO, PA 17268  
 717-762-5619

**SHEET 1 of 6**

OWNER/DEVELOPER:  
 WASHINGTON TOWNSHIP SUPERVISORS  
 13013 MELTY ROAD  
 WAYNESBORO, PA 17268  
 717-762-3139  
 UPL: 25-001A-110-EX0000  
 DEED: 15-008227  
 UPL: 25-001A-052-000000  
 DEED: 16-023068

Scale: 1"=30'  
 Date: 8 DEC 2016  
 Drawn: WCE  
 Checked: WCE  
 File: 7615

**R. LEE ROYER**  
 SURVEYOR  
 No. 98804











