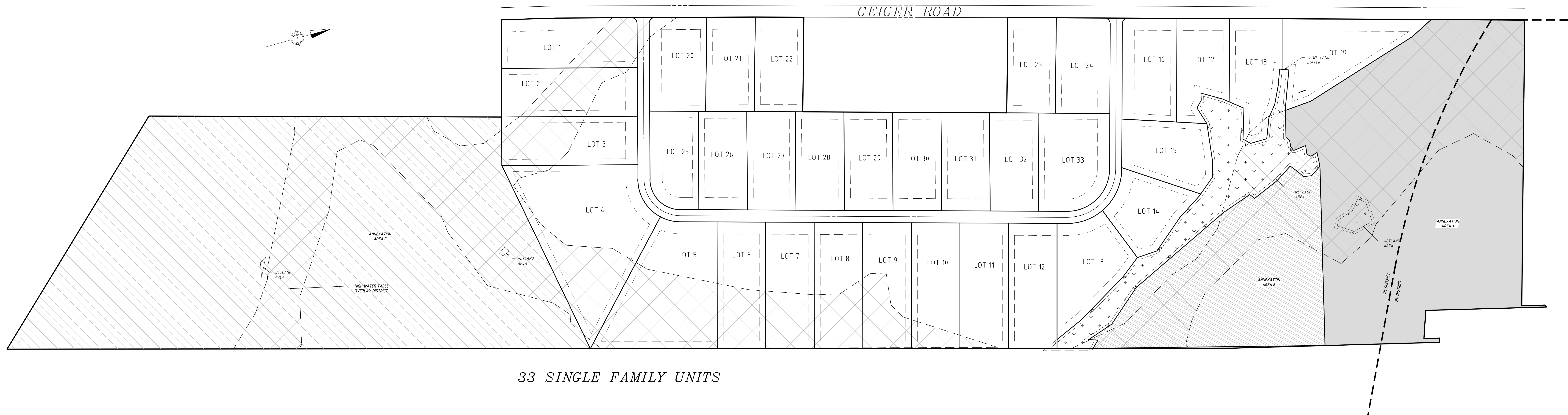


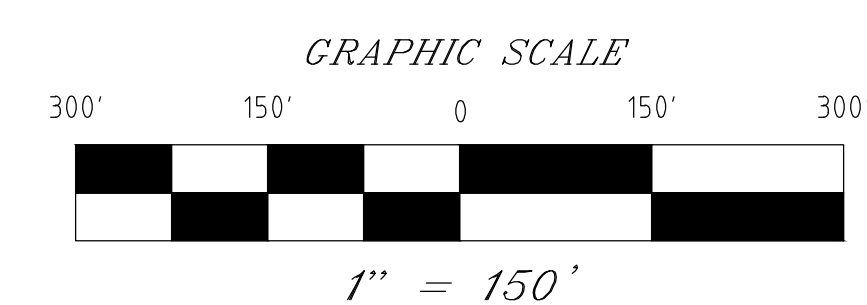
LOCATION MAP SCALE: 1" = 2000'

LOCATION MAP SCALE: 1" = 2000'

1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY, FULL SURVEY IS REQUIRED FOR FULL SITE DESIGN.
2. THE PROPOSED USE FOR ALL LOTS IS SINGLE FAMILY DETACHED DWELLING.
3. THE LIMITS OF THE HIGH WATER TABLE OVERLAY DISTRICT IS DERIVED FROM INFORMATION PROVIDED BY WEB SOIL SURVEY, A GEOLOGIST REPORT WILL HAVE TO BE PROVIDED TO CONFIRM THE SOIL TYPES AND COMPOSITION.
4. FULL ZONING CALCULATION WILL BE PROVIDED UPON DEVELOPMENT PLANS.
5. WETLAND BUFFER IS PER AMITY TOWNSHIP SECTION 32-506 OF THE ZONING ORDINANCE.
6. ACCORDING TO EMAPPA THERE IS A TRIBUTARY WITH THE NAME OF TRIB 01726 TO MONOCACY CREEK THAT WILL REQUIRE A 50' BUFFER, PER AMITY TOWNSHIP CODE SECTION 25-306(d).



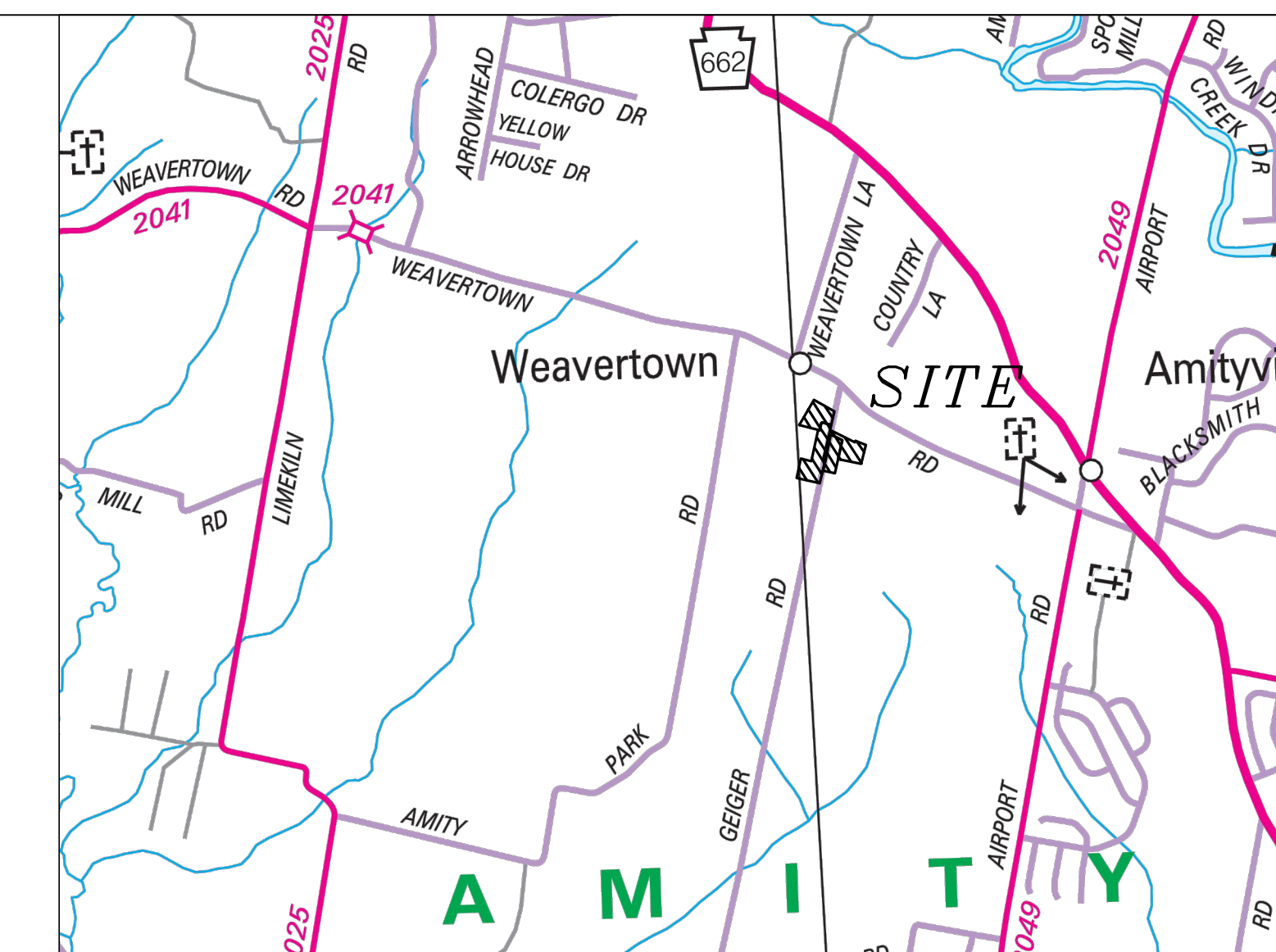
33 SINGLE FAMILY UNITS



BOGA ENGINEERING INC.
 1340 PERRIN AVE. N. WILKESBORO, PA 18180
 PHONE 610-678-3071 FAX 610-678-3517
WWW.BOGENGINE.COM

CONCEPT
GEIGERTOWN ROAD & WEAVERWOOD ROAD CONCEPT
Z43 ZIGZAG ROAD CONCEPT

PROJECT TITLE: GEIGER AND WAVERTOWN ROAD DUPLEX CONCEPT



LOCATION MAP SCALE: 1" = 2000

ZONING REQUIREMENTS:

DISTRICT RV - RURAL VILLAGE DISTRICT

MINIMUM REGULATIONS	
LOT AREA (NET)	6,000 SQ. FT.
BUILDING SETBACK	40'
REAR YARD	20'
SIDE YARD TOTAL	20'
BUFFER YARD	10'

MAXIMUM REGULATIONS

BUILDING HEIGHT	35'
LOT COVERAGE	40%

SITE DATA:
PID DATA: 24535508983567
RECORD OWNER: MERRITTS ANTIQUES INC
ADDRESS: 1860 WEAVERTOWN ROAD
DOUGLASSVILLE PA, 19518

DEED BOOK: 1511
DEED PAGE: 0739
PLAN: 2014 29164

PID DATA:	24535508984839
RECORD OWNER:	MERRITTS ANTIQUES INC
ADDRESS:	1860 WEAVERTOWN ROAD DOUGLASSVILLE PA, 19518
DEED BOOK:	2618
DEED PAGE:	1104

PID DATA:	24535508984485
RECORD OWNER:	MERRITTS ANTIQUES INC
ADDRESS:	1860 WEAVERTOWN ROAD
	DOUGLASSVILLE PA, 19518
DEED BOOK:	1503
DEED PAGE:	0842

PID DATA: 24535508987408
RECORD OWNER: MERRITTS ANTIQUES INC
ADDRESS: 1860 WEAVERTOWN ROAD
DOUGLASSVILLE PA, 19518
DEED BOOK: 2307
DEED PAGE: 2387

NOTES:

1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY, FULL SURVEY IS REQUIRED FOR FULL SITE DESIGN.
2. THE PROPOSED USE FOR ALL LOTS IS SINGLE FAMILY SEMI-DETACHED DWELLING
3. FULL ZONING CALCULATION WILL BE PROVIDED UPON DEVELOPMENT PLANS.
4. ALL LOTS ARE SINGLE FAMILY SEMI-DETACHED DWELLINGS UNLESS SPECIFIED
5. ALL LOTS WILL UTILIZE PUBLIC WATER AND SEWER.
6. BUILDING SIZES ARE FOR CONCEPTUAL PURPOSES ONLY.
7. LOTS ARE DESIGNED PER ZONING ORDINANCE SECTION 32-932.

2 SINGLE FAMILY UNITS
21 SEMI-DETACHED UNITS

TOTAL 35 SINGLE FAMILY UNITS
21 SEMI DETACHED UNITS

