

Notes:

1. Sonja A. and Jaap R. van den Heuvel's property located at 2480 Rosewood Drive, also known as proposed Lot #1, has a property width of 105.69 at the front building setback line, measured thirty-five (35) feet from the property line along the cul-de-sac of Rosewood Drive.
2. Sonja A. and Jaap R. van den Heuvel's property located at 2392 Jacksonville Road, proposed Lot #2 has a property width of 99.23 measured along an arc at the front building setback line, measured thirty-five (35) feet from the proposed property line along the cul-de-sac of Rosewood Drive.
3. Sonja A. and Jaap R. van den Heuvel's property located at 2392 Jacksonville Road, proposed Lot #3 being an existing flag lot and will continue as such, has a property width of 93.79 at the front building setback line, measured thirty-five (35) feet from the property line along the property owned by the now or late Gary R. and Deborah L. Mosser at 2836 Jacksonville Road.
4. Existing bearings and distances for 2480 Rosewood and 2392 Jacksonville Road are shown on drawing. For proposed bearings and distances see chart below.
5. Pursuant to §159-151, of the Township of Hanover's Subdivision and Land Development Ordinance, Lot pins, All lot corner markers shall be permanently located and shall be at least three-quarters-inch metal pin or pipe with a minimum length of 30 inches, located in the ground to existing grade. Lot pins shall be placed upon approval of this subdivision.
6. Pursuant to §159-15M, of the Township of Hanover's Subdivision and Land Development Ordinance, Monuments shall be located on street right-of-way lines, one at all exterior corner points on the boundary of tract.
7. Pursuant to §159-16A, of the Township of Hanover's Subdivision and Land Development Ordinance, All subdivision and land developments shall be designed, constructed and maintained in full compliance with the stormwater management requirements described in Chapter 152, Stormwater Management, and/or any amendments thereto.
8. Pursuant to §159-20B, of the Township of Hanover's Subdivision and Land Development Ordinance, connection to a public sanitary sewer system shall be required in accordance with Township and City of Bethlehem standards.
9. Pursuant to §159-21A, of the Township of Hanover's Subdivision and Land Development Ordinance, connection to a central water system shall be required in accordance with Township and City of Bethlehem standards.

Drainage Easement and Emergency access Easement Note:

*All drainage and emergency access easements 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 easements 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). The maintenance of all such easements shall be the responsibility of the owner of the land. It is intended that this easement and conditions imposed hereunder shall be a covenant running with the land and enforceable against all future owners.

Legend

North Arrow	Centerline of Road
Property Corner	Existing Stormwater
Property Corner w/ Monument	Existing Overhead Utility
Adjoining Property Corner	Existing Underground Utility
Ex. Utility Pole	Existing Sanitary Line
Ex. Sanitary Manhole	Existing Water Supply Line
Ex. Sanitary Cleanout	Existing Gas
Ex. Deciduous Tree	Proposed Sanitary Line
Ex. Pine Tree	Proposed Water Supply Line
Ex. Water Valve	Proposed Property Line
Ex. Fire Hydrant	Proposed Adjoiner Property Line
Ex. Telecommunications Box	Township Right-of-Way
Ex. Stormwater Inlet	Building Restriction Line
	Utility Easement
	Existing Minor Contour Line
	Existing Major Contour Line

Proposed Lot #1		
Line	Bearing	Distance
L1	N 00° 43' 03" E	81.05'
L2	S 89° 16' 57" E	150.68'
L3	S 00° 43' 03" W	100.72'
L4	S 88° 15' 38" W	123.46'
L5	N 46° 52' 37" W	37.02'
		15,306.51 S.F. / 0.3514 Ac.