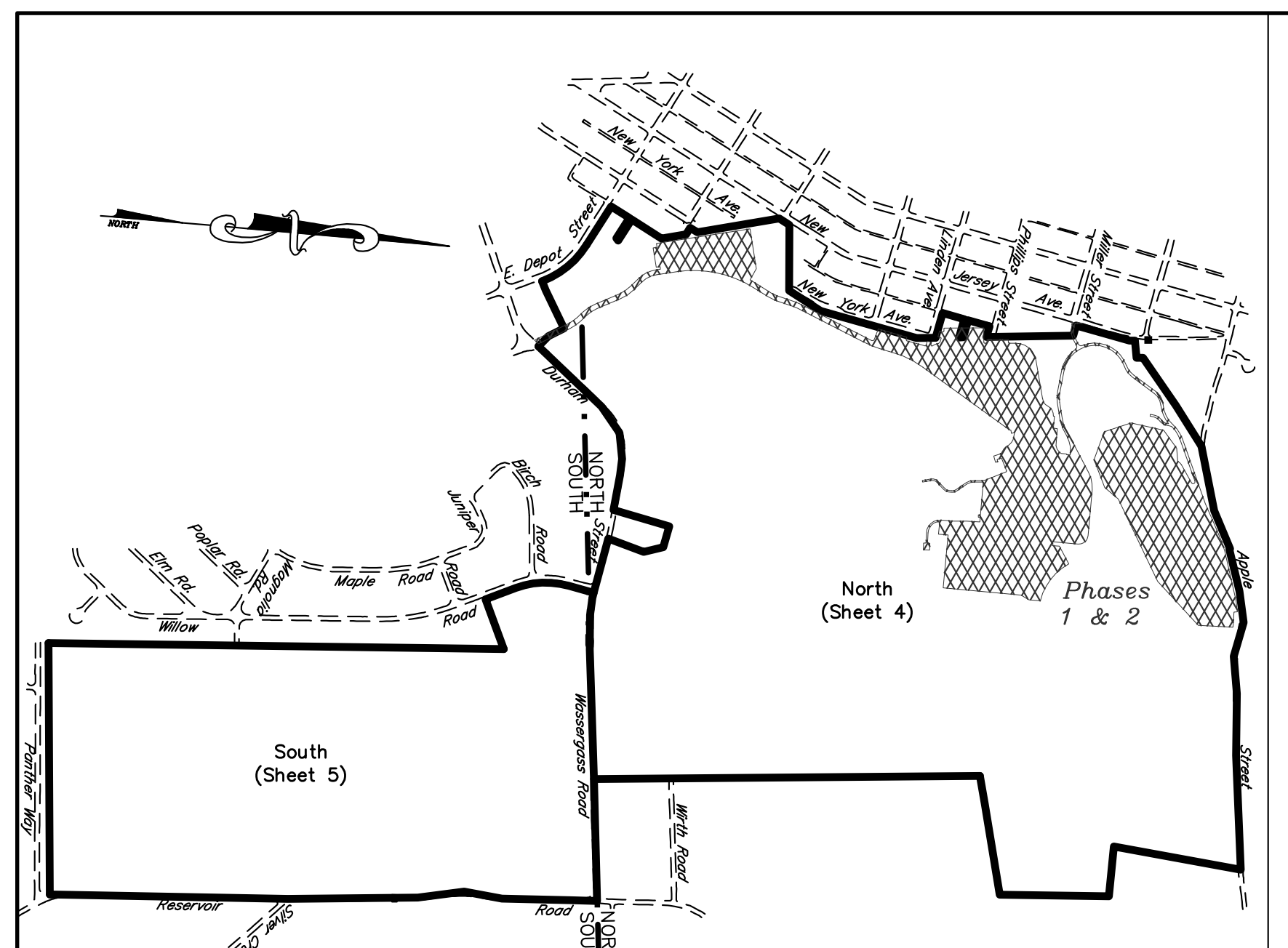

Panther Way
Reservoir
Silver Creek Rd
Willow
Elm Rd
Poplar Rd
Magnolia Rd
Maple Road
Juniper Road
Birch Road
Wassergass Road
Wirth Road
Durham Street
Depot Street
New York Ave
Linden Ave
Jersey Street
Phillips Street
Miller Street
Apple Street
NORTH SOUTH
South (Sheet 5)
North (Sheet 4)
Phases 1 & 2

KEY MAP

SITE CAPACITY CALCULATIONS (In Acres)

A. Base Site Area:

Gross Site Area	225.918
Non-Contiguous Land	0.000
Existing Rights-of-Way	0.000
Required Rights-of-Way of Existing Streets	4.568
Easements And Covenants	– 0.000
Base Site Area	221.350

b. Land w/Resource Restrictions and Resource Protection Land

Resource	Required Preservation	Acres of Land in Resources	Resource Protection Land (Acres x Required Preservation
Flood Plains	100%	8.061	8.061
Flood Plain Soils	100%	1.325	1.325
Wetlands	100%	0.000	0.000
Waters of the U.S./ Commonwealth	100%	0.235	0.235
Lakes/Ponds	100%	1.063	1.063
Environmentally Sensitive Woodlands	85%	43.000	36.550
Steep Slopes Greater than 25%	85%	3.691	3.137
Rock Outcrops	85%	0.000	0.000
Woodlands	80%	11.263	9.010
Steep Slopes Between 15%–25%	70%	9.112	6.378
Steep Slopes Between 8%–15%	60%	15.808	9.485
Total Land in Resources		93.558	
Total Resource Protection Land			75.244

c. Net Buildable Site Area:

Base Site Area	221.350
Subtract Total Resource Protection Land	– 75.244
Net Buildable Site Area	146.106

d. Maximum Number of Permitted Dwelling Units:

Net Buildable Site Area	146.106
Calculate Square Footage of Base Site Area	x 43,560.000
	6,364,377
Divide By Minimum Allowable Lot Area	40,000
Maximum Permitted Quantity of DU's	159.109

e. Maximum Permitted Impervious Surfaces:

Net Buildable Site Area	146.106
Multiply by Max. Permitted Imp. Surfaces Ratio	x 0.250
Max. Permitted Impervious Surfaces	36.527

f. Site Capacity Summary

Base Site Area	221.350
Net Buildable Site Area	146.106
Maximum Permitted Number of DU's	159
Maximum Permitted Imp. Surfaces	36.527

SOILS

Soil survey of Bucks County, PA USDA – NRCS: Soil Map Legend

ClA	Clarksburg silt loam, 0 to 3 percent slopes, HSG C
ClB	Clarksburg silt loam, 3 to 8 percent slopes, HSG C
CnB	Cokesbury silt loam, 3 to 8 percent slopes, HSG D
GlC	Gladstone gravelly loam, 8 to 15 percent slopes, HSG B
GmD	Gladstone gravelly loam, 8 to 25 percent slopes, very bouldery, HSG A
GmF	Gladstone gravelly loam, 25 to 55 percent slopes, very bouldery, HSG A
GnD	Gladstone-Parker gravelly loams, 15 to 25 percent slopes, HSG A
Ho	Holly silt loam, HSG B/D
UoB	Urban land-Duffield complex, 0 to 8 percent slopes, HSG B
UpB	Urban land-Gladstone complex, 0 to 8 percent slopes, HSG A
UpD	Urban land-Gladstone complex, 8 to 25 percent slopes, HSG A
WaA	Washington silt loam, 0 to 3 percent slopes, HSG A
WaB	Washington silt loam, 3 to 8 percent slopes, HSG B

TABLE OF EXISTING NATURAL RESOURCES (Acres)

Natural Resource	Total	Allowable Disturbance (%)	Allowable Disturbance	Proposed Disturbance Phase 2	Proposed Disturbance Phase 3	Proposed Disturbance Total	Remaining Allowable Disturbance Total
Floodplains	8.061	0	0.000	0.000	0.344	0.344	–0.344
Floodplain Soils	6.028	0	0.000	0.000	0.278	0.278	–0.278
Waters of the U.S./ Commonwealth	0.235	0	0.000	0.000	0.004	0.004	–0.004
Lakes & Ponds	1.063	0	0.000	0.000	0.000	0.000	0.000
Riparian Buffers	9.452	15	1.418	0.000	0.284	0.284	1.134
Lake & Pond Buffers	1.141	15	0.171	0.000	0.000	0.000	0.000
Steep Slopes (25%+)	20.586	15	3.088	2.475	0.356	2.831	0.257
Steep Slopes (15–25%)	28.167	30	8.450	2.428	0.854	3.282	5.168
Steep Slopes (8–15%)	22.161	40	8.864	3.780	0.651	4.431	4.433
Woodlands	54.263	20	10.853	5.145	4.552	9.697	1.156
Environmentally Sensitive Woodlands	43.000	15	6.450	3.297	1.742	5.039	1.411

NOTE: This table lists only those natural resources present on the site.

LINE TABLE

LINE	BEARING	LENGTH
L1	S41°13'24"E	4.55'
L2	S05°14'51"W	25.32'
L3	S05°26'56"E	27.55'
L4	N84°40'11"E	13.52'
L5	N10°43'02"E	31.80'
L6	S80°02'11"E	27.88'
L7	N87°28'11"W	84.57'
L8	N51°15'33"W	71.88'
L9	N30°59'42"W	90.34'
L10	N51°15'33"W	27.70'
L11	S51°15'33"E	44.18'
L32	S15°19'10"W	31.37'
L33	S11°21'49"W	33.88'

This specific line table is applicable to this sheet only.

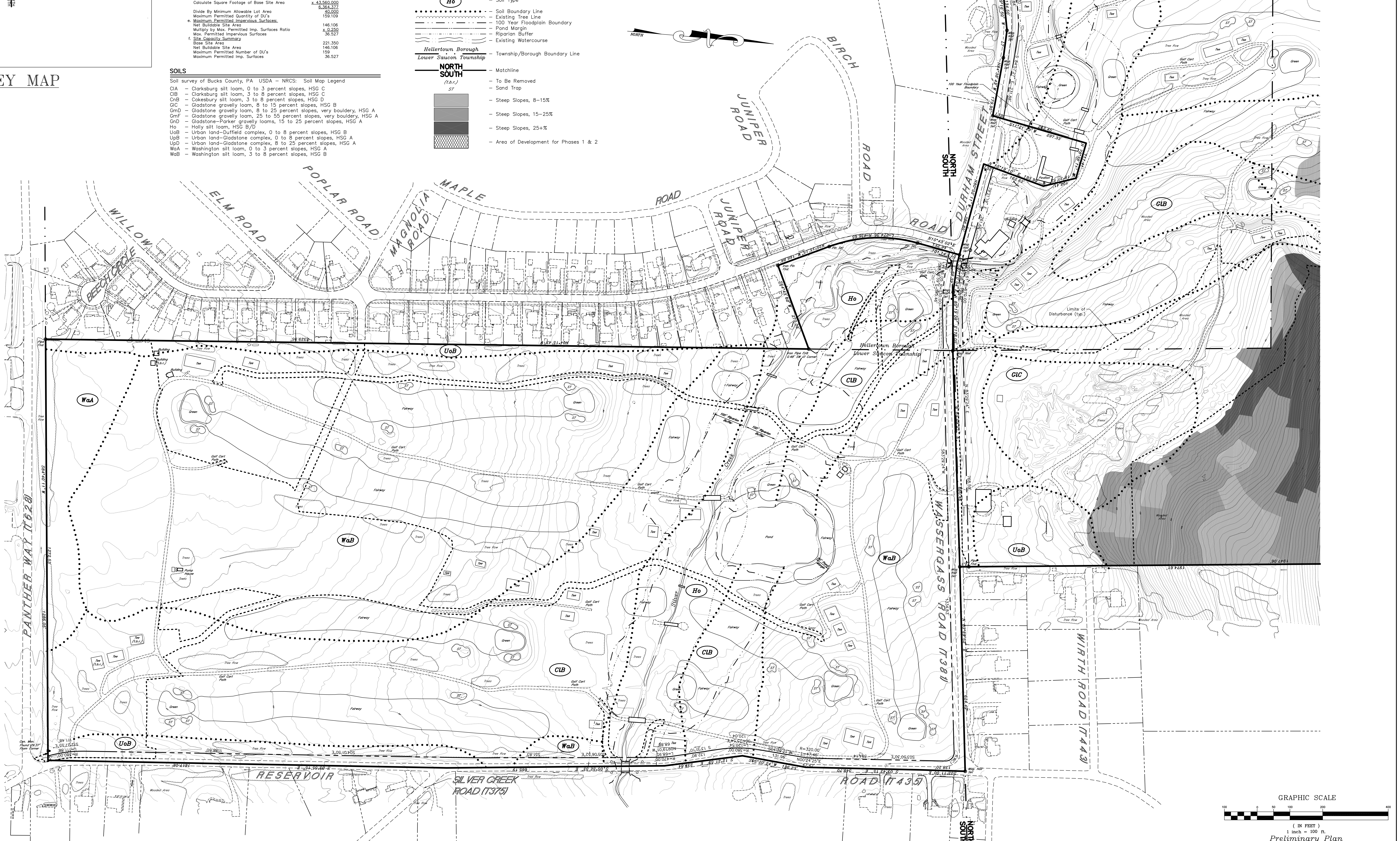
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	LENGTH
RWC1	25.00'	40.43'	N50°10'33"W	36.17'

This specific curve table is applicable to this sheet only.

SYMBOLS

·········430·········	Existing Contour
— — — — —	Limits of Disturbance
Ho	Soil Type
• • • • • •	Soil Boundary Line
⌒⌒⌒⌒⌒	Existing Tree Line
— · · — · · —	100 Year Floodplain Boundary
— · — · —	Pond Margin
— ·· — ·· —	Riparian Buffer
≈≈≈≈≈	Existing Watercourse
Hellertown Borough / Lower Saucon Township	Township/Borough Boundary Line
NORTH / SOUTH	Matchline
(t.b.r.)	To Be Removed
ST	Sand Trap
░	Steep Slopes, 8–15%
▒	Steep Slopes, 15–25%
▓	Steep Slopes, 25+%
▨	Area of Development for Phases 1 & 2


NORTH
PANTHER WAY (T628)
RESERVOIR
SILVER CREEK ROAD (T375)
ROAD (T435)
WASSERGASS ROAD (T381)
WIRTH ROAD (T443)
DURHAM STREET
ROAD
BIRCH ROAD
JUNIPER ROAD
JUNIPER ROAD
MAPLE ROAD
MAGNOLIA ROAD
POPLAR ROAD
ELM ROAD
WILLOW
BEECH CIRCLE
NORTH SOUTH
Hellertown Borough
Lower Saucon Township
WaA
WaB
UoB
ClB
GlC
Ho
Silver Creek
Pond
Limits of Disturbance (typ.)
100 Year Floodplain Boundary
100' Riparian Buffer
Wooded Area
Fairway
Green
Tee
Trees
Tree Row
Golf Cart Path
ST

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Preliminary Plan

ENGINEER'S CERTIFICATION

I hereby certify that I have designed all site and public improvements and have identified all floodplain limits as required for this subdivision or land development.

Registered Engineer
Registration No. PE036737E

SURVEYOR'S CERTIFICATION

I hereby certify that this plan represents a survey and design made by or for me and that all dimensional details are correct to the best of my knowledge and belief.

Registered Engineer
Registration No. SU075452

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE
FOR CONSTRUCTION PHASE
AND 10 WORKING DAYS IN
DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

STEEL CLUB LAND DEVELOPMENT
PHASE 3
Lower Saucon Township/Hellertown Borough, Northampton County, Pennsylvania

SCALE: 1" = 100'	DRAWN BY: EN
DATE: 22 Dec. '22	FILE: 14191004–05

OWNERS OF RECORD: Steel Land LLC
8052 William Penn Highway
Easton, PA 18045

Existing Features/Natural Resources Plan – South

SHEET 5 of 21