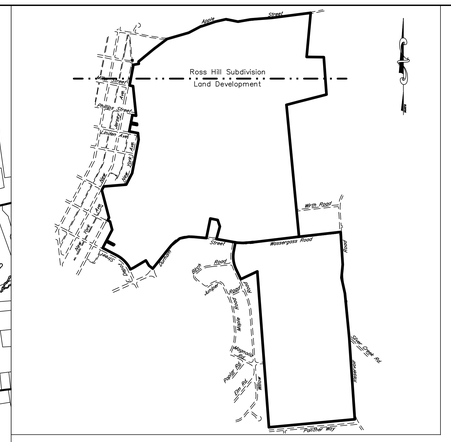
LOCATION MAP

1" = 1000'

GRAPHIC SCALE



KEY MAP

NTS

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	LENGTH	DELTA
EUC1	*51.00'*	*10.07'*	*S48°37'27"E*	*10.05'*	*11°18'28"*
EUC2	*51.00'*	*10.07'*	*S59°55'54"E*	*10.05'*	*11°18'28"*
RCLC1	*150.00'*	*19.99'*	*S30°30'39"E*	*19.97'*	*7°38'06"*
RCLC2	*500.00'*	*116.06'*	*N49°01'19"E*	*115.80'*	*13°17'59"*
RCLC3	*500.00'*	*33.16'*	*N57°34'18"E*	*33.15'*	*3°48'00"*
RWC1	*3675.00'*	*171.61'*	*N82°37'02"E*	*171.60'*	*2°40'32"*
RWC2	*450.00'*	*103.68'*	*S89°26'40"E*	*103.45'*	*13°12'05"*
RWC3	*300.00'*	*130.59'*	*S84°41'09"W*	*129.56'*	*24°56'28"*
RWC4	*275.01'*	*50.89'*	*S66°54'49"W*	*50.82'*	*10°36'11"*
RWC5	*550.00'*	*121.29'*	*N67°58'56"E*	*121.04'*	*12°38'06"*
RWC6	*400.00'*	*96.19'*	*N81°11'21"E*	*95.96'*	*13°46'44"*
RWC7	*130.00'*	*17.32'*	*S30°30'39"E*	*17.31'*	*7°38'06"*
RWC8	*25.00'*	*41.75'*	*S82°09'58"E*	*37.06'*	*95°40'33"*
RWC9	*480.00'*	*63.87'*	*N46°11'03"E*	*63.82'*	*7°37'25"*
RWC10	*50.00'*	*58.72'*	*N08°43'46"E*	*55.40'*	*67°17'08"*
RWC11	*51.00'*	*220.11'*	*N81°16'14"W*	*84.92'*	*247°17'08"*
RWC12	*520.00'*	*155.19'*	*N50°55'19"E*	*154.62'*	*17°05'58"*
RWC13	*49.83'*	*40.26'*	*S36°24'31"W*	*39.17'*	*46°17'20"*
RWC14	*51.00'*	*242.34'*	*S30°31'42"E*	*70.69'*	*272°15'13"*
RWC15	*50.00'*	*40.25'*	*N82°32'06"E*	*39.17'*	*46°07'36"*
RWC16	*25.00'*	*40.93'*	*N12°34'18"E*	*36.51'*	*93°48'00"*
RWC17	*170.00'*	*22.65'*	*S30°30'39"E*	*22.64'*	*7°38'06"*
RWC18	*25.00'*	*34.72'*	*N66°28'44"W*	*32.00'*	*79°34'17"*
RWC19	*15.00'*	*25.67'*	*S71°30'16"E*	*22.65'*	*98°02'51"*
RWC20	*15.04'*	*30.07'*	*N34°51'37"E*	*25.31'*	*114°30'42"*
RWC21	*480.00'*	*59.08'*	*N46°28'10"E*	*59.05'*	*7°03'10"*
RWC22	*480.00'*	*4.78'*	*N43°39'38"E*	*4.78'*	*0°34'16"*
RWC23	*50.00'*	*17.91'*	*N32°06'33"E*	*17.82'*	*20°31'35"*
RWC24	*50.00'*	*40.81'*	*N01°32'01"W*	*39.68'*	*46°45'33"*
RWC25	*51.00'*	*143.71'*	*S55°48'37"W*	*100.67'*	*161°26'51"*
RWC26	*51.00'*	*36.70'*	*N32°50'58"W*	*35.92'*	*41°14'59"*
RWC27	*51.00'*	*34.17'*	*N16°57'38"E*	*33.53'*	*38°23'12"*
RWC28	*51.00'*	*5.54'*	*N39°15'47"E*	*5.53'*	*6°13'07"*
RWC29	*520.00'*	*33.61'*	*N43°40'32"E*	*33.61'*	*3°36'04"*
RWC30	*520.00'*	*38.03'*	*N47°04'07"E*	*38.03'*	*4°11'29"*
RWC31	*520.00'*	*48.22'*	*N51°49'14"E*	*48.20'*	*5°18'46"*
RWC32	*520.00'*	*45.33'*	*N56°58'27"E*	*45.32'*	*4°59'42"*
RWC33	*51.00'*	*26.62'*	*N28°18'00"E*	*26.32'*	*29°54'38"*
RWC34	*51.00'*	*36.70'*	*N63°52'19"E*	*35.92'*	*41°14'00"*
RWC35	*51.00'*	*36.70'*	*S74°53'41"E*	*35.92'*	*41°14'00"*
RWC36	*51.00'*	*36.70'*	*S33°39'40"E*	*35.92'*	*41°14'01"*
RWC37	*51.00'*	*36.70'*	*S07°34'20"W*	*35.92'*	*41°14'01"*
RWC38	*51.00'*	*36.70'*	*S48°48'21"W*	*35.92'*	*41°14'00"*
RWC39	*51.00'*	*32.20'*	*S87°30'38"W*	*31.67'*	*36°10'34"*
RWC40	*50.00'*	*8.44'*	*S79°14'16"E*	*8.43'*	*9°40'18"*
RWC41	*50.00'*	*31.81'*	*N77°41'56"E*	*31.28'*	*36°27'18"*

LINE TABLE		
LINE	BEARING	LENGTH
EUL1	*S00°08'25"E*	*15.00'*
EUL2	*N83°51'07"W*	*33.24'*
L1	*N05°54'53"W*	*20.89'*
L2	*S79°08'34"E*	*56.44'*
L3	*N79°07'39"W*	*53.35'*
L4	*N04°56'42"W*	*27.12'*
L5	*N06°33'47"W*	*33.02'*
L6	*S41°13'24"E*	*4.55'*
RW1	*N26°41'36"W*	*12.96'*

GENERAL NOTES

1. The property boundaries are based on a field survey performed in 2015. The survey bearing basis and elevations are calculated by the use of GPS based on Pennsylvania South Zone State Plane Coordinate System – NAD83.
2. The contours in the area of the proposed development are based on a field survey. The contours on the rest of the site are based on an aerial survey performed by NorEast Mapping in 2015.
3. All users of this plan are referred to and cautioned to comply with PA Act 287 as amended by PA Act 172, HB 2543, enacted 06–10–1987, and by PA HB 722, P.L. 364, Act 38, enacted 12–12–1991, and by PA HB 2627, Act 187, effective 12–19–96, and by PA Act 199, P.L. 1567, enacted 11–30–2004, and by PA Act 181, P.L. 1593, enacted 11–29–2006.
4. This plan contains information pertaining to underground utilities which is for general information only, and may not be based on an actual subsurface 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. Repair of damages to any underground utilities, structures, and appurtenances will be the sole responsibility of the contractor, and at the contractor's expense.
5. All paving, sidewalk, earthwork and concrete work shall be supplied and constructed in accordance with Pennsylvania Department of Transportation (PennDOT) specifications, Publication 408, latest edition, and shall also conform to all local building codes.
6. Proposed utilities shall be installed in accordance with all utility company and local building code requirements.
7. The contractor performing the work is responsible for contacting "PA ONE CALL" (1–800–242–1776) for location of all underground lines at least one week prior to the beginning of construction.
8. If any conflicts, discrepancies, or other unsatisfactory conditions are discovered, either on the construction documents or the field conditions, the contractor must notify the owner or project engineer immediately and shall not commence operations until the conflicts, discrepancies, or other unsatisfactory conditions are resolved.
9. All residential units shall be served by public water and sewer.
10. A homeowner's association shall manage the residential common areas and private streets.
11. The utility easement shown on this plan, that runs to Ross Hill Road, shall continue along the right–of–way lines of both Ross Hill Road and Ross Hill Court.
12. The proposed property corners of Lots 1 – 37 shall be marked with rebar.

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF NORTHAMPTON

We, the undersigned, the owners of the property shown on this plan, being duly sworn according to law, depose and say that we are the sole owners of this property in peaceful possession of same and that there are no suits pending or affecting the title of same. We further depose and say that this plan was made at our direction, that we desire the same to be recorded, and that we hereby dedicate to the Township of Lower Saucon for public use all the easements and public improvements.

Steel Land LLC

Sworn and subscribed to me this _____ day of _____, 20___.

Notary Public

Recommended for approval by the Lower Saucon Township Planning Commission this _____ day of _____, 20___.

Secretary — Chairman

Approved by the Lower Saucon Township Council this _____ day of _____, 20___.

Secretary — Council President

Reviewed by:

Township Engineer

Reviewed by the Lehigh Valley Planning Commission this _____ day of _____, 20___.

Planner

SITE DATA

Tax Parcel Number	– 07–19–1D–0719
	– 07–19–1E–0719
	– 07–19–1–0719
	– 07–20–1–0719
Total Area	– 226.49 Acres
Water	– Public
Sewer	– Public
Imp. Surface Ratio	– 14.35%

ZONING REQUIREMENTS

Zoning District – R40 (Rural Suburban District)

Use	Golf Course	Single Family Attached	Single Family Duplex
Min. Lot Area	– 100 Acres	– 4,000 SF	– 6,000 SF
Min. Lot Width	– 150 Feet	– 24 Feet	– 50 Feet
Min. Front Yard	– 50 Feet	– 20 Feet	– 25 Feet
Min. Side Yard	– 50 Feet	– 0' One/12' Both	– 0' One/10' Both
Min. Rear Yard	– 50 Feet	– 25 Feet	– 25 Feet
Max. Bldg. Height	– 35 Feet	– 35 Feet	– 35 Feet

Max. Imp. Surface Ratio – 25% (for entire site)

SYMBOLS

- – Property Corner Marker
- – Concrete Monument Corner Marker
- – Utility Pole
- – Adjoining Property Line (Approx.)
- – Building Setback Line
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features
- – Township Line
- – Match Line
- – Utility Easement Line
- – Utility Easement Area

PARKING CALCULATIONS

Required:

Golf Course
1 SP/2 golfers + 1 SP/employee
0.5 x 72 golfers + 4 employees = 40 spaces

Clubhouse, Spa, Recreational Use
1 SP / 300 SF of gross floor area

Locker Room Building 2nd Floor	8,511 SF
New Gym	25,313 SF
New Driving Range 1st Floor	4,300 SF
New Driving Range 2nd Floor	+ 4,300 SF
Gross Floor Area	42,424 SF

42,424 SF / 300 SF = 141.4 spaces

Restaurants & Banquet Facilities
1 SP / 3 seats

Clubhouse 1st Floor	240 seats
Clubhouse 2nd Floor	175 seats
Steel Alley	+ 110 seats
Total Seats	525 seats

525 seats / 3 seats = 175 spaces

Guest Suites
1 SP / 1 bed
50 beds = 50 spaces

Offices & Meeting Rooms
1 SP / 200 SF of gross floor area

Clubhouse 3rd Floor	2,790 SF
Steel Alley	960 SF
Motel Check In	+ 13,796 SF
Gross Floor Area	17,546 SF

17,546 SF / 200 SF = 87.7 spaces

Retail Use
1 SP / 100 SF of gross floor area

Clubhouse	950 SF
Locker Room Building	+ 8,511 SF
Gross Floor Area	9,461 SF

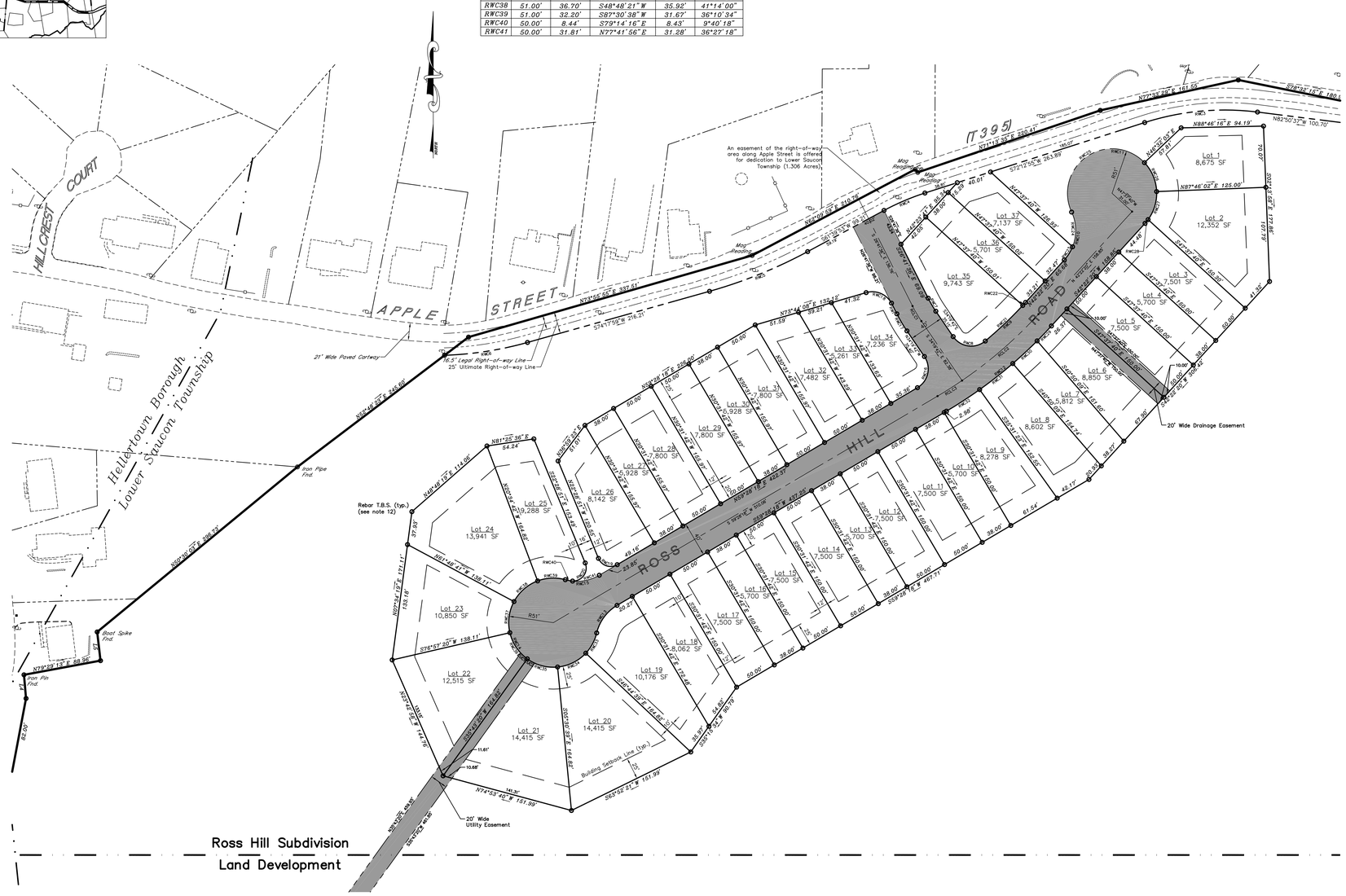
9,461 SF / 100 SF = 94.6 spaces

Total Required Spaces

Golf Course	40 spaces
Clubhouse, Spa, Recreational Use	141.4 spaces
Restaurants & Banquet Facilities	175 spaces
Guest Suites	50 spaces
Offices & Meeting Rooms	87.7 spaces
Retail Use	+ 94.6 spaces
Requires Spaces	588.7 spaces
	589 spaces

Provided:

Parking Garage	312 spaces
Parking Lot	310 spaces
Parking Lot	+ 45 spaces
Provided Spaces	**627 spaces**



SITE CAPACITY CALCULATIONS (In Acres)

A. Base Site Area:

Gross Site Area	226.49
Non–Contiguous Land	0.00
Existing Rights–of–Way	0.00
Required Rights–of–Way of Existing Streets	4.60
Easements And Covenants	– 0.00
Base Site Area	221.89

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	221.89
Subtract Total Resource Protection Land	– 75.244
Net Buildable Site Area	146.646

d. Maximum Number of Permitted Dwelling Units:

Net Buildable Site Area	146.646
Calculate Square Footage of Base Site Area	x 43,560.000
	6,387,900
Divide By Minimum Allowable Lot Area	40,000
Maximum Permitted Quantity of DU's	159.698

e. Maximum Permitted Impervious Surfaces:

Net Buildable Site Area	146.646
Multiply by Max. Permitted Imp. Surfaces Ratio	x 0.250
Max. Permitted Impervious Surfaces	36.662

f. Site Capacity Summary

Base Site Area	221.89
Net Buildable Site Area	146.646
Maximum Permitted Number of DU's	159
Maximum Permitted Imp. Surfaces	36.662

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces	
Buildings	54,628 SF
Conc./Paths/Patios/Walls/Walks	172,910 SF
Driveway/Parking	117,490 SF
Courts	+ 45,137 SF
Total Existing Impervious Surfaces	390,165 SF
Existing Impervious Surfaces TBR	
Buildings	5,562 SF
Conc./Paths/Patios/Walls/Walks	30,943 SF
Driveway/Parking	+ 105,489 SF
Total Existing Impervious Surfaces TBR	141,994 SF
Proposed Impervious Surfaces	
Buildings	210,679 SF
Conc./Paths/Patios/Walls/Walks	76,639 SF
Driveway/Parking	268,390 SF
Courts	+ 113,200 SF
Total Proposed Impervious Surfaces	668,908 SF
Impervious Surface Calculations	
Total Existing Impervious Surfaces	390,165 SF
Total Existing Impervious Surfaces TBR	– 141,994 SF
Total Proposed Impervious Surfaces	+ 668,908 SF
Total Post–Development Impervious Surface	917,079 SF
	917,079/43,560 = 21.05 Acres
Impervious Surface Ratio	(21.05/146.646)(100) = 14.35%

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Preliminary Plan

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE036737–E

PROJECT PLAN INDEX

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2 of 19	Record Plan – Ross Hill Subdivision	12 of 19	Lighting & Landscaping Plan – Land Development
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4 of 19	Existing Features/Natural Resources Plan – North	14 of 19	Erosion & Sedimentation Control Plan – South
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6 of 19	Grading Plan – Ross Hill	16 of 19	Post Construction Stormwater Management Plan – North
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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 2
Lower Saucon Township, Northampton County, Pennsylvania

SCALE: 1" = 50' | DRAWN BY: EN
DATE: 20 Feb. '20 | FILE: 14191002–03

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

Record Plan – Ross Hill Subdivision

SHEET 2 of 19