

**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\_\_

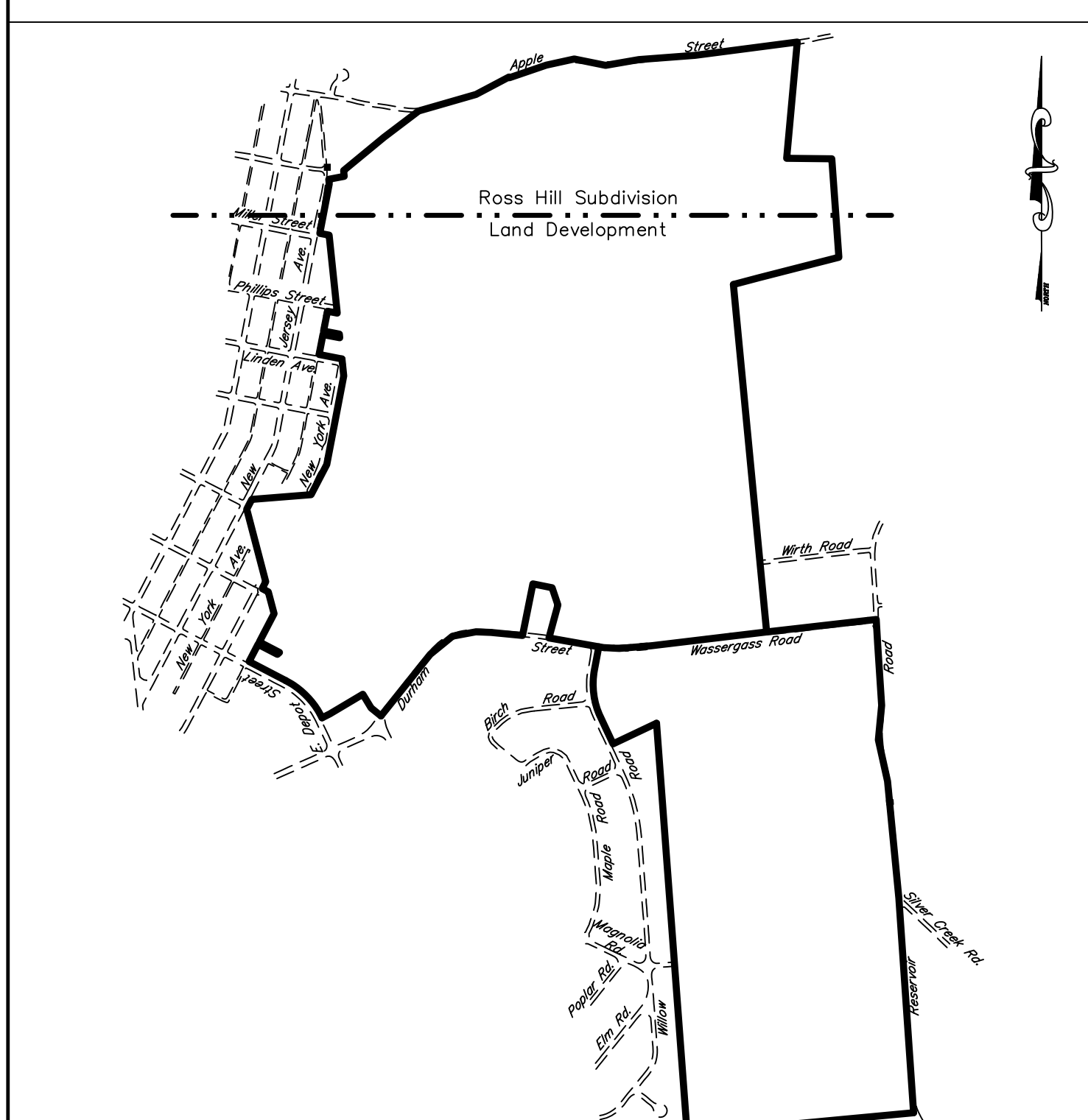
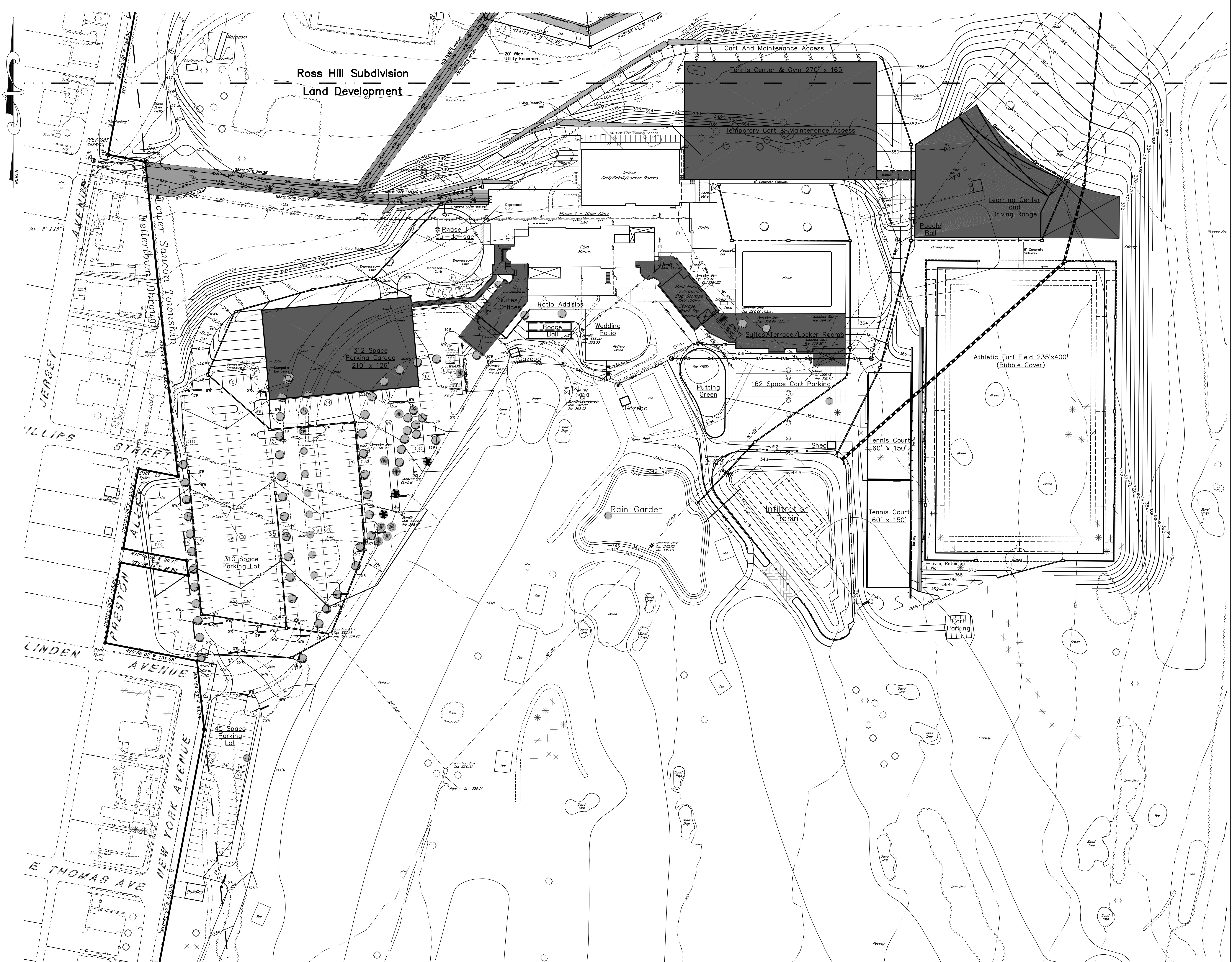
Planner

**Storm Drainage General Covenant**  
 The owners, their heirs, assigns, and/or grantees of the property shown on this plan shall be responsible for the operation, maintenance, repair, reconstruction and/or replacement of the stormwater management facility including but not limited to inlets, outlets, drainage pipes, and infiltration pits which are located within the boundaries of the property. Said maintenance shall include, but not be limited to cleaning, removal of pollutants and debris, repair of erosion conditions, closure of manholes, and maintenance of vegetation. The stormwater management facility shall not be altered from design conditions shown on this plan approved by the Township of Lower Saucon without the express written approval of the Township of Lower Saucon. Roadside gutters or ditches shall not be obstructed by driveways or other fill or structures. The individual lot owner is responsible to ensure that the lot is graded in conformance with the plan's stormwater design.

**Privately Owned Infiltration Practice Facility Covenant**  
 This covenant shall apply to the owners of this lot which contains a privately owned infiltration practice facility according to this plan. A privately owned infiltration practice facility is located on an individually owned lot and consists of an area of excavated earth filled with loose stone or similar material and/or infiltration structures or devices and into which surface water generated by precipitation is directed for infiltration into the ground. The owner is solely responsible for the operation, maintenance, repair, reconstruction and/or replacement of any privately owned infiltration practice facility located on their lot. The owner shall deposit funds in amounts to be determined by the Township to cover costs of repair and inspection. Prior to issuance of an occupancy permit, the owner's design engineer shall provide a certification to the Township that the infiltration facility was installed in accordance with the approved plans. The operation, maintenance, repair, reconstruction, and replacement of the privately owned infiltration practice facility is subject to inspection by the Township. The Township has the right, but not the obligation, to enter the lot owner's property for the purpose of inspecting the operation and condition of the privately owned infiltration practice facility. The Township may operate, maintain, repair, reconstruct, and/or replace a privately owned infiltration practice facility if, after reasonable notice, the owner fails to properly operate, maintain, repair, reconstruct, or replace the facility. In the event the Township operates, maintains, repairs, reconstructs, and/or replaces a privately owned infiltration practice facility, the Township may charge the owner for the costs of that work, plus a twenty percent (20%) surcharge for administrative expenses, plus the costs assessed by the Township if a municipal lien or suit is assessed or equity is filed, which expense the owner agrees to assume and pay. This privately owned infiltration practice facility covenant shall be binding upon the property owner, their heirs, successors, and assigns.

**Inspection And Specifications**  
 The Township zoning officer shall be notified 72 hours prior to the execution of the infiltration pit as the zoning officer or its designee can schedule an on-site visit to verify the size of the excavation in accordance with the plan. The infiltration practice aggregate shall be encapsulated in a layer of geotextile fabric meeting the requirements of PennDOT Publication 408, Section 735, construction Class 1.32.

**Certification of Completion**  
 The property owner shall provide the Township with a "Certification of Completion" stating the infiltration pit and stormwater collection system was installed in accordance with the approved plan and governing ordinance. The certification shall be signed by the owner and the contractor who installed the infiltration pit and stormwater collection system. A copy of the delivery receipt for the crushed aggregate shall be attached to the certification.



- SYMBOLS**
- - Property Corner Marker
  - - Concrete Monument Corner Marker
  - - Utility Pole
  - - Existing Deciduous Tree
  - - Existing Trees to be Removed
  - - Existing Contour
  - - Proposed Contour
  - - Adjoining Property Line (Approx.)
  - - Building Setback Line
  - - Township Line
  - - Match Line
  - - Easement Line
  - - Existing Water Line
  - - Existing Sewer Line
  - - Existing Gas Line
  - - Proposed Water Line
  - - Proposed Sewer Line
  - - Proposed Gas Line
  - - Existing Features
  - - Proposed Features

**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	14.33%

**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
Min. Lot Width	150 Feet - 24 Feet
Min. Front Yard	50 Feet - 20 Feet
Min. Side Yard	50 Feet - 0' One/12" Both
Min. Rear Yard	50 Feet - 25 Feet
Max. Bldg. Height	35 Feet - 35 Feet
Max. Imp. Surface Ratio	25% (for entire site)

**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

**Stormwater Management Covenant**  
 The owners, their heirs, assigns, and/or grantees of the property shown on this plan shall be responsible for the operation, maintenance, repair, reconstruction and/or replacement of the stormwater management facility. The stormwater management facility shall not be altered from design conditions shown on this plan without written approval of Forks Township.

Owner's Signature \_\_\_\_\_

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.

**ME** Mease  
 Engineering,  
 P.C.

office (215) 536-7005  
 Fax (215) 536-8581

816 W. Broad Street  
 Quakertown, PA 18951  
 PROFESSIONAL ENGINEERING & SURVEYING

**GRAPHIC SCALE**  
 0 50 100 150 200  
 ( IN FEET )  
 1 inch = 50 ft.

**STEEL CLUB LAND DEVELOPMENT  
 PHASE 2**  
 Lower Saucon Township, Northampton County, Pennsylvania

SCALE: 1" = 50'  
 DATE: 20 Feb '20  
 DRAWN BY: EN

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

Record Plan - Land Development

SHEET 3 of 19