

SITE DATA			
Tax Parcel Numbers	07-19-10-0719	07SW28-15-1-0715	
	07-19-1-0719	07SW2C-3-1-0715	
	07-19-10-0715	07SE1D-7-1-0715	
	07-20-1-0719	07NW3C-13-2-0715	
	07-19-1E-0719	07NW3C-13-1-0715	
	07SW28-6-1-0715	07NW3C-5-1-0715	
	07SW2B-10-1-0715		
Area	225.918 Acres (Lower Saucon Twp.)		
Deed	54,082 Acres (Hellertown Boro.)		
Water	Public		
Sewer	Public		
Imp. Surface Ratio	22.95%		

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	35 Feet
Max. Bldg. Height	35 Feet	35 Feet	35 Feet
Max. Imp. Surface Ratio	25% (for entire site)		
Open Space*	Required		
	50% (221.35 Ac. x 0.5 = 110.68 Ac.)		
	Available (including area within Phase 3 development)		
	83% (183.61 Ac. / 221.35 Ac. = 0.829)		

*In no case will the Open Space area be reduced below 50%.

CARBONATE GEOLOGY NOTES

A Carbonate Geology Report was prepared by John Kortwey, PG. The following comments outline concerns found in his report dated November 9, 2020.

- For structures within 100 feet of faults, a detailed surface and subsurface investigation shall be performed and procedures provided to mitigate any threat of the feature(s) on groundwater quality and stability of surface and subsurface structures to the satisfaction of the Township. The investigation must be performed by a licensed professional geologist. Structures requiring soil investigation are noted on this plan with an asterisk(*).
- No toxic and hazardous substances shall be located closer than 100 feet to the rim of a sinkhole or 100 feet to ghost lakes, lineaments, fracture traces, disappearing streams, seeps, depressions, or other subsurface phenomena.
- All provisions of Township Ordinance 180-960 regarding storage of toxic and hazardous materials must be complied with.
- Underground storage tanks shall not be permitted in this district, except for septic tanks or liquid sewage disposal, propane tanks, and water storage tanks with less than 2,000 gallons' capacity.

SURVEYOR'S CERTIFICATION

I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of this proposed land development, to the best of my knowledge.

Registered Surveyor
Registration No. _____

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.

Date _____ Registered Engineer

Registration No. PE036737-E

CERTIFICATE OF COMPLETION

A certificate of occupancy for a new driveway, parking area, building or land development on a lot planned for use of one or more infiltration practices as part of the drainage plan shall not be issued until the Township Engineer determines the infiltration practice size and location have been verified and the Township Engineer has received the certification of completion for the construction of the infiltration practice.

ENGINEER'S STORMWATER CERTIFICATION

I, Scott Mease, certify that the proposed facilities are not underlain by carbonate geology.

Date _____ Registered Engineer

Registration No. _____

NOTICE FOR FLOODPLAIN IDENTIFICATION

The grant of a permit or approval of a subdivision and/or land development plan in or near floodplain areas shall not constitute a representation, warranty or warranty of any kind by the Township or by an official, consultant or employee thereof of the practicability or safety of the proposed use, and the owners hereby agree and acknowledge that such permits or approvals shall not create any liability upon the Township, its officials, employees or consultants.

NOTICES FOR DRAINAGE FACILITIES

A. All drainage 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 obstruction, including but not limited to such obstructions as fill, temporary or permanent structures and plants (other than grass). B. Drainage easements shall allow passage of stormwater in underground storm sewer piping and associated structures and/or allow passage of stormwater over the surface of the ground and shall allow access across the area for purposes of maintenance of the storm conveyance systems. C. Existing roadside ditches or swales shall not be obstructed by drainage or other fill or structures.

PROJECT PLAN INDEX (Plan Sheets to be Recorded)			
SHEET NO.	TITLE	SHEET NO.	TITLE
1 of 21	Cover Sheet	12 of 21	Landscape & Lighting Plan - Fairway Woods Subdivision
2 of 21	Record Plan - Fairway Woods Subdivision	13 of 21	Landscape & Lighting Plan - The Turn Subdivision
3 of 21	Record Plan - The Turn Subdivision	14 of 21	Erosion and Sedimentation Control Plan - North
4 of 21	Existing Features/Natural Resources Plan - North	15 of 21	Erosion and Sedimentation Control Plan - South
5 of 21	Existing Features/Natural Resources Plan - South	16 of 21	Erosion and Sedimentation Control Plan - Fairway Woods Subdivision
6 of 21	Grading Plan - Fairway Woods Subdivision	17 of 21	Erosion and Sedimentation Control Plan - The Turn Subdivision
7 of 21	Grading Plan - The Turn Subdivision	18 of 21	Post-Construction Stormwater Management Plan - North
8 of 21	Plan & Profile Sheet - Fairway Woods Subdivision	19 of 21	Post-Construction Stormwater Management Plan - South
9 of 21	Plan & Profile Sheet - The Turn Subdivision	20 of 21	Post-Construction Stormwater Management Plan - Fairway Woods Subdivision
10 of 21	Utilities Plan - Fairway Woods Subdivision	21 of 21	Post-Construction Stormwater Management Plan - The Turn Subdivision
11 of 21	Utilities Plan - The Turn Subdivision		

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
A 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) 536-9881
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	SITE ADDRESS: Hellertown, PA 18055	DRAWN BY: EN	
DATE: 22 Dec. 22	FILE:14191002-03		
OWNERS OF RECORD: Steel Land LLC 8052 William Penn Highway Easton, PA 18045			
Record Plan - Fairway Woods Subdivision			
			SHEET 2 of 21

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	LENGTH	DELTA
EUCA	51.00'	7.32'	S65°43'54" W	7.31'	8°06'32"
EUCB	76.00'	118.08'	N65°42'18" W	106.55'	89°01'04"
EUCD	51.00'	29.55'	N07°18'02" W	39.34'	28°27'25"
RCLC6	64.00'	35.03'	N09°10'12" E	34.53'	31°21'36"
RCLC7	150.00'	71.38'	N20°08'55" W	70.71'	27°15'56"
RCLC8	150.00'	18.56'	N37°19'13" W	18.55'	7°05'22"
RWC57	46.00'	134.88'	S65°08'14" E	128.65'	242°43'35"
RWC58	50.00'	54.74'	N54°51'04" E	52.04'	62°43'20"
RWC59	130.00'	61.86'	N20°08'55" W	61.28'	27°15'56"
RWC60	130.00'	16.09'	N37°19'13" W	16.07'	7°05'22"
RWC61	49.98'	40.25'	N83°55'42" W	39.17'	46°08'42"
RWC62	51.00'	242.34'	S49°08'06" W	70.69'	272°15'10"
RWC63	50.00'	40.25'	S17°48'07" E	39.17'	46°07'35"
RWC64	170.00'	21.03'	N37°19'13" W	21.02'	7°05'22"
RWC65	170.00'	60.90'	N20°08'55" W	60.14'	27°15'56"
RWC66	25.00'	39.27'	S51°30'36" E	35.36'	90°00'00"
RWC67	25.00'	39.27'	S38°29'24" W	35.36'	90°00'00"
RWC68	25.00'	39.27'	S51°30'36" E	35.36'	90°00'00"
RWC69	25.00'	39.27'	N38°29'24" E	35.36'	90°00'00"
RWC70	25.00'	39.27'	N51°30'36" W	35.36'	90°00'00"
RWC71	25.00'	39.27'	S38°29'24" W	35.36'	90°00'00"
RWC72	46.00'	72.26'	N38°29'16" E	65.05'	90°00'15"
RWC73	46.00'	64.40'	S45°57'02" E	73.05'	103°07'07"
RWC74	46.00'	38.22'	S32°24'37" W	37.13'	47°36'14"
RWC75	50.00'	15.50'	N47°19'44" E	15.44'	17°46'00"
RWC76	50.00'	39.23'	N15°58'04" E	38.23'	44°57'21"
RWC77	130.00'	52.74'	N18°07'52" W	52.36'	23°14'46"
RWC78	130.00'	9.12'	N31°45'58" W	9.12'	4°01'10"
RWC79	49.98'	12.18'	N47°50'20" W	12.15'	13°57'58"
RWC80	49.98'	28.07'	N70°44'41" W	27.70'	32°10'44"
RWC81	51.00'	30.23'	S70°00'34" E	29.79'	33°57'50"
RWC82	51.00'	28.70'	S36°54'30" E	28.32'	32°14'19"
RWC83	51.00'	36.70'	S00°10'21" E	35.92'	41°13'59"
RWC84	51.00'	36.70'	S47°03'39" W	35.92'	41°13'59"
RWC85	51.00'	110.00'	N38°51'50" W	68.89'	123°55'03"
RWC86	170.00'	8.98'	N39°21'05" W	8.98'	3°01'40"
RWC87	170.00'	12.05'	N35°48'24" W	12.05'	4°03'42"
RWC88	170.00'	18.72'	N30°37'14" W	18.71'	6°18'37"
RWC89	170.00'	62.18'	N16°59'16" W	61.83'	20°57'19"

LINE TABLE		
LINE	BEARING	LENGTH
L10	S69°12'39" W	27.13'
L11	N20°47'21" W	21.71'
L12	N51°40'38" E	31.68'
L13	S28°19'28" E	38.51'
EU15	N20°12'49" W	25.00'
EU16	S69°44'14" W	25.00'

This line table is applicable to this sheet only.

GENERAL NOTES

- 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.
- 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.
- All users of this plan are referred to and cautioned to comply with PA Act 257, 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 Act 181, P.L. 1593, enacted 11-29-2006.
- All existing structures shown on this plan within the project site boundary, were constructed prior to 1960. According to courthouse records the country club was constructed in 1947. The pool and tennis courts were constructed in 1960.
- 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.
- 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.
- Proposed utilities shall be installed in accordance with all utility company and local building code requirements.
- 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.
- 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.
- All residential and non residential units shall be served by public water and sewer provided by the Hellertown Borough Authority.
- The golf course shall manage the residential common areas and private streets.
- The easement area that encompasses Hogan Way, Player Road, and Morris Avenue is both an access easement and a utility easement.
- The proposed property corners of Lots 64 - 122 shall be marked with a rebar.
- This plan proposes 59 residential dwellings, (lots 64 - 122).
- The access and utility easements be owned and maintained by the golf course.
- All nonresidential uses shall be owned and operated by the same business entity or association as the primary golf course use.
- The maximum building height shall be 35'. The building height is the vertical distance derived from the average finished grade at the foundation corners of the building or structure to the highest point of the building or structure, excluding a chimney or other similar structure. In the case of single-family dwellings, the measurement shall be from the average roof level for sloping roofs and not the highest point of the roof.
- A zoning permit for tree removal is required for the removal of any trees six (6) inches in diameter or larger measured at a point four feet above grade.
- The owner shall comply with the neighborhood protection requirements listed in Zoning Ordinance Section 180-96.
- The utilities to be provided are adequate for the intended use.
- The Fairway Woods dwelling units are required to provide three off street parking spaces per dwelling unit. Each dwelling unit will have a two car garage and parking for four spaces on the driveway.
- Prior to the erection of the retaining walls a permit must be obtained from the zoning officer. The retaining walls will be maintained by the golf course.
- Stormwater roof drains and pipes shall not discharge water over impervious areas.
- No business signs are proposed with this submission. Any future, proposed signs shall be submitted to the Township Zoning Officer for review.

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 CAPACITY CALCULATIONS (In Acres)

A. Base Site Area:		
Grass 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	Resources	Land In Preservation	Land (Acres x Required)
Flood Plains	100%	8.051	8.051	8.051
Flood Plain Soils	100%	1.325	1.325	1.325
Wetlands	100%	0.000	0.000	0.000
Waters of the U.S./Commonwealth	100%	0.235	0.235	0.235
Environmentally Sensitive Woodlands	100%	1.063	1.063	1.063
Steep Slopes Greater than 25%	85%	43.000	36.550	36.550
Rock Outcrops	85%	3.691	3.137	3.137
Wetlands	80%	0.000	0.000	0.000
Steep Slopes Between 15%-25%	70%	9.112	6.378	6.378
Steep Slopes Between 8%-15%	60%	15.808	9.485	9.485
Total Land In Resources		93.558		

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
	= 6,363,377
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
Multiplied by Max. Permitted Imp. Surfaces Ratio	x 2.251
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

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces (Including Phase 2 total)

Buildings	259,745 SF
Conc./Paths/Patios/Walks	218,606 SF
Driveway/Parking	280,391 SF
Courts	1,158,337 SF
Total Existing Impervious Surfaces	917,079 SF

Existing Impervious Surfaces to be Removed (TBR)

Buildings	5,679 SF
Conc./Paths/Patios/Walks	46,528 SF
Driveway/Parking	+ 8,164 SF
Total Existing Impervious Surfaces TBR	60,371 SF

Proposed Impervious Surfaces

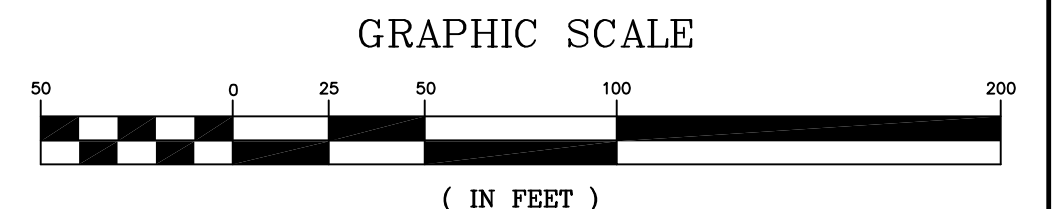
Buildings	251,498 SF
Conc./Paths/Patios/Walks	126,167 SF
Driveway/Parking/Roads	222,714 SF
Total Proposed Impervious Surfaces	600,359 SF

Impervious Surface Calculations

Total Existing Impervious Surfaces	917,079 SF
Total Existing Impervious Surfaces TBR	- 60,371 SF
Total Proposed Impervious Surfaces	+ 600,359 SF
Total Post-Development Impervious Surface	1,456,967 SF
Impervious Surface Ratio	1,456,967 / 43,560 = 33.569 Acres
	(33.569 / 146.106) (100) = 22.98%

SYMBOLS

- - Property Corner Marker
- ⊙ - Concrete Monument Corner Marker
- - Utility Pole
- - Adjoining Property Line (Approx.)
- - Building Setback Line
- - Existing Features
- - Proposed Features
- - Township Line
- - Match Line
- - Utility Easement Line
- - Access and Utility Easement Area



(IN FEET)
1 inch = 50 ft.

Preliminary Plan