

OWNERS' CONSENT

Owners hereby give consent to and authorize the Borough Council Members, the Borough Planning Commission, the Borough Engineer, the Borough Solicitors, and other Borough personnel, agents, representatives, officials, and officers to conduct or perform an on-site inspection of the real estate property which is the subject matter of the within Site Plan, Subdivision or Land Development during the pendency of the Site Plan, Subdivision or Land Development Plan before the Borough.

Owner's Signature _____

Owner's Signature _____

OWNERS' STATEMENT

We, the Owners of this plot of land being duly sworn according to law, depose and state that We are the sole Owners of this property in peaceful possession of it and that there are no suits pending affecting the title of same, and that We hereby dedicate to the Borough of Stockertown for public use all utility easements and rights-of-way of public improvements such as sewer lines and storm drainage facilities as shown on this Subdivision Plan. We do further depose and say that We have complied with all requirements and provisions of the Stockertown Borough Subdivision and Land Development Regulations and shall save the Township harmless and indemnify the Borough of Stockertown against any liability or loss resulting from the Subdivision of this plot for whatever reason present or future.

Owner's Signature _____

Owner's Signature _____

REVIEWED BY LEHIGH VALLEY PLANNING COMMISSION FOR LEHIGH AND NORTHAMPTON COUNTIES

DATE: _____

RECOMMENDED FOR APPROVAL BY THE STOCKERTOWN BOROUGH PLANNING COMMISSION

DATE: _____

APPROVED BY THE STOCKERTOWN BOROUGH COUNCIL

DATE: _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON COUNTY, PENNSYLVANIA ON _____ PAGE _____

IN MAP BOOK VOLUME: _____

OWNERS' INTENT

It is the intent of the owners to subdivide that portion of Tax Parcel Identification Number J8-18-6A located in Stockertown Borough to separate the existing dwelling and detached garage located thereon from the remainder of the said property with burial plots located thereon.

SURVEYORS' STATEMENT

I, Robert L. Collura, do hereby certify that I am a professional land surveyor licensed and registered to perform land surveys in the Commonwealth of Pennsylvania, pursuant to the Pennsylvania Professional Engineers Registration Law, Act of May 23, 1945, P.L. 913, as amended, as found at 63 P.S. Section 148 et seq., and do hereby certify that the Plan, prepared from field survey, correctly represents the proposed (d) as surveyed by me for the owners and that the Plan complies with the requirements of the Subdivision and Land Development Regulations of Stockertown Borough.

Robert L. Collura
 1087 Market Street
 Bangor, PA 18013

- NOTES:**
- PERMETER BOUNDARY DERIVED FROM PREVIOUSLY RECORDED MINOR SUBDIVISION PLAN ENTITLED "FORKS UNITED CHURCH OF CHRIST AND FORKS CHURCH CEMETERY, INC.," PREPARED BY KELLER CONSULTING ENGINEERS, INC. DATED 11-21-95, LAST REVISED 5-8-96, AND RECORDED IN NORTHAMPTON COUNTY COURTHOUSE IN MB: 1996-5 Pg. 202.
 - THERE IS NO PROPOSED CONSTRUCTION AT THE TIME OF THIS PLAN.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY OR ROADWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
 - THERE ARE NO KNOWN OR PERTINENT WATER COURSES, NATURAL SPRINGS, LAKES, WETLANDS, PONDS, ROCK OUTCROPS, SOIL PILES, CLOSED DEPRESSIONS, GRIEVED SINKHOLES, OR 100-YR FLOODPLAIN AREAS ADJACENT TO THE PROJECT AREA.
 - ENTIRE PROJECT AREA CONSISTS OF DUFFIELD (DuB) SOILS TYPES. NO KNOWN ALLUVIAL OR HYDRIC SOILS THAT HAVE A DEPTH TO BEDROCK OF LESS THAN 3-FEET EXIST ON THE PROJECT AREA.

WAIVER REQUESTS OF THE STOCKERTOWN BOROUGH S.A.L.D.O.

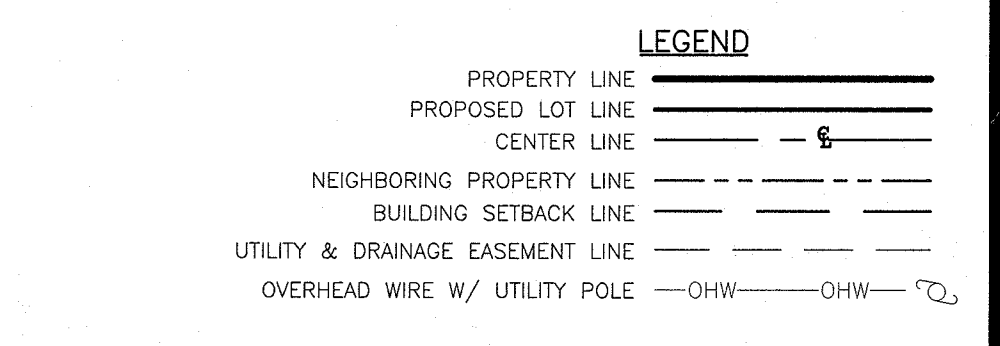
213.12.A.1 - REQUIRING THAT THE PLAN BE SUBMITTED IN COLOR FORMAT.

213.12.D.7 - REQUIRING THAT ALL NATURAL AND MAN-MADE FEATURES WITHIN 200'-FEET OF THE SUBDIVISION TRACT BE SHOWN.

213.12.D.8 - REQUIRING THAT CONTOURS BE SHOWN.

213.21.A.2 - REQUIRING THAT SIDE LOT LINES BE AT RIGHT ANGLES TO OR RADIAL TO STREET LINES.

213.26.B.6 - REQUIRING UTILITY/DRAINAGE EASEMENTS BE 20'-WIDE (CENTERED ON PROPOSED PROPERTY LINES).



ZONING SUMMARY

ZONE: RESIDENTIAL DISTRICT
 USE: SINGLE-FAMILY DWELLING
 MIN. BUILDING SETBACK:
 FRONT = 40'
 ONE SIDE = 20'
 BOTH SIDES = 40'
 SIDE YARD ABUTTING STREET= N/A
 REAR = 40'
 MIN. LOT AREA= 20,000 SQ. FT.
 MINIMUM LOT WIDTH= 33'
 MAXIMUM BUILDING COVERAGE= 25%
 PROPOSED BUILDING COVERAGE= 21%
 MAXIMUM IMPERVIOUS AREA= 40%
 PROPOSED IMPERVIOUS AREA= 35%
 MAXIMUM BUILDING HEIGHT= 2 STORIES or 35'
 MINIMUM LIVING SPACE = 1,000 SQ. FT.
 POWER: P&L
 TELEPHONE: VERIZON
 WATER: PUBLIC
 SEWER: PUBLIC
 TOTAL AREA = 23.6 ± AC.
 NO. OF LOTS: 1 + RESIDUAL
 CONTOURS: N/A

OWNER/APPLICANT:

FORKS CHURCH CEMETERY INC.
 C/O NEILL WERKHEISER
 1430 CHURCH LANE
 EASTON, PA 18040
 610-253-5420

U.P.I. No. J8-18-6A
20 E. CENTER STREET
PRELIMINARY/FINAL LAYOUT PLAN

MINOR SUBDIVISION OF LAND FOR FORKS CHURCH CEMETERY INC.

STOCKERTOWN BOROUGH
 NORTHAMPTON COUNTY, PA

STATELINE ENGINEERING CO. LLC.
 Civil Engineers & Land Surveyors
 1087 Market Street Bangor, PA 18013

SCALE: 1" = 20' DRAWN: R.R.D. SHEET 1 OF 1
 DATE: 12/01/20 CHECKED: R.L.C. DWG. NO.: E-20-2454

