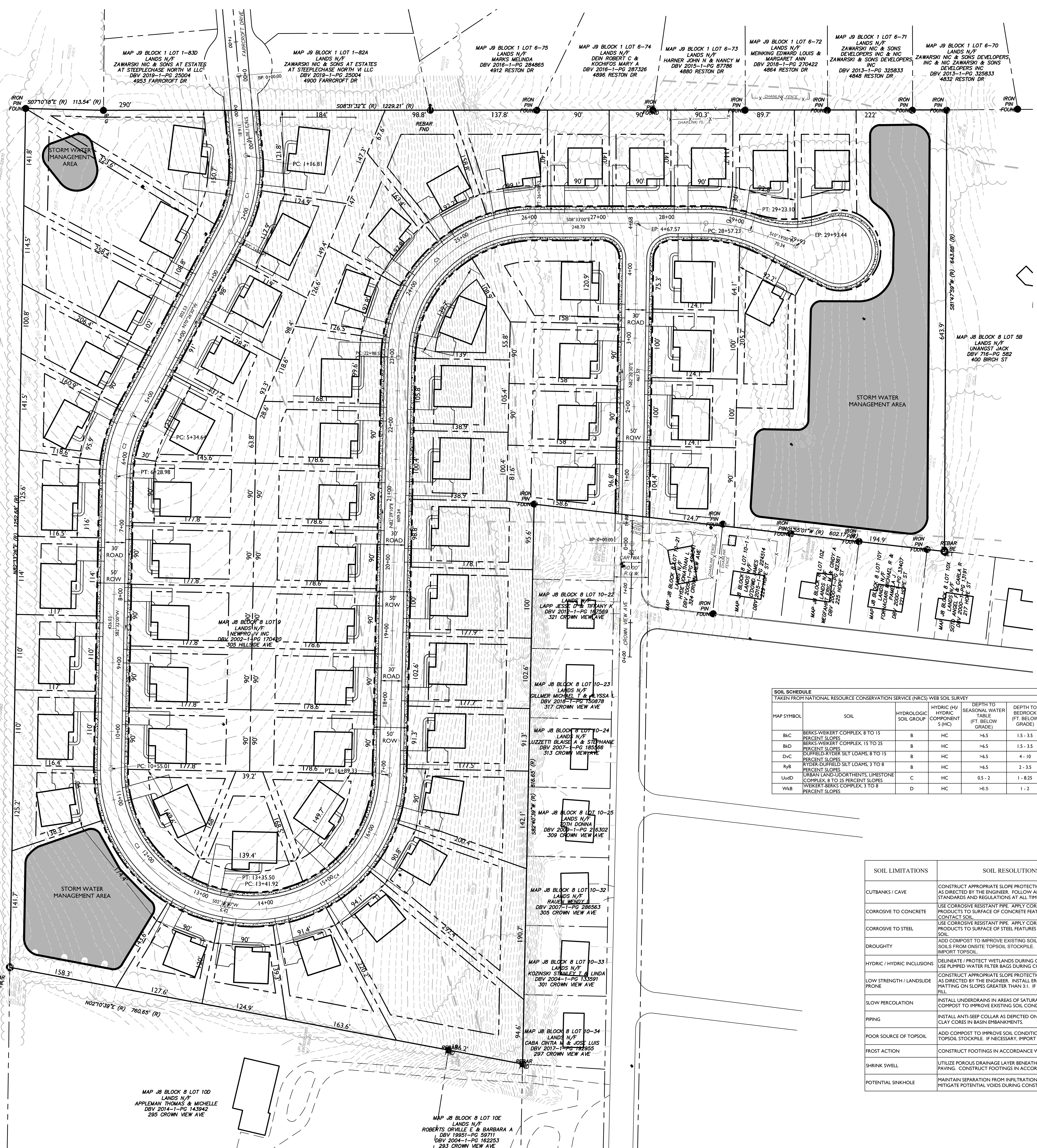
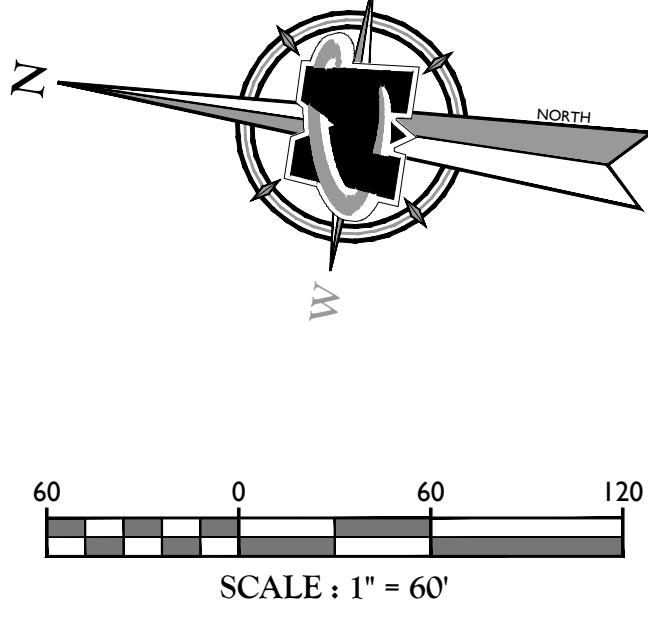


USGS LOCATION MAP - WIND GAP, PA, &
 USGS LOCATION MAP - BANGOR, PA
 1" = 1,000'



GENERAL NOTES:

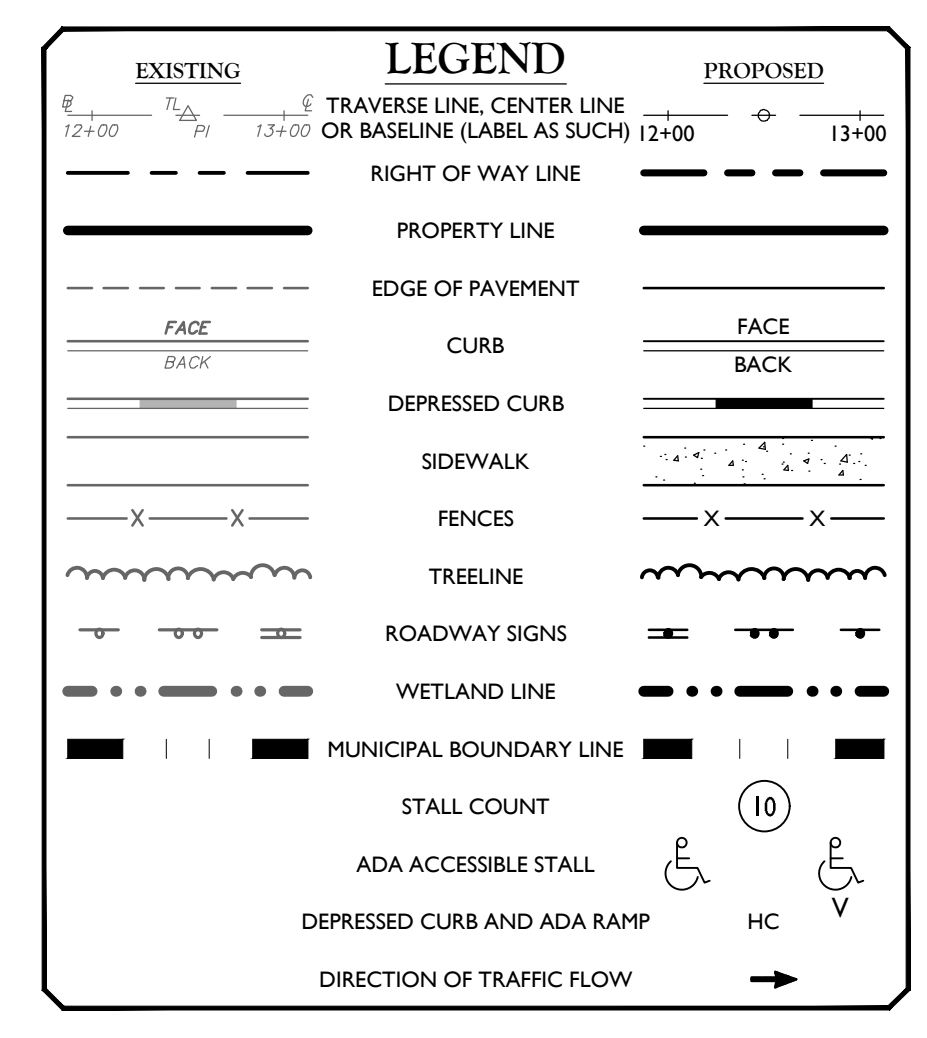
- PROPERTY IDENTIFICATION - BEING KNOWN AS TAX PARCEL, 8 8 9 0429 IN STOCKERTOWN BOROUGH, NORTHAMPTON COUNTY, PENNSYLVANIA.
- THE PROPERTY IS LOCATED IN THE RESIDENTIAL ZONING DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 1,354,733 SQUARE FEET OR 31.004 ACRES.
- RECORD OWNER: NEWPRO IV INC, 824 8TH AVE, BETHLEHEM, PA, 18018
- SITE ADDRESS: 395 HILLSIDE AVE, STOCKERTOWN, PA 18040
- STATEMENT OF INTENT - THE SUBJECT PROPERTY IS PRESENTLY OPEN SPACE. THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY FOR THE PERMITTED USE OF SINGLE-FAMILY DETACHED DWELLINGS. THIS WILL INVOLVE A SUBDIVISION OF THE EXISTING LOT. A TOTAL OF 61 SINGLE-FAMILY DWELLINGS ARE PROPOSED.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS OBTAINED FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC ON JANUARY 31, 2020. PLAN DATED FEBRUARY 07, 2020.
- THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BUSHKILL CREEK WATERSHED. THE SITE WILL BE TREATED BY THREE PROPOSED STORMWATER BASINS. STORMWATER MANAGEMENT CALCULATIONS THAT MEET RELEASE RATE, VOLUME, AND WATER QUALITY REQUIREMENTS WILL BE INCLUDED IN THE PRELIMINARY SITE PLAN DESIGN.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- BY GRAPHICAL REPRESENTATION ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 420730 0144 E, MAP NO. 42095C01E WHICH HAS AN EFFECTIVE DATE OF JULY 15, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- THERE ARE NO PROPOSED DEDICATED AREAS FOR RECREATION OR OPEN SPACE.
- ZONE DATA: RESIDENTIAL DISTRICT

USE	REQUIRED	EXISTING	PROPOSED
SINGLE FAMILY DETACHED DWELLING			
MINIMUM LOT AREA	12,000 SF	1,354,733 SF	12,115 SF
	0.275 AC.	31.10 AC	0.278 AC
LOT DIMENSIONS			
MINIMUM LOT WIDTH	90 FT	602.17 FT	90 FT
PRINCIPAL BUILDING			
MINIMUM FRONT YARD	30 FT	N/A	30 FT
MINIMUM REAR YARD	35 FT	N/A	35 FT
MINIMUM SIDE YARDS	10 FT	N/A	10 FT
MAX. BUILDING HEIGHT (FEET)	35 FT	N/A	< 35 FT
LOT COVERAGE			
MAX. BUILDING (LOT) COVER	25%	N/A	< 25%
MAX. IMPERVIOUS COVER	40%	N/A	< 40%

SOIL SCHEDULE
 TAKEN FROM NATIONAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY

MAP SYMBOL	SOIL	HYDROLOGIC SOIL GROUP	HYDRIC (H) COMPONENT S(HC)	DEPTH TO SEASONAL WATER TABLE (FT. BELOW GRADE)	DEPTH TO BEDROCK (FT. BELOW GRADE)	FLOOD HAZARD POTENTIAL
BKc	BIRKS-WIKERT COMPLEX, 8 TO 15 PERCENT SLOPES	B	HC	>6.5	1.5 - 3.5	NONE
BKd	BIRKS-WIKERT COMPLEX, 15 TO 25 PERCENT SLOPES	B	HC	>6.5	1.5 - 3.5	NONE
Dvc	DUFFIELD RYDER SILT LOAMS, 8 TO 15 PERCENT SLOPES	B	HC	>6.5	4 - 10	NONE
Ryb	RYDER-DUFFIELD SILT LOAMS, 3 TO 8 PERCENT SLOPES	B	HC	>6.5	2 - 3.5	NONE
Uwd	URBAN LAND-UDORTHENTS, LIPSTONE COMPLEX, 8 TO 25 PERCENT SLOPES	C	HC	0.5 - 2	1 - 8.25	NONE
Wsb	WIKERT-BERKS COMPLEX, 3 TO 8 PERCENT SLOPES	D	HC	>6.5	1 - 2	NONE

SOIL LIMITATIONS	SOIL RESOLUTIONS
CUTBANKS / CAVE	CONSTRUCT APPROPRIATE SLOPE PROTECTION OR BENCHING AS DIRECTED BY THE ENGINEER. FOLLOW APPLICABLE OSHA STANDARDS AND REGULATIONS AT ALL TIMES.
CORROSIVE TO CONCRETE	USE CORROSIVE RESISTANT PIPE. APPLY CORROSIVE RESISTANT PRODUCTS TO SURFACE OF CONCRETE FEATURES THAT CONTACT SOIL.
CORROSIVE TO STEEL	USE CORROSIVE RESISTANT PIPE. APPLY CORROSIVE RESISTANT PRODUCTS TO SURFACE OF STEEL FEATURES THAT CONTACT SOIL.
DROUGHTY	ADD COMPOST TO IMPROVE EXISTING SOIL CONDITION. USE SOILS FROM ONSITE TOPSOIL STOCKPILE, IF NECESSARY, IMPORT TOPSOIL.
HYDRIC / HYDRIC INCLUSIONS	DELINEATE / PROTECT WETLANDS DURING CONSTRUCTION. USE PUMPED WATER FILTER BAGS DURING CONSTRUCTION.
LOW STRENGTH / LANDSLIDE PRONE	CONSTRUCT APPROPRIATE SLOPE PROTECTION OR BENCHING AS DIRECTED BY THE ENGINEER. INSTALL EROSION CONTROL MATTING ON SLOPES GREATER THAN 3:1. IF NECESSARY, IMPORT FILL.
SLOW PERCOLATION	INSTALL UNDERDRAINS IN AREAS OF SATURATED SOILS. ADD COMPOST TO IMPROVE EXISTING SOIL CONDITION.
PIPING	INSTALL ANTI-SEEP COLLAR AS DEPICTED ON PLANS. INSTALL CLAY CORES IN BASIN EMBANKMENTS.
POOR SOURCE OF TOPSOIL	ADD COMPOST TO IMPROVE SOIL CONDITION. USE SOILS FROM TOPSOIL STOCKPILE, IF NECESSARY, IMPORT TOPSOIL.
FROST ACTION	CONSTRUCT FOOTINGS IN ACCORDANCE WITH CODE.
SHRINK SWELL	UTILIZE POROUS DRAINAGE LAYER BENEATH STRUCTURES AND PAVING. CONSTRUCT FOOTINGS IN ACCORDANCE WITH CODE.
POTENTIAL SINKHOLE	MAINTAIN SEPARATION FROM INFILTRATION OF STORMWATER. MITIGATE POTENTIAL VOIDS DURING CONSTRUCTION.



PRELIMINARY SUBDIVISION/SITE PLAN FOR SIGHTS-ON LLC

GRANDVIEW SUBDIVISION

LOT 8 BLOCK 9 STOCKERTOWN BOROUGH NORTHAMPTON COUNTY PA

LEHIGH VALLEY OFFICE
 941 Flinton Boulevard
 Suite 501
 Allentown