SITE DATA

1. Total area being subdivided = 26.8 acres
2. Total number of lots being subdivided = 41 separate lots
   total number of building lots being created = 38 Single Family Dwelling Units
   total number of existing one-acre or greater land remain = 1
   total number of Federation houses dedicated to Township = 1
   total number of residential acreage remaining in Township = 1
3. All streets will be public roads and avenues.
4. The 30 and 50 foot Road planes are measured within the boundary of the street.
5. All wide ground utility easements parallel to street right of ways.
6. No one driveway of a proposed dwelling shall not be closer than 75' to a intersection. Distance shall be measured from the lot corner nearest the intersection. The driveway shall be measured by the greater distance possible or may be placed directly opposite the intersection. (SALDO 7.0).A
7. There shall be three off street parking spaces per lot. (1 for 1 bedroom) or (2 spaces including garage).
8. No shrubbery more than 2.5 feet in height and no other objects that would obscure the vision of the motorist shall be permitted within the clear sight triangles. (SALDO 7.0).B
9. No structures of any kind will be allowed within any Drainage or Utility Easement. (including but not limited to decks, patios, play structures, fences, shrubbery, debris and vegetation.)
10. Individual, On-Lot Grading Plans for each lot, must be submitted to Lower Macungie Township at the building permit stage.
11. The developer is proposing land for Recreation Area.
    Required Recreation Area = 2,000 sq.ft. / dwelling unit = 100,000 sq.ft. (2.2470 ac.)
    Proposed Recreation Area:
    Total Area = (18,772.79 sq.ft. (2.1087 ac.)
    Area within easements = (8,734.48 sq.ft. (0.7055 ac.)
    Creditable Area = 10,038.31 sq.ft. (0.9752 ac.)
12. Fire hydrants are to be provided in the development, the hydrants shall be placed within easement on private property and not within existing right-of-way areas.
13. Owner / Developer:
    P. A. Gianni Homes, Inc.
    17 Spring Circle
    Perkasie, PA. 18944
    (215) 453-3037

ZONING DATA

1. Zoning District:
   A - Suburban Residential District
   Minimum Lot Area = 12,000 sq. ft.
   Minimum Lot Width:
   Minimum Building Coverage = 20%
   Maximum Building Height = 35'
   Minimum Yard Requirements
   Yard (1) 7'
   Yard (2) = 7'
   Yard (3) = 5'
   Yard (4) = 5'
2. Proposed: Existing Use: Residential
   Single Family Detached Dwelling

MAP LEGEND

EXISTING BUILDING	
CONCRETE MONUMENT	
IRON PIN	
PROPERTY LINE	
FOG LINE	
ULTIMATE RIGHT OF WAY	
RIGHT OF WAY LINE	
CENTER LINE	
EASEMENT LINE	
EASEMENT BOUNDARY LINE	
SANITARY LINE EASEMENT	
SANITARY LINE EASEMENT	
SANITARY LINE EASEMENT	
SANITARY LINE EASEMENT	

NOTE: Bold lines represent existing features.

Benchmark Existing Sanitary Manhole 8W03FF
Rim Elevation = 463.60
located in East Texas Road

OUTSIDE AGENCY REVISION BLOCK

REVISION DATE	CORRESPONDENCE	AGENCY

MUNICIPAL REVISION BLOCK

REVISION DATE	CORRESPONDENCE	AGENCY

LEHIGH ENGINEERING ASSOCIATES, INC.
493 RIVERVIEW DR., P.O. BOX 68
NEW TRIPOLI, PENNSYLVANIA 18066
610-767-8545, FAX: 610-767-5728

LOCATED IN:
Lower Macungie Township
County of Lehigh
Commonwealth of Pennsylvania

Lot Layout Plan Prepared For:

Hidden Valley Meadows

DATE : 09/25/03
SCALE : 1" = 50'
DRAWN BY: F.S.C.
JOB: 2852

SHEET
1 of 1

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