

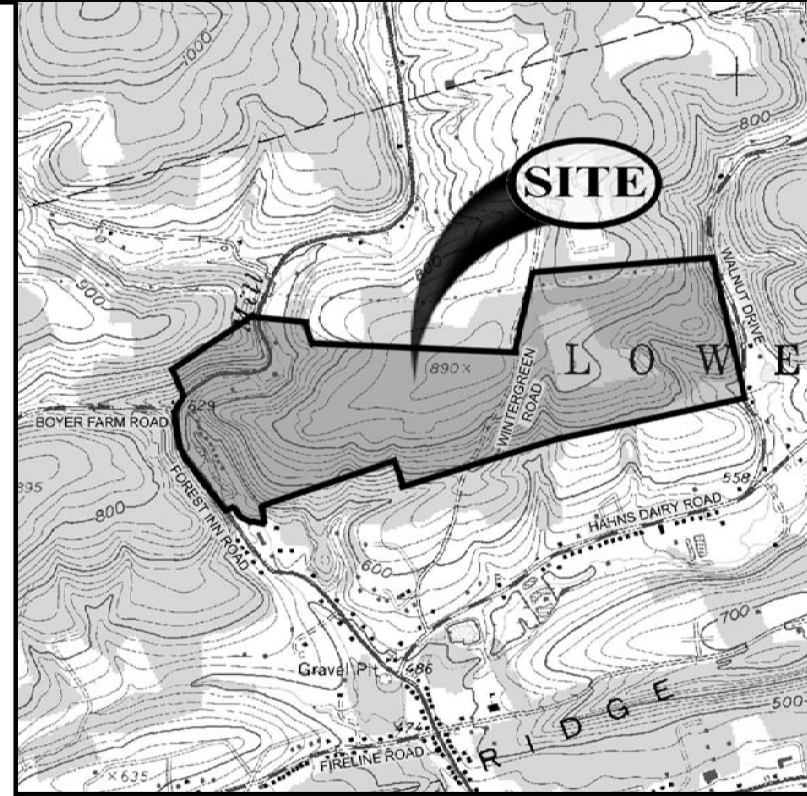
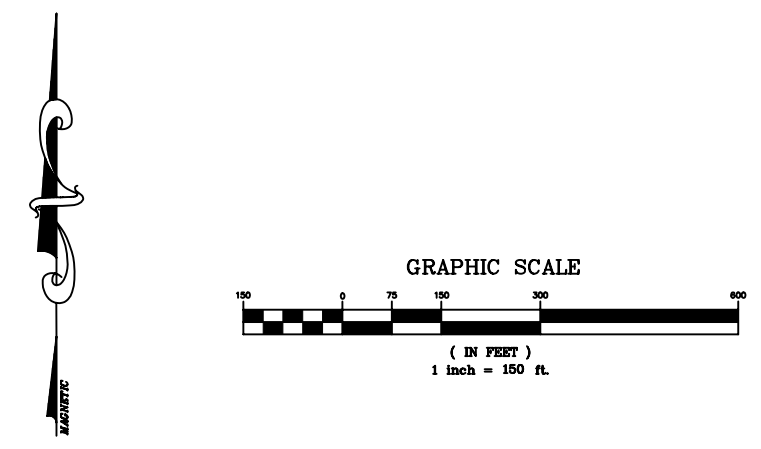
SITE DATA

- OWNER OF RECORD: LEAH ONE, INC.
1700 LOCUST STREET
PHILADELPHIA, PA 19103
(215) 893-9722
- APPROXIMATE DEED ACREAGE (INCLUDING QUIET TITLE PARCEL) = 191.1468 AC. (8,326,344.68 SQ. FT.)
- PROPOSED NUMBER OF LOTS = 27 TOTAL INCLUDING RESIDUA
- TAX MAP = 29
BLOCK = 33 LOT = 24
SEED BOOK VOLUME = 1973
PAGE = 379
- CONTOUR INTERVAL = 5 FEET
DATUM = U.S.C.S. PALMSTON QUADRANGLE
EXISTING CONTOUR DATA FROM USGS (NOT FIELD SURVEY)
- ZONING DISTRICT
R - RURAL
MINIMUM LOT AREA = 3 AC. (87,120 SQ. FT.)
MINIMUM LOT WIDTH:
AT STREET LINE = 100'
AT BUILDING SETBACK = 200'
MAXIMUM BUILDING HEIGHT = 30'
MAXIMUM LOT COVERAGE = 10%
MAXIMUM PAVED AREA = 10%
MAXIMUM CLEARING OF WOODS = 30%
BUILDING SETBACK LINES:
FRONT YARD = 40'
SIDE YARD = 80' TOTAL (40' ONE SIDE)
REAR YARD = 40'
- TOTAL PROPOSED ROADWAY:
ROAD NAME LINEAL FEET
ROAD "A" 2,500'
ROAD "B" 863'
ROAD "C" 600'
TOTAL 3,963'

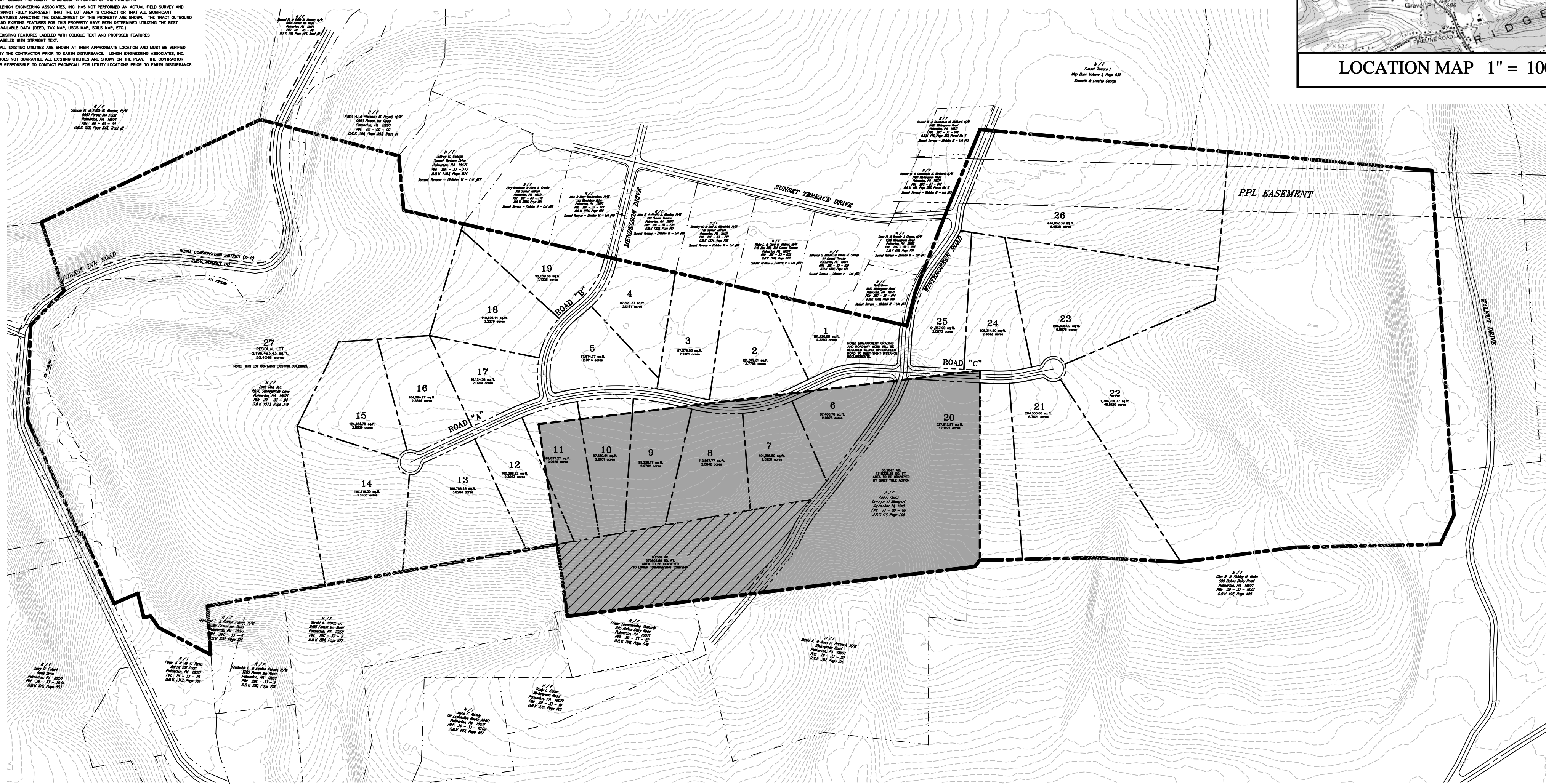
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- ALL LOTS WILL UTILIZE ON-LOT WATER AND ON-LOT SEWER.
- NO WETLAND SURVEY HAS BEEN COMPLETED FOR THIS SITE. THE PRESENCE OF WETLANDS MAY LESSEN THE ABILITY TO DEVELOP A PORTION OF THE PROPERTY.
- LEIGH ENGINEERING ASSOCIATES, INC. HAS NOT PERFORMED AN ACTUAL FIELD SURVEY AND CANNOT FULLY REPRESENT THAT THE LOT AREA IS CORRECT OR THAT ALL SIGNIFICANT FEATURES AFFECTING THE DEVELOPMENT OF THIS PROPERTY ARE SHOWN. THE TRACT OUTBOUND AND EXISTING FEATURES FOR THIS PROPERTY HAVE BEEN DETERMINED UTILIZING THE BEST AVAILABLE DATA (DEED, TAX MAP, USGS MAP, SOILS MAP, ETC.)
- EXISTING FEATURES LABELED WITH OBLIQUE TEXT AND PROPOSED FEATURES LABELED WITH STRAIGHT TEXT.
- ALL EXISTING UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO EARTH DISTURBANCE. LEIGH ENGINEERING ASSOCIATES, INC. DOES NOT GUARANTEE ALL EXISTING UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR IS RESPONSIBLE TO CONTACT PANDACALL FOR UTILITY LOCATIONS PRIOR TO EARTH DISTURBANCE.

**FEASIBILITY LAYOUT B
27 LOTS
3,312' ROADWAY**



LOCATION MAP 1" = 1000'



MUNICIPAL	REVISION	DATE	CORRESPONDENCE	AGENCY

LEIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE P.O. BOX 68
WALNUTPORT, PA 18086
610-767-8845, FAX 610-767-8798

LOCATED IN:
LOWER TOWAMENSING TOWNSHIP
COUNTY OF CARBON
COMMONWEALTH OF PENNSYLVANIA

FEASIBILITY LAYOUT FOR:
LEAH ONE INC.

DATE: July 26, 2007
SCALE: 1" = 150'
DRAWN BY: JBW
JOB: 4446