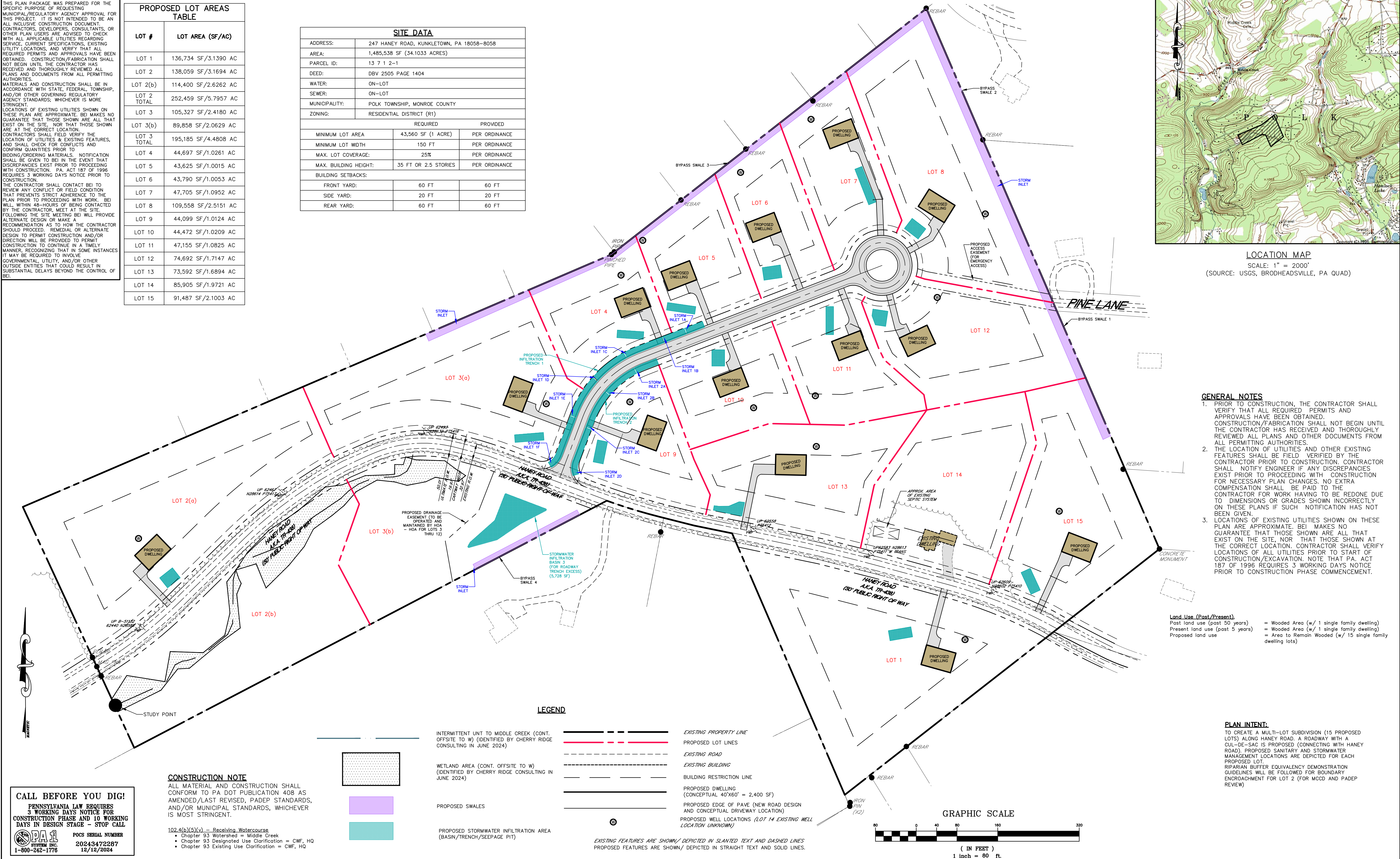


THIS PLAN PACKAGE WAS PREPARED FOR THE SPECIFIC PURPOSE OF REQUESTING MUNICIPAL/REGULATORY AGENCY APPROVAL FOR THIS PROJECT. IT IS NOT INTENDED TO BE AN ALL INCLUSIVE CONSTRUCTION DOCUMENT. CONTRACTORS, DEVELOPERS, CONSULTANTS, OR OTHER PLAN USERS ARE ADVISED TO CHECK WITH ALL APPLICABLE UTILITIES REGARDING SERVICE, CURRENT SPECIFICATIONS, EXISTING UTILITY LOCATIONS, AND VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION/FABRICATION SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS FROM ALL PERMITTING AUTHORITIES. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE, FEDERAL, TOWNSHIP, AND/OR OTHER GOVERNING REGULATORY AGENCY STANDARDS; WHICHEVER IS MORE STRINGENT. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. BEI MAKES NO GUARANTEE THAT THOSE SHOWN ARE ALL THAT EXIST ON THE SITE, NOR THAT THOSE SHOWN ARE AT THE CORRECT LOCATION. CONTRACTORS SHALL FIELD VERIFY THE LOCATION OF UTILITIES & EXISTING FEATURES, AND SHALL CHECK FOR CONFLICTS AND CONFIRM QUANTITIES PRIOR TO BIDDING/ORDERING MATERIALS. NOTIFICATION SHALL BE GIVEN TO BEI IN THE EVENT THAT DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. PA. ACT 187 OF 1996 REQUIRES 3 WORKING DAYS NOTICE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT BEI TO REVIEW ANY CONFLICT OR FIELD CONDITION THAT PREVENTS STRICT ADHERENCE TO THE PLAN PRIOR TO PROCEEDING WITH WORK. BEI WILL, WITHIN 48 HOURS OF BEING CONTACTED BY THE CONTRACTOR, MEET AT THE SITE. FOLLOWING THE SITE MEETING BEI WILL PROVIDE ALTERNATE DESIGN OR MAKE A RECOMMENDATION AS TO HOW THE CONTRACTOR SHOULD PROCEED. REMEDIAL OR ALTERNATE DESIGN TO PERMIT CONSTRUCTION AND/OR DIRECTION WILL BE PROVIDED TO PERMIT CONSTRUCTION TO CONTINUE IN A TIMELY MANNER, RECOGNIZING THAT IN SOME INSTANCES IT MAY BE REQUIRED TO INVOLVE GOVERNMENTAL, UTILITY, AND/OR OTHER OUTSIDE ENTITIES THAT COULD RESULT IN SUBSTANTIAL DELAYS BEYOND THE CONTROL OF BEI.

PROPOSED LOT AREAS TABLE		
LOT #	LOT AREA (SF/AC)	
LOT 1	136,734 SF/3.1390 AC	
LOT 2	138,059 SF/3.1694 AC	
LOT 2(b)	114,400 SF/2.6262 AC	
LOT 2 TOTAL	252,459 SF/5.7957 AC	
LOT 3	105,327 SF/2.4180 AC	
LOT 3(b)	89,858 SF/2.0629 AC	
LOT 3 TOTAL	195,185 SF/4.4808 AC	
LOT 4	44,697 SF/1.0261 AC	
LOT 5	43,625 SF/1.0015 AC	
LOT 6	43,790 SF/1.0053 AC	
LOT 7	47,705 SF/1.0952 AC	
LOT 8	109,558 SF/2.5151 AC	
LOT 9	44,099 SF/1.0124 AC	
LOT 10	44,472 SF/1.0209 AC	
LOT 11	47,155 SF/1.0825 AC	
LOT 12	74,692 SF/1.7147 AC	
LOT 13	73,592 SF/1.6894 AC	
LOT 14	85,905 SF/1.9721 AC	
LOT 15	91,487 SF/2.1003 AC	

SITE DATA		
ADDRESS:	247 HANEY ROAD, KUNKLETOWN, PA 18058-8058	
AREA:	1,485,538 SF (34.1033 ACRES)	
PARCEL ID:	13 7 1 2-1	
DEED:	DBV 2505 PAGE 1404	
WATER:	ON-LOT	
SEWER:	ON-LOT	
MUNICIPALITY:	POLK TOWNSHIP, MONROE COUNTY	
ZONING:	RESIDENTIAL DISTRICT (R1)	
REQUIRED		PROVIDED
MINIMUM LOT AREA	43,560 SF (1 ACRE)	PER ORDINANCE
MINIMUM LOT WIDTH	150 FT	PER ORDINANCE
MAX. LOT COVERAGE:	25%	PER ORDINANCE
MAX. BUILDING HEIGHT:	35 FT OR 2.5 STORIES	PER ORDINANCE
BUILDING SETBACKS:		
FRONT YARD:	60 FT	60 FT
SIDE YARD:	20 FT	20 FT
REAR YARD:	60 FT	60 FT



- GENERAL NOTES**
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION/FABRICATION SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS FROM ALL PERMITTING AUTHORITIES.
 - THE LOCATION OF UTILITIES AND OTHER EXISTING FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. BEI MAKES NO GUARANTEE THAT THOSE SHOWN ARE ALL THAT EXIST ON THE SITE, NOR THAT THOSE SHOWN AT THE CORRECT LOCATION. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION/EXCAVATION. NOTE THAT PA. ACT 187 OF 1996 REQUIRES 3 WORKING DAYS NOTICE PRIOR TO CONSTRUCTION PHASE COMMENCEMENT.

Land Use (Past/Present).
Past land use (past 50 years) = Wooded Area (w/ 1 single family dwelling)
Present land use (past 5 years) = Wooded Area (w/ 1 single family dwelling)
Proposed land use = Area to Remain Wooded (w/ 15 single family dwelling lots)

PLAN INTENT:
TO CREATE A MULTI-LOT SUBDIVISION (15 PROPOSED LOTS) ALONG HANEY ROAD. A ROADWAY WITH A CUL-DE-SAC IS PROPOSED (CONNECTING WITH HANEY ROAD). PROPOSED SANITARY AND STORMWATER MANAGEMENT LOCATIONS ARE DEPICTED FOR EACH PROPOSED LOT. RIPARIAN BUFFER EQUIVALENCY DEMONSTRATION GUIDELINES WILL BE FOLLOWED FOR BOUNDARY ENCRoACHMENT FOR LOT 2 (FOR MCD AND PADEP REVIEW)

CONSTRUCTION NOTE
ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408 AS AMENDED/LAST REVISED, PADEP STANDARDS, AND/OR MUNICIPAL STANDARDS, WHICHEVER IS MOST STRINGENT.

- 102.4(b)(5)(v) - Receiving Watercourse
• Chapter 93 Watershed = Middle Creek
• Chapter 93 Designated Use Clarification = CWF, HQ
• Chapter 93 Existing Use Clarification = CWF, HQ

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

POCS SERIAL NUMBER
20243472287
12/12/2024

OWNER/APPLICANT:
DEREK STELLAR
PO BOX 223
SCHNECKSVILLE, PA 18078

BASE ENGINEERING INC.
CONSULTING ENGINEERS & SURVEYORS
1010 N. QUEBEC STREET
ALLENTOWN, PA 18109
PHONE: (610) 437-0978
www.BaseEng.com
email: BaseEngineering@BaseEng.com

SCALE 1" = 80'
DATE 6/18/2026
DRAWN BY DAN
CHECKED BY

LAYOUT CONCEPT PLAN
MAJOR RESIDENTIAL SUBDIVISION
247 HANEY ROAD
POLK TOWNSHIP
MONROE COUNTY
PENNSYLVANIA

DWG. No.
2021012-LC
REV. 6
SHEET
1 of 1