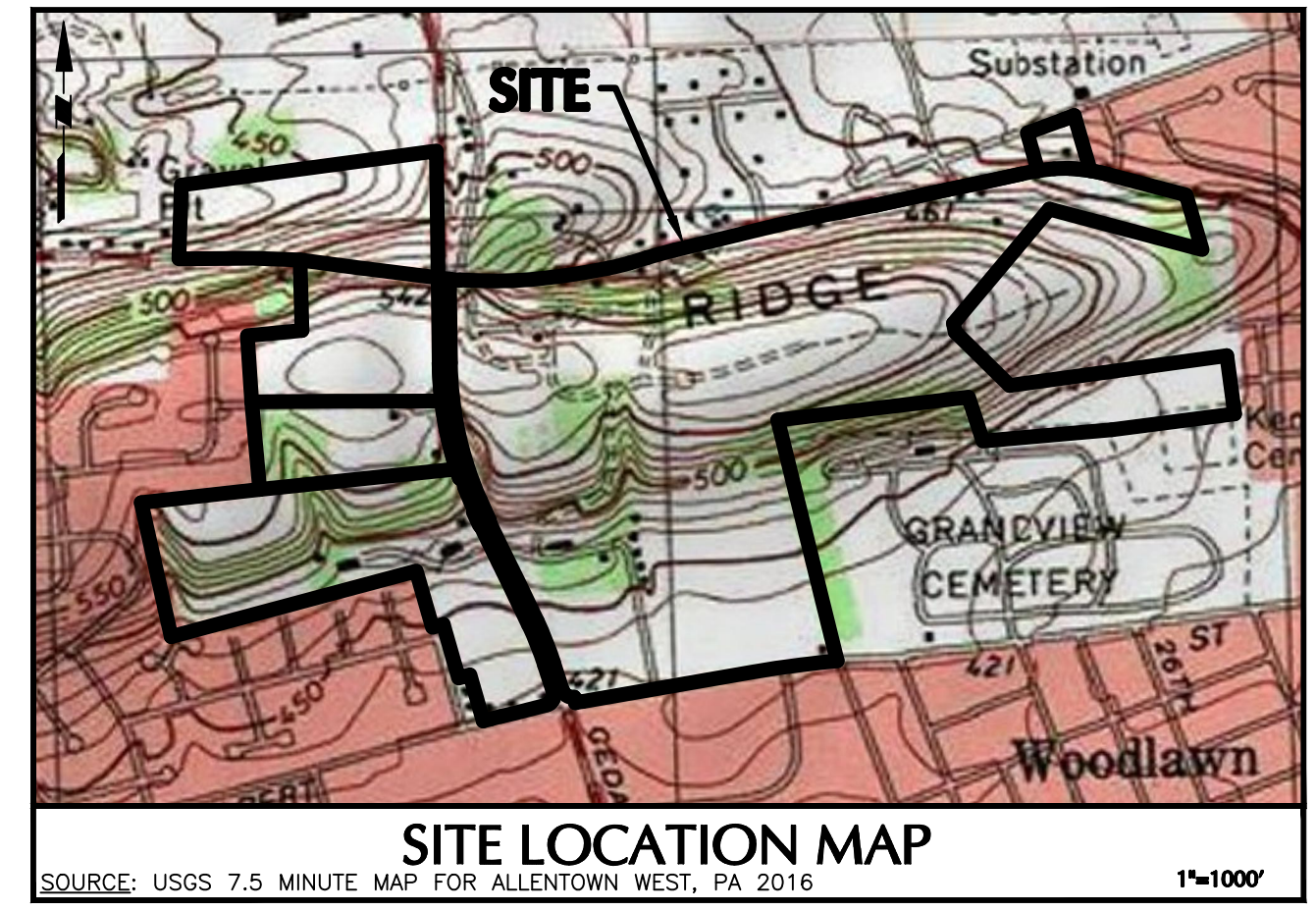
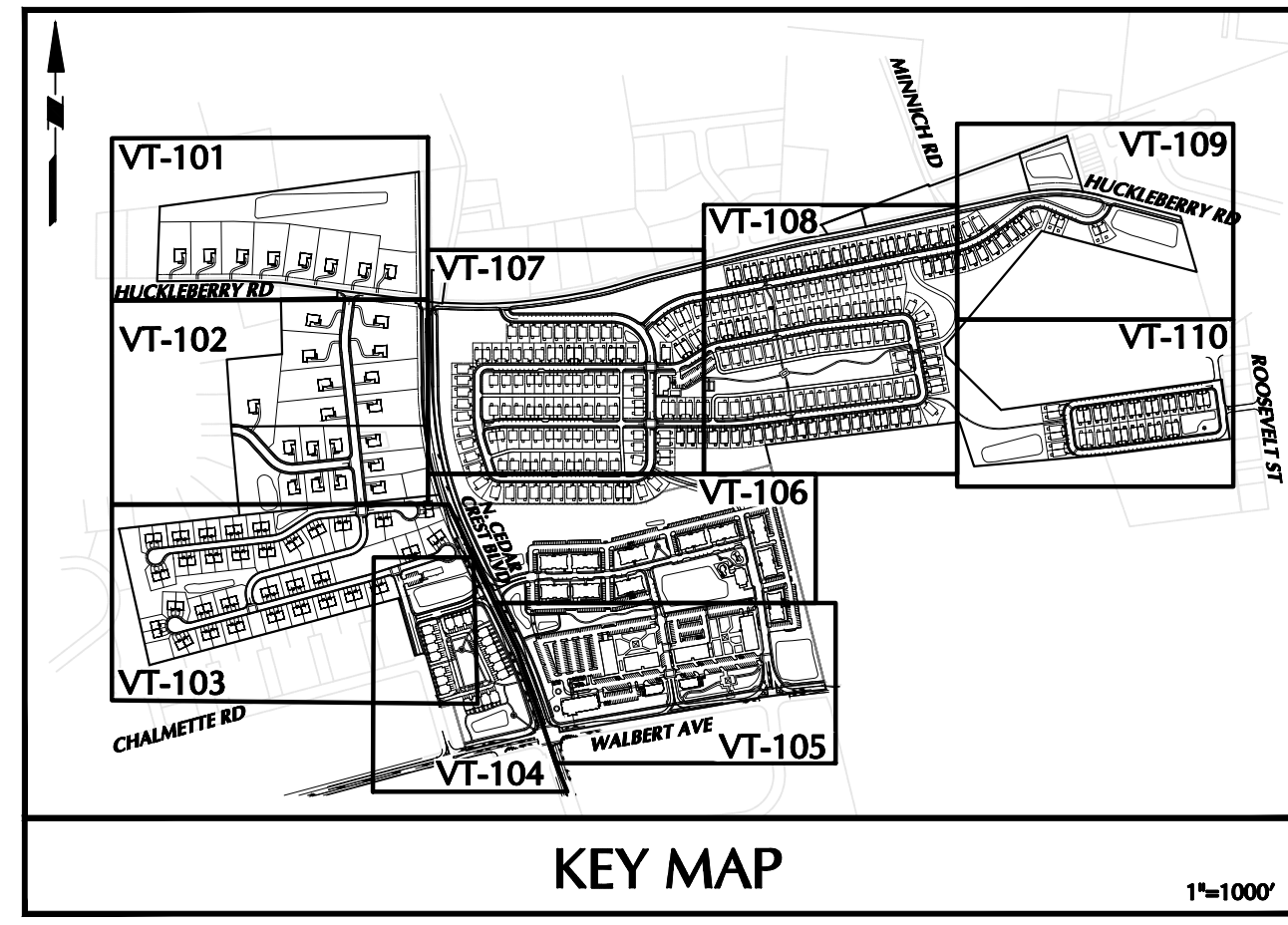
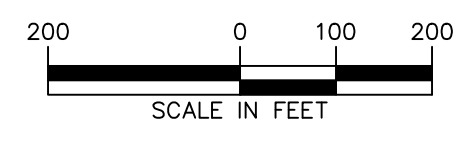


- NOTES:
- THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
  - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLANS ENTITLED "CERAS CORPORATION/RIDGE FARMS PARTNERSHIP, SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA," BY BARRY ISETT & ASSOCIATES, INC., DRAWING NUMBERS MSU-1 THROUGH SU-48, DATED 9/29/15, LAST REVISED 4/21/16.
  - CONTOUR ELEVATION DATUM IS NAVD88.
  - PROPERTY LINE BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE GRID SOUTH ZONE.
  - THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; ON THE FLOOD INSURANCE RATE MAPS IDENTIFIED AS COMMUNITY PANEL NO. 143 OF 340, EFFECTIVE REVISION DATE JULY 16, 2004 AND MAP NUMBER 42077C143 F AND COMMUNITY PANEL NO. 144 OF 340, EFFECTIVE REVISION DATE JULY 16, 2004 AND MAP NUMBER 42077C144 F.

SOIL TYPES					
SYMBOL	NAME	HYDRIC (Y/N)	DEPTH TO BEDROCK (IN.)	DEPTH TO WATER TABLE (IN.)	HYDROLOGIC SOIL GROUP
BkA	Berks-Weikert complex, 0 to 3 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkB	Berks-Weikert complex, 3 to 8 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkC	Berks-Weikert complex, 8 to 15 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkD	Berks-Weikert complex, 15 to 25 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkF	Berks-Weikert complex, 25 to 60 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
DbB	Duffield silt loam, 3 to 8 percent slopes	N	48 to 120 in to lithic bedrock	More than 80 in	B
DHC	Duffield-Hyder silt loams, 8 to 15 percent slopes	N	48 to 120 in to lithic bedrock	More than 80 in	B
UmB	Urban land-Duffield complex, 0 to 8 percent slopes	N	48 to 120 in to lithic bedrock	More than 80 in	B
WaA	Washington silt loam, 0 to 3 percent slopes	N	60 to 99 in to lithic bedrock	More than 80 in	B
WaB	Washington silt loam, 3 to 8 percent slopes	N	60 to 99 in to lithic bedrock	More than 80 in	B
WaC	Washington silt loam, 8 to 15 percent slopes	N	60 to 99 in to lithic bedrock	More than 80 in	B



LEGEND EXISTING	
PROPERTY BOUNDARY	---
LOT LINE	---
BUILDING SETBACK	---
ULTIMATE RIGHT-OF-WAY	---
LEGAL RIGHT-OF-WAY	---
EASEMENT	---
CURBING	---
BUILDING	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD ELECTRIC	[Symbol]
WATER MAIN & VALVE	[Symbol]
FIRE HYDRANT	[Symbol]
WELL	[Symbol]
GAS MAIN & VALVE	[Symbol]
SANITARY LINE, MANHOLE, & CLEANOUT	[Symbol]
STORM LINE, MANHOLE, & INLET	[Symbol]
CHAIN-LINK FENCE	[Symbol]
POST/SPLIT RAIL FENCE	[Symbol]
WOOD FENCE	[Symbol]
SIGN	[Symbol]
DECIDUOUS TREE	[Symbol]
EVERGREEN TREE	[Symbol]
TREE ROW	[Symbol]
CONTOUR	[Symbol]
SPOT ELEVATION	[Symbol]
WETLANDS	[Symbol]
EDGE OF PAVEMENT	[Symbol]
BITUMINOUS	[Symbol]
TYPICAL	[Symbol]
FINISH FLOOR	[Symbol]
DOOR SILL	[Symbol]
EXISTING SOIL GROUP	[Symbol]
EXISTING SOIL GROUP NAME	RhC
ZONING DISTRICT BOUNDARY	[Symbol]



OWNER/APPLICANT  
 KAY WALBERT LLC  
 ATTN: RICK KOZE  
 5930 HAMILTON BLVD., SUITE 10  
 ALLENTOWN, PA 18106  
 610-395-6857

Date	Description	No.
REVISIONS		

PROFESSIONAL ENGINEER  
 JASON SCOTT ENLSHARDT  
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

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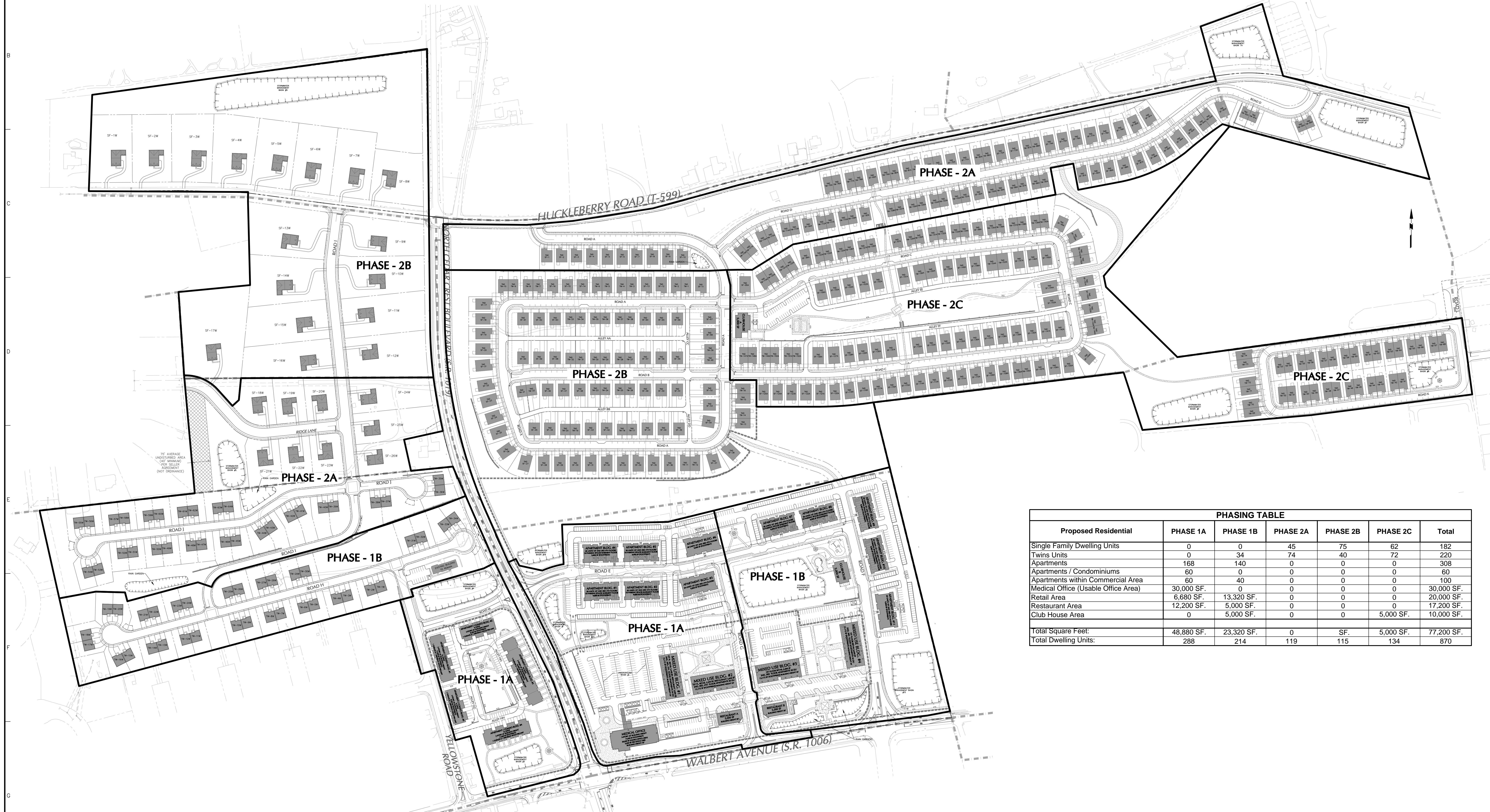
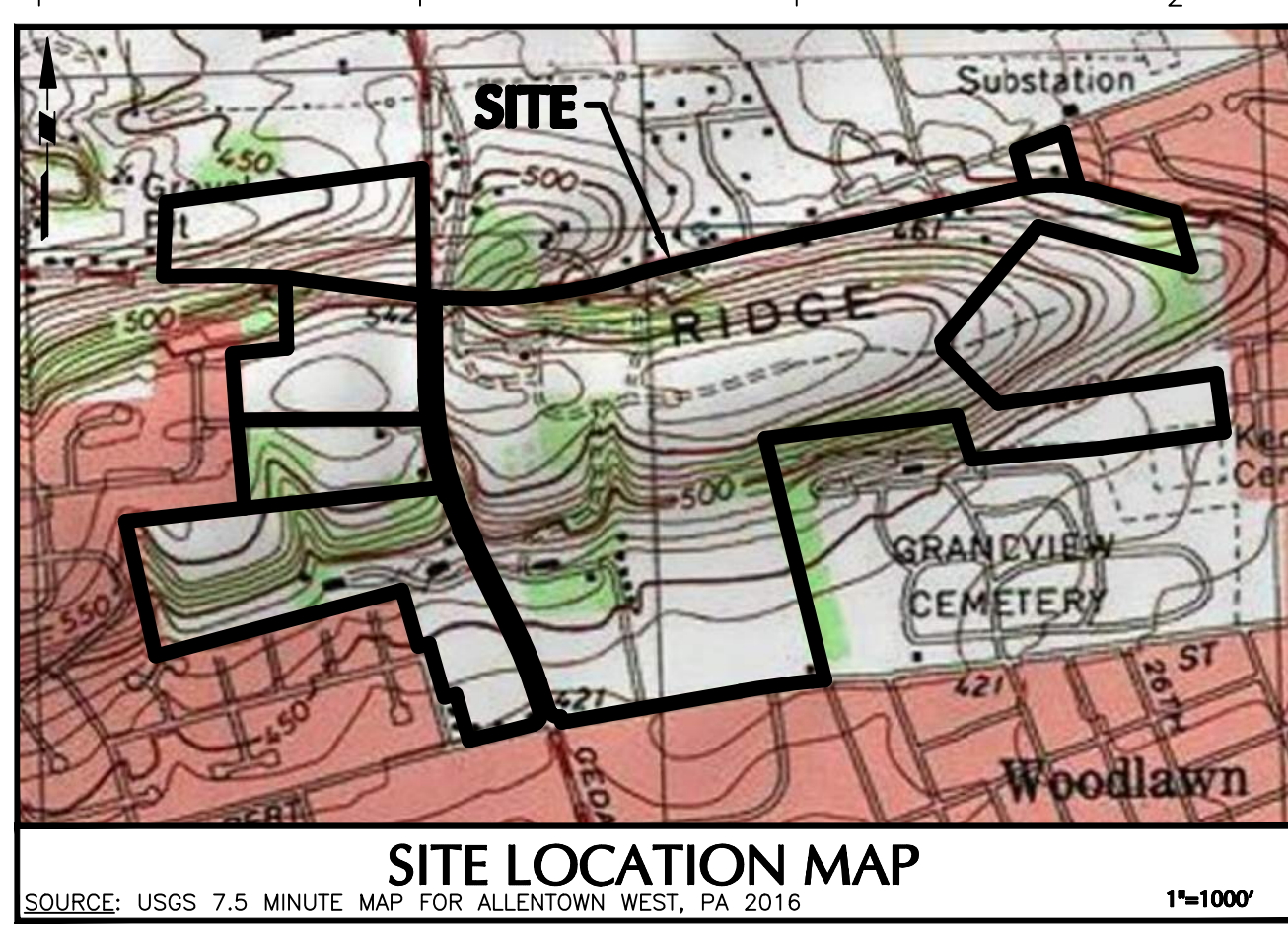
Project  
**RIDGE FARMS**  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY PENNSYLVANIA

Drawing Title  
**MASTER EXISTING  
 FEATURES PLAN**

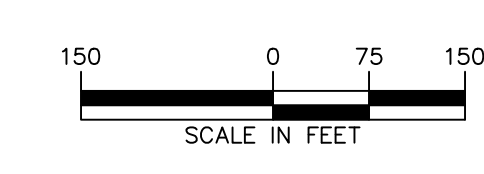
Project No. **240043301**  
 Date **03/18/2020**  
 Scale **1" = 200'**  
 Drawn By **JDM** Checked By  
 Submission Date  
 Drawing No. **VT-100**  
 Sheet 3 of 136







PHASING TABLE						
Proposed Residential	PHASE 1A	PHASE 1B	PHASE 2A	PHASE 2B	PHASE 2C	Total
Single Family Dwelling Units	0	0	45	75	62	182
Twins Units	0	34	74	40	72	220
Apartments	168	140	0	0	0	308
Apartments / Condominiums	60	0	0	0	0	60
Apartments within Commercial Area	60	40	0	0	0	100
Medical Office (Usable Office Area)	30,000 SF.	0	0	0	0	30,000 SF.
Retail Area	6,680 SF.	13,320 SF.	0	0	0	20,000 SF.
Restaurant Area	12,200 SF.	5,000 SF.	0	0	0	17,200 SF.
Club House Area	0	5,000 SF.	0	0	5,000 SF.	10,000 SF.
<b>Total Square Feet:</b>	<b>48,880 SF.</b>	<b>23,320 SF.</b>	<b>0</b>	<b>SF.</b>	<b>5,000 SF.</b>	<b>77,200 SF.</b>
<b>Total Dwelling Units:</b>	<b>288</b>	<b>214</b>	<b>119</b>	<b>115</b>	<b>134</b>	<b>870</b>



OWNER/APPLICANT  
 KAY WALBERT LLC.  
 ATTN: RICK KOZE  
 5930 HAMILTON BLVD., SUITE 10  
 ALLENTOWN, PA 18106  
 610-395-6857

Date	Description	No.
REVISIONS		

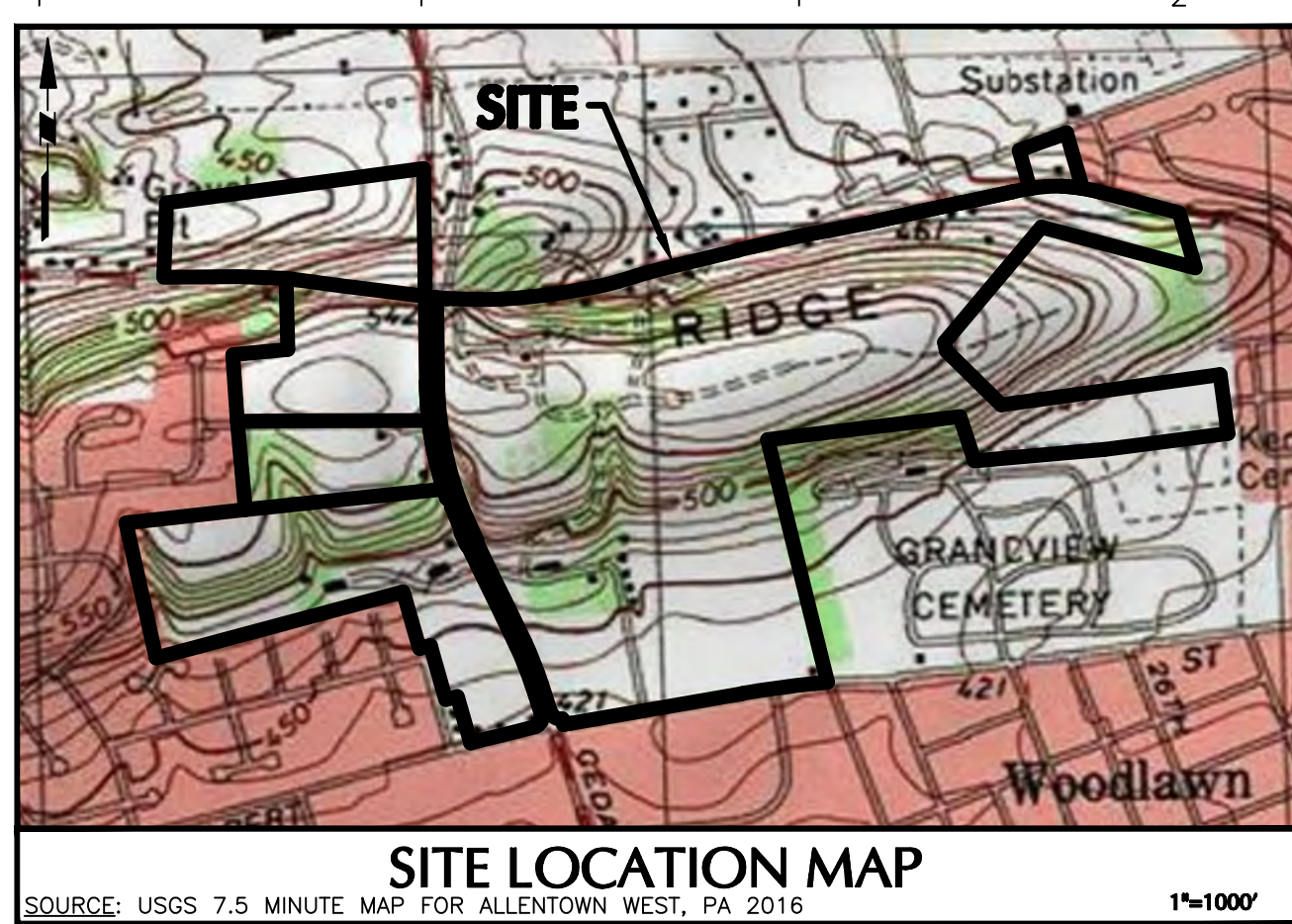
SIGNATURE: *[Signature]* DATE SIGNED: \_\_\_\_\_  
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

**LANGAN**  
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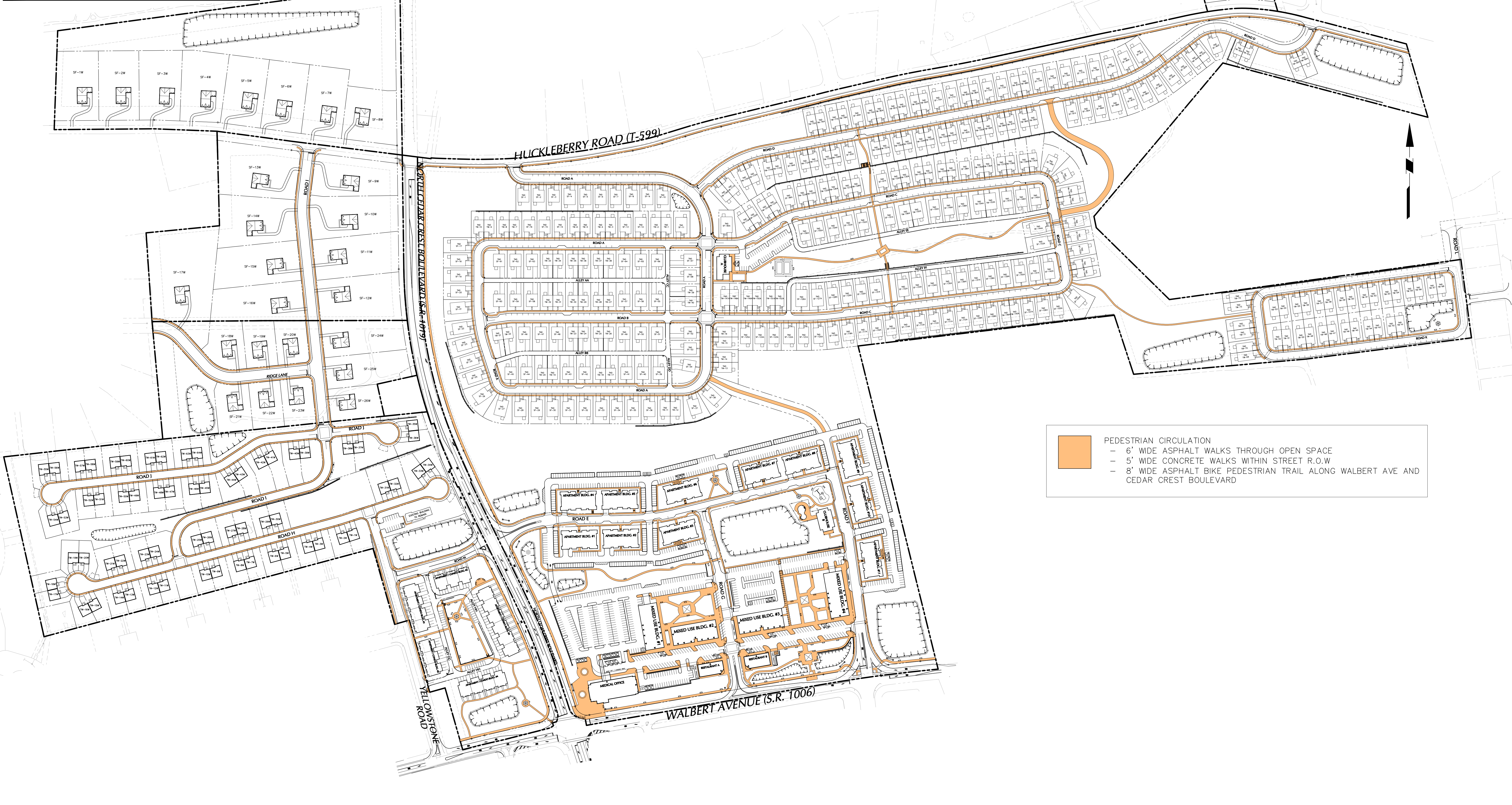
Project: **RIDGE FARMS**  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY PENNSYLVANIA

Drawing Title: **PHASING PLAN**

Project No. **240043301**  
 Date: **03/18/2020**  
 Scale: **1" = 150'**  
 Drawn By: **JDM** Checked By: \_\_\_\_\_  
 Submission Date: \_\_\_\_\_  
 Drawing No. **CS-200**  
 Sheet 36 of 136



LEGEND	
<b>SITE SYMBOLS</b>	<b>GRAZING SYMBOLS</b>
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPOSED BUILDING LINE	<b>SOIL SYMBOLS</b>
PROPERTY LINE	SOIL BOUNDARY
PROPOSED LOT LINE (WITH PINS)	SOIL TYPE
PROPOSED LOT LINE (WITH MONUMENTS)	TREELINE
BUILDING SETBACK LINE	
PROPOSED UTILITY EASEMENT	
STORMWATER BMP AREA	
CONCRETE SIDEWALK	
SOIL	
RETAINING WALL	
BASE LIMITS	
<b>UTILITY SYMBOLS</b>	<b>EXISTING SANITARY SEWER MANHOLE</b>
EXISTING STORM SEWER	EXISTING FIRE HYDRANT
EXISTING WATER MAIN	EXISTING CATCH-BASIN
PROPOSED STORM SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER	EXISTING MANHOLE
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING ELECTRIC POLE
PROPOSED WATER MAIN	
PROPOSED GAS MAIN	
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	



**PEDESTRIAN CIRCULATION**

- 6' WIDE ASPHALT WALKS THROUGH OPEN SPACE
- 5' WIDE CONCRETE WALKS WITHIN STREET R.O.W
- 8' WIDE ASPHALT BIKE PEDESTRIAN TRAIL ALONG WALBERT AVE AND CEDAR CREST BOULEVARD



OWNER/APPLICANT  
 KAY WALBERT LLC.  
 ATTN: RICK KOZE  
 5930 HAMILTON BLVD., SUITE 10  
 ALLENTOWN, PA 18106  
 610-395-6857

Date	Description	No.
REVISIONS		

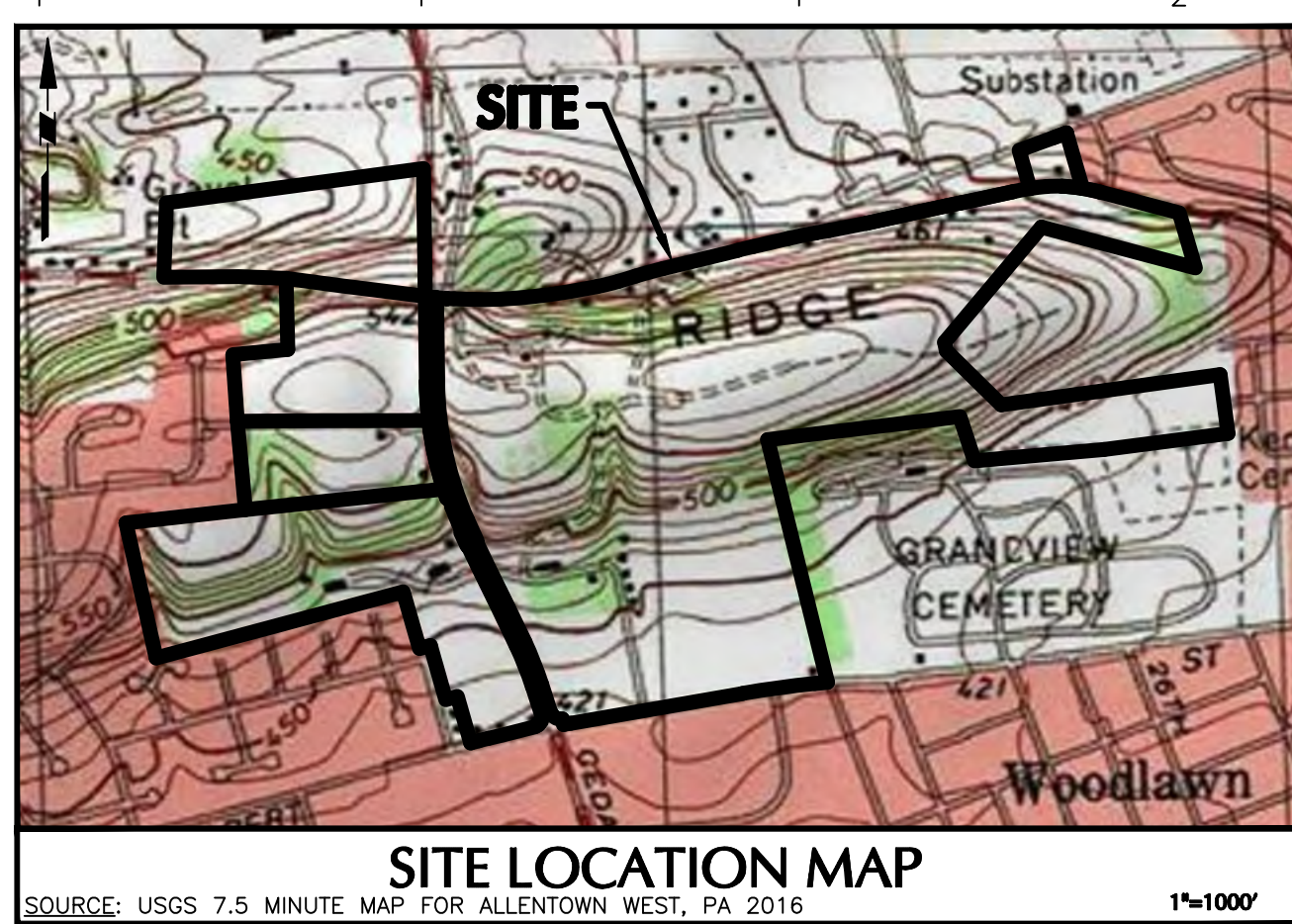
SIGNATURE: *[Signature]*  
 JEFFREY HARDT  
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E  
 DATE SIGNED: \_\_\_\_\_

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Project  
**RIDGE FARMS**  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY PENNSYLVANIA

Drawing Title  
**PEDESTRIAN CIRCULATION PLAN**

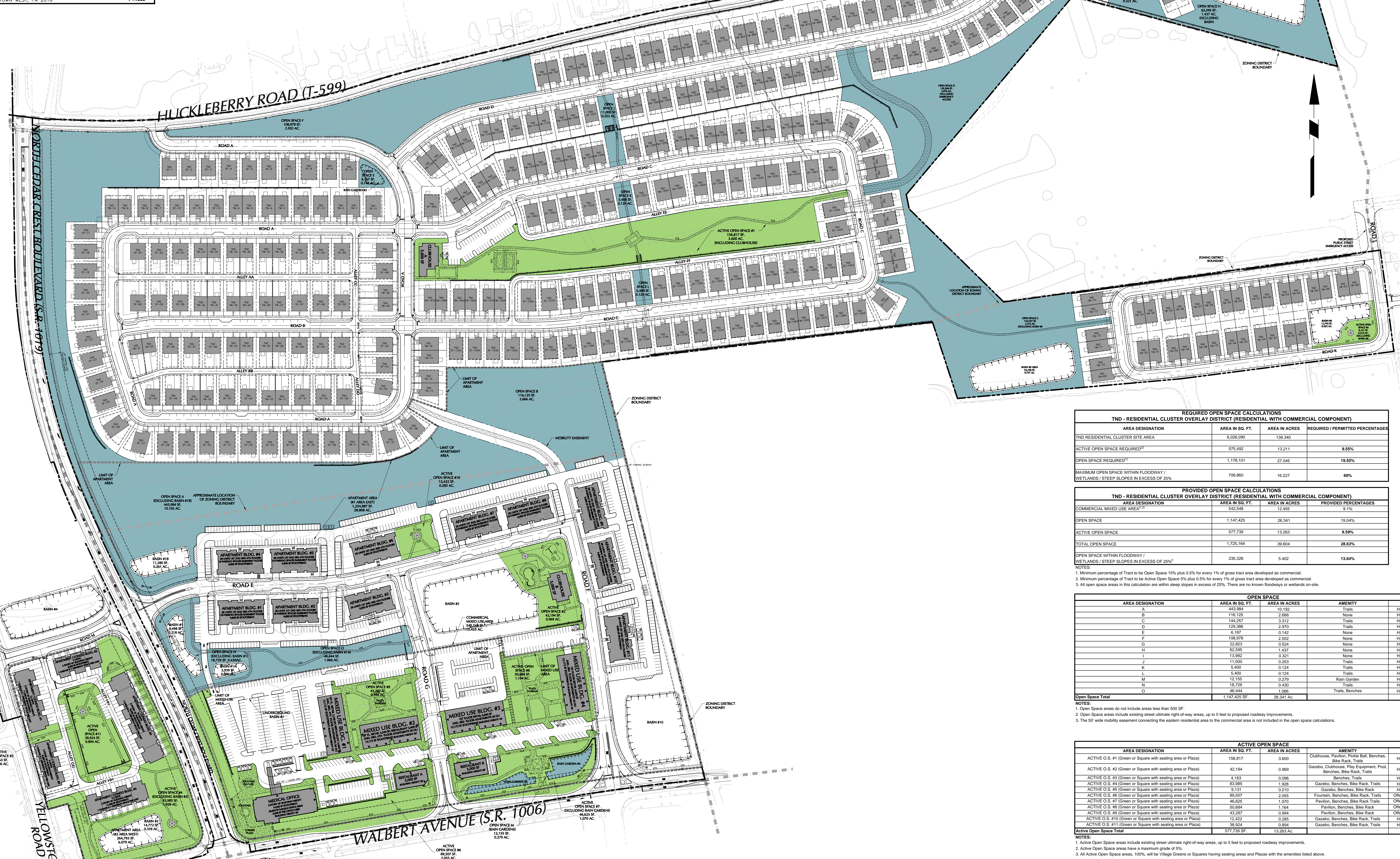
Project No. 240043301	Drawing No. CS-202
Date 03/18/2020	
Scale 1" = 150'	
Drawn By IDL	Checked By
Submission Date	Sheet 38 of 136



LEGEND	
<b>SITE SYMBOLS</b>	<b>GRAZING SYMBOLS</b>
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPOSED BUILDING LINE	SOIL BOUNDARY
PROPERTY LINE	SOIL TYPE
PROPOSED LOT LINE (WITH PINS)	PRELIMINARY
PROPOSED LOT LINE (WITH MONUMENTS)	
BUILDING SETBACK LINE	
PROPOSED UTILITY ELEVATION	
STORMWATER BMP AREA	
CONCRETE SIDEWALK	
SOIL	
RETAINING WALL	
BASIN LIMITS	
EXISTING STORM SEWER	UTILITY SYMBOLS
EXISTING WATER MAIN	EXISTING SANITARY SEWER MANHOLE
PROPOSED STORM SEWER	EXISTING FIRE HYDRANT
PROPOSED SANITARY SEWER	EXISTING CATCH BASIN
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING WATER VALVE
PROPOSED WATER MAIN	EXISTING MANHOLE
PROPOSED GAS MAIN	EXISTING ELECTRIC POLE
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	

OPEN SPACE

ACTIVE OPEN SPACE



REQUIRED OPEN SPACE CALCULATIONS			
TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT (RESIDENTIAL WITH COMMERCIAL COMPONENT)			
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	REQUIRED / PERMITTED PERCENTAGES
TND RESIDENTIAL CLUSTER SITE AREA	6,026,090	138,340	
ACTIVE OPEN SPACE REQUIRED <sup>1)</sup>	575,492	13,211	9.55%
OPEN SPACE PROVIDED <sup>2)</sup>	1,178,101	27,045	19.55%
MAXIMUM OPEN SPACE WITHIN FLOODWAY / WETLANDS / STEEP SLOPES IN EXCESS OF 25%	706,800	16,227	60%

PROVIDED OPEN SPACE CALCULATIONS			
TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT (RESIDENTIAL WITH COMMERCIAL COMPONENT)			
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	PROVIDED PERCENTAGES
COMMERCIAL MIXED USE AREA <sup>3)</sup>	242,145	5,545	9.1%
OPEN SPACE	1,147,425	26,341	19.04%
ACTIVE OPEN SPACE	577,739	13,263	9.59%
TOTAL OPEN SPACE	1,725,164	39,604	28.63%
OPEN SPACE WITHIN FLOODWAY / WETLANDS / STEEP SLOPES IN EXCESS OF 25% <sup>3)</sup>	235,326	5,402	13.64%

NOTES:  
 1. Minimum percentage of Tract to be Open Space 15% plus 0.5% for every 1% of gross tract area developed as commercial.  
 2. Minimum percentage of Tract to be Active Open Space 5% plus 0.5% for every 1% of gross tract area developed as commercial.  
 3. All open space areas in this calculation are within steep slopes in excess of 25%. There are no known floodways or wetlands on-site.

OPEN SPACE				
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	AMENITY	OWNER
A	443,504	10,116	Trails	Homeowner's Association
B	116,125	2,666	None	Homeowner's Association
C	144,257	3,312	Trails	Homeowner's Association
D	129,389	2,970	Trails	Homeowner's Association
E	6,167	0,142	None	Homeowner's Association
F	108,978	2,502	None	Homeowner's Association
G	22,823	0,524	None	Homeowner's Association
H	62,595	1,437	None	Homeowner's Association
I	13,982	0,321	None	Homeowner's Association
J	11,000	0,253	Trails	Homeowner's Association
K	5,400	0,124	Trails	Homeowner's Association
L	5,400	0,124	Trails	Homeowner's Association
M	12,155	0,279	Rain Gardens	Homeowner's Association
N	18,728	0,430	Trails	Homeowner's Association
O	46,444	1,065	Trails, Benches	Homeowner's Association
<b>Open Space Total</b>	<b>1,147,425 SF</b>	<b>26,341 AC.</b>		

NOTES:  
 1. Open Space areas do not include areas less than 500 SF.  
 2. Open Space areas include existing street ultimate right-of-way areas, up to 5 feet to proposed roadway improvements.  
 3. The 50' wide mobility assessment connecting the eastern residential area to the commercial area is not included in the open space calculations.

ACTIVE OPEN SPACE				
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	AMENITY	OWNER
ACTIVE O.S. #1 (Green or Square with seating area or Plaza)	156,817	3,600	Clubhouse, Pavilion, Pickle Ball, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #2 (Green or Square with seating area or Plaza)	42,194	0,969	Gazebos, Clubhouse, Play Equipment, Pool, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #3 (Green or Square with seating area or Plaza)	4,163	0,095	Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #4 (Green or Square with seating area or Plaza)	83,985	1,928	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #5 (Green or Square with seating area or Plaza)	9,311	0,215	Gazebos, Benches, Bike Rack	Homeowner's Association
ACTIVE O.S. #6 (Green or Square with seating area or Plaza)	93,507	2,159	Fountain, Benches, Bike Rack, Trails	Offered to Twp. for dedication
ACTIVE O.S. #7 (Green or Square with seating area or Plaza)	46,625	1,070	Pavilion, Benches, Bike Rack, Trails	Offered to Twp. for dedication
ACTIVE O.S. #8 (Green or Square with seating area or Plaza)	50,684	1,164	Pavilion, Benches, Bike Rack	Offered to Twp. for dedication
ACTIVE O.S. #9 (Green or Square with seating area or Plaza)	43,287	0,994	Fountain, Benches, Bike Rack	Offered to Twp. for dedication
ACTIVE O.S. #10 (Green or Square with seating area or Plaza)	12,422	0,285	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #11 (Green or Square with seating area or Plaza)	38,224	0,884	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
<b>Active Open Space Total</b>	<b>577,739 SF</b>	<b>13,263 AC.</b>		

NOTES:  
 1. Active Open Space areas include existing street ultimate right-of-way areas, up to 5 feet to proposed roadway improvements.  
 2. Active Open Space areas have a maximum grade of 4%.  
 3. All Active Open Space areas, 100%, will be Village Greens or Squares having seating areas and Plazas with the amenities listed above.



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 KAY WALBERT LLC.  
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Date	Description	No.
	REVISIONS	

SIGNATURE: *Jeffrey J. Enghardt*  
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E  
 DATE SIGNED: \_\_\_\_\_

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Project: **RIDGE FARMS**  
 Drawing Title: **TND OPEN SPACE PLAN**  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY PENNSYLVANIA

Project No.: **240043301**  
 Date: **03/18/2020**  
 Scale: **1" = 120'**  
 Drawn By: **JDM**  
 Checked By: \_\_\_\_\_  
 Submission Date: \_\_\_\_\_  
 Drawing No.: **CS-300**  
 Sheet 39 of 136