

OWNER'S STATEMENT
I, the undersigned, being the owner in peaceful possession of the land herein platting and being that there are no suits pending affecting the title of the same, do hereby acknowledge and endorse the accompanying plans and well records and the same as true and correct copies of the original records on file in the office of Lehigh County, Pennsylvania, within which office (s) of the said approval.

OFFER OF DEDICATION
The undersigned owners offer to dedicate to the Township of Weisenberg for public use of ownership all street rights-of-way and all public improvements to be constructed within their limits and within any proposed public open spaces, as shown and/or noted on the official approved plans. To the extent this offer is accepted, we shall maintain the surface area within the Township shall have constructed or enlarged a public roadway thereupon, at which time the said maintenance obligation shall forever cease and terminate as to constructed or so damaged.

ACCEPTANCE OF DEDICATION PLAN NOTATION
The Board of Supervisors of Weisenberg Township hereby accept the street rights-of-way, and the improvements found within the same, indicated herein for public use.

NOTARY PUBLIC
LEHIGH VALLEY PLANNING COMMISSION
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNED DATE

PROPOSED RECORDS
PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY IN MAP BOOK PAGE 20 ON THE DAY OF 20

WITNESSES RECORDERS OF DEEDS

TOWNSHIP APPROVALS
ON THIS DAY OF 20, THE WITHIN PLAN OF LAND LOCATED IN WEISENBERG TOWNSHIP, COUNTY OF LEHIGH, STATE OF PENNSYLVANIA, WAS REVIEWED BY THE PLANNING COMMISSION OF WEISENBERG TOWNSHIP.

CHAIRMAN SECRETARY

ON THIS DAY OF 20, THE WITHIN PLAN OF LAND LOCATED IN WEISENBERG TOWNSHIP, COUNTY OF LEHIGH, STATE OF PENNSYLVANIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF WEISENBERG TOWNSHIP.

CHAIRMAN SECRETARY

Sight Distance Note
The available sight distance from the north end of Yorkshire Circle looking left (eastwest) is 292 feet.
The available sight distance from the north end of Yorkshire Circle looking right (northeast) is 420 feet.

NOTE: THE TWO EXISTING CROSSPIERS WHICH DISCHARGE TO THE NORTH SIDE OF WERTMAN ROAD, SHALL BE REPLACED WITH NEW PIPES AS PART OF THIS DEVELOPMENT.

NOTE: THE AVAILABLE SIGHT DISTANCE FROM THE NORTH END OF YORKSHIRE CIRCLE LOOKING LEFT (EASTWEST) IS 292 FEET. THE AVAILABLE SIGHT DISTANCE FROM THE NORTH END OF YORKSHIRE CIRCLE LOOKING RIGHT (NORTHEAST) IS 420 FEET.

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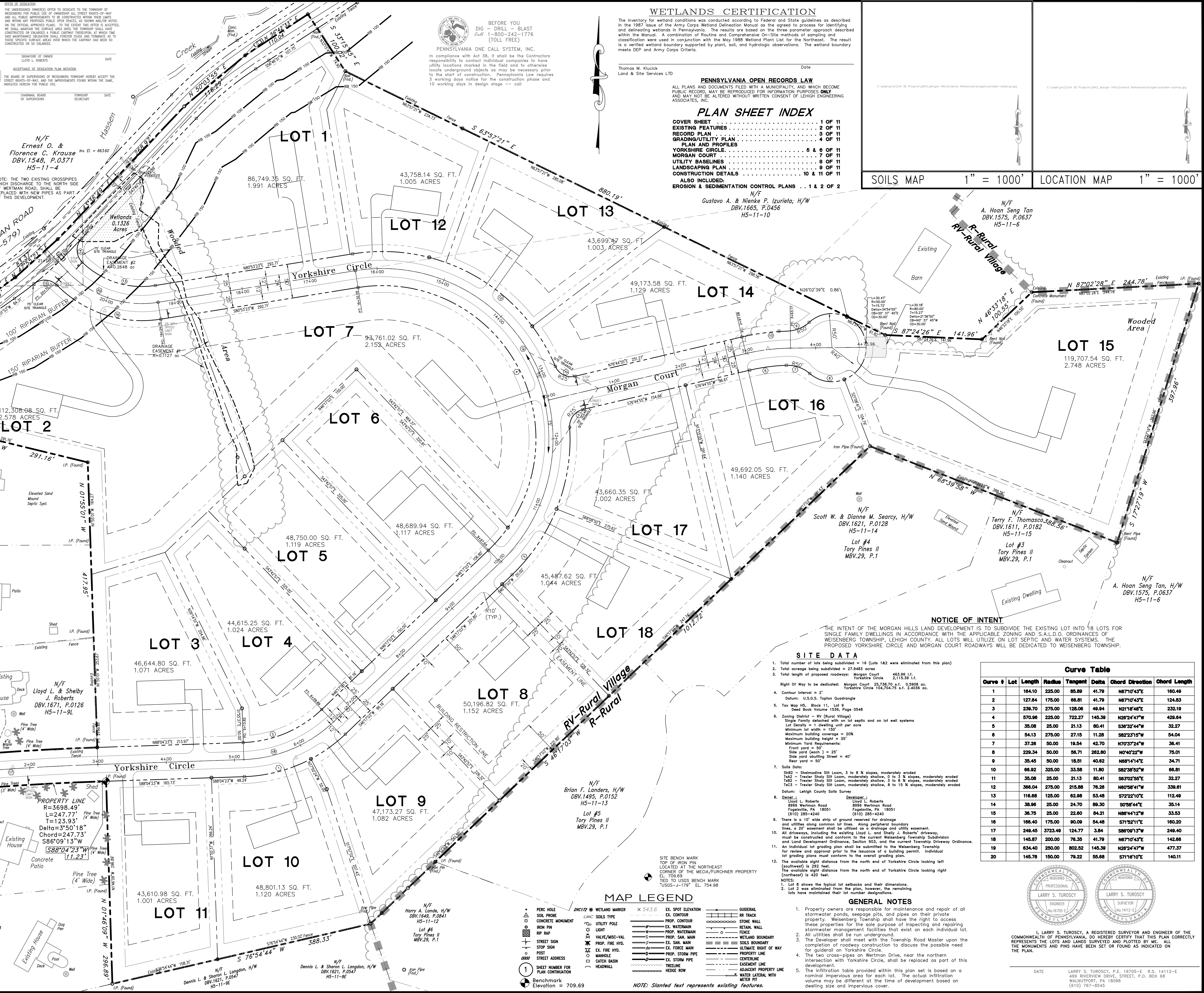
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WETLANDS CERTIFICATION

The inventory for wetland conditions was conducted according to Federal and State guidelines as described in the 1987 issue of the Army Corps Wetland Delineation Manual as the agreed to process for identifying and delineating wetlands in Pennsylvania. The results are based on the three parameter approach described within the Manual. A combination of Routine and Comprehensive On-Site methods of sampling and classification were used in conjunction with the May 1988 Wetland Plant List for the Northeast. The result is a verified wetland boundary supported by plant, soil, and hydrologic observations. The wetland boundary meets DEP and Army Corps Criteria.

Thomas M. Klucick
Land & Site Services LTD

PENNSYLVANIA OPEN RECORDS LAW
ALL PLANS AND DOCUMENTS FILED WITH A MUNICIPALITY, AND WHICH BECOME PUBLIC RECORDS, MAY BE REPRODUCED FOR INFORMATION PURPOSES ONLY AND MAY NOT BE ALTERED WITHOUT WRITTEN CONSENT OF LEHIGH ENGINEERING ASSOCIATES, INC.

PLAN SHEET INDEX

- COVER SHEET 1 OF 11
- EXISTING FEATURES 2 OF 11
- RECORD PLAN 3 OF 11
- GRADING/UTILITY PLAN 4 OF 11
- PLAN AND PROFILES 5 & 6 OF 11
- MORGAN COURT 7 OF 11
- UTILITY BASELINES 8 OF 11
- LANDSCAPING PLAN 9 OF 11
- CONSTRUCTION DETAILS 10 & 11 OF 11
- ALSO INCLUDED:
EROSION & SEDIMENTATION CONTROL PLANS . . . 1 & 2 OF 2

SOILS MAP 1" = 1000'

LOCATION MAP 1" = 1000'

SITE DATA

- Total number of lots being subdivided = 16 (Lots 1&2 were eliminated from this plan)
- Total acreage being subdivided = 27,948.3 acres
- Total length of proposed roadway = Morgan Court 463.94 ft., Yorkshire Circle 2,115.39 ft.
- Right of Way to be dedicated: Morgan Court 25,738.70 ft., 0.5908 ac.; Yorkshire Circle 194,747.75 ft., 2.4068 ac.
- Datum: U.S.G.S. Tropic Quadrangle
- Tax Map HS, Block 11, Lot 9
Deed Book Volume 1539, Page 0548
- Zoning District = RV (Rural Village)
Single Family detached with on lot septic and on lot well systems
Lot Density = 1 dwelling unit per acre
Minimum lot width = 150'
Maximum building coverage = 20%
Maximum building height = 35'
Minimum Yard Requirements:
Front yard = 50'
Side yard (each) = 25'
Side yard abutting Street = 40'
Rear yard = 50'
- Soil Data:
ShB2 - Sheldonia Silt Loam, 3 to 8 % slopes, moderately eroded
Ta2 - Traylor Shaly Silt Loam, moderately shallow, 3 to 8 % slopes, moderately eroded
TaB2 - Traylor Shaly Silt Loam, moderately shallow, 3 to 8 % slopes, moderately eroded
TaC3 - Traylor Shaly Silt Loam, moderately shallow, 8 to 15 % slopes, moderately eroded
Datum: Lehigh County Soils Survey
- Owner: Lloyd L. Roberts, 8888 WERTMAN ROAD, FOGELVILLE, PA 18051 (610) 285-4242
Developer: Lloyd L. Roberts, 8888 WERTMAN ROAD, FOGELVILLE, PA 18051 (610) 285-4242
This is a 10' wide strip of ground reserved for drainage and utilities along common lot lines. Along peripheral boundary lines, a 20' easement shall be utilized on drainage and utility easement.
All driveways, including the existing Lloyd L. Roberts driveway, must be constructed and conform to the current Weisenberg Township Subdivision and Land Development Ordinance, Section 903, and the current Township Driveway Ordinance.
An individual lot grading plan shall be submitted to the Weisenberg Township for review and approval prior to the issuance of a building permit. Individual lot grading plans must conform to the overall grading plan.
The available sight distance from the north end of Yorkshire Circle looking left (southwest) is 292 feet.
The available sight distance from the north end of Yorkshire Circle looking right (northeast) is 420 feet.

Curve Table

Curve #	Lot	Length	Radius	Tangent	Delta	Chord Direction	Chord Length
1	164.10	225.00	65.69	41.79	N67°10'43"E	160.49	
2	127.64	175.00	66.81	41.79	N87°10'43"E	124.83	
3	236.70	275.00	128.06	48.94	N21°18'48"E	232.19	
4	570.96	225.00	722.27	145.39	N28°24'47"W	429.84	
5	35.08	25.00	21.13	80.41	S38°32'44"W	32.27	
6	54.13	275.00	27.15	11.28	S82°31'15"W	54.04	
7	37.28	50.00	19.54	42.70	N70°37'24"W	36.41	
8	229.34	50.00	56.71	282.80	N0°40'22"W	75.01	
9	35.45	50.00	18.51	40.62	N68°14'14"E	34.71	
10	66.92	325.00	33.58	11.80	S82°38'52"W	66.81	
11	35.08	25.00	21.13	80.41	S83°02'50"E	32.27	
12	366.04	275.00	218.88	76.28	N0°58'41"W	336.61	
13	116.88	125.00	62.98	53.48	S72°21'10"E	112.49	
14	36.98	25.00	24.70	66.30	S0°58'44"E	35.14	
15	36.75	25.00	22.60	84.21	N60°58'41"W	33.53	
16	166.40	175.00	90.09	54.48	S71°52'11"E	160.20	
17	246.45	372.49	124.77	3.84	S66°09'13"W	249.40	
18	145.87	200.00	76.35	41.79	N67°10'43"E	142.66	
19	634.40	250.00	802.52	145.39	N28°24'47"W	477.37	
20	145.78	150.00	79.22	55.68	S71°18'10"E	140.11	

GENERAL NOTES

- Property owners are responsible for maintenance and repair of all stormwater ponds, seepage pits and pipes on their private property. Weisenberg Township shall have the right to access these properties for the sole purpose of inspecting and repairing stormwater management facilities that exist on each individual lot.
- All utilities shall be run underground.
- The Developer shall meet with the Township Road Master upon the completion of roadway construction to discuss the possible need for guardrail on Yorkshire Circle.
- The two cross-pipes on WERTMAN Drive, near the northern intersection with Yorkshire Circle, shall be replaced as part of this development.
- The infiltration table provided within this plan set is based on a nominal impervious area for each lot. The actual infiltration volume may be different at the time of development based on dwelling size and impervious cover.

MAP LEGEND

- PERC HOLE
- SOIL PROBE
- CONCRETE MONUMENT
- IRON PIN
- RIP RAP
- STOP SIGN
- STOP SIGN
- POST SIGN
- POST ADDRESS
- SHEET NUMBER FOR PLAN CONTINUATION
- Benchmark Elevation = 709.69
- WETLAND MARKER
- UTILITY POLE
- LIGHT
- VALVE/MISC-VAL
- PROP. FIRE HYD.
- MANHOLE
- CATCH BASIN
- HEADWALL
- EX. SPOT ELEVATION
- EX. CONTOUR
- PROP. CONTOUR
- EX. WATERMAIN
- PROP. WATERMAIN
- PROP. SAN. MAIN
- EX. SAN. MAIN
- EX. FORCE MAIN
- PROP. STORM PIPE
- EX. STORM PIPE
- TREELINE
- EDGE ROW
- GUIDEWALL
- RW TRUCK
- STONE WALL
- RETAIN WALL
- FENCE
- WETLAND BOUNDARY
- ULTIMATE RIGHT OF WAY
- PROPERTY LINE
- CENTRELINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- METER PIT
- WATER LATERAL WITH METER PIT

NOTE: Slanted text represents existing features.

OUTSIDE AGENCY REVISION BLOCK

AGENCY	REVISION	DATE
KCE		
KCE		
KCE		
GENERAL REVISION		

LEHIGH ENGINEERING ASSOCIATES, INC.
1939 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
(610) 767-8545 FAX: 610-767-5798

LOCATED IN:
TOWNSHIP OF WEISENBERG
COUNTY OF LEHIGH
COMMONWEALTH OF PENNSYLVANIA

Preliminary Record Plan for:
Morgan Hills

DATE: 08/13/2015
SCALE: 1" = 50'
DRAWN BY: dgl
JOB: 002643
SHEET
3 of 11

LARRY S. TUROSCY
REGISTERED PROFESSIONAL SURVEYOR
No. 16705-E
No. 14112-E

LARRY S. TUROSCY
REGISTERED PROFESSIONAL SURVEYOR
No. 16705-E
No. 14112-E

DATE: LARRY S. TUROSCY, P.E., 16705-E R.S. 14112-E
493 RIVERVIEW DRIVE, STREET, P.O. BOX 68
WALNUTPORT, PA 18088
(610) 767-8545