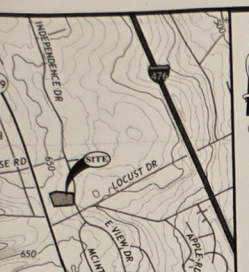
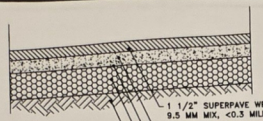




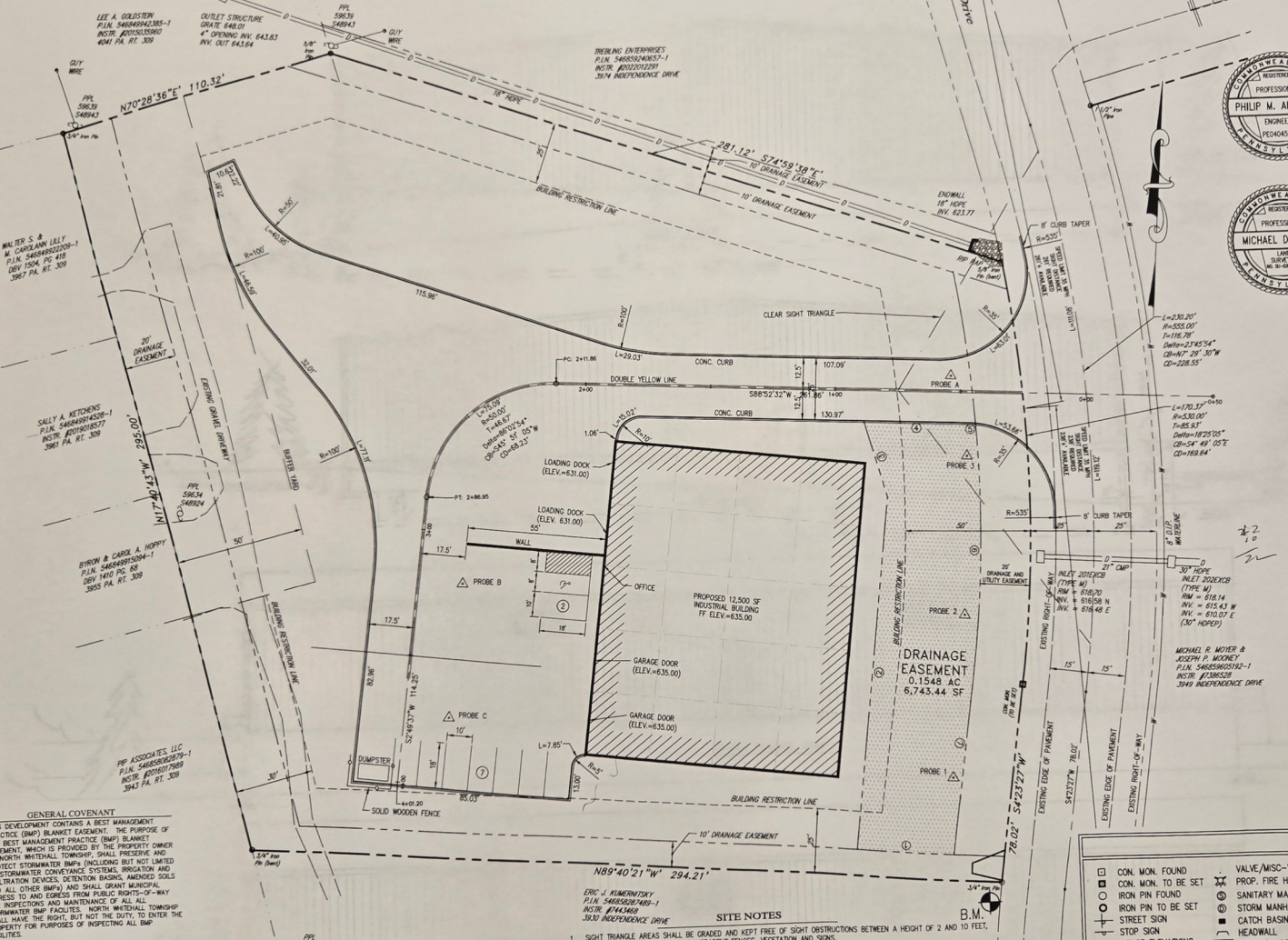
Typical Pavement Cross Section

(NOT TO SCALE)

Drainage Easement

Line and Curve Table

Line #/Curve #	Length/Chord Length	Bearing/Chord Bearing	Radius	Arc Length	Delta
①	38.07'	N89° 35' 44"W			
②	140.11'	N02° 49' 37"E			
③	31.98'	N19° 21' 40"W			
④	42.14'	N88° 52' 32"E			
⑤	2.54'	S89° 02' 33"E	35.00'	2.54'	4°09'51"
⑥	101.97'	S01° 20' 47"E	510.00'	102.14'	11°28'29"
⑦	69.43'	S04° 23' 27"W			



OWNER'S STATEMENT

I/WE, THE OWNER(S) OF OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWO ACCORDING TO THE LAW, STATE THAT WE ARE THE MAJORITY OWNER(S) OR ARE THE AUTHORI OFFICERS OF THE CORPORATIONS THAT ARE THE MAJORITY OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE SAME, AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

OWNER'S OR AUTHORIZED CORPORATE OFFICER'S SIGNATURE

OWNER'S OR AUTHORIZED CORPORATE OFFICER'S SIGNATURE

PRINTED NAME

PRINTED NAME

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF, _____ 20 ___

NOTARY PUBLIC

PROFESSIONAL ENGINEER'S & SURVEYOR'S STATEMENT

I, PHILIP M. ALBRIGHT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER WHO IS LICENSED AND REGISTERED TO PRACTICE ENGINEERING THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVAN PROFESSIONAL ENGINEERS REGISTRATION LAW OF MAY 23, 1945, P.L. 913 AS AMENDED, AND THAT THE ENGINEERING ASPECTS OF THE PLAN ARE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELI

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER PHILIP M. ALBRIGHT PE040457E

DATE

PHILIP M. ALBRIGHT, P.E. 040457E
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610-767-8545

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND ACCURAT FIELD SURVEY MADE BY ME IN ACCORDANCE WITH THE PENNSYLVANIA MANUAL OF PRACTICE ADOPTED FEBRUARY 23, 2016. THIS SURVEY WA PERFORMED WITHOUT THE BENEFITS OF A TITLE REPORT AND MAY BE SUBJECT TO UNKNOWN EASEMENTS, RIGHTS-OF-WAY, AND OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR MICHAEL D. DENKE LS-039395-E

DATE

MICHAEL D. DENKE, PLS SU-039395
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610-767-8545

COUNTY REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

L.V.P.C. REVIEWER

DATE

PLANNING COMMISSION

REVIEWED BY THE NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION.

CHAIRPERSON

SECRETARY

DATE OF PLAN SIGNATURE

BOARD OF SUPERVISORS

APPROVED BY THE NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS FOR RECORDING.

CHAIRPERSON

SECRETARY

DATE OF PLAN SIGNATURE

PROOF OF RECORDING

RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE IN VOLUME NUMBER _____

THROUGH PAGE NO. _____

ON _____, 20___

LEHIGH COUNTY RECORDER OF DEEDS

DIAL 8-1-1 OR 1-800-242-1776
NOT LESS THAN 3 BUSINESS DAYS
NOR MORE THAN 10 BUSINESS DAYS
PRIOR TO START OF EXCAVATION

PA ONE CALL SYSTEM SERIAL NUMBERS:
#20223140789-000

MAP LEGEND

- CON. MON. FOUND
- CON. MON. TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- STREET SIGN
- STOP SIGN
- HOUSE ELEVATIONS:
- FF FIRST FLOOR
- TW TOP OF WALL
- GF GARAGE FLOOR
- BF BASEMENT FLOOR
- * WALK-OUT BASEMENT
- VALVE/MISC-VAL
- PROP. FIRE HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- HEADWALL
- RIP RAP APRON
- 0000 STREET ADDRESS
- UTILITY POLE
- ×548.7 EX. SPOT ELEVATION
- ×546.7 PROP. SPOT ELEVATION
- (WeA) SOILS TYPE
- SOILS BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- ADJACENT PROP. LINE
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE
- ROADWAY CENTERLINE
- FENCE

NOTE: TEXT IN A SLANTED FONT REPRESENTS EXISTING FEATURES.

BENCHMARK:
TOP OF IRON PIN AT THE SOUTHEAST PROPERTY CORNER (ELEV.=615.14) VERTICAL DATUM NAVD88

GRAPHIC SCALE
(IN FEET)
1 inch = 25 ft.

D DRAINAGE COVENANTS AGREEMENT

THEMSELVES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS HEREBY COVENANT TO BIND THEMSELVES, THEIR HEIRS, EXECUTORS, AND SUCCESSORS AND ASSIGNS AND THE LANDS DESCRIBED IN THE PLAN VELOPMENT PLAN FOR 3952 INDEPENDENCE DRIVE, TO FAITHFULLY PERFORM WING REQUIREMENTS:

SHALL BE RESPONSIBLE FOR STABILIZATION AND RECONSTRUCTION (TO ON GRADES AND SPECIFICATIONS) OF ALL DRAINAGE FACILITIES AND NS WITHIN AN OWNER'S LOT, WHICH BECAUSE OF CONSTRUCTION ACTIVITIES, TRIPPING OF VEGETATION ON THE OWNER'S LOT HAS CAUSED DAMAGE TO SAID

AND DETENTION BASIN EASEMENTS SHOWN ON THIS PLAN SHALL IN A GRASSED OR OTHERWISE IMPROVED CONDITION, IN WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT S PROJECT. ALL THESE EASEMENTS SHALL BE KEPT FREE OF ALL INCLUDING BUT NOT LIMITED TO, SUCH OBSTRUCTIONS AS FILL, TEMPORARY STRUCTURES, AND PLANTS (OTHER THAN GRASS). FENCES MAY BE WITHIN THESE EASEMENTS, WITHIN THE REQUIREMENTS OF OTHER TOWNSHIP PROVIDED THAT THE FENCE IS OF A TYPE AND LOCATION THAT WILL NOT OW OF STORMWATER, AND PROVIDED THAT THE OWNER(S) SHALL BE BOUND TO FENCE AT THE OWNER(S) EXPENSE AND WITHOUT COMPENSATION TO THE TERMINED BY THE TOWNSHIP TO BE NECESSARY TO ALLOW WORK EASEMENT. THE MAINTENANCE OF ALL SUCH EASEMENTS SHALL BE BILITY OF THE CURRENT LOT OWNER(S) AT ANY POINT IN TIME, RE OWNER(S).

IMENTATION IS CAUSED BY STRIPPING VEGETATION, GRADING OR MOVING ACTIVITIES, IT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) TO IMENTATION FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND , AND TO REPAIR ANY DAMAGE AT THE OWNER(S)'S EXPENSE.

SHALL MAKE PROVISION FOR AND BE PERSONALLY RESPONSIBLE FOR STRICT TH ALL OF THE AFORESAID COVENANTS, AND ANY OTHER AGREEMENT ANY AND ALL AGREEMENTS WITH THE TOWNSHIP. UPON FAILURE ER(S) TO COMPLY WITHIN THE TIME PERIOD SPECIFIED BY ORAL OR WRITTEN THE EVENT THE TOWNSHIP, IN ITS SOLE AND ABSOLUTE DISCRETION HE WORK TO BE OF AN EMERGENCY NATURE, THE TOWNSHIP MAY WORK AS MAY BE NECESSARY IN ITS SOLE AND ABSOLUTE DISCRETION TO) INTO COMPLIANCE AT THE OWNER(S)'S EXPENSE AND THE OWNER(S) SHALL OR SAID EXPENSE, PLUS A 20% SURCHARGE FOR THE TOWNSHIP'S EXPENSES, PLUS ANY COSTS EXPENDED BY THE TOWNSHIP IF A OR SUIT IN ASSUMPSIT OR EQUITY IS FILED, WHICH EXPENSE THE OWNER(S) TO ASSUME AND PAY.

ANDARD DRAINAGE COVENANTS AGREEMENT

DATE

URE

SITE DATA

CT AREA:
SQUARE FEET
ES

PARCEL INFORMATION:
WESTERN LEHIGH VALLEY CORPORATION II-3
PENDENCE DRIVE
VILLE, PA 18078
59211537-1
NT #2017016080

WNER:
PARTNERSHIP, LLC
PRING HILL DRIVE
KSVILLE, PA 18078
0-8228

DEVELOPER:
VERDI ENTERPRISES, LLC
4480 SPRING HILL DRIVE
SCHNECKSVILLE, PA 18078
610-730-8228

BENCHMARK:
ION PIN AT THE SOUTHEAST PROPERTY CORNER (ELEV.=615.14)
DATUM NAVD88

IS SERVED BY PUBLIC WATER AND ON-LOT SANITARY SEWER ND PRESSURIZED BED)

ATION CONTOURS SHOWN ON THIS PLAN ARE BASED ON A FIELD PERFORMED BY LEHIGH ENGINEERING ASSOCIATES ON 10/6/2022.

USE: THE INTENT OF THIS PLAN IS TO CONSTRUCT A SMALL D STORAGE FACILITY FOR AN HVAC, PLUMBER OR ELECTRICAL OR.

GRAVEL AREA = 3,536 S.F.
PAVED AREA = 24,533 S.F.

ZONING DATA

TRICT: LI/B - LIGHT INDUSTRIAL/BUSINESS DISTRICT

EMENTS:
LOT AREA = 87,120 SQ. FT.
LOT WIDTH = 150' (AT FRONT YARD SETBACK)
LOT WIDTH = 264.15' (AT FRONT YARD SETBACK)
BUILDING HEIGHT = 50'
BUILDING COVERAGE = 40%
D BUILDING COVERAGE = 12.75%
D IMPERVIOUS COVERAGE = 75%
D IMPERVIOUS COVERAGE = 38.20%
RD REQUIREMENTS:
ARD = 50' SIDE YARD = 25' REAR YARD = 30'
QUIREMENTS:
NUMBER OF EMPLOYEES ONSITE PLUS

GENERAL COVENANT

THIS DEVELOPMENT CONTAINS A BEST MANAGEMENT PRACTICE (BMP) BLANKET EASEMENT. THE PURPOSE OF THE BEST MANAGEMENT PRACTICE (BMP) BLANKET EASEMENT, WHICH IS PROVIDED BY THE PROPERTY OWNER TO NORTH WHITEHALL TOWNSHIP, SHALL PRESERVE AND PROTECT STORMWATER BMPs (INCLUDING BUT NOT LIMITED TO STORMWATER CONVEYANCE SYSTEMS, IRRIGATION AND INFILTRATION DEVICES, DETENTION BASINS, AMENDED SOILS AND ALL OTHER BMPs) AND SHALL GRANT MUNICIPAL INGRESS TO AND EGRESS FROM PUBLIC RIGHTS-OF-WAY FOR INSPECTIONS AND MAINTENANCE OF ALL ALL STORMWATER BMP FACILITIES. NORTH WHITEHALL TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO ENTER THE PROPERTY FOR PURPOSES OF INSPECTING ALL BMP FACILITIES.

BMP OPERATION & MAINTENANCE

THE PROPERTY OWNER OF LAND UPON WHICH PERMANENT STORMWATER BMP FACILITIES ARE LOCATED SHALL BE SOLELY AND PERPETUALLY RESPONSIBLE FOR OPERATING AND MAINTAINING THE BMP FACILITIES IN PROPER WORKING ORDER AS DETAILED IN THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS WHICH ARE PART OF THE APPROVED 3952 INDEPENDENCE DRIVE LAND DEVELOPMENT. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR REPLACEMENT AND/OR REBUILDING OF SAID BMP FACILITIES IN THE EVENT OF FAILURE. IT SHALL BE UNLAWFUL TO MODIFY, FILL, LANDSCAPE, ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLANS, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLANS UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE APPROPRIATE MUNICIPALITY AND IT IS PART OF AN APPROVED MAINTENANCE PROGRAM. EACH MUNICIPALITY IN WHICH THIS PROJECT IS LOCATED IN RESERVES THE RIGHT, BUT NOT THE DUTY, TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AND STORMWATER BMPs TO

WAIVERS GRANTED

AT ITS MEETING OF MAY 23, 2023, THE NORTH WHITEHALL PLANNING COMMISSION GRANTED THE FOLLOWING WAIVERS:

1. FROM SALDO SECTION 3.02.A REQUIRING A PRELIMINARY PLAN SUBMISSION (PRELIMINARY/FINAL SUBMISSION PROPOSED).
2. FROM SALDO SECTIONS 5.03.B.2 AND 5.03.B.9 – REQUIRING PLAN SCALES OF 1"=50' HORIZONTAL AND 1"=5' VERTICAL (1"=25' HORIZONTAL AND 1"=2.5' VERTICAL PROPOSED)

REFERENCE PLANS

1. FINAL PLAN FOR WESTERN LEHIGH VALLEY CORPORATION W.L.V.C. II SUBDIVISION, DATED 2/14/90, LAST REVISED 4/11/90. REFERENCED AS DOCUMENTED IN MAJOR VOL. 7, PAGE 408 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LEHIGH COUNTY.
2. FINAL PLAN FOR WESTERN LEHIGH VALLEY CORPORATION W.L.V.C. II-3, DATED 8/31/91, LAST REVISED 10/7/91. REFERENCED AS DOCUMENTED IN MAJOR VOL. 31, PAGE 28 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LEHIGH COUNTY.

DEVELOPMENT SCHEDULE

SITE NOTES

1. SIGHT TRIANGLE AREAS SHALL BE GRADED AND KEPT FREE OF SIGHT OBSTRUCTIONS BETWEEN A HEIGHT OF 2 AND 10 FEET, INCLUDING STRUCTURES, NON-TRANSPARENT FENCES, VEGETATION AND SIGNS.
2. NO WETLANDS WERE OBSERVED ON THE SITE.
3. THE INFILTRATION BED AND DRAINAGE SWALES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER(S).
4. SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
5. THE LOT OWNER MUST RECEIVE APPROVAL FROM THE TOWNSHIP SEWAGE ENFORCEMENT OFFICER FOR A SEWAGE PERMIT PRIOR TO UNDERTAKING THE CONSTRUCTION OF AN ON-LOT SEWAGE DISPOSAL SYSTEM OR BUILDING THAT WILL NEED TO BE SERVED BY SUCH A SYSTEM.
6. THE OWNER AUTHORIZES REPRESENTATIVES OF NORTH WHITEHALL TOWNSHIP'S PLANNING COMMISSION, BOARD OF SUPERVISORS, AND ENGINEER TO ENTER THE PROPOSED SITE.
7. A SITE-SPECIFIC WORKER HEALTH AND SAFETY PLAN SHALL BE PREPARED PRIOR TO THE START OF CONSTRUCTION BY THE CONTRACTOR PERFORMING THE SITE WORK. PLAN SHALL INCLUDE MODULE 1, PAGE 1, #2 INDICATING THE PHASE 1 AND 2 AND ARSENIC ISSUES.
8. IF THE PERMITTEE OR CO-PERMITTEE DISCOVERS DURING EARTH DISTURBANCE ACTIVITIES WASTES OR OTHER MATERIALS OR SUBSTANCES THAT HAVE OR HAVE LIKELY CAUSED SOIL CONTAMINATION WITH CONCENTRATIONS OF REGULATED SUBSTANCES [illegible] RESIDENTIAL OR NON-RESIDENTIAL MSCS, WHICHEVER IS APPLICABLE, THE PERMITTEE SHALL NOTIFY [illegible] CONTAMINATION