

STATEMENT OF INTENT
 IT IS THE INTENT OF THE PROPERTY OWNER TO CONSOLIDATE LOT 231, LOT 232 AND LOT 233 INTO ONE LOT. BOTH PUBLIC SANITARY AND PUBLIC WATER ARE CURRENTLY LOCATED ON EACH OF THE THREE EXISTING LOTS. THE CONSOLIDATED LOT WILL HAVE THE ABILITY TO UTILIZE THESE UTILITIES.

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

OWNER'S STATEMENT
 THE APPLICANT(S) ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REGULATIONS OF OUTSIDE AGENCIES RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND NPDES PERMIT REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

WE, THE UNDERSIGNED, AS OWNERS OF THIS PLOT OF LAND LOCATED IN SOUTH WHITEHALL TOWNSHIP, LEIGH COUNTY, PENNSYLVANIA, BEING DULY SWORN ACCORDING TO LAW, DO DEPOSE AND SAY THAT WE ARE THE SOLE OWNERS OF SAID PROPERTY, THAT WE ARE IN PEACEFUL POSSESSION OF SAME, THAT THERE ARE NO LITIGATION OR LIENS PENDING, AFFECTING OR RELATING TO THE TITLE OF SAID LAND AND THAT THE FACTS SET FORTH HEREIN ARE TRUE AND CORRECT. THIS PLAN HAS BEEN PROCESSED WITH OUR CONSENT AND IT IS OUR DESIRE TO RECORD THE SAME.

JOSEPH ZIMRING _____ DATE _____
 HALEY ZIMRING _____ DATE _____
 SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____

SOUTH WHITEHALL TOWNSHIP APPROVAL
 RECOMMENDED _____ BY THE SOUTH WHITEHALL PLANNING COMMISSION.
 CHAIRMAN _____ SECRETARY _____
 APPROVED _____ BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL.
 PRESIDENT _____ SECRETARY _____
 TOWNSHIP ENGINEER _____

PROOF OF RECORDING
 REVIEWED _____ BY THE LEIGH VALLEY PLANNING COMMISSION.
 PLANNER _____ DATE _____

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEIGH COUNTY, PENNSYLVANIA, IN INSTRUMENT # _____ ON THE _____ DAY OF _____, 20____
 RECORDER OF DEEDS _____

SITE DATA

- TOTAL AREA = 79,777.81 S.F. (1,831.4 AC.)
 TOTAL NUMBER OF BUILDING LOTS BEING CREATED: 1
 PROPOSED LOT: 1884 STONE TAVERN BOULEVARD
- RECORD OWNER/DEVELOPER INFORMATION:
 JOSEPH & HALEY ZIMRING
 627 PRIMROSE LANE
 ALLENTOWN, PA 18104
- PROPERTY INFORMATION:
 LOT 231
 1900 PENNS CROSSING
 ALLENTOWN, PA 18104
 PIN #547786904039
 DEED REF. #2011016249
 LOT 232
 1884 STONE TAVERN BOULEVARD
 ALLENTOWN, PA 18104
 PIN #547795099806
 DEED REF. #2011016249
 LOT 233
 1862 STONE TAVERN BOULEVARD
 ALLENTOWN, PA 18104
 PIN #547795082317
 DEED REF. #2011016249
- THE PROPOSED LOT IS SERVED BY PUBLIC WATER & SEWER.
- SOILS DATA:
 BfB - BEDINGTON-BERKS COMPLEX, 3-8% SLOPES
 BfD - BERKS-WEIKERT COMPLEX, 3-20% SLOPES
 BkC - BERKS-WEIKERT COMPLEX, 8-15% SLOPES
- PER FEMA FLOOD INSURANCE RATE MAP (MAP NUMBER 42077C0231F), PANEL 231 OF 340, DATED JULY 16, 2004, THIS SITE IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- CONTOUR INTERVAL: 2'
 DATUM: USGS, ALLENTOWN WEST-2019 QUADRANGLE
 BENCHMARK: SANITARY MAN HOLE #HW-29
 ELEVATION = 596.41'
- ENGINEER/SURVEYOR
 LEIGH ENGINEERING ASSOCIATES, INC.
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 (610)767-8545
- ZONING DISTRICT: R-2 (LOW DENSITY RESIDENTIAL)
 LOT REQUIREMENTS:
 MINIMUM LOT AREA = 20,000 S.F.
 EXISTING LOT 231: 26,749.19 S.F.
 EXISTING LOT 232: 21,740.41 S.F.
 EXISTING LOT 233: 31,288.21 S.F.
 PROPOSED CONSOLIDATED LOT: 79,777.81 S.F.
 MINIMUM FRONTAGE = 125 FT.
 EXISTING LOT 231: 83.68 FT.
 EXISTING LOT 232: 322.04 FT.
 EXISTING LOT 233: 127.62 FT.
 PROPOSED CONSOLIDATED LOT: 533.34 FT.
 MAXIMUM IMPERVIOUS COVERAGE:
 10,000 S.F. TO 25,000 S.F. - 65%
 25,000 S.F. TO 43,560 S.F. - 50%
 MAXIMUM BUILDING HEIGHT = 40 FT. (3.5 STORIES), WHICHEVER IS MORE RESTRICTIVE.
 NO EXISTING OR PROPOSED HOUSES/BUILDINGS AT THIS TIME
 MINIMUM YARD REQUIREMENTS:
 FRONT YARD = 35 FT.
 SIDE YARD = 25 FT.
 REAR YARD = 40 FT.

GENERAL NOTES

- BOUNDARY SURVEY INFELD WAS PERFORMED USING GPS DATUM, VERTICAL DATUM (NORTH AMERICAN VERTICAL DATUM OF 1988--NAVD 88) AND THE HORIZONTAL DATUM (THE UNITED STATES NATIONAL SPATIAL REFERENCE SYSTEM NAD 83).

EXISTING LOTS NOTE
 LOT 231, LOT 232 AND LOT 233 CURRENTLY HAVE PUBLIC WATER HOOD-UP AND PUBLIC SANITARY SEWER HOOD-UP LOCATED "ON LOT". THESE LOTS ALSO HAVE TOWNSHIP AND COUNTY APPROVED STORM WATER BMP'S WHICH CAN BE REFERENCED ON THE PREVIOUSLY RECORDED PLAN - INST. #2017026731 "HILLS AT WINCHESTER" SUBDIVISION PLAN.

REFERENCE PLANS

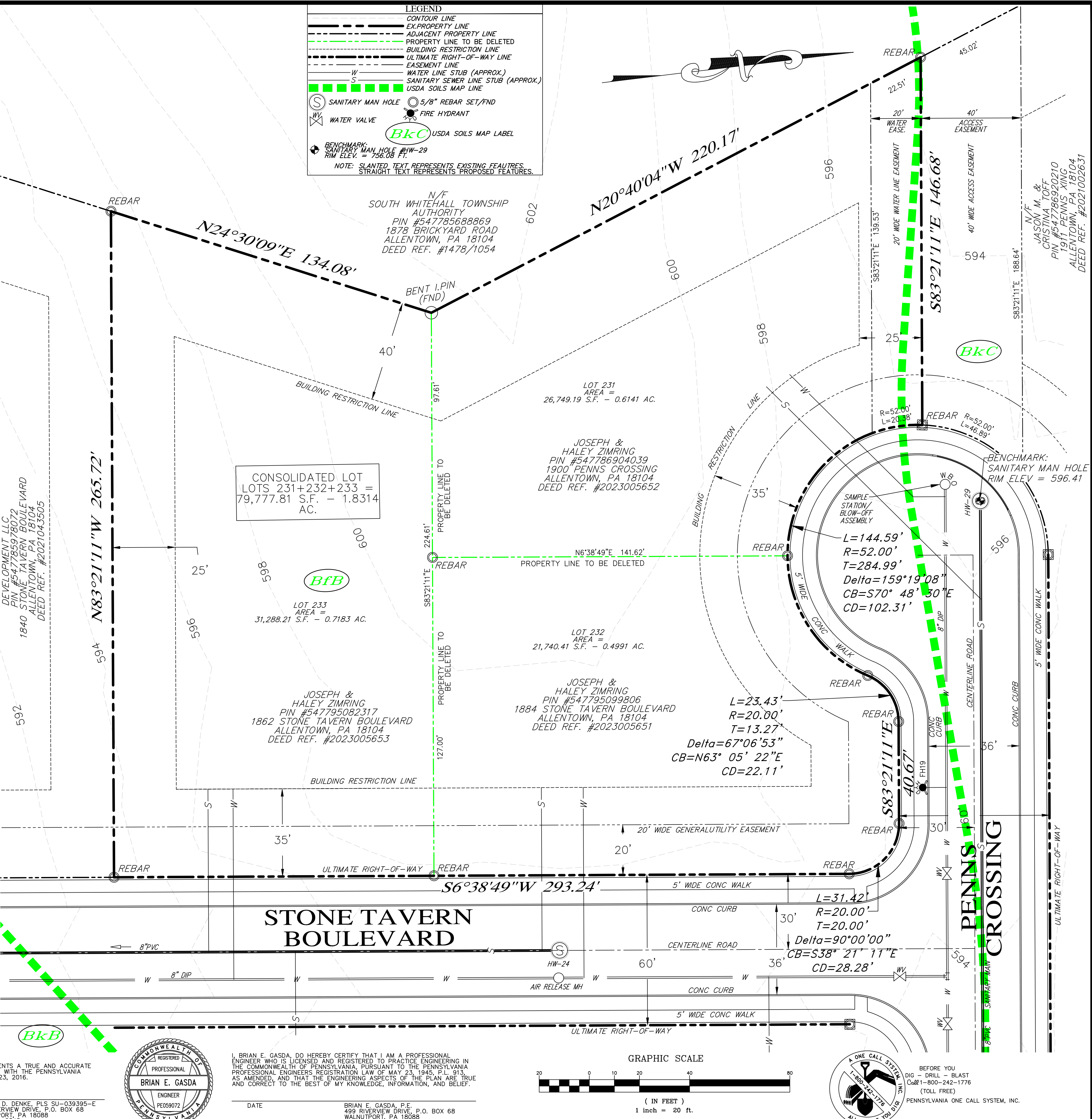
- REFERENCE TO PREVIOUS SUBDIVISION PLAN: PART OF A PRELIMINARY/FINAL SUBMISSION - PLAN ENTITLED "HILLS AT WINCHESTER" PREPARED BY LEIGH ENGINEERING ASSOCIATES, INC., DATED 9/18/14, LAST REVISED 8/21/17, RECORDED ON 9/11/17 IN INSTRUMENT NUMBER 2017026731 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR LEIGH COUNTY.

RECORDING NOTE
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING, INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING, BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS COMMISSIONED BY THE APPLICANT AND/OR LAND OWNER(S), AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR.

RECORDER OF DEEDS
 MICHAEL D. DENKE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND ACCURATE FIELD SURVEY MADE BY ME IN ACCORDANCE WITH THE PENNSYLVANIA MANUAL OF PRACTICE ADOPTED FEBRUARY 23, 2016.

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



LEIGH ENGINEERING ASSOCIATES, INC.
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 610-767-8545 FAX 610-767-5798

LOCATED IN:
 TOWNSHIP OF SOUTH WHITEHALL
 COUNTY OF LEIGH
 COMMONWEALTH OF PENNSYLVANIA

PRELIMINARY / FINAL REVERSE MINOR SUBDIVISION PLAN FOR:
JOSEPH & HALEY ZIMRING

DATE: 6/15/2023
 SCALE: 1" = 20'
 DRAWN BY: BPR
 JOB: 6942

SHEET
1 of 1