LEGEND

PROPERTY LINE
ADJOINER PARCEL LINE
RIGHT-OF-WAY LINE
PROPERTY LINE MONUMENTATION
⅝" REBAR & CAP SET
CONCRETE MONUMENT SET
PROPERTY CORNER
OVERHEAD ELECTRIC
SOIL LINE
SOIL DESIGNATION
PREVIOUS SOIL TEST LOCATIONS
SOIL TEST LOCATIONS

STEEP SLOPES
15% TO 25% SLOPES
GREATER THAN 25% SLOPES

GENERAL NOTES:

RECORD OWNER:
KRIS WINTERS

PROPERTY ADDRESS:
2607 SECHLER COURT
KUTZTOWN, PA 19530

DEED OF RECORD: INST. #2014021462
PARCEL NO: 542691011389

1) RIGHT-OF-WAY FOR STATE ROUTE 3002 ALSO KNOWN AS OLD ROUTE 22 IS VARIABLE AS SHOWN.
2) THIS APPROVAL IN NO WAY CERTIFIES OR GUARANTEES THE SUITABILITY OF ANY LOT FOR THE INSTALLATION OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THE DEP PLANNING CONDUCTED AS PART OF THE SUBDIVISION PLAN APPROVAL PROCESS IS FOR GENERAL SUITABILITY ONLY; AND A SEWAGE PERMIT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
3) THE IMPROVEMENT AND MAINTENANCE OF ANY PRIVATE ACCESS DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THOSE PERSONS BENEFITING FROM THE USE THEREOF.
4) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
5) BUILDING SETBACKS AS SHOWN ARE 30' SIDE, 50' REAR, AND 50' FRONT OR FROM ROAD RIGHT-OF-WAY
6) IN GRANTING THE APPROVAL THE PLANNING COMMISSION HAS NOT CERTIFIED OR GUARANTEED THE FEASIBILITY OF THE INSTALLATION OF ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM IN ANY INDIVIDUAL LOT SHOWN ON THIS PLAN.
7) INDIVIDUAL OWNER OF LOTS MUST APPLY TO WEISENBERG TOWNSHIP FOR A SEWAGE PERMIT PRIOR TO THE CONSTRUCTION OF ANY ON-LOT SEWAGE DISPOSAL SYSTEM.
8) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 42077C0205F, EFFECTIVE DATE OF JULY 16,2004, REVISED DATE OF JULY 16, 2004, NO PORTION OF THE PROPOSED LOTS ARE SUBJECT TO FLOODING.
9) THE DEVELOPER AND/OR THE LOT PURCHASERS ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS AND/OR APPROVALS, RELATING TO WETLANDS. THIS APPROVAL BY THE PLANNING COMMISSION SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE PLANNING COMMISSION SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR SAME TO THE DEVELOPER OR PURCHASERS.
10) TOPOGRAPHIC CONTOURS ARE BASED ON LIDAR SURVEY, WITH 2 FOOT INTERVALS ON N.A.V.D. 88.
11) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SIGNED STAMPED SEAL SHALL BE CONSIDERED TRUE AND VALID COPIES.
12) PROPOSED NEW LOTS WILL BE SUBJECT TO ORDINANCE 21-3 REGARDING EROSION AND SEDIMENT CONTROL.
13) APPROVAL OF AN EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED PRIOR TO ANY EARTH MOVING ACTIVITIES
14) CLOSURE CALCULATIONS ARE AS FOLLOWS:
    LOT 3: MISCLOSURE 0.007'; PRECISION 1:152,692
    LOT 4: MISCLOSURE 0.004'; PRECISION 1:248,876
    RESIDUE LOT: MISCLOSURE 0.011'; PRECISION 1:370,074
    DEDICATION: MISCLOSURE 0.006'; PRECISION 1:20,597
15) LOTS 1 & 2 WERE PREVIOUSLY SUBDIVIDED IN A "FINAL PLAN OF A MAJOR SUBDIVISION FOR KRIS WINTERS", PREPARED BY BEITLER LAND SURVEYING, DATED 6/30/2016, AND RECORDED BY THE LEHIGH COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 2016025470.
16) LOTS 1 & 2 HAVE NOT BEEN CONVEYED BY DEED.

REFERENCES:

1) INSTRUMENT #2016025470, RECORDED ON 9/8/2016, RECORDER OF DEEDS OFFICE, LEHIGH COUNTY.

ZONING DATA:

EP DISTRICT (ENVIRONMENTAL PROTECTION DISTRICT)

PERMITTED USE: ANY USE PERMITTED IN R-C DISTRICT

	REQUIRED	EXISTING	PROPOSED RESIDUE LOT
MIN LOT AREA	3 AC	17.39 AC	14.64 AC
MIN LOT WIDTH	210 FT.	173.7 FT.	173.7 FT.
MAX BLDG. HEIGHT	35 FT.	≤35 FT.	≤35 FT.
MAX BLDG. COVERAGE	3%	0.3%	0.4%
MIN YARD SETBACKS:			
FRONT YARD	50 FT.*	51.8 FT.	51.8 FT.
SIDE YARD (EACH)	40 FT.	34.6 FT.	34.6 FT.
REAR YARD	60 FT.	>50 FT.	>50 FT.

R-C DISTRICT (RURAL CONSERVATION DISTRICT)

PERMITTED USE: SINGLE-FAMILY DETACHED DWELLING (ON-LOT SEWAGE DISPOSAL SYSTEM)

	REQUIRED	EXISTING	PROPOSED LOT 3	PROPOSED LOT 4
MIN LOT AREA	1 AC	17.39 AC	1.53 AC	1.20 AC
MIN LOT WIDTH	150 FT.	173.7 FT.	246.1 FT.	168.1 FT.
MAX BLDG. HEIGHT	≤35 FT.	≤35 FT.	N/A	N/A
MAX BLDG. COVERAGE	10%	0.3%	3.0%	3.8%
MIN YARD SETBACKS:				
FRONT YARD	50 FT.*	51.8 FT.	AS REQUIRED	AS REQUIRED
SIDE YARD (EACH)	30 FT.	34.6 FT.	AS REQUIRED	AS REQUIRED
REAR YARD	50 FT.	>50 FT.	AS REQUIRED	AS REQUIRED

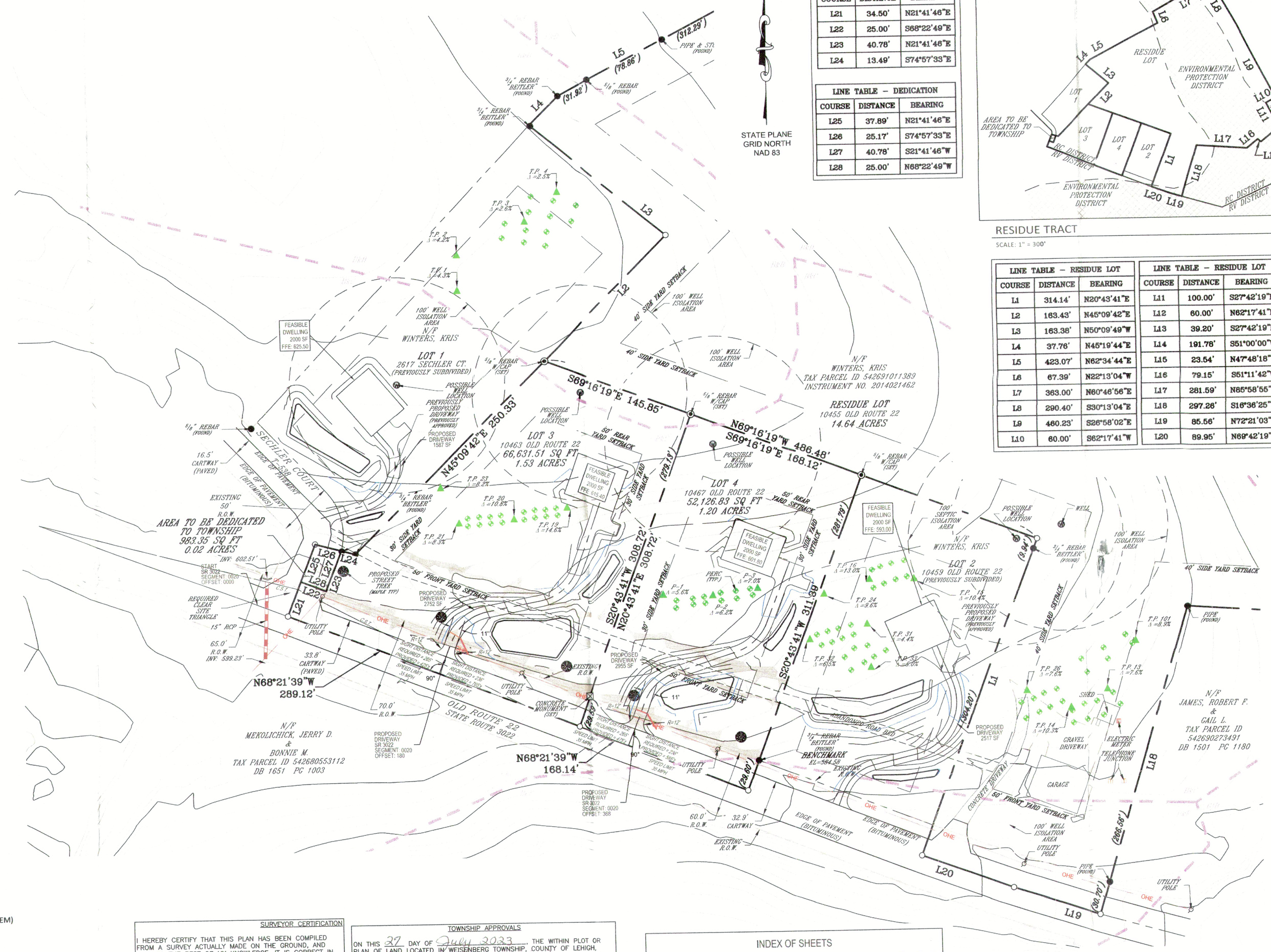
* 50 FEET, OR PER SECTION 1210

SOILS DATA:

BkB BERKS-WEIKERT COMPLEX, 3 TO 8 PERCENT SLOPES
BkC BERKS-WEIKERT COMPLEX, 8 TO 15 PERCENT SLOPES
BkF BERKS-WEIKERT COMPLEX, 25 TO 60 PERCENT SLOPES

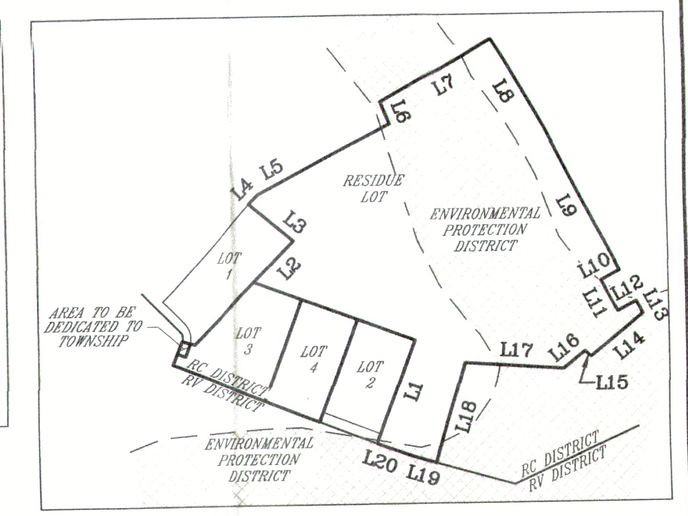
STEEP SLOPES DATA:

	LOT 3	LOT 4	DEDICATION
AREA OF 15% - 25% SLOPES:	5,371.7 SQ.FT.	14,077.9 SQ.FT.	1,363.0 SQ.FT.
AREA OF SLOPES GREATER THAN 25%:	2,454.1 SQ.FT.	3,090.9 SQ.FT.	3,241.6 SQ.FT.



LINE TABLE – LOT 3		
COURSE	DISTANCE	BEARING
L21	34.50'	N21°41'46"E
L22	25.00'	S68°22'49"E
L23	40.78'	N21°41'46"E
L24	13.49'	S74°57'33"E

LINE TABLE – DEDICATION		
COURSE	DISTANCE	BEARING
L25	37.89'	N21°41'46"E
L26	25.17'	S74°57'33"E
L27	40.78'	S21°41'46"W
L28	25.00'	N68°22'49"W



RESIDUE TRACT

SCALE: 1" = 300'

LINE TABLE – RESIDUE LOT		
COURSE	DISTANCE	BEARING
L1	314.14'	N20°43'41"E
L2	163.43'	N45°09'42"E
L3	163.38'	N50°09'49"W
L4	37.76'	N45°19'44"E
L5	423.07'	N62°34'44"E
L6	67.39'	N22°13'04"W
L7	363.00'	N60°46'56"E
L8	290.40'	S30°13'04"E
L9	460.23'	S26°58'02"E
L10	60.00'	S62°17'41"W

LINE TABLE – RESIDUE LOT		
COURSE	DISTANCE	BEARING
L11	100.00'	S27°42'19"E
L12	60.00'	N62°17'41"E
L13	39.20'	S27°42'19"E
L14	191.78'	S51°00'00"W
L15	23.54'	N47°48'18"W
L16	79.15'	S51°11'42"W
L17	281.59'	N65°58'55"W
L18	297.26'	S16°36'25"W
L19	85.56'	N72°21'03"W
L20	89.95'	N69°42'19"W

LOCATION MAP
SCALE: 1" = 2000'

NO.	DATE	DESCRIPTION	INT.
1	2022/12/16	EDITS PER TOWNSHIP COMMENTS & ADDITION OF NEW SOIL TESTS	CAM
2	2023/01/13	EDITS PER TOWNSHIP SEO COMMENTS	CAM
3	2023/02/24	EDITS PER TOWNSHIP ENGINEER COMMENTS	WDM
4	2023/03/30	EDITS PER TOWNSHIP ENGINEER COMMENTS	CAM
5	2023/04/18	EDITS PER PENNDOT COMMENTS	MMK
6	2023/07/05	EDITS PER PENNDOT COMMENTS	MMK
7	2023/08/30	EDITS PER PENNDOT COMMENTS	MMK
8	2023/12/18	EDITS PER TOWNSHIP ENGINEER COMMENTS	MMK

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE
AND
10 WORKING DAYS IN DESIGN STATE
– STOP CALL –
Pennsylvania One Call System, Inc
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 DIAL 8-1-1 BEFORE YOU DIG!

SERIAL NO.

SEAL
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR DONALD J. BARA

JHA Companies
ENGINEERS SURVEYORS ENVIRONMENTAL GIS MAPPING
www.jhacompanies.com
844-542-4757
2370 SEIPSTOWN ROAD
FOGELSVILLE, PA 18051
PA • OH • NY • WV • VA • MD

PROJECT ID: 2020-2072 (WINTERS)	DRAWN: CAM
DATE: 2022-01-05	DESIGN: CAM
SCALE: 1"=50'	CHECKED: DJB

4 LOT MAJOR SUBDIVISION
FOR
KRIS WINTERS
LOCATED IN
WEISENBURG TOWNSHIP
LEHIGH COUNTY,
PENNSYLVANIA

TITLE: MAJOR SUBDIVISION PLAN

PLAN STATUS: FINAL PLAN
SHEET NO. 1

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE, IT IS CORRECT IN ALL ITS DETAIL, THAT MONUMENTS INDICATED HAVE BEEN SET, AND THAT AT THE TIME THE SURVEY WAS MADE THERE WERE NO ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE SHOWN.

2/26/2024
SIGNATURE AND DATE

5920 Hamilton Blvd
Suite 108
Allentown, PA 18106
ADDRESS

TOWNSHIP APPROVALS

ON THIS 27 DAY OF July 2023, THE WITHIN PLOT OR PLAN OF LAND LOCATED IN WEISENBERG TOWNSHIP, COUNTY OF LEHIGH, STATE OF PENNSYLVANIA, WAS REVIEWED BY THE PLANNING COMMISION OF WEISENBERG TOWNSHIP.

CHAIRMAN — SECRETARY

ON THIS 14 DAY OF August 2023, THE WITHIN PLOT OR PLAN OF LAND LOCATED IN WEISENBERG TOWNSHIP, COUNTY OF LEHIGH, STATE OF PENNSYLVANIA, WAS REVIEWED BY THE BOARD OF SUPERVISORS OF WEISENBERG TOWNSHIP.

CHAIRMAN — SECRETARY

INDEX OF SHEETS

SHEET NO.	DRAWING TITLE	TO BE RECORDED
1	MAJOR SUBDIVISION PLAN	X
2	STORMWATER MANAGEMENT PLAN	X
5	DETAILS	X

50 0 50 100
SCALE IN FEET

ACCEPTANCE OF DEDICATION

THE BOARD OF SUPERVISORS OF WEISENBERG TOWNSHIP HEREBY ACCEPT THE STREET RIGHTS-OF-WAY, AND THE IMPROVEMENTS FOUND WITHIN THE SAME, INDICATED HEREON FOR PUBLIC USE.

August 14, 2023
DATE
CHAIR., BD OF SUPERVISORS
TOWNSHIP SECRETARY

OFFER OF DEDICATION

THE UNDERSIGNED OWNER(S) OFFER TO DEDICATE TO THE TOWNSHIP OF WEISENBERG FOR PUBLIC USE OF OWNERSHIP ALL STREET RIGHT-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 FINAL PLANS. TO THE EXTENT THIS OFFER IS ACCEPTED, WE SHALL MAINTAIN THE SURFACE AREA UNTIL THE TOWNSHIP SHALL HAVE CONSTRUCTED OR ENLARGED A PUBLIC CARTWAY THEREUPON, AT WHICH TIME SAID MAINTENANCE OBLIGATION SHALL FOREVER CEASE AND TERMINATE AS TO THOSE SPECIFIC SURFACE AREA OVER WHICH THE CARTWAY HAD BEEN SO CONSTRUCTED OR SO ENLARGED

2/28/24
DATE — SIGNATURE OF OWNER

OWNER'S STATEMENT

I, THE UNDERSIGNED, BEING THE OWNER IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATTED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND WILL RECORD THIS PLAN IN THE RECORDER OF DEEDS OFFICE OF LEHIGH COUNTY, PENNSYLVANIA WITHIN NINETY (90) DAYS OF THE SAID APPROVAL.

Kris Winters SIGNATURE OF OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS 28 DAY OF February, 2024

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Janet L. Heinitzy, Notary Public
Lehigh County
My Commission Expires 06/01/2024
Commission Number 1241350

MY COMMISSION EXPIRES:

LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

PLANNER — March 7th 2024 DATE

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA IN MAP BOOK _____ PAGE _____, ON THE 11th DAY OF March 2024
Inst # 2024005795

WITNESS: Michelle Graupner
RECORDER OF DEEDS

Feb 26, 2024 InDone docs R:\Projects\2020\2020-2072_Winters Subdivision\CAD\SHEET FILES\SUBDIVISION PLAN (WINTERS) 22x34.dwg
Layout: 1 SUBDIVISION PLAN

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF JHA COMPANIES

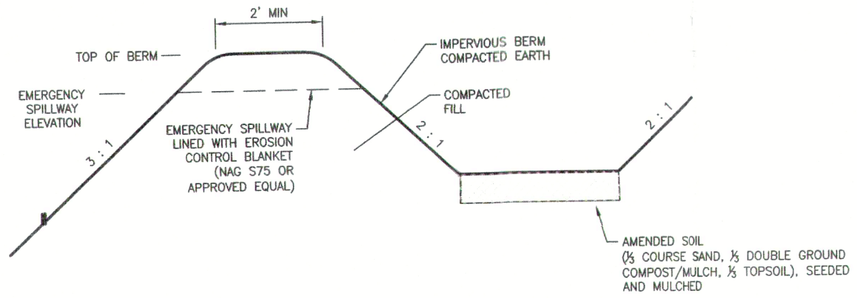
LEGEND

PROPERTY LINE	
ADJOINER PARCEL LINE	
RIGHT-OF-WAY LINE	
PROPERTY LINE MONUMENTATION	
⅝" REBAR & CAP SET	●
CONCRETE MONUMENT SET	⊠
PROPERTY CORNER	○
OVERHEAD ELECTRIC	OHE
SOIL LINE	
SOIL DESIGNATION	

STATE PLANE GRID NORTH NAD 83

SCALE IN FEET: 50 0 50 100

EMERGENCY SPILLWAY
NOT TO SCALE



INFILTRATION AREA MAINTENANCE NOTES

1. THE INFILTRATION AREA IS TO BE CHECKED REGULARLY FOR ANY SIGNS OF SETTLEMENT AND/OR EROSION AND TO ENSURE INFILTRATION.
2. THE INFILTRATION AREA IS TO BE CLEARED OF ANY TRASH, DEBRIS, INVASIVE SPECIES AND/OR WOODY VEGETATION.
3. THE INFILTRATION AREA IS TO BE FREE OF SILT AND HAVE PROPER VEGETATION.
4. THE INFILTRATION AREA IS TO BE INSPECTED FOR SIGNS OF FLOW CHANNELIZATION.
5. THE INFILTRATION AREA IS TO BE RESTORED TO A LEVEL GRADIENT IMMEDIATELY AFTER DEFICIENCIES ARE OBSERVED.

INFILTRATION AREA INSTALLATION NOTES

1. EXCAVATE AREA WITH TRACKED VEHICLES TO PREVENT SOIL COMPACTION.
2. SCARIFY BOTTOM OF INFILTRATION AREA.
3. IN CONDITIONS WHERE THE LIMITING ZONE IS ENCOUNTERED, THE CONTRACTOR SHALL OVER EXCAVATE THE INFILTRATION AREA AND ADD 24" OF CLEAN, NON-COMPACTED TOPSOIL UNDER THE BASIN BOTTOM.
4. SIDE SLOPES TO BE LINED WITH EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR APPROVED)

NOTES:
1. BERM TO BE MECHANICALLY COMPACTED IN 8" LIFTS TO A MAXIMUM DRY WEIGHT DENSITY OF 98% OF THE FULL MATERIAL.
2. TOPSOIL SHALL BE REMOVED AND SURFACE SCARIFIED PRIOR TO PLACEMENT OF BERM FILL.
3. A SOILS EVALUATION TO DETERMINE SOIL SUITABILITY FOR THE PROPOSED INFILTRATION FACILITY SHALL BE PERFORMED DURING CONSTRUCTION MEETING TOWNSHIP ORDINANCE REQUIREMENTS. RESULTS OF THE SOIL TESTING SHALL BE SENT TO THE TOWNSHIP AND DESIGN ENGINEERS FOR REVIEW.
4. TESTS SHOULD SHOW THAT ACTUAL INFILTRATION RATES ARE APPROPRIATE, AND RESTRICTIVE LAYERS ARE MORE THAN 2' BELOW THE BOTTOM OF THE BASIN.

INFILTRATION BERM
NOT TO SCALE

INFILTRATION BERM INFORMATION

	BERM 1	BERM 2	BERM 3	BERM 4
TOP OF BERM	608.00	603.00	598.00	590.00
BOTTOM ELEVATION	607.00	601.00	597.00	588.00
EMERGENCY SPILLWAY	607.50	602.50	597.50	589.20
PONDING DEPTH	0.5'	1.5'	0.5'	1.2'
ROUTED 100 -YR STORM W.S.E.	607.60	602.61	597.60	589.41
SPILLWAY WIDTH	5'	12'	5'	10'

REQUIRED INFILTRATION VOLUME BY LOT

LOT	IMPERVIOUS AREA - PRE-DEV (AC)	IMPERVIOUS AREA - POST-DEV (AC)	2-YR VOLUME INCREASE (CF)	INFILTRATION VOLUME OF BMPS (CF)
1	0.04	0.13	1,394	1,413
2	0.06	0.16	1,412	1,474
3	0.13	0.22	1,415	2,057
4	0.06	0.18	1,583	1,770

NOTES:
1. BMPS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE MEANT TO DEMONSTRATE HOW STORMWATER BMPS MAY BE PROVIDED. A COMPLETE DESIGN BASED ON THE PROPOSED IMPROVEMENTS, AND CALCULATIONS DEMONSTRATING COMPLIANCE WITH THE WEISENBERG TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, SHALL BE PROVIDED FOR APPROVAL BY WEISENBERG TOWNSHIP AT THE TIME OF BUILDING PERMIT.

2. PRIOR TO CONSTRUCTION ON ANY LOT, STORMWATER MANAGEMENT CALCULATIONS AND AN OPERATIONS AND MAINTENANCE PLAN (A/K/A POST- CONSTRUCTION STORMWATER MANAGEMENT PLAN) FOR THAT LOT SHALL BE PROVIDED TO THE TOWNSHIP FOR REVIEW AGAINST THE WIESENBERG TOWNSHIP STORMWATER ORDINANCE FOR SAID LOT. THE LOT OWNER SUBMITTING THE CALCULATIONS AND PCSM PLAN SHALL BE RESPONSIBLE FOR ALL THE REVIEW FEES INCURRED BY THE TOWNSHIP AND SHALL PROVIDE A $2,000 ESCROW DEPOSIT FOR SAID REVIEW.

3. ALL PROPOSED DWELLINGS SHOULD HAVE DRY WELLS IN ACCORDANCE WITH THE WEISENBERG TOWNSHIP DRYWELL ORDINANCE.

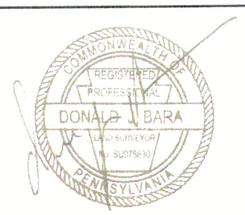
LOCATION MAP
SCALE: 1" = 2000'

NO.	DATE	DESCRIPTION	INT.
1	2022/12/16	EDITS PER TOWNSHIP SEO COMMENTS & ADDITION OF NEW SOIL TESTS	CAM
2	2023/01/13	EDITS PER TOWNSHIP SEO COMMENTS	CAM
3	2023/02/24	EDITS PER TOWNSHIP ENGINEER COMMENTS	WDW
4	2023/03/30	EDITS PER TOWNSHIP ENGINEER COMMENTS	CAM
5	2023/04/19	EDITS PER PENNDOT COMMENTS	MMK
6	2023/07/05	EDITS PER PENNDOT COMMENTS	MMK
7	2023/08/30	EDITS PER PENNDOT COMMENTS	MMK
8	2023/12/18	EDITS PER TOWNSHIP ENGINEER COMMENTS	MMK

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE
AND
10 WORKING DAYS IN DESIGN STATE
— STOP CALL —
Pennsylvania One Call System, Inc

SERIAL NO.

SEAL



JHA Companies
ENGINEERS
SURVEYORS
ENVIRONMENTAL
GIS MAPPING
www.jhacompanies.com
844-542-4757
2370 SEIPSTOWN ROAD
FOGELSVILLE, PA 18051
PA • OH • NY • WV • VA • MD

PROJECT ID: 2020-2072 (WINTERS)	DRAWN: CAM
DATE: 2022-01-05	DESIGN: CAM
SCALE: 1"=50'	CHECKED: DJB

4 LOT MAJOR SUBDIVISION
FOR
KRIS WINTERS
LOCATED IN
WEISENBERG TOWNSHIP
LEHIGH COUNTY,
PENNSYLVANIA

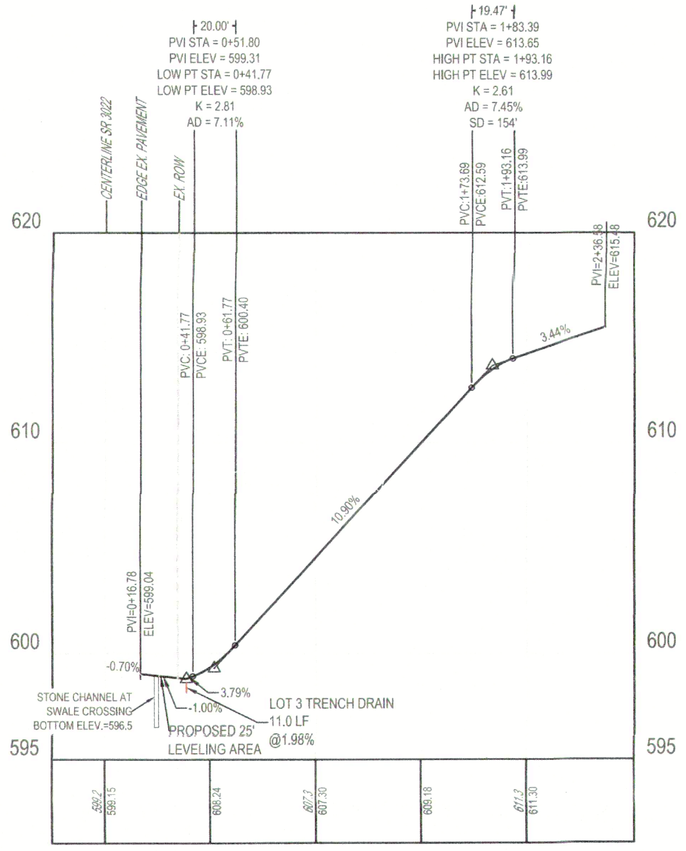
TITLE:
STORMWATER PLAN

PLAN STATUS: FINAL PLAN	SHEET NO. 2

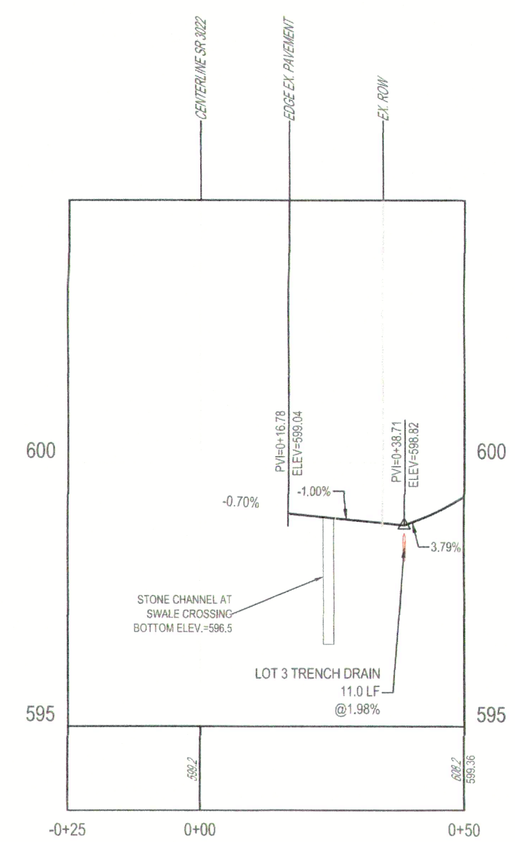
Feb 26, 2024 9:54am MMoke C:\Users\MMoke\AppData\Local\Temp\AcPublish_31988\SISDIMSON PLAN (WINTERS) 22x34.dwg
Layout: 2 STORMWATER PLAN

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF JHA COMPANIES

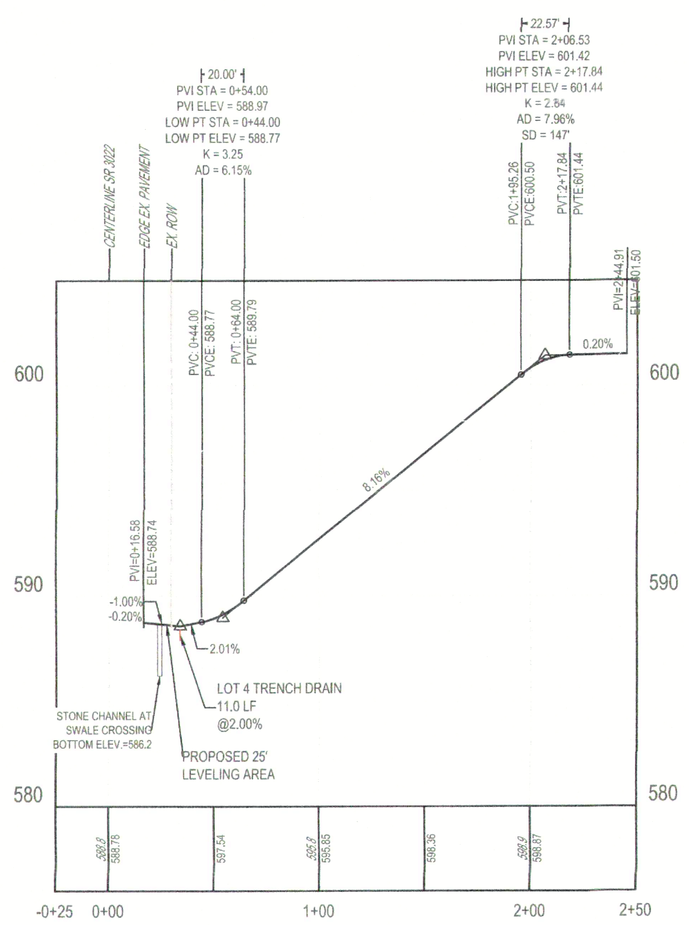
NOTE:
STONE CHANNELS WERE DESIGNED TO PROVIDE SIMILAR CROSS SECTIONAL AREA TO A 18" PIPE.
AREA OF AN 18"(1.5') DIAMETER PIPE = $2\pi(0.75^2)$ = 1.767 sq. ft.
WHILE THE 2' WIDE AND 2.25' DEEP STONE FILLED CHANNEL WITH A 40% VOID SPACE PROVIDES:
2' x 2.25' x 40% = 2 sq. ft.



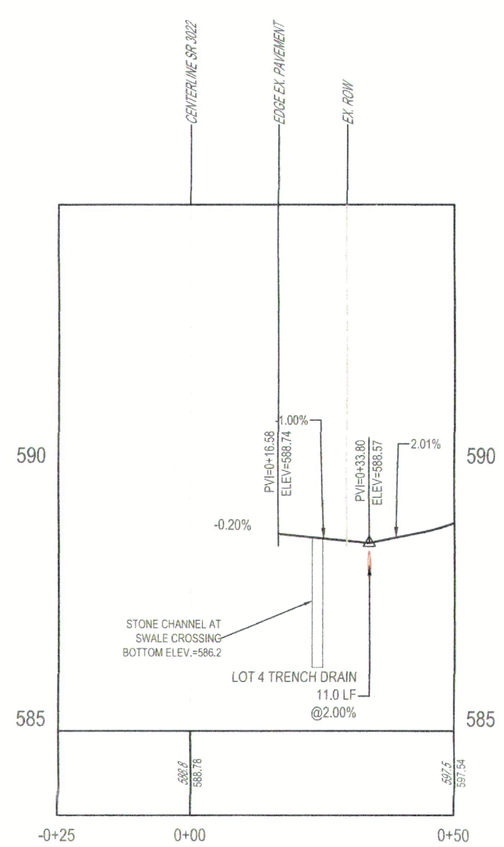
LOT 3 DRIVEWAY
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE 1"= 10'



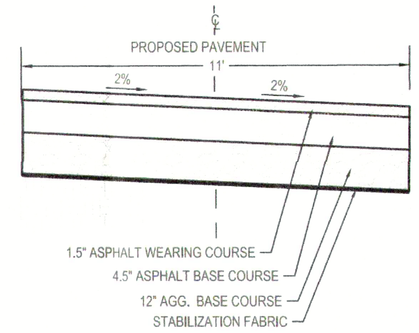
LOT 3 DRIVEWAY
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE 1"= 5'



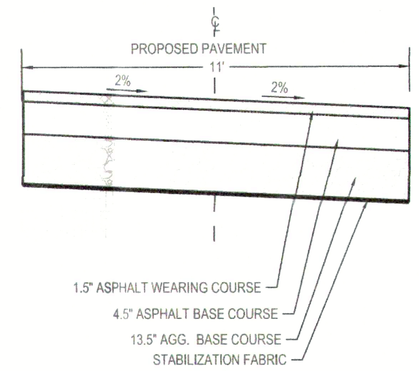
LOT 4 DRIVEWAY
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE 1"= 10'



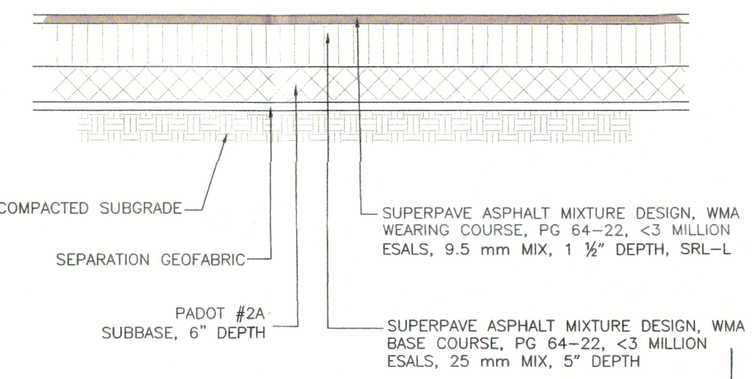
LOT 4 DRIVEWAY
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE 1"= 5'



DRIVEWAY PAVING SECTION
NOT TO SCALE

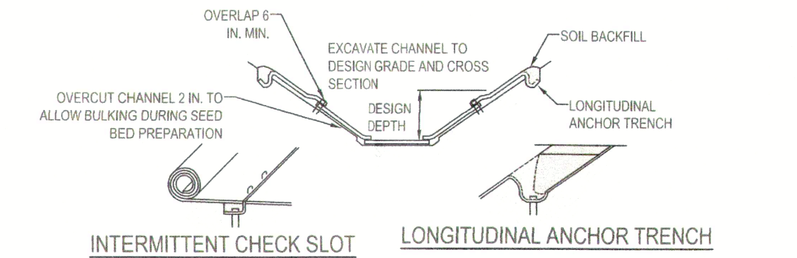


DRIVEWAY PAVING SECTION AT SWALE CROSSING
NOT TO SCALE

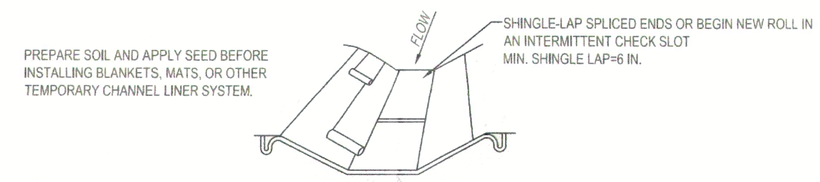


NOTE: ALL THICKNESSES ARE COMPACTED IN PLACE OR MATCH EXISTING, WHICHEVER IS GREATER

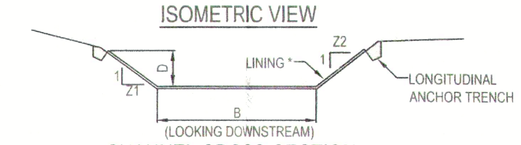
PENNDOT PAVE SECTION
NOT TO SCALE
FOR USE IN PADOT R.O.W.



INTERMITTENT CHECK SLOT
LONGITUDINAL ANCHOR TRENCH



ISOMETRIC VIEW

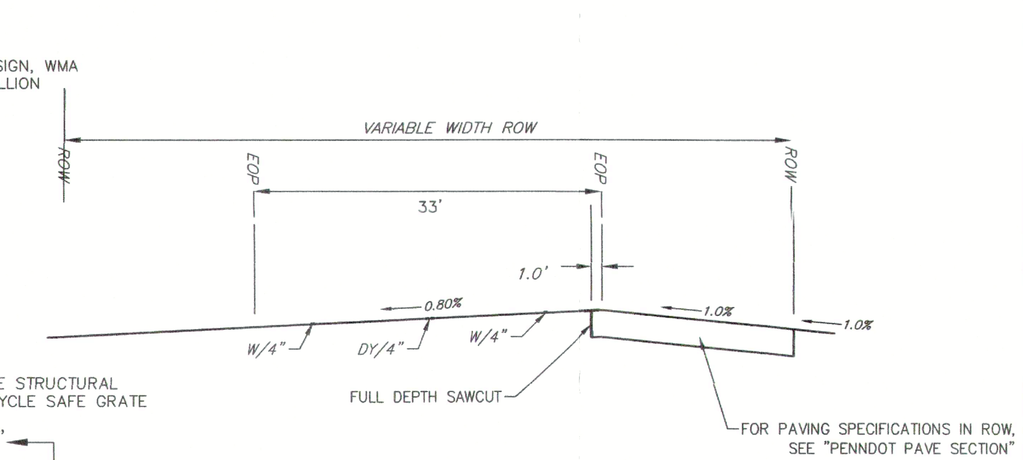


CHANNEL CROSS-SECTION

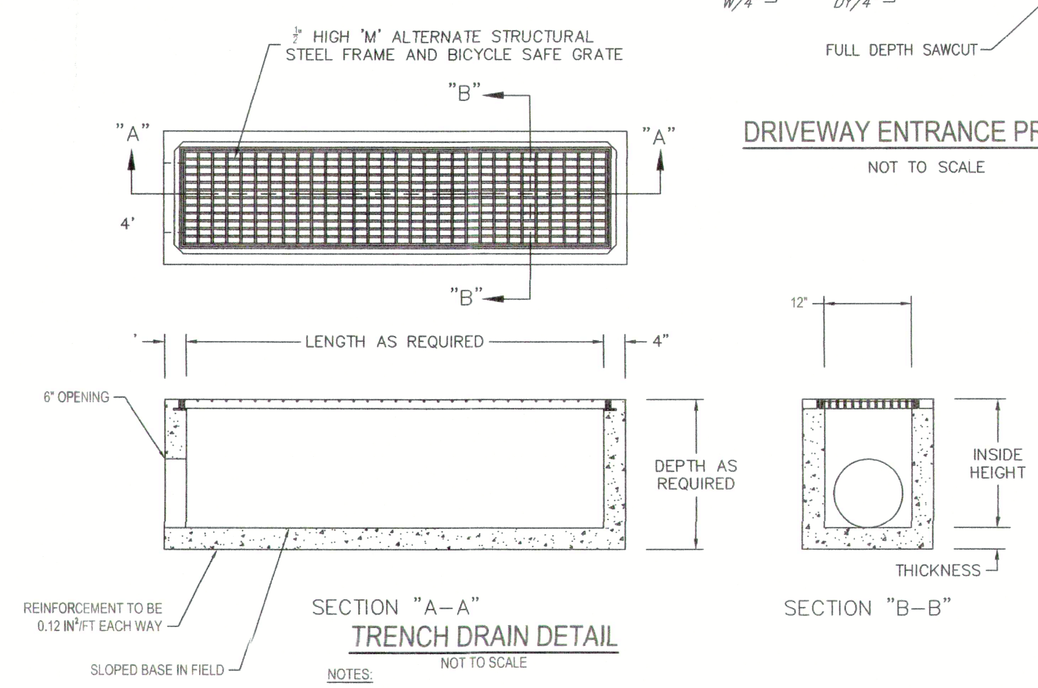
* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

NOTES:
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
4. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

VEGETATED CHANNEL
NOT TO SCALE



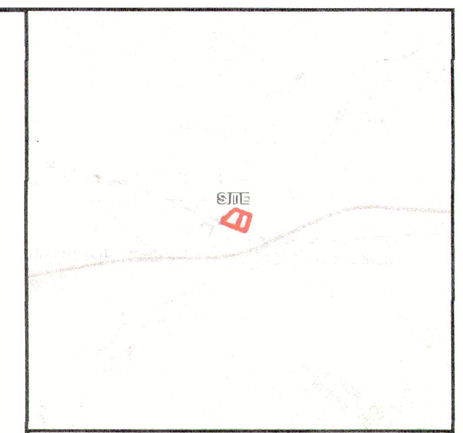
DRIVEWAY ENTRANCE PROFILE
NOT TO SCALE



SECTION "A-A"
SECTION "B-B"

TRENCH DRAIN DETAIL
NOT TO SCALE

NOTES:
1. CONCRETE TO BE 5000 PSI MINIMUM @ 28 DAYS.
2. REINFORCEMENT PER ASTM-615, GR. 60
3. GRATES TO BE FURNISHED IN 23¾" LENGHS, 1½" THICK.
4. OPEN AREA OF GRATE TO BE 34 SQ. IN./FT.
5. DESIGNED FOR H-20 LOADING.
6. LENGTH IS VARIABLE IN 2' INCREMENTS.



LOCATION MAP
SCALE: 1" = 2000'

NO.	DATE	DESCRIPTION	INT.
1	2022/12/16	EDITS PER TOWNSHIP COMMENTS & ADDITION OF NEW SOIL TESTS	CAM
2	2023/01/13	EDITS PER TOWNSHIP SEO COMMENTS	CAM
3	2023/02/24	EDITS PER TOWNSHIP ENGINEER COMMENTS	WDW
4	2023/03/30	EDITS PER TOWNSHIP ENGINEER COMMENTS	CAM
5	2023/04/19	EDITS PER PENNDOT COMMENTS	MMK
6	2023/07/05	EDITS PER PENNDOT COMMENTS	MMK
7	2023/08/30	EDITS PER PENNDOT COMMENTS	MMK
8	2023/12/18	EDITS PER TOWNSHIP ENGINEER COMMENTS	MMK

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE
AND
10 WORKING DAYS IN DESIGN STATE
– STOP CALL
Pennsylvania One Call System, Inc
SERIAL NO.

SEAL

JHA Companies
ENGINEERS
SURVEYORS
ENVIRONMENTAL
GIS MAPPING
www.jhacompanies.com
844-542-4757
2370 SEIPSTOWN ROAD
FOGELSVILLE, PA 18051
PA • OH • NY • WV • VA • MD

PROJECT ID: 2020-2072 (WINTERS)	DRAWN: CAM
DATE: 2022-01-05	DESIGN: CAM
SCALE: 1"=50'	CHECKED: DJB

4 LOT MAJOR SUBDIVISION
FOR
KRIS WINTERS
LOCATED IN
WEISENBURG TOWNSHIP
LEHIGH COUNTY,
PENNSYLVANIA

TITLE:
DETAILS

PLAN STATUS: FINAL PLAN
SHEET NO. 5

File: JOB_2020\2020-2072 (WINTERS)\SR3022 PLAN (WINTERS) 22x34.dwg
Layout: 5 DETAILS
Date: 2023-12-18 9:04am MWalsh C:\Users\MWalsh\AppData\Local\Temp\AcPublish_31988\SR3022 PLAN (WINTERS) 22x34.dwg

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF JHA COMPANIES