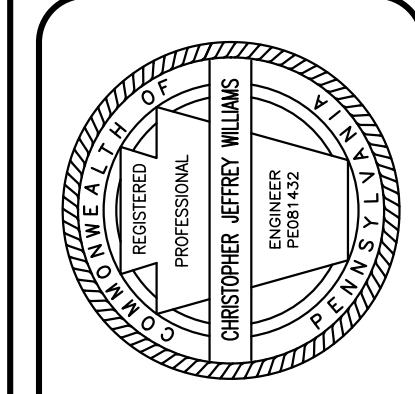


BY	JAZ
DATE	11/13/2020
REVISIONS	1. TOWNSHIP COMMENTS 2. LCCD COMMENTS 3. TOWNSHIP COMMENTS



BARRY WISETT & Associates
 PROFESSIONAL ENGINEERS AND CONSULTANTS
 610.398.0904
 barywisett.com
 85 SOUTH ROUTE 100
 ALLENTOWN, PA 18106

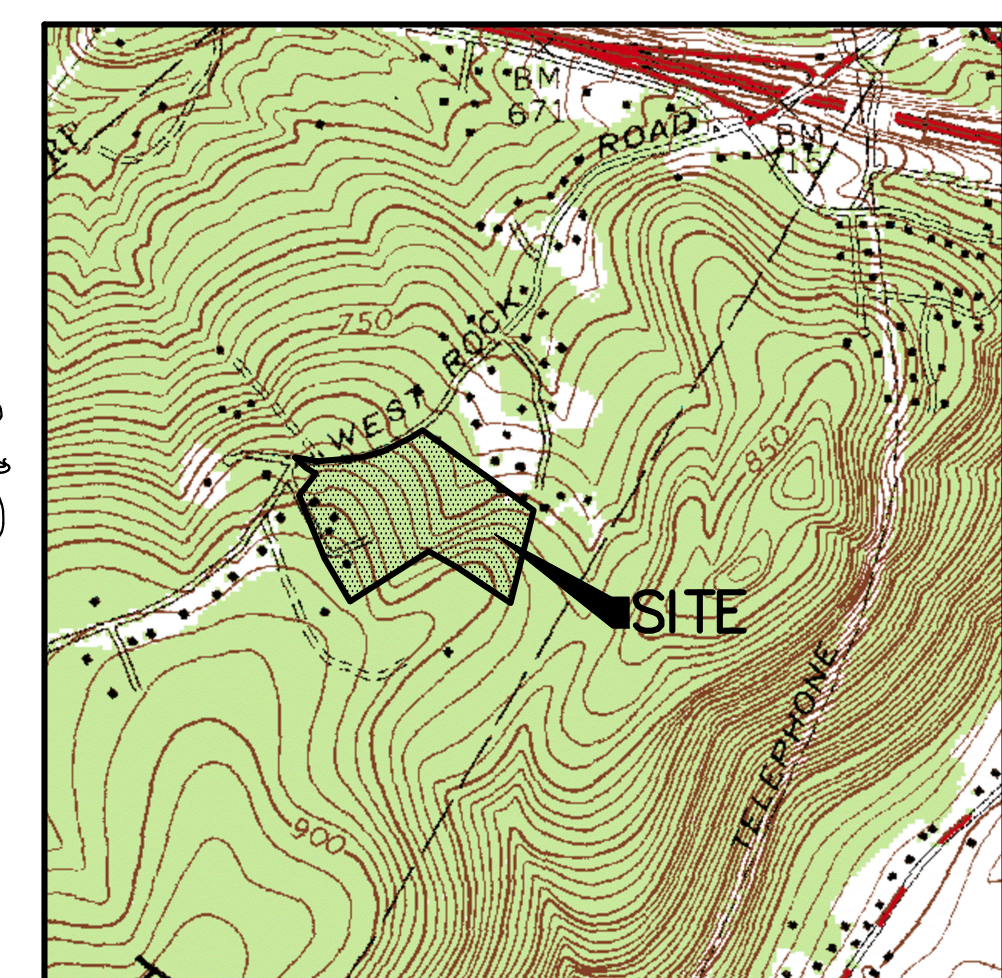
PRELIMINARY/FINAL PLAN
LOT CONSOLIDATION PLAN
GIRL SCOUTS OF EASTERN PA.
2638 W. ROCK ROAD
SALISBURY TOWNSHIP
LEHIGH COUNTY, PA

DATE:	8/26/2020	DSGN:	CJW
SCALE:	1"=50'	CHK:	CJW
DRAWN:	DFG	APPRD:	CJW
JOB:	1064119.000	P MGR:	CJW

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 SHEET: 1 OF 1
LC-1

SITE DATA - (LOT CONSOLIDATION)

RECORD OWNER: GREAT VALLEY GIRL SCOUT COUNCIL
 OWNER ADDRESS: 2638 W. ROCK ROAD ALLENTOWN, PA 18103
 PARCEL ID: 640543637357 1 (PARCEL "A")
 DOC. ID: D.B.V. 1185, PG. 713
 SITE ADDRESS: 2648 W. ROCK ROAD ALLENTOWN, PA 18103
 ASSESSMENT AREA 1.48 AC.
 PARCEL ID: 640553129150 1 (PARCEL "B")
 DOC. ID: D.B.V. 1005, PG. 134; D.B.V. 953, PG. 368; D.B.V. 861, PG. 63 TRIANGLE 1; D.B.V. 614, PG. 352; D.B.V. 610, PG. 262 TRACT 1; D.B.V. 843, PG. 311
 SITE ADDRESS: 2638 W. ROCK ROAD ALLENTOWN, PA 18103
 ASSESSMENT AREA: 13.89 AC.
 NUMBER OF LOTS: TWO (2-EXISTING), ONE (1-PROPOSED)
 SEWER: ON LOT
 WATER: ON LOT
 OWNER: USGS



LOCATION MAP
SCALE: 1"=1000'

ZONING DATA:

PROPOSED USE: NON-PROFIT, PRIVATE RECREATION AREA
 DISTRICT: OR; CONSERVATION-RESIDENTIAL DISTRICT
 MINIMUM LOT AREA: 5 ACRES
 MINIMUM LOT WIDTH: 200 FT.
 25 FT. (AT STREET RIGHT-OF-WAY LINE, AFTER DEVELOPMENT)
 MINIMUM WIDTH & LENGTH OF DWELLING: 20 FT.
 MINIMUM YARDS:
 FRONT: 50 FT.
 SIDE: 25 FT. (EACH OF 2 SIDES)
 REAR: 100 FT.
 ADJACENT TO A PUBLIC STREET: 50 FT.
 PERMITTED NONRESIDENTIAL PRINCIPAL STRUCTURE TO A LOT LINE OF A "RESIDENTIAL LOT LINE": 50 FT.
 DRIVEWAYS FROM A LOT LINE OF AN EXISTING ADJUTING SINGLE FAMILY-DETACHED DWELLING: 6 FT.
 MINIMUM YARDS-ACCESSORY STRUCTURE:
 FRONT: WITHIN REQUIRED MINIMUM FRONT YARD BUILDING SETBACK OF A PRINCIPAL BUILDING - NOT PERMITTED
 SIDE: 6 FT.
 REAR: 6 FT.
 SIDE OR REAR ABUTTING A PUBLIC STREET: 20 FT.
 MAXIMUM PRINCIPAL BLDG. HEIGHT: 45 FT.
 MAXIMUM PRINCIPAL BLDG. STORIES: 2 1/2
 MAXIMUM ACCESSORY BLDG. HEIGHT: 22 FT.
 MAXIMUM ACCESSORY BLDG. STORIES: 1
 MAXIMUM BLDG. COVERAGE: 10%
 MAXIMUM IMPERVIOUS COVERAGE: 10%

AREA CHART

PARCEL "A" (EXISTING):	1.4853 ACRES
PARCEL "B" (EXISTING):	14.1650 ACRES
TOTAL LOT CONSOLIDATED AREA :	15.6503 ACRES (GROSS)
TOTAL LOT CONSOLIDATED AREA :	15.6503 ACRES (GROSS)
LESS ULTIMATE R/W AREA :	-0.4375 ACRES
TOTAL LOT CONSOLIDATED AREA :	15.2128 ACRES (NET)

LEGEND

PROPERTY BOUNDARY	---
LOT LINE	---
BUILDING SETBACK	---
EASEMENT	---
CURBING	---
BUILDING	---
SOIL BOUNDARY	---
UTILITY POLE	---
OVERHEAD WIRES	---
WATER MAIN & VALVE	---
FIRE HYDRANT	---
GAS MAIN & VALVE	---
SANITARY LINE, MANHOLE, & CLEANOUT	---
STORM LINE, MANHOLE, & INLET	---
CHAIN-LINK FENCE	---
SIGN	---
DECIDUOUS TREE	---
EVERGREEN TREE	---
TREE ROW	---
CONTOUR	---
SPOT ELEVATION	---
SOIL TEST PIT	---
EDGE OF PAVEMENT	---
BITUMINOUS	---
TYPICAL	---
FINISHED FLOOR	---



PROFESSIONAL ENGINEER'S STATEMENT
 I, CHRISTOPHER J. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER LICENSED AND REGISTERED TO PRACTICE ENGINEERING IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO PENNSYLVANIA PROFESSIONAL ENGINEERS REGISTRATION LAW, ACT OF MAY 23, 1945, P.L. 913, AS AMENDED, AS FOUND AT 63 P.S. SECTION 148 ET SEQ., AND THAT THE ENGINEERING ASPECTS OF THE PLAN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND I DO FURTHER CERTIFY THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF SALISBURY TOWNSHIP.

PROFESSIONAL ENGINEER'S SIGNATURE
 CHRISTOPHER J. WILLIAMS
 85 SOUTH ROUTE 100
 ALLENTOWN, PA 18106

OWNER'S STATEMENT
 I/WE, THE OWNER(S) OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND STATE THAT I AM/WE ARE THE SOLE OWNER(S) OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT I/WE HEREBY DEDICATE TO THE TOWNSHIP OF SALISBURY FOR PUBLIC USE ALL THE ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS AND RIGHTS-OF-WAY OF PUBLIC IMPROVEMENTS SUCH AS SEWER LINES AND STORM DRAINAGE FACILITIES AS SHOWN ON THIS SUBDIVISION PLAN. I/WE DO FURTHER DEPOSE AND STATE THAT I/WE HAVE COMPLIED WITH ALL THE REQUIREMENTS AND PROVISIONS OF THE SALISBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF SALISBURY AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OF THIS PLAT FOR WHATEVER REASONS PRESENT OR FUTURE.

OWNER'S SIGNATURE _____ DATE _____
 OWNER'S SIGNATURE _____ DATE _____
 OWNER'S SIGNATURE _____ DATE _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

REVIEW/APPROVAL/RECORDING SIGNATURE BLOCKS

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES.
 _____ LVPCC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____
 APPROVED BY THE SALISBURY TOWNSHIP ENGINEER _____ DATE _____
 APPROVED BY THE SALISBURY TOWNSHIP PLANNING COMMISSION
 _____ CHAIRMAN _____ SECRETARY _____ DATE _____
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS LEHIGH COUNTY, PENNSYLVANIA ON _____ 20____, IN MAP BOOK VOLUME _____ PAGE _____
 LEHIGH COUNTY RECORDER OF DEEDS

PROFESSIONAL LAND SURVEYOR'S STATEMENT
 I, TIMOTHY J. SHERIDAN, DO HERESY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED TO PERFORM LAND SURVEYS IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA ENGINEER, LAND SURVEYOR AND GEOLOGIST REGISTRATION LAW, ACT OF MAY 23, 1945, P.L. 913, AS AMENDED DECEMBER 16, 1992 FOUND AT 63 P.S. SECTION 148 ET SE., AND DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM A FIELD SURVEY, AND THAT TO THE BEST OF MY KNOWLEDGE THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF SALISBURY TOWNSHIP.

PROFESSIONAL LAND SURVEYOR'S SIGNATURE
 TIMOTHY J. SHERIDAN
 85 SOUTH ROUTE 100
 ALLENTOWN, PA 18106



NOTE:
 PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 121. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).
 THE SITE SERIAL NUMBER IS 20192770955.