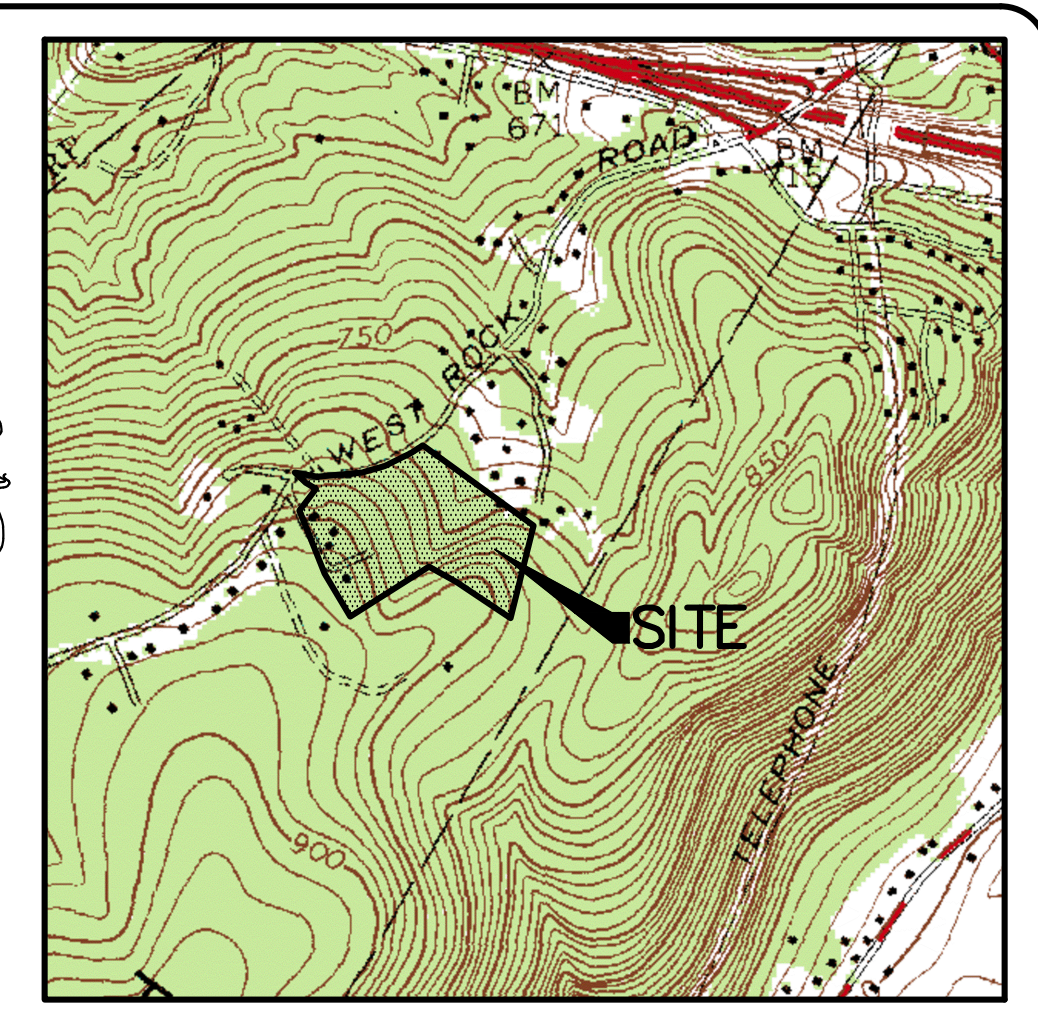


SITE DATA – (LOT CONSOLIDATION)

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



ZONING DATA:

PROPOSED USE: NON-PROFIT, PRIVATE RECREATION AREA
 DISTRICT: OR; CONSERVATION-RESIDENTIAL DISTRICT
 MINIMUM LOT AREA: 2 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 PERMITTED 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: 15%

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	[Hatched Box]
SOIL BOUNDARY
UTILITY POLE	o
OVERHEAD WIRES	o---o
WATER MAIN & VALVE	o---o
FIRE HYDRANT	o
GAS MAIN & VALVE	o---o
SANITARY LINE, MANHOLE, & CLEANOUT	o---o
STORM LINE, MANHOLE, & INLET	o---o
CHAIN-LINK FENCE	=====
SIGN	[Sign Symbol]
DECIDUOUS TREE	[Tree Symbol]
EVERGREEN TREE	[Tree Symbol]
TREE ROW	[Tree Row Symbol]
CONTOUR	[Contour Line]
SPOT ELEVATION	[Spot Elevation Symbol]
SOIL TEST PIT	[Soil Test Pit Symbol]
EDGE OF PAVEMENT	[Edge of Pavement Symbol]
BITUMINOUS	[Bituminous Symbol]
TYPICAL	[Typical Symbol]
FINISHED FLOOR	[Finished Floor Symbol]

PRELIMINARY PLANS

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

DATE: 8/28/2020	DSGN: CJW
SCALE: 1"=50'	CHK: CJW
DRAWN: DFG	APPRD: CJW
JOB: 1064119.000	P MGR: CJW
COPYRIGHT 2020	
SHEET: 1 OF 1	
LC-1	

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
 DATE: 8/28/2020
 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.
 _____ DATE: _____
 LVPF STAFF PERSON RESPONSIBLE FOR REVIEW

APPROVED BY THE SALISBURY TOWNSHIP ENGINEER
 _____ DATE: _____

APPROVED BY THE SALISBURY TOWNSHIP PLANNING COMMISSION
 CHAIRMAN: _____ SECRETARY: _____ DATE: _____

APPROVED BY THE SALISBURY TOWNSHIP BOARD OF COMMISSIONERS
 PRESIDENT: _____ 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

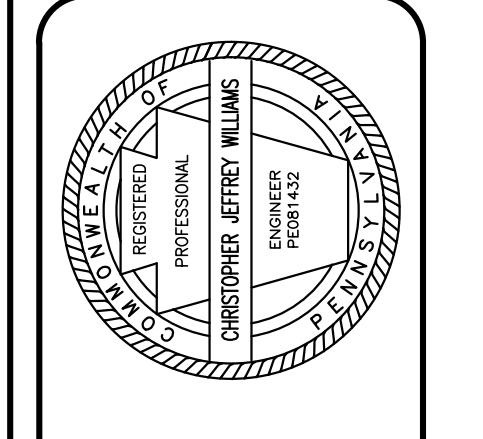


NOTE:
 PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, 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 2019270955.

PROFESSIONAL LAND SURVEYOR'S STATEMENT
 I, TIMOTHY J. SHERIDAN, DO HEREBY 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 SEQ., 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
 DATE: 8/28/2020
 85 SOUTH ROUTE 100 ALLENTOWN, PA. 18106

BY: JAZ
DATE: 8/18/2020
REVISIONS:
1. TOWNSHIP COMMENTS



610.398.0904
 barryset.com
 85 SOUTH ROUTE 100
 ALLENTOWN, PA 18106

BARRY ISETT & Associates
 MULTIDISCIPLINARY ENGINEERS AND CONSULTANTS