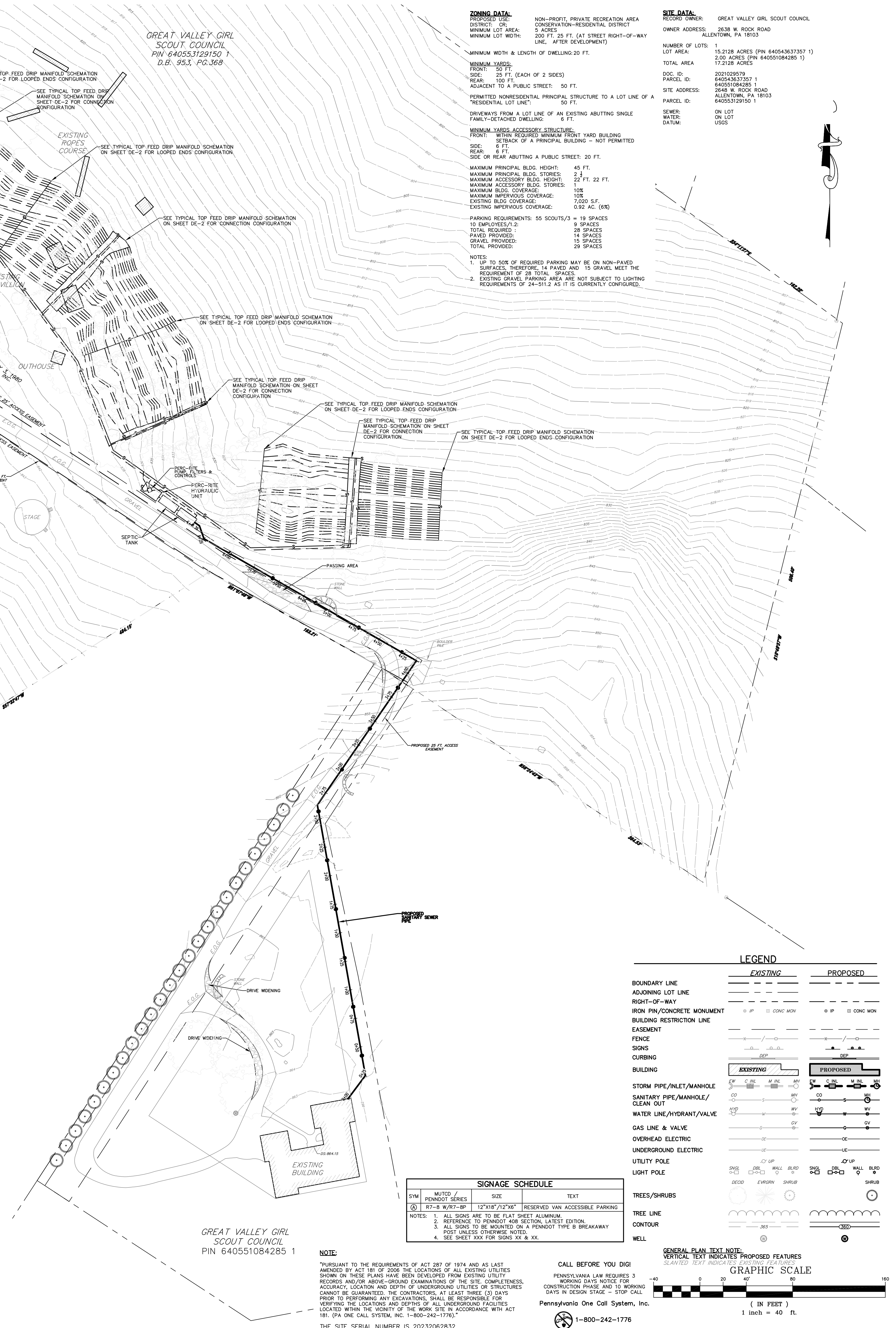
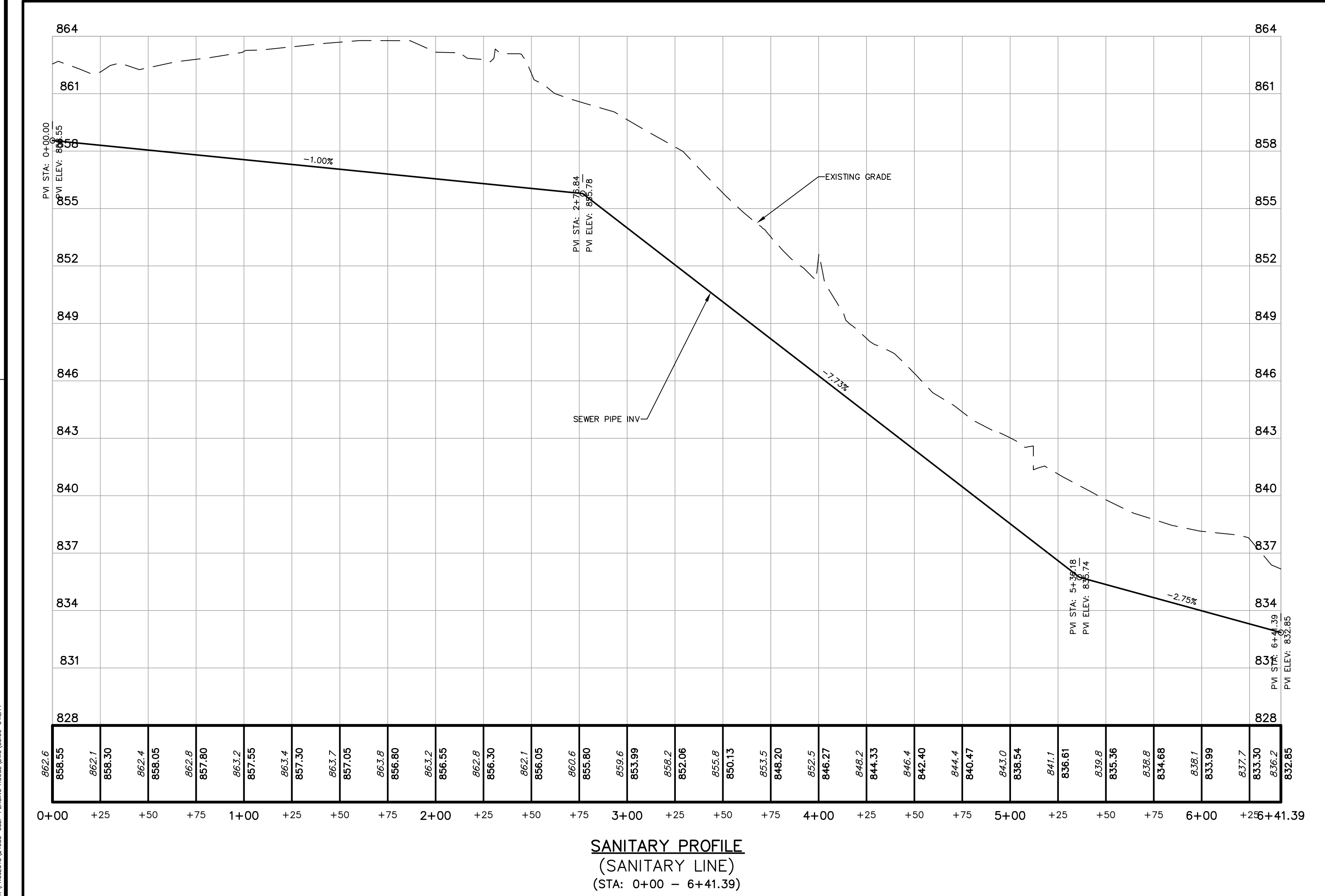


THE PREVIOUSLY APPROVED LAND DEVELOPMENT PROJECT (NO. 19-0020), INCLUDING WAIVERS GRANTED IN CONNECTION THEREWITH, WILL BE WITHDRAWN UPON SPECIAL EXCEPTION AND LAND DEVELOPMENT APPROVAL OF THIS PROJECT.

GRADING & UTILITY NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS. IF THERE ARE CONFLICTS WITH THIS PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCES AT CROSSINGS. TEST RESULTS MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITION, AND CONSEQUENCES THEREOF. RESULTS OF PROBINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
2. THESE PLANS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
3. ALL WORK SHALL BE DONE WITHIN THE PROPERTY BOUNDARY OF THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS. IF IT IS NECESSARY TO WORK BEYOND THESE AREAS, THE CONTRACTOR SHALL ACQUIRE ADEQUATE APPROVAL FROM THE OWNER OF THE PROPERTY ON WHICH IT IS NECESSARY TO WORK.
4. PRIOR TO FILL OPERATIONS, ALL AREAS WITHIN BUILDING AND PAVEMENT INFLUENCE THAT ARE TO RECEIVE FILL SHALL BE PROPPROFLED, AND ALL UNSTABLE MATERIAL SHALL BE REMOVED OR STABILIZED IN PLACE, AND THEN COMPACTED TO A MINIMUM OF 85% MAXIMUM DENSITY TO A MINIMUM DEPTH OF TWELVE (12) INCHES, AS DETERMINED BY ASTM D-1557.
5. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPILL. TOPSOIL MUST BE REDISTRIBUTED ON THE SITE UNIFORMLY. ALL AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING IN ACCORDANCE WITH THE COUNTY CONSERVATION DISTRICT STABILIZATION STANDARDS.
6. NO LAND DEVELOPMENT ACTIVITY SHALL BE PERMITTED TO FULLY AND ACTIVELY REMOVE SOIL FROM THE MUNICIPALITY AND TRANSPORT OR OTHERWISE MOVE SAID SOIL OUT OF THE MUNICIPALITY, WHENEVER EARTH DISTURBANCE OCCURS, THE DISTURBED SOIL SHALL REMAIN ON THE SAME SITE UNLESS CONSTRAINTS OF THE SITE CREATE A POTENTIAL HARM TO RESIDENTS OR THE ENVIRONMENT.
7. ALL AREAS MUST DRAIN TO THE DESIGNED DRAINAGE POINTS. NO PUDDLES SHALL BE PERMITTED. REFER TO PROFILE SHEETS FOR ADDITIONAL UTILITY INFORMATION.
8. ALL STORM AND SANITARY PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURES. THE CONTRACTOR(S) SHALL ADJUST ANY/ALL EXISTING UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. WITHIN THE LIMITS/AREAS OF DISTURBANCE TO BE FLUSH WITH THE FINAL GRADE SURFACE. ANY/ALL PROPOSED UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE SET FLUSH WITH THE FINAL GRADE SURFACE.
9. EXISTING STRUCTURES SHALL BE MODIFIED OR REPLACED AS NECESSARY TO RECEIVE NEW PIPE CONNECTIONS.
10. HOPE STORM PIPES SHALL BE ADS N-12, WATER-TIGHT JOINT PIPE OR EQUIVALENT. RCP PIPE TO BE CLASS V PIPE, ELLIPTICAL RCP PIPE JOINTS TO BE GROUTED WITH NON-SHRINK GROUT AROUND THE FULL PERIMETER OF ALL JOINTS.
11. DOWNSPOUT PIPES (DS) AND ROOF DRAINS (RD) SHALL UTILIZE SDR-26 PVC AT A MINIMUM SLOPE OF 1.0% UNLESS SPECIFICALLY INDICATED OTHERWISE.
12. ROOF DRAIN PIPE CONNECTIONS TO OTHER STORM PIPES SHALL BE MADE WITH A SADDLE TEE.
13. THE GAS LINE SHALL BE EXCAVATED, INSTALLED, AND BACKFILLED BY THE UTILITY PROVIDER. THE GC SHALL COORDINATE INSTALLATION WITH THE UTILITY PROVIDER.
14. PROPOSED CONSTRUCTION AND UTILITY CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST CONSTRUCTION STANDARDS OF THE UTILITY PROVIDER.
15. REFER TO ELECTRICAL PLANS FOR SITE ELECTRICAL SYSTEM LAYOUT AND ALL RELATED DETAILS.
16. ALL UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, STORM WATER, GAS, ELECTRIC, PHONE, ETC.) SHALL HAVE A MINIMUM 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE WITH THE SANITARY LINES, OR REQUIREMENTS BY THE INDIVIDUAL UTILITY, WHICHEVER REQUIREMENT IS MORE RESTRICTIVE. SANITARY LINES SHALL BE LOCATED BELOW WATER LINES.
17. DR-18 PVC PIPES SHALL UTILIZE C900 FITTINGS.
18. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND WITH THE EXCEPTION OF THE ALLOWANCE OF OVERHEAD ELECTRIC AND COMMUNICATION SERVICES INTO THE SITE.



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: 50 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 ADJUTING A PUBLIC STREET: 20 FT.
 MAXIMUM PRINCIPAL BLDG. HEIGHT: 45 FT.
 MAXIMUM PRINCIPAL BLDG. STORES: 2 F.
 MAXIMUM ACCESSORY BLDG. HEIGHT: 22 FT. 22 FT.
 MAXIMUM ACCESSORY BLDG. STORES: 10S
 MAXIMUM BLDG. COVERAGE: 10S
 MAXIMUM IMPERVIOUS COVERAGE: 10S
 EXISTING BLDG. COVERAGE: 7,020 S.F.
 EXISTING IMPERVIOUS COVERAGE: 0.92 AC. (6%)
 PARKING REQUIREMENTS: 55 SCOUTS/3 = 19 SPACES
 10 EMPLOYEES/1.2 = 9 SPACES
 TOTAL REQUIRED: 28 SPACES
 PAVED PROVIDED: 14 SPACES
 GRAVEL PROVIDED: 15 SPACES
 TOTAL PROVIDED: 29 SPACES

SITE DATA:
 RECORD OWNER: GREAT VALLEY GIRL SCOUT COUNCIL
 OWNER ADDRESS: 2638 W. ROCK ROAD ALLENTOWN, PA 18103
 NUMBER OF LOTS: 1
 LOT AREA: 15,2138 ACRES (PIN 640543637357 1)
 TOTAL AREA: 230 ACRES (PIN 640551084285 1)
 17,2128 ACRES
 DOC. ID: 2021029579
 PARCEL ID: 640543637357 1
 640551084285 1
 SITE ADDRESS: 2648 W. ROCK ROAD ALLENTOWN, PA 18103
 PARCEL ID: 64055329150 1
 SEWER: ON LOT
 WATER: ON LOT
 DATUM: USGS

- NOTES:**
1. UP TO 50% OF REQUIRED PARKING MAY BE ON NON-PAVED SURFACES, THEREFORE, 14 PAVED AND 15 GRAVEL MEET THE REQUIREMENT OF 29 TOTAL SPACES.
 2. EXISTING GRAVEL PARKING AREAS ARE NOT SUBJECT TO LIGHTING REQUIREMENTS OF 24-511.2 AS IT IS CURRENTLY CONFIGURED.

SIGNAGE SCHEDULE

SYM	MULTI / PENDOUT SERIES	SIZE	TEXT
(Q)	R7-B W/R7-BP	12"x18" 712"x6"	RESERVED VAN ACCESSIBLE PARKING

NOTES:
 1. ALL SIGNS ARE TO BE PLAT SHEET ALUMINUM.
 2. REFERENCE TO PENDOUT 408 SECTION, LATEST EDITION.
 3. ALL SIGNS TO BE MOUNTED ON A PENDOUT TYPE B BREAKAWAY POST UNLESS OTHERWISE NOTED.
 4. SEE SHEET XXX FOR SIGNS XX & XX.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	(Symbol)	(Symbol)
ADJUTING LOT LINE	(Symbol)	(Symbol)
RIGHT-OF-WAY	(Symbol)	(Symbol)
IRON PIN/CONCRETE MONUMENT	(Symbol)	(Symbol)
BUILDING RESTRICTION LINE	(Symbol)	(Symbol)
EASEMENT	(Symbol)	(Symbol)
SIGNS	(Symbol)	(Symbol)
CURBING	(Symbol)	(Symbol)
BUILDING	(Symbol)	(Symbol)
STORM PIPE/INLET/MANHOLE	(Symbol)	(Symbol)
SANITARY PIPE/MANHOLE/CLEAN OUT	(Symbol)	(Symbol)
WATER LINE/HYDRANT/VALVE	(Symbol)	(Symbol)
GAS LINE & VALVE	(Symbol)	(Symbol)
OVERHEAD ELECTRIC	(Symbol)	(Symbol)
UNDERGROUND ELECTRIC	(Symbol)	(Symbol)
UTILITY POLE	(Symbol)	(Symbol)
LIGHT POLE	(Symbol)	(Symbol)
TREES/SHRUBS	(Symbol)	(Symbol)
TREE LINE	(Symbol)	(Symbol)
CONTOUR	(Symbol)	(Symbol)
WELL	(Symbol)	(Symbol)

GENERAL PLAN TEXT NOTES:
 VERTICAL TEXT INDICATES EXISTING FEATURES
 SLANTED TEXT INDICATES PROPOSED FEATURES

GRAPHIC SCALE
 1 inch = 40 ft.

NOTE:
 PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2008 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 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1778).
 THE SITE SERIAL NUMBER IS 20232062832

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1778

REVISIONS

DATE	DESCRIPTION
07/26/2024 <td>PARKING LAYOUT REVISIONS</td>	PARKING LAYOUT REVISIONS
07/26/2024 <td>ZONING APPEAL</td>	ZONING APPEAL

FINAL

GSEP PERSING HOUSE
GIRLS SCOUTS OF EASTERN PA
 2638 W. ROCK ROAD
 SALISBURY TOWNSHIP
 LEHIGH COUNTY
 PENNSYLVANIA

Terraform Engineering, LLC
 ONE EAST BROAD STREET, SUITE 309
 PHOENIX, AZ 85004
 WWW.TERRAFORMENGINEERING.COM

SKETCH PLAN

DATE: 07/26/2024
 SCALE: 1" = 40'
 PROJECT NO.: 24003
 DRWN: GAS CHD: JQM

SK-01