

SITE DATA

APPLICANT:
LAFAYETTE AMBASSADOR BANK
134 SOUTH MAIN ST.
NAZARETH, PA 18064

DEED REFERENCE: DOC ID# 7053207, 7053208
TAX MAP PARCEL NO.: 05 L11NE1D001 001, 001A & 002
PINE# 64235889289-1, 642358770000-1, 642358767539-1
TOTAL AREA: 0.866 AC.
PROPOSED: LOT CONSOLIDATION
EXISTING PARCEL L11NE1D-001-001A: 8,221.01 S.F.
EXISTING PARCEL L11NE1D-001-001: 12,647.70 S.F.
EXISTING PARCEL L11NE1D-001-002: 16,850.00 S.F.
PROPOSED LOT 1: 37,718.71 S.F. (GROSS)
R.O.W.(PENNDOT-ROUTE 309): 2,900.74 S.F.
R.O.W.(PINE ALLEY): 2,000.00 S.F.
PROPOSED LOT 1: 32,817.97 S.F. (NET)

SEWER: PUBLIC
WATER: PUBLIC
BENCHMARK:
MANHOLE RIM 504.06, CENTERLINE OF E. LANDIS STREET
WATERVALVE 505.18, NEAR INTERSECTION OF E. LANDIS STREET & NORTH THIRD STREET

ZONING DATA

ZONING DISTRICT: C-2 (COMMERCIAL DISTRICT)
PROPOSED USE: BANK

MINIMUM LOT AREA: 8,000 S.F.
MINIMUM LOT WIDTH: 50 FT.
MAXIMUM BUILDING COVERAGE: 60%
MAXIMUM BUILDING HEIGHT: 35 FT.
MINIMUM YARD REQUIREMENTS:
FRONT: 25 FT.
SIDE: 10 FT.
SIDE YARDS (BOTH): 20 FT.
REAR: 20 FT.

REQUIRED PARKING: 1 SPACE PER 200 S.F. PLUS 1 PER EMPLOYEE
2,594 S.F./200 = 12.97 or 13 SPACES
5 EMPLOYEES
18 SPACES TOTAL

PROPOSED PARKING: 21 SPACES

DRAWING INDEX

DRAWING NO.	TITLE
SHEET 1 OF 6	RECORD PLAN
SHEET 2 OF 6	EXISTING FEATURES/DEMOLITION PLAN
SHEET 3 OF 6	GRADING AND DRAINAGE PLAN
SHEET 4 OF 6	EROSION & SEDIMENTATION CONTROL PLAN PHASE 1
SHEET 5 OF 6	EROSION & SEDIMENTATION CONTROL PLAN PHASE 2
SHEET 6 OF 6	LANDSCAPING & LIGHTING PLAN

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND, THAT IS CORRECT, THAT MONUMENTS OR MARKERS INDICATED HAVE BEEN OR WILL BE SET AS SHOWN, AND THAT AT THE TIME THE SURVEY WAS MADE THERE WERE NO EASEMENTS OR ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE SHOWN

OWNERS CERTIFICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON IN PEACEFUL POSSESSION AND THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, THAT WE WILL PROPERLY GRADE ALL INDIVIDUAL LOTS AND PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS WILL BE CREATED, AND THAT THE CONCRETE MONUMENTS INDICATED WILL BE PLACED UPON COMPLETION OF GRADING.

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 200__

NOTARY PUBLIC
MY COMMISSION EXPIRES:

BOROUGH COUNCIL APPROVAL

ON _____ THE WITHIN PLOT OR PLAN OF LAND LOCATED IN BOROUGH OF COOPERSBURG, LEHIGH COUNTY, PENNSYLVANIA, WAS ENDORSED BY THE BOROUGH OF COOPERSBURG BOROUGH COUNCIL.

PRESIDENT

SECRETARY

LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

(DATE)

BOROUGH ENGINEER REVIEW

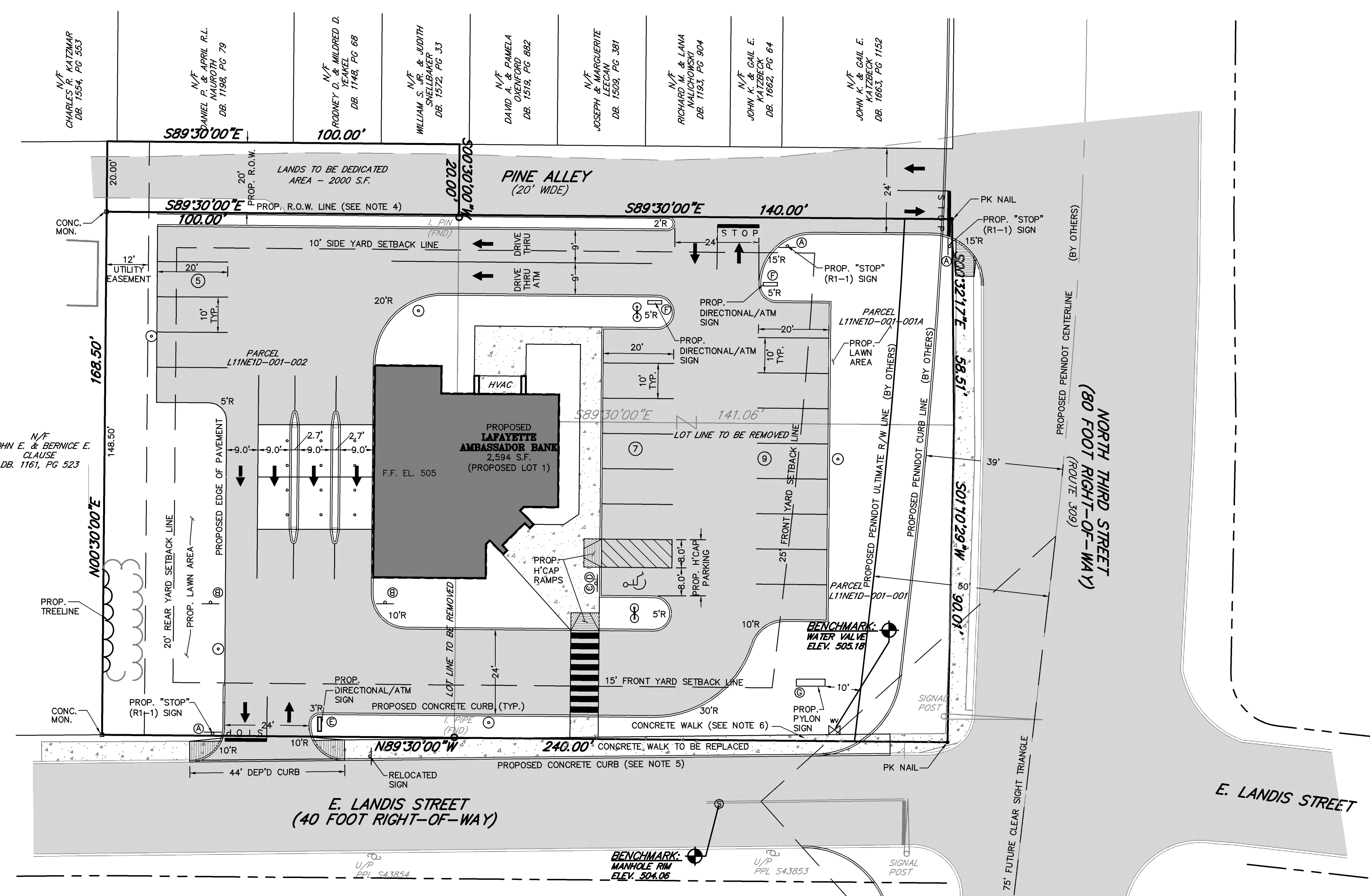
REVIEWED BY THE BOROUGH ENGINEER.

(DATE)

RIGHT-OF-WAY ACCEPTANCE

THE BOROUGH OF COOPERSBURG HEREBY ACCEPTS THE PINE ALLEY RIGHT-OF-WAY OFFERED IN PLAN NOTE NO. 4

(DATE)



NOTES

- THE BOUNDARY & TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. ON 06-02-05.
- THIS PLAN HAS BEEN PREPARED ON THE BASIS OF SURVEYS PERFORMED BY GILMORE & ASSOCIATES, INC. ONLY THE VISIBLE LOCATIONS SHOWN SHALL BE CONSIDERED TRUE AND ACCURATE. NO DIGGING OR EXCAVATIONS WERE DONE IN THE PREPARATION OF THIS PLAN. THEREFORE, ALL UNDERGROUND UTILITIES SHOWN OR DEPICTED SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES AND/OR FACILITIES NOT SHOWN HEREON. ALL THE DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 187, HOUSE BILL 2627, AMENDING THE ACT OF DECEMBER 17, 1974 (P.L. 852, NO. 287) PNL460 1996 EFFECTIVE 12/19/96.
- PENNDOT RIGHT-OF-WAY INFO SHOWN ON PLAN TAKEN FROM "PRELIMINARY" PLANS PROVIDED BY PENNDOT ON NOVEMBER 15, 2005.
- UPON COMPLETION OF THIS PROJECT, THE FOLLOWING IS OFFERED FOR DEDICATION TO THE BOROUGH OF COOPERSBURG IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOROUGH SUBDIVISION ORDINANCE:
ULTIMATE RIGHT OF WAY OF PINE ALLEY (2,000 S.F. or 0.046 Ac.)
- CURBING TO BE REPLACED ALONG EAST LANDIS STREET SHALL CONFORM TO THE STANDARDS OF THE BOROUGH OF COOPERSBURG.
- CONCRETE WALK AS SHOWN ON PLAN LOCATED OUTSIDE OF E. LANDIS ST. RIGHT OF WAY IS A PUBLIC IMPROVEMENT. THEREFORE THERE IS AN IMPLIED EASEMENT OVER SAID WALK TO ALLOW FOR UNINTERRUPTED PUBLIC ACCESS.

SIGNING SCHEDULE

SUBSYMBOL	MUTCD / PENNDOT SERIES	SIZE	REMARKS	QUANTITY
○R1-1		30" x 30"	STOP SIGN	3
○R5-1		30" x 30"	DO NOT ENTER SIGN	2
○R7-B		12" x 18"	HANDICAP PARKING SIGN	1
○R7-BB		12" x 18"	PENALTIES SIGN	1
○N/A		N/A	DIRECTIONAL/ATM SIGN	1
○N/A		N/A	DIRECTIONAL/ATM SIGN	2
○N/A		N/A	PYLON SIGN	1

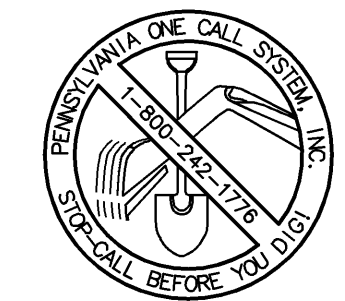
- NOTES:**
- ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
 - REFER TO PENNDOT 408 SECTION 1103.11 (M) 2. FOR SYSTEM B MOUNTING HARDWARE SPECIFICATIONS. (USE 4.5-INCH LONG BOLTS FOR WOOD POST MOUNTING)
 - REFER TO PENNDOT "STANDARD HIGHWAY SIGNS" BOOK SECTION 1A.11 FOR LETTERING DETAIL.

LEGEND

- PROPERTY BOUNDARY
- LEGAL RIGHT-OF-WAY
- EXISTING TREELINE
- EXISTING TREES
- EXISTING PIN
- PROPOSED PK NAIL
- PROPOSED CONCRETE MONUMENT
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED

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PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

2	PER LEHIGH COUNTY CONSERVATION DISTRICT REVIEW	10/9/06	SFP
1	PER TOWNSHIP ENGINEER MEMO DATED 8/21/06	9/7/06	SFP
REV.	DESCRIPTION	DATE	BY
<p>TAX MAP PARCEL NO.: 05 L11NE1D001 001</p> <p>MUNICIPAL FILE NO.: XX</p> <p>DATE: 8-2-06 SCALE: 1"=20'</p>			
<p>FINAL PLAN (TO BE RECORDED)</p> <p>RECORD PLAN</p> <p>LAFAYETTE AMBASSADOR BANK</p> <p>BOROUGH OF COOPERSBURG, LEHIGH COUNTY, PENNSYLVANIA</p>			
<p>GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES COMMERCIAL SUBSIDIARY CENTER 5100 TILGHMAN STREET, SUITE 150 ALLENTOWN, PA 18104 • (610) 366-6064 • www.gilmore-associates.com</p>			
<p>20 0 20 40 SCALE IN FEET</p>		<p>JOB NO.: 0509030A2 SHEET NO.: 1 OF 6</p>	
DESIGNED BY: SCM	DRAWN BY: SFP	CHECKED BY: SCM	

