

M. J. Caverly
VP-Nuclear Project Development

PPL Bell Bend, LLC
Two North Ninth Street
Allentown, PA 18101-1179
Tel. 610.774.6522 Fax 610.774.2618
mjcaverly@pplweb.com



March 23, 2012

VIA HAND DELIVERY

Luzerne County Planning Commission
c/o Adrian Merolli, Director
Penn Place
20 N. Pennsylvania Avenue
Wilkes-Barre, PA 18711

**BELL BEND NUCLEAR POWER PLANT
SALEM TOWNSHIP LUZERNE COUNTY – ACT 247
REVIEW OF FINAL MINOR SUBDIVISION AND
CONSOLIDATION PLAN SET
BNP-2012-073 Docket No. 52-039**

PPL Bell Bend, LLC is proposing to construct the Bell Bend Nuclear Power Plant (BBNPP) in Salem Township, Luzerne County, Pennsylvania. The site is adjacent to the existing Susquehanna Steam Electric Station. It is located north and west of US 11 and the Susquehanna River. The project site consists of approximately 2,055 acres, of which approximately 687 acres will be part of the BBNPP construction. The BBNPP requires a Combined Operating License from the Nuclear Regulatory Commission, more than 50 environmental-related permits, licenses and approvals, and a Federal Loan Guarantee, all of which are currently being pursued. A final decision on whether to build the project is several years away.

Enclosed please find two copies of a plan set entitled "Final Minor Subdivision, Lot Line Adjustment and Lot Consolidation Plans," Drawing Numbers CS7000 – CS 7005, dated March 8, 2012 and prepared by Pennoni Associates, for Act 247 review by the Luzerne County Planning Commission and the Luzerne County Engineering Office. Also enclosed are two checks – one for \$230.00 (for Administrative Review) and one for \$290.00 (for Technical Review).

If you have any questions, please do not hesitate to contact our Project Engineering Manager, J. Vincent Kelly at (610) 774-7611.

Respectfully,

Michael J. Caverly

MJC/kw

- Enclosures:
- 1) Two copies of a plan set entitled "Final Minor Subdivision and Consolidation Plans," dated March 8, 2012.
 - 2) Two checks – one for \$230.00 (for Administrative Review) and one for \$290.00 (for Technical Review).
 - 3) Luzerne County Subdivision and Land Development Application

cc (w/ Enclosure 1 Only)

Ms. Jessie Muir
Project Manager
U.S. Nuclear Regulatory Commission
11545 Rockville Pike, Mailstop: T-6 C32
Rockville, MD20852

Mr. John Fringer
Project Manager
U.S. Nuclear Regulatory Commission
11545 Rockville Pike, Mailstop: T-6 C32
Rockville, MD20852

Ms. Laura Quinn-Willingham
Project Manager
U.S. Nuclear Regulatory Commission
11545 Rockville Pike, Mailstop: T-6 C32
Rockville, MD20852

Ms. Karen J. Karchner
Zoning/ Building Code Official
38 Bomboy Lane
Berwick, PA 18603

Mr. Joseph F. Mullen, P.E.
Pennoni Associates
100 North Wilkes-Barre Blvd.
Suite 407
Wilkes-Barre, PA 18702

Maryanne Starr Garber, Esq.
1000 West Lakes Drive Suite 150
Berwyn, PA 19312

Enclosure 1

Two copies of a plan set entitled "Final Minor Subdivision and Consolidation Plans," dated March 8, 2012.

Enclosure 2

Two checks – one for \$230.00 (for Administrative Review) and one for \$290.00 (for Technical Review).

Enclosure 3

Luzerne County Subdivision and Land Development Application

LUZERNE COUNTY
SUBDIVISION AND LAND DEVELOPMENT
APPLICATIONS

DATE 3-23-2012 FILE NO. _____ MAJOR _____ MINOR x

NAME OF SUBDIVISION FINAL MINOR SUBDIVISION, LOT LINE ADJUSTMENT AND LOT CONSOLIDATION PLANS BELL BEND NUCLEAR POWER PLANT

MUNICIPALITY Salem Township

SITE LOCATION See 'Location Map' on sheet CS7000 of the 'Final Minor Subdivision, Lot Line Adjustment and Lot Consolidation Plans' dated 3/8/12. Physical address information is not defined.

OWNER OF RECORD See 'Owners Name' column on attachment A TEL. NO. _____

ADDRESS _____

APPLICANT/AUTHORIZED AGENT PPL Bell Bend, LLC TEL. NO. 570-802-8111

ADDRESS 38 Bomboy Lane, Suite 2; Berwick, PA 18603

REGISTERED SURVEYOR/ENGINEER Pennoni Associates, Inc.

ADDRESS 100 N. Wilkes-Barre Blvd. Suite 409 Wilkes-Barre PA TEL. NO. (570) 824-2200

ATTORNEY Maryanne Garber

ADDRESS 1000 Westlakes Drive, Suite 150 ; Berwyn, PA 19312, TEL. NO. (610) 898-3852

TOTAL ACREAGE 960 Acres ^{Approx.} NUMBER OF LOTS See CS7003 AVERAGE LOT SIZE See CS7003

ZONING DISTRICT I-3

WATER SUPPLY: PUBLIC SYSTEM x ON LOT SYSTEM _____


SEWAGE SYSTEM: PUBLIC x ON LOT DISPOSAL _____ PERCOLATION TESTS _____

LINEAL FEET OF NEW STREETS _____

NAMES _____

SUBMITTED FINAL APPROVAL (PRELIMINARY OR FINAL)

Signature of applicant or his/her authorized agent that the above information is correct. Any intentional misrepresentation by the applicant or agent on the application form will result in the nullification and voiding of any prior approval granted by the Planning Commission or its authorized agent.


APPLICANT/AUTHORIZED AGENT

3/23/12
DATE

SUBDIVISION AND LAND DEVELOPMENT

ZONING DATA

BELL BEND NUCLEAR POWER PLANT
SUBDIVISION NAME

The surveyor shall furnish the following data for locating properties for all subdivision and land development applications:

MUNICIPALITY SALEM TOWNSHIP

ASSESSMENT MAP See 'Tax Parcel' Column on Attachment A

ASSESSMENT BLOCK See 'Tax Parcel' Column on Attachment A

ASSESSMENT LOT See 'Tax Parcel' Column on Attachment A

Zoning personnel will be responsible to verify the above data and furnish the surveyor with the following zoning information:

ZONING DISTRICT I-3

MINIMUM LOT SIZE 10 Acres

SETBACKS: FRONT 75'

REAR 50'

SIDE 50'

ZONING VARIANCE/AMENDMENT REQUIRED: YES **NO**

ZONING PERSON VERIFYING THE ABOVE ZONING DATA:

NAME _____

DATE: _____

PROPERTY OWNERS OF PROPOSED CONSOLIDATED LOT

	TAX PARCEL	OWNERS NAMES	D.B. or R.B./PG.
7	04 B00A L007	PPL SUSQUEHANNA, LLC	2741/721
8	04 B00A L008	PPL SUSQUEHANNA, LLC	2741/730
60B	04 B00A L50B	PPL SUSQUEHANNA, LLC	2741/707
64	04 B00A L054	PPL SUSQUEHANNA, LLC	2741/702
63	04 B00A L063	PPL SUSQUEHANNA, LLC	2741/684
23	04S2 B001 L023	PPL SUSQUEHANNA, LLC	2741/634
60B	04 B00A L60B	PPL SUSQUEHANNA, LLC	2741/675
13	04S2 B001 L013	PPL SUSQUEHANNA, LLC	2741/694
14	04S2 B001 L014	PPL SUSQUEHANNA, LLC	2741/659
14A	04S2 B001 L14A	PPL SUSQUEHANNA, LLC	2741/612
17	04S2 B001 L017	PPL SUSQUEHANNA, LLC	2741/604
16	04S2 B001 L016	PPL SUSQUEHANNA, LLC	2741/608
18	04S2 B001 L018	PPL SUSQUEHANNA, LLC	2741/621
22	04S2 B00A L022	PPL SUSQUEHANNA, LLC	2741/646
25	04S2 B00A L025	PPL SUSQUEHANNA, LLC	2741/626
6	04 B00A L006	PPL SUSQUEHANNA, LLC	2332/1188
6A	04 B00A L06A	PPL SUSQUEHANNA, LLC	3008/247275
29	04 B001 L026	PPL SUSQUEHANNA, LLC	2741/630
12	04S2 B001 L012	PPL SUSQUEHANNA, LLC	2741/679
12A	04S2 B001 L12A	PPL SUSQUEHANNA, LLC	274/668
24	04S2 B001 L024	PPL SUSQUEHANNA, LLC	2741/642
61	04 B00A L061	PPL SUSQUEHANNA, LLC	2741/659
6B	04 B00A L08B	PPL SUSQUEHANNA, LLC	2741/735
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	SEE OWNERS LIST ON C57002
0	04S2 B001 L000	PPL SUSQUEHANNA, LLC	NONE LISTED
41A	04 B00A L41A	PPL NUCLEAR DEVELOPMENT, LLC	3008/255712
100	04 B00A L100	PPL NUCLEAR DEVELOPMENT, LLC	3008/222855
64	04 B00A L064	PPL NUCLEAR DEVELOPMENT, LLC	3008/222674
41B	04 B00A L41B	PPL NUCLEAR DEVELOPMENT, LLC	3009/12675
96	04 B00A L096	PPL NUCLEAR DEVELOPMENT, LLC	3008/150664
4	04 B00A L004	PPL NUCLEAR DEVELOPMENT, LLC	3008/163931
97	04 B00A L097	PPL NUCLEAR DEVELOPMENT, LLC	3008/179142
95/97C	04 B00A L95 & 97C	PPL NUCLEAR DEVELOPMENT, LLC	3008/206157
41C	04 B00A L41C	PPL NUCLEAR DEVELOPMENT, LLC	3008/255712
41	04 B00A L041	PPL NUCLEAR DEVELOPMENT, LLC	3009/12675
3	04 B00A L003	PPL NUCLEAR DEVELOPMENT, LLC	3008/255708
93/93F	04 B0BA L93D & 93F	PPL ELECTRIC UTILITIES CORPORATION	1771/776
* 93	04 B00A L093	HOWER, TERRY L & LINDA R	3003/278160

* PPL HAS AN OPTION TO BUY CONTRACT IN PLACE WITH THE OWNERS OF THIS PROPERTY. THE INTENT IS TO MAKE THIS PROPERTY PART OF BBNP PROJECT BOUNDARY.

PROPERTY OWNERS OF PARCELS AFFECTED BY LOT LINE CHANGE

	TAX PARCEL	OWNERS NAMES	D.B. or R.B./PG.
8	04 B00A L008	PPL SUSQUEHANNA, LLC	2741/730
8B	04 B00A L08B	PPL SUSQUEHANNA, LLC	2741/735
7	04 B00A L007	PPL SUSQUEHANNA, LLC	2741/721
63	04 B00A L063	PPL SUSQUEHANNA, LLC	2741/684
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	2741/497
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	2741/500
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	2741/522
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	2741/550
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	2741/652
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	2741/698
0	N4S1 B000 L000	PPL SUSQUEHANNA, LLC	2741/726

FINAL MINOR SUBDIVISION, LOT LINE ADJUSTMENT AND LOT CONSOLIDATION PLANS BELL BEND NUCLEAR POWER PLANT

SALEM TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

PREPARED FOR:

PPL BELL BEND, LLC
38 BOMBOY LANE, SUITE 2
BERWICK, PA 18603

PREPARED BY:

PENNONI ASSOCIATES INC.

CONSULTING ENGINEERS

100 N. WILKES-BARRE BOULEVARD - SUITE 409

WILKES-BARRE, PA. 18702

TEL : 570 824 2200
FAX : 570 824 0800

March 8, 2012

APPLICANT/ DEVELOPER

PPL BELL BEND, LLC
38 BOMBOY LANE, SUITE 2
BERWICK, PA 18603

OWNER

SEE OWNERS TABLE ON SHEET CS7001

OWNER'S STATEMENT

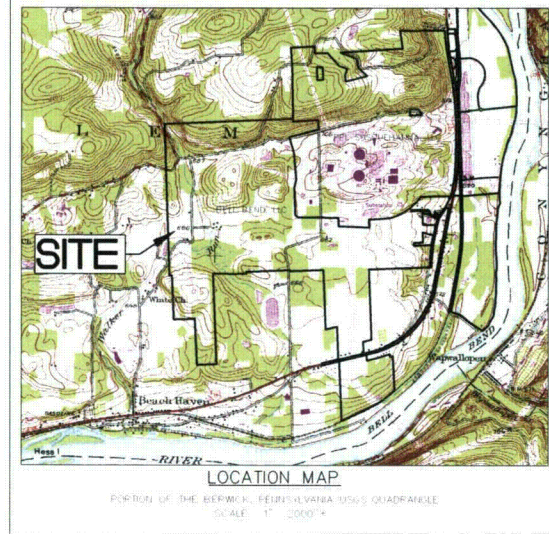
It is hereby certified that the undersigned Owner has legal or equitable title to the land shown and proposed for Subdivision/Consolidation Plan, and that the improvements as shown on the Plan are the act and deed of the Owner and that it is desired to record the same.

Signed: _____ Date: _____

Signed: _____ Date: _____

Sworn to and subscribed before me this ____ day of _____, 2012.

Notary: _____
Notarial Seal



DRAWING LIST

CS7000	- COVER SHEET
CS7001	- BELL BEND OWNERS PLAN
CS7002	- SUSQUEHANNA OWNERS PLAN
CS7003	- OVERALL BOUNDARY PLAN
CS7004	- EXISTING FEATURES PLAN
CS7005	- SETBACK PLAN

ZONING SUMMARY

SALEM TOWNSHIP ZONING ORDINANCE, 1-3 - SPECIAL INDUSTRIAL DISTRICT

MINIMUM LOT AND YARD REQUIREMENTS	ELECTRICAL POWER GENERATING PLANT	
	REQUIRED/ PERMITTED	PROPOSED
TOTAL SITE AREA (ACRES)	10 ACRES	957.28 ACRES
MINIMUM LOT WIDTH (FT.)	500'	APPROX. 1,188'
BUILDING SETBACK REQUIREMENTS (FT.) (MIN.)		
FRONT	75	75
REAR	50	50
SIDE	50	50
MAXIMUM LOT COVERAGE (%)	60%	2.3%
MAXIMUM BUILDING HEIGHT (FT.)	N/A	
PARKING SPACES (1 PER 1000 SQUARE FEET OF GROSS AREA)	400	4,207

* WHERE A LOT ABUTS MORE THAN (1) STREET, THE OWNER OR DEVELOPER MAY SPECIFY WHICH LOT LINE SHALL BE STREETS INTERNAL TO A LOT, NOTWITHSTANDING ANY OTHER PROVISION OF THIS ORDINANCE. SETBACK SHALL NOT BE REQUIRED FROM ANY STREET THAT IS INTERNAL TO A LOT.

THE FRONT LOT LINE FOR PURPOSES OF DESIGNATING ONE FRONT YARD, AND THE REMAINING SIDE AND REAR YARDS.

GENERAL NOTES

1. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED BY A BOUNDARY SURVEY PERFORMED BY PENNONI ASSOCIATES, INC., WHICH TOOK PLACE DURING MAY 2010 AND AUGUST 2010.

2. PLANIMETRIC INFORMATION SHOWN IS FROM SURVEYS PERFORMED BY AEROCOON PHOTOGRAMMETRIC SERVICES, INC. IN NOVEMBER 2007, JANUARY 2008, AND 2010.

3. APPROVAL OF THESE PLANS IS CONDITIONED UPON THE OWNERSHIP OF EACH OF THE LOTS THAT MAKE UP PARCEL 1 BEING TRANSFERRED TO A SINGLE OWNER AND OWNERSHIP OF EACH OF THE LOTS THAT MAKE UP PARCEL 2 BEING TRANSFERRED TO A SINGLE OWNER.

WAIVER REQUEST

1. WAIVER REQUESTED FOR LARGER SCALE THAN LISTED IN FINAL MINOR SUBDIVISION PLAN REQUIREMENTS SECTION 604.1(c).

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AN ACTUAL FIELD SURVEY OF THIS TRACT OF LAND WAS MADE BY ME OR UNDER MY SUPERVISION, THAT THIS PLAN CONFORMS IN ALL RESPECTS TO SAID SURVEY, THAT THIS PLAN AND ALL DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT.

David Russel Boyer
DAVID RUSSEL BOYER, P.L.S.
SU061141
2041 AVENUE C
SUITE 100
BETHLEHEM, PA 18017

REFERENCES

1. LUZERNE COUNTY TAX ASSESSMENT MAP PIN NO#1

04 B00A L004	04S2 B001 L013	04S2 B001 L12A	04 B00A L41A
04 B00A L054	04S2 B001 L014	04S2 B001 L012	04 B00A L41B
04 B00A L006	04S2 B001 L14A	N4S1 B000 L0000	04 B00A L41C
04 B00A L008	04S2 B001 L016	04S2 B001 L014	04 B00A L055
04 B00A L06A	04S2 B001 L017	04 B00A L608	04 B00A L93F
04 B00A L007	04S2 B001 L018	04 B00A L064	04 B00A L93D
04 B00A L008	04S2 B001 L020	04 B00A L063	04 B00A L94
04 B00A L08B	04S2 B001 L025	04 B00A L100	04 B00A L096
04 B00A L08C	04S2 B001 L026	04 B00A L063	04 B00A L097
04 B00A L051	04S2 B001 L022	04 B00A L508	04 B00A L97C
N4 B001 L023A	04S2 B001 L023	04 B00A L003	
N4S1 B000 L000	04S2 B001 L024	04 B00A L041	

SALEM TOWNSHIP PLANNING COMMISSION APPROVAL
Approved by the Salem Township Planning Commission on this ____ day of _____, 2012.

SALEM TOWNSHIP SUPERVISORS APPROVAL
Approved by the Salem Township Supervisors on this ____ day of _____, 2012.

LUZERNE COUNTY PLANNING COMMISSION REVIEW



Engineers • Surveyors • Planners • Landscape Architects

DATE	NO.	BY
3/9/12	0	REV 0 - INITIAL SUBMISSION
		REVISIONS

ALL DIMENSIONS MUST BE CHECKED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

100 N. Wilkes-Barre Boulevard
Wilkes-Barre, PA 18702 (670) 824-2200

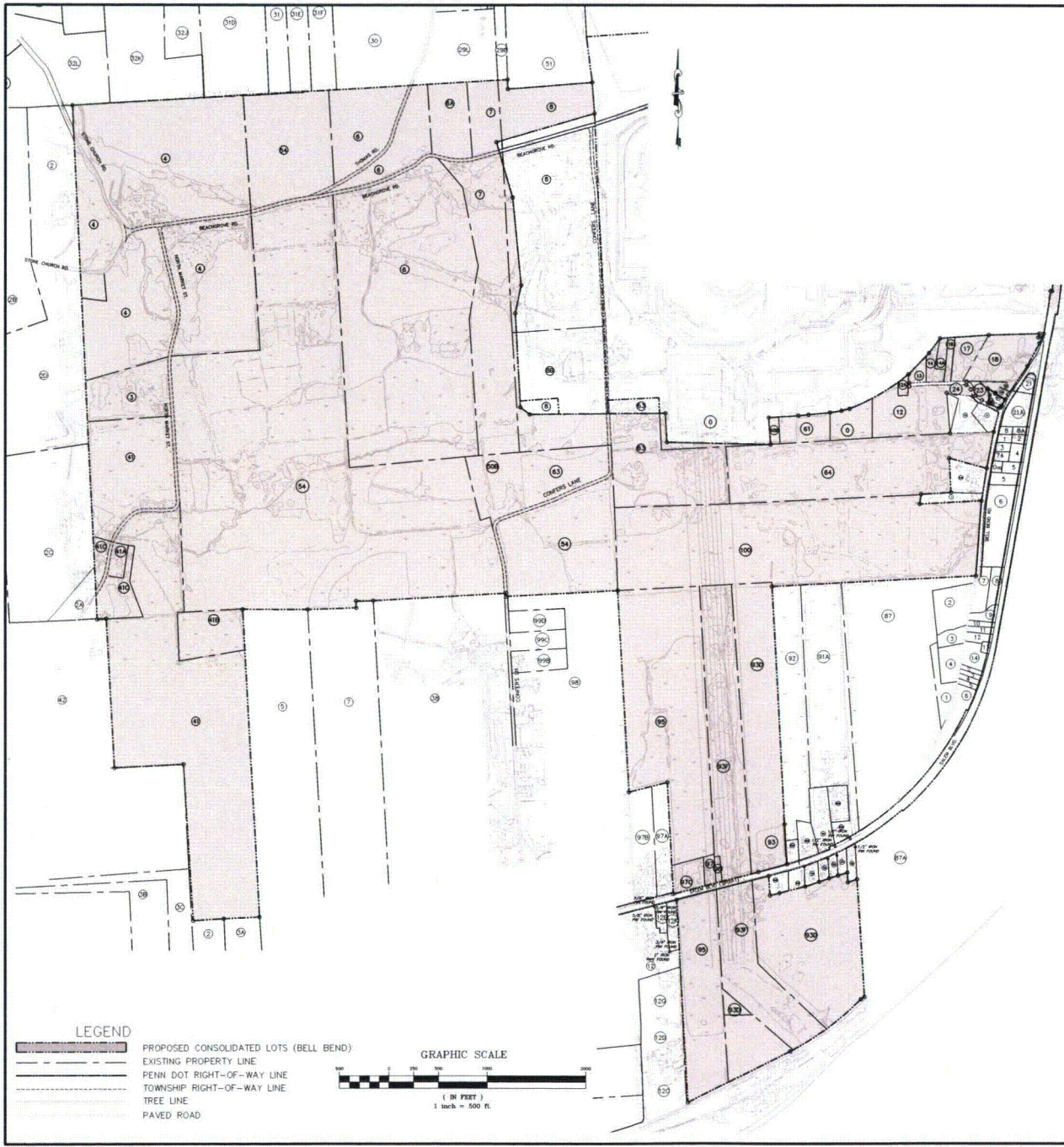
BELL BEND NUCLEAR POWER PLANT
COVER SHEET
SALEM TOWNSHIP LUZERNE COUNTY PENNSYLVANIA
BELL BEND, LLC
38 BOMBOY LANE, SUITE 2
BERWICK, PA 18603

CONVEYANCE PROVIDED BY PENNONI ASSOCIATES, INC. IS SUBJECT TO RECORDATION OF THIS PROJECT AND TO THE RECORDATION OF ANY OTHER PROJECTS OR RIGHTS OF RECORD. PENNONI ASSOCIATES, INC. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. PENNONI ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN ANY INFORMATION PROVIDED HEREON. PENNONI ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN ANY INFORMATION PROVIDED HEREON.

JOB NO.	PPL50902
SHEET	1 OF 6

SCALE	NOTED	DRAWING NO.
DATE	03/08/12	CS7000
APPROVED	DFB	

Pennoni Associates Inc.



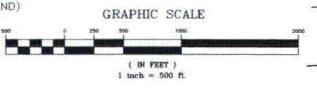
TAX PARCEL	OWNERS NAMES	D.B. or R.R./PG
04 BOGA 1007	PPL SUSQUEHANNA, LLC	2741/771
04 BOGA 1008	PPL SUSQUEHANNA, LLC	2741/730
04 BOGA 1008	PPL SUSQUEHANNA, LLC	2741/707
04 BOGA 1004	PPL SUSQUEHANNA, LLC	2741/702
04 BOGA 1063	PPL SUSQUEHANNA, LLC	2741/684
0452 BO01 L023	PPL SUSQUEHANNA, LLC	2741/634
04 BOGA 1008	PPL SUSQUEHANNA, LLC	2741/675
0452 BO01 L013	PPL SUSQUEHANNA, LLC	2741/694
0452 BO01 L014	PPL SUSQUEHANNA, LLC	2741/659
0452 BO01 L144	PPL SUSQUEHANNA, LLC	2741/612
0452 BO01 L017	PPL SUSQUEHANNA, LLC	2741/604
0452 BO01 L016	PPL SUSQUEHANNA, LLC	2741/608
0452 BO01 L018	PPL SUSQUEHANNA, LLC	2741/621
0452 BOGA 1020	PPL SUSQUEHANNA, LLC	2741/646
0452 BOGA 1025	PPL SUSQUEHANNA, LLC	2741/626
04 BOGA 1006	PPL SUSQUEHANNA, LLC	2332/1188
04 BOGA 1064	PPL SUSQUEHANNA, LLC	3009/24723
04 BO01 L026	PPL SUSQUEHANNA, LLC	2741/630
0452 BO01 L012	PPL SUSQUEHANNA, LLC	2741/679
0452 BO01 L12A	PPL SUSQUEHANNA, LLC	274/668
0452 BO01 L024	PPL SUSQUEHANNA, LLC	2741/642
04 BOGA 1061	PPL SUSQUEHANNA, LLC	2741/639
04 BOGA 1088	PPL SUSQUEHANNA, LLC	2741/735
0452 BO01 L000	PPL SUSQUEHANNA, LLC	NONE LISTED
04 BOGA 1414	PPL NUCLEAR DEVELOPMENT, LLC	3009/255712
04 BOGA 1000	PPL NUCLEAR DEVELOPMENT, LLC	3009/222285
04 BOGA 1064	PPL NUCLEAR DEVELOPMENT, LLC	3009/222674
04 BOGA 1418	PPL NUCLEAR DEVELOPMENT, LLC	3009/12675
04 BOGA 1099	PPL NUCLEAR DEVELOPMENT, LLC	3009/10664
04 BOGA 1094	PPL NUCLEAR DEVELOPMENT, LLC	3009/16393
04 BOGA 1097	PPL NUCLEAR DEVELOPMENT, LLC	3009/173142
04 BOGA 195 & 97C	PPL NUCLEAR DEVELOPMENT, LLC	3009/206157
04 BOGA 1414	PPL NUCLEAR DEVELOPMENT, LLC	3009/255712
04 BOGA 1041	PPL NUCLEAR DEVELOPMENT, LLC	3009/12675
04 BOGA 1003	PPL NUCLEAR DEVELOPMENT, LLC	3009/255708
04 BOGA 1330 & 93F	PPL ELECTRIC UTILITIES CORPORATION	1771/2774
04 BOGA 1093	HOWER, TERRY L & LINDA R	3003/278160

* PPL HAS AN OPTION TO BUY CONTRACT IN PLACE WITH THE OWNERS OF THIS PROPERTY. THE INTENT IS TO MAKE THIS PROPERTY PART OF BELL BEND PROJECT BOUNDARY.

TAX PARCEL	OWNERS NAMES	D.B. or R.R./PG
04 BOGA 1092A	STRACHKO, MICHAEL P	3001/28030
04 BOGA 1092	CHARIN, ERIC R & KATHLEEN	2659/256
04 BOGA 1091A	SLUSSER, STEPHEN & ROSEMARIE	2378/759
04 BOGA 1087	MACK, FRED & KATHY STEINER C/O Kath	2000/1002
0451 BO02 L006	STEFFEN, GARY	3064/42551
04 BOGA 1074	MCOWAN, JOHN J & PATRICIA A	1513/1205
0451 BO02 L003	SWIGONSKI, EILEEN	1927/75
0451 BO02 L001	DOTZEL, NORBERT J JR & JOANNE M	3004/266592
0452 BO01 L008	DOTZEL, NORBERT J JR & JOANNE M	3004/266592
0452 BO01 L021A	BELLES, DONALD C	3004/45011
0452 BOGA 1021	PANETTA, RANDALL & DERORAH	2185/250
04 BOGA 1038	DERONDE, BARBARA J ET AL	3005/246983
0452 BO01 L007	KISSINGER, JANET M & JOHN T	3003/231803
04 BOGA 1005	SORCE, STEVEN H	2540/863
0452 BO01 L03A	DUESLER, RALPH JAMES & MICHELLE ANN	3006/355377
0452 BO01 L02	LAWRENCE, EDGENE D & KIMBERLY A	3004/315339
04 BOGA 103C	BROCKY, JR, GEORGE L	2035/157
04 BOGA 1042	BERGER, TIMOTHY C & MARLA J	3001/22252
04 BOGA 102A	SCHUCKERS, AARON L & DEANNA C	3008/25966
04 BOGA 102C	HELLEB, EDWARD J & LINDA B	2293/80
04 BOGA 1020	COLAMB, FR FRANCIS & RUTH ANN	2332/1188
04 BOGA 102	WILCOTT, ERIC	2472/903
04 BOGA 1032L	HESS, RODNEY & JOAN	2562/855
04 BOGA 1032K	KRISANDA, ANTHONY & SANDRA	2373/1177
04 BOGA 1031D	MOSKALUK, SARA E	3007/19210
04 BOGA 1031	CONFER, MARK P & JODY D	3002/264617
04 BOGA 1031E	CONFER, CHRISTOPHER & JOLENE	2374/201
04 BOGA 1031F	SMITH, ROBYN & MARK	2374/198
04 BOGA 1030	ZELGINS, JOHN F & MELISSA R	2480/171
04 BOGA 1029L	ORLANDO, ROBERT M	2716/87
04 BOGA 1029E	SAMUELS, RONALD & ELIZABETH	3005/165552
04 BOGA 1064A	SCHOLL, THOMAS P and SUSAN	2712/46
0452 BOGA 1011	VARNER, RICHARD	2257/802
0452 BO01 L010	VARNER, RICHARD	2257/802
0452 BO01 L009	VARNER, RICHARD	2257/802
0452 BOGA 1027	FITOMA, JOSEPH and ANNA	1514/1042
04 BOGA 1097A	HESS, MARK and RONA LEA	3002/083004
04 BOGA 1097B	SHEPLER, DENNIS L and JILL S	2469/334
04 BOGA 1087A	FRANSEN, FRED A	3005/327736
04 BOGA 1026	SBORZ, JOSEPH and NANCY	2246/816
04 BOGA 1027	LEVALLEY, KEVIN T and DIANE	2572/313
04 BOGA 1028	STYWA, MAE M	2638/1094
04 BOGA 1029	KARACINO, DAVID and VIRGINIA	1838/922
04 BOGA 1030	MULE, JOSEPH A and SANDRA R	2519/1157
04 BOGA 1029E	MULE, JOSEPH and SANDRA	2651/922
04 BOGA 1093B	HANBY, J TEMPLE FAMILY TRUST	3009/251860
04 BOGA 112C	PRICE, ROBERT and KAREY L	1874/1351
04 BOGA 112D	SOMMID, CAROLIN L C/O GRIFFIN CAROLYN	1836/1030
04 BOGA 112G	BURLINGAME, JEFF and JANE	3008/061283
04 BOGA 112	BURLINGAME, JEFF	3007/05044
04 BOGA 112F	THOMAS, WILLIAM J and SAMANTHA J	3005/016596
0451 BO01 L001	SLEMBARSKI, ANDREW & CLARA	1666/822
0452 BO01 L007	KISSINGER, JANET M & JOHN T	3003/231803
04 BOGA 1093	BENSKOTED, FRAS W & MONT EVA	2352/7496
0451 BO02 L005	BERNHEISER, BRADLEY & CINDY LEE	2383/1153
04 BOGA 1008	PPL SUSQUEHANNA, LLC	2741/730
04 BOGA 1088	PPL SUSQUEHANNA, LLC	2741/735
04 BOGA 1063	PPL SUSQUEHANNA, LLC	2741/684
04 BOGA 1007	PPL SUSQUEHANNA, LLC	2741/721
04 BOGA 1051	PPL SUSQUEHANNA, LLC	2741/390
0451 BO01 L000	PPL SUSQUEHANNA, LLC	NONE LISTED

LEGEND

- PROPOSED CONSOLIDATED LOTS (BELL BEND)
- EXISTING PROPERTY LINE
- PENN DOT RIGHT-OF-WAY LINE
- TOWNSHIP RIGHT-OF-WAY LINE
- TREE LINE
- PAVED ROAD



Pennoni Associates Inc. Engineers • Surveyors • Planners • Landscape Architects
 100 N. Milroy-Barrs Boulevard
 Wilkes-Barre, PA 18702 (717) 851-2200



DATE	NO.	REV.	BY
3/16/12	0	REV 0 - INITIAL SUBMISSION	JMO
		REVISIONS	

ALL DIMENSIONS MUST BE CHECKED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

BELL BEND NUCLEAR POWER PLANT
 SALUDA TOWNSHIP LUZERNE COUNTY PENNSYLVANIA
 SUBDIVISION/CONSOLIDATION PLANS
 BELL BEND OWNERS PLAN
 BELL BEND, LLC
 38 BARBOUR LANE, SUITE 2
 BELL BEND, PA 16823

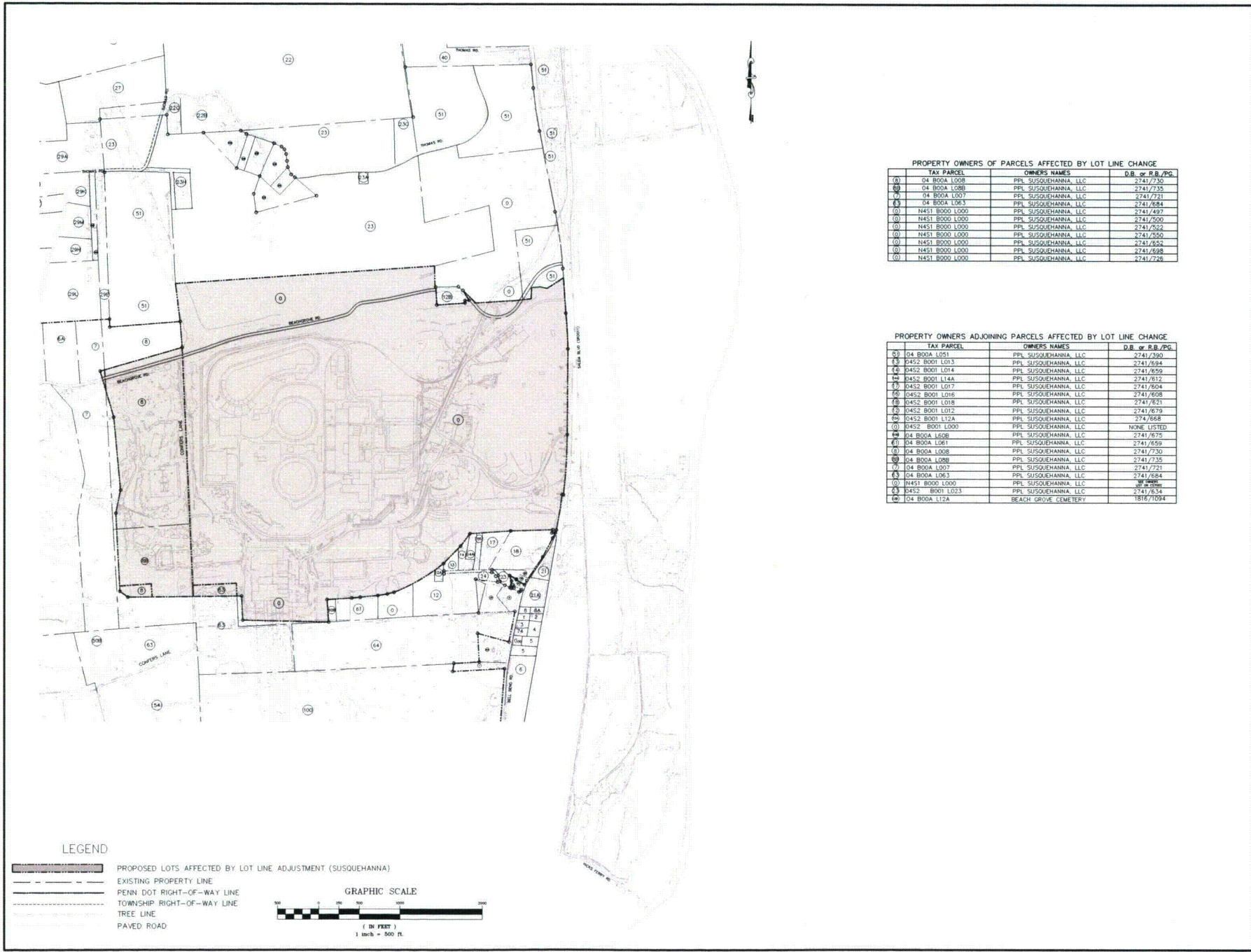
ALL DIMENSIONS PROVIDED BY OWNER ASSUMED AND CONTRACTOR TO VERIFY IN FIELD. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT TO OWNER. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT TO OWNER. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT TO OWNER.

JOB NO.	PPL50902
SHEET	2 OF 6

DATE: 03/08/12
 DRAWN BY: JMO
 CHECKED BY: JMO
 APPROVED BY: DFB

CS7001

PENNONI ASSOCIATES INC. 100 N. WILKES-BARRE BOULEVARD, WILKES-BARRE, PA 18702 (610) 841-2200
 1/27/2012 1:28 PM
 PROJECT: 03/08/12 CS7002 - BELL BEND NUCLEAR POWER PLANT SUBDIVISION/CONSOLIDATION PLANS



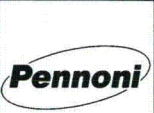
PROPERTY OWNERS OF PARCELS AFFECTED BY LOT LINE CHANGE

TAX PARCEL	OWNERS NAMES	D.B. or R.B./PG.
04 800A L008	PPL SUSQUEHANNA, LLC	2741/730
04 800A L08B	PPL SUSQUEHANNA, LLC	2741/735
04 800A L007	PPL SUSQUEHANNA, LLC	2741/721
04 800A L063	PPL SUSQUEHANNA, LLC	2741/684
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/497
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/500
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/522
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/260
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/652
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/698
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/726

PROPERTY OWNERS ADJOINING PARCELS AFFECTED BY LOT LINE CHANGE

TAX PARCEL	OWNERS NAMES	D.B. or R.B./PG.
04 800A L01	PPL SUSQUEHANNA, LLC	2741/290
0452 B001 L013	PPL SUSQUEHANNA, LLC	2741/654
0452 B001 L014	PPL SUSQUEHANNA, LLC	2741/659
0452 B001 L14A	PPL SUSQUEHANNA, LLC	2741/612
0452 B001 L017	PPL SUSQUEHANNA, LLC	2741/604
0452 B001 L016	PPL SUSQUEHANNA, LLC	2741/608
0452 B001 L018	PPL SUSQUEHANNA, LLC	2741/621
0452 B001 L012	PPL SUSQUEHANNA, LLC	2741/679
0452 B001 L12A	PPL SUSQUEHANNA, LLC	2741/668
0452 B001 L000	NONE LISTED	
04 800A L60B	PPL SUSQUEHANNA, LLC	2741/675
04 800A L061	PPL SUSQUEHANNA, LLC	2741/659
04 800A L008	PPL SUSQUEHANNA, LLC	2741/730
04 800A L08B	PPL SUSQUEHANNA, LLC	2741/735
04 800A L007	PPL SUSQUEHANNA, LLC	2741/721
04 800A L063	PPL SUSQUEHANNA, LLC	2741/684
N451 B000 L000	PPL SUSQUEHANNA, LLC	2741/497
0452 B001 L023	PPL SUSQUEHANNA, LLC	2741/634
04 800A L12A	BEACH GROVE CEMETERY	1816/1094

Pennoni Associates Inc. 100 N. Wilkes-Barre Boulevard, Wilkes-Barre, PA 18702 (610) 841-2200



DATE	NO.	REV.	BY
3/8/12	0	INITIAL SUBMISSION	JMO
		REVISIONS	

ALL DIMENSIONS MUST BE REVIEWED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

BELL BEND NUCLEAR POWER PLANT
 SALISBURY TOWNSHIP, LUCERNE COUNTY, PENNSYLVANIA
SUBDIVISION/CONSOLIDATION PLANS
SUSQUEHANNA OWNERS PLAN
BELL BEND, LLC
38 BROADWAY LANE, SUITE 2
 BEAVER, PA 15005

CONTRACTOR'S RESPONSIBILITY: TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CHANGES TO THE PROJECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES ARISING OUT OF RESULTING THEREFROM.

 SHEET 3 OF 6	JOB NO. PPLS0902
SCALE 1" = 500' DRAWN BY JMO	CHECKED BY DFB
DATE 03/08/12 APPROVED DFB	CS7002



Pennoni Associates Inc.

100 N. Wilkes-Barre Boulevard
 Wilkes-Barre, PA 18702 (570) 824-2200

Engineers • Surveyors • Planners • Landscape Architects

DATE: 03/08/12	SCALE: 1"=500'
DWG: CS7004	PROJECT NO.: PPL02002
DWG: 5 OF 6	JOB NO.: 100 N. WILKES-BARRE BOULEVARD
<p>NOTES: 1. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 5. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS UP TO DATE. 6. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR A PERIOD OF 10 YEARS. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 10. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS UP TO DATE. 11. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR A PERIOD OF 10 YEARS.</p>	

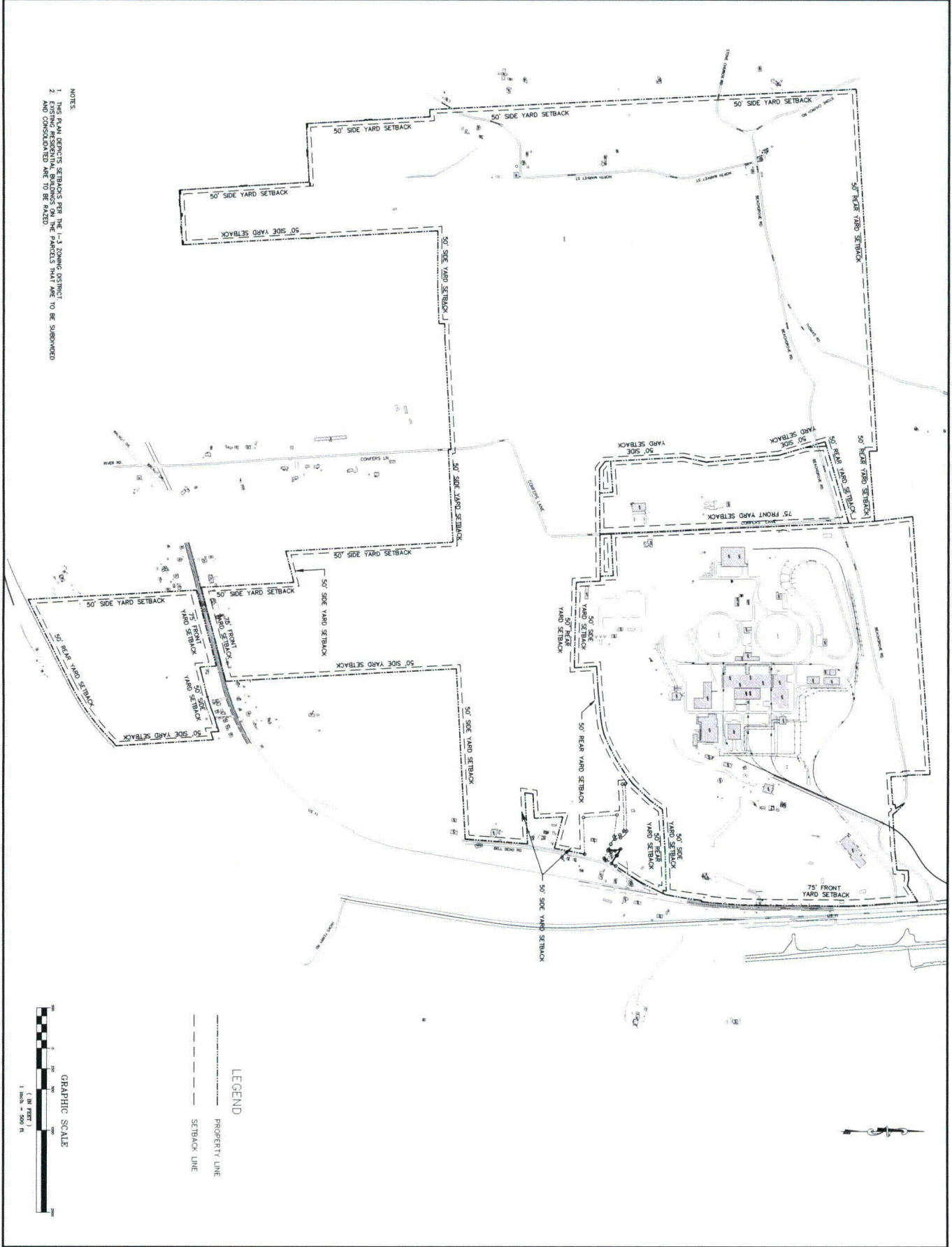
BELL BEND NUCLEAR POWER PLANT
 SALEM TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA
SUBMISSION/CONSOLIDATION PLANS
EXISTING FEATURES PLAN
BELL BEND, LLC
 38 BOMBAY LANE, SUITE 2
 BERWICK, PA 18603

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

DATE	NO.	REVISIONS	BY
3/8/12	0	REV 0 - INITIAL SUBMISSION	JMO



NOTES
 1. THIS PLAN SHOWS SETBACKS FOR THE R-3 ZONING DISTRICT.
 2. EXISTING RESIDENTIAL BUILDINGS ON THE PARCELS MUST BE TO BE SUBMITTED AND CONSOLIDATED ARE TO BE MAINTAINED.



LEGEND

--- PROPERTY LINE
 --- SETBACK LINE



Pennoni Associates Inc. 100 N. Wilkes-Barre Boulevard Wilkes-Barre, PA 18702 (610) 624-2200 Engineers • Surveyors • Planners • Landscape Architects

CS7005	DATE	03/08/12
	DWG	
	DWG	

PROJECT NO.	9459902
DATE	6 OF 6

BELL BEND NUCLEAR POWER PLANT
 SALEM TOWNSHIP LUZERNE COUNTY PENNSYLVANIA
SUBMISSION/CONSOLIDATION PLANS
SETBACK PLAN
BELL BEND, LLC
 38 BOWBOY LANE, SUITE 2
 BETHTOWN, PA 18803

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

3/8/12	0	REV 0 - INITIAL SUBMISSION	JMO
DATE	NO.	REVISIONS	BY

