

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

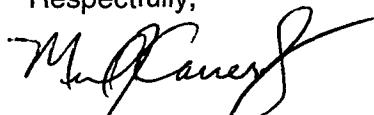
**BELL BEND NUCLEAR POWER PLANT
SALEM TOWNSHIP LUZERNE COUNTY – ACT 247
REVIEW OF FINAL MINOR SUBDIVISION AND
CONSOLIDATION PLAN SET
BNP-2012-073 Docket No. 52-039**

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

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 1-3

MINIMUM LOT SIZE 10 Acres

SETBACKS: FRONT 75'

REAR 50'

SIDE 50'

ZONING VARIANCE/AMENDMENT REQUIRED: YES NO x

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
(26)	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

REFERENCES

1. LUZERNE COUNTY TAX ASSESSMENT MAP PIN NO#1

04 BOOA L004	04S2 BO01 L013	04S2 BO01 L12A	04 BOOA L41A
04 BOOA L054	04S2 BO01 L014	04S2 BO01 L012	04 BOOA L41B
04 BOOA L006	04S2 BO01 L14A	N4S1 BO00 L0000	04 BOOA L41C
04 BOOA L058	04S2 BO01 L016	04S2 BO01 L014	04 BOOA L055
04 BOOA L06A	04S2 BO01 L017	04 BOOA L06B	04 BOOA L93F
04 BOOA L007	04S2 BO01 L018	04 BOOA L064	04 BOOA L93D
04 BOOA L008	04S2 BO01 L020	04 BOOA L063	04 BOOA L94
04 BOOA L08B	04S2 BO01 L025	04 BOOA L100	04 BOOA L096
04 BOOA L08C	04S2 BO01 L026	04 BOOA L063	04 BOOA L097
04 BOOA L051	04S2 BO01 L022	04 BOOA L508	04 BOOA L97C
N4 BO01 L023A	04S2 BO01 L023	04 BOOA L003	
N4S1 BO00 L000	04S2 BO01 L024	04 BOOA L041	

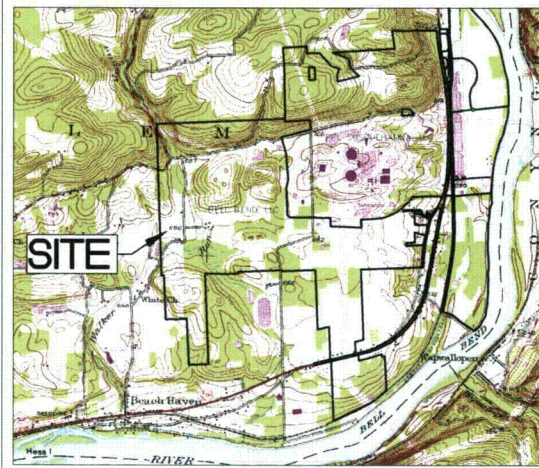
SALEM TOWNSHIP PLANNING COMMISSION APPROVAL

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



LOCATION MAP

PORTION OF THE BERWICK, PENNSYLVANIA USGS QUADRANGLE
SCALE: 1" = 2000'

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	475	75
REAR	50	50
SIDE	50	50
MAXIMUM LOT COVERAGE (%)	60%	2.3%
MAXIMUM BUILDING HEIGHT (FT.)	N/A	
PARKING SPACES	1 PER EACH EMPLOYEE ON THE EMP. SHEET	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 AEROCON 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

Pennoni

DATE: 3/8/12
BY: JAO
REV: 0
NO. 0
REVISIONS

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

BELL BEND NUCLEAR POWER PLANT
COVER SHEET
BELL BEND, LLC
38 BOMBOY LANE, SUITE 2
BERWICK, PA 18603

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES, INC. ARE THE PROPERTY OF PENNONI ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PENNONI ASSOCIATES, INC. PENNONI ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION CONTAINED HEREIN.

JOB NO.
PPL50902
SHEET 1 OF 6

DATE: 03/08/12
BY: DFC
APPROVED: DFB

Engineers • Surveyors • Planners • Landscape Architects

100 N. Wilkes-Barre Boulevard
Wilkes-Barre, PA 18702 (610) 824-2200

Pennoni Associates Inc.



PROPERTY OWNERS OF PARCELS AFFECTED BY LOT LINE CHANGE			
	TAX PARCEL	OWNERS NAMES	D.B. # P.B./PG.
(A)	04 B00A 0000	PPL SUSSETHANNA, LLC	2741/730
(B)	04 B00A 0088	PPL SUSSETHANNA, LLC	2741/735
(C)	04 B00A 0007	PPL SUSSETHANNA, LLC	2741/735
(D)	04 B00A 0063	PPL SUSSETHANNA, LLC	2741/684
(E)	N451 B000 0000	PPL SUSSETHANNA, LLC	2741/497
(F)	N451 B000 0000	PPL SUSSETHANNA, LLC	2741/500
(G)	N451 B000 0000	PPL SUSSETHANNA, LLC	2741/525
(H)	N451 B000 0000	PPL SUSSETHANNA, LLC	2741/550
(I)	N451 B000 0000	PPL SUSSETHANNA, LLC	2741/552
(J)	N451 B000 0000	PPL SUSSETHANNA, LLC	2741/568
(K)	N451 B000 0000	PPL SUSSETHANNA, LLC	2741/726

PROPERTY OWNERS ADJOINING PARCELS AFFECTED BY LOT LINE CHANGE			
	TAX PARCEL	OWNER NAMES	D.B. # & P.G.
31	04 B004 1005	PPL SUSQUOHANNA, LLC	2741/390
32	04S2 B001 L013	PPL SUSQUOHANNA, LLC	2741/694
33	04S2 B001 L014	PPL SUSQUOHANNA, LLC	2741/695
34	04S2 B001 L14A	PPL SUSQUOHANNA, LLC	2741/612
35	04S2 B001 L017	PPL SUSQUOHANNA, LLC	2741/604
36	04S2 B001 L016	PPL SUSQUOHANNA, LLC	2741/608
37	04S2 B001 L018	PPL SUSQUOHANNA, LLC	2741/621
38	04S2 B001 L012	PPL SUSQUOHANNA, LLC	2741/679
39	04S2 B001 L12A	PPL SUSQUOHANNA, LLC	274/668
40	04S2 B001 L009	PPL SUSQUOHANNA, LLC	NONE LISTED
41	04 B004 L609	PPL SUSQUOHANNA, LLC	2741/676
42	04 B004 L061	PPL SUSQUOHANNA, LLC	2741/659
43	04 B004 L008	PPL SUSQUOHANNA, LLC	2741/730
44	04 B004 L086	PPL SUSQUOHANNA, LLC	2741/735
45	04 B004 L017	PPL SUSQUOHANNA, LLC	2741/721
46	04 B004 L063	PPL SUSQUOHANNA, LLC	2741/684
47	04H1 B000 L000	PPL SUSQUOHANNA, LLC	1816/109
48	04S2 B001 L013	PPL SUSQUOHANNA, LLC	2741/694
49	04 B004 L12A	BEACH GROVE CEMETERY	1816/109

Pennoni Associates Inc.

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

Engineers • Surveyors • Planners • Landscape Architects

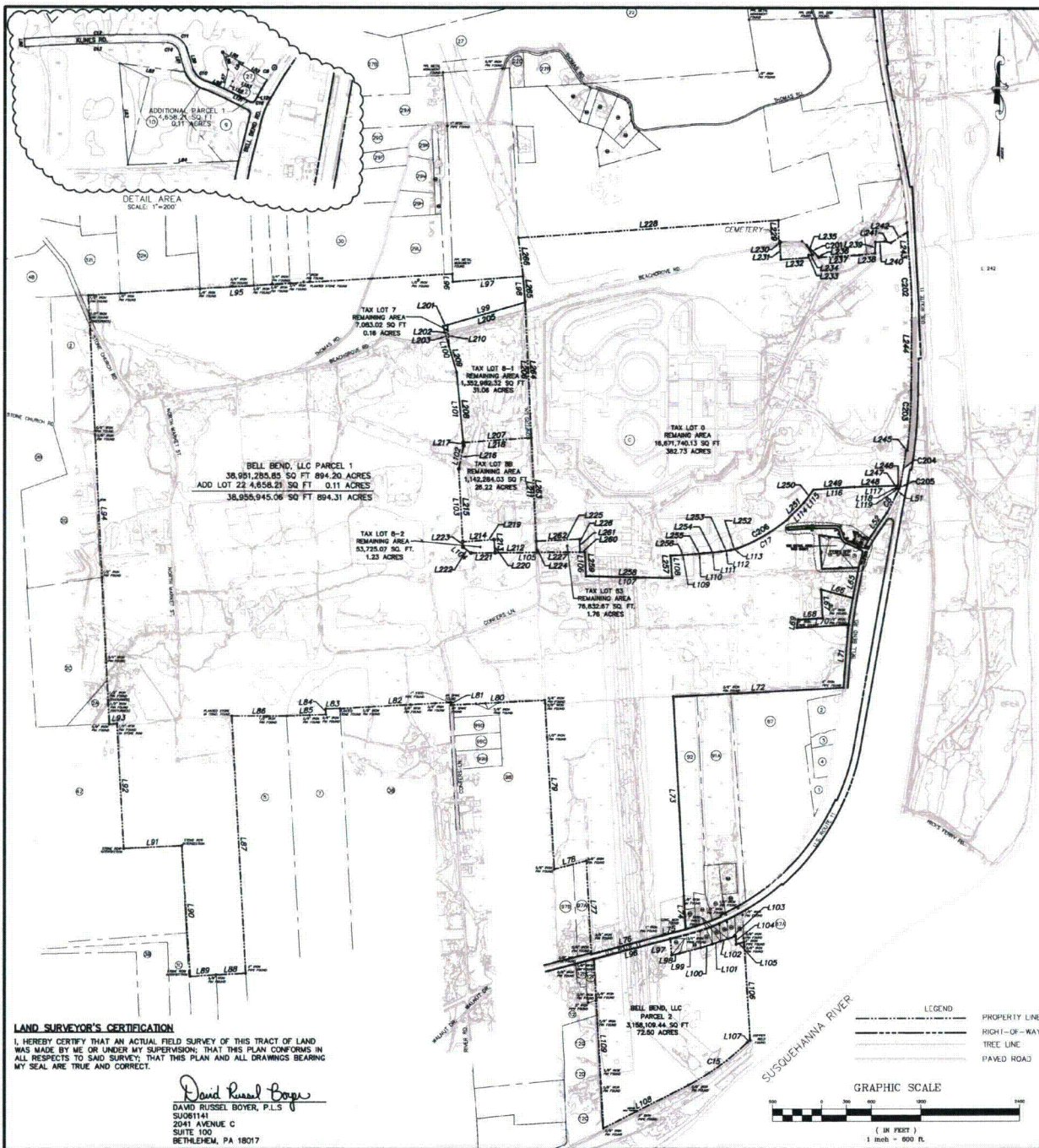


BELL BEND NUCLEAR POWER PLANT
SALOM TOWNSHIP LUTHERE COUNTY PENNSYLVANIA
SUBDIVISION/CONSOLIDATION PLAN
SUSQUEHANNA OWNERS PLAN
BELL BEND, LLC
30 BROADWAY LANE, SUITE 2
BERWICK, PA. 18603

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

DATE	NO.	REV 0 - INITIAL SUBMISSION	JMO
DATE	NO.	REVISIONS	BY





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 Russell Boyer, P.L.S.
DAVID RUSSELL BOYER, P.L.S.
SU081141
2041 AVENUE C
SUITE 100
BETHLEHEM, PA 18017

BELL BEND, LLC PARCEL 1

LINE	BEARING	DISTANCE
L1	S22°33'33"E	89.63
L2	S43°31'01"W	245.92
L3	N59°00'15"W	118.42
L4	N33°02'25"E	7.79
L5	N61°45'45"E	93.77
L6	S18°19'06"E	73.38
L7	S12°24'48"W	78.52
L8	N16°31'30"W	42.71
L9	N16°21'33"W	70.48
L10	S04°03'17"E	33.00
L11	S16°21'33"E	73.57
L12	N62°21'33"E	262.16
L13	S04°47'10"E	458.58
L14	N88°00'33"E	444.88
L15	S11°08'30"W	376.84
L16	N74°31'00"W	354.88
L17	S03°03'50"E	348.31
L18	S68°50'15"W	354.23
L19	S27°50'04"W	99.88
L20	N88°53'17"E	627.92
L21	S04°13'31"W	784.79
L22	S88°38'49"W	408.14
L23	S03°07'54"E	440.86
L24	S03°20'01"E	401.83
L25	S74°58'46"W	301.18
L26	S12°22'37"E	882.82
L27	N03°08'29"W	128.11
L28	S72°27'17"W	399.13
L29	N03°11'18"W	2043.73
L30	S81°02'37"W	1139.11
L31	N03°25'28"W	33.00
L32	S68°46'39"E	1353.48
L33	S60°16'14"W	123.81
L34	S00°57'14"E	70.86
L35	S88°00'08"W	480.67
L36	N89°18'14"W	862.45
L37	S20°08'55"E	719.49
L38	S67°16'19"W	358.84
L39	S66°24'06"W	310.47
L40	N03°35'34"E	1588.28
L41	S87°13'37"E	704.91
L42	N03°08'57"E	1508.07
L43	S68°54'30"W	80.82
L44	N02°47'27"W	1753.50
L45	N86°30'18"E	8416.97
L46	S01°57'47"E	95.77
L47	N88°27'17"E	853.36
L48	S04°32'02"E	315.05
L49	S73°44'05"W	1036.05
L50	S16°40'24"E	582.02
L51	S02°33'21"E	888.86
L52	S11°48'10"W	287.08
L53	S03°07'23"E	850.82
L54	S52°35'25"E	117.51
L55	N89°25'51"E	1379.10
L56	S03°09'43"E	283.79
L57	S88°47'21"E	1048.34
L58	N04°10'37"E	222.28
L59	N86°17'11"E	354.94
L60	N84°30'04"E	102.83
L61	N84°26'25"E	220.10
L62	N81°23'07"E	135.13
L63	N78°02'31"E	86.73
L64	N44°25'56"E	237.45
L65	N36°46'37"E	199.89
L66	N86°07'55"E	495.44
L67	N88°21'28"E	510.50
L68	S72°30'18"E	40.80
L69	N87°45'15"E	44.10

BELL BEND, LLC PARCEL 2

LINE	BEARING	DISTANCE
L96	N75°25'40"E	85.38
L97	S03°39'42"E	198.49
L98	N74°39'50"E	99.70
L99	N72°05'00"E	270.26
L100	N71°57'43"E	50.68
L101	N69°48'32"E	105.28
L102	N73°25'05"E	83.86
L103	N71°22'48"E	100.11
L104	S02°50'04"E	99.60
L105	N71°45'41"E	100.07
L106	S03°28'46"E	139.93
L107	S53°30'47"W	43.82
L108	S63°22'10"W	1158.02
L109	S02°10'10"E	2048.81

ROAD RIGHT-OF-WAY THROUGH BELL BEND, LLC

1. STONE CROOK ROAD 52' R/W	90,218.42 S.F. 2.07 ACRES
2. BEACH CROOK ROAD 33' R/W	132,434.51 S.F. 3.04 ACRES
3. THOMAS ROAD 33' R/W	51,550.37 S.F. 1.18 ACRES
4. CONY LANE 33' R/W	564.18 S.F. 0.01 ACRES
5. N. MARKET STREET 33' R/W	140,118.04 S.F. 3.22 ACRES
TOTAL	500,885.50 S.F. 11.50 ACRES

BELL BEND PARCELS 1 & 2 TOTAL 42,114,054.50 S.F. 966.81 ACRES
LESS ROAD RIGHTS-OF-WAY 500,885.50 S.F. 11.50 ACRES
BELL BEND TOTAL 41,613,169.00 S.F. 955.31 ACRES

PPL SUSQUEHANNA, LLC REMAINING AREA IN TAX PARCEL 0

LINE	BEARING	LENGTH
L218	N58°04'27"E	3189.01
L219	S01°16'33"E	725.24
L220	N80°32'15"E	10.04
L221	S03°08'40"E	202.33
L222	N85°50'45"E	243.00
L223	N0°06'04"E	30.08
L224	N85°50'40"E	50.00
L225	N72°15'36"W	127.87
L226	S36°19'40"E	20.14
L227	N86°26'57"E	490.40
L228	N84°16'26"E	191.78
L229	N01°30'40"E	136.04
L230	N86°21'41"E	106.97
L231	S78°28'00"E	80.25
L232	N57°23'45"E	238.84
L233	S04°09'30"E	430.37
L234	S00°22'55"W	1040.85
L235	N81°04'12"W	15.00
L236	S87°45'15"W	44.15
L237	N17°51'26"E	40.50
L238	S88°21'28"W	510.52
L239	S86°07'45"E	498.44
L240	S46°58'17"E	189.89
L241	S44°25'56"W	297.45
L242	S78°02'31"W	86.73
L243	S81°23'07"E	135.13
L244	S84°26'25"E	220.10
L245	S84°30'04"E	102.83
L246	S86°17'11"E	354.94
L247	S04°10'37"E	222.28
L248	N88°47'21"E	1048.34
L249	N03°09'43"E	283.79
L250	S89°25'51"E	1379.10
L251	N02°47'27"W	1753.50
L252	S68°54'30"W	80.82
L253	N02°41'11"E	1307.95
L254	S82°25'07"E	498.71
L255	N04°05'07"W	150.99
L256	S82°46'33"W	381.61
L257	N04°07'23"E	886.28
L258	N11°46'10"E	281.08
L259	N05°33'12"W	36.71
L260	N85°47'29"E	821.99

PPL SUSQUEHANNA, LLC REMAINING AREA IN TAX PARCEL 7

LINE	BEARING	LENGTH
L201	N23°44'05"E	58.99
L202	S03°36'09"E	258.23
L203	N16°41'43"E	240.33

PPL SUSQUEHANNA, LLC REMAINING AREA IN TAX PARCEL 8-1

LINE	BEARING	LENGTH
L205	N73°44'05"E	979.47
L206	S02°28'47"E	1637.30
L207	S85°47'20"W	821.89
L208	N05°33'12"E	852.16
L209	N16°39'22"E	331.72
L210	N03°36'09"E	258.23

PPL SUSQUEHANNA, LLC REMAINING AREA IN TAX PARCEL 8-2

LINE	BEARING	LENGTH
L219	N85°46'33"E	381.61
L220	S04°05'07"E	150.99
L221	S82°25'07"E	498.71
L222	S82°46'33"W	381.61
L223	N04°07'23"E	886.28
L224	N11°46'10"E	281.08
L225	N05°33'12"W	36.71
L226	N85°47'29"E	821.99

PPL SUSQUEHANNA, LLC REMAINING AREA IN TAX PARCEL 8B

LINE	BEARING	LENGTH
L21	S02°41'11"E	1307.95
L22	S82°25'07"E	498.71
L23	N04°05'07"W	150.99
L24	S82°46'33"W	381.61
L25	N04°07'23"E	886.28
L26	N11°46'10"E	281.08
L27	N05°33'12"W	36.71
L28	N85°47'29"E	821.99

PPL SUSQUEHANNA, LLC REMAINING AREA IN TAX PARCEL 63

LINE	BEARING	LENGTH
L224	N02°41'11"E	1307.95
L225	S82°25'07"E	498.71
L226	S02°44'54"E	152.38
L227	S82°25'07"E	498.71

NOTES:
1. THESE DRAWINGS ARE BASED ON MONUMENTATION FOUND IN THE FIELD.
2. THESE DRAWINGS REFLECT FUTURE PROPERTY OWNERSHIP UPON COMPLETION OF A LOT CONSOLIDATION.
3. PARCEL SIZES DO NOT REFLECT THE DISTURBED OR PROJECT AREA LISTED IN THE COLA.

Pennoni Associates Inc. Engineers • Surveyors • Planners • Landscape Architects

100 N. Willow-Barre Boulevard
Willow-Barre, PA 18786 (717) 841-8200

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

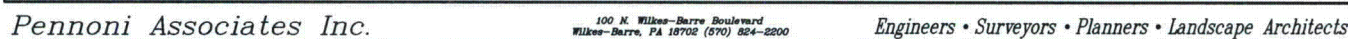
DATE: 3/17/12
BY: JMO
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DATE: 3/17/12
BY: JMO
NO. 00000000

BELL BEND NUCLEAR POWER PLANT
SUBDIVISION/CONSOLIDATION PLANS
OVERALL BOUNDARY PLAN
BELL BEND, LLC
38 BARREY LANE, SUITE 2
BETHLEHEM, PA 18020

DATE: 3/17/12
BY: JMO
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DATE: 3/17/12
BY: JMO
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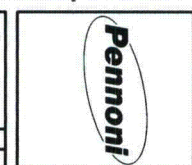
100 N. Wilkes-Barre Boulevard
Wilkes-Barre, PA 18702 (570) 824-2200

Engineers • Surveyors • Planners • Landscape Architects

BELL BEND NUCLEAR POWER PLANT
SALEM TOWNSHIP LUZERNE COUNTY PENNSYLVANIA
SUBDIVISION/CONSOLIDATION PLANS
EXISTING FEATURES PLAN
BELL BEND, LLC
38 BOWDOY LANE, SUITE 2
BERKSHIRE, PA. 18031

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



- NOTES:
1. THIS PLAN DEPICTS SETBACKS FOR THE 1-3 ZONING DISTRICT
 2. EXISTING RESIDENTIAL BUILDINGS ON THE PARCELS THAT ARE TO BE SUBDIVIDED AND CONSOLIDATED ARE TO BE MAINTAINED.



Pennoni Associates Inc.

100 N. Wilkes-Barre Boulevard
Wilkes-Barre, PA 18702 (610) 824-2200

Engineers • Surveyors • Planners • Landscape Architects

DATE	3/8/12
PROJECT	CS7005
SCALE	1"=50'
BY	PPA/00002
CHECKED	PPA/00002
APPROVED	PPA/00002

BELL BEND NUCLEAR POWER PLANT
SALEM TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA
SUBDIVISION/CONSOLIDATION PLANS
SETBACK PLAN
BELL BEND, LLC
38 BOWBOY LANE, SUITE 2
BETHUN, PA 18603

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

