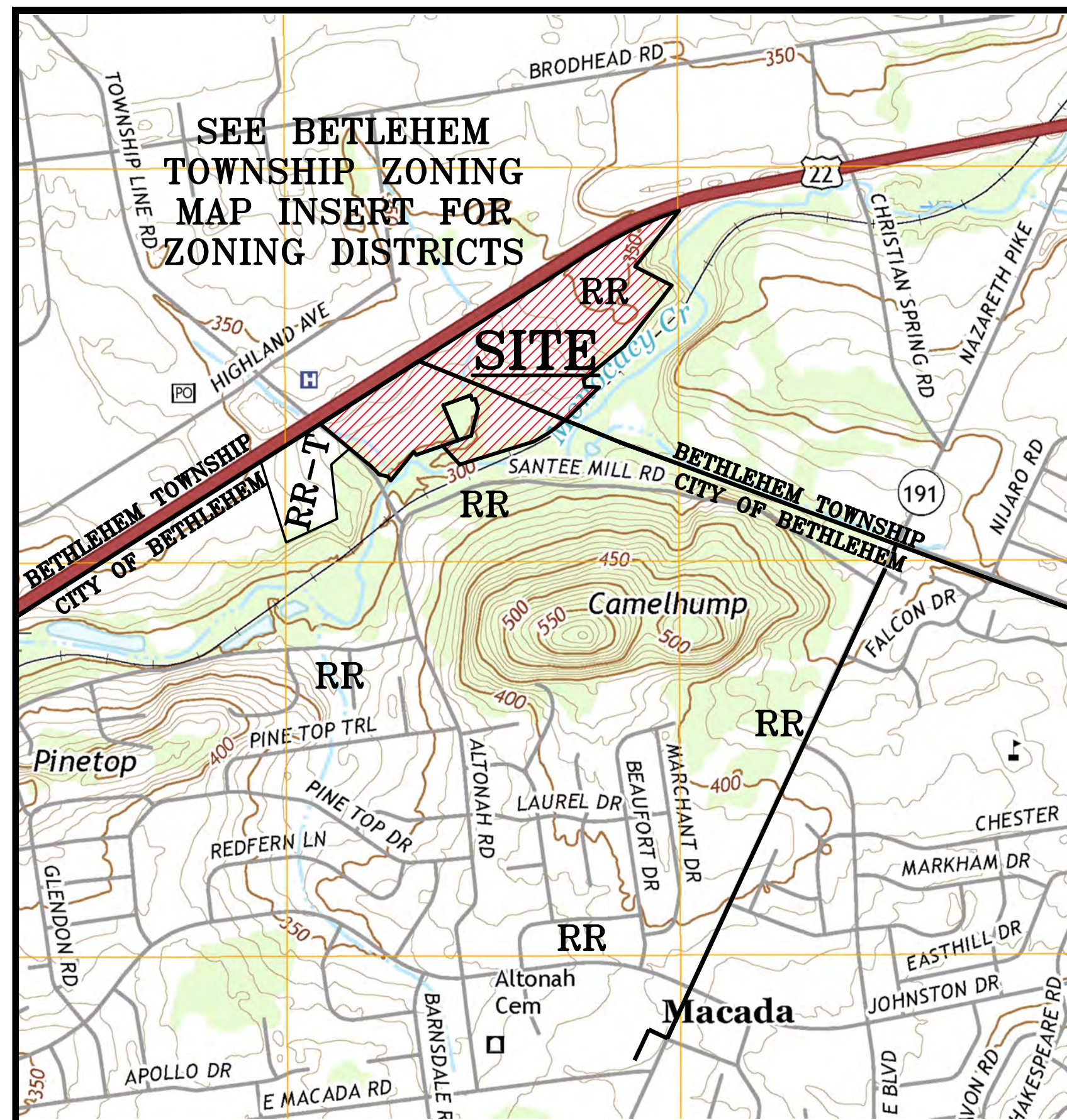
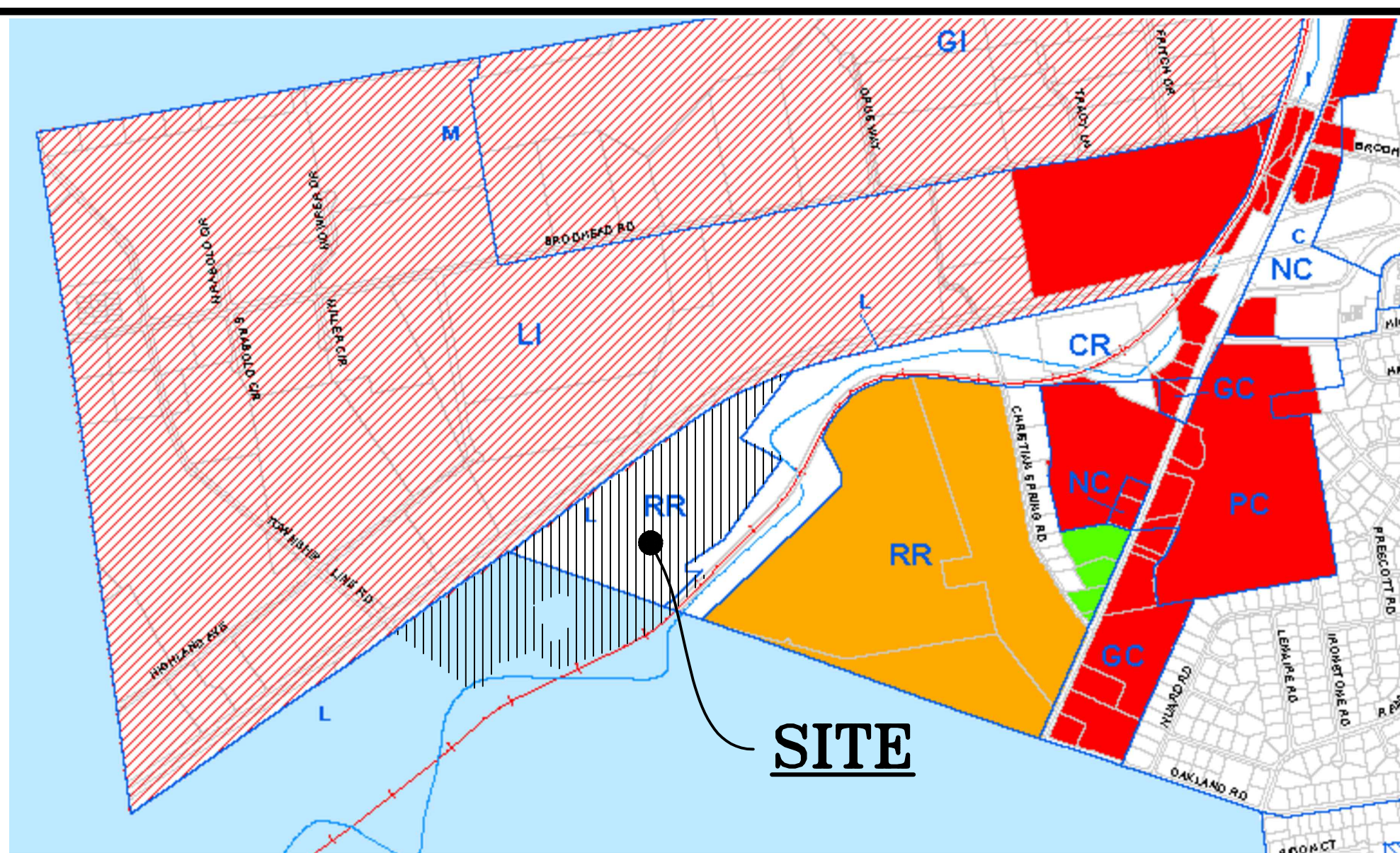




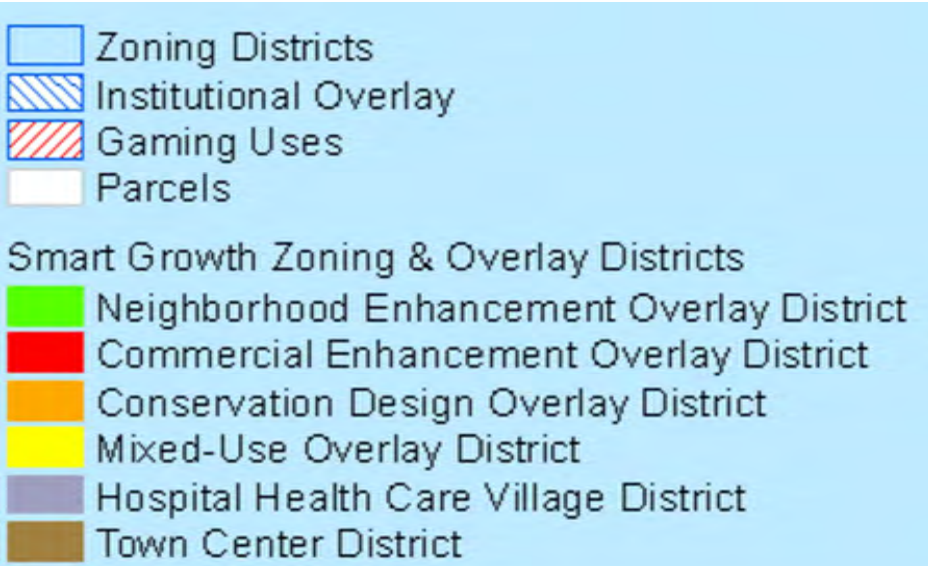
SEE BETHLEHEM
TOWNSHIP ZONING
MAP INSERT FOR
ZONING DISTRICTS

SITE

LOCATION MAP
USGS NAZARETH QUADRANGLE
SCALE: 1"=1000'



BETHLEHEM TOWNSHIP
ZONING MAP INSERT
SCALE: 1"=1000'

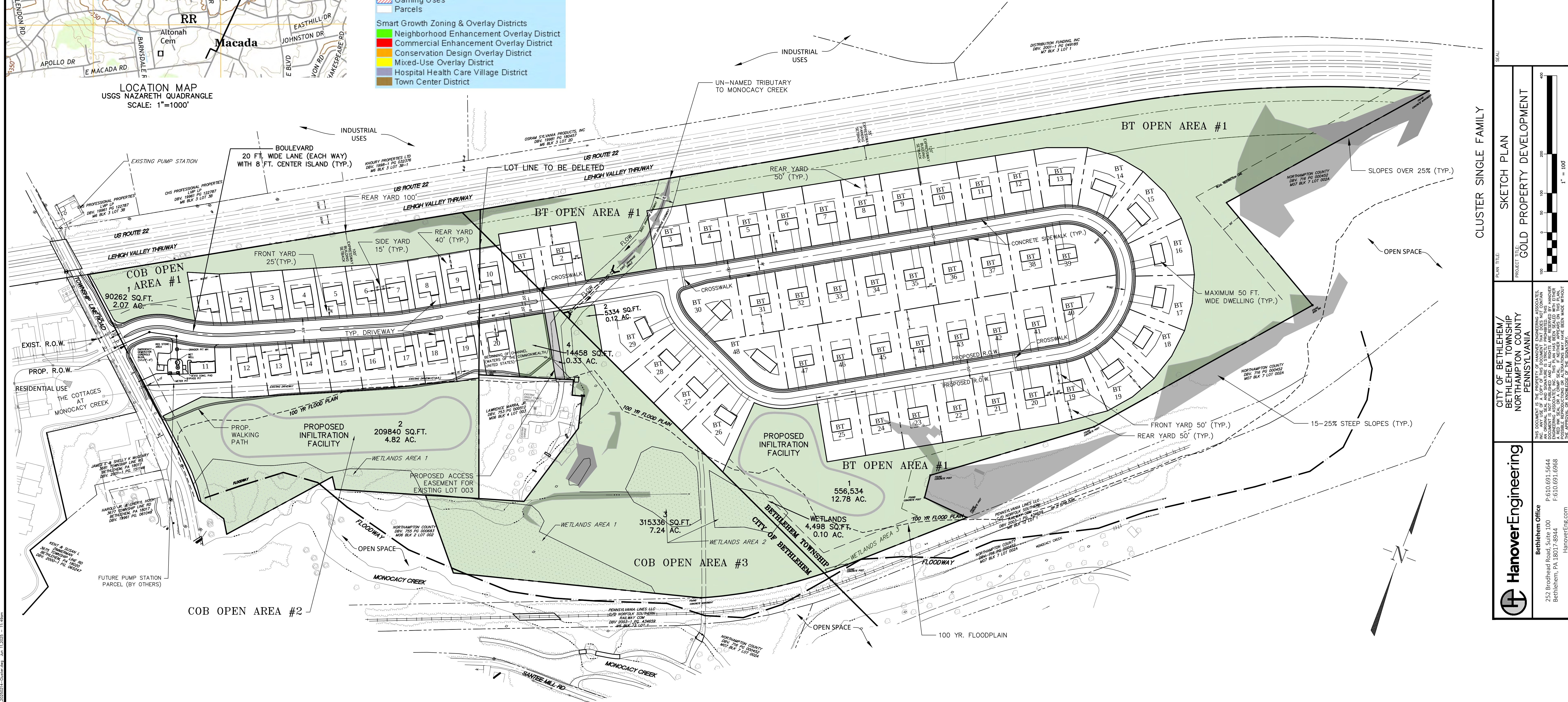


CITY OF BETHLEHEM EXISTING ZONING DATA

TOTAL PROJECT ACREAGE:	57.7484 ACRES
CITY OF BETHLEHEM AREA:	23.1969 ACRES
TAX MAP REFERENCED:	MAP M6, BLOCK 4, LOTS 1, 2, & 5A
DEED REFERENCED:	DBV 2005-1 PG 429934
ZONING DISTRICT:	R-R RURAL RESIDENTIAL DISTRICT
PROPOSED USE:	OPEN SPACE DEVELOPMENT OPTION
WATER:	PUBLIC
SEWER:	PUBLIC
MINIMUM LOT AREA:	15,000 SQ.FT./10,000 SF *
MINIMUM LOT WIDTH:	100 FT. x 150 TYP.
MAXIMUM BUILDING COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35 FT / 2 1/2 STORIES
MAX IMPERVIOUS COVERAGE	50%
OPEN SPACE DEDICATION	35% (8.11 AC.)
SETBACKS:	
FRONT YARD	25 FT
REAR YARD	40 FT
SIDE YARD	15 FT
TRACT IN PROVISIONAL NO DETENTION ZONE	
YIELD PLAN 17 LOTS (17 X 1.2) = 20.4	
MINIMUM LOT AREA PER OPEN SPACE DEVELOPMENT OPTION	20 LOTS w/in CITY LIMITS

BETHLEHEM TWSP. EXISTING ZONING DATA

TOTAL PROJECT ACREAGE:	57.7484 ACRES
BETHLEHEM TWP. AREA:	34.5529 ACRES
TAX MAP REFERENCED:	MAP M6, BLOCK 4, LOTS 1, 2, & 5A
DEED REFERENCED:	DBV 2005-1 PG 429934
ZONING DISTRICT:	R-R RURAL RESIDENTIAL DISTRICT
PROPOSED USE:	SINGLE FAMILY CLUSTER DEVELOPMENT (1)
WATER:	PUBLIC
SEWER:	PUBLIC
REQUIRED/ALLOWED	
MINIMUM LOT AREA:	21,000 SF
MINIMUM LOT WIDTH:	125 FT
MINIMUM LOT DEPTH:	150 FT
MAXIMUM BUILDING COVERAGE	20%
MAXIMUM BUILDING HEIGHT	3 1/2 STORIES - SINGLES
MAX. IMPERVIOUS COVERAGE	30%
OPEN SPACE DEDICATION	20%
SETBACKS:	
FRONT YARD	50 FT SINGLE
REAR YARD	50 FT
SIDE YARD	50 FT
ONE	50 FT
BOTH	50 FT
DENSITY:	
TRACT IN PROVISIONAL NO DETENTION ZONE	
(1) PERMITTED BY CONDITIONAL USE	
(2) LOT WIDTH ALLOWED TO BE REDUCED TO 89.29' WHICH IS 71.43%.	



TOTAL NUMBER OF DWELLING UNITS

CITY OF BETHLEHEM:
SINGLE FAMILY DETACHED = 20 LOTS (LOT 11 IS PUMP STATION LOT)
YIELD PLAN HAS 17 PROPOSED LOTS
OPEN SPACE DEVELOPMENT OPTION ALLOWS FOR 20% MORE THAN YIELD PLAN
17 LOTS X 20% = 3.4
17 LOT + 3 = 20 LOTS ALLOWED/PROPOSED

BETHLEHEM TOWNSHIP:
SINGLE FAMILY DETACHED = 48 LOTS

OPEN SPACE PROVIDED

CITY OF BETHLEHEM : 14.46 AC/23.19 AC. = 62.35%

BETHLEHEM TOWNSHIP: 12.78 AC.
LESS WETLANDS: 0.10 AC.
12.68 AC./34.55 AC. = 36.70%

CRITERIA USED FOR PROPOSED ROAD SYSTEM

- 32 FOOT WIDE CARTWAY (FROM CURB TO CURB) WITHIN BETHLEHEM TOWNSHIP
- 50 FOOT WIDE RIGHT-OF-WAY WITHIN BETHLEHEM TOWNSHIP
- 65 FOOT WIDE RIGHT-OF-WAY WITHIN CITY OF BETHLEHEM
- 5 FOOT WIDE SIDEWALK PROPOSED WITHIN PROJECT LIMITS

SITE LOCATION

TOWNSHIP LINE ROAD
BETHLEHEM, PA.

APPLICANT

HIGHVIEW HOMES, LLC
106 ROUTE 71, SUITE 3
SPRING LAKE, NJ 07762
(732) 530-9191

OWNER

BETHLEHEM GOLD, LLC
P.O. BOX 777
OAKHURST, NJ 07755
(732) 660-1770

CLUSTER SINGLE FAMILY

SKETCH PLAN

GOLD PROPERTY DEVELOPMENT

CITY OF BETHLEHEM/
BETHLEHEM TOWNSHIP
NORTHAMPTON COUNTY
PENNSYLVANIA

HanoverEngineering

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