EXISTING STEEP SLOPE AREAS

DENOTES EXISTING SLOPES 15–25%

DENOTES EXISTING SLOPES 25% +

BETHLEHEM TWSP. SITE DATA

TOTAL PROJECT ACREAGE:	57.7484 ACRES
**BETHLEHEM TWP. AREA:	34.5525 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
USE:	SINGLE FAMILY DETACHED DWELLINGS (PERMITTED USE)
WATER:	PUBLIC
SEWER:	PUBLIC
NUMBER OF PROPOSED LOTS	18 CITY OF BETHLEHEM / 42 BETHLEHEM TWSP.

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	21,000 SQ.FT.	21,000 SQ.FT.
MINIMUM LOT WIDTH:	125 FT	125 FT
MINIMUM LOT DEPTH:	150 FT	150 FT
MINIMUM DENSITY:	—	0.8AC/DU
MAXIMUM BUILDING COVERAGE	20%	14%
MAXIMUM BUILDING HEIGHT	35 FT/3 1/2 STORIES	<35 FT
MAX. IMPERVIOUS COVERAGE	40%	22%
SETBACKS:		
FRONT YARD *	50 FT	50 FT
REAR YARD	50 FT	50 FT
SIDE YARD		
ONE	20 FT	25 FT
BOTH	50 FT	50 FT
EXPRESSWAY	120 FT	120 FT
OPEN SPACE REQUIREMENTS		$1500.00 / DWELLING UNIT
LINEAL FEET OF NEW STREETS		3828 L.F.
PARKING REQUIREMENTS	2 SPACES / DWELLING	4 SPACES / DWELLING

* ZONING ORDINANCE 405.E.2
PER THIS ORDINANCE, UP TO 50% OF THE PRINCIPAL RESIDENTIAL BUILDINGS MAY BE LOCATED UP TO 5 FEET FORWARD OF THE FRONT YARD SETBACK LINE, PROVIDED THAT AN EQUAL OR GREATER NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS IN THE SAME STAGE OF CONSTRUCTION AND ON THE SAME STREET WILL BE 5 FEET OR GREATER BEHIND THE FRONT YARD BUILDING SETBACK LINE. THIS VARIATION SHALL ONLY BE PERMITTED IF APPROVED AT THE TIME OF THE APPROVAL OF THE SUBDIVISION PLAN.

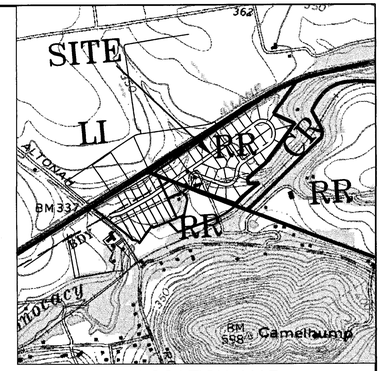
CITY OF BETHLEHEM SITE DATA

TOTAL PROJECT ACREAGE:	57.7484 ACRES
CITY OF BETHLEHEM AREA:	23.1959 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
USE:	SINGLE FAMILY DETACHED DWELLINGS (PERMITTED USE)
WATER:	PUBLIC
SEWER:	PUBLIC

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	15,000 SQ.FT.	20,000 SQ.FT. (MIN)
MINIMUM LOT WIDTH:	100 FT	125 FT
MINIMUM LOT DEPTH:	100 FT	150 FT
MAXIMUM BUILDING COVERAGE	15%	NOT TO EXCEED 20%
MAXIMUM BUILDING HEIGHT	35 FT/2 1/2 STORIES	<35 FT
MAX. IMPERVIOUS COVERAGE	40%	NOT TO EXCEED 40 %
SETBACKS:		
FRONT YARD	35 FT	35 FT
REAR YARD	40 FT	40 FT
SIDE YARD		
ONE	15 FT	15 FT
BOTH	35 FT	35 FT

SOIL TYPES

- WaA WASHINGTON SILT LOAM, 0–3% SLOPES
- WaB WASHINGTON SILT LOAM, 3–8% SLOPES
- WaC CLARKSBURG SILT LOAM, 8–15% SLOPES
- ClA CLARKSBURG SILT LOAM, 0–8% SLOPES

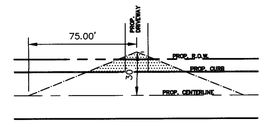


LOCATION MAP
USGS NAZARETH QUADRANGLE
SCALE: 1"=2000'
NOTE: PER BETHLEHEM TOWNSHIP ZONING MAP DISTRICT BOUNDARIES "L" ZONING BOUNDARY IS THE SOUTHERN EXISTING ROW OF ROUTE 22

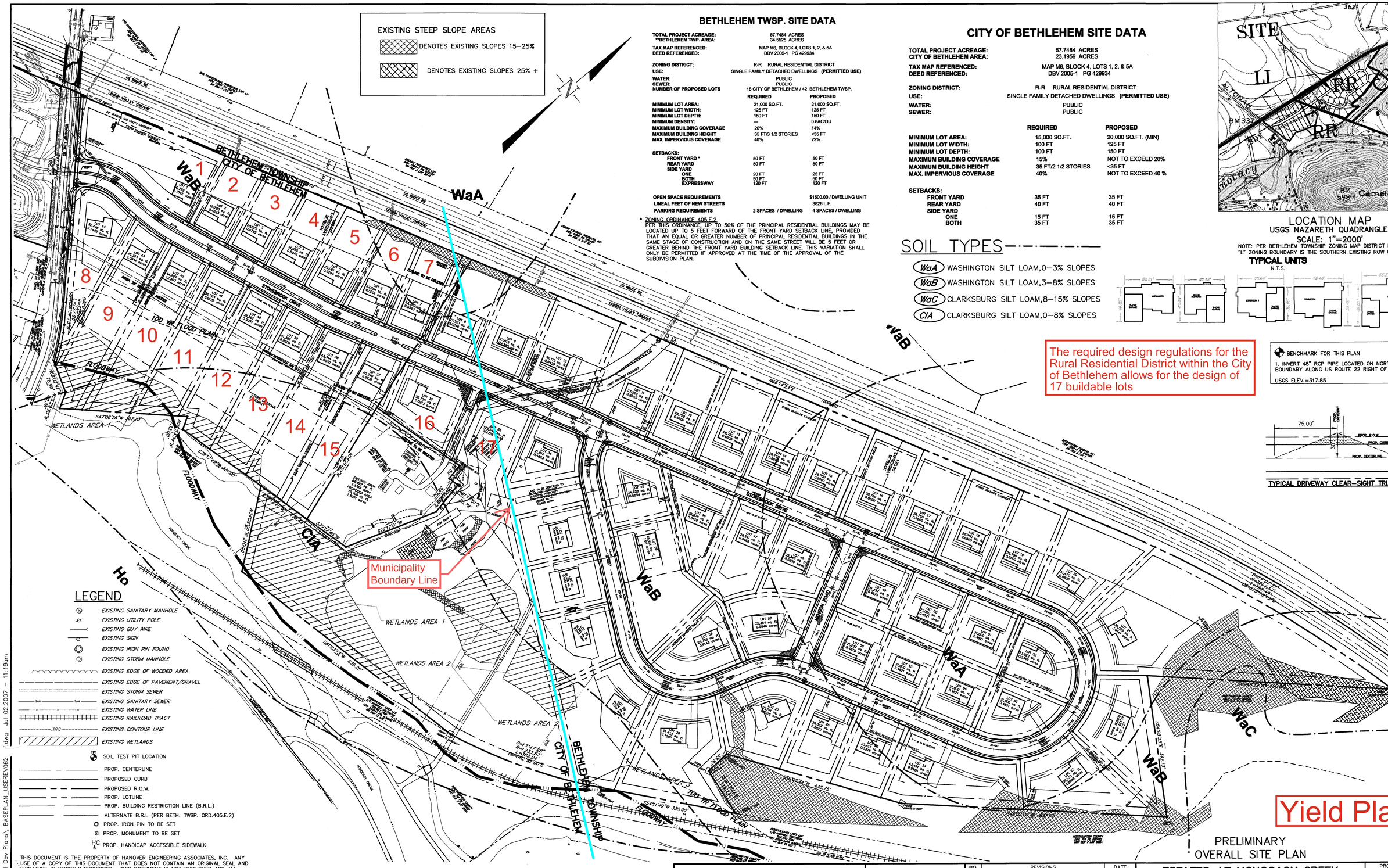
TYPICAL UNITS
N.T.S.

The required design regulations for the Rural Residential District within the City of Bethlehem allows for the design of 17 buildable lots

BENCHMARK FOR THIS PLAN
1. INVERT 48" RCP PIPE LOCATED ON NORTHERN BOUNDARY ALONG US ROUTE 22 RIGHT OF WAY
USGS ELEV.=317.85



TYPICAL DRIVEWAY CLEAR-SIGHT TRIANGLE



Yield Plan

PRELIMINARY
OVERALL SITE PLAN

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING IRON PIN FOUND
- EXISTING STORM MANHOLE
- EXISTING EDGE OF WOODED AREA
- EXISTING EDGE OF PAVEMENT/GRAVEL
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING RAILROAD TRACT
- 390 EXISTING CONTOUR LINE
- EXISTING WETLANDS
- TP1 SOIL TEST PIT LOCATION
- PROP. CENTERLINE
- PROPOSED CURB
- PROPOSED R.O.W.
- PROP. LOTLINE
- PROP. BUILDING RESTRICTION LINE (B.R.L.)
- ALTERNATE B.R.L (PER BETH. TWSP. ORD.405.E.2)
- PROP. IRON PIN TO BE SET
- PROP. MONUMENT TO BE SET
- HC PROP. HANDICAP ACCESSIBLE SIDEWALK

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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTE:
WETLANDS DETERMINATION
THE EXISTING WETLANDS DEPICTED ON THIS PLANS WERE DELINEATED PER THE "ROUTINE WETLAND DETERMINATION PEPA GOLD PROPERTY" AS PREPARED BY COLIN M. BRAND, P.G., PSS DATED APRIL 2002.

SITE LOCATION

TOWNSHIP LINE ROAD
BETHLEHEM, PA.

APPLICANT/ OWNER

NIC ZAWARSKI AND SONS BUILDERS, INC.
1441 LINDEN STREET
BETHLEHEM, PA. 18018
(610) 865-1441

I, CHARLES H. UNANGST II, A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE PROPOSED DEVELOPMENT AS DESIGNED BY HANOVER ENGINEERING ASSOCIATES, INC.

CHARLES H. UNANGST II, P.E. (PE-055050-E)
HANOVER ENGINEERING ASSOCIATES, INC.
252 BRODHEAD ROAD, SUITE 100
BETHLEHEM, PA 18017-8944

SEAL

NO.	REVISIONS	DATE
1	PER BETHLEHEM TWP ENGINEER COMMENTS	03-05-07
2	PER BETHLEHEM TWP ENGINEER COMMENTS	05-04-07
3	PER BETHLEHEM TWP ENGINEER COMMENTS	06-04-07
4	PER BETHLEHEM TWP ENGINEER COMMENTS	07-02-07

ESTATES AT MONOCACY CREEK
BETHLEHEM TOWNSHIP/ CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

DRAWN BY: JDC
CHECKED BY: PCM/KTH
DATE: 02-05-07
SCALE: 1" = 100'

PROJECT NO. 3719
SHEET NO. 7 OF 39

HANOVER ENGINEERING ASSOCIATES, INC.
252 BRODHEAD ROAD, SUITE 100
BETHLEHEM, PA 18017-8944
(610) 691-5644

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