

ZONED A-A RESIDENTIAL
AREA = 402,247.1 SQ.FT. (9.23± ACRES)
PROPOSED LOTS 16
PROPOSED ROAD LENGTH 972 ±LF

SITE DATA

MIN. LOT SIZE 15,000 SQ.FT.
MIN. LOT WIDTH 100'
MIN. SETBACKS
FRONT 60' FROM C RD OR 35' FROM R (THE GREATER DIST.)
SIDE 10'
SIDE (CORNER LOT) 45' FROM C RD OR 20' FROM R (THE GREATER DIST.)
REAR 25'

UTILITY MATERIALS LIST

1. WATERMAIN TO BE 8" DIAMETER DUCTILE IRON PIPE CLASS 52 WITH 5" MIN. COVER SERVICE LINES TO BE 3/4" COPPER TYPE K.
2. SANITARY SEWERS TO BE 8" PVC SDR 26 LATERALS TO BE 6" PVC SDR 26.
3. STORM MAINS UNDER PAVEMENT TO BE HCOMP (WITH PAVED INVERTS). MAINTAIN 2.5" COVER MINIMUM. ALL LATERALS STUB TO BE 4" PVC SCH 40 @ 10% MIN. ALL OTHER OFFROAD STORM PIPES TO BE HCOMP OR HCOMP AS APPLICABLE.

FEDERAL WETLANDS

DISTURBED WETLANDS	0.8 AC
UNDISTURBED WETLANDS	0.1 AC
TOTAL ONSITE WETLAND AREA	0.9 AC

LANDS N/F
KEVIN D. KLEIN
L.2113 P.319

LANDS N/F
PARK PLACE PROPERTIES, LLC.

TYPICAL LOT LAYOUT

EXISTING TREES TO
REMAIN UNDISTURBED
TEMPORARY
TURN-AROUND
EASEMENT #2

CAP END
PERMANENT
HIGHWAY BARRIER

DRAINAGE EASEMENT #2
TO BE CONVEYED FROM PARK
PLACE PROPERTIES
TO TOWN OF BETHLEHEM

EXISTING TREE TO
REMAIN UNDISTURBED

F.E.S. #2
INV OUT-20243
INST. ROCK
PROTECTION

PERMANENT
HIGHWAY BARRIER

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