

Silver Land Group
Silver Creek Country Club
Development Proposal

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October 7, 2015

DEVELOPMENT OVERVIEW

Silver Land Group, LLC (Group) in conjunction with Silver Creek Country Club (Club) intends to build approximately 124 Country Club Townhouses (Development) on three proposed tracts. The Club encompasses 280+ acres. The proposed tracts aggregate approximately 30 acres. The three proposed developable tracts are located in Lower Saucon Township (LST) as is most of the Club's site. The idea is to use redundant or "extra" land owned by the Club to build Country Club style townhouses. The Club land is currently zoned as single family residential on one-acre lots.

It is the Group's goal to acquire a favorable plan approval from LST for the proposed Development. The concept for the proposal includes calculating the current theoretical zoning development capacity (number of single family dwelling units now allowable) of all Club land in LST and applying that number to maximize coverage of a cluster development of townhouses on the three tracts. Club land would be deed restricted open space maintained as a golf course and country club.

The Group will work to attain governmental land development approval from all the necessary municipalities and agencies including LST, Hellertown Borough, Lehigh Valley Planning Commission, Hellertown Borough Authority and Northampton County Conservation.

The marketing of the townhouses will begin upon informal preliminary plan approval. The townhouses will be sold as custom finished units while maintaining a unified architectural façade. When completed the Development will be a fully integrated, private community.

Site improvement building or infrastructure building (roads, stormwater management, utilities, etc...) will be done to the specifications of the approved land development plans. Townhouse cluster build out will be done contemporaneously with the site improvements.

ZONING AMENDMENT

180-113 Golf Courses

180-113A The tract on which the golf course portion of the development is located shall comply with the following criteria.

1. The minimum golf course tract size shall be 100 contiguous acres. A tract may be treated as contiguous even if a portion thereof is separated from the remainder of the tract by an existing or proposed public road or public trail, as long as such contiguous portion is not otherwise separated from the remainder of the tract by a tract, lot or parcel that is under separate legal ownership.
2. The minimum setback for buildings from property lines shall be as follows:
 - a. Front yard: minimum 50 feet
 - b. Side yard: minimum 50 feet
 - c. Rear yard: minimum 50 feet
3. The minimum lot width shall be 300 feet.
4. The maximum building height shall be 35 feet.
5. The maximum impervious coverage shall be 25% for the entire development. The impervious cover calculation shall include the impervious cover for the golf course and residential tract areas.

180-113B Permitted Non-Residential Uses

1. Clubhouses, recreational centers, pro shops, guest suites, spas, wellness and fitness centers, recreational retail, outdoor swimming pools and Jacuzzis, administrative offices, business center and meeting rooms, indoor and/or outdoor restaurants, banquet facilities, indoor and outdoor recreational facilities, driving range, and such other customary accessory uses.
2. Maintenance and utility buildings.
3. Parking areas.
4. Trails and paths.
5. The golf course tract area, including any area set aside as open space, may include water irrigation systems, stormwater control structures, stormwater basins, sewage systems, wells, and other overhead or underground utilities.

180-113C Non-Residential Use Design Standards

1. All Non-Residential Uses shall be held under single or common ownership.
2. The minimum required parking standards shall be as follows:
 - a. Clubhouses: one (1) parking space per 300 square feet of gross floor area.
 - b. Restaurants and banquet facilities: one (1) parking space per three (3) seats.
 - c. Guest suites: one (1) parking space per guest suite.
 - d. Office Facilities: one (1) parking space per 200 square feet of gross floor area.
3. Internal pedestrian circulation shall be provided throughout the golf course via trails, cart paths, and/or sidewalks.
4. Loading docks and service areas shall be located to the side, rear, or under the building.

180-113D Permitted Residential Uses

1. The land area to be used for residential uses shall be over and above the minimum tract size required for the golf course.
2. The number of dwelling units shall be based on the site capacity calculations determined for the total combined golf course and residential tract areas.
3. The natural resource protection standards shall be based on the natural resources on the total combined golf course and residential tract areas.
4. The maximum building height shall be 35 feet.
5. Minimum lot standards:

Dwelling Type	Lot Size	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Single Family Detached	8,000 SF	75'	25'	12'	25'
Single Family Duplex	6,000 SF	50'	20'	12'	25'
Single Family Attached*	4,000 SF	24'	20'	12'	25'

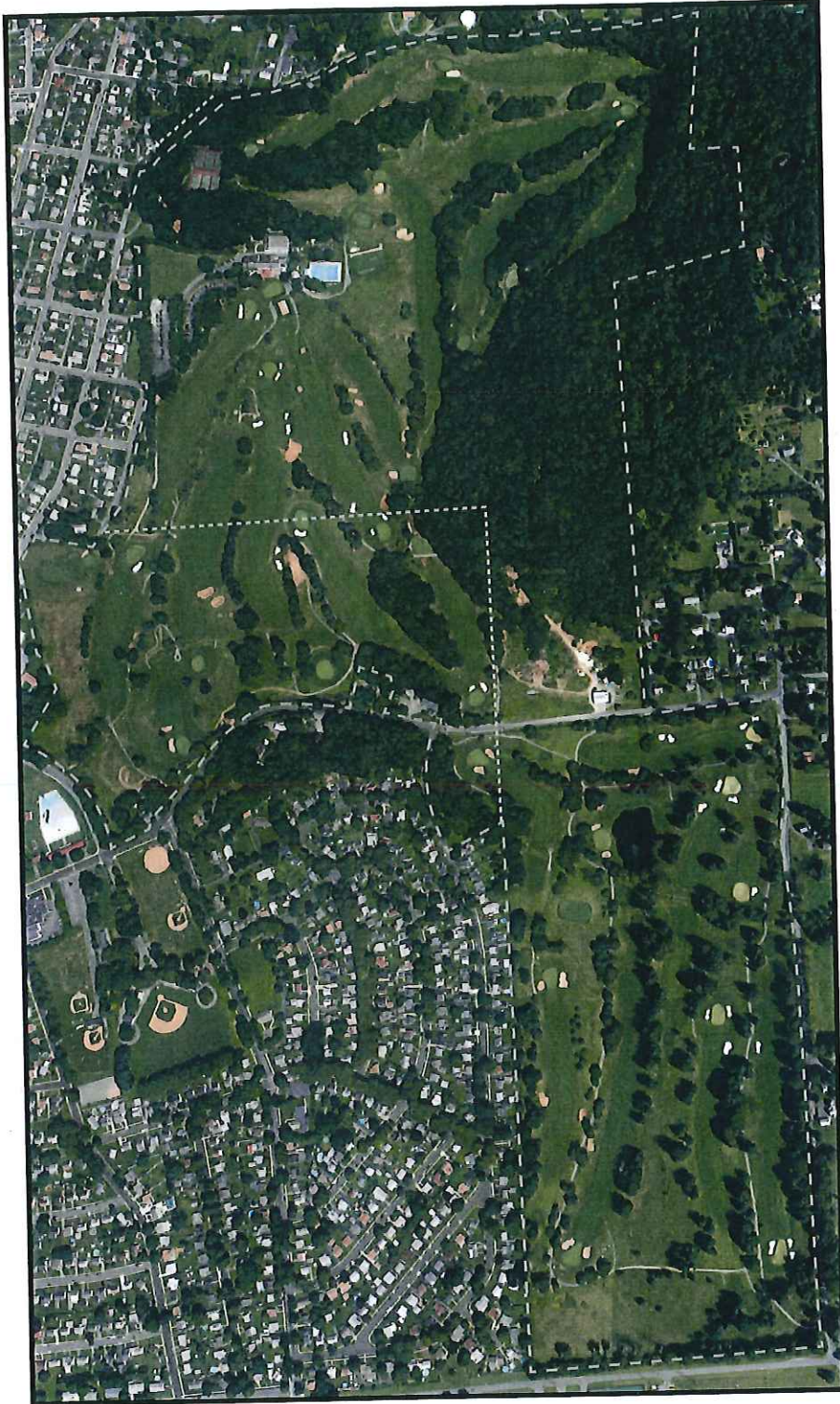
* maximum of six (6) units per building

6. No residential buildings shall be located within thirty (30) feet of the boundary line of an adjoining property containing an existing residential use.

180-113E Residential Use Design Standards

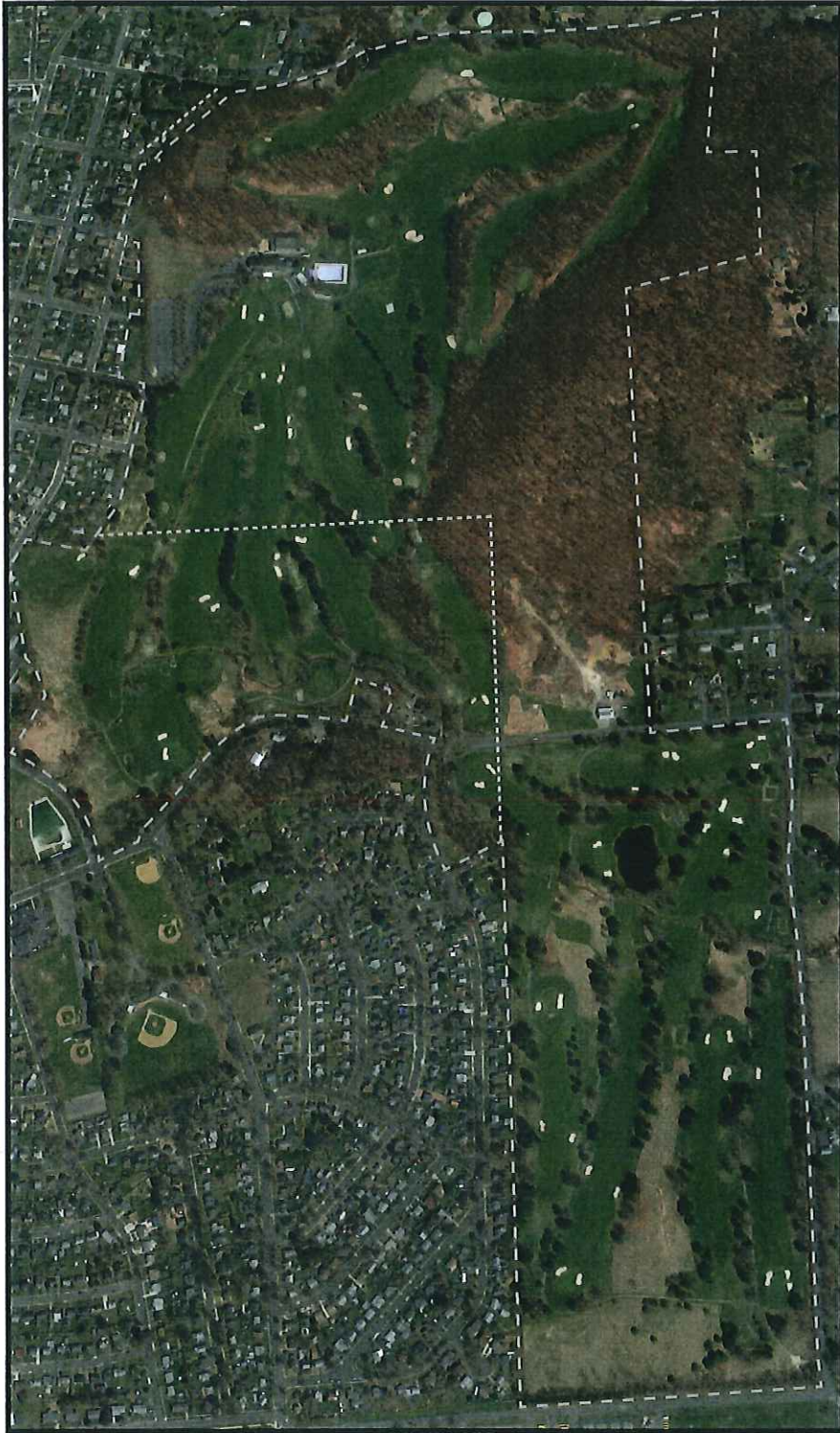
1. Streets - All interior streets shall be private and shall comply with the following standards.
 - a. Street Standards
 - i. The private street right-of-way shall be a minimum width of thirty-two (32) feet.
 - ii. The private street shall consist of a minimum of two fourteen (14) feet wide paved travel lanes for a total paved width of twenty-eight (28) feet.
 - iii. Curb shall be required on all private streets.
 - iv. Emergency access roads shall be excluded from these street standards.
 - b. The street paving thickness shall be in accordance with the requirements of the "Private Access Roads" section of the Lower Saucon Township subdivision and land development ordinance.
 - c. Street trees may be planted either within the street right-of-way or outside of the street right-of-way.
 - d. Cul-de-sac Streets
 - i. Cul-de-sac streets shall be provided with a turnaround at the closed end having a minimum radius to the curb line of not less than forty-five (45) feet and a terminus right-of-way radius of fifty-one (51) feet. The turnaround radius may be reduced to forty (40) feet and a right-of-way radius of forty-six (46) feet provided there is a paved emergency access road with a minimum width of twelve (12) feet connecting to the terminus end of the cul-de-sac.
 - ii. The number of dwelling units on a cul-de-sac road shall be limited to twenty (20) unless a twelve (12) feet wide emergency access road is provided.
2. If sidewalks are proposed, they shall have a minimum width of four (4) feet.
3. Golf cart paths shall be a minimum width of four (4) feet.
4. A minimum of three (3) off-street parking spaces shall be provided for each dwelling unit.
5. Utilities shall be installed underground.
6. The residential dwellings shall be served by public sewers and public water.
7. An association shall be formed and shall be subject to the following regulations.
 - a. Membership in the association shall be mandatory for all owners of dwelling units and shall run with the land.
 - b. An association agreement shall be prepared and recorded prior to the conveyance of any residential lot. Such agreement shall establish the obligations of its members with regards to maintenance, insurance, fees, and taxes.
 - c. Provisions shall be made for the maintenance responsibility of all property contained in the residential tract which is not contained in an individual lot for a dwelling.
 - d. The association agreement shall be subject to the approval of the Township.

Existing Development Site



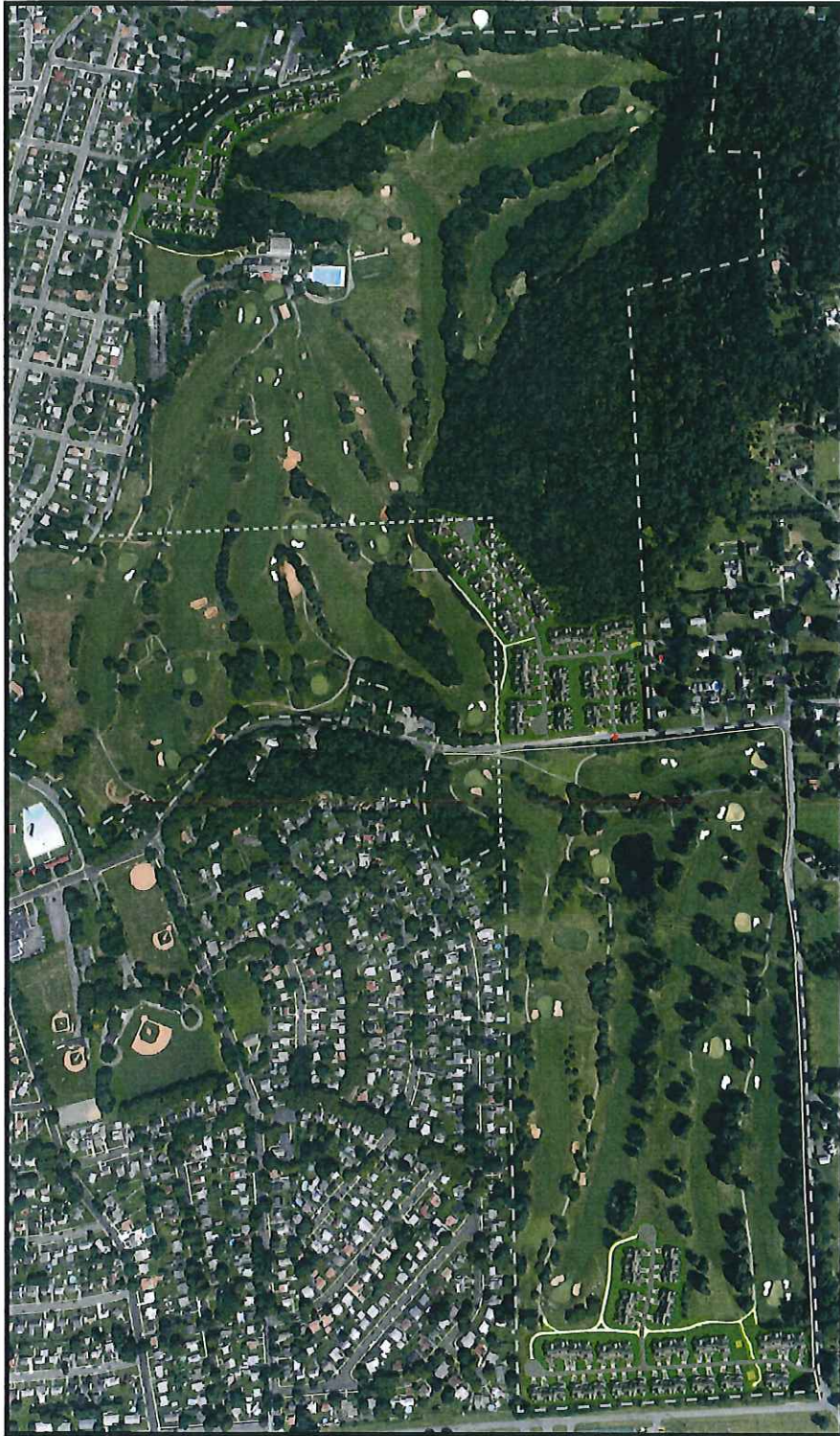
Summer

Existing Development Site



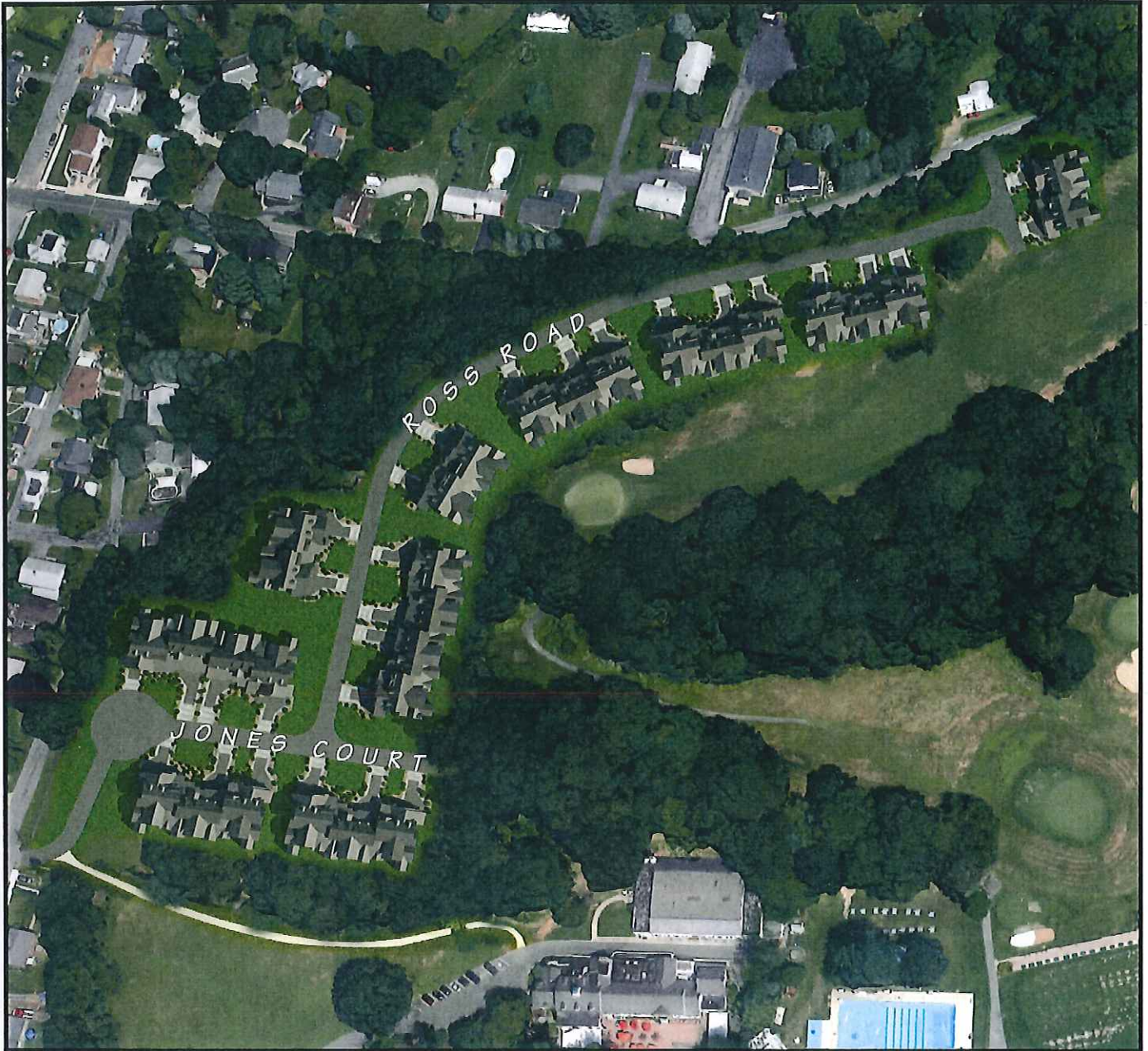
Winter

Proposed Development Site



Rendered Townhomes

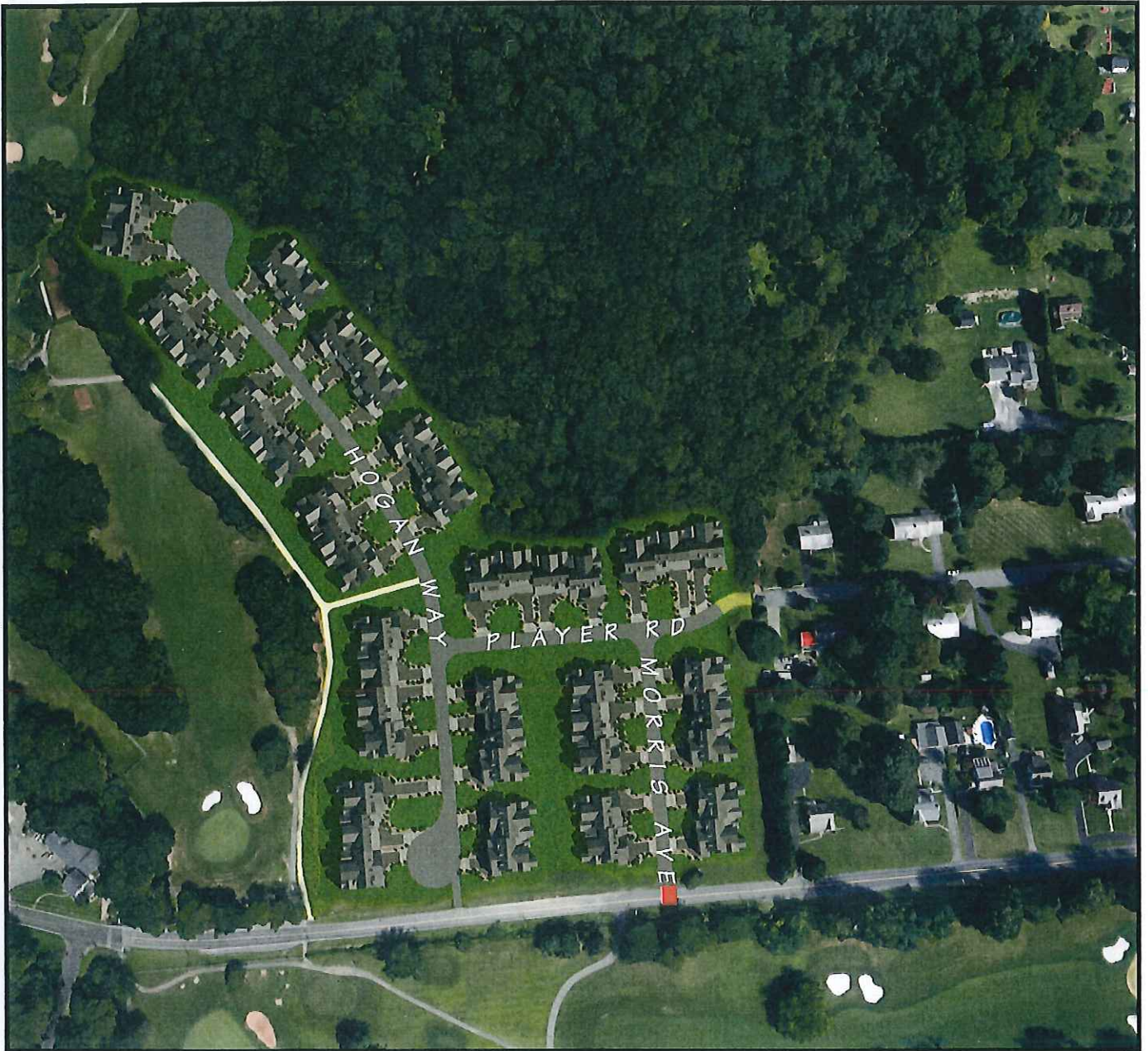
Proposed Development Site - North



Ross' Hill

It is the site of the old tennis courts and picnic/pavilion area; the track is approximately six acres and has access from New Jersey Avenue and Apple Street.

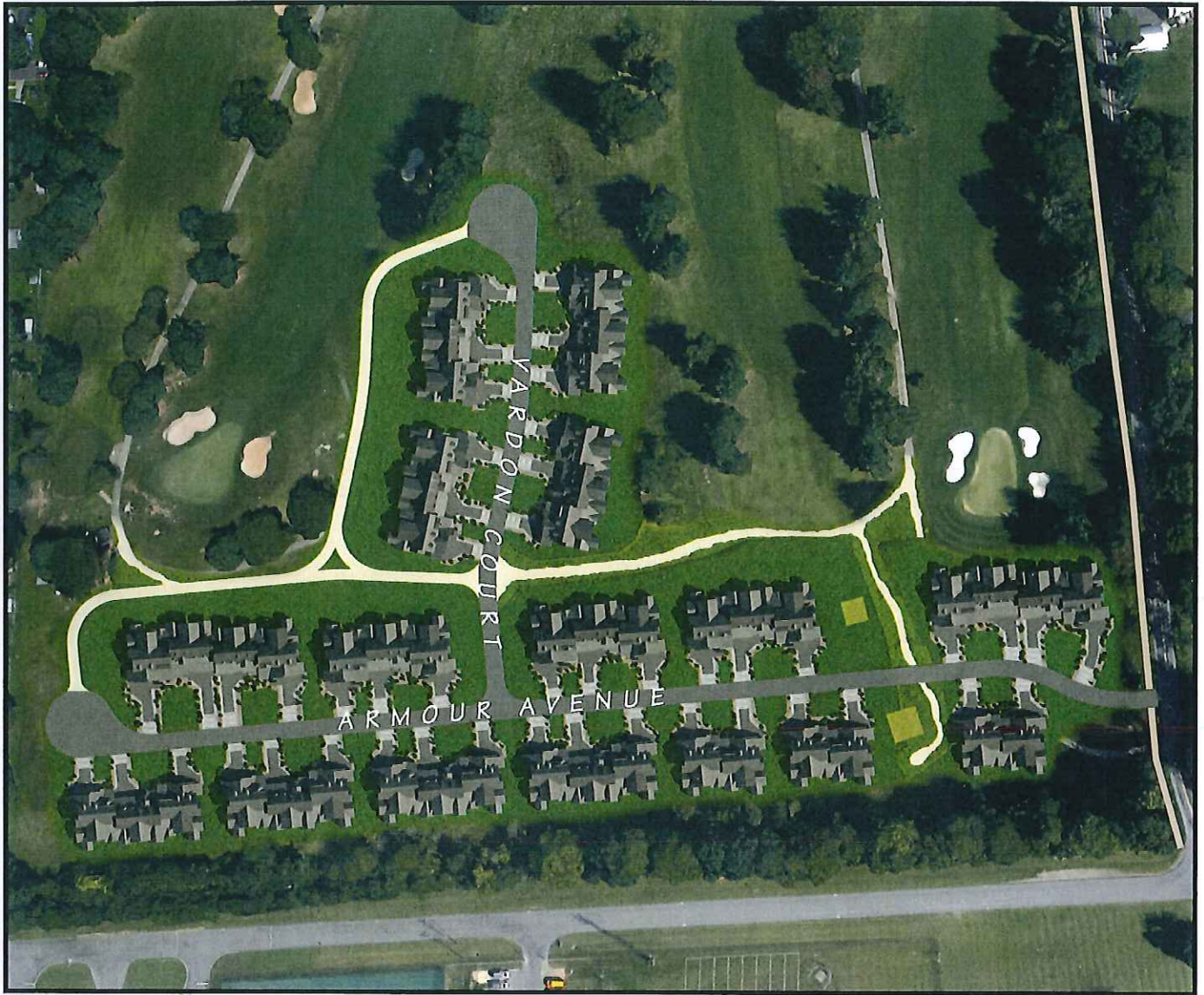
Proposed Development Site - Central



Fairway Woods

It is the site of the existing maintenance building as well as the mulch and grass refuse collection area; the track is approximately ten acres and has access from Wassergass Road.

Proposed Development Site - South



The Turn

The site is currently unused area without any important vegetation; the track is approximately seven acres and has access from Reservoir Road.