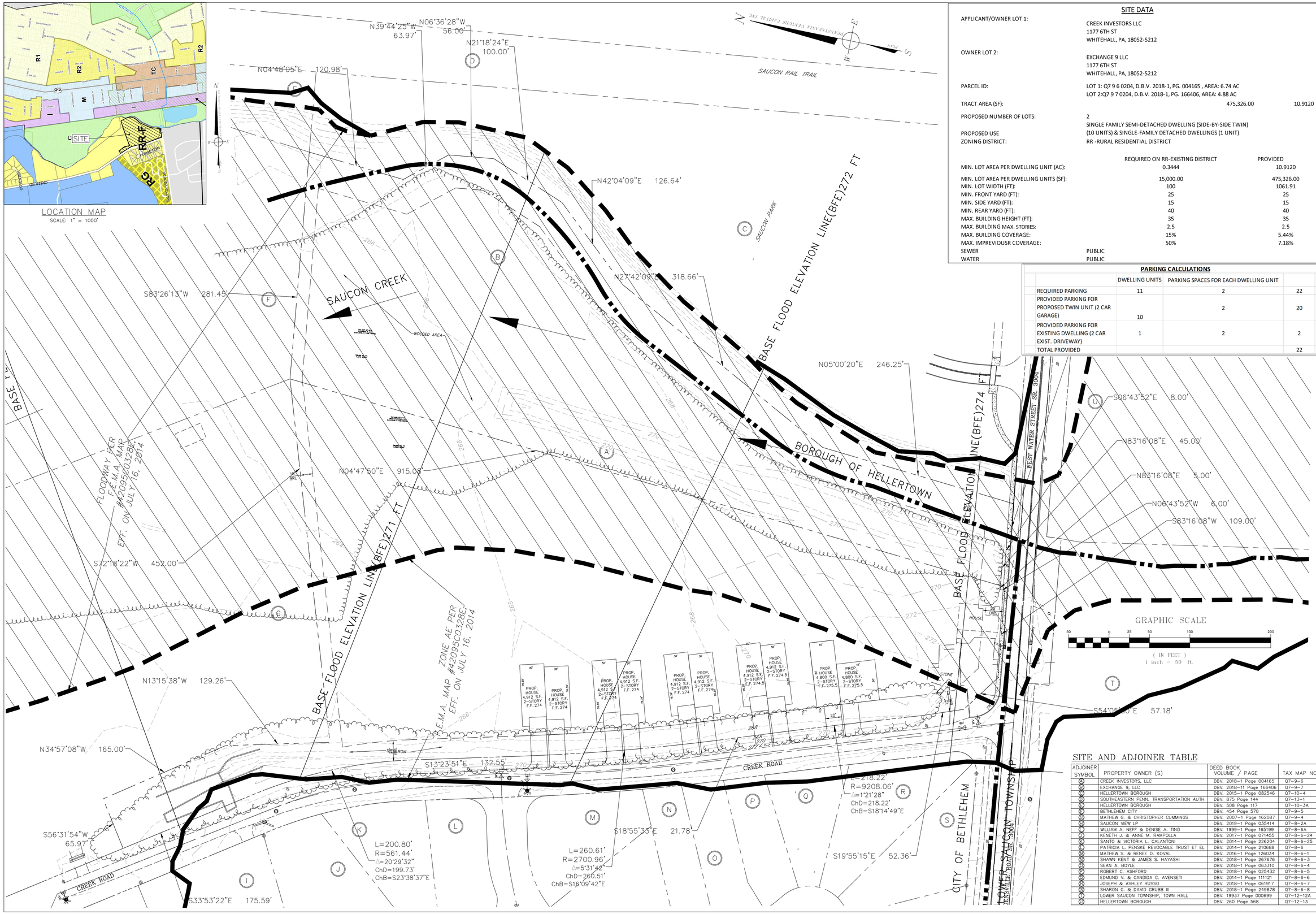
LOCATION MAP
SCALE: 1" = 1000'



SITE DATA

APPLICANT/OWNER LOT 1:	CREEK INVESTORS LLC 1177 6TH ST WHITEHALL, PA, 18052-5212		
OWNER LOT 2:	EXCHANGE 9 LLC 1177 6TH ST WHITEHALL, PA, 18052-5212		
PARCEL ID:	LOT 1: Q7 9 6 0204, D.B.V. 2018-1, PG. 004165 , AREA: 6.74 AC LOT 2:Q7 9 7 0204, D.B.V. 2018-1, PG. 166406, AREA: 4.88 AC		
TRACT AREA (SF):		475,326.00	10.9120 AC
PROPOSED NUMBER OF LOTS:	2		
PROPOSED USE	SINGLE FAMILY SEMI-DETACHED DWELLING (SIDE-BY-SIDE TWIN)		
ZONING DISTRICT:	(10 UNITS) & SINGLE-FAMILY DETACHED DWELLINGS (1 UNIT) RR -RURAL RESIDENTIAL DISTRICT		

	REQUIRED ON RR-EXISTING DISTRICT	PROVIDED
MIN. LOT AREA PER DWELLING UNIT (AC):	0.3444	10.9120
MIN. LOT AREA PER DWELLING UNITS (SF):	15,000.00	475,326.00
MIN. LOT WIDTH (FT):	100	1061.91
MIN. FRONT YARD (FT):	25	25
MIN. SIDE YARD (FT):	15	15
MIN. REAR YARD (FT):	40	40
MAX. BUILDING HEIGHT (FT):	35	35
MAX. BUILDING MAX. STORIES:	2.5	2.5
MAX. BUILDING COVERAGE:	15%	5.44%
MAX. IMPREVIOUSR COVERAGE:	50%	7.18%
SEWER	PUBLIC	
WATER	PUBLIC	

PARKING CALCULATIONS

	DWELLING UNITS	PARKING SPACES FOR EACH DWELLING UNIT	
REQUIRED PARKING	11	2	22
PROVIDED PARKING FOR PROPOSED TWIN UNIT (2 CAR GARAGE)	10	2	20
PROVIDED PARKING FOR EXISTING DWELLING (2 CAR EXIST. DRIVEWAY)	1	2	2
TOTAL PROVIDED			22

SITE AND ADJOINER TABLE

ADJOINER SYMBOL	PROPERTY OWNER (S)	DEED BOOK VOLUME / PAGE	TAX MAP NO.
A	CREEK INVESTORS, LLC	DBV. 2018-1 Page 004165	Q7-9-6
B	EXCHANGE 9, LLC	DBV. 2018-11 Page 166406	Q7-9-7
C	HELLERTOWN BOROUGH	DBV. 2015-1 Page 082546	Q7-10-4
D	SOUTHEASTERN PENN. TRANSPORTATION AUTH.	DBV. 875 Page 144	Q7-13-1
E	HELLERTOWN BOROUGH	DBV. 508 Page 117	Q7-10-3A
F	BETHLEHEM CITY	DBV. 454 Page 570	Q7-9-5
G	MATHEW G. & CHRISTOPHER CUMMINGS	DBV. 2007-1 Page 162087	Q7-9-4
H	SAUCON VIEW LP	DBV. 2019-1 Page 035414	Q7-8-2A
I	WILLIAM A. NEFF & DENISE A. TINO	DBV. 1999-1 Page 165199	Q7-8-6A
J	KENETH J. & ANNE M. RAMPOLLA	DBV. 2017-1 Page 071455	Q7-8-6-24
K	SANTO & VICTORIA L. CALANTONI	DBV. 2014-1 Page 226204	Q7-8-6-25
L	PATRICIA L. PENSKE REVOCABLE TRUST ET EL	DBV. 2014-1 Page 210688	Q7-8-6
M	MATHEW S. & RENEE D. KOVAL	DBV. 2016-1 Page 126034	Q7-8-6-1
N	SHAWN KENT & JAMES S. HAYASHI	DBV. 2018-1 Page 267676	Q7-8-6-3
O	SEAN A. BOYLE	DBV. 2018-1 Page 063310	Q7-8-6-4
P	ROBERT C. ASHFORD	DBV. 2018-1 Page 025432	Q7-8-6-5
Q	EDMUND V. & CANDIDA C. AVENSETI	DBV. 2014-1 Page 111121	Q7-8-6-6
R	JOSEPH & ASHLEY RUSSO	DBV. 2018-1 Page 061917	Q7-8-6-7
S	SHARON G. & DAVID GRUBB III	DBV. 2018-1 Page 249878	Q7-8-6-8
T	LOWER SAUCON TOWNSHIP, TOWN HALL	DBV. 19937 Page 000699	Q7-12-12A
U	HELLERTOWN BOROUGH	DBV. 260 Page 568	Q7-12-13

ISSUE & REVISIONS

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823 3rd Street, Whitehall, PA. 18052
Phone: (610) 403-6666 Fax. No.: (610) 443-0627

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TITLE:
SAUCON CREEK TWINS

SITE PLAN
2105 CREEK ROAD
BETHLEHEM, PA 18015
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

DRAWING NO. S-1 BY: SK

SHEET:	1 OF 1
DATE:	7/4/2020
SCALE:	AS NOTED