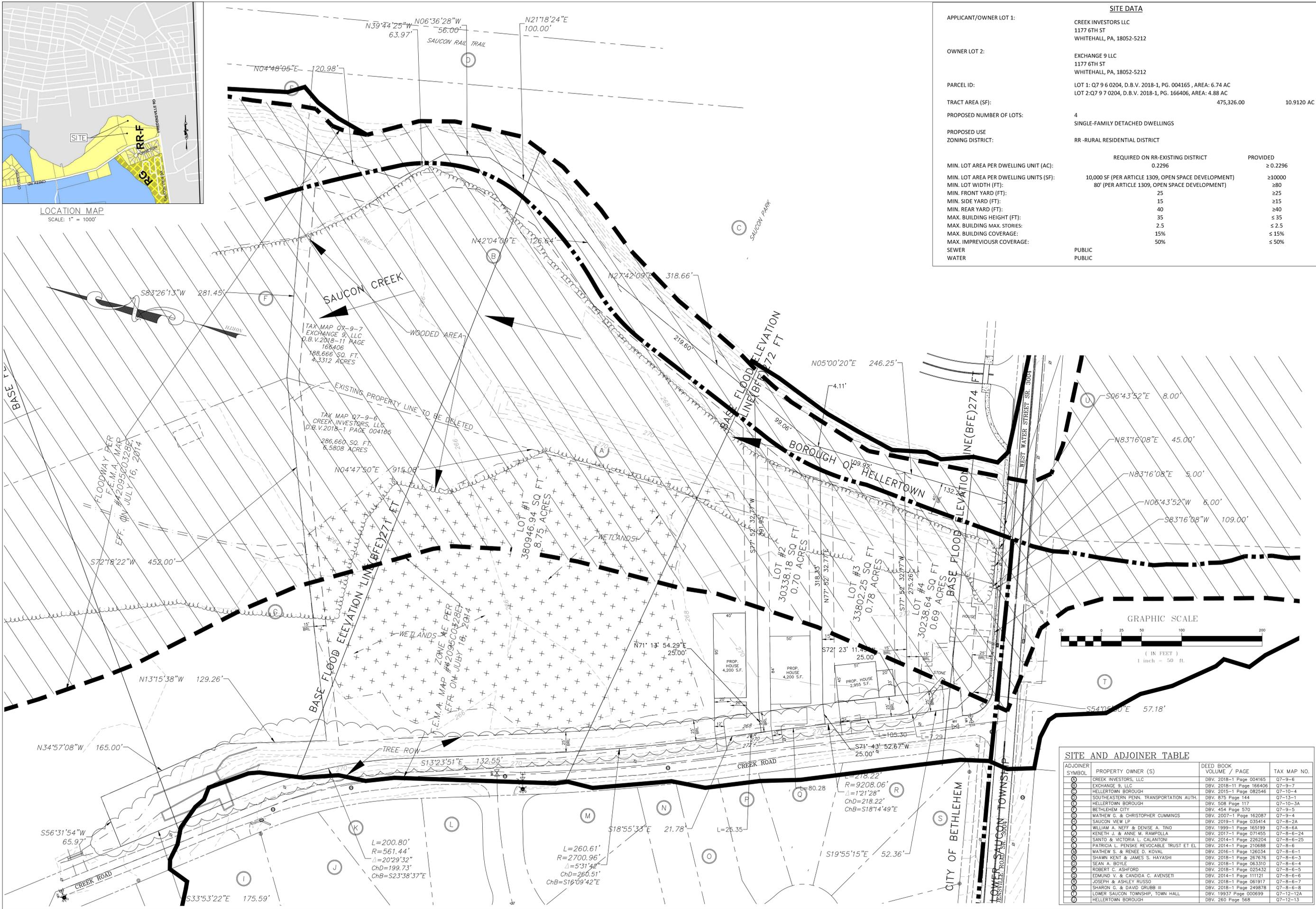
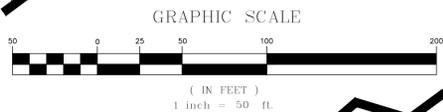


LOCATION MAP
SCALE: 1" = 1000'



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:	4	
PROPOSED USE:	SINGLE-FAMILY DETACHED DWELLINGS	
ZONING DISTRICT:	RR - RURAL RESIDENTIAL DISTRICT	
MIN. LOT AREA PER DWELLING UNIT (AC):	REQUIRED ON RR-EXISTING DISTRICT 0.2296	PROVIDED ≥ 0.2296
MIN. LOT AREA PER DWELLING UNITS (SF):	10,000 SF (PER ARTICLE 1309, OPEN SPACE DEVELOPMENT)	≥ 10000
MIN. LOT WIDTH (FT):	80' (PER ARTICLE 1309, OPEN SPACE DEVELOPMENT)	≥ 80
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%	≤ 15%
MAX. IMPREVIOUS COVERAGE:	50%	≤ 50%
SEWER:	PUBLIC	
WATER:	PUBLIC	

SITE AND ADJOINER TABLE			
ADJOINER SYMBOL	PROPERTY OWNER (S)	DEED BOOK / VOLUME / PAGE	TAX MAP NO.
⊙	CREEK INVESTORS, LLC	DBV. 2018-1 Page 004165	Q7-9-6
⊙	EXCHANGE 9, LLC	DBV. 2018-11 Page 166406	Q7-9-7
⊙	HELLERTOWN BOROUGH	DBV. 2015-1 Page 082546	Q7-10-4
⊙	SOUTHEASTERN PENN. TRANSPORTATION AUTH.	DBV. 875 Page 144	Q7-13-1
⊙	HELLERTOWN BOROUGH	DBV. 508 Page 117	Q7-10-3A
⊙	BETHLEHEM CITY	DBV. 454 Page 570	Q7-9-5
⊙	MATHEW G. & CHRISTOPHER CUMMINGS	DBV. 2007-1 Page 162087	Q7-9-4
⊙	SAUCON VIEW LP	DBV. 2019-1 Page 035414	Q7-8-2A
⊙	WILLIAM A. NEFF & DENISE A. TINO	DBV. 1999-1 Page 165199	Q7-8-6A
⊙	KENETH J. & ANNE M. RAMPOLLA	DBV. 2011-1 Page 071455	Q7-8-6-24
⊙	SANTO & VICTORIA L. CALANTONI	DBV. 2014-1 Page 226204	Q7-8-6-25
⊙	PATRICIA L. PENSKE REVOCABLE TRUST ET EL	DBV. 2014-1 Page 210688	Q7-8-6
⊙	MATHEW S. & RENEE D. KOVAL	DBV. 2016-1 Page 126034	Q7-8-6-1
⊙	SHAWN WENT & JAMES S. HATASHI	DBV. 2018-1 Page 267676	Q7-8-6-3
⊙	SEAN A. BOYLE	DBV. 2018-1 Page 063310	Q7-8-6-4
⊙	ROBERT C. ASHFORD	DBV. 2018-1 Page 025432	Q7-8-6-5
⊙	EDMUND V. & CANDIDA C. AVENSETI	DBV. 2014-1 Page 111121	Q7-8-6-6
⊙	JOSEPH & ASHLEY RUSSO	DBV. 2018-1 Page 061917	Q7-8-6-7
⊙	SHARON G. & DAVID GRUBB III	DBV. 2018-1 Page 249878	Q7-8-6-8
⊙	LOWER SAUCON TOWNSHIP, TOWN HALL	DBV. 19937 Page 006999	Q7-12-12A
⊙	HELLERTOWN BOROUGH	DBV. 260 Page 568	Q7-12-13



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 LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
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 PHONE: 610-730-9809
 E-MAIL: SUKANDIL3@GMAIL.COM
 WEBSITE: HTTP://PENNTECC.COM

TITLE: SAUCON CREEK SINGLES
 SITE PLAN
 2105 CREEK ROAD
 BETHLEHEM, PA 18015
 CITY OF BETHLEHEM
 NORTHAMPTON COUNTY, PA

DRAWING NO. BY: SK
S-1
 SHEET: 1 OF 1
 DATE: 5/22/2023
 SCALE: AS NOTED