



SITE DATA			
APPLICANT/OWNER LOT 1	CREEK INVESTORS LLC		
OWNER LOT 2	1177 6TH ST WHITEHALL, PA. 18652-5212		
	EXCHANGE 9 LLC		
	1177 6TH ST WHITEHALL, PA. 18652-5212		
PARCEL ID:	LOT 1: 02966004, D.B.V. 2018-1, PG. 000165, AREA: 6.24 AC		
	LOT 2: 02970204, D.B.V. 2018-1, PG. 000406, AREA: 4.88 AC		
TRACT AREA:	456,408.42 SF		10,4776 AC
PROPOSED NUMBER OF LOTS	1		
ZONING DISTRICT	RR-RURAL RESIDENTIAL DISTRICT	REQUIRED ON RR-EXISTING DISTRICT	REQUIRED ON RR-CREZONING DISTRICT
MIN. LOT AREA PER DWELLING UNIT (SQ. FT.)	0.34	10	PROVIDED
MIN. LOT WIDTH (FT.)	100	100	11,410.16
MIN. FRONT YARD (FT.)	25	50	10,4776
MIN. SIDE YARD (FT.)	50	50	300
MIN. REAR YARD (FT.)	40	50	50
MAX. BUILDING HEIGHT (FT.)	35	45	45
MAX. BUILDING MAX. STORES	2.5	4	4
MAX. IMPROVEMENTS COVERAGE	15%	25%	3.56%
MAX. IMPROVEMENTS COVERAGE	50%		12.23%
WATER	PUBLIC		
SEWER	PUBLIC		

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

ADDITIONAL TABLE:
 ADJACENT PROPERTY OWNER (S)
 OWNER'S NAME
 ADDRESS
 PHONE
 TAX MAP NO.

DRAWING NO. BT-5K
 SHEET 1 OF 1
 DATE 08/28/19
 SCALE AS NOTED

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

PENN TECHNOLOGY CONSULTING, LLC
 LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
 P.O. BOX 66, FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 E-MAIL: SUEKANDIL3@GMAIL.COM
 WEBSITE: HTTP://PENNTC.COM

ISSUE & REVISIONS	
2/5/2020	REVISED PER TO ADD FLOODPLAIN ELEVATION