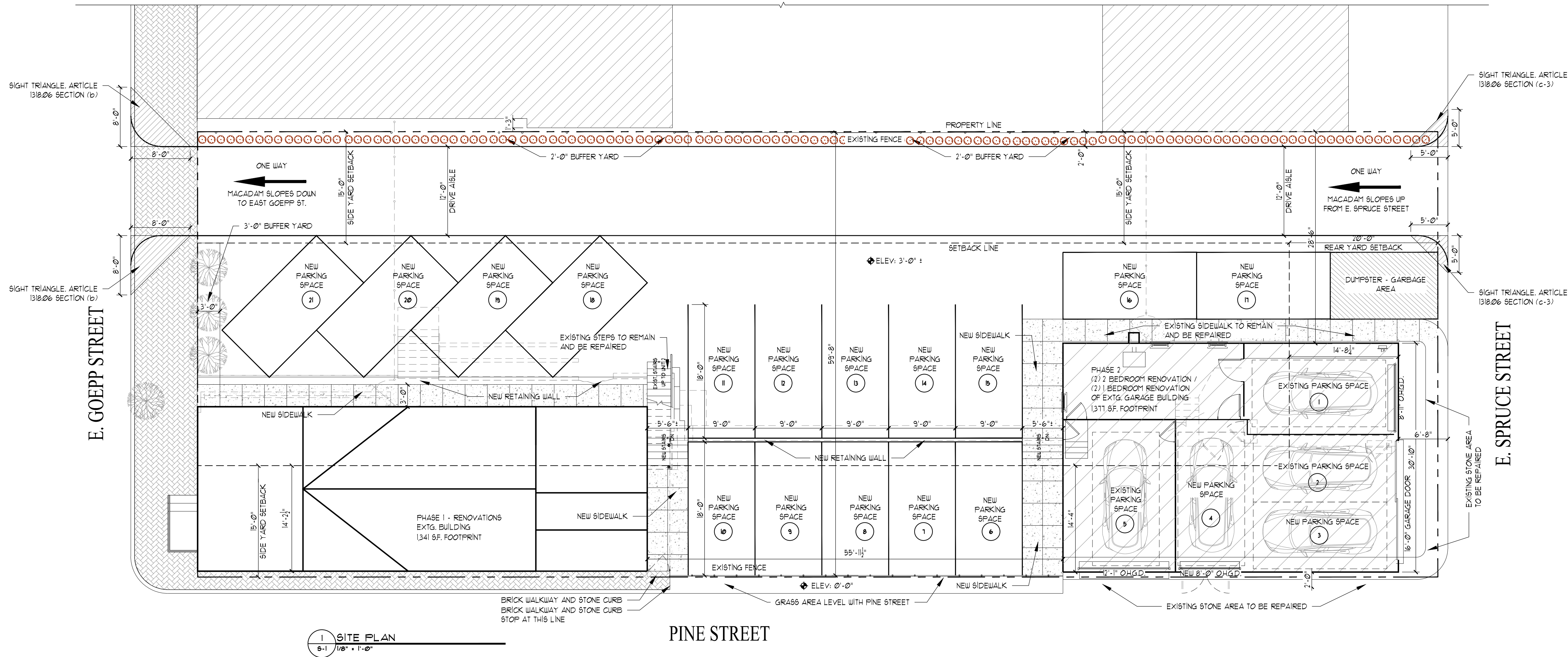


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PARKING	
RT - HIGH DENSITY RESIDENTIAL DISTRICT	
REQUIRED: 15 PARKING SPACES FOR EACH DWELLING UNIT 2 PARKING SPACES FOR 3 BEDROOM DWELLING UNIT	
TOTAL UNITS =	3 - 1 BEDROOM = 45 PARKING SPACES 4 - 2 BEDROOM = 6 PARKING SPACES 1 - 3 BEDROOM = 2 PARKING SPACES
8 TOTAL UNITS = 13 SPACES REQUIRED 21 SPACES PROVIDED	
APARTMENT UNIT CHART	
PHASE 1 - EXISTING HOUSE 1341 SF. FOOTPRINT	3 TOTAL UNITS 1 ONE BEDROOM UNIT 1 TWO BEDROOM UNIT 1 THREE BEDROOM UNIT
PHASE 2 - EXISTING GARAGE TO BE RENOVATED 1311 SF. FOOTPRINT	4 TOTAL UNITS 2 TWO BEDROOM UNITS 2 ONE BEDROOM UNITS
PHASE 2 - EXISTING HOUSE 1341 SF. FOOTPRINT	1 TOTAL UNITS 1 TWO BEDROOM UNIT
TOTAL UNITS ON SITE	= 8 TOTAL UNITS
SETBACKS	
1) NONCONFORMING HOUSE OVER THE SIDE YARD SETBACK BY 14'-2 1/2"	
2) NONCONFORMING GARAGE OVER THE SIDE YARD SETBACK BY 14'-4"	
3) NONCONFORMING GARAGE OVER THE REAR YARD SETBACK BY 14'-8 1/2"	

ZONING SUMMARY:			
BETHLEHEM, PA			
ZONING DISTRICT:			
RT-HIGH DENSITY RESIDENTIAL			
LOT SIZE: 0.23 ACRE (10,018 SF)			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	90'-0"	60'-0"	60'-0"
MIN. LOT AREA	9,000 SF	10,018 SF	10,018 SF
MAX. BUILDING HEIGHT	3.5 STORIES	2.5 STORIES	3.5 STORIES
FRONT YARD	..	..	..
SIDE YARD	15'-0"	31'-1" +/-	9'-4" +/-
REAR YARD	20'-0"	5'-4" +/-	5'-4" +/-
MAX. BUILDING COVERAGE	80%	21%	35%
MAX. IMPERVIOUS COVERAGE	..	43%	90%
MAX. BUILDING COVERAGE: 80% ALLOWABLE = 8,014.4 SF.			
EXISTING GARAGE FOOTPRINT: 1341 SF. +/-			
EXISTING BUILDING FOOTPRINT: 1311 SF. +/-			
TOTAL EXISTING BUILDING COVERAGE: 2,718 SF. +/- / 10,018 SF. = 25% +/-			
REMAINING ALLOWABLE BUILDING COVERAGE: 5296.4 SF.			
PROPOSED BUILDING FOOTPRINT: 832 SF.			
TOTAL PROPOSED BUILDING COVERAGE: 832 SF. / 10,018 SF. = 8%			
TOTAL BUILDING COVERAGE: 3550 SF. +/- / 10,018 SF. = 35% +/-			
EXISTING IMPERVIOUS COVERAGE SUMMARY:			
EXISTING TOTAL BUILDING FOOTPRINT 2718 SF. +/-			
DRIVE/PARKING 132 SF. +/-			
WALKWAYS 511 SF. +/-			
FRONT/SIDE/REAR STAIRS 341 SF. +/-			
TOTAL EXISTING IMPERVIOUS COVERAGE: 4308 SF. +/- / 10,018 SF. = 43% +/-			
PROPOSED IMPERVIOUS COVERAGE SUMMARY:			
PROPOSED TOTAL BUILDING FOOTPRINT 832 SF.			
DRIVE/PARKING 394 SF.			
TOTAL PROPOSED IMPERVIOUS COVERAGE: 4746 SF. / 10,018 SF. = 47%			
TOTAL IMPERVIOUS COVERAGE: 9,054 +/- / 10,018 SF. = 90% +/-			

revisions

SITE PLAN

Apartment Units
122 E Goepp St.
Bethlehem, PA 18018

dwg. no.:

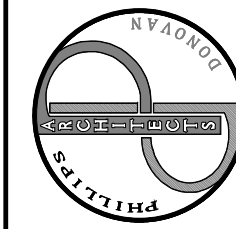
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date: 2/06/2025

drawn by: JLF checked by: BJS

project no.

24-120R



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