



**SITE PLAN (PROPOSED)**

SCALE - 1" = 20'-0"



OWNER - ASSAD, ABRAHAM J  
 ADDRESS - 277 MARS COURT  
 BETHLEHEM, NORTHAMPTON COUNTY, PA  
 ZONING DISTRICT - RR (RURAL RESIDENTIAL)  
 PARCEL ID - M6SE4-7-15-35-0204

---

MINIMUM LOT AREA - 15,000 SQUARE FEET (SF)  
 MINIMUM LOT WIDTH - 100'

---

MINIMUM YARD REQUIREMENTS:  
 FRONT - 25'  
 REAR - 40'  
 SIDE - 15'

---

MAXIMUM HEIGHT - 2.5 STORIES (35')

---

MAXIMUM BUILDING COVERAGE - 15%  
 MAXIMUM IMPERVIOUS COVERAGE - 50%

---

EXISTING LOT AREA - 16,491.39 SF (.3786 AC)  
 EXISTING BUILDING COVERAGE - 2,500 SF (15.15%)  
 EXISTING IMPERVIOUS COVERAGE - 4,661 SF

---

PROPOSED BUILDING COVERAGE:  
 EXISTING COVERAGE - 2,500 SF  
 REAR ADDITION - 1,340 SF  
 REAR PATIO ROOF - 632 SF  
 FRONT PORCH ROOF EXTENSION - 112 SF  
 TOTAL COVERAGE - 4,584 SF (27.80%)

---

PROPOSED IMPERVIOUS COVERAGE:  
 EXISTING COVERAGE - 4,661 SF  
 REAR ADDITION - 1,340 SF  
 REAR PATIO (INC PATIO ROOF) - 1,080 SF  
 FRONT PORCH ROOF EXTENSION - 112 SF  
 EXIST REAR PATIO (REMOVAL) - (648 SF)  
 EXIST REAR SUNROOM (REMOVAL) - (249 SF)  
 TOTAL COVERAGE - 6,296 SF (38.18%)

---

NOTE - SITE PARAMETERS BASED ON SURVEYED DRAWING  
 DATED 6-8-25 BY JOHNSON SURVEYING, INC.  
 114 PETER DEHAEN DRIVE  
 PHOENIXVILLE, PA 19460  
 610-390-0968

<b>CHRISTIAN ARCHITECTS</b> 10 S. MAIN STREET NAZARETH, PA 18064 610-865-7701	
PROJECT # - 393.00 DATE - 10-14-2025 REVISIONS - 3/19/26 AS PER OWNER'S REVISIONS	DRAWING: <b>PROPOSED SITE PLAN</b> SCALE: AS NOTED
<b>PROJECT:</b> ASSAD RESIDENCE REAR ADDITION 277 MARS COURT BETHLEHEM, PA 18017	
<b>SP1</b>	1 OF 1