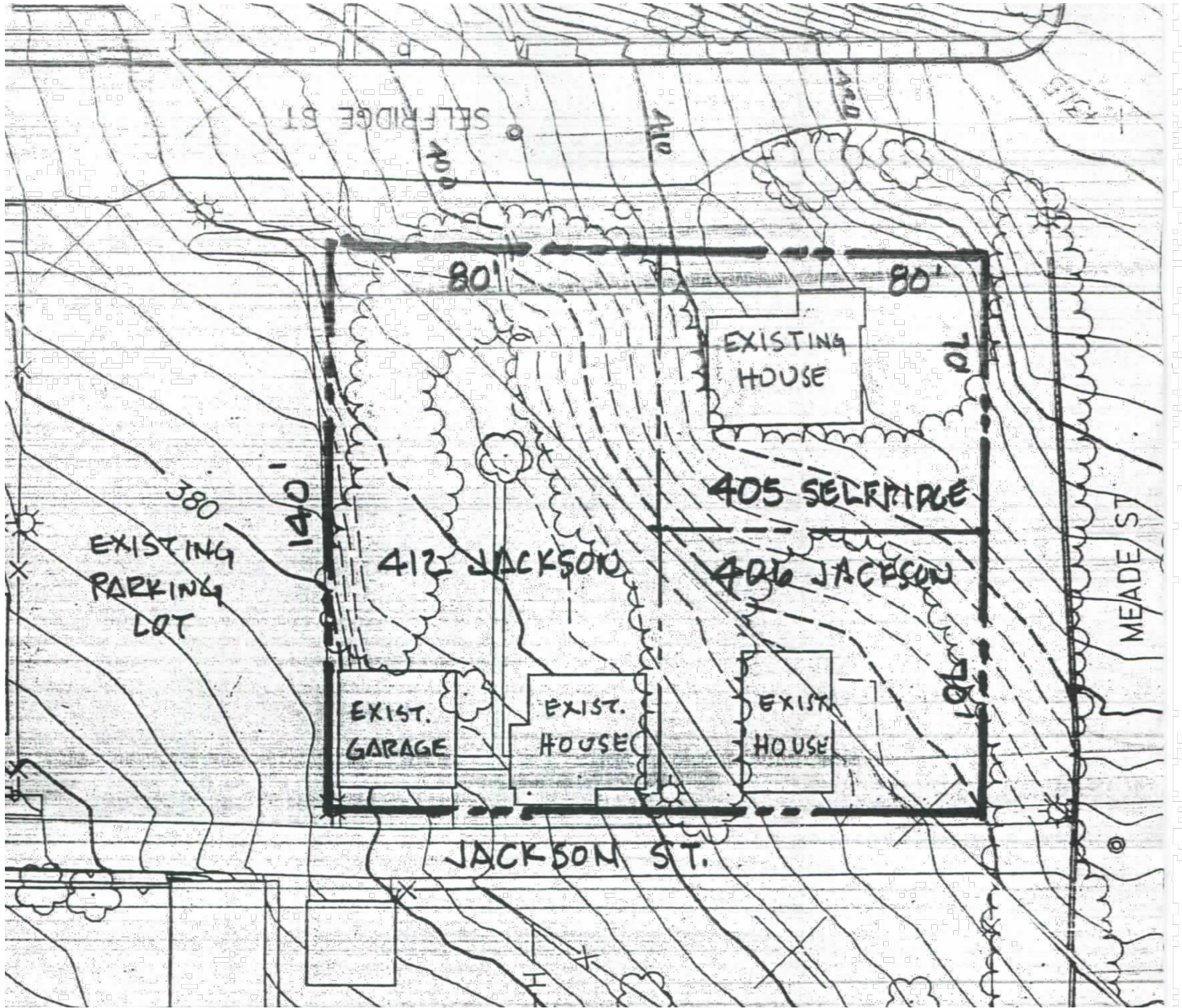




EXISTING CONDITIONS PLAN
SCALE: 1" = 30'

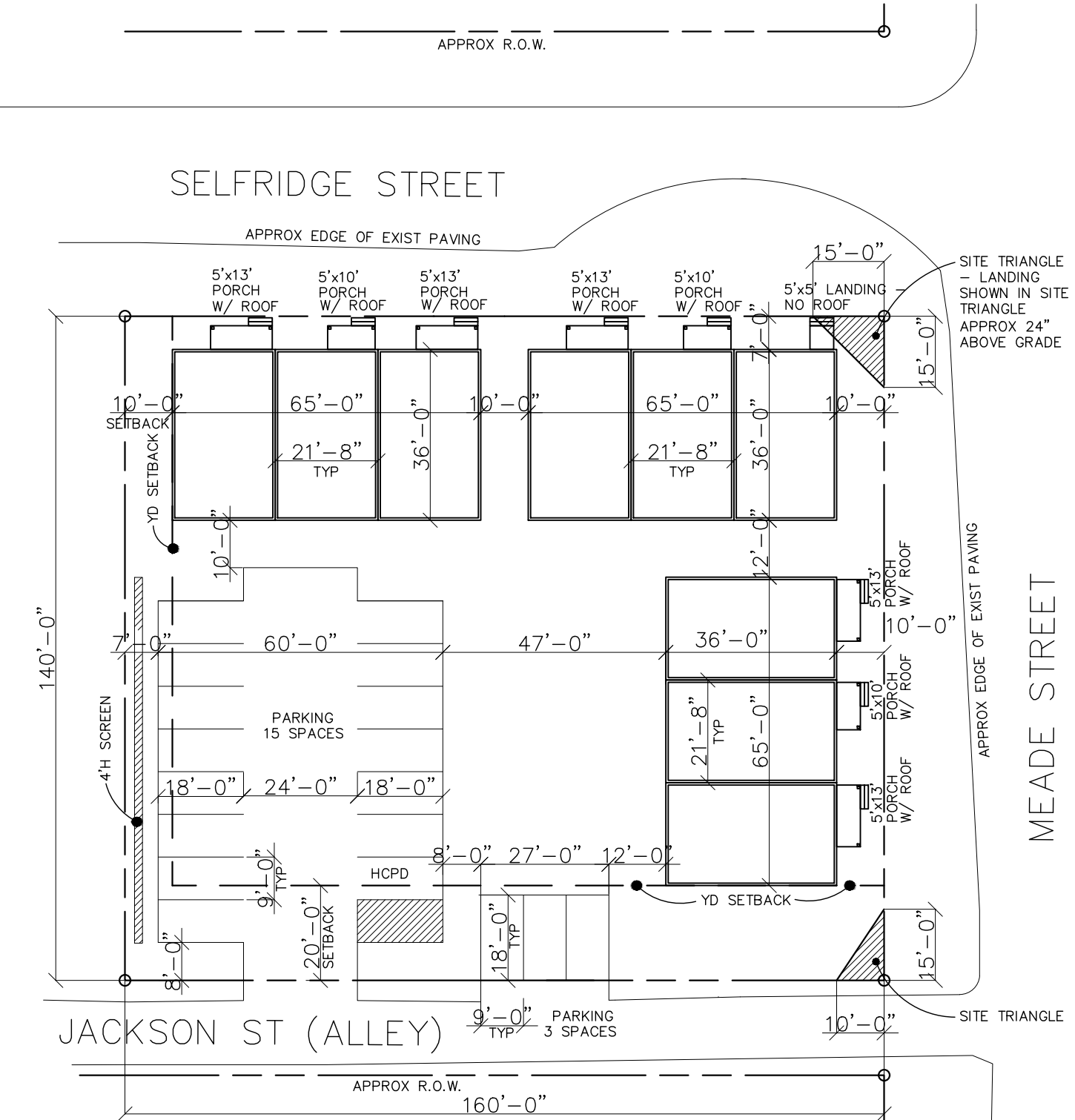


Approx North

EXISTING SITE INFORMATION:
EXISTING CONDITIONS INFORMATION IS FROM AERIAL SURVEY MAPS 015 & 016 DATED APRIL 1991 RECEIVED FROM CITY OF BETHLEHEM (GRADES SHOWN DO NOT ACCURATELY REFLECT EXISTING CONDITIONS)

PROPERTY ADDRESSES:

405 SELFDRIDGE STREET 80' X 70' = 5,600 SF
406 JACKSON STREET (ALLEY) 80' X 70' = 5,600 SF
412 JACKSON STREET (ALLEY) 80' X 140' = 11,200 SF
TOTAL AREA 160' X 140' = 22,400 SF



CONCEPTUAL SITE PLAN
SCALE: 1" = 30'



Approx North

SITE DATA

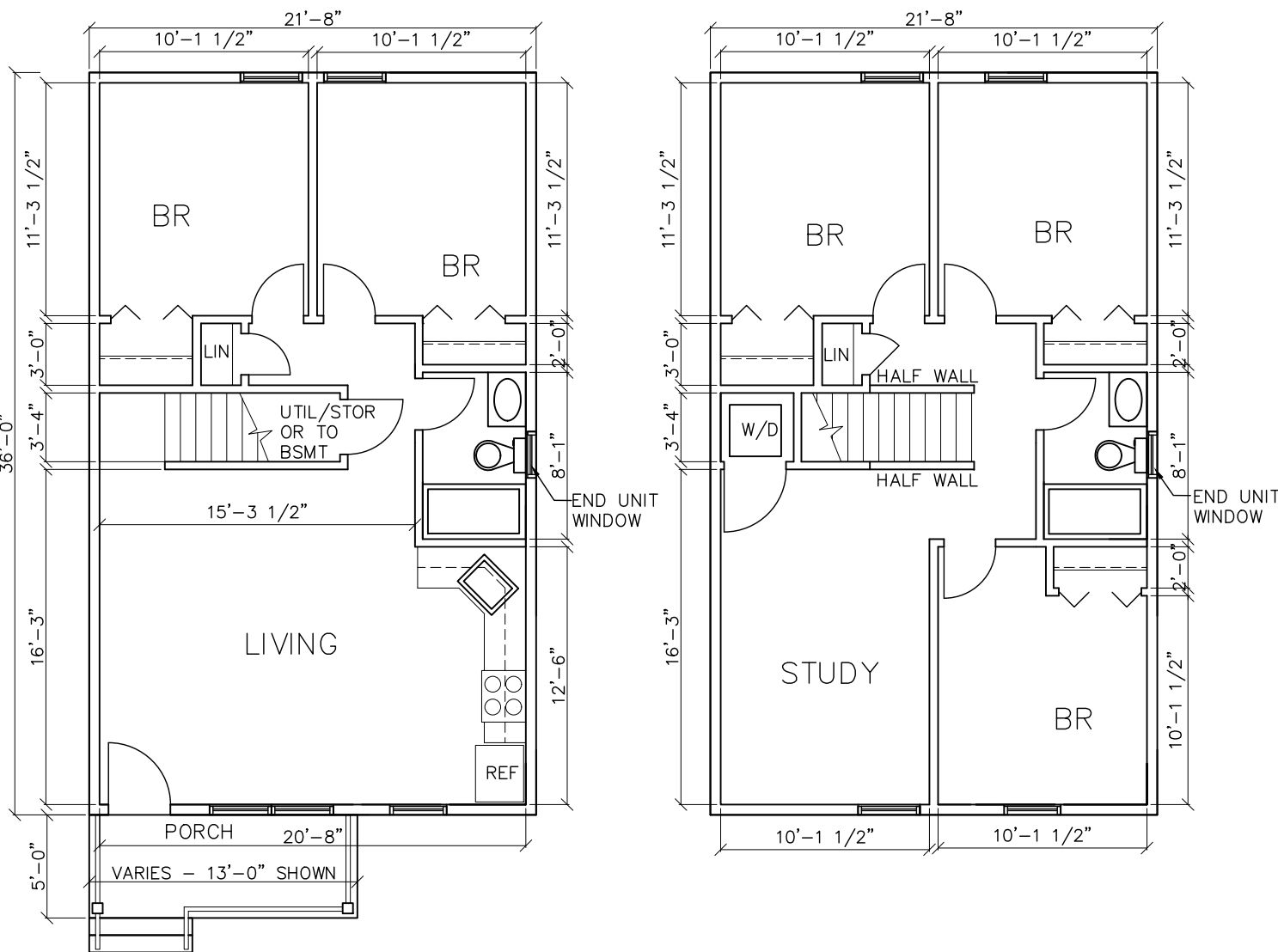
RT ZONING DISTRICT

PROPOSED USE – SINGLE FAMILY ATTACHED DWELLINGS
9 DWELLINGS PROPOSED IN (3) 3-UNIT BUILDINGS

TOTAL SITE AREA 160' X 140' = 22,400 SF = .514 ACRE

	REQUIRED	PROVIDED
MIN TRACT SIZE	9,000 SF	22,400 SF
MIN LOT AREA PER DWELLING	2,200 SF	2489 SF
MIN LOT WIDTH	20'	21'-8" TOWNHOUSE WIDTH 160' TOTAL LOT WIDTH
MIN FRONT YARD	0'	0'
MIN REAR YARD	20'	20'
MIN SIDE YARD	10' (LESS THAN 4 UNITS)	10'
MAX STORIES	2.5	2.5
MAX BUILDING COVERAGE	40% (8,960 SF)	33.6% (7,520 SF)*
PARKING REQUIRED	2 SPACES/DWELLING	2 SPACES/DWELLING 18 SPACES TOTAL
MAX IMPERVIOUS COVERAGE	---	57%
MIN DISTANCE PARKING TO BUILDING	10'	10'

*NOTE : TOWNHOUSE 21'-8"W X 36' = 780 SF/FLOOR X 2 FLOORS = 1,560 SF/UNIT
(9) UNITS AT 780 SF = 7,020 SF BUILDING COVERAGE, WITHOUT PORCHES
7,020 SF (UNITS) + 500 SF(PORCHES) = TOTAL 7,520 SF BUILDING COVERAGE



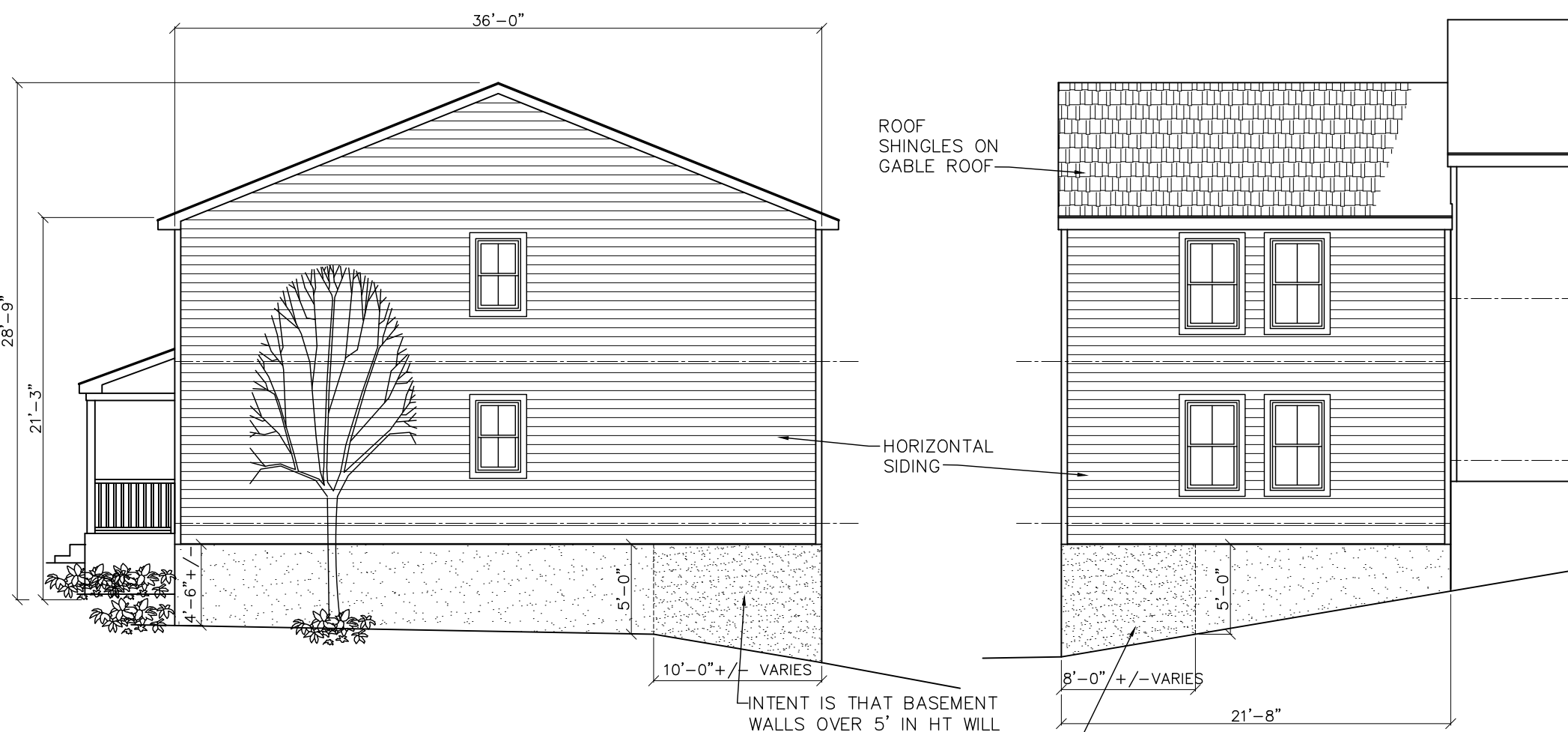
CONCEPTUAL 1ST FLOOR PLAN
780 SF
SCALE: 1/8"=1'-0"

CONCEPTUAL 2ND FLOOR PLAN
780 SF
SCALE: 1/8"=1'-0"



CONCEPTUAL FRONT ELEVATION
SCALE 1/8"=1'-0"

NOTE – CONCEPTUAL ELEVATION SHOWN TYPICAL FOR TWO BUILDINGS ALONG SELFDRIDGE ST; BUILDING ON MEADE ST WOULD BE MIRROR IMAGE



CONCEPTUAL SIDE ELEVATION
SCALE 1/8"=1'-0"

CONCEPTUAL REAR ELEVATION
SCALE 1/8"=1'-0"