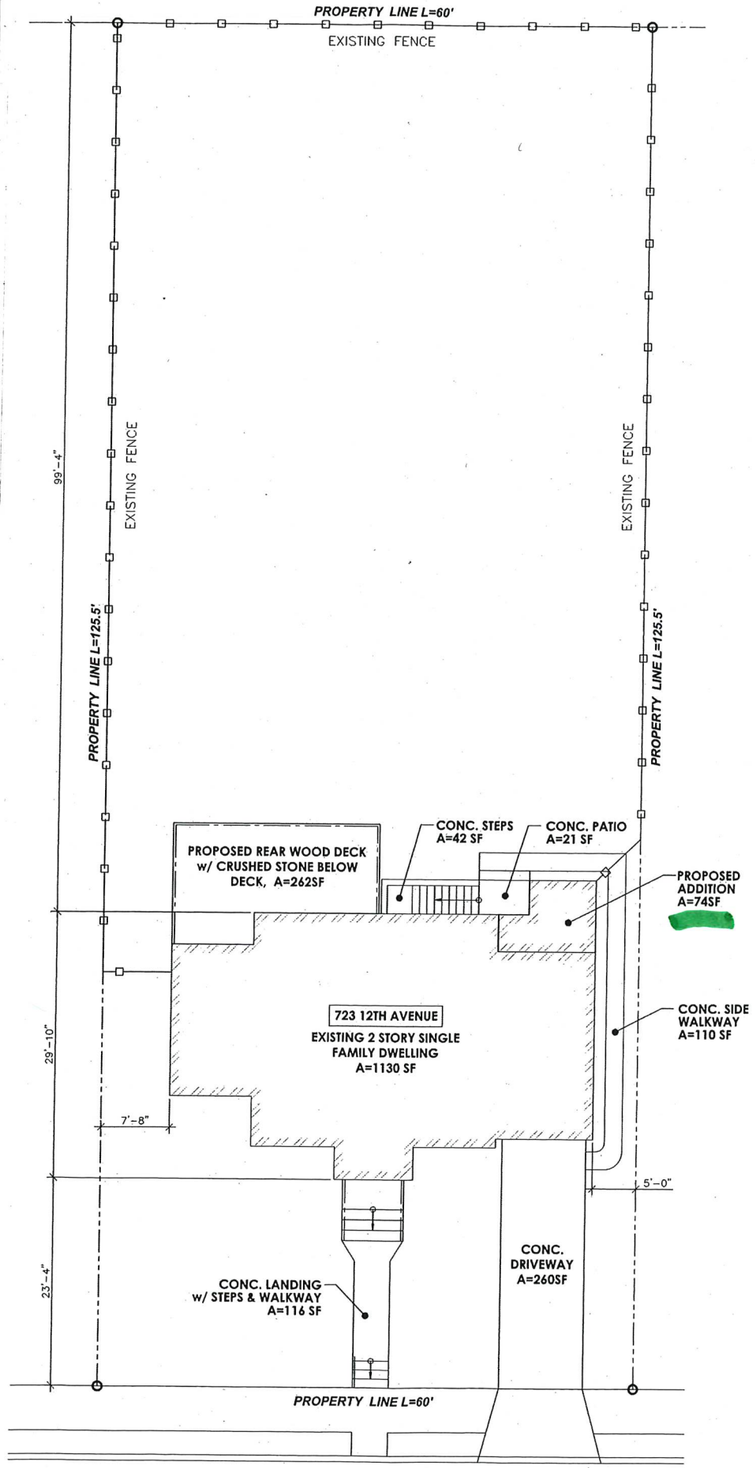


PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

PARCEL NO. 642709502708

ZONING TABULATION CHART: RSD RESIDENTIAL ZONING DISTRICT

ITEM	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
PROPERTY ZONE: RESIDENTIAL DISTRICT USE PER CODE IS PERMITTED BY RIGHT	RS	RS	RS
BULK REGULATIONS			
LOT AREA (MIN.)	8,000 SF	9,150 SF	9,150 SF
LOT WIDTH (MIN.)	75 FT	60 FT	60 FT
BUILDING HEIGHT (MAX.)	35 FT	35 FT	35 FT
FRONT YARD (MIN.)	25 FT	25 FT	25 FT
REAR YARD (MIN.)	35 FT	99,3 FT	95,5 FT
SIDE YARD (MIN.)	8 FT / 8 FT	7,67 FT / 5 FT	7,67 FT / 5 FT
BUILDING COVERAGE (MAX.)	25%	12,35%	13,16%
IMPERVIOUS SURFACE (MAX.)	75%	19,16%	19,16%

IMPERVIOUS SURFACE BREAKDOWN

ITEM	EXISTING	PROPOSED
LOT AREA	9,150 SF	
BUILDING	1130 SF	1204 SF
REAR DECK	–	262 SF
CONC. DRIVEWAY	260 SF	
CONC. WALKWAY COVER.	226 SF	
CONC. PATIO	95 SF	21 SF
CONC. STEPS	42 SF	
TOTAL BUILDING COVERAGE	1130 (12,35%)	1204 (13,16%)
TOTAL IMPERVIOUS SURFACE	1,753 (19,16%)	1,753 (19,16%)

NOTE:
THIS DRAWING MAY NOT BE AN EXACT REPRESENTATION OF THE EXISTING STRUCTURES AND CONDITIONS, BUT IS INTENDED TO BE A REASONABLY ACCURATE FACSIMILE FOR THE PURPOSE OF LOCATING PARTICULAR AREAS OF INTEREST FOR THIS PROJECT ONLY.

PROPER
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NO.	REVISION	DATE
1		

SEAL:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL YEVHEN MAKARUK ENGINEER PE062973

DRAWN BY:	YM
P.M.:	YM
DATE:	8/27/2026
PROJECT NO.:	26024
SCALE:	AS SHOWN

NISIC RESIDENCE
723 12TH AVENUE
BETHLEHEM, PA 18018

DRAWING TITLE: SITE PLAN

DRAWING NO:

Z-1