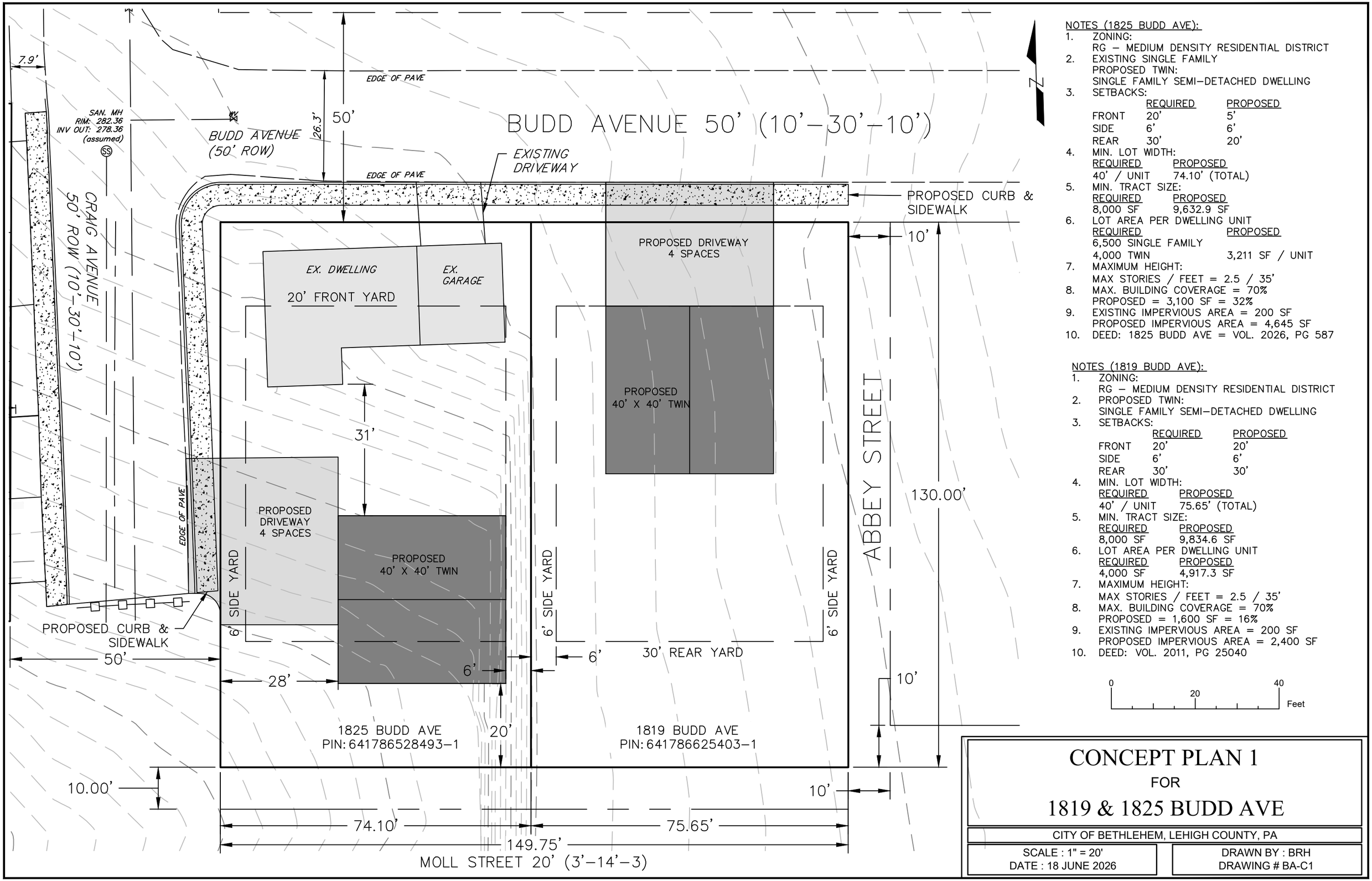


NOTES (1825 BUDD AVE):

1. ZONING:
   RG – MEDIUM DENSITY RESIDENTIAL DISTRICT
2. EXISTING SINGLE FAMILY
   PROPOSED TWIN:
   SINGLE FAMILY SEMI-DETACHED DWELLING
3. SETBACKS:

	REQUIRED	PROPOSED
FRONT	20'	5'
SIDE	6'	6'
REAR	30'	20'

4. MIN. LOT WIDTH:

REQUIRED	PROPOSED
40' / UNIT	74.10' (TOTAL)

5. MIN. TRACT SIZE:

REQUIRED	PROPOSED
8,000 SF	9,632.9 SF

6. LOT AREA PER DWELLING UNIT

REQUIRED	PROPOSED
6,500 SINGLE FAMILY	
4,000 TWIN	3,211 SF / UNIT

7. MAXIMUM HEIGHT:
   MAX STORIES / FEET = 2.5 / 35'
8. MAX. BUILDING COVERAGE = 70%
   PROPOSED = 3,100 SF = 32%
9. EXISTING IMPERVIOUS AREA = 200 SF
   PROPOSED IMPERVIOUS AREA = 4,645 SF
10. DEED: 1825 BUDD AVE = VOL. 2026, PG 587

NOTES (1819 BUDD AVE):

1. ZONING:
   RG – MEDIUM DENSITY RESIDENTIAL DISTRICT
2. PROPOSED TWIN:
   SINGLE FAMILY SEMI-DETACHED DWELLING
3. SETBACKS:

	REQUIRED	PROPOSED
FRONT	20'	20'
SIDE	6'	6'
REAR	30'	30'

4. MIN. LOT WIDTH:

REQUIRED	PROPOSED
40' / UNIT	75.65' (TOTAL)

5. MIN. TRACT SIZE:

REQUIRED	PROPOSED
8,000 SF	9,834.6 SF

6. LOT AREA PER DWELLING UNIT

REQUIRED	PROPOSED
4,000 SF	4,917.3 SF

7. MAXIMUM HEIGHT:
   MAX STORIES / FEET = 2.5 / 35'
8. MAX. BUILDING COVERAGE = 70%
   PROPOSED = 1,600 SF = 16%
9. EXISTING IMPERVIOUS AREA = 200 SF
   PROPOSED IMPERVIOUS AREA = 2,400 SF
10. DEED: VOL. 2011, PG 25040

CONCEPT PLAN 1

FOR

1819 & 1825 BUDD AVE

CITY OF BETHLEHEM, LEHIGH COUNTY, PA

SCALE : 1" = 20'
DATE : 18 JUNE 2026

DRAWN BY : BRH
DRAWING # BA-C1