300 FURNACE STREET

R-HO

SITE:	383,824 SF (8.8114 AC)
MAX. LOT COVERAGE:	85% (33.8% PROP.) (40.9% W/FUTURE PARKING)
MAX. BLDG COVERAGE:	50% (14.1% PROP.)

PARKING
2.2 SPACES PER UNIT ABOVE 20
8' OFFSET FROM DWELLING (10' MIN. PROP.)
20' AISLE WIDTH, 9 X 18 SPACES
15' SIGHT TRIANGLES

TOTAL PROPOSED PARKING SPACES: 216 PROPOSED + 101 FUTURE = 317
REQUIRED PARKING SPACES: 317

PROPOSED APARTMENT UNITS: 144
MAX ALLOWED: 255

326 S. 2ND ST.

R-L

PROP. SITE:	18,484 SF (0.4243 AC)
MIN. LOT SIZE:	9,000 SF (2,598,142 SF EXIST.)
S 2ND ST:	57' R-O-W, 33' CARTWAY
MAX. LOT COVERAGE:	50% (0.5% EXIST., 79.3% PROP.)
MAX. BLDG COVERAGE:	30% (0.2% EXIST., 24.2% PROP.)
F.Y. SETBACK:	30'
S.Y. SETBACK:	10'
R.Y. SETBACK:	35'

PARKING
1 SPACE PER 300 SF (OTHER THAN STORAGE ROOMS)
20' AISLE WIDTH, 9 X 18 SPACES
15' SIGHT TRIANGLES

TOTAL EXISTING PARKING SPACES: 19
REQUIRED PARKING SPACES: 15

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION	BY

Ott CONSULTING INC.
CIVIL ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES
LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
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SKETCH PLAN

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"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE TO STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO. XXXXXXX

300 FURNACE ST., LLC
300 FURNACE STREET
BOROUGH OF EMMAUS
LEHIGH COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
JB	7-16-19	TRNR 1901	SK-1.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 50'	1 OF 1	

P:\Projects\TRNR 1901 - Furnace St Site Redevelopment\Drawings\SK-1.dwg, SK-1.1, 7/16/2019 4:44:58 PM, 1:1, JB