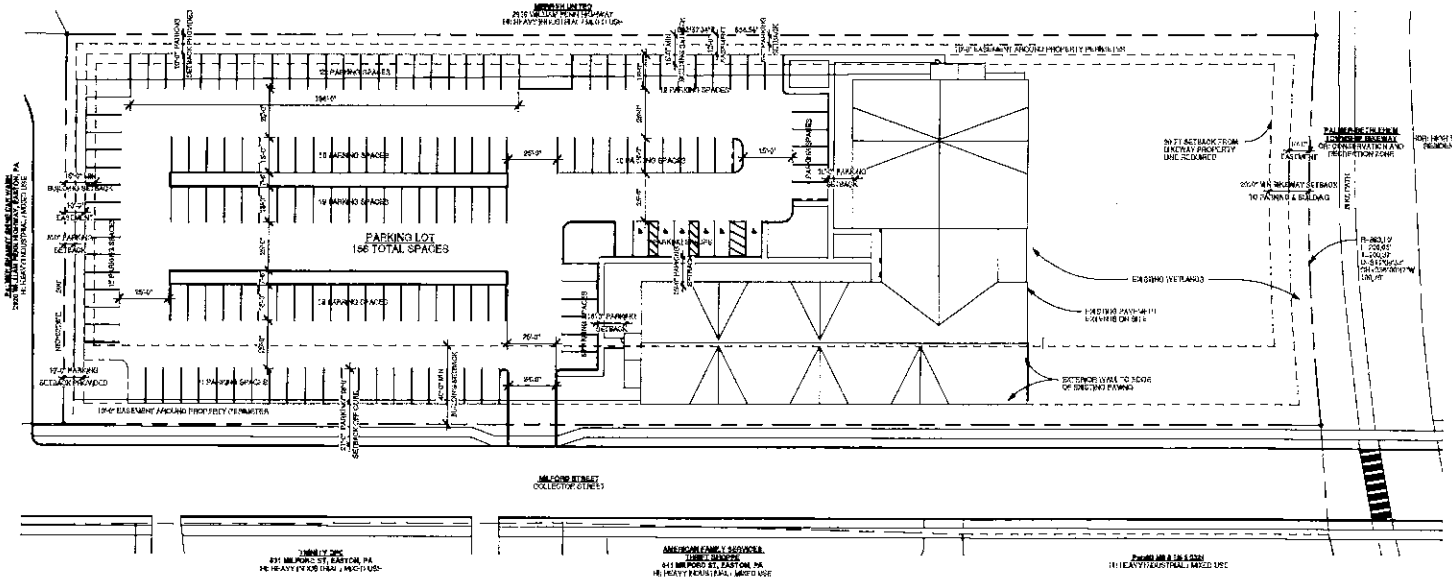


PROJECT N

S-1 SETTLEMENT PLAN
1" = 30'-0"

ZONING DATA TABLE

ZONING DISTRICT: HI - HEAVY INDUSTRIAL AND MIXED USE	
STYLE	ZONING CRITERIA
BUILDING TYPE	MULTI FAMILY APARTMENTS
MAX. NUMBER OF DWELLING UNITS	84 UNITS (MFR APARTMENT) (PER TAT)
MIN. LOT AREA	2.1 ACRES
MIN. LOT WIDTH	150 FT AT ST. SETBACK
MAX. BUILDING COVERAGE	70% COVERAGE
MAX. IMPERVIOUS COVERAGE	80% COVERAGE
MIN. FRONT YARD SETBACK	40 FT
MIN. REAR YARD SETBACK	25 FT
MIN. SIDE YARD SETBACK	25 FT
MAX. BUILDING HEIGHT	4 STORIES, 60 FT
MIN. PARKING SETBACK FROM CURB LINE	25 FT FROM COLLECTOR STREET
MIN. PARKING SETBACK (SIDE & REAR)	15 FT
MIN. DWELLING SETBACK FROM BUILDING	15 FT
MIN. PAVEMENT BETWEEN TOWNSHIP BIKEWAY AND TRAIL	25 FT
MIN. OFF STREET PARKING SPACES PER UNIT	1.5 (1.25 STUDIO, 2 FOR ONE BEDROOM)

TOTAL ROOM COUNT

PARAMETERS OF TOTAL UNITS:
2 BEDROOM UNIT SIZES: 1,025 - 1,275 SQ. FT.
1 BEDROOM UNIT SIZES: 644 SQ. FT.
STUDIO UNIT SIZES: 474 - 594 SQ. FT.

PER HUD 4.5 OF 16 DWELLING UNITS ARE TYPE B ACCESSIBLE, AND 5% OF ALL UNITS ARE OF TYPE A ACCESSIBLE: 1 TWO BEDROOM UNIT AND 7 ONE BEDROOM UNIT ARE TYPE A ACCESSIBLE.

FIRST FLOOR: 21 ROOMS
TWO BEDROOM: 6 - 1 TYPE A
ONE BEDROOM: 8
STUDIO: 7 - 1 TYPE A

SECOND FLOOR: 21 ROOMS
TWO BEDROOM: 6
ONE BEDROOM: 8
STUDIO: 7

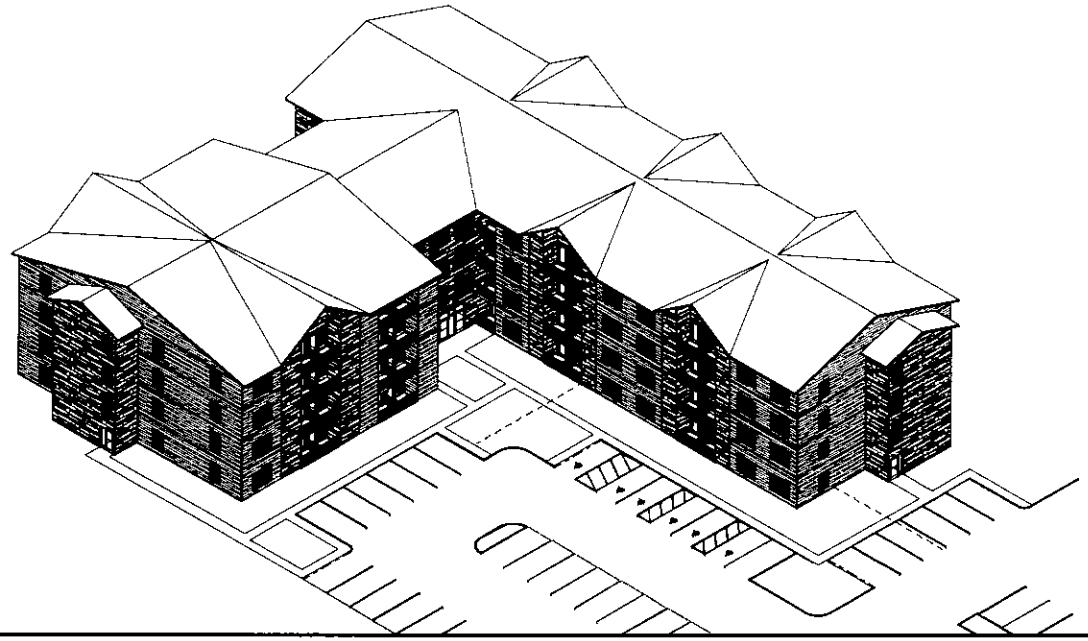
THIRD FLOOR: 21 ROOMS
TWO BEDROOM: 6
ONE BEDROOM: 8
STUDIO: 7

FOURTH FLOOR: 21 ROOMS
TWO BEDROOM: 6
ONE BEDROOM: 8
STUDIO: 7

TOTAL COUNT: 84 ROOMS
TWO BEDROOM: 24
ONE BEDROOM: 32
STUDIO: 28

PARKING COUNT

MIN. OFF STREET PARKING SPACES PER UNITS:
1.5 PER STUDIO, 2 PER ONE BEDROOM & TWO BEDROOM UNITS
28 STUDIO UNITS X 1.5 SPACES PER UNIT = 42 PARKING SPACES
24 1 X 2 BEDROOM UNITS X 2 SPACES PER UNIT = 112 PARKING SPACES
= 154 TOTAL PARKING SPACES REQ.
156 PARKING SPACES PROVIDED



NO.	REVISION

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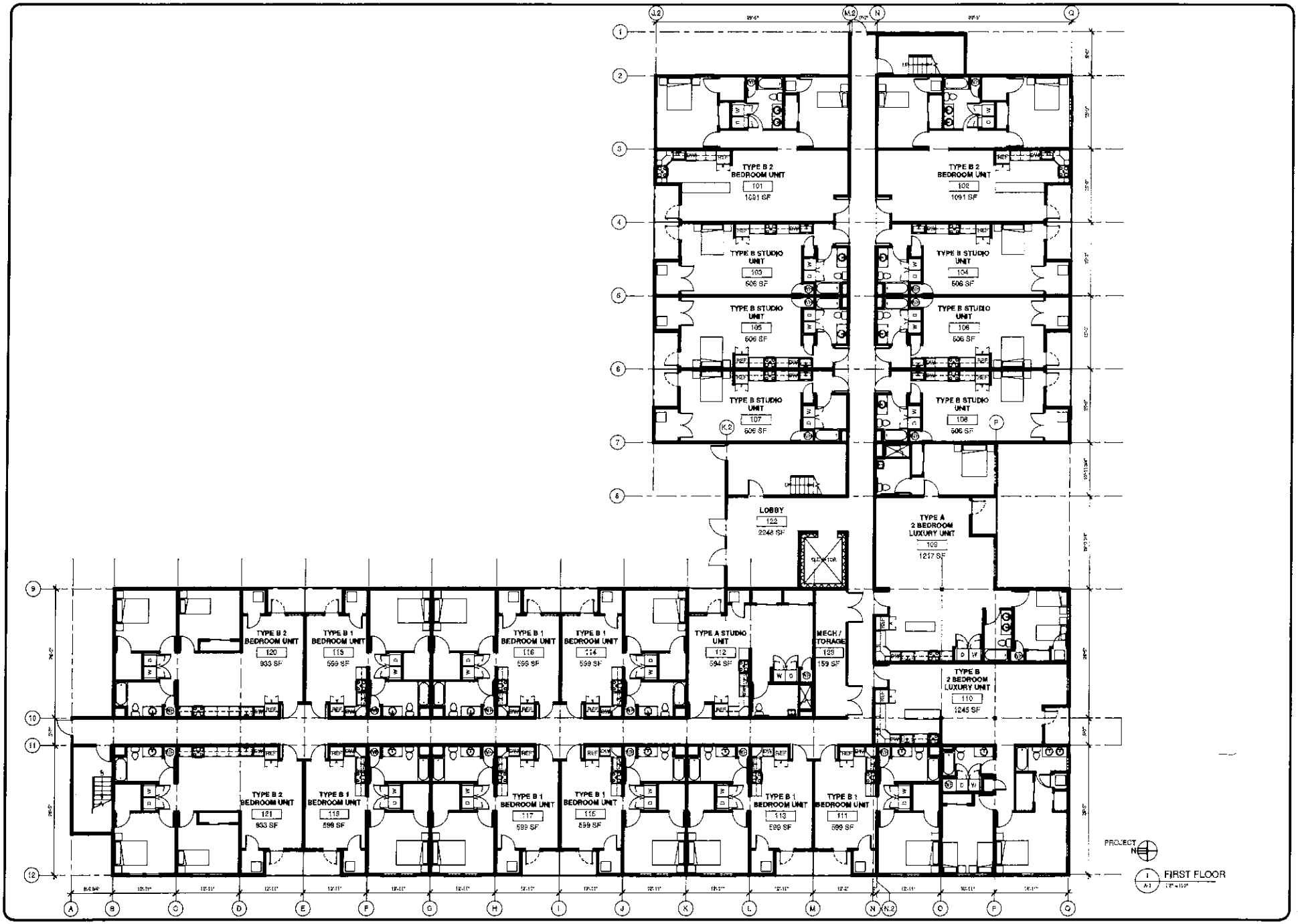
(610) 435-9178 gouckarch@verizon.net

Proposed:
Residences of Palmer
530 Milford St, Easton,
Palmer Township, PA
18045

DRAWN
FAIZ
CHECKED
XX
DATE
04/05/23
SCALE
1" = 30'-0"
JOB NO.
18198
SETTLEMENT PLAN

S-1

OF SHEETS



NO.	REVISION

GOUCK ARCHITECT S.
STEWART - GOUCK ARCHITECTS
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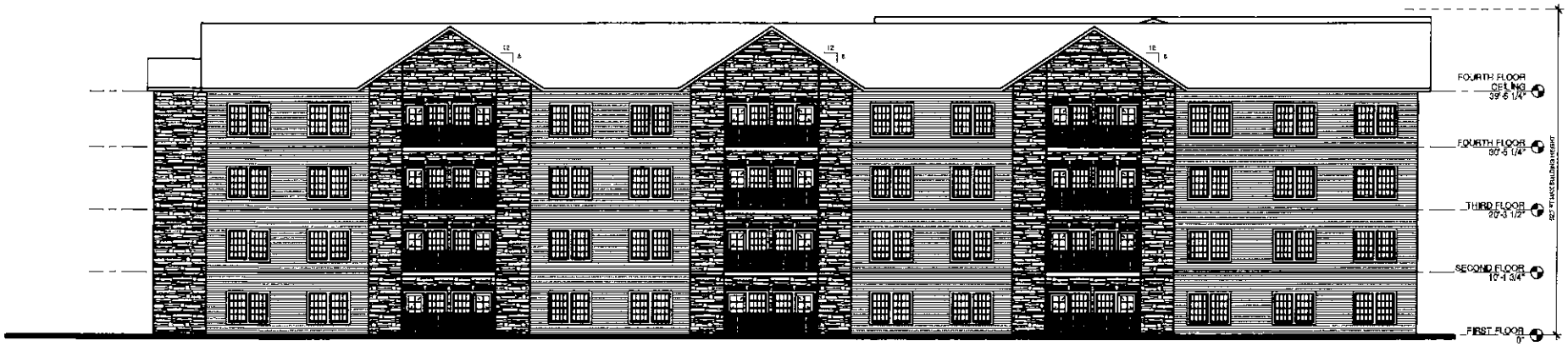
Proposed:
Residences of Palmer
509 Milford St., Easton,
Palmer Township, PA
18045

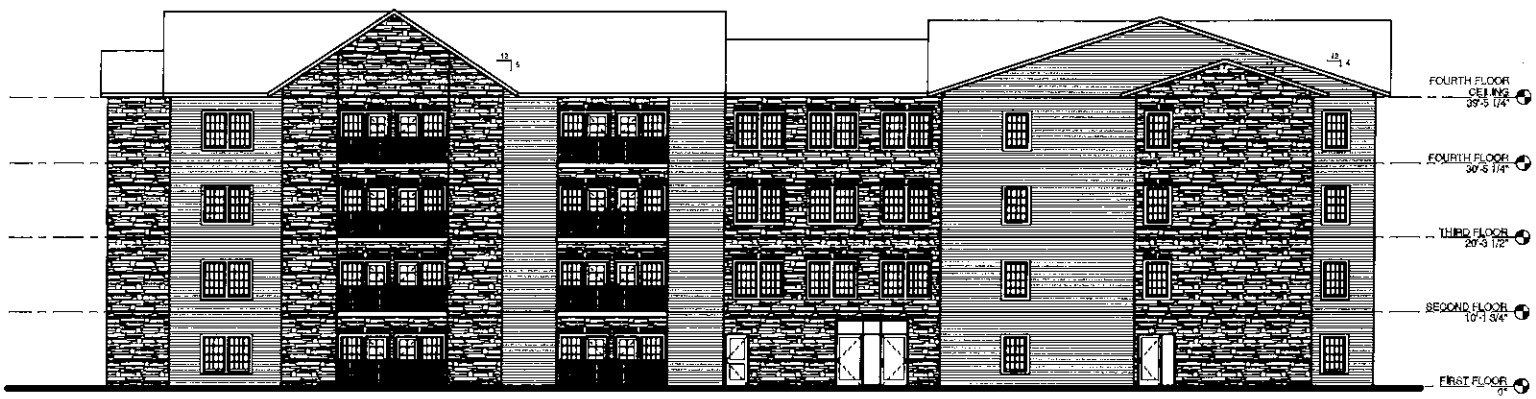
DRAWN
KATZ
CHECKED
XXX
DATE
11-22-11
SCALE
1/8" = 1'-0"
JOB NO.
1218
1ST FLOOR PLAN

A-1

SHEET X OF X SHEETS



1 A-4 WEST ELEVATION
1/8" = 1'-0"



2 A-4 NORTH ELEVATION
1/8" = 1'-0"

NO.	REVISION

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DRAWN	FAZZ
CHECKED	SJG
DATE	04/13/2021
SCALE	1/8" = 1'-0"
JOB NO.	18186

BUILDING ELEVATIONS

A-4

OF SHEETS