

Site & Concept

Albright Tedeschi Pocket Neighborhood

January 9, 2024 SP0





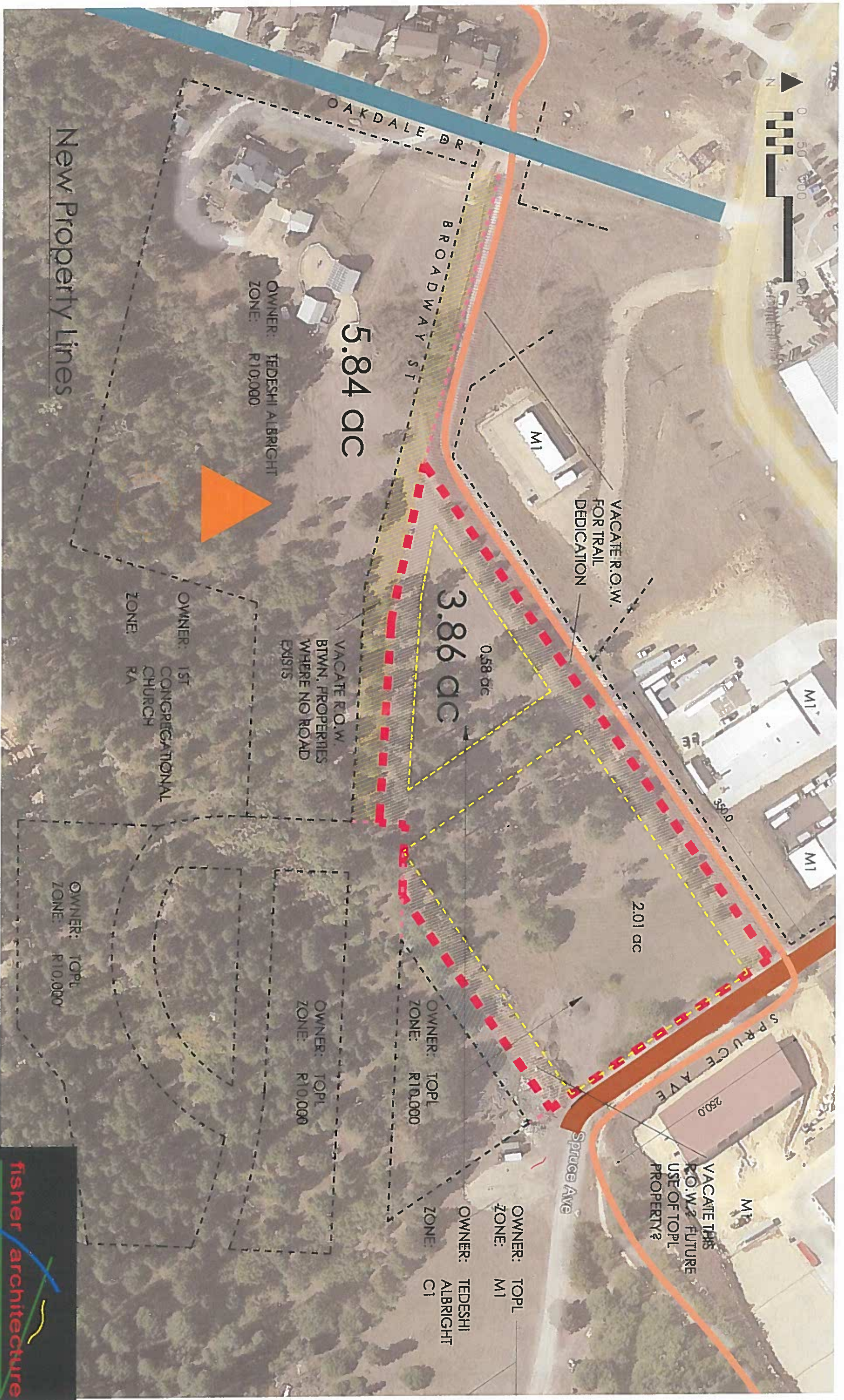
Albright Tedeschi Pocket Neighborhood

January 9, 2024 SP1



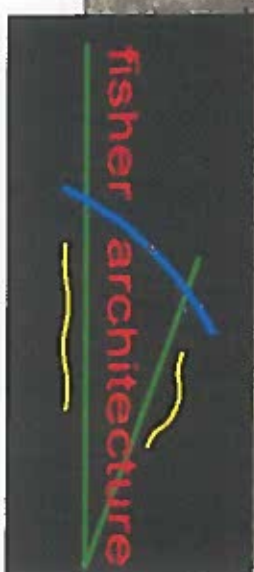


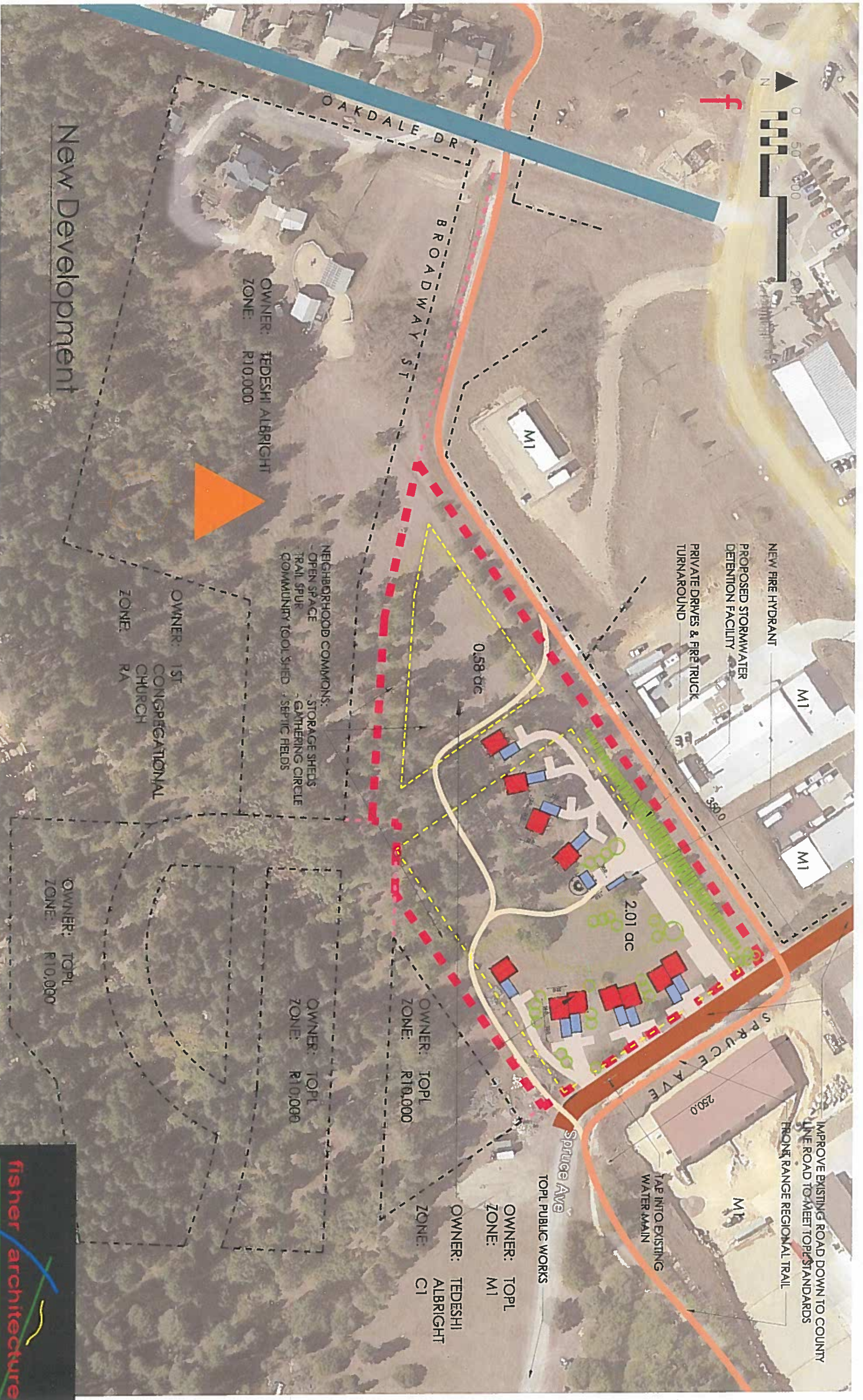
New Property Lines



Albright Tedeschi Pocket Neighborhood

January 2028+ SP2

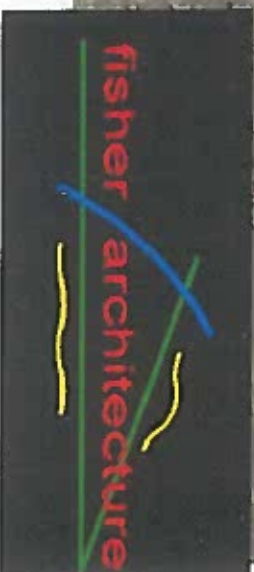




New Development

Albright Tedeschi Pocket Neighborhood

January 2023 SP3





**PROPOSED PROJECT DEVELOPMENT DATA:**

DUPLEXES	3
SINGLE FAMILY	5
TOTAL HOUSING UNITS	11
SITE AREA	3.86 ac
UNITS / AC	2.85 (±15,300sf ea)
PROPOSED COND. USE	R4
R4 SITE REQUIREMENTS	<ul style="list-style-type: none"> <li>- max 12 units/ac</li> <li>- 15,000 sf min lot</li> <li>- 100 lf min frontage</li> <li>- Setbacks 25' &amp; 7.5'</li> <li>- front back sides</li> <li>- STR not allowed</li> <li>- 2 Bedrooms max / unit</li> </ul>
PROPOSED CONDITIONS	

New Development

Albright Tedeschi Pocket Neighborhood

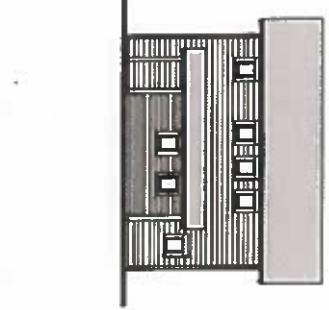
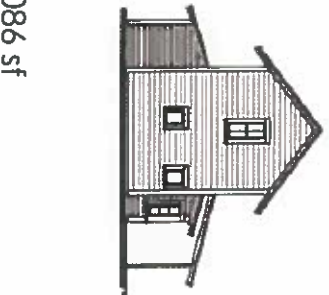
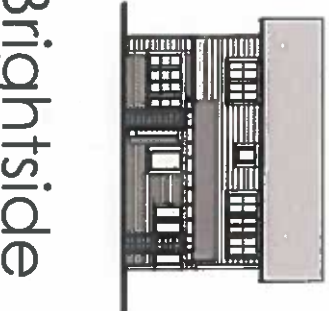
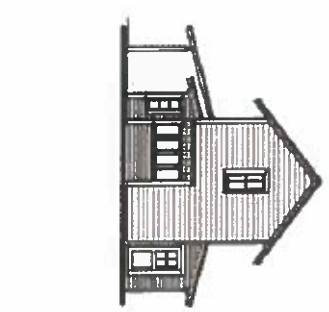
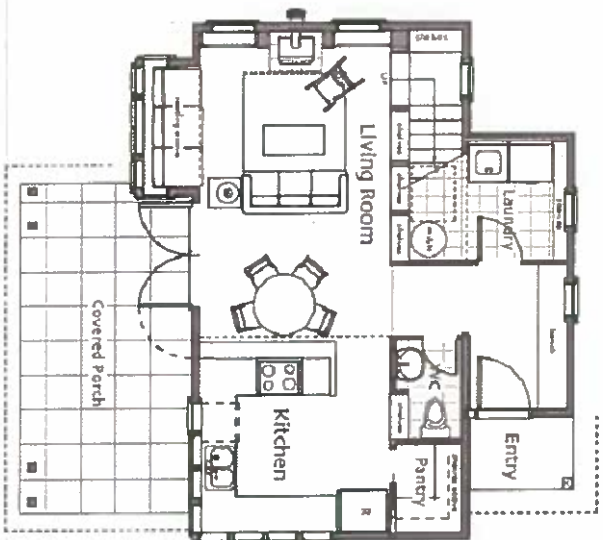
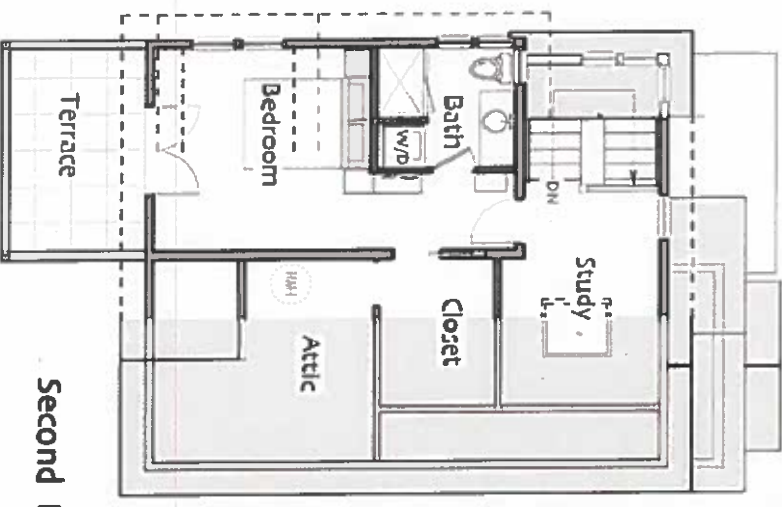
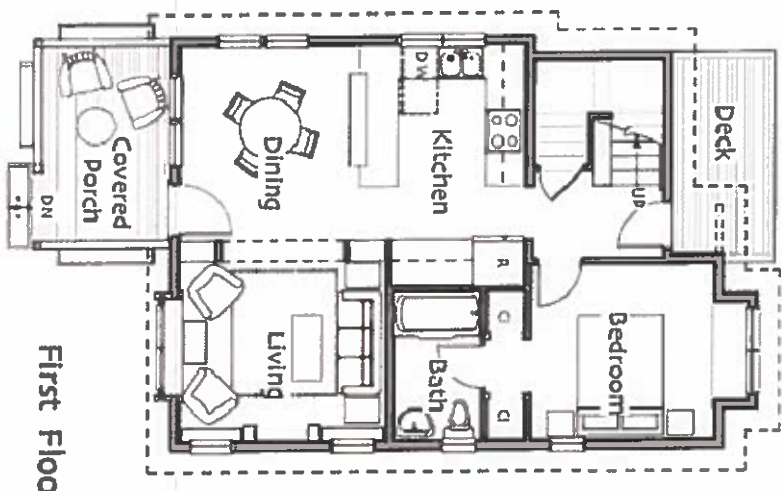
January 2028~~4~~ SP4





<b>First Floor</b>	
Living Room	12'-0" x 11'-8"
Kitchen	10'-5" x 11'-5"
Dining Room	9'-7" x 11'-5"
Bedroom	10'-8" x 10'-3"
Bathroom	Full
<b>Second Floor</b>	> 5'
Bedroom	12'-0" x 11'-4"
Study	8'-10" x 7'-2"
Bath/Laundry	Three-quarter
<b>Total Heated Area</b>	1150 sq ft
<b>Footprint</b>	24' x 43'

<b>First Floor</b>	
Living/Dining	17'-9" x 11'
Kitchen	11' x 11'-3"
Utility Room	7' x 5'-6"
Bathroom	half
<b>Second Floor</b>	
Bedroom 1	11' x 11'-6"
Bedroom 2	10'-3" x 9'-6"
Bathroom	full
<b>Total Heated Area</b>	1086 sq ft
<b>Footprint</b>	30' x 31'



**Egret** 1150 sf

stock plans by Ross Chapin Architects

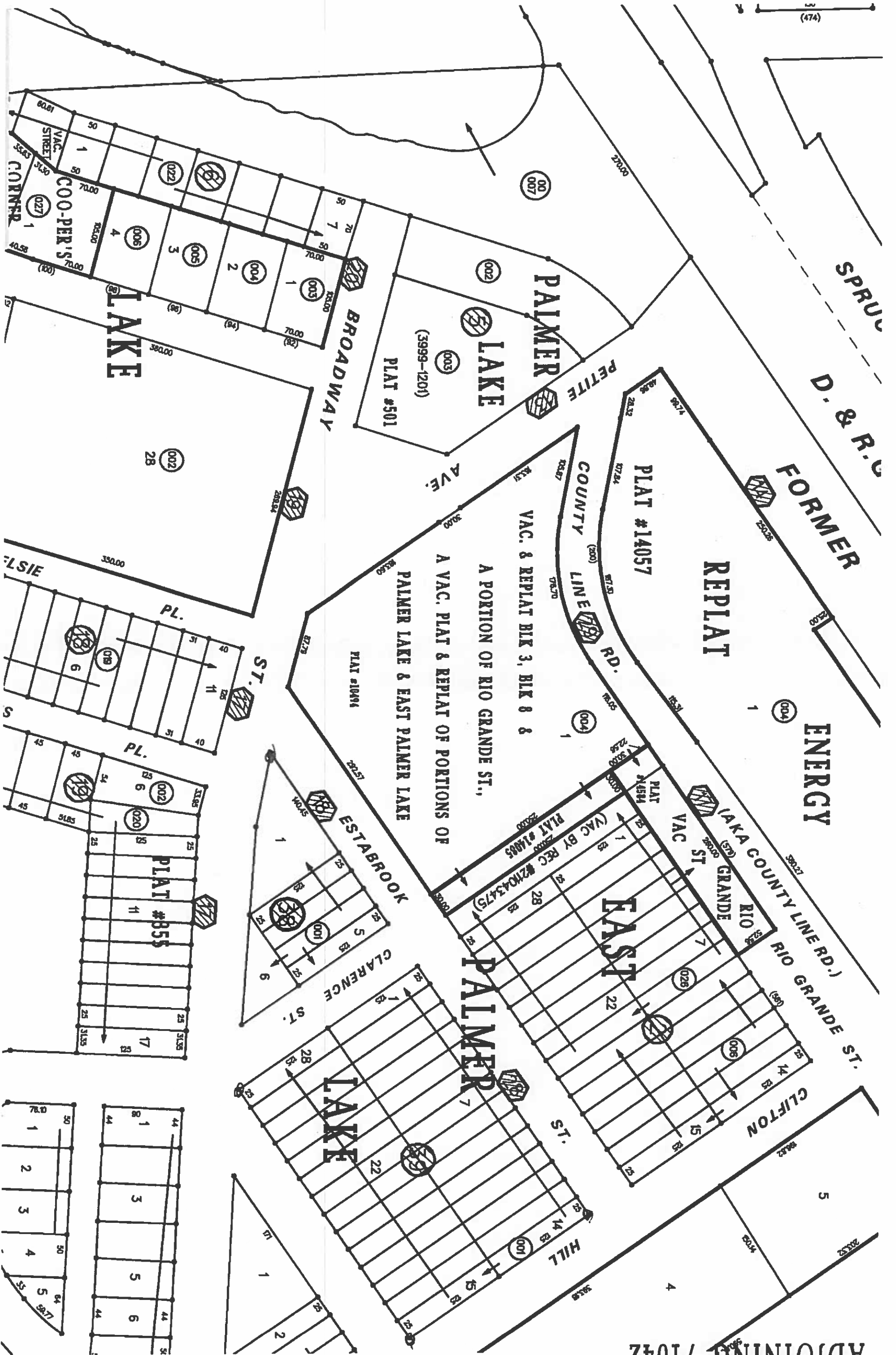
**Brightside** 1086 sf

Albright Tedeschi Pocket Neighborhood

January 2024 A1



474



ADJOINING 71042

SPRUC  
D. & R.G  
FORMER

ENERGY

REPLAT

PLAT #14057

PALMER LAKE

PLAT #501

(3999-1201)

PALMER LAKE

BROADWAY

PETITE AVE

COUNTY LINE RD.

VAC. & REPLAT BLDG 3, BLDG 8 & 8

A PORTION OF RIO GRANDE ST.,

A VAC. PLAT & REPLAT OF PORTIONS OF

PALMER LAKE & EAST PALMER LAKE

PLAT #10494

ESTABROOK

CLARENCE ST.

(AKA COUNTY LINE RD.)  
RIO GRANDE ST.

VAC ST

EAST

PALMER LAKE

CLIFTON

HILL

PL.

PL.

PLAT #855

ELSIE

