

PROPOSED SITE PLAN

The existing single family residence was built in 1919 and will be demolished under a separate permit due to fire damage. This is a mid block development on an alley with a multi-family structure to the North and a recently completed 7 unit townhouse development occupying the lot to the South. Parcels directly across Claremont Ave to the East and across the alley to the West are also occupied by multi-family structures

The Claremont Ave frontage is 50' long with about 6'-7" of grade change from the street. This proposal intends to extend the 6' wide sidewalk adjacent to the property line from Walden Ave S with a 5'-6" planting strip between the new sidewalk and Claremont Ave. The interior lot lines are 120' long and the grade is fairly flat on most of the site due to a existing retaining wall on the North property line.

The site will utilize a new curb cut off the alley.

New street trees will be planted to increase the current character of the street.

