

LOCATION MAP
1" = 2000'

APPLICANT
DOMINIC A. VILLANI
709 JENNINGS PLACE
BETHLEHEM, PA 18017
239-272-3173

STATEMENT OF INTENT
THE APPLICANT INTENDS TO CONSTRUCT A 18-UNIT, 3-STORY, MULTI-FAMILY BUILDING, DRIVEWAY, OFF-STREET PARKING ACCOMMODATIONS, UTILITY SERVICE CONNECTIONS, STORMWATER MANAGEMENT FACILITIES, SITE LANDSCAPING, AND RELATED PUBLIC AND PRIVATE IMPROVEMENTS, ALL AS DEPICTED HEREIN.

SITE DATA

LOT 1
RECORD OWNER: DOMINIC VILLANI
PROPERTY ADDRESS: 1210 EATON AVENUE
TAX PARCEL I.D.: 642802340294-1
DOCUMENT I.D.: 2009012409
EX. LOT AREA (BY SURVEY): 0.8346 AC. / 36,354 S.F.

LOT 2
RECORD OWNER: DOMINIC & LISA VILLANI
PROPERTY ADDRESS: 1214 EATON AVENUE
TAX PARCEL I.D.: 642802340294-1
DOCUMENT I.D.: 2020009146
EX. LOT AREA (BY SURVEY): 0.2093 AC. / 9,118 S.F.

ALL LOTS
CITY WARD/BLOCK: 13/143A
ZONING CLASSIFICATION: MEDIUM DENSITY RESIDENTIAL (RD)
WATER: CITY OF BETHLEHEM
SANITARY SEWER: CITY OF BETHLEHEM
NO. EXISTING/PROPOSED LOTS: 2/1
PROP. LOT AREA: 1.044 AC. / 45,472 S.F.

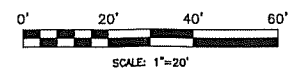
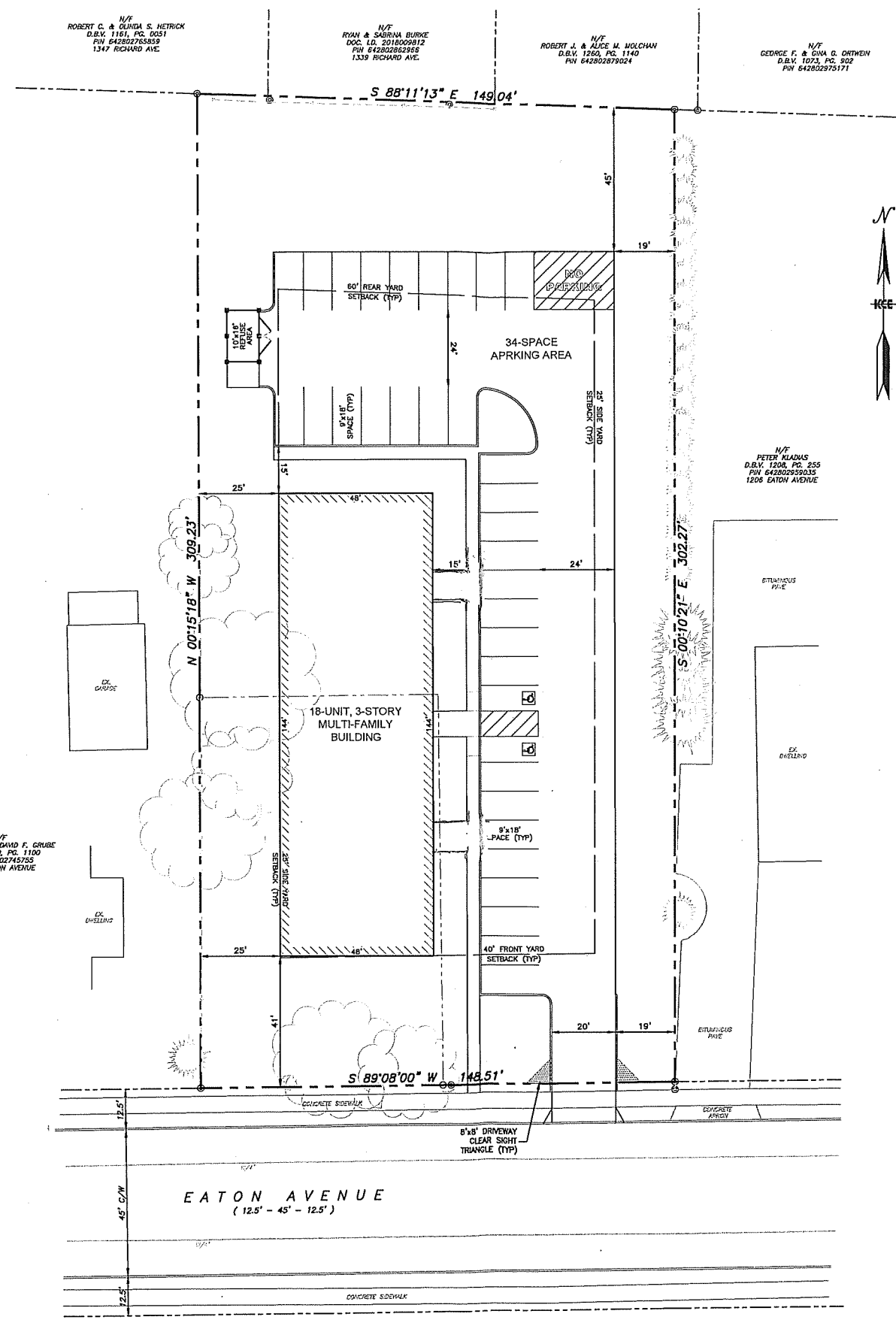
ZONING DATA
MEDIUM DENSITY RESIDENTIAL (RD)
(MULTI-FAMILY DWELLING, MORE THAN 2.5 STORIES)

	PER ORD.	PROPOSED
MIN. TRACT SIZE	1.00 AC.	1.04 AC.
MIN. LOT AREA PER D.U.	4,000 S.F.	2,526 S.F. (1)
MIN. LOT WIDTH	100 FEET	149 FEET
FRONT YARD SETBACK	40 FEET	40 FEET
SIDE YARD SETBACK (EACH)	25 FEET	25 FEET (2)
REAR YARD SETBACK	60 FEET	60 FEET (2)
MAX. BUILDING HEIGHT	40 FEET	35 FEET (2)
MAX. BUILDING LENGTH	3.0 STORY	3.0 STORY
MAX. BUILDING COVER	150 FEET	144 FEET
	70%	15%

NOTES:
(1) ZONING RELIEF REQUIRED
(2) FOR EACH ONE (1) FOOT IN HEIGHT OVER THIRTY-FIVE (35) FEET, SIDE AND REAR YARDS SHALL BE INCREASED BY NOT LESS THAN ONE-HALF (1/2) FOOT.

OFF-STREET PARKING SPACE TABULATION
MULTI-FAMILY RESIDENTIAL USE: (18) 2 BEDROOM UNITS
REQUIRED:
1.75 SPACES PER UNIT
1.75 SPACES * 18 UNITS = 32 SPACES
PROPOSED:
34 SPACES

N/F
HERBERT E. & DAVID F. GRUBE
D.B.V. 1663, PG. 1109
PIN 642802745755
1224 EATON AVENUE



LEGEND

	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE OR LEGAL RIGHT-OF-WAY LINE
	EX. ROADWAY CENTERLINE
	REQUIRED YARD LINE
	EX. CONTOUR LINE
	EX. EDGE OF PAVEMENT
	EX. FENCE (TYPE AS NOTED)
	EX. TREE ROW OR EDGE OF WOODS
	EX. IRON PIN (OR AS NOTED)
	EX. CONCRETE MONUMENT
	PROPOSED IMPROVEMENT
	PROPOSED CONCRETE CURB
	PROPERTY LINE TO BE REMOVED
	PROPOSED IRON PIN

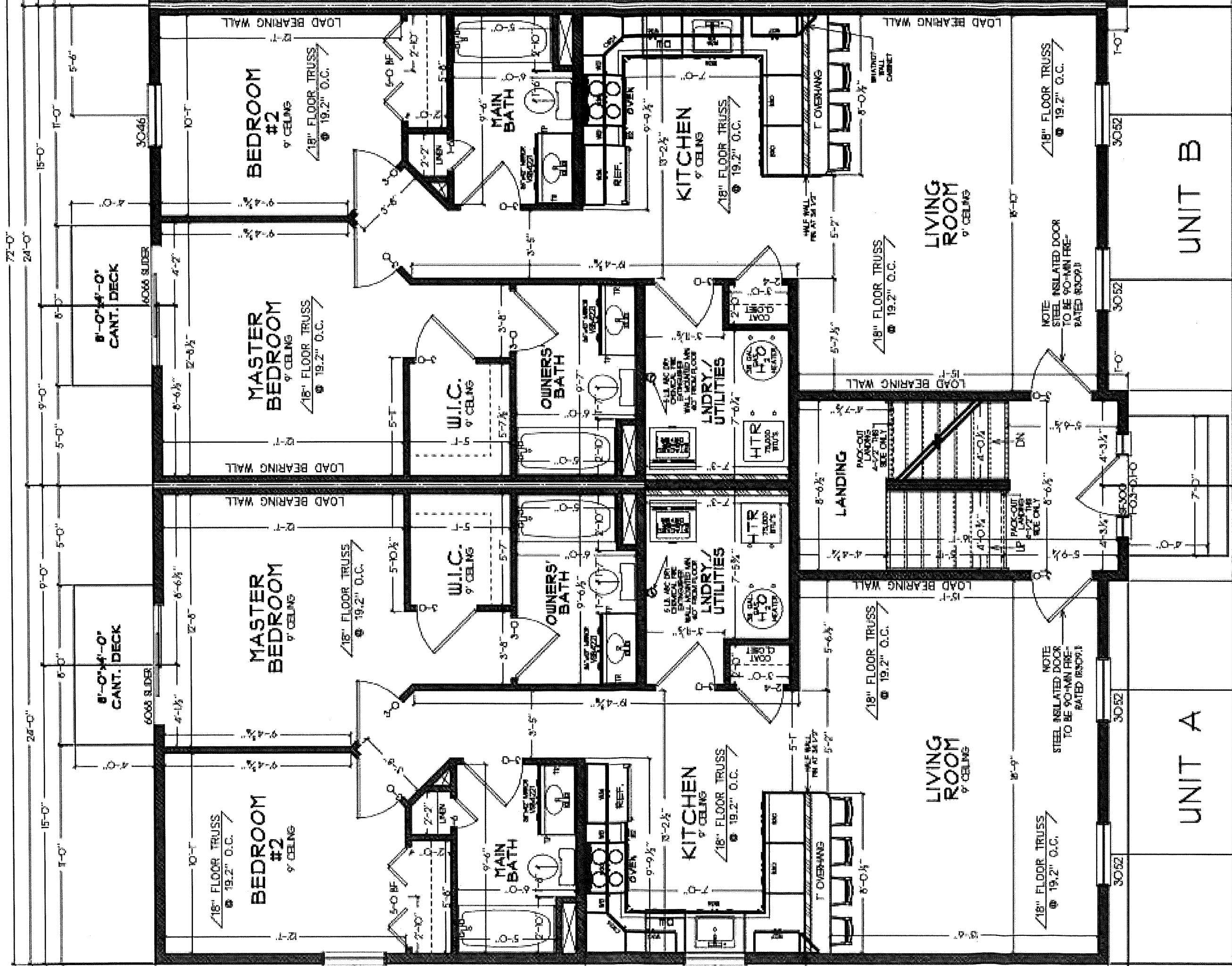
NOTE:
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES
WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

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CONCEPTUAL SITE LAYOUT PLAN 'B'
MULTI-FAMILY DEVELOPMENT
LANDS N/F DOMINIC VILLANI
1210 EATON AVENUE
BETHLEHEM CITY
LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	BY	DATE
DESIGNED BY: K/JH		
DRAWN BY: K/JH		
CHECKED BY: K/JH		
DATE: AUG. 31, 2021		
SCALE: 1" = 20'		
KCE JOB NO.: CB-17-041		
SHEET: CI OF 1		



UNIT A

UNIT B

