## SITE DATA:

**A — PARCEL A:**

| | |
|---|---|
| OWNER | PANTELIS ROUFAKIS & AXIOTIS PETER |
| OWNER ADDRESS: | T/A P&P HOME IMPROVEMENTS<br>1510 SHELBOURNE DR<br>BETHLEHEM PA 18018 |
| SITE ADDRESS: | 1746 ELLIOTT AVE<br>BETHLEHEM PA 18018 |
| CURRENT DEED: | BOOK 1280 PAGE 0846 |
| PARCEL ID:: | 641786517020 |
| TOTAL AREA: | 6,000 SF |
| NUMBER OF LOTS: | 1 |
| SEWER: | PUBLIC |
| WATER: | PUBLIC |

**B — PARCEL B:**

| | |
|---|---|
| OWNER | PANTELIS ROUFAKIS & AXIOTIS PETER |
| OWNER ADDRESS: | T/A P&P HOME IMPROVEMENTS<br>1510 SHELBOURNE DR<br>BETHLEHEM PA 18018 |
| SITE ADDRESS: | 1742 ELLIOTT AVE<br>BETHLEHEM PA 18018 |
| CURRENT DEED: | BOOK 1273 PAGE 0999 |
| PARCEL ID:: | 641786614071 |
| TOTAL AREA: | 12,000 SF |
| NUMBER OF LOTS: | 1 |
| SEWER: | PUBLIC |
| WATER: | PUBLIC |

**C — PARCEL C:**

| | |
|---|---|
| OWNER | PANTELIS ROUFAKIS & AXIOTIS PETER |
| OWNER ADDRESS: | T/A P&P HOME IMPROVEMENTS<br>1510 SHELBOURNE DR<br>BETHLEHEM PA 18018 |
| SITE ADDRESS: | ELLIOTT AVE<br>BETHLEHEM PA 18018 |
| CURRENT DEED: | BOOK 1273 PAGE 0999 |
| PARCEL ID:: | 641786712041 |
| TOTAL AREA: | 6,000 SF |
| NUMBER OF LOTS: | 1 |
| SEWER: | PUBLIC |
| WATER: | PUBLIC |

## ZONING DATA:

DISTRICT: RG (MEDIUM DENSITY RESIDENTIAL DISTRICT)
PERMITTED USE: MULTI-FAMILY DWELLING

| | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT SIZE:<br>(2-1/2 STORIES OR LESS) | 12,000 SF | 24,000 SF | 29,250 SF |
| LOT AREA PER DWELLING | 4,000 SF | | 3,656 SF |
| MINIMUM LOT WIDTH:<br>AT FRONT YARD | 100 FT. | 200 FT. | 225 FT. |
| MINIMUM YARDS:<br>FRONT:<br>(2-1/2 STORIES OR LESS) | 20 FT | 20 FT | 20 FT |
| REAR:<br>(2-1/2 STORIES OR LESS) | 30 FT | 30 FT | 30 FT |
| SIDE:A: | 25 FT | 25 FT | 25 FT |
| MAXIMUM BUILDING HEIGHT:<br>(2-1/2 STORIES OR LESS) | 35 FEET | | |
| MAXIMUM BUILDING COVERAGE: | 70% | 0% | 52% (15,097 SF IMPERVIOUS) |

## PARKING REQUIREMENTS:

REQUIRED PARKING:
1.75 PARKING SPACE PER UNIT = (1.75 X 8 UNITS ) = 14 SPACES

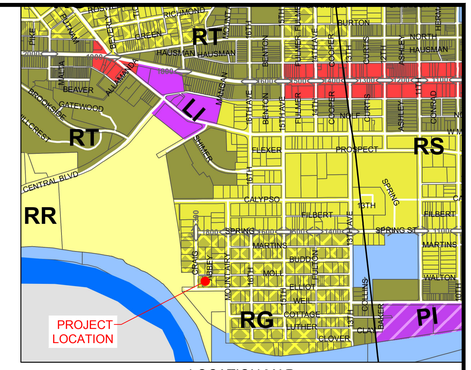
PROVIDED PARKING: 15 SPACES

## STATEMENT OF INTENT:

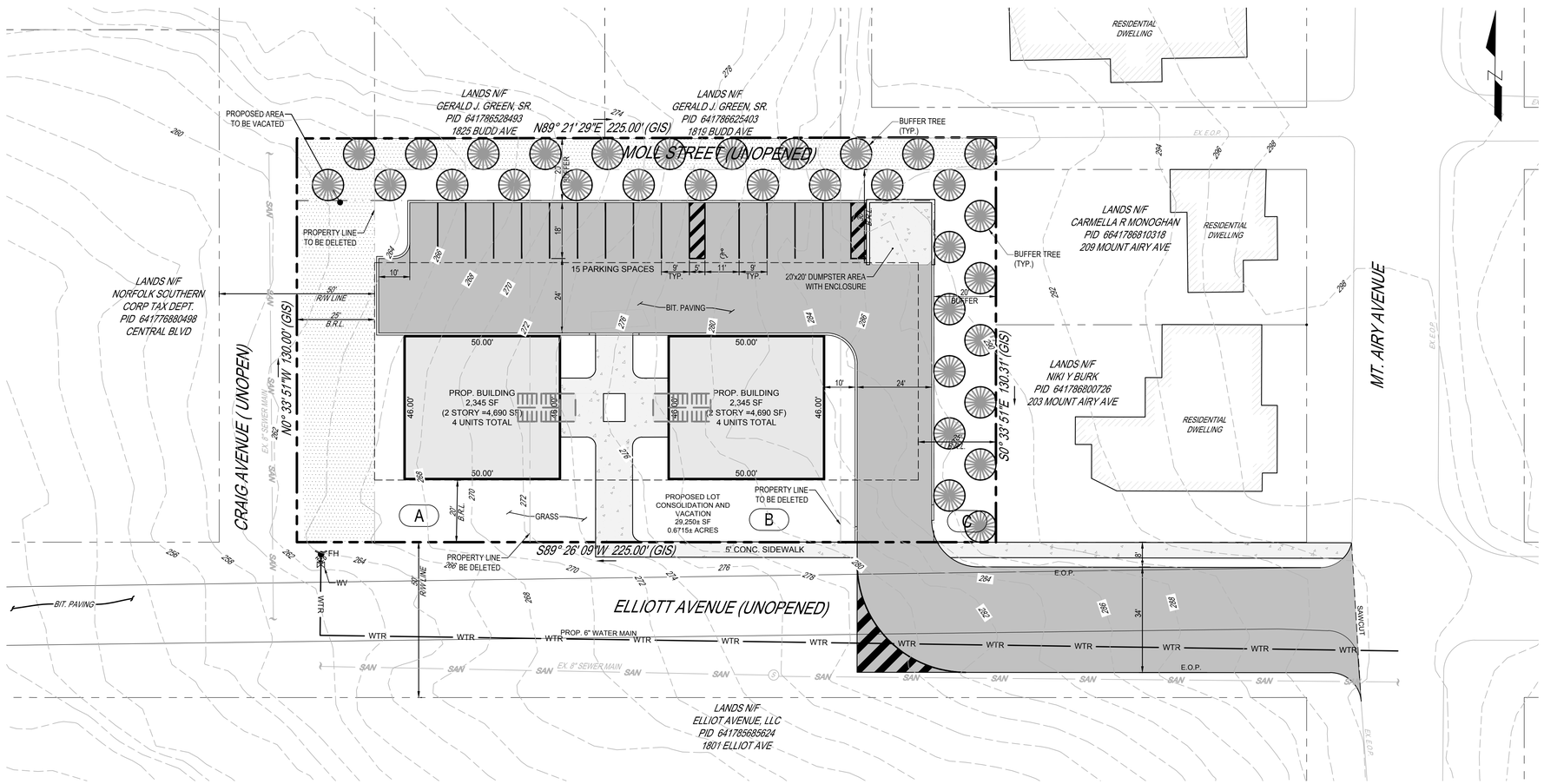
1. THE PURPOSE OF THIS PLAN IS FOR REVIEW AND COMMENT BY THE CITY OF BETHLEHEM AS A CONCEPT PLAN FOR A 2-STORY MULTI-FAMILY DWELLING CONTAINING 8 APARTMENTS AND STREET VACATIONS. THE DEVELOPER IS PROPOSING TO VACATE MOLL STREET AND CRAIG AVENUE. THE PROPOSED 8 UNITS WILL REQUIRE A DIMENSIONAL VARIANCE TO §1306.01 OF THE CITY OF BETHLEHEM'S ZONING ORDINANCE.

## GENERAL NOTES:

1. ACCORDING TO THE NATIONAL WETLAND INVENTORY, NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY.
2. SUBJECT PROPERTY IS ZONE RG (MEDIUM DENSITY RESIDENTIAL DISTRICT).
3. THIS SITE DOES NOT CONTAIN FLOODPLAIN AS IDENTIFIED ON FLOOD INSURANCE RATE MAP PANEL # 42095C0306E.
4. PUBLIC WATER AND SEWER LINES ARE LOCATED IN FRONT AND NEXT TO SUBJECT PROPERTY.




LOCATION MAP
SCALE: 1"= 1,000'
SOURCE: CITY OF BETHLEHEM ZONING MAP




## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY BOUNDARY | | |
| PROPERTY BOUNDARY TO BE DELETED | | |
| SAWCUT | | |
| CURBING | DEPRESSED CURB | DEPRESSED CURB |
| BUILDING | | PROP. BUILDING |
| PAVEMENT | | |
| CONCRETE SIDEWALK | | |
| AREA TO BE VACATED | | |
| SANITARY LINE | SAN | |
| FIRE HYDRANT | | |
| WATER MAIN | WTR | |
| WATER VALVE | WV | |

## SITE ABBREVIATIONS

| | |
|---|---|
| BITUMINOUS | BIT |
| BUILDING RESTRICTION LINE | BRL |
| CONCRETE | CONC |
| DUCTILE IRON PIPE | DIP |
| EDGE OF PAVEMENT | EOP |
| EXISTING | EX |
| FIRE HYDRANT | FH |
| PROPOSED | PROP |
| SANITARY | SAN |
| SQUARE FEET | SF |
| TYPICAL | TYP |
| WATER VALVE | WV |

Know what's **below.**
**Call** before you dig.

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
*SLANTED TEXT INDICATES EXISTING FEATURES*

0' 20' 40'
SCALE: 1"=20'

NOT FOR CONSTRUCTION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| REVISIONS | DATE | BY |
|---|---|---|
| 1. REVISED PER CITY'S INCOMPLETENESS COMMENTS | 2/9/2022 | CG |
| 2. REVISED PER WATER LINE INFO FROM CITY | 2/16/2022 | CG |

# ELLIOTT AVE APARTMENTS AVENUE

CITY OF BETHLEHEM, WARD 13 BLOCK 40, LEHIGH COUNTY, PENNSYLVANIA
FOR
ANR DEVELOPMENT COMPANY, INC.

## CONCEPT PLAN

| | |
|---|---|
| SCALE: 1"=20' | DATE: 2/7/2022 |
| DRAWN: RCG | DSGN: CG |
| JOB: 02-GODSC-01 | P MGR: CG |
| SHEET: 1 OF 1 | |

CP-1

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xrefs:->[P21234_Base] [22-GODSC-01_Layout] [22-GODSC-01_Legend]
22-GODSC-01_ConceptPlan.dwg->rearparking Date: February 11,2022-11:29am **acela architects + engineers, pc**- USER: cgeary