

84 UNIT APT SITE FOR SALE

530 MILFORD STREET, EASTON, PA 18045



PROPERTY HIGHLIGHTS

- 2.92 acres currently parking lots
- Planned for 84 apartment units
- Heavy Industrial-Mixed Use Zoning
- Convenient Location
- \$2,520,000

FOR MORE INFORMATION, CONTACT:

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610-398-0411

Hanna CRE

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Allentown, PA 18104

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ZONING DATA TABLE

ZONING DISTRICT H4 - HEAVY INDUSTRIAL AND MIXED USE	
ITEM	ZONING CRITERIA
DESIGNING TYPE	MIXED USE APARTMENTS
MAX. NUMBER OF DWELLING UNITS	54 UNITS (SEE BREAKDOWN BELOW)
MIN. LOT AREA	23 ACRES
MIN. LOT WIDTH	100 FT AT SETBACK
MAX. BUILDING COVERAGE	60% COVERAGE
MAX. IMPERVIOUS COVERAGE	60% COVERAGE
MIN. FRONT YARD SETBACK	40 FT
MIN. SIDE YARD SETBACK	15 FT
MIN. REAR YARD SETBACK	20 FT
MAX. BUILDING HEIGHT	4 STORIES, 40 FT
MIN. PARKING SETBACK FROM CURBLINE	25 FT FROM COLLECTOR STREET
MIN. PARKING SETBACK SIDE & REAR	10 FT
MIN. PARKING SETBACK FROM BUILDINGS	15 FT
MIN. PALMER BETHLEHEM TOWNSHIP BIKEWAY SETBACK	20 FT
MIN. OFF STREET PARKING SPACES PER UNIT	1.5 PER STUDIO, 2 PER ONE BEDROOM

TOTAL ROOM COUNT

BREAKDOWN OF TOTAL UNITS:
 2 ONE BEDROOM UNITS: 833 - 1,249 SQ. FT.
 1 BEDROOM UNIT SIZES: 598 - 827 FT.
 STUDIO UNIT SIZES: 306 - 394 SQ. FT.

PER 107.82.2 OF THE 2016-BC, ALL UNITS ARE TYPE B ACCESSIBLE, AND 2% OF ALL UNITS MUST BE TYPE A ACCESSIBLE. 1 TWO BEDROOM UNIT AND 1 ONE BEDROOM UNIT ARE TYPE A ACCESSIBLE.

FIRST FLOOR - 21 ROOMS

TWO BEDROOM: 1 TYPE A
 ONE BEDROOM: 8
 STUDIO: 7, 1 TYPE A

SECOND FLOOR - 21 ROOMS

TWO BEDROOM: 8
 ONE BEDROOM: 8
 STUDIO: 7

THIRD FLOOR - 21 ROOMS

TWO BEDROOM: 8
 ONE BEDROOM: 8
 STUDIO: 7

FOURTH FLOOR - 21 ROOMS

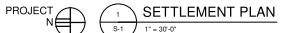
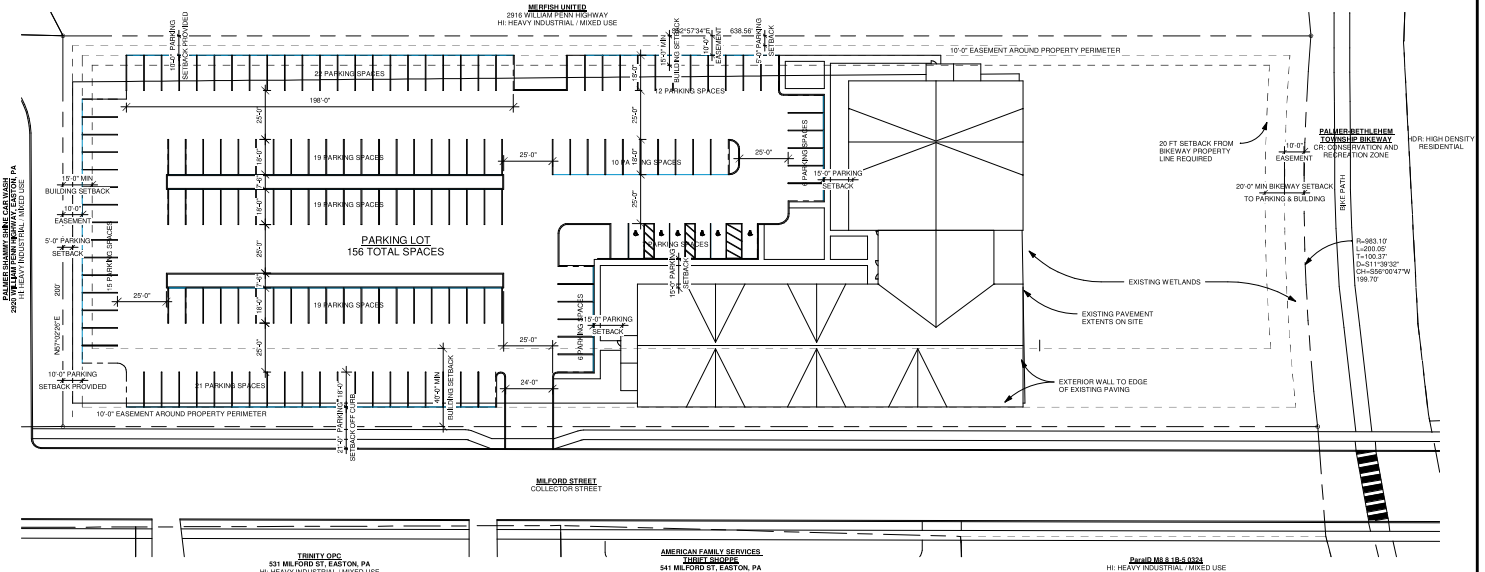
TWO BEDROOM: 8
 ONE BEDROOM: 8
 STUDIO: 7

TOTAL COUNT - 84 ROOMS

TWO BEDROOM: 32
 ONE BEDROOM: 32
 STUDIO: 20

PARKING COUNT

MIN. OFF STREET PARKING SPACES PER UNIT:
 1.5 PER STUDIO, 2 PER ONE BEDROOM, 2 TWO BEDROOM UNITS
 58 STUDIO UNITS X 1.5 SPACES PER UNIT = 87 PARKING SPACES
 26 1 & 2 BEDROOM UNITS X 2 SPACES PER UNIT = 52 PARKING SPACES
 = 139 TOTAL PARKING SPACES REQ.
 156 PARKING SPACES PROVIDED



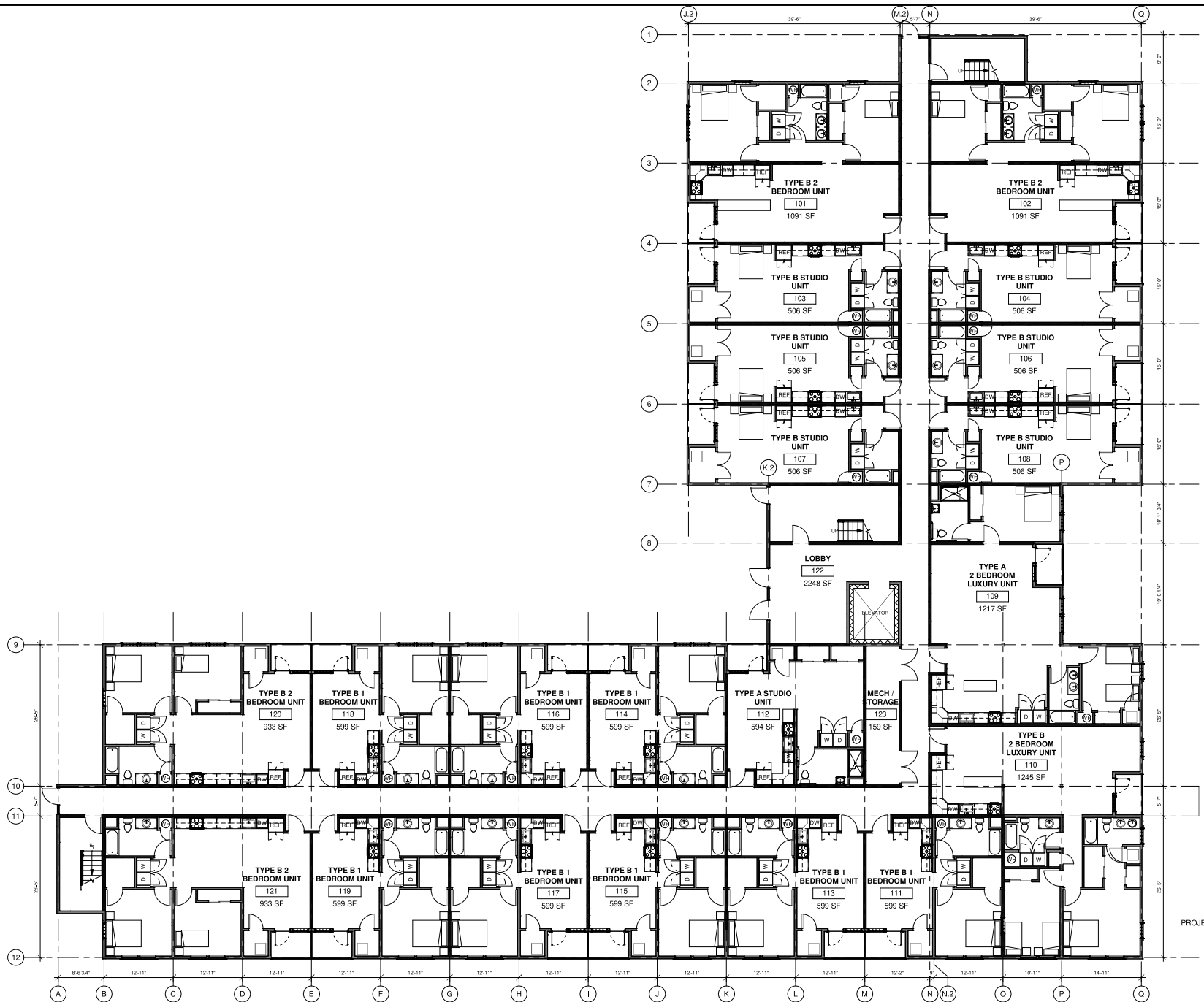
NO.	REVISION	BY

GOUK ARCHITECT
 1204 Hamilton Street, Easton, PA 18045
 (610) 439-5818
 goukarchitect@comcast.net

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

DRAWN: FATZ
 CHECKED: GATE
 DATE: 1/04/2021
 SCALE: 1" = 30'-0"
 JOB NO.: 18188
 SETTLEMENT PLAN

S-1
 OF SHEETS



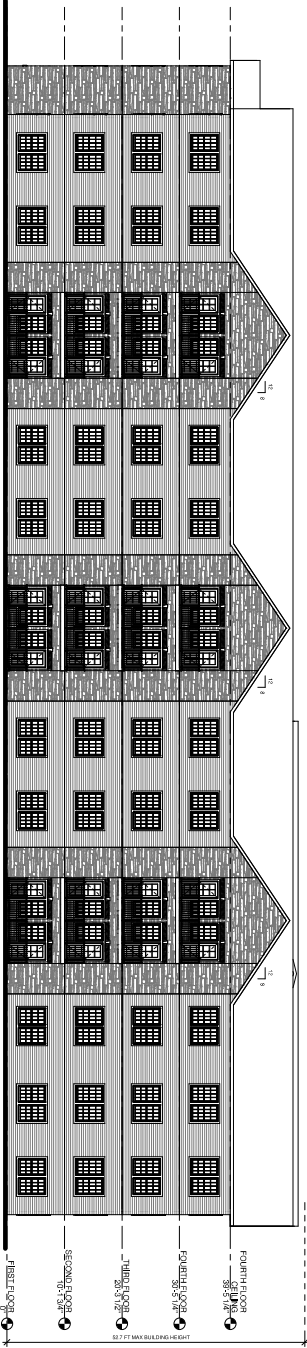
NO.	REVISION	BY

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 All measurements are in feet and inches. All dimensions are to the center of the line unless otherwise noted.
 All work shall be in accordance with the applicable building codes and regulations of the State of Pennsylvania.
 Gouck Architects, L.P.
 1204 Hamilton Street, Harrisburg, PA 17102
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Proposed:
Residences of Palmer
 530 Myford St., Easton, PA
 Palmer Township, PA
 18045

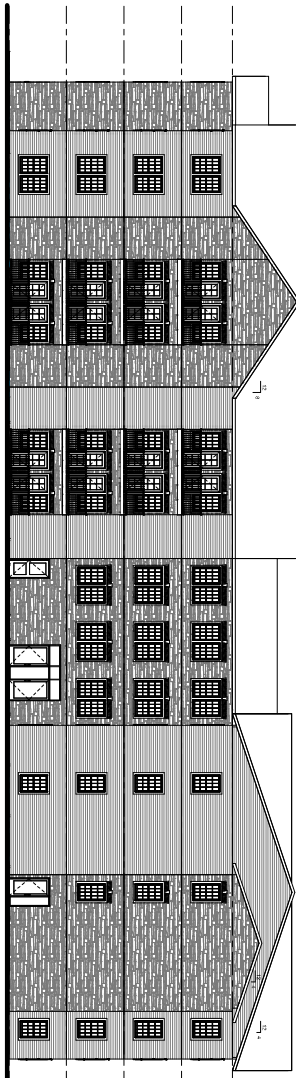
DRAWN: FATZ
 CHECKED: XXX
 DATE: 1/04/2021
 SCALE: 1/8" = 1'-0"
 JOB NO.: 18188
 1ST FLOOR PLAN



11 WEST ELEVATION
12' 0" x 11' 0"

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

61.77 MAX BUILDING HEIGHT



12 NORTH ELEVATION
12' 0" x 11' 0"

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

NO.	REVISION	BY

GOUCK ARCHITECT
 ARCHITECTS
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 Norwiche, PA 18130
 (610) 439-8816 gouckarch@protonmail.com

Proposed:
Residences of Palmer
 530 Milford St. Easton,
 Palmer Township, PA
 19345

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS
 A-4
 12/28/23