

LEGEND:

BOUNDARY LINE:	
ADJOINERS:	
ROAD EDGE:	
RIGHT-OF-WAY:	
D&U - DRAINAGE & UTILITY EASEMENT:	
EX. CONTOURS:	
PROPOSED CONTOURS:	
PROPOSED SPOT GRADE:	X 350.0
BUILDING SET BACK LINE:	
EXISTING WATERLINE:	W
EXISTING WATER VALVE:	⊗
EXISTING SANITARY SEWER:	SS
EXISTING SANITARY SEWER MANHOLE:	⊗
EXISTING GAS LINE:	GAS
PROPOSED SILT FENCE:	X
TEMPORARY STOCKPILE (TOPSOIL):	⊗
ROCK CONSTRUCTION ENTRANCE:	⊗
OVERHEAD WIRE:	OHW
UNDERGROUND ELECTRIC WIRE:	U/E
PROPOSED FENCE:	
LIMIT OF DISTURBANCE:	
PROPOSED SIDEWALK:	

\*EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE\*  
\*\*EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT\*\*

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON  
COUNTY, PA IN THE MAP BOOK VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RECORDER OF DEEDS

APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

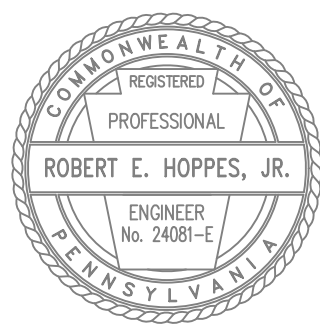
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER'S OR SURVEYOR'S CERTIFICATION

I hereby certify that this plan correctly and accurately represents the lands of the owner and, where applicable, the lots, buildings, streets, parking areas, walkways, and other structures and improvements shown thereon.



*Robert E. Hoppes, Jr.*  
Registered Engineer or Surveyor

P.E. #24801-E P.L.S. #848-A

CERTIFICATION OF OWNERSHIP

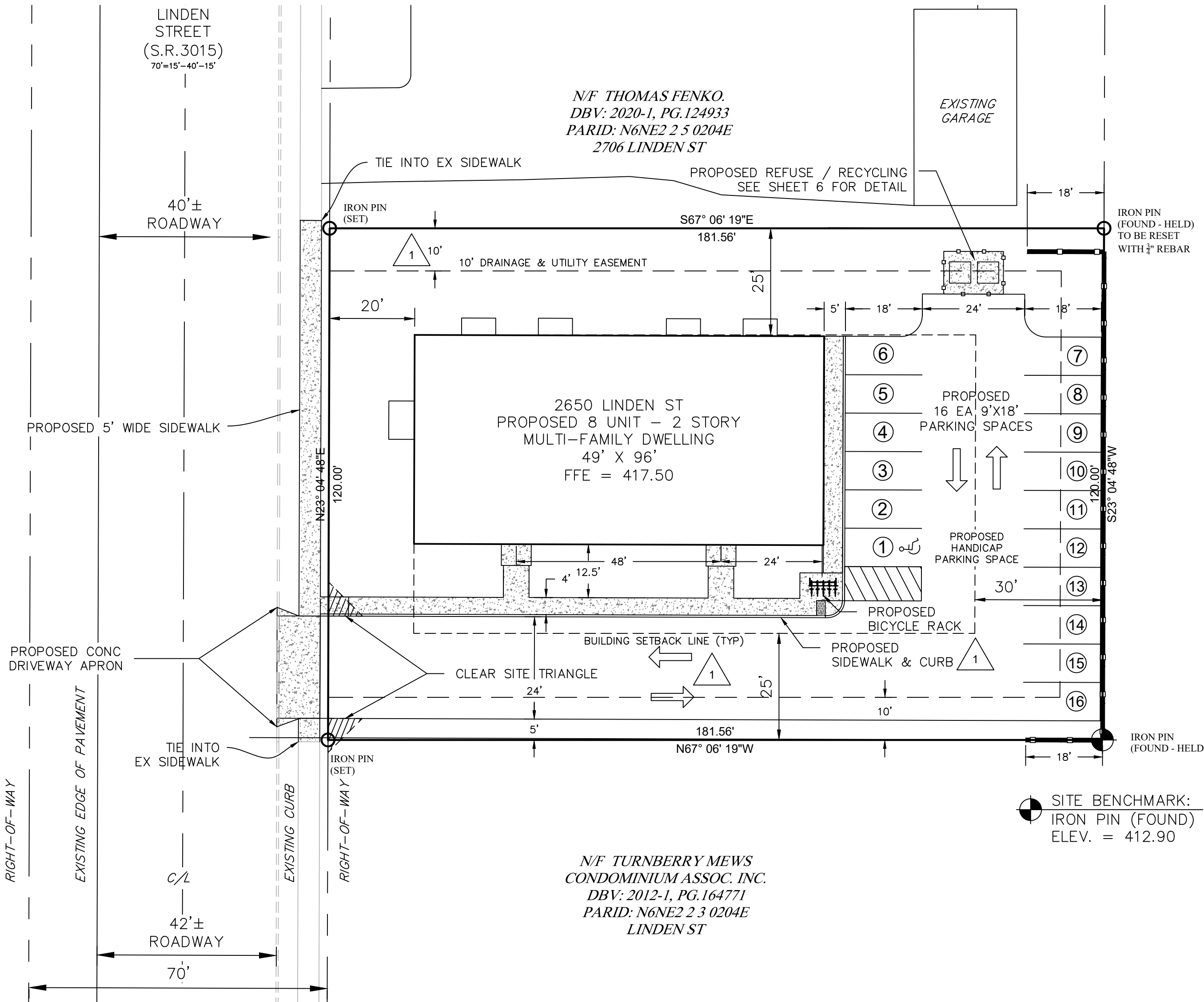
I (we) the owner(s) of 2650 LINDEN ST., being duly sworn according to law, depose and say that I (we) am (are) the sole owner(s) of the above property in peaceful possession of the same and that there are no suits or liens pending affecting the title thereof.

Signature of Owners

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SEAL

My Commission expires on \_\_\_\_\_.



NOTES (CONTINUED):

17. ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEER'S OFFICE. ALL FINAL DRAWINGS SHALL SHOW NORTH AMERICAN DATUM (NAD) 1983 STATE PLANE COORDINATES IN FEET (PENNSYLVANIA SOUTH, FIPS ZONE 3702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN THE FORM OF A MYLAR COPY. THE ENGINEER OF RECORD SHALL CERTIFY (I.E. P.E. STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THAT THEY CONFORM TO INDUSTRY STANDARDS. ALL DIGITAL FILES SHALL RESIDE ON PC COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE TWENTY-FOUR (24) INCH BY THIRTY-SIX (36) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAPS SHALL BE THE STANDARDIZED LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING CAD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
18. THE 6' HIGH PRIVACY FENCE SHALL BE PLACED IN ITS ENTIRETY WITHIN THE SUBJECT PROPERTY.
19. THE DRAINAGE EASEMENT PROVIDES FOR THE FLOW OF STORM WATER ACROSS LOTS, AND MAY NOT BE ALTERED WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED IN THE DRAINAGE EASEMENT AREAS WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORM WATER, AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER.

SITE DATA:

1. OWNER:	MACADA PARTNERS 2650 LINDEN, LLC
2. SITE ADDRESS:	2650 LINDEN ST
3. MAILING ADDRESS:	276 E MACADA RD BETHLEHEM, PA 18017-2524
4. DEVELOPER:	DAVID RONCA 610-972-2007 DARONCA@MFRONCA.COM
5. DEED REFERENCE:	2022-1, PG 21331
6. TOTAL AREA:	24,000 SF (DEED) 21,787 (NET)
7. PARID:	N6NE2 2 4 0204
8. WARD MAP	WARD 14, BLOCK SM4
9. ZONING:	RG (MEDIUM DENSITY RES. DIST.)
10. SETBACKS:	REQUIRED PROPOSED
MULTI-FAMILY	FRONT = 20' 20'
(LESS THAN 2.5 STORIES)	REAR = 30' 30'
	SIDE = 25' 25'
11. MINIMUM LOT AREA:	12,000 SF 24,000 SF (DEED)
12. LOT AREA / DU	4,000 SF 3,000 SF
13. MINIMUM LOT WIDTH:	100 FEET 120'
14. MAXIMUM BUILDING COVERAGE:	70% 22%
15. IMPERVIOUS COVERAGE:	N/A
16. PROPOSED IMPERVIOUS COVERAGE:	36% (14,242 SF - EX 6,388 SF) = 7,854 SF
17. MAXIMUM HEIGHT:	2.5 STORIES OR 35 FEET 2 STORIES < 30'
18. WATER	PUBLIC
19. SEWER	PUBLIC
20. PARKING SPACES:	1.75 / UNIT = 14 EA 16 EA
PARKING SEPARATION FROM DWELLING - ZONING SECTION	
21. 1322.03, (III), (5), (I)	15' SEPARATION 5'

NOTES:

1. NET AREA: 21,787 SF OR 0.5002 ACRES  
GROSS AREA (DEED): 24,000 SF OR 0.5510 ACRES
2. INTENT: THE INTENT IS TO DEMOLISH AN EXISTING HOUSE AND DETACHED GARAGE AND CONSTRUCT A TWO (2) STORY, EIGHT (8) UNIT MULTI-FAMILY APARTMENT BUILDING. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF LINDEN STREET.
3. THE CITY OF BETHLEHEM ZONING HEARING BOARD AT THEIR JUNE 28, 2023 HEARING, WITH WRITTEN DECISION DATE AUGUST 11, 2023, VOTED 4-1 TO APPROVE THE DIMENSIONAL VARIANCES FROM ZONING ORDINANCE 1306.01(a)(3) PERTAINING TO LOT AREA PER DWELLING UNIT (4,000 SQ. FT. REQUIRED, 3,000 SQ. FT. APPROVED) AND 1322.03(III)(5)(i) PERTAINING TO PARKING SETBACK (15' REQUIRED, 5' APPROVED). THIS VARIANCE RELIEF IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PROJECT MUST BE CONSISTENT WITH THAT DESCRIBED IN THE TESTIMONY AND SHOWN ON THE PLAN DRAWINGS SUBMITTED AS EXHIBITS.
  - APPLICANT SHALL INSTALL THE BUFFER PLANTINGS AND FENCING IN STRICT CONFORMITY WITH THE AFORESAID PLANS.
  - APPLICANT SHALL INSTALL A SIDEWALK BETWEEN THE BUILDING AND THE PARKING FOR WHICH RELIEF IS BEING GRANTED.
4. AT THE APPROVAL OF THE CITY'S PLANNING BUREAU, MACADA PARTNERS, 2650 LINDEN, LLC AGREES TO PROVIDE SUPPLEMENTAL BUFFER PLANTINGS ADJACENT TO THE SOUTHERN LOT LINE AND WITHIN THE EXISTING BUFFER YARD ON THE ADJACENT PARCEL, 2612 LINDEN STREET, TURNBERRY MEWS CONDOMINIUM ASSOCIATION (TMCA), AS WELL AS BUFFER PLANTINGS ADJACENT TO THE EASTERN LOT LINE NEARBY THE PROPOSED 6' HIGH PRIVACY FENCE AND ON THE ADJACENT PARCEL, 2612 LINDEN STREET, TMCA. ALSO REFERENCE THE AGREEMENT BETWEEN MACADA PARTNERS, 2650 LINDEN, LLC AND TMCA PERMITTING THE LANDSCAPING AND ENSURING MAINTENANCE AND REPLACEMENT.
5. AVERAGE EXISTING GRADE SLOPE = 5%
6. SOILS: UOB: URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
7. PA ONE CALL SERIAL # 20240710643
8. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM CITY ENGINEERING OFFICE.
9. FIFTEEN (15) PARKING SPACES AND ONE HANDICAP SPACE ARE PROVIDED IN THE REAR PARKING LOT TO MEET THE OFF-STREET PARKING SPACES REQUIREMENT.
10. ONE EXISTING (LIVE) TREE GREATER THAN 8" TRUNK CALIPER WILL BE REMOVED ON THE SUBJECT PROPERTY.
11. PRIVACY FENCE TO BE INSTALLED ON THE EASTSIDE OF THE PAVED PARKING AREA. REFERENCE ZONING ORDINANCE SECTION 1318.23 (a)(1), WHERE THE APPLICANT PROVES TO THE CITY PLANNING BUREAU STAFF THAT THE PROVISION OF A BUFFER YARD WITH PLANT SCREENING IS NOT POSSIBLE, THE CITY MAY APPROVE THE USE OF A MOSTLY SOLID DECORATIVE FENCE OR ARCHITECTURAL MASONRY WALL, WITH A 2 FEET WIDE BUFFER YARD.
12. FLOOD ZONE CLASSIFICATION: PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD ZONE OR FLOODWAY AREA AND IS LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM (FLOOD INSURANCE RATE MAP) PANEL 0326E, MAP NUMBER 4209SC0263E, LAST REVISED JULY 16TH, 2014.
13. CLEAR SIGHT TRIANGLE: REFERENCE THE CITY OF BETHLEHEM ZONING ORDINANCE SECTION 1318.06(B). AT EACH POINT WHERE A PRIVATE ACCESSWAY INTERSECTS A PUBLIC STREET OR ROAD, A CLEAR-SIGHT TRIANGLE OF 8 FEET MEASURED FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE ACCESSWAY, SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN 3 FEET ABOVE THE STREET GRADE AND A PLANE 10 FEET ABOVE CURB LEVEL. WHEN A PRIVATE ACCESS POINT INTERSECTS AN ALLEY, THEN THE CLEAR SIGHT TRIANGLE MAY BE REDUCED TO 3'.
14. HORIZONTAL DATUM, VERTICAL DATUM, ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-12I RECEIVER WITH KEYNETGPS (VRS NETWORK POWERED BY TRIMBLE) AND GROUND OBSERVATIONS USING A TRIMBLE S5 ROBOTIC TOTAL STATION. THE HORIZONTAL DATUM IS BASED UPON THE STATE PLANE COORDINATE SYSTEM, NAD83, PA SOUTH ZONE. VERTICAL DATUM PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
15. REFUSE / RECYCLING AREA SHALL BE SURROUNDED BY A DECORATIVE MASONRY WALL AND/ OR A WEATHER-RESISTANT DECORATIVE BOARD OR VINYL FENCE AND GATE.
16. IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO A PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE. ANY CHANGES NOT FLAGGED MAY BE CONSIDERED NOT APPROVED. FLAGGED CHANGES SHALL BE REFERENCED TO THE APPROPRIATE REVISION DATE IN THE REVISION BLOCK.



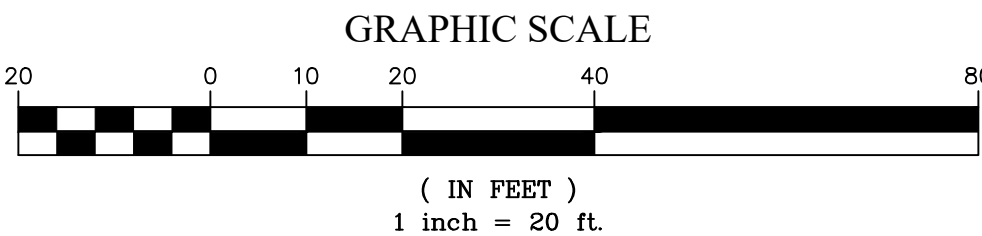
LOCATION MAP  
SCALE: 1" = 1,000'

DRAWING INDEX	
SHEET NO.	PLAN TITLE
1	LAND DEVELOPMENT PLAN "TO BE RECORDED"
2	EXISTING FEATURES & DEMOLITION PLAN
3	SITE GRADING, UTILITIES, & EROSION PLAN
4	LANDSCAPING PLAN
5	LIGHTING & SIGNAGE PLAN
6	CONSTRUCTION DETAILS PLAN
7	FIRE DEPT. & FIRE TRUCK TURNING PLAN

RECORD PLAN

LAND DEVELOPMENT PLAN FOR MACADA PARTNERS 2650 LINDEN, LLC	
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA	
HOP - PES PROFESSIONAL ENGINEERING & SURVEYING 2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935) WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)	
SCALE : 1" = 20' DATE : 16 MAY 2024	DRAWN BY: BRH DRAWING # 5-24-05A

SHEET 1 OF 7



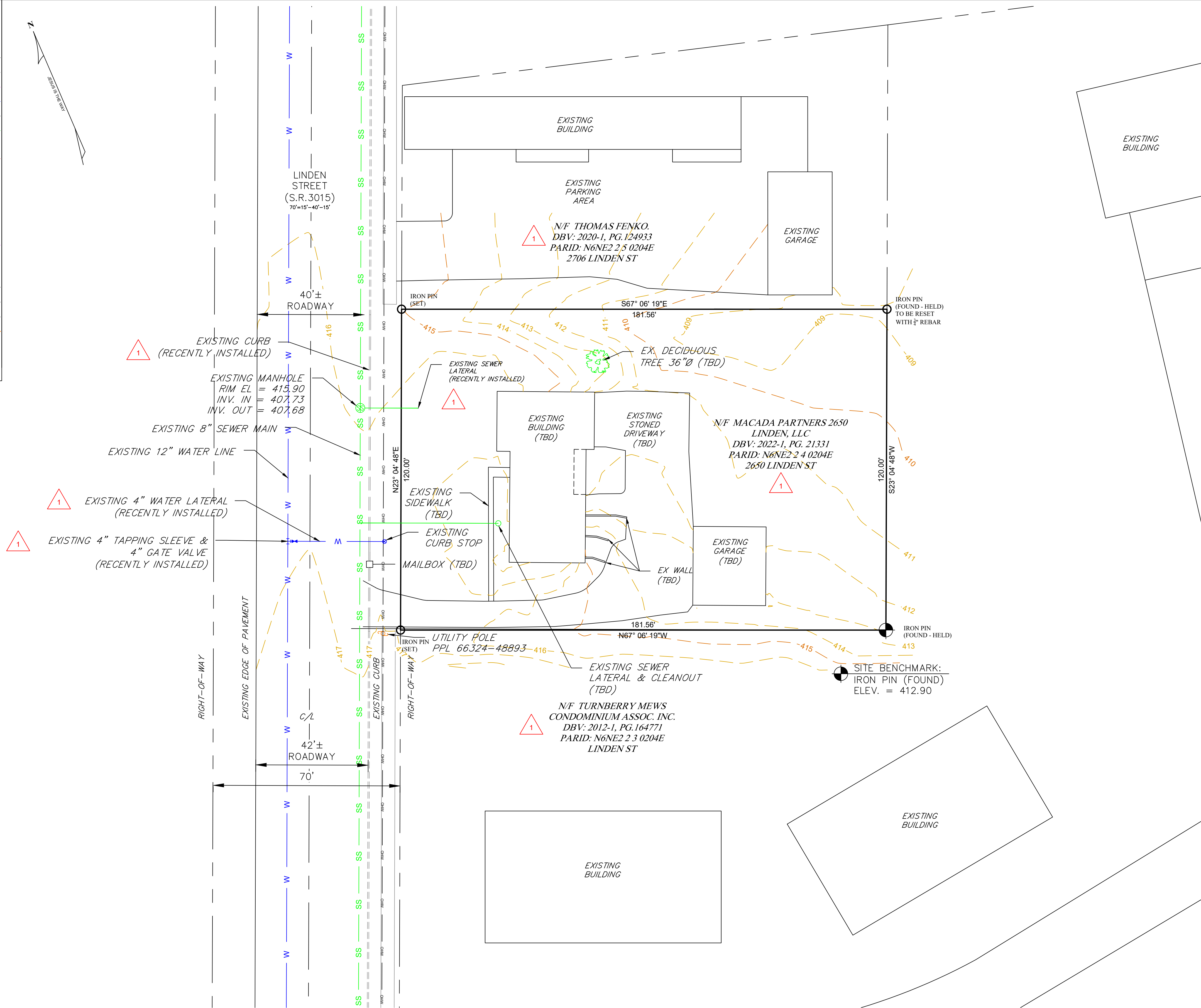
CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

1	CITY OF BETHLEHEM REVIEW LETTER	BRH	REH	10/16/24
REV.		BY	CHK	DATE

LEGEND:

BOUNDARY LINE:	
ADJOINERS:	
ROAD EDGE:	
RIGHT-OF-WAY:	
D&U - DRAINAGE & UTILITY EASEMENT:	
EX. CONTOURS:	
PROPOSED CONTOURS:	
PROPOSED SPOT GRADE:	X 350.0
BUILDING SET BACK LINE:	
EXISTING WATERLINE:	W
EXISTING WATER VALVE:	⊗
EXISTING SANITARY SEWER:	SS
EXISTING SANITARY SEWER MANHOLE:	⊗
EXISTING GAS LINE:	GAS
PROPOSED SILT FENCE:	X
TEMPORARY STOCKPILE (TOPSOIL):	⊗
ROCK CONSTRUCTION ENTRANCE:	⊗
OVERHEAD WIRE:	OHW
UNDERGROUND ELECTRIC WIRE:	U/E
PROPOSED FENCE:	
LIMIT OF DISTURBANCE:	
PROPOSED SIDEWALK:	
TO BE DEMOLISHED:	(TBD)

\*EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE\*  
\*\*EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT\*\*



LOCATION MAP  
SCALE: 1" = 1,000'



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

1	CITY OF BETHLEHEM REVIEW LETTER	BRH	REH	10/16/24
REV.		BY	CHK	DATE

EXISTING FEATURES & DEMO PLAN  
FOR  
MACADA PARTNERS 2650 LINDEN, LLC  
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA  
HOP - PES  
PROFESSIONAL  
ENGINEERING & SURVEYING  
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)  
WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)  
SCALE : 1" = 20'  
DATE : 16 MAY 2024  
DRAWN BY : BRH  
DRAWING # 5-24-05B

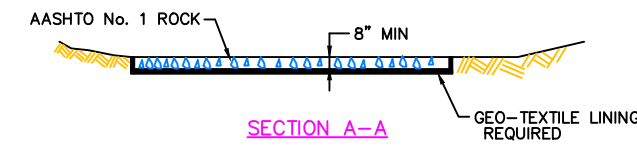
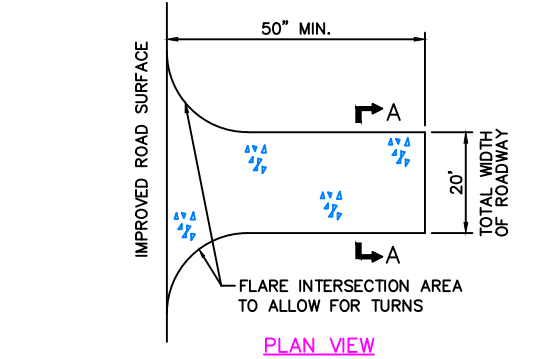
SHEET 2 OF 7  
HOP - PES  
PROFESSIONAL  
ENGINEERING & SURVEYING  
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)  
WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)

DRAWING INDEX	
SHEET NO.	PLAN TITLE
1	LAND DEVELOPMENT PLAN "TO BE RECORDED"
2	EXISTING FEATURES & DEMOLITION PLAN
3	SITE GRADING, UTILITIES, & EROSION PLAN
4	LANDSCAPING PLAN
5	LIGHTING & SIGNAGE PLAN
6	CONSTRUCTION DETAILS PLAN
7	FIRE DEPT. & FIRE TRUCK TURNING PLAN

LEGEND:

BOUNDARY LINE:	
ADJOINERS:	
ROAD EDGE:	
RIGHT-OF-WAY:	
D&U - DRAINAGE & UTILITY EASEMENT:	
EX. CONTOURS:	
PROPOSED CONTOURS:	
PROPOSED SPOT GRADE:	X 350.0
BUILDING SET BACK LINE:	
EXISTING WATERLINE:	W
EXISTING WATER VALVE:	⊗
EXISTING SANITARY SEWER:	SS
EXISTING SANITARY SEWER MANHOLE:	⊗
EXISTING GAS LINE:	GAS
PROPOSED SILT FENCE:	X
TEMPORARY STOCKPILE (TOPSOIL):	TS
ROCK CONSTRUCTION ENTRANCE:	RCE
OVERHEAD WIRE:	OHW
UNDERGROUND ELECTRIC WIRE:	U/E
PROPOSED FENCE:	
LIMIT OF DISTURBANCE:	
PROPOSED SIDEWALK:	

\*EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE\*  
\*\*EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT\*\*



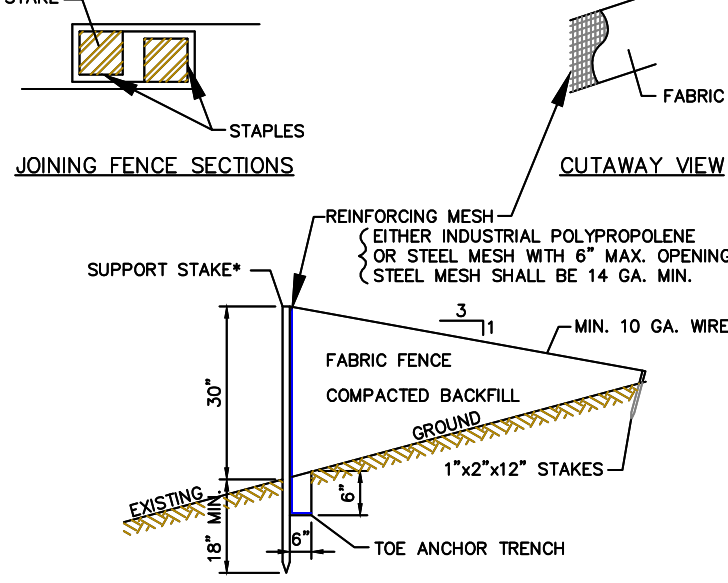
ROCK CONSTRUCTION ENTRANCE

- A. DESIGN:
- (1) ROCK CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED TO THE MINIMUM WIDTH, LENGTH AND THICKNESS DIMENSION SHOWN IN FIG. 5.7.
  - (2) ROCK WILL BE AASHTO NUMBER 1 AS SPECIFIED IN SECTION 703.2 OF THE PENNDOT PUBLICATION 408.
  - (3) FOR INSTALLATION ON CLAYEY OR POORLY DRAINED SOILS, A GEOTEXTILE FABRIC UNDERLAYMENT OF A TYPE RECOMMENDED FOR SUCH APPLICATIONS BY THE MANUFACTURER, WILL BE USED.
- B. CONSTRUCTION:
- CONSTRUCTION WILL BE TO THE DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS.
- C. MAINTENANCE:
- THE STRUCTURE'S THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

(TEMPORARY EROSION CONTROL MEASURE)



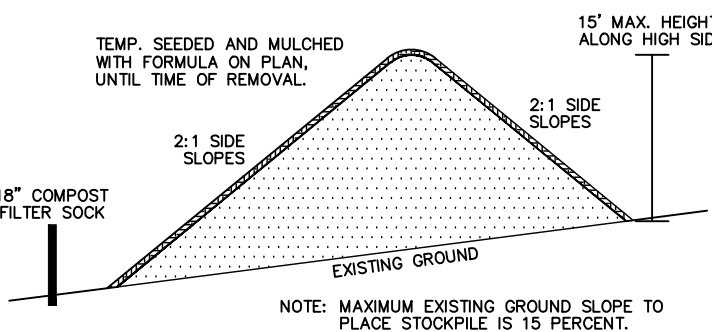
NOTE: SHOW ALL DETAILS AND CONSTRUCTION DIMENSIONS ON PLAN DRAWINGS

\*STAKES SPACED @ 8' MAXIMUM. USE 2"x2" WOOD OR EQUIVALENT STEEL STAKES.  
FILTER FABRIC FENCE MUST BE AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN ARREY ALIGNMENT.  
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF FILTER FABRIC WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK/FILTER OUTLET. SEE STANDARD CONSTRUCTION DETAIL #18.

STANDARD CONSTRUCTION DETAIL #20  
STANDARD FILTER FABRIC FENCE (30" HIGH)

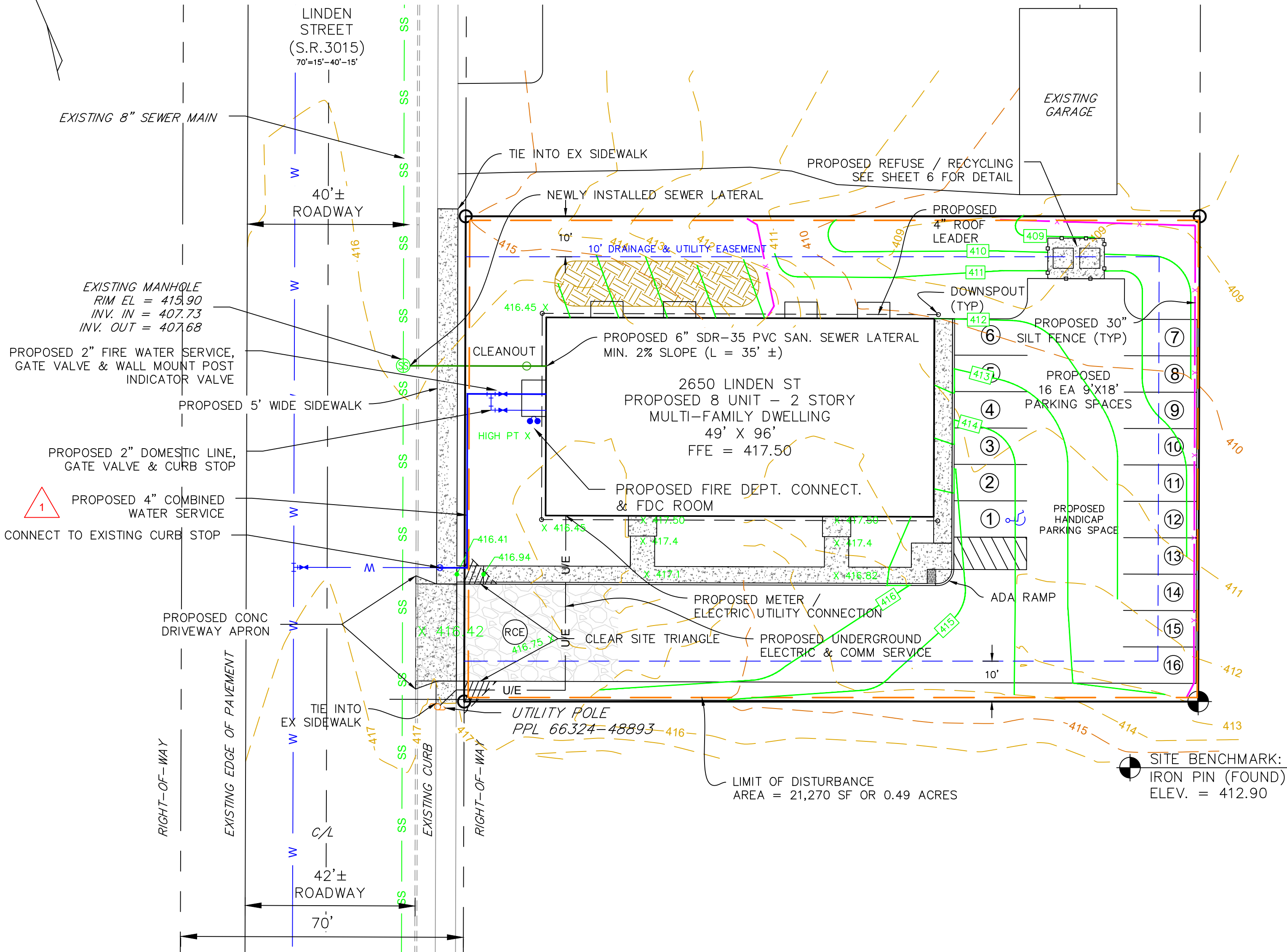
N.T.S.



NOTES:

1. INSPECTED STOCKPILED TOPSOIL AND FILL MATERIAL ON A DAILY BASIS AND AFTER EVERY RAINFALL EVENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY.
2. ALL STOCKPILES WILL BE TEMPORARILY SEEDED AND MULCHED AT ALL TIMES.

CONSTRUCTION DETAIL #9-1  
SPECIAL DETAIL STOCKPILED TOPSOIL  
AND FILL MATERIAL  
NOT TO SCALE



SEEDING AND FERTILIZATION SCHEDULE

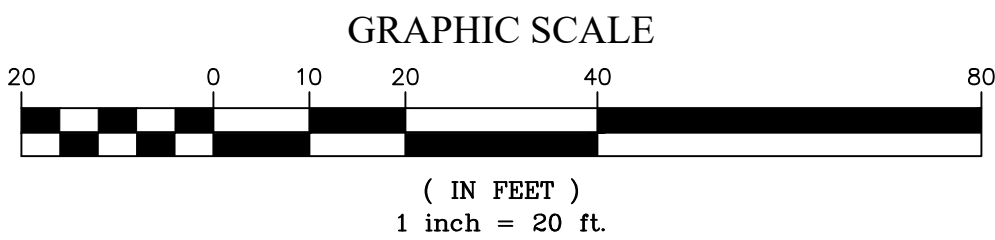
	TEMPORARY FORMULA E	PERMANENT FORMULA D	TEMPORARY FORMULA C
SPECIES	100% ANNUAL RYEGRASS	70% TALL KENTUCKY 21 FESCUE 20% PENNLAWN RED FESCUE 10% WEEPING ALKALIGRASS 21 LBS.	70% CROWNVELTCH 30% ANNUAL RYEGRASS
APPLICATION RATE/1000SQ. Y.	10 LBS.		9 LBS.
WHERE APPLIED	ANYWHERE	SLOPES 3:1 AND FLATTER	SLOPES UP TO 2:1
SEEDING DATES	ANYTIME	MARCH 1 - JUNE 1 AUGUST 1 - OCTOBER 1	ANYTIME EXCEPT SEPT. AND OCT.
FERT. AND SEEDING RATE /1000 SQ. Y.	COMM. FERT. (10-20-20) 192 LB. + LIME 100 LB. UREA FOAM (30-0-0) 90 LB.	PULVERIZED LIMESTONE 100 LB. + FERT. (10-20-20) 192 LB.	COMM. FERT. (10-20-20) 192 LB. + LIME 100 LB. UREA FOAM (30-0-0) 90 LB.
MULCH (APPLY HAY** RATE OF 0.5T/1000 SQ. Y.)		STRAW - TOP ROLLED AREAS STRAW OR OLD HAY (AS DIRECTED) HAY - OTHER	
**	OR WOOD CELLULOSE (ON SLOPE OF FLATTER), EXCEPT USE HAY MULCH WITH MULCH NETTING.		
*	APPLY ONLY WHEN THE RYEGRASS PORTION OF FORMULA C DURING SEPTEMBER AND OCTOBER; APPLY THE CROWNVELTCH PORTION AFTER OCTOBER 31.		

GENERAL NOTES:

1. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.
2. ALL SWALES SHALL BE SEEDED WITH PENNDOT TYPE FORMULA D SEEDING, EXCEPT WHERE NOTED; AN APPROVED PERMANENT SWALE LINING SHALL BE USED IN CONJUNCTION WITH PENNDOT TYPE FORMULA D SEEDING.
3. THESE NOTES SHALL BE WORKED IN CONJUNCTION WITH THE SOIL EROSION AND SEDIMENTATION CONTROL NARRATIVE.

NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.
2. BARRICADES MUST BE INSTALLED PRIOR TO ANY DESTRUCTION AND/OR CONSTRUCTION ACTIVITY.
3. THE TREE PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS EXTENDING 1.25 FT. FROM THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
4. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
5. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE. NO PRUNING, ROOT PRUNING OF ROOTS OVER ONE INCH IN DIAMETER, AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED TREE CONTRACTOR.
6. ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14' IN HEIGHT AND HAVE A SINGLE STRAIGHT TRUNK WITH THE FIRST LATERAL BRANCH AT 7' ABOVE THE ROOT BALL. TREES WITH AN UPRIGHT BRANCHING HABIT, SUCH AS ZELKOVA, MAY HAVE THE FIRST LATERAL BRANCH AT 6' ABOVE THE ROOT BALL.
8. ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.



SITE DATA:		
1. OWNER:	MACADA PARTNERS 2650 LINDEN, LLC	
2. SITE ADDRESS:	2650 LINDEN ST	
3. MAILING ADDRESS:	276 E MACADA RD BETHLEHEM, PA 18017-2524	
4. DEVELOPER:	DAVID RONCA 610-972-2007 DARONCA@MFRONCA.COM	
5. DEED REFERENCE:	2022-1, PG 21331	
6. TOTAL AREA:	24,000 SF (DEED) 21,787 (NET)	
7. PARID:	N6NE2 2 4 0204	
8. WARD MAP:	WARD 14, BLOCK SM4	
9. ZONING:	RG (MEDIUM DENSITY RES. DIST.)	
10. SETBACKS:	REQUIRED	PROPOSED
MULTI-FAMILY (LESS THAN 2.5 STORIES)	FRONT = 20' REAR = 30' SIDE = 25'	20' 30' 25'
11. MINIMUM LOT AREA:	12,000 SF	24,000 SF (DEED)
12. LOT AREA / DU	4,000 SF	3,000 SF
13. MINIMUM LOT WIDTH:	100 FEET	120'
14. MAXIMUM BUILDING COVERAGE:	70%	22%
15. IMPERVIOUS COVERAGE:	N/A	
16. PROPOSED IMPERVIOUS COVERAGE:	36% (14,242 SF - EX 6,388 SF) = 7,854 SF	
17. MAXIMUM HEIGHT:	2.5 STORIES OR 35 FEET 2 STORIES < 30'	
18. WATER:	PUBLIC	
19. SEWER:	PUBLIC	
20. PARKING SPACES:	1.75 / UNIT = 14 EA	16 EA
PARKING SEPARATION FROM DWELLING - ZONING SECTION 21.1322.03.(III), (5), (i)	15' SEPARATION	5'



LOCATION MAP  
SCALE: 1" = 1,000'

PA ONE-CALL LIST OF CONTACTS:

PA ONE CALL SERIAL #20240710643

BETHLEHEM CITY WATER DEPARTMENT  
10 EAST CHURCH STREET  
BETHLEHEM, PA  
610-865-7076  
ROBERT TAYLOR

PPL ELECTRIC UTILITIES CORPORATION  
827 HOUSMAN ROAD  
ALLENTOWN, PA 180104  
ATTN: JENNIFER PERDICK

UGI UTILITIES INC, HAZLETON  
61-99 N POPLAR ST.  
HAZLETON, PA 18201  
1-800-276-2722

VERIZON PENNSYLVANIA, INC.  
900 RACE STREET  
6TH FLOOR  
PHILADELPHIA, PA 19107

SERVICE ELECTRIC CABLE TV, INC.  
2260 AVENUE A  
BETHLEHEM, PA 18017

ASTOUND BROADBAND  
2124 AVENUE C  
BETHLEHEM, PA, 18017  
(800) 427-8686

FIRSTLIGHT FIBER  
12 METRO PARK ROAD  
ALBANY, NY 12205

DRAWING INDEX	
SHEET NO.	PLAN TITLE
1	LAND DEVELOPMENT PLAN "TO BE RECORDED"
2	EXISTING FEATURES & DEMOLITION PLAN
3	SITE GRADING, UTILITIES, & EROSION PLAN
4	LANDSCAPING PLAN
5	LIGHTING & SIGNAGE PLAN
6	CONSTRUCTION DETAILS PLAN
7	FIRE DEPT. & FIRE TRUCK TURNING PLAN

SHEET 3 OF 7

SITE GRADING, UTILITIES & EROSION PLAN  
FOR  
MACADA PARTNERS 2650 LINDEN, LLC

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA

**HOP - PES**  
PROFESSIONAL  
ENGINEERING & SURVEYING  
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)  
WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)

SCALE: 1" = 20'  
DATE: 16 MAY 2024

DRAWN BY: BRH  
DRAWING # 5-24-05C



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

1	CITY OF BETHLEHEM REVIEW LETTER	BRH	REH	10/16/24
REV.		BY	CHK	DATE

LEGEND:

BOUNDARY LINE:	
ADJOINERS:	
ROAD EDGE:	
RIGHT-OF-WAY:	
D&U - DRAINAGE & UTILITY EASEMENT:	
EX. CONTOURS:	
PROPOSED CONTOURS:	
PROPOSED SPOT GRADE:	X 350.0
BUILDING SET BACK LINE:	
EXISTING WATERLINE:	W
EXISTING WATER VALVE:	⊗
EXISTING SANITARY SEWER:	SS
EXISTING SANITARY SEWER MANHOLE:	⊗
EXISTING GAS LINE:	GAS
PROPOSED SILT FENCE:	X
TEMPORARY STOCKPILE (TOPSOIL):	TS
ROCK CONSTRUCTION ENTRANCE:	RCE
OVERHEAD WIRE:	OHW
UNDERGROUND ELECTRIC WIRE:	U/E
PROPOSED FENCE:	
LIMIT OF DISTURBANCE:	
PROPOSED SIDEWALK:	

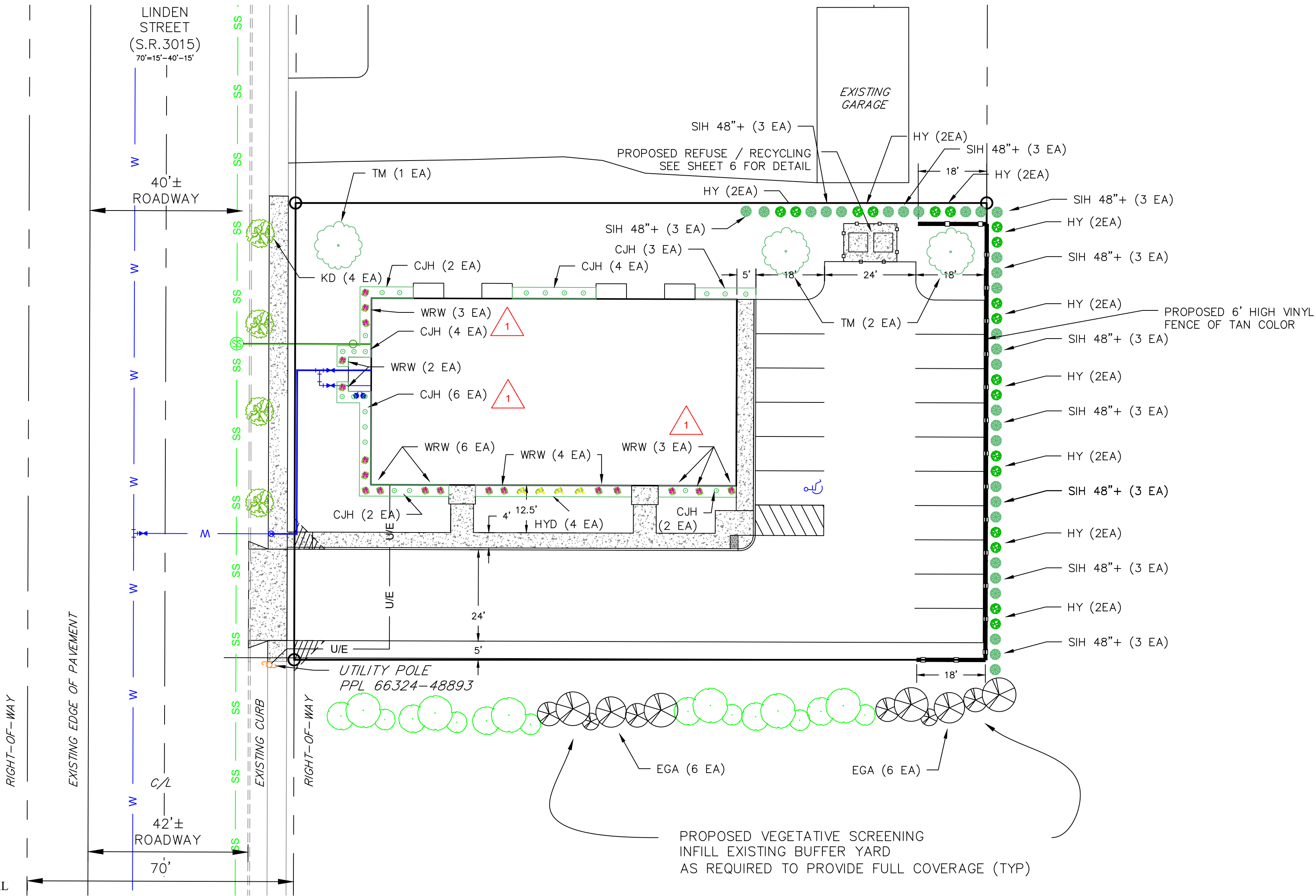
\*EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE\*  
\*\*EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT\*\*

SYMBOL	LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
	TM	3	ACER BUERGERANUM	TRIDENT MAPLE	8 TO 10'	B&B
	SIH 48"+	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	48"+	B&B
	CJH	23	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24 TO 30"	#3 CAN
	KD	4	CORNUS KOUSA	KOUSA DOGWOOD	8 TO 10'	B&B
	HY	18	TAXUS MEDIA 'KICKSII'	HICKS YEW	48"+	B&B
	HYD	4	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	24"	#7 CAN
	WRW	18	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24"	#7 CAN
	EGA	12	TUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARORVITAE	48"+	B&B

NOTES:

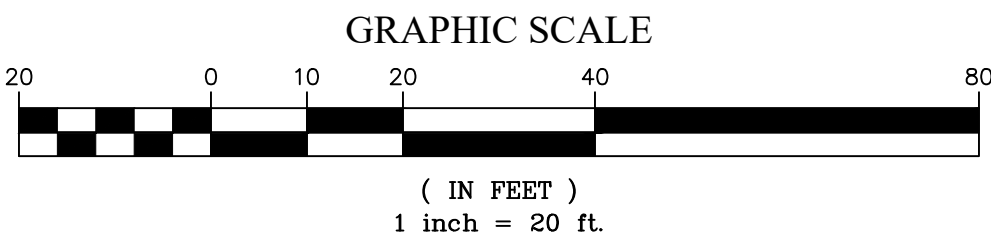
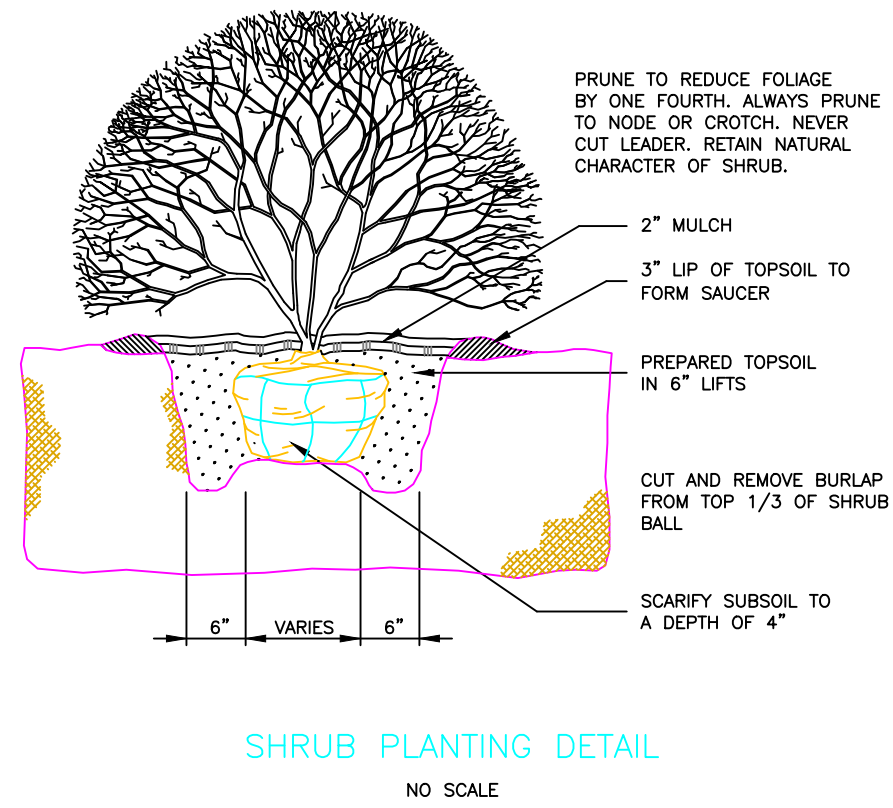
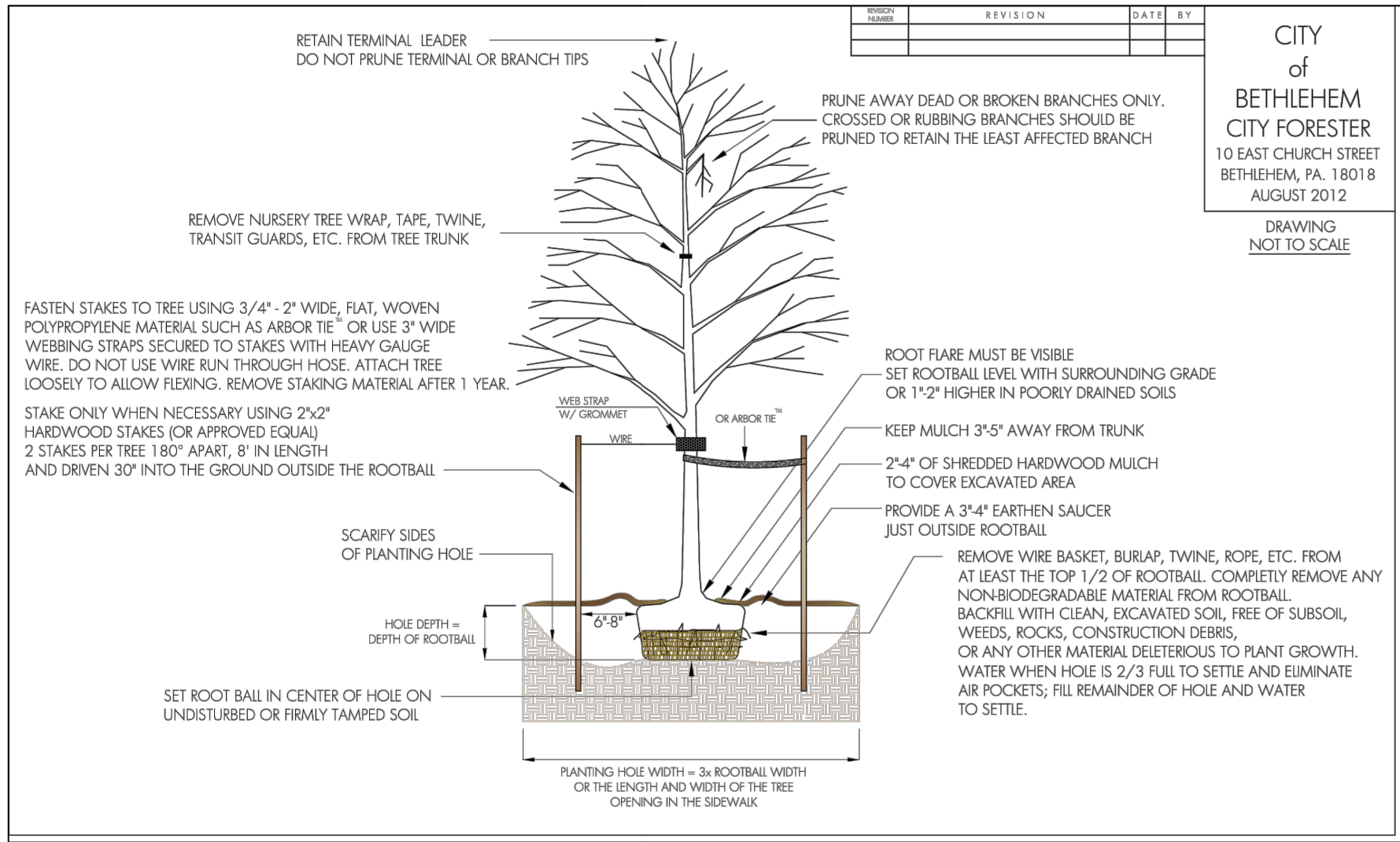
- SALDO SECTION 1349.08 (g) ALL PLANTINGS SHOWN ON SUBMITTED SITE PLANS SHALL BE SUBJECT TO APPROVAL OR DISAPPROVAL BY THE APPROPRIATE AUTHORITY AFTER A REVIEW AND RECOMMENDATION FROM THE CITY FORESTER'S OFFICE. ALL LANDSCAPING, AS APPROVED ON FINAL SITE PLANS, SHALL BE COMPLETED AND, EXCEPT ON OWNER-OCCUPIED PROPERTIES, MAINTAINED, INCLUDING THE REPLACEMENT OF DEAD PLANTINGS BY THE APPLICANT OR HIS SUCCESSORS. THE CITY FORESTER'S OFFICE SHALL BE RESPONSIBLE FOR ALL INSPECTION WORK REGARDING APPROVED PLANTING PLANS AND SHALL REPORT ALL VIOLATIONS TO THE BUILDING INSPECTOR FOR ACTION.
- PLANT MATERIALS USED IN THE SCREEN PLANTING SHALL BE AT LEAST 4 FEET IN HEIGHT WHEN PLANTED AND BE OF SUCH SPECIES AND SPACING THAT CAN BE EXPECTED TO PRODUCE, WITHIN 3 YEARS, A COMPLETE VISUAL SCREEN OF AT LEAST 6 FEET IN HEIGHT PER SECTION 1318.23.f.i.
- SUPPLEMENTAL PLANTING VARIETIES TO BE DETERMINED BY OWNER.

SECTION	REQUIREMENT	PROPOSED	COMPLIANT
Z.O. 1318.23	(g)(1) WHERE THE APPLICANT PROVES TO THE CITY PLANNING BUREAU STAFF THAT THE PROVISION OF A BUFFER YARD WITH PLANT SCREENING IS NOT POSSIBLE, THE CITY MAY APPROVE THE USE OF A MOSTLY SOLID DECORATIVE FENCE OR ARCH. MASONRY WALL, WITH A 2 FT WIDE BUFFER YARD.	A 6' HIGH PRIVACY FENCE IS PROPOSED ON THE EAST SIDE OF THE PARKING LOT.	YES
Z.O. 1318.28	(a) WHERE ANY EXISTING HEALTHY TREE(S) THAT HAS A TRUNK DIAMETER OF 8 INCHES OR GREATER ARE REMOVED FROM A SITE, 1 NEW TREE SHALL BE PLANTED FOR EACH TREE REMOVED.	THE EXISTING TREE TO BE REMOVED FROM THE PROPERTY WILL BE REPLACED WITH A TRIDENT MAPLE TREE.	YES
Z.O. 1319.02	(i)(1) A MINIMUM OF ONE STREET TREE SHALL BE REQUIRED FOR EVERY 30FT OF PUBLIC OR PRIVATE STREET LENGTH, OR UNLESS THE CITY ALLOWS ONE TREE FOR EVERY 50FT WITH LARGER CANOPIES. (j)(2) A MIN. AVERAGE OF 1 SHADE TREE SHALL BE REQUIRED FOR EVERY 15 SURFACE PARKING SPACES.	FOUR (4) GROUP 1 STREET TREES ARE PROPOSED ALONG LINDEN ST. TWO (2) SHADE TREES WILL BE PROVIDED IN THE NORTHEAST & NORTHWEST CORNERS OF THE LOT (INCLUDED IN 1349.08 CREDITS).	YES
Z.O. 1319.03	(h) IN ANY AREA OF 5 OR MORE SPACES IN A RESIDENTIAL DISTRICT OR ABUTTING A RESIDENTIAL DISTRICT, ALL SPACES NOT WITHIN A BUILDING SHALL BE PROVIDED WITH A MOSTLY SUITABLE SOLID FENCE, ARCHITECTURAL WALL, OR EVERGREEN PLANTING AT LEAST 4 FT IN HEIGHT.	A 6 FT HIGH FENCE WITH A ROW OF SHRUBS IS PROPOSED ALONG THE NORTH, EAST AND SOUTH SIDES OF THE PARKING LOT.	YES
SALDO 1349.08	(f)(1) LANDSCAPED OFF-STREET PARKING AND LOADING AREAS SHALL HAVE A MINIMUM OF TEN (10%) OF THE AREA REPRESENTED BY APPROVED PLANTINGS. THESE PLANTINGS SHALL BE IN ADDITION TO ANY BUFFER PLANTINGS WHICH MAY BE NECESSARY.	PARKING AREA = 5,670 SF REQUIRED LANDSCAPE AREA = 567 SF PROPOSED 3 EA TRIDENT MAPLE @ 150 SF EACH = 450 SF PLANTING BED AREA REQUIRED = 117 SF	YES
SALDO 1349.08	(f)(2) MULTI-FAMILY, TOWNHOUSE, AND PUD DEVELOPMENTS SHALL HAVE A MINIMUM OF TEN (10%) PERCENT OF THE AREA REPRESENTED BY APPROVED PLANTINGS IN ADDITION TO FRONT AND SIDE FOUNDATION SHRUBS AND ANY BUFFER PLANTING WHICH MAY BE NECESSARY TO SCREEN GARBAGE COLLECTION OR PARKING AREAS.	BUILDING AREA = 4,704 SF REQUIRED AREA = 470 SF PLANTING BED AREA REQUIRED (INCLUDING AREA REQUIRED FROM SALDO 1349.08(f)(1)) = 117 SF + 470 SF TOTAL AREA = 587 SF PLANTING BED AREA PROPOSED = 590+ SF	YES



LOCATION MAP  
SCALE: 1" = 1,000'

- NOTES:
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.
  - BARRICADES MUST BE INSTALLED PRIOR TO ANY DESTRUCTION AND/OR CONSTRUCTION ACTIVITY.
  - THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS EXTENDING 1.25 FT. FROM THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
  - VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
  - ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE: NO PRUNING, ROOT PRUNING OF ROOTS OVER ONE INCH IN DIAMETER, AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED TREE CONTRACTOR.
  - ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
  - STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14' IN HEIGHT AND HAVE A SINGLE STRAIGHT TRUNK WITH THE FIRST LATERAL BRANCH AT 7' ABOVE THE ROOT BALL. TREES WITH AN UPRIGHT BRANCHING HABIT, SUCH AS ZELKOVA, MAY HAVE THE FIRST LATERAL BRANCH AT 6' ABOVE THE ROOT BALL.
  - ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.



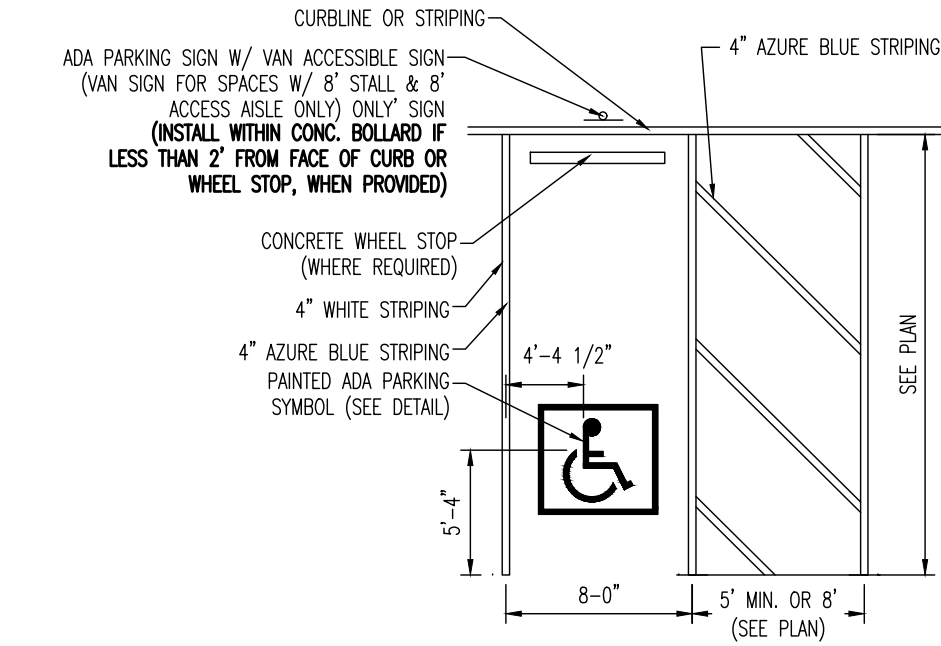
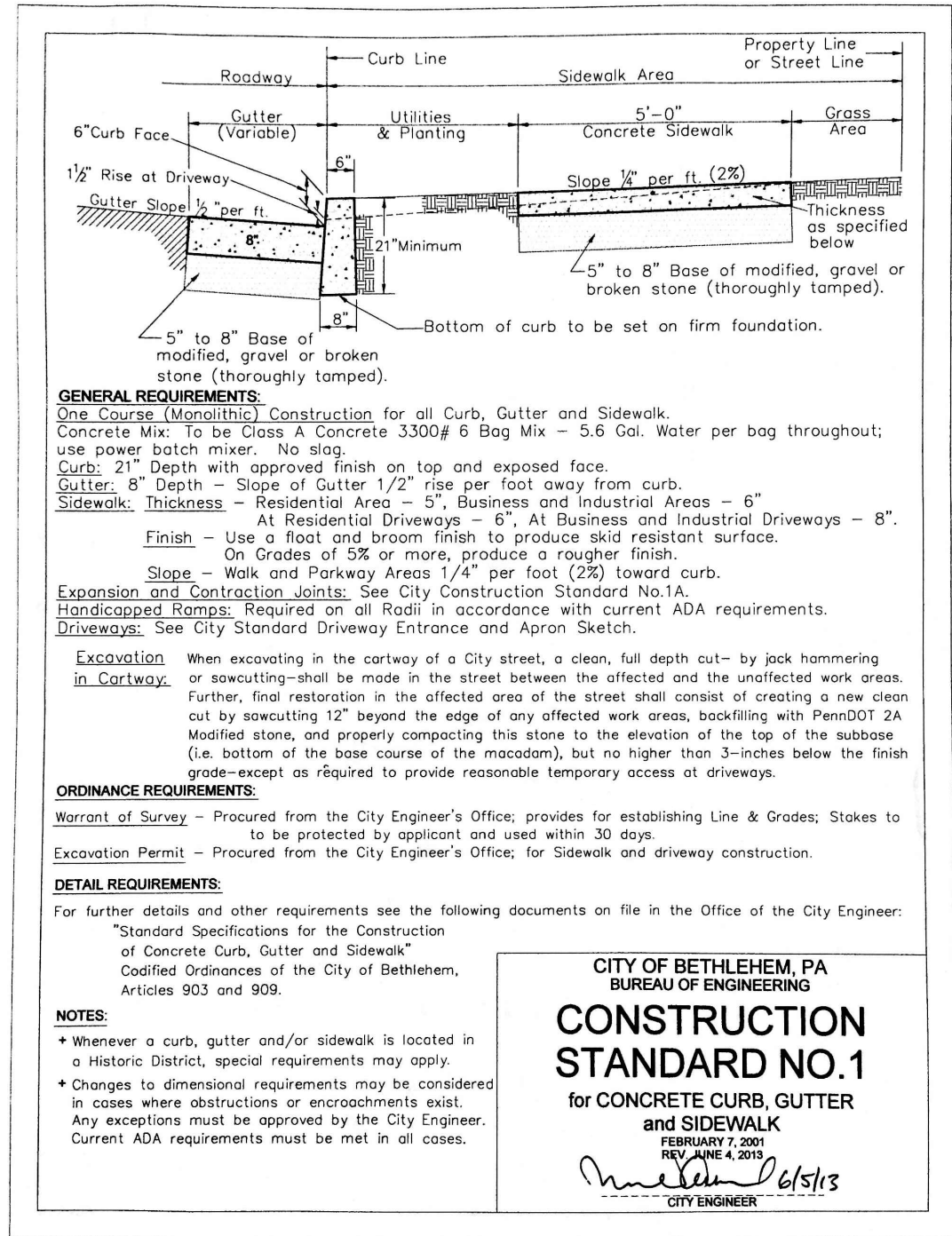
CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

1	CITY OF BETHLEHEM REVIEW LETTER	BRH	REH	10/16/24
REV.		BY	CHK	DATE

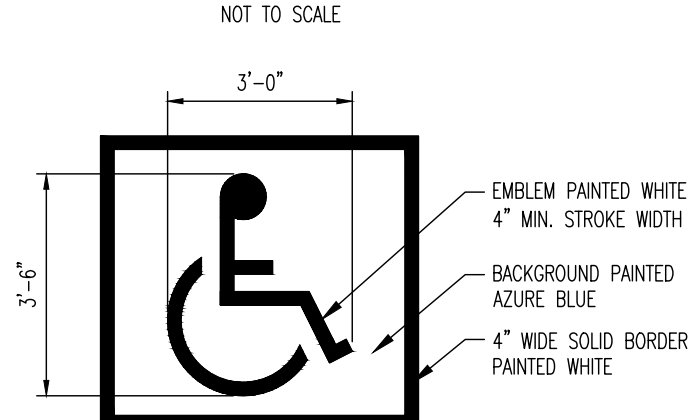
LANDSCAPING PLAN  
FOR  
MACADA PARTNERS 2650 LINDEN, LLC  
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA  
HOP - PES  
PROFESSIONAL  
ENGINEERING & SURVEYING  
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)  
WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)  
SCALE: 1" = 20'  
DATE: 16 MAY 2024  
DRAWN BY: BRH  
DRAWING # 5-24-05D



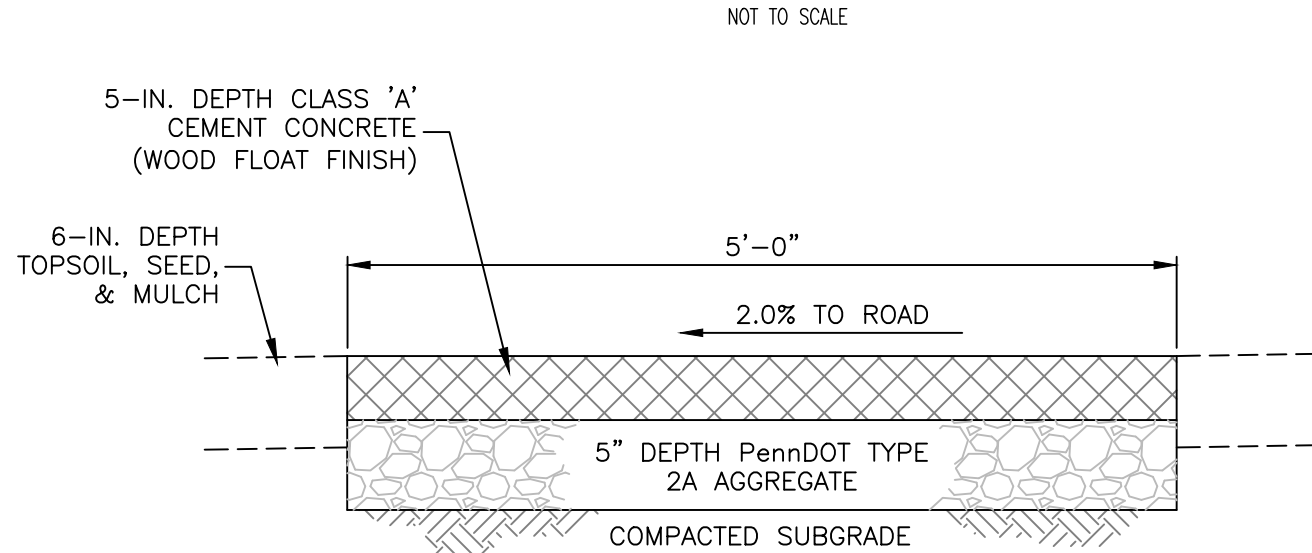




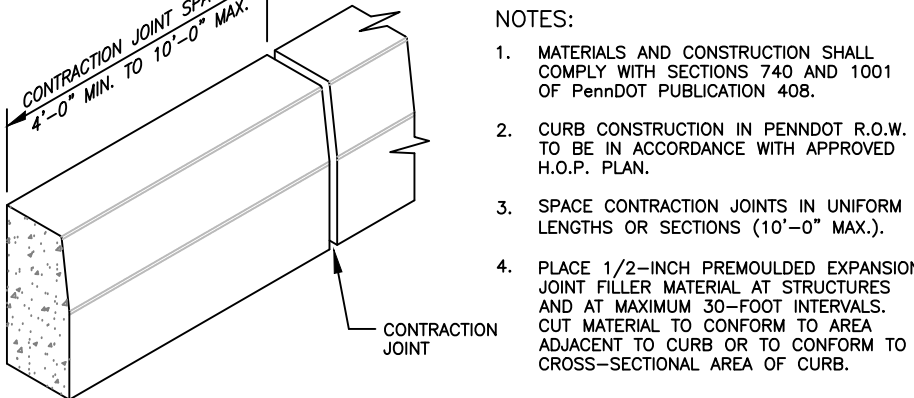
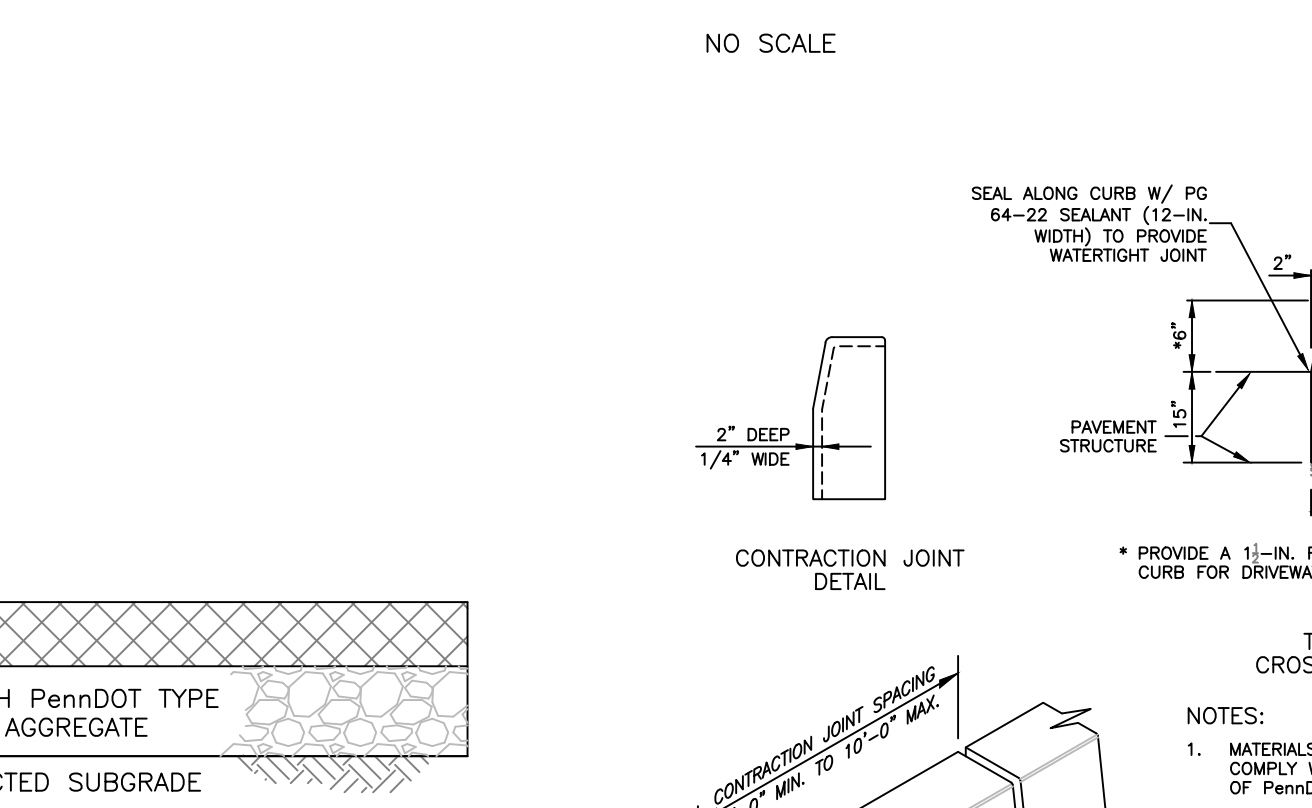
### ADA STALL MARKINGS



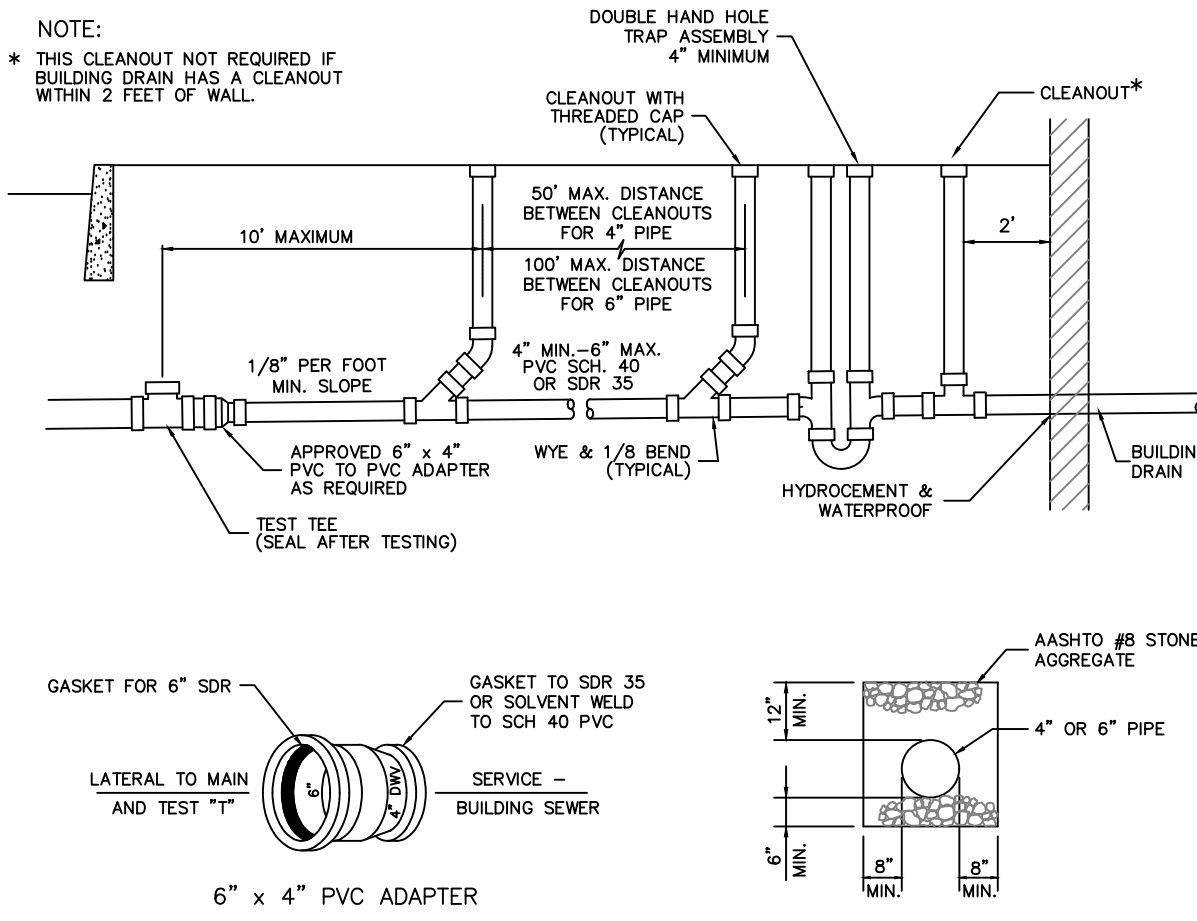
### PAINTED A.D.A. PARKING SYMBOL DETAIL



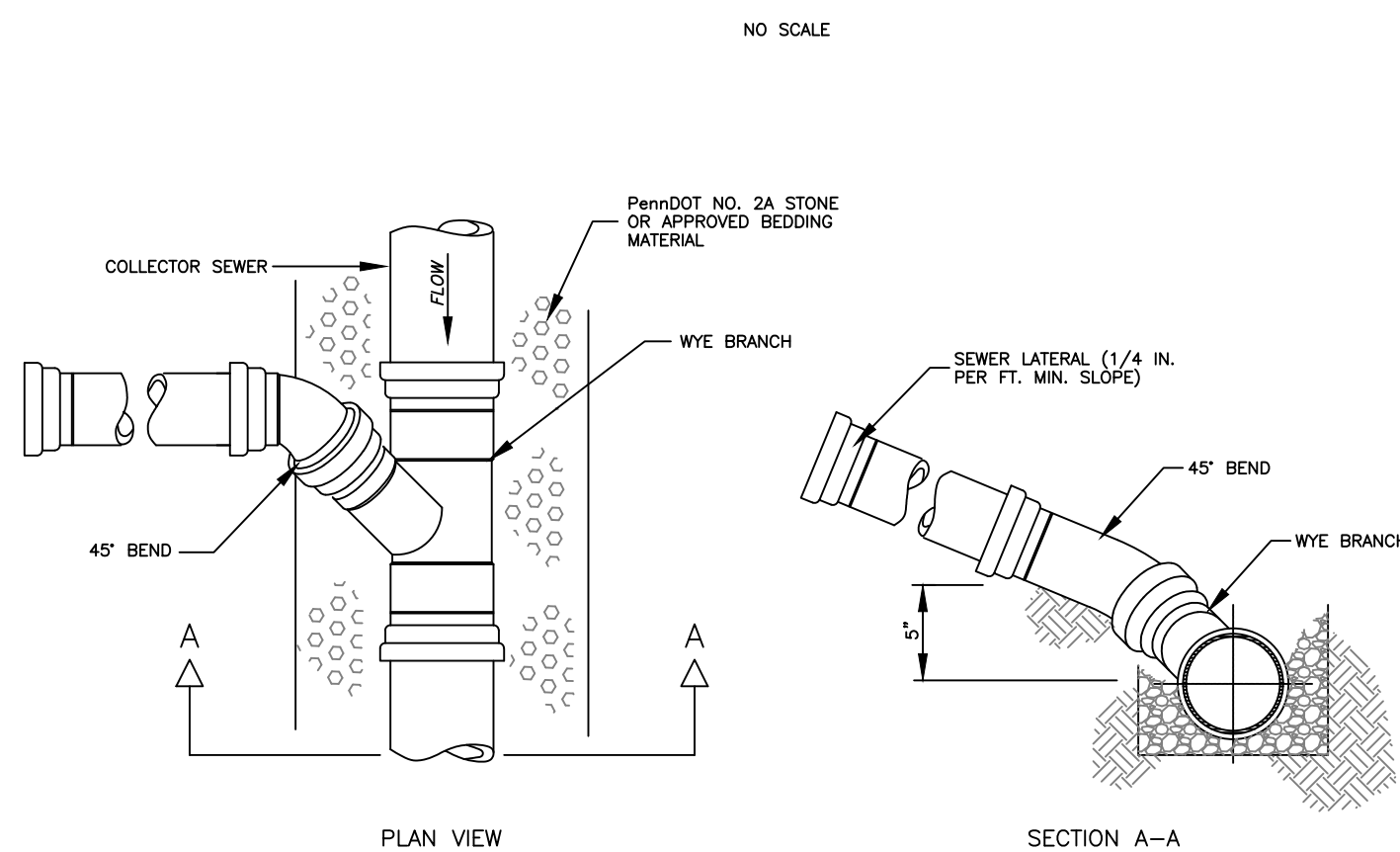
### CONCRETE SIDEWALK CROSS-SECTION



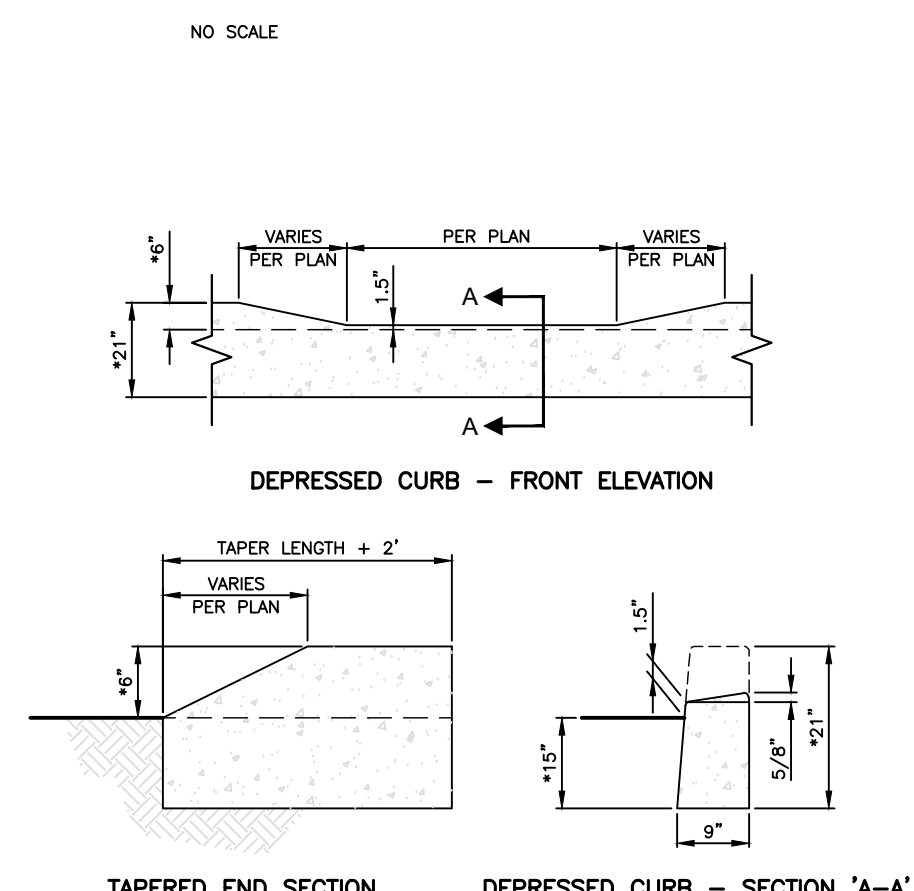
### PLAIN CEMENT CONCRETE CURB DETAIL



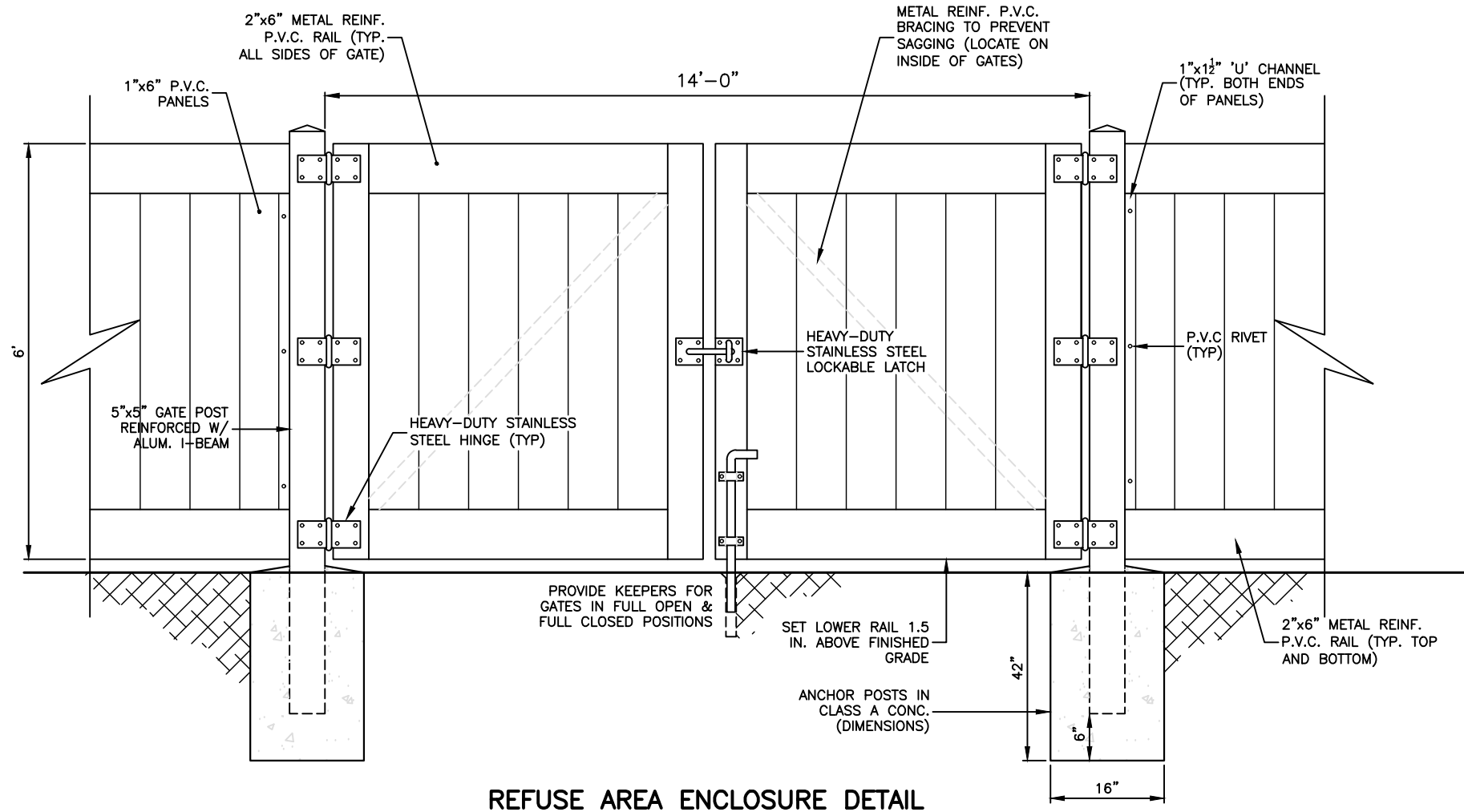
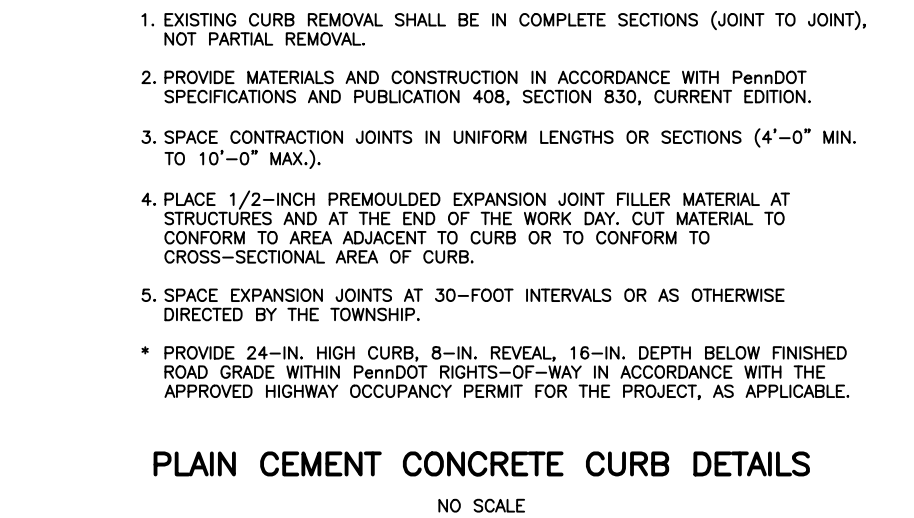
### SANITARY SEWER LATERAL DETAIL



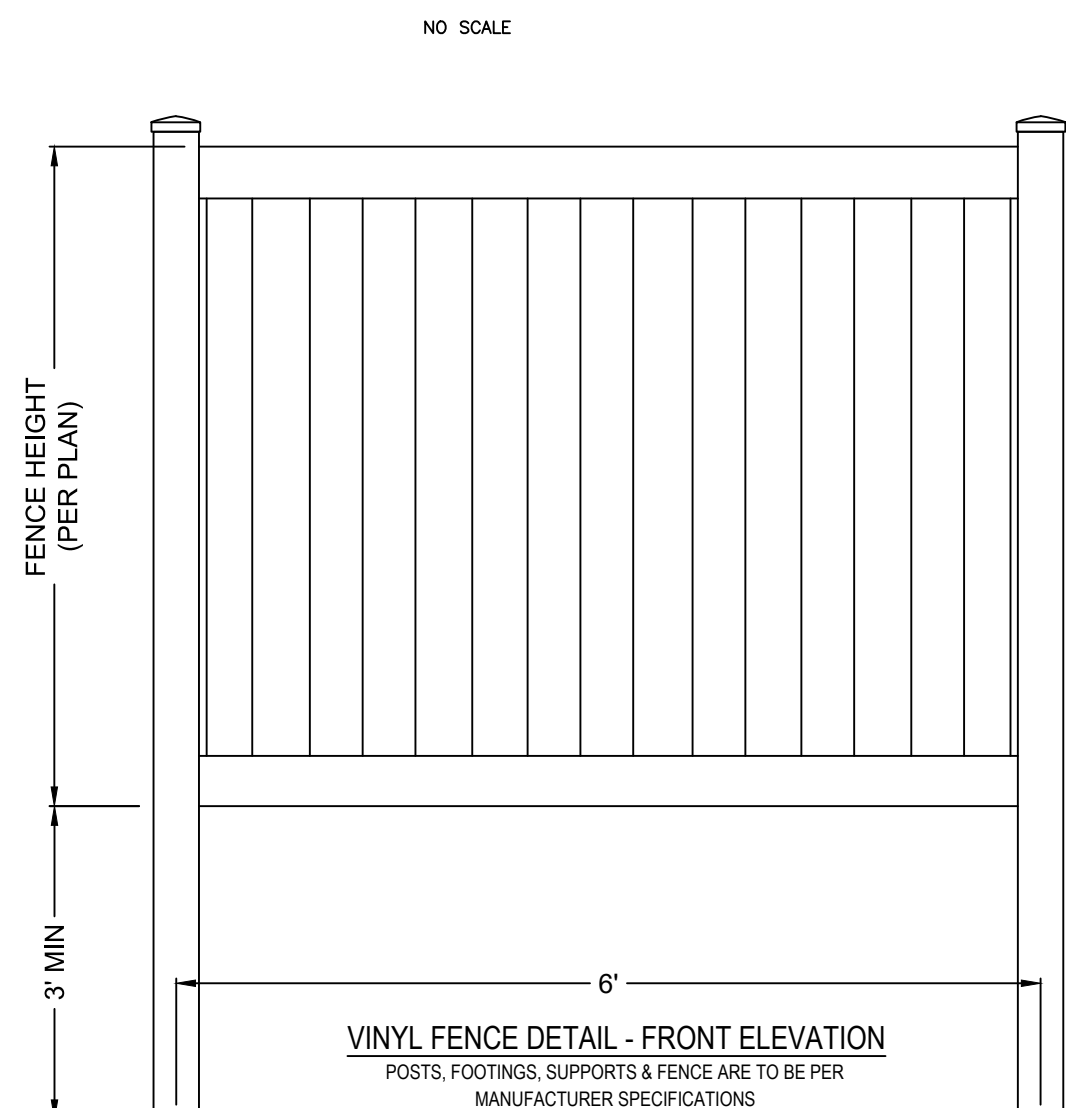
### SANITARY SEWER LATERAL CONNECTION DETAIL



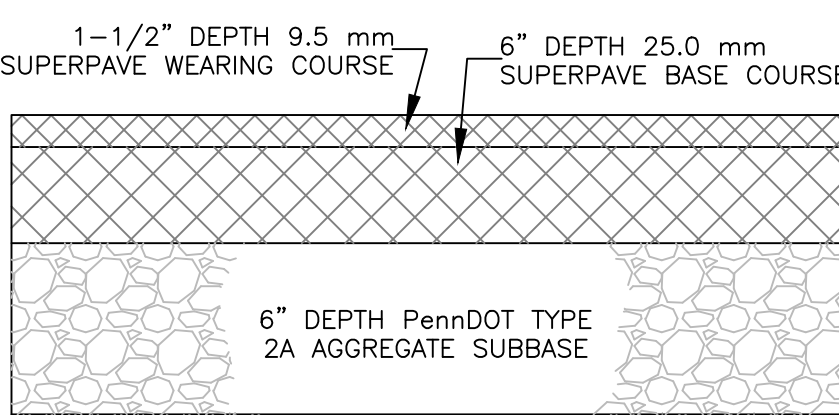
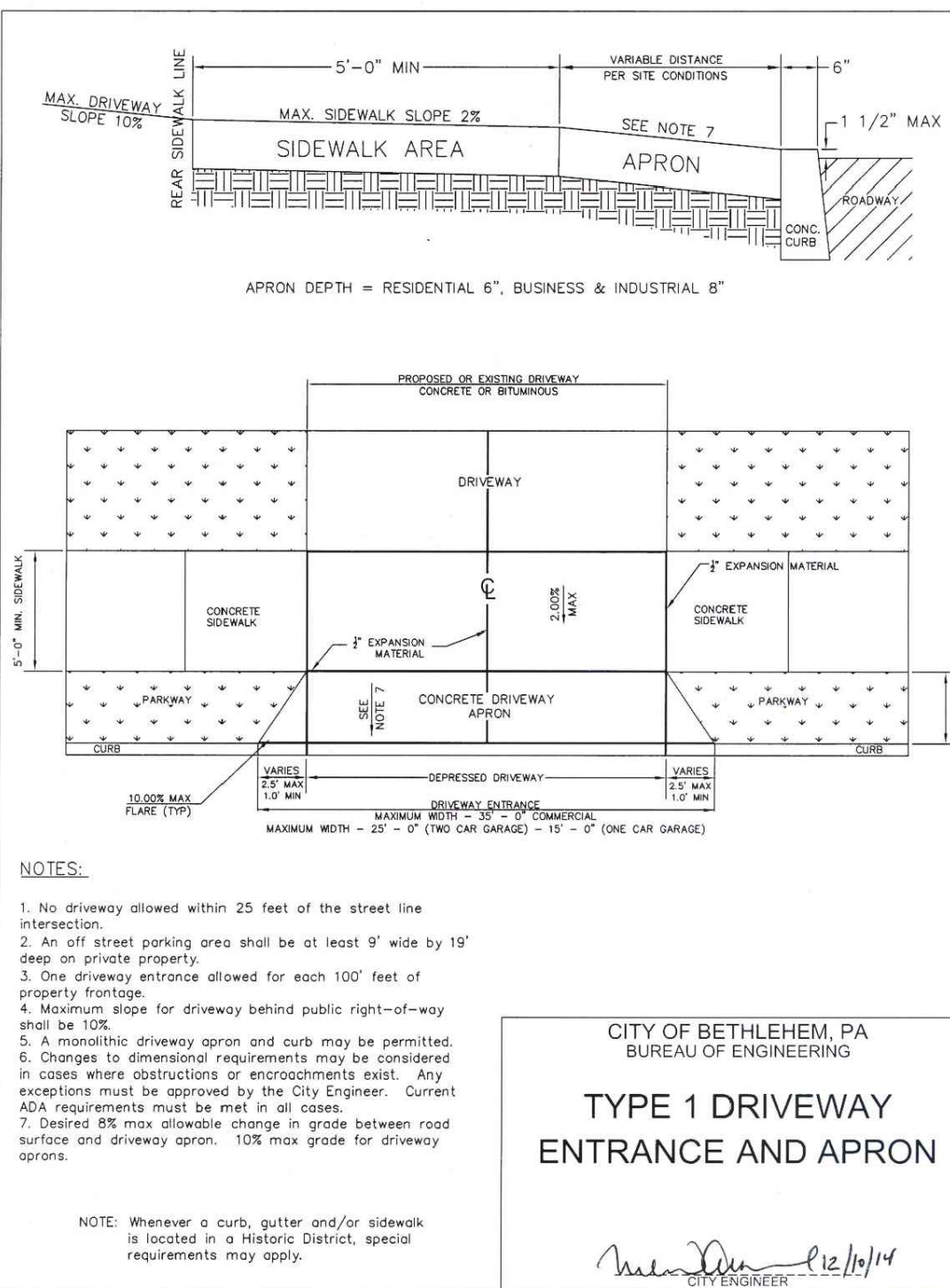
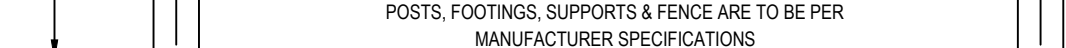
### PLAIN CEMENT CONCRETE CURB DETAILS



### REFUSE AREA ENCLOSURE DETAIL

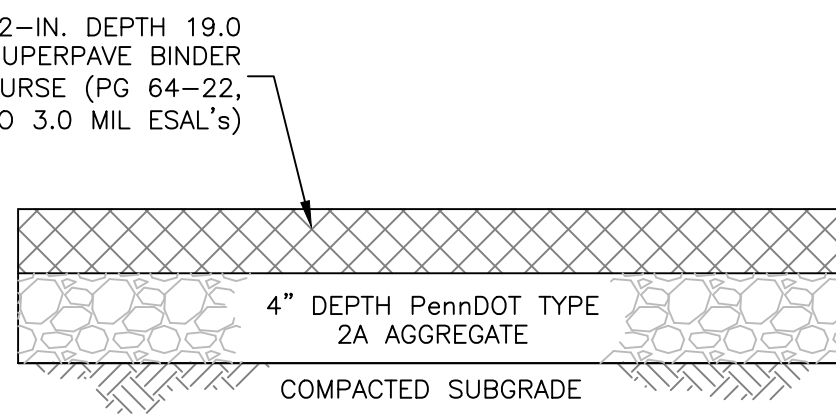


### VINYL FENCE DETAIL - FRONT ELEVATION



### BITUMINOUS PAVEMENT SECTION (LOCAL ROADWAY)

NO SCALE



### BITUMINOUS PAVEMENT SECTION (PRIVATE DRIVEWAY)

NO SCALE

Description/ITE Code		Units	ITE Vehicle Trip Generation Rates								Expected Units	Total Generated Trips			Total Distribution of Generated Trips						
			Weekday	AM		PM	Pass-By	AM In	AM Out	PM In		PM Out	Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Apartment	220	2U	6.65	0.51	0.62		20%	80%	65%	35%	8.0	53	4	5	1	3	0	3	2	0	

### SHEET 6 OF 7

**CONSTRUCTION DETAILS PLAN**  
FOR  
**MACADA PARTNERS 2650 LINDEN, LLC**  
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA  
**HOP - PES**  
PROFESSIONAL  
ENGINEERING & SURVEYING  
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)  
WWW.HOP-PES.COM (ROBERTHOPPEJSR@GMAIL.COM)  
SCALE: 1" = 20'  
DATE: 16 MAY 2024  
DRAWN BY: BRH  
DRAWING # 5-24-05F



1	CITY OF BETHLEHEM REVIEW LETTER	BRH	REH	10/16/24
REV.		BY	CHK	DATE

LEGEND:

BOUNDARY LINE:	
ADJOINERS:	
ROAD EDGE:	
RIGHT-OF-WAY:	
D&U - DRAINAGE & UTILITY EASEMENT:	
EX. CONTOURS:	
PROPOSED CONTOURS:	
PROPOSED SPOT GRADE:	X 350.0
BUILDING SET BACK LINE:	
EXISTING WATERLINE:	W
EXISTING WATER VALVE:	⊗
EXISTING SANITARY SEWER:	SS
EXISTING SANITARY SEWER MANHOLE:	⊗
EXISTING GAS LINE:	GAS
PROPOSED SILT FENCE:	X
TEMPORARY STOCKPILE (TOPSOIL):	⊗
ROCK CONSTRUCTION ENTRANCE:	⊗
OVERHEAD WIRE:	OHW
UNDERGROUND ELECTRIC WIRE:	U/E
PROPOSED FENCE:	
LIMIT OF DISTURBANCE:	
PROPOSED SIDEWALK:	

\*EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE\*  
\*\*EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT\*\*

- NOTES:
1. A KNOX BOX FOR THE CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS MUST BE INSTALLED (LOCATION TBD).
  2. ANY CHANGE IN THE LOCATION OF THE FIRE DEPARTMENT CONNECTION MUST BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.
  3. CHAPTER 33 OF THE IFC "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" WILL BE ENFORCED FOR THE DURATION OF THE CONSTRUCTION PROJECT.
  4. REFERENCE DRAWING: 95' MMSP AERIAL LADDER AND BODY ASSEMBLY 300 GALLON WATER TANK FOR THE CITY OF BETHLEHEM FIRE DEPARTMENT BETHLEHEM, PA, BY PIERCE MANUFACTURING, INC., DRAWING # 29396AD, DATED 6/1/2014.

PROPOSED 2" FIRE WATER SERVICE,  
GATE VALVE & WALL MOUNT POST  
INDICATOR VALVE

PROPOSED 2" DOMESTIC LINE,  
GATE VALVE & CURB STOP

PROPOSED 4" COMBINED  
WATER SERVICE  
CONNECT TO EXISTING CURB STOP

RIGHT-OF-WAY

EXISTING EDGE OF PAVEMENT

C/L

EXISTING CURB

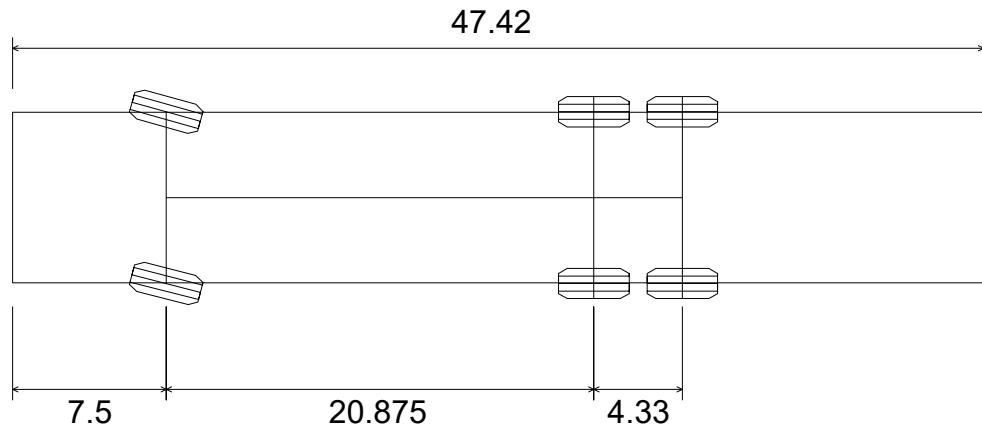
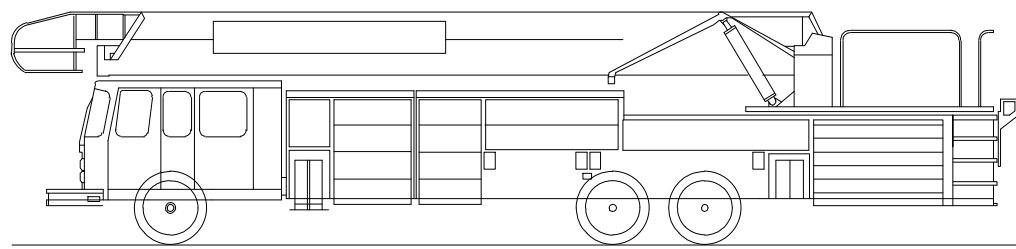
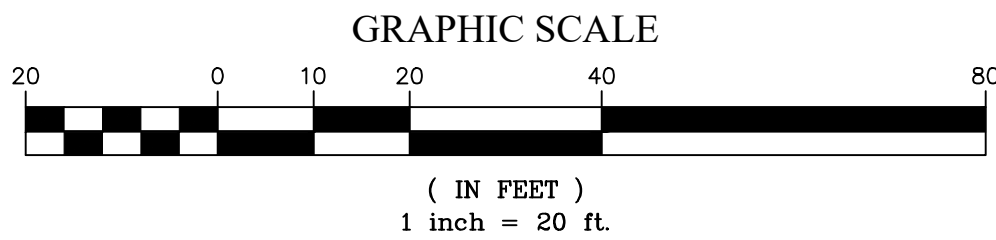
RIGHT-OF-WAY

UTILITY POLE  
PPL 66324-48893

N/F TURNBERRY MEWS  
CONDOMINIUM ASSOC. INC.  
DBV: 2012-1, PG.164771  
PARID: N6NE2 2 3 0204E  
LINDEN ST

EXISTING  
BUILDING

EXISTING  
BUILDING



City of Bethlehem Fire Truck  
Overall Length 47.420ft  
Overall Width 8.330ft  
Overall Body Height 11.000ft  
Min Body Ground Clearance 1.660ft  
Track Width 9.860ft  
Lock-to-lock time 6.00s  
Max Wheel Angle 45.00°

CITY OF BETHLEHEM LADDER 2 FIRE TRUCK PROFILE  
(NOT TO SCALE)

DRAWING INDEX	
SHEET NO.	PLAN TITLE
1	LAND DEVELOPMENT PLAN "TO BE RECORDED"
2	EXISTING FEATURES & DEMOLITION PLAN
3	SITE GRADING, UTILITIES, & EROSION PLAN
4	LANDSCAPING PLAN
5	LIGHTING & SIGNAGE PLAN
6	CONSTRUCTION DETAILS PLAN
7	FIRE DEPT. & FIRE TRUCK TURNING PLAN

SHEET 7 OF 7

1	CITY OF BETHLEHEM REVIEW LETTER	BRH	REH	10/16/24
REV.		BY	CHK	DATE

FIRE DEPT. & FIRE TRUCK TURNING PLAN  
FOR  
MACADA PARTNERS 2650 LINDEN, LLC

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA

**HOP - PES**  
PROFESSIONAL  
ENGINEERING & SURVEYING  
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)  
WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)

SCALE : 1" = 20'  
DATE : 16 MAY 2024

DRAWN BY : BRH  
DRAWING # 5-24-05G

