

LEGEND:

BOUNDARY LINE: [Symbol]

ADJOINERS: [Symbol]

ROAD EDGE: [Symbol]

RIGHT-OF-WAY: [Symbol]

D&U - DRAINAGE & UTILITY EASEMENT: [Symbol]

EX. CONTOURS: [Symbol]

BUILDING SET BACK LINE: [Symbol]

EXISTING WATERLINE: [Symbol] W

EXISTING WATER VALVE: [Symbol]

EXISTING SANITARY SEWER: [Symbol] SS

EXISTING SANITARY SEWER MANHOLE: [Symbol]

EXISTING GAS LINE: [Symbol] GAS

OVERHEAD WIRE: [Symbol] OHW

UNDERGROUND ELECTRIC WIRE: [Symbol] U/E

PROPOSED FENCE: [Symbol]

EXISTING DECIDUOUS TREE: [Symbol]

EXISTING EVERGREEN TREE: [Symbol]

EXISTING SIDEWALK: [Symbol]

EXISTING CURB: [Symbol]

PROPOSED CURB: [Symbol]

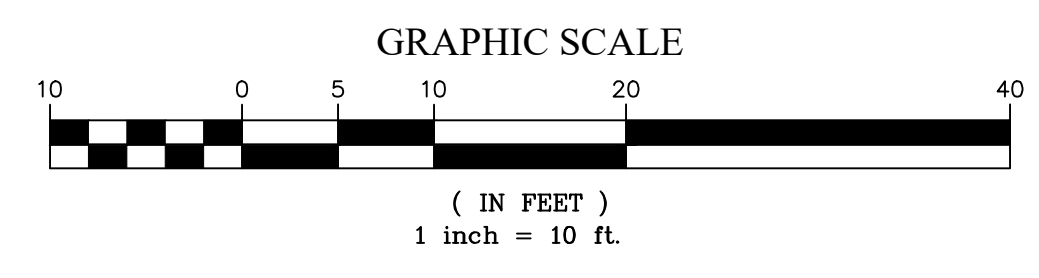
BUFFER YARD: [Symbol]

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

SITE DATA:

1. OWNER:	MACADA PARTNERS, 1800 CALYPSO, LLC	
2. DAVID A. RONCA (610-972-2007)	DARONCA@MFRONCA.COM	
3. SITE ADDRESS:	1800 & 1804 CALYPSO AVE	
4. MAILING ADDRESS:	276 E MACADA RD BETHLEHE, PA 18017-2524	
5. WARD MAP:	WARD 13, BLOCK 38	
6. DEED REFERENCE:	(1800) 2023016104 & (1804) 2023016102	
7. TOTAL ACREAGE:	25,200 SF OR 0.5785 ACRES (BLOCK MAP)	
8. PIN:	(1800) 641787816084 & (1804) 641787717043	
9. ZONING:	RS - SINGLE FAMILY RESIDENTIAL DISTRICT	
9. SETBACKS:		
	REQUIRED	PROPOSED
	FRONT = 25'	25'
	REAR = 35'	35'
	SIDE = 8'	8'
10. MINIMUM LOT AREA:	8,000 SF TRACT SIZE	25,200 SF
11. MINIMUM LOT WIDTH:	75'	180'
12. MAXIMUM BUILDING COVERAGE:	25%	23%
13. IMPERVIOUS COVERAGE:	75%	51% (12,960 SF)
14. MAXIMUM HEIGHT:	2.5 STORIES OR 35'	3 STORIES (30.5')
15. WATER:	PUBLIC	PUBLIC
16. SEWER:	PUBLIC	PUBLIC
17. PARKING SPACES:	1.5 / UNIT (RT DIST 18EA)	21 EA (1.75 / UNIT)
18. LOT AREA / DU	1,200 SF (RT DIST)	2,100 SF

- NOTES:**
- NET AREA: 25,200 SF OR 0.5785 ACRES
 - INTENT: THE INTENT IS TO CONSOLIDATE THE 1800 & 1804 TRACTS INTO ONE LOT AND CONSTRUCT A THREE (3) STORY, TWELVE (12) UNIT MULTI-FAMILY APARTMENT BUILDING ON THE EXISTING VACANT TRACTS (VEGETATED WITH GRASS). THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF CALYPSO AVENUE.
 - AVERAGE EXISTING GRADE SLOPE = 9%
 - SOILS: UmB: URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
WcC: WASHINGTON SILT LOAM, 8 TO 15 PERCENT SLOPES
 - PA ONE CALL SERIAL # 20230861095



SKETCH PLAN

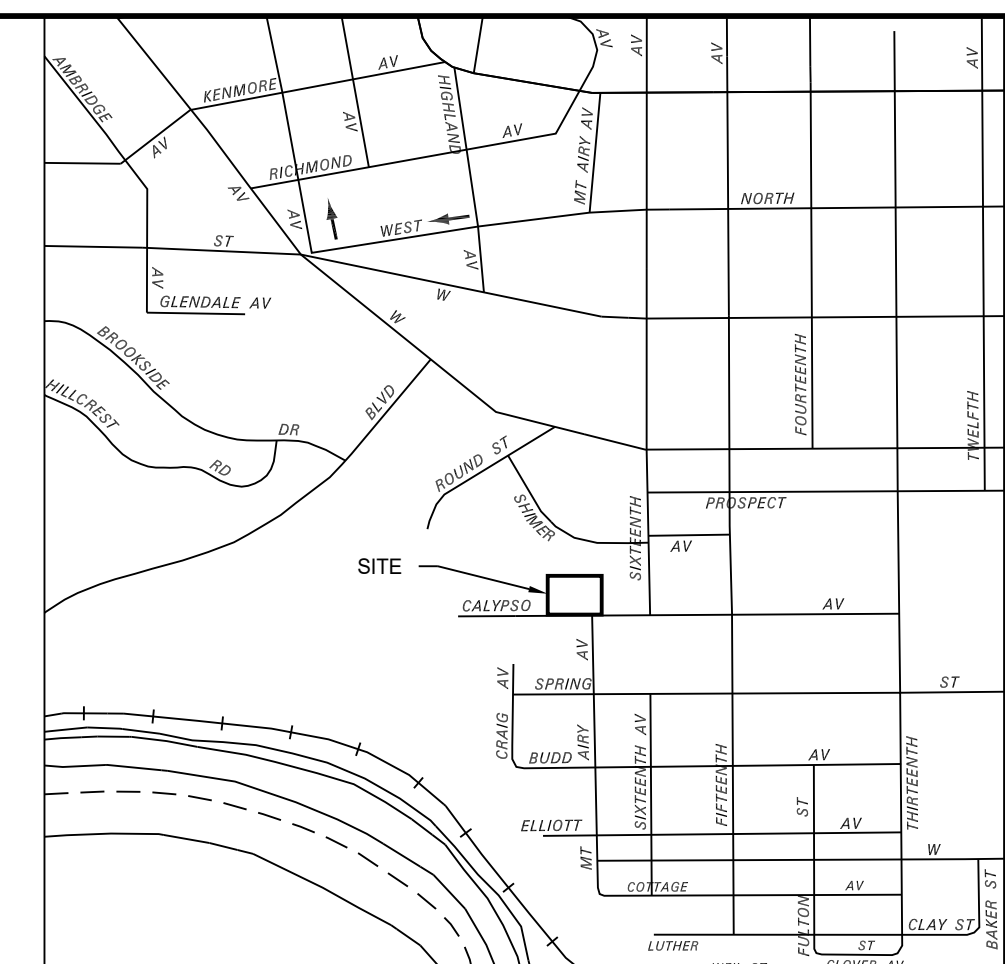
1800 & 1804 CALYPSO AVE
FOR
MACADA PARTNERS, 1800 CALYPSO, LLC

CITY OF BETHLEHEM, LEHIGH COUNTY, PA

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

SCALE: 1" = 10'
DATE: 12 FEB. 2024

DRAWN BY: BRH
DRAWING # 5-24-02A



LOCATION MAP
SCALE: NTS

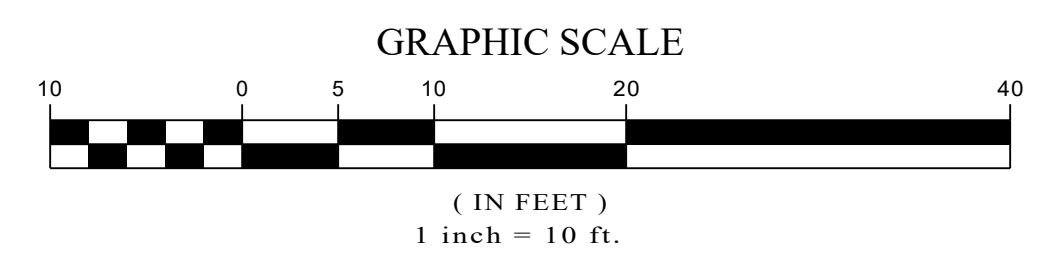
LEGEND:

BOUNDARY LINE:	_____
ADJOINERS:	_____
ROAD EDGE:	_____
RIGHT-OF-WAY:	_____
D&U - DRAINAGE & UTILITY EASEMENT:	_____
EX. CONTOURS:	_____
BUILDING SET BACK LINE:	_____
EXISTING WATERLINE:	W _____
EXISTING WATER VALVE:	⊗
EXISTING SANITARY SEWER:	SS _____
EXISTING SANITARY SEWER MANHOLE:	⊗
EXISTING GAS LINE:	GAS _____
OVERHEAD WIRE:	OHW _____
UNDERGROUND ELECTRIC WIRE:	U/E _____
PROPOSED FENCE:	□ _____
EXISTING DECIDUOUS TREE:	(Tree symbol)
EXISTING EVERGREEN TREE:	(Tree symbol)
EXISTING SIDEWALK:	(Sidewalk symbol)
EXISTING CURB:	(Curb symbol)
PROPOSED CURB:	(Curb symbol)
BUFFER YARD:	(Buffer yard symbol)

EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE
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10. MINIMUM LOT AREA:	8,000 SF TRACT SIZE	25,200 SF
11. MINIMUM LOT WIDTH:	75'	180'
12. MAXIMUM BUILDING COVERAGE:	25%	23%
13. IMPERVIOUS COVERAGE:	75%	51% (12,960 SF)
14. MAXIMUM HEIGHT:	2.5 STORIES OR 35'	3 STORIES (30.5')
15. WATER:	PUBLIC	PUBLIC
16. SEWER:	PUBLIC	PUBLIC
17. PARKING SPACES:	1.5 / UNIT (RT DIST 18EA)	21 EA (1.75 / UNIT)
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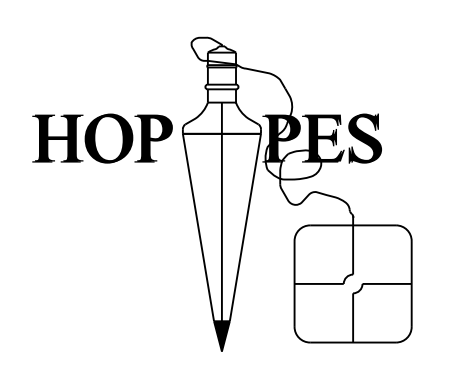
RENDERING

1800 & 1804 CALYPSO AVE
FOR
MACADA PARTNERS, 1800 CALYPSO, LLC
CITY OF BETHLEHEM, LEHIGH COUNTY, PA

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WWW.HOP-PES.COM (ROBERTHOPPEJR@GMAIL.COM)

SCALE: 1" = 10'
DATE: 12 FEB. 2024

DRAWN BY: BRH
DRAWING # 5-24-02B

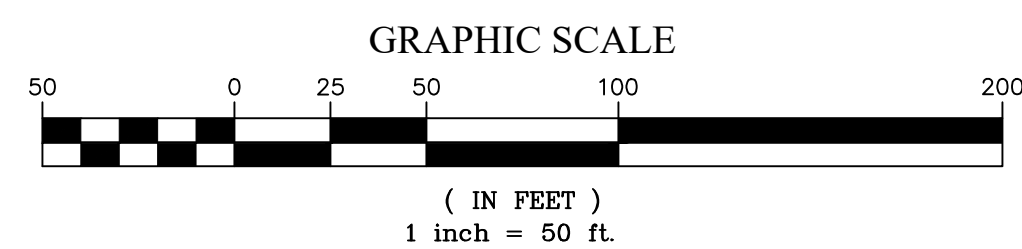




MULTI-FAMILY DWELLINGS

SITE

TOWNHOUSES



AREA MAP

1800 & 1804 CALYPSO AVE
FOR
MACADA PARTNERS, 1800 CALYPSO, LLC
CITY OF BETHLEHEM, LEHIGH COUNTY, PA

HOP - PES
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WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)

SCALE : 1" = 50'
DATE : 12 FEB. 2024

DRAWN BY : BRH
DRAWING # 5-24-02C





FRONT ELEVATION
(NOT TO SCALE)

FRONT ELEVATION

<p>1800 & 1804 CALYPSO AVE FOR MACADA PARTNERS, 1800 CALYPSO, LLC CITY OF BETHLEHEM, LEHIGH COUNTY, PA</p>	
<p>HOP - PES PROFESSIONAL ENGINEERING & SURVEYING 2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935) WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)</p>	
<p>SCALE : NTS DATE : 12 FEB. 2024</p>	<p>DRAWN BY : BRH DRAWING # 5-24-02D</p>

