

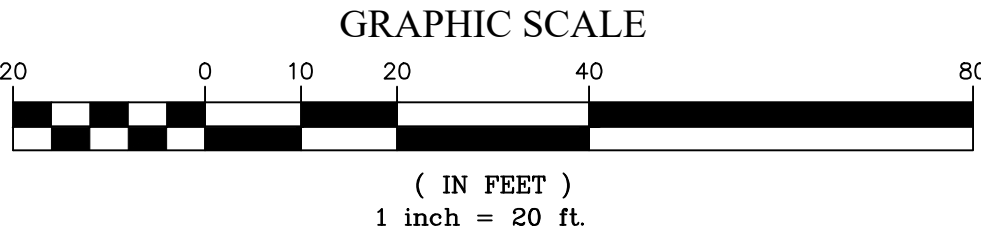
LOCATION MAP  
SCALE: NTS

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:	⊗
EXISTING EVERGREEN TREE:	⊗
EXISTING SIDEWALK:	---
PROPOSED SIDEWALK:	---
EXISTING CURB:	---
PROPOSED CURB:	---
BUFFER YARD:	---

\*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. SITE ADDRESS:	1800 & 1804 CALYPSO AVE	
3. MAILING ADDRESS:	276 E MACADA RD BETHLEHEM, PA 18017-2524	
4. WARD MAP	WARD 13, BLOCK 38	
5. DEED REFERENCE:	(1800) 2023016104 & (1804) 2023016102	
6. TOTAL ACREAGE:	25,200 SF OR 0.5785 ACRES	
7. PIN:	(1800) 641787816084 & (1804) 641787717043	
8. ZONING:	RS - SINGLE FAMILY RESIDENTIAL DISTRICT	
9. SETBACKS:		
	REQUIRED	PROPOSED
	FRONT = 25'	25'
	REAR = 35'	35'
	SIDE = 8'	10'
10. MINIMUM LOT AREA:	8,000 SF TRACT SIZE	25,200
11. MINIMUM LOT WIDTH:	75'	180'
12. MAXIMUM BUILDING COVERAGE:	25%	19%
13. IMPERVIOUS COVERAGE:	75%	26% (6,600 SF)
14. MAXIMUM HEIGHT:	2.5 STORIES OR 35'	2.5
15. WATER	PUBLIC	PUBLIC
16. SEWER	PUBLIC	PUBLIC
17. PARKING SPACES:	1.5 / UNIT	2 / UNIT
18. LOT AREA / DU	3,000 SF (RT DIST)	4,200 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 AN 8-UNIT TOWNHOUSE 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  
WaC: WASHINGTON SILT LOAM, 8 TO 15 PERCENT SLOPES
  - PA ONE CALL SERIAL # 20230861095



CONCEPT 5 - DUPLEX

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 (ROBERTHOPPESJR@GMAIL.COM)

SCALE : 1" = 20'  
DATE : 1 JULY 2025

DRAWN BY : BRH  
DRAWING # 5-25-C4A





- NOTE:
- STONE VENEER TO BE OF RELATIVELY UNIFORM SHAPE, SUCH AS PROVIA "CHISEL CUT" OR SIMILAR

FRONT ELEVATION  
(NOT TO SCALE)

FRONT ELEVATION	
1800 & 1804 CALYPSO AVE	
FOR	
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CITY OF BETHLEHEM, LEHIGH COUNTY, PA	
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SCALE : NTS DATE : 1 JULY 2025	DRAWN BY : BRH DRAWING # 5-25-C4B

