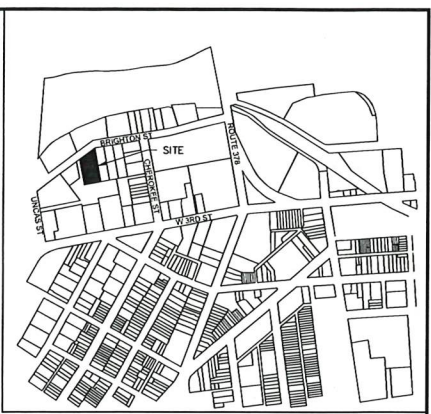
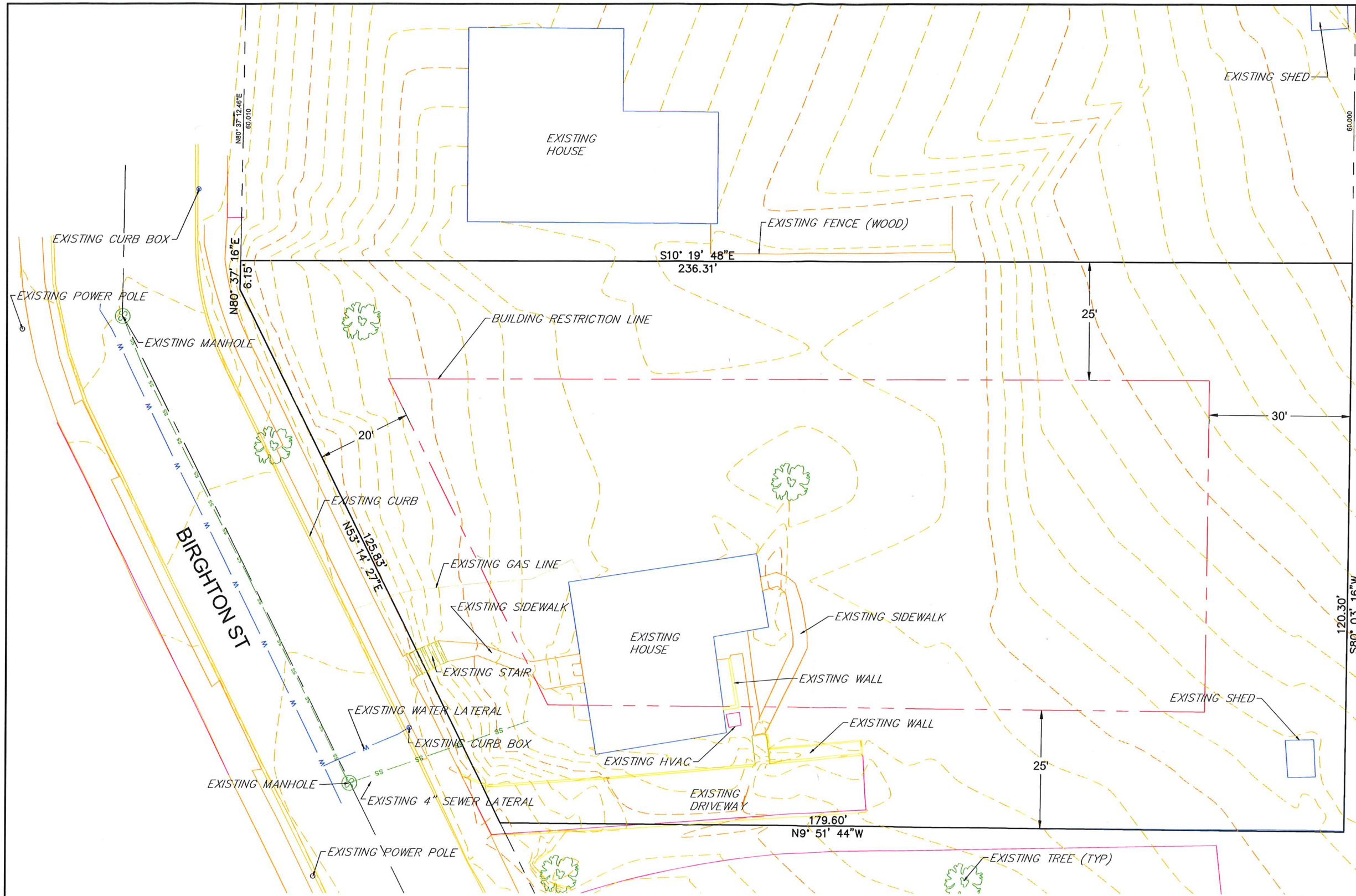




LOCATION MAP
SCALE: NTS

LEGEND:

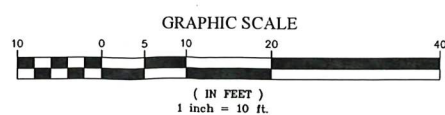
BOUNDARY LINE:	---
ADJOINERS:	---
ROAD EDGE:	---
RIGHT-OF-WAY:	---
D&U - DRAINAGE & UTILITY EASEMENT:	---
EX. CONTOURS:	---
BUILDING SET BACK LINE:	---
EXISTING WATERLINE:	W
EXISTING WATER VALVE:	WV
EXISTING SANITARY SEWER:	SS
EXISTING SANITARY SEWER MANHOLE:	SSM
EXISTING GAS LINE:	GAS
OVERHEAD WIRE:	OW
UNDERGROUND ELECTRIC WIRE:	UE
PROPOSED FENCE:	---
EXISTING DECIDUOUS TREE:	DT
EXISTING EVERGREEN TREE:	ET
EXISTING SIDEWALK:	---
PROPOSED SIDEWALK:	---
EXISTING CURB:	---
PROPOSED CURB:	---
BUFFER YARD:	---

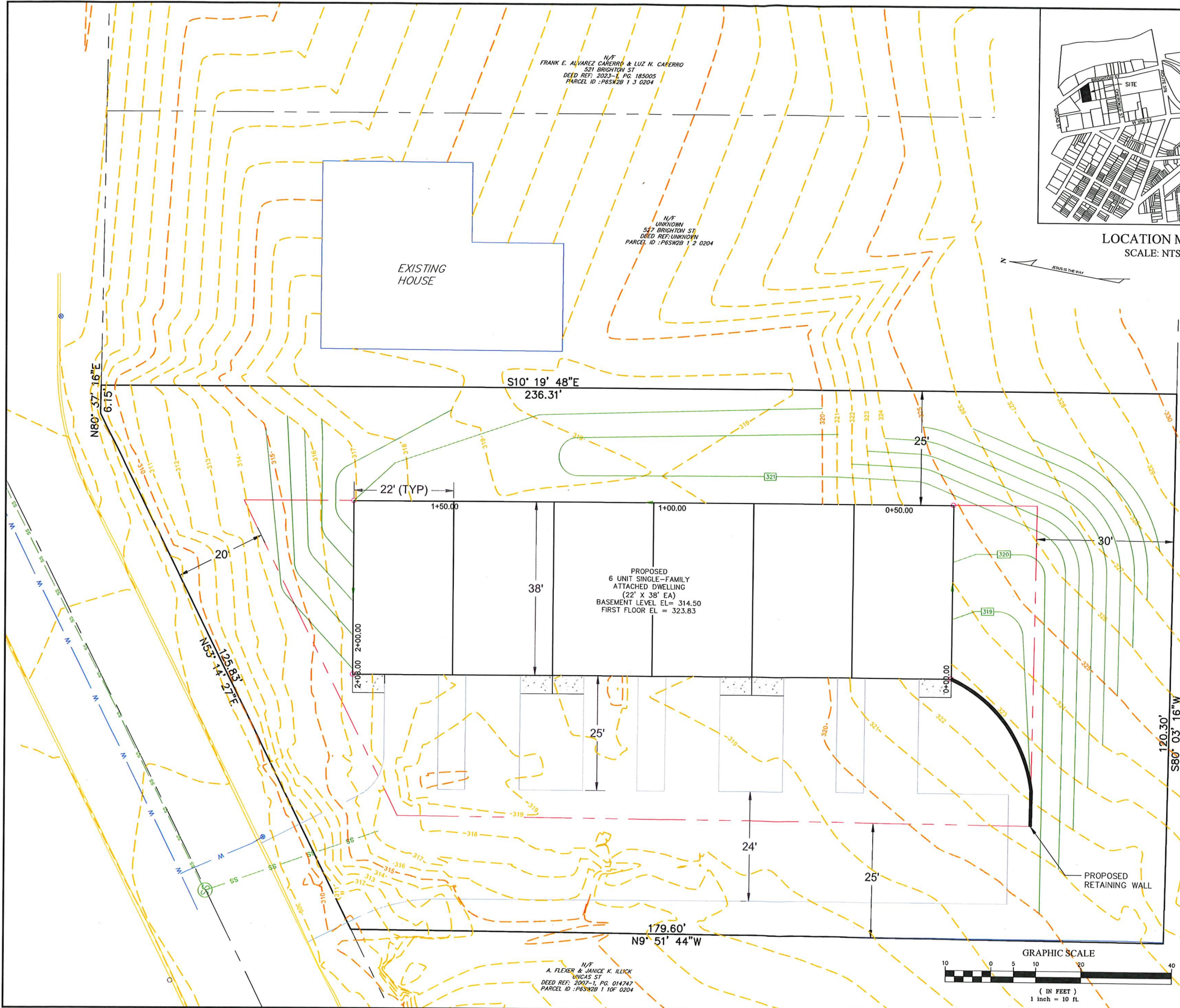
DRAWING INDEX	
SHEET NO.	PLAN TITLE
1	CONCEPT 1 PLAN
2	EXISTING FEATURES PLAN
3	GRADING PLAN & PROFILE

EXISTING FEATURES PLAN

539 BRIGHTON ST
FOR
MACADA PARTNERS
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" = 10'
DATE: 28 AUGUST 2025
DRAWN BY: BRH
DRAWING # 5-25-C1E

SHEET 2 OF 3





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: — W —
EXISTING SANITARY SEWER: — SS —
EXISTING SANITARY SEWER MANHOLE: — SS —
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, 539 BRIGHTON ST	
2. SITE ADDRESS:	539 BRIGHTON ST	
3. MAILING ADDRESS:	276 E MACADARD BETHLEHEM, PA 18017-2524	
4. WARD MAP	WARD 1, BLOCK 3	
5. DEED REFERENCE:	2025-1, PG. 117647	
6. TOTAL ACREAGE:	0.574 ACRES	
7. PARID:	P65W2B 1 1 0204	
8. ZONING:	RG	
9. SETBACKS:	SINGLE FAMILY ATTACHED DWELLING	
	REQUIRED	PROPOSED
	FRONT = 20'	20'
	REAR = 30'	30'
	SIDE = 25'	25'
10. MINIMUM LOT AREA:	12,000 SF TRACT SIZE	25,021 SF
11. MINIMUM LOT WIDTH:	20'	120'
12. MAXIMUM BUILDING COVERAGE:	70%	20%
13. IMPERVIOUS COVERAGE:	2,400 SF (EXISTING)	33% (10,665 SF - EXIST 2,400 SF) = 8,265 SF
14. MAXIMUM HEIGHT:	2.5 STORIES OR 35'	2
15. WATER	PUBLIC	PUBLIC
16. SEWER	PUBLIC	PUBLIC
17. PARKING SPACES:	2 / UNIT	2 / UNIT
18. LOT AREA / DU	4,000 SF (RG DIST)	4,170 SF (EA)
19. UNIT COUNT		6 EA

- NOTES:
- NET AREA: 25,021 SF OR 0.574 ACRES
 - INTENT: THE INTENT IS TO DEMOLISH THE EXISTING RESIDENCE AND CONSTRUCT SIX TOWNHOUSES ATTACHED IN A ROW. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF BRIGHTON STREET.
 - SOILS: UoD: URBAN LAND-DUFFIELD COMPLEX, 8 TO 25 PERCENT SLOPES
 - PA ONE CALL SERIAL # 20251912442

DRAWING INDEX	
SHEET NO.	PLAN TITLE
1	CONCEPT 1 PLAN
2	EXISTING FEATURES PLAN
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CONCEPT 1 - TOWNHOUSES

539 BRIGHTON ST
FOR
MACADA PARTNERS, 1800 CALYPSO, LLC
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA
HOP - PES
PROFESSIONAL
ENGINEERING & SURVEYING
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)
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SCALE: 1" = 10'
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DRAWN BY: BRH
DRAWING # 5-25-C1

SHEET 1 OF 3



CHRISTIAN
ARCHITECTS

10 CENTER SQUARE
NORTHAMPTON COUNTY
NAZARETH, PA 18064
610-865-7701

MARK@CHRISTIANARCHITECTS.NET

GENERAL NOTE -

THIS DOCUMENT IS FOR GRAPHIC PURPOSES
ONLY - CONSULTANT, DESIGNERS,
CONTRACTORS AND OTHER TRADES SHALL
BE RESPONSIBLE FOR CHECKING AND
VERIFYING ALL PRESENT AND EXISTING
CONDITIONS, DIMENSIONS, ETC., BEFORE
PROCEEDING WITH WORK

CONSULTANT -

PROJECT NAME -

BRIGHTON STREET
SIX-TOWNHOUSE
BUILDING CONSTRUCTION

539 BRIGHTON STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

MID-LEVEL PLAN
(PRELIMINARY)

DATE - OCTOBER 29, 2025

PROJECT # - 419.00

CAD FILE - 419.00_SD_10-29-25

SCALE - AS NOTED

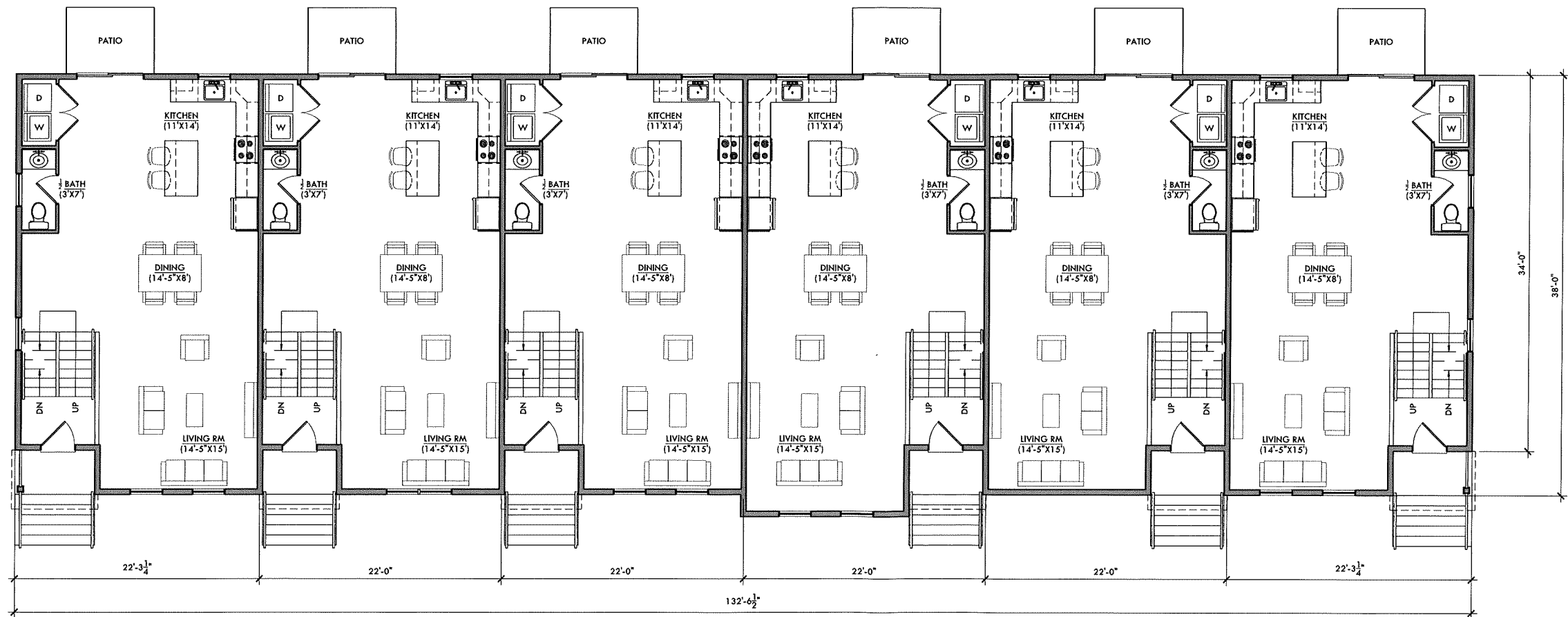
DRAWN BY -

CHECKED BY -

REVISIONS -

A1

1 OF 4



MID-LEVEL PLAN

SCALE - 3/16" = 1'-0"



CHRISTIAN
ARCHITECTS

10 CENTER SQUARE
NORTHAMPTON COUNTY
HAZARETH, PA 18064
610-865-7701

MARK@CHRISTIANARCHITECTS.NET

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CONSULTANT -

PROJECT NAME -

BRIGHTON STREET
SIX-TOWNHOUSE
BUILDING CONSTRUCTION

539 BRIGHTON STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

UPPER LEVEL PLAN
(PRELIMINARY)

DATE - OCTOBER 29, 2025

PROJECT # - 419.00

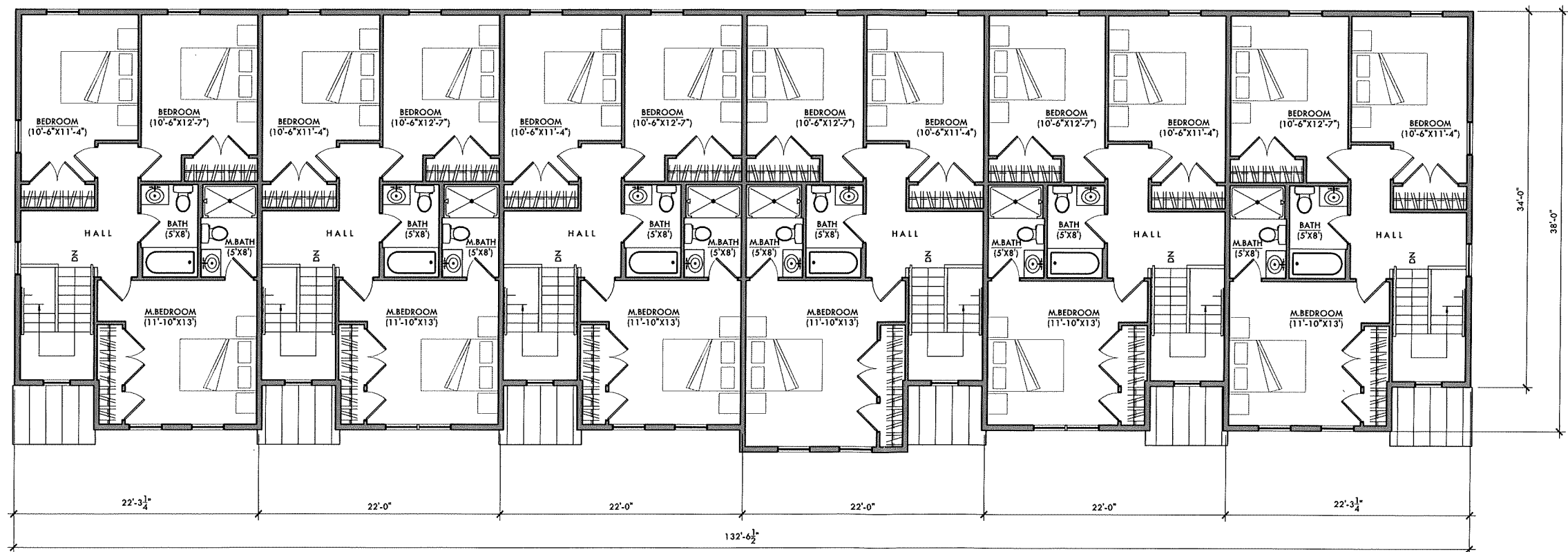
CAD FILE - 419.00_SD_10-29-25

SCALE - AS NOTED

DRAWN BY -

CHECKED BY -

REVISIONS -



UPPER LEVEL PLAN

SCALE - 3/16" = 1'-0"



CHRISTIAN
ARCHITECTS

10 CENTER SQUARE
NORTHAMPTON COUNTY
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CONSULTANT -

PROJECT NAME -

**BRIGHTON STREET
SIX-TOWNHOUSE
BUILDING CONSTRUCTION**

539 BRIGHTON STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

**LOWER LEVEL PLAN
(PRELIMINARY)**

DATE - OCTOBER 29, 2025

PROJECT # - 419.00

CAD FILE - 419.00_SD_10-29-25

SCALE - AS NOTED

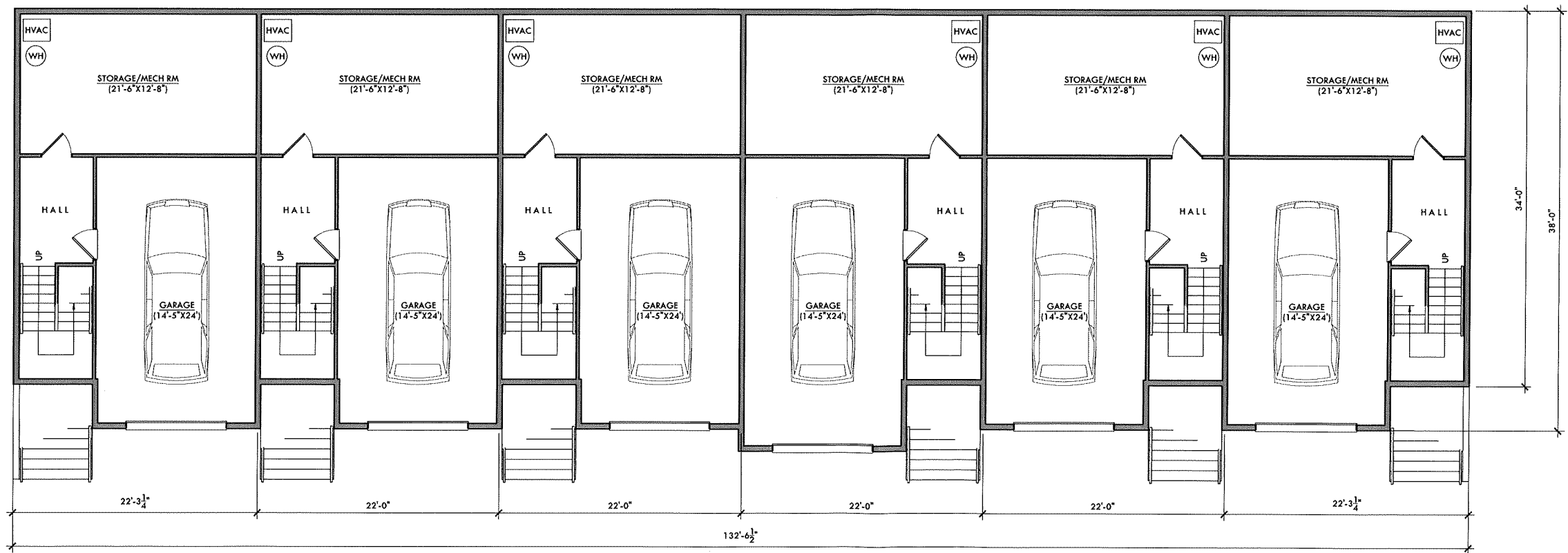
DRAWN BY -

CHECKED BY -

REVISIONS -

A3

3 OF 4



LOWER LEVEL PLAN

SCALE - 3/16" = 1'-0"



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CONSULTANT -

PROJECT NAME -

**BRIGHTON STREET
SIX-TOWNHOUSE
BUILDING CONSTRUCTION**
539 BRIGHTON STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

BUILDING ELEVATIONS

DATE - OCTOBER 29, 2025

PROJECT # - 419.00

CAD FILE - 419.00 SD 10-29-25

SCALE - AS NOTED

DRAWN BY -

CHECKED BY -

REVISIONS -

