



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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July 20, 2022

OLV Properties, LLC
1559 Kelchner Road
Bethlehem, PA 18018

RE: **(22-002 Sketch Plan Review) – 22060010 – 1559 KELCHNER ROAD – SKETCH PLAN REVIEW – Zoned RS, plan dated June 24, 2022.**

Dear Sir/Madam:

The purpose of this letter is to provide overall planning and guidance to the applicant. The applicant proposes to construct four (4) single family dwellings on four newly created lots:

General review comments for consideration are as follows:

1. At their June 22, 2022 meeting the Zoning Hearing Board granted relief for the proposed lot width with the following conditions:
 - a. The development shall reflect Exhibit A3, Sheet CP 04 (two lots fronting Kelchner Road and two flag lots set behind the aforementioned lots).
 - b. The development shall not exceed four single-family, detached dwellings.
 - c. No improvements shall be made to the rear of the flag lots.
 - d. Maintain an appropriate buffer strip along both side lot lines and the rear lot line per the Zoning Ordinance, Section 1318.23, Buffer Yards, or as recommended by the City of Bethlehem.”
Note: The language of these conditions may be modified upon receipt of the written decision.
2. The project reduces the amount of overall impervious coverage compared to a previously submitted plan for this site that included a newly proposed private street.
3. This Sketch Plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Additional comments to be addressed at the Subdivision Plan review stage are attached.

This plan will be placed on the August 18, 2022 Planning Commission agenda. Please let us know who will be attending in person.

Sincerely,



Darlene L. Heller
Director of Planning and Zoning

Cc:

B. Yandem C. Peiffer
P. Godbout C. Thakkar, Arna Eng.

Enclosure

Additional Comments Related to the Overall Land Development

ENGINEERING

Public Works – Engineering

1. An erosion & sedimentation control plan will be required to be reviewed by the City and DEP for issuance of a NPDES permit. A copy of the permit shall be provided to the City.
2. A stormwater management report will be required and must be reviewed by the City and Lehigh Valley Planning Commission. The LVPC approval letter shall be provided to the City.
3. In accordance with Ordinance No. 4342, at the time of a request for a building permit or at the execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
4. Right of Way information shall be shown for Kelchner Road (60', 10'-40'-10').
5. Show area of increased impervious coverage. A fee may be assessed for the increase.
6. The City will provide house numbers for each proposed lot at a future review.
7. All utilities shall be shown and labeled with size and material.
8. Any areas of deficient curb and sidewalk along Kelchner Rd shall be shown to be replaced.
9. A 10' drainage and utility easement is required along the sides and rear of the property. The following note shall be added to the plans:
 - a. The drainage easement provides for the flow of storm water across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easements areas without sufficient provision for the passage of storm water, and any such proposed provision shall be approved in writing by the City Engineer.
10. The following notes are required on the future subdivision:
 - a. By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
 - b. 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.
 - c. 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.
 - d. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

ZONING

1. Plan. Provide a symbol identifying the locations of tree lines and existing street trees. Indicate which, if any, trees are to be removed for the development of this project (include only those trees that have a trunk diameter of 8" or greater, measured 4.5 feet above the ground level and any street tree).
2. Zoning Chart. Modify the chart to include the following columns: Existing, required, proposed Lot 1, Proposed Lot 2, Proposed Lot 3 and Proposed Lot 4.

3. Zoning Chart, Variances Granted. Add, “The Zoning Hearing Board granted dimensional variances to reduce the minimum lot width for lots 3 and 4 from 75’ to 25’, at their June 22, 2022 Hearing, and with the following conditions:
 - a. The development shall reflect Exhibit A3, Sheet CP 04 (two lots fronting Kelchner Road and two flag lots set behind the aforementioned lots).
 - b. The development shall not exceed four single-family, detached dwellings.
 - c. No improvements shall be made to the rear of the flag lots.
 - d. Maintain an appropriate buffer strip along both side lot lines and the rear lot line per the Zoning Ordinance, Section 1318.23, Buffer Yards, or as recommended by the City of Bethlehem.”

Note: The language of these conditions may be modified upon receipt of the written decision.
4. Zoning Chart, Note 3. Indicate the total linear feet along the front lot line, the number and species of street trees to remain and the number and species of street trees to be added to meet the minimum street tree requirement.
5. Notes 3, second sentence, modify to state, “The parcel contained a two- and one-half story, wood frame, single-family detached dwelling and a one story, wood frame, detached garage. Both structures were demolished in 2017, and the parcel is currently vacant.”

GENERAL

1. A recreation fee of \$1,500 per dwelling unit (\$6,000) will be required prior to recordings of the Subdivision Plan.