



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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November 4, 2022

Dominic Villani
1015 Partners
555 Ashwood Drive
Nazareth, PA 18064

RE: **(22-012 LD) – 22090001– Frankford Street Townhomes – Land Development Plan – Ward 9, Zoned RT, plan dated September 2, 2022 and revised October 10, 2022**

Dear Mr. Villani:

The above-referenced plan has been reviewed by the appropriate City offices. We offer the following comments:

PUBLIC WORKS

Engineering

1. The plan is approved for engineering comments contingent to the following:
 - a. In accordance with Ordinance No. 4342, at the time of a request for a building permit a sanitary sewer tapping fee of \$10,108 will need to be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
 - b. The ADA ramp on sheet 6 of 6 does not include proposed elevations and slopes, this shall be updated to reflect design conditions for the proposed new ramp. The detailed design, including elevations and slopes, can be submitted at the time of request for a sidewalk permit from the Engineering Bureau.
2. The following Engineering permits will be required:
 - a. Excavation in ROW for sanitary and water trenches
 - b. Sanitary connection
 - c. Sidewalk permit for ADA ramp and sidewalk replacement along E Frankford St
 - d. Driveway on Pulaski St
 - e. Curb along E Frankford St to close existing driveway

Forestry

1. Street trees shall be planted in the City's ROW.
2. Incorporate additional landscaping around town houses.

ZONING

1. 1306.01(a)(4)- Correct bullet point under "Parking Requirements" to reflect "Single Family Attached Dwellings" on Sheet 3 of 6.
2. 1311.08(c) & 1318.23- Parking area shall be screened. Please provide details of screening on plan. Although note references change was completed as requested, screening could not be located on plan.
3. 1318.26- Provide construction details and buffer screening for garbage/dumpster area. Relocation of area to eastern side of lot is recommended to remove the proposed location from the front of the lot.

4. 1319.01(o)- Indicate type of bicycle spacing (i.e. hitch, rack, or lockers).
5. 1319.01(n)- ADA parking spot is required to be 11' width with a 5' side access. Plan indicates 8' with 5' side access. Signage of ADA space shall have ADA Signage at front of spot (shown in front of a regular parking space on the plan).
6. With the removal of the existing garage as shown on Sheet 2 of 6, confirm whether parking requirements on adjacent property will remain conforming. Demolition of garage may create a non-conformity on the adjacent lot.
7. 1318.07- Indicate 15' side yard setback/building restriction line measurement on Site Plan (Sheet 3 of 6).
8. 1302.05- No new principal building shall have its frontage on an alley. Revise plan accordingly per November 4th meeting, applicant agrees to modify the plan by rotating the building footprint 90 degrees thereby having the front façade face Frankford Street.
9. 1302.67(g)- The owner may designate either street line as the front lot line. Indicate front, side, and rear yards on Site Plan.
10. 1318.06 (b)- States *"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'.**"* Provide clear sight triangles at each corner of the private access abutting Pulaski Street.

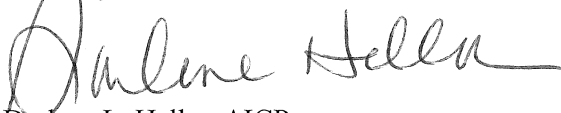
GENERAL

1. A recreation fee of \$6,000.00 is required. Payment of fees is required at the time of the completion of the Developer's Agreement.

When these comments are addressed, please submit two (2) full sets of revised plans, partial sets for Forestry, an electronic plan, and a comment/response letter for further review.

This item will be placed on the November 10, 2022 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem D. Shaffer
P. Stefanelli R. Chirumbolo, P.E.
A. Rohrbach