



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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July 6, 2023

Ms. Sue Kandil
P.O. Box 66
Fogelsville, PA 18051

RE: **(23-001 Sketch Plan Review) – 23060001 – 2105 CREEK ROAD – SKETCH PLAN REVIEW – Zoned RR, plan dated May 22, 2023.**

Dear Ms. Kandil:

The above-referenced plan has been reviewed by the appropriate City offices. A 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. At this point we offer the following sketch plan comments:

PUBLIC WORKS

Engineering

1. Deed/legal descriptions for the existing lots and proposed lot shall be submitted for City review.
2. Show Ward information. Ward 17.
3. Show the ROW width of the Creek Road, 30'.
4. Show legend to clarify the meaning of the various dashed lines.
5. Correct spelling of "impervious" in the Site Data table.
6. Show location of all survey markers or monumentation.
7. Show all existing structures. There appears to be an existing garage/barn not shown.
8. Show depth and location of existing utilities. Including inverts of nearest manholes and intended location of laterals.
9. Existing and proposed features, including utilities, shall be shown on separate plans.
10. Sidewalk and curb shall be constructed for the entire frontage along Creek Road per Article 905.02, unless deferred by action of the City Planning Commission, upon recommendation by the Director of Public Works. If a deferral of this item is requested, the request shall be submitted in writing to the City for review and consideration.
11. An E&S Plan shall be required. The total proposed new impervious area shall be shown. The total disturbed area shall also be shown.
12. A stormwater management report shall be submitted to the City and LVPC. A copy of the LVPC review letter shall be submitted.
13. The following notes are required on the subdivision plans:
 - a) By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Stormwater 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.

Traffic

1. Clearly identify vehicle ingress/egress and dimensions for driveway and parking pad for each lot.
2. Clearly identify pedestrian access from right-of-way to primary entry for each dwelling.

Forestry

1. Please submit a landscape plan with compliance chart calculations and reference section 1349.08.
2. Applicant shall maintain existing wooded areas/buffer zones and tree row or provide a detailed plan for tree removal and replacement.

Electrical

1. An overhead cobra head LED street light with a type 2 pattern matching the city standard roadway lighting will need to be installed on the PPL pole in front of Lot#2 to provide illumination on the street in front of the 3 Lots (1, 2 & 3) to safely access Creek Road from their driveways. This light will be deeded over to City of Bethlehem after the project has been completed.

ZONING

1. Lot #2, lot width measures 80', whereas a minimum width of 100' is required; therefore, Applicant shall modify the plan or seek a dimensional variance.
2. The project scope, in its entirety, is located within the Special Flood Hazard Area, Zone AE (previously known as the 100-year flood plain), Ref. <https://msc.fema.gov/portal/home>
3. Any development shall comply with Article 1317, and specifically 1317.06 –Application Procedures and Requirements, 1317.19-Elevation and Floodproofing Requirements, Residential Structures and 1317.20-Design and Construction Standards.
4. Specifically note the following submission requirements:
 - a. 1317.06(C)(4)(c) documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE

Area/District with floodway when combined with all other existing and anticipated development, will not increase the base flood elevation at any point.

The analysis shall, at minimum, consider the use of fill and compare the effective model vs proposed development to prove no effect.

- b. 1317.06(D) A document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood.

Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.

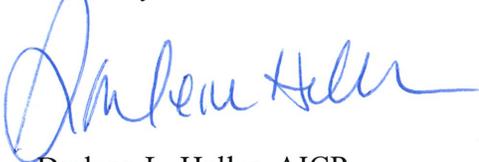
- 5. Provide zoning dimensional data for each respective lot: required and proposed.
- 6. Provide a Landscaping Plan indicating compliance with all street trees/buffer plantings.
- 7. Indicate on Sketch Plan that all parking requirements (two spaces per dwelling unit) will be met by way of a private driveway for each lot and/or vehicle garages.
- 8. Provide Statement of Intent on Sketch Plan.
- 9. Indicated percentage of front yard to be used to accommodate vehicle parking for each lot.
- 10. Review is based on limited information provided on Sketch Plan. Additional comments may apply when a final submission is made.

GENERAL

- 1. A Recreation Fee of \$4,500 shall be paid prior to finalizing the Developers Agreement.
- 2. Comments from the Environmental Advisory Council are enclosed for your review and comments. Please make sure responses are provided for the letter when the revised plans are submitted.
- 3. Provide a record plan with requisite signature blocks.
- 4. Change drawing title from Site Plan to Sketch Plan.
- 5. Indicate if a detailed wetland study has been completed, and if so, then reference the study on the plan.
- 6. Indicate type of adjacent land uses.

This item will be placed on the July 13, 2023 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

- C. Basel Yandem Paige Stefanelli
 Phillip Godbout Gregory Cryder
 Olivia Teel Robert Taylor
 Mike Reich Mike Halbfoerster



July 6, 2023

Darlene L. Heller, Director of Planning and Zoning
Craig Peiffer, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

Dear Ms. Heller and Mr. Peiffer,

We appreciate the opportunity to comment on the proposed development at 2105 Creek Road for the construction of three single-family detached dwellings. Our recommendation is in support of Bethlehem City's Climate Action Plan (CAP), which aims to reduce our carbon footprint, increase sustainability, utilize alternative energy sources and promote resilience to changing climate conditions.

This property is located in a Special Flood Hazard Area, Zone AE, (100 year-floodplain). The EAC strongly recommends that the City not allow development in the 100-year floodplain, as supported by FEMA. Allowing development on the floodplain sets a precedent for future development proposals on the floodplain in Bethlehem City. In addition, the sketch plan provided does not provide details of the project's impact.

The 100-year floodplain is susceptible to flooding and important for stormwater management, in keeping with the City's current mandate under the Municipal Separate Stormwater Sewer System (MS4) program. The existing property, in a mostly undeveloped state, acts to slow and retain stormwater and provides a filtration system for pollutants contained in stormwater. Please note that as the earth continues to warm, the frequency of storm events and the amount of precipitation during storm events will increase. Allowing floodplains to function and absorb floodwaters is critical and is in keeping with the goals of the City's Climate Action Plan.

Creek Road has been shown to flood and building on the floodplain creates a potentially hazardous situation during storm events for those that may need emergency medical attention and for emergency responders, as well as parking issues, when cars would have to be moved to another location.

This natural stormwater control system is particularly important because the site borders Saucon Creek, a "Class A Trophy Trout" stream. The proposed development would add impervious area to the property. Large volumes of fast flowing stormwater can scour streambanks and destroy

riparian buffers, which shade and thereby cool the water, as well as provide unique wildlife habitat. Saucon Creek is a valuable resource to Bethlehem City. Residents and visitors enjoy fishing, picnicking, walking and biking along its banks in nearby Saucon Park.

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Ben Felzer, Vice Chair

Ben Guthrie, Secretary

Vibhur Kumar

Mandy Tolino

Mike Topping

Katie Trembler

cc: Bethlehem City Council

Mayor J. William Reynolds