



# CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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July 2, 2021

Robert Smith  
Isabella Court Apartments  
130 W. Goepf Street  
Bethlehem, PA 18018

RE: **(21-004 Site Plan Review) – 21060012 – Isabella Court Apartments - 130 W. GOEPP STREET–  
SITE PLAN REVIEW – Ward 8, Zoned RT, plan dated June 15, 2021**

Dear Mr. Smith:

The purpose of this letter is to provide overall planning and guidance to the applicant. The proposed project consists of the construction of a 3 ½ story building containing 18 dwelling units on a 29,020 sf lot. The property is located in the RT zone. Therefore, design guidelines apply. Comments are as follows:

## **ENGINEERING**

### **Public Works – Engineering**

1. 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.
2. 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.
3. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

### **Stormwater**

1. A Stormwater Management Report is required and shall be submitted to the City for review.

### **Sanitary**

1. 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.
2. Existing sanitary sewer connections shall be capped. This must occur prior to demolition. Capping permits are required from the Engineering Bureau.

**Erosion and Sedimentation**

1. An Erosion and Sedimentation Control Plan is required and shall be reviewed by NCCD/PaDEP. A copy of the NPDES Permit will be required.

**Right of Way**

1. All proposed and existing curbs and ADA ramps need to be shown and labeled.
2. City standard curb and sidewalk details shall be shown. These details shall be used for all curb and sidewalk proposed to be installed within the City Right-of-Way.
3. Details of all ADA ramps at driveways must be submitted for review and approval.
4. ROW shall be shown as (15', 40', 15') not simply (70' ROW) on future plans. This is an example for all streets.
5. Existing driveways that are being replaced by a curb need to be cut back and made flush with the sidewalk. The furnishing strip must be matched with existing conditions.
6. The two proposed driveways along Orchard St must be 100' apart per city standard.

**Utilities**

1. All proposed utility connections shall be shown on future plans.

**Existing Features**

1. The plans do not show the existing building at the site location.
2. Existing curb legends do not match what is shown on the plans. All legends shall match in size and line style.

**Plan Overview**

1. For this "Sketch Plan" two drawings must be submitted on one sheet if feasible, one for Existing Conditions and one for Proposed Site Plan.
2. 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.

**Public Works – Traffic Bureau**

1. Trip generation calculations shall be submitted.
2. Two driveways onto Orchard Street are not ideal and do not appear to be in compliance with the City's Engineering Bureau driveway details, which only allows 1 driveway per 100' of frontage. The plan only depicts 90' along Orchard St. in the subject lot. Additionally, even if more than 100' existed, the driveways shall be more than 25' apart.
3. Indicate if pedestrian access will be provided from the northern portion of the lot to the building. It does not appear that there is sidewalk proposed along Orchard Street.
4. The City would like to discuss the possibility of signing any driveways onto Orchard as "right turn only" to force all traffic south on Orchard Street when exiting the site. Orchard Street is very narrow and currently 2-way; therefore adding additional traffic could become problematic.

**Public Works – Recycling**

1. Property owner must take into consideration that recycling and trash services will need to be provided at this address. Points to consider include:
  - a. Proper storage area for both trash and recycling materials
  - b. Indicate if materials be stored inside or outside?
  - c. Vehicle access to storage area
  - d. Illustrate on drawings where actual recycling and waste collection area will be located if outside.  
Drawings to include dimensions of proposed area.

**Public Works – Lighting**

1. The drawings submitted do not show any parking lot or building area lighting and will need to be addressed on the next submission.
2. Please be mindful of the height restrictions of the lighting and light trespass onto adjacent properties.
3. Cut off optics are preferred.

**Public Works – Forester**

1. Submit a landscape plan with included calculations.

## ZONING

### 1. Article 1311.05, Design Requirements:

- 1311.05.i. Elevation drawings are enclosed. The applicant shall explain whether or not the roof is flat or pitched. Pitched roofs are recommended, as per Article 1311.05.i, since all adjacent residential dwellings have pitched roofs. If a flat roof is proposed, it should contain a decorative cornice or parapet.
- 1311.05.a and 1311.05.h. Front façade materials consist of stone and hardy plank. The applicant shall describe façade materials and verify the percentage of vinyl siding proposed on the front façade, if any.
- 1311.08.c. Parking areas shall be well screened from the street by landscaping.


### 2. Articles 1318.23.i.2, 1318.23.a and a.1. An 8' buffer is required when an apartment building containing 6 or more dwelling units abuts a lot containing a single family detached dwelling. The site abuts a single family detached dwelling (924 Monocacy Street) on the north side. This buffer regulation is required in all zoning districts. The applicant is proposing to reduce this required 8 foot buffer yard to 7 feet. A buffer yard is defined as a row of dense evergreen plantings creating a barrier for noise and visibility. A reduction in width is permitted if approved by the Planning Bureau. The Planning Bureau will approve the reduction in width if a fence and 6'-7' buffer yard including a plant screen be placed along the northern property line.

## GENERAL

1. A recreation fee of \$1500 per dwelling unit (\$27,000) will be required at the Land Development stage prior to completion of a developer's agreement.
2. One of the key comments from City staff is the number of driveways exiting onto Orchard Alley. There appears to be ample room to shift the parking lot in a westerly direction and create a connection between both proposed parking areas, thus eliminating the need for two driveways onto Orchard Alley. Revising the flow of traffic onto Orchard Alley, a narrow alley that is currently two way, to add signage making it a one way north alley, is recommended by the Traffic Superintendent in the attached City comments. We will discuss this further at the meeting.

This plan will be placed on the July 8th, 2021 Planning Commission agenda. Please let us know if you will be attending remotely or in person.

Sincerely,



Darlene L. Heller  
Director of Planning and Zoning

Cc:

B. Yandem	M. Halbfoerster
M. Petkovich	G. Cryder
C. Peiffer	J. Rentko, Black Forest Engineering
T. Wells	
D. Shaffer	



# No Dormers

