



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

February 2, 2018

Mr. Robin Reshetar  
P.O. Box 2045  
Doylestown, PA 18902

**18-002LD – 18010502 - 5 STORY APARTMENT BUILDING - LAND DEVELOPMENT SKETCH PLAN, 114 W 4<sup>th</sup> Street, Zoned CB, Plans dated December 4, 2017**

Dear Mr. Reshetar:

We have reviewed the above referenced sketch plan and have the following comments. The comments are very general in nature due to the limited amount of information provided on a sketch plan.

## **Public Works - Engineering**

### **Stormwater**

1. Existing and proposed impervious coverage areas must be shown.

### **Sanitary**

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee will need to be paid. The developer shall submit a cover letter explaining the project along with a sanitary sewage planning module exemption post card so that the proposed flows for the apartment building and house.

### **Miscellaneous Engineering**

1. An Erosion and Sedimentation Control plan is required.
2. Clarify the limits of curb and sidewalk to be replaced along Martel St. This curb and sidewalk was replaced in 2012 so only the area of the existing driveway appears to need replacing.
3. Sidewalk along 4<sup>th</sup> Street may need brick repairs. This shall be noted on the plan and will be reviewed with a City inspector during construction.
4. All utilities must be shown in both Martel St and W 4<sup>th</sup> St. Indicate the location of all laterals for the proposed structure.
5. Explain what the proposed access easement is at the southern end of the property.
6. Explain what the dashed line over the sidewalk area at the front of the proposed building represents. If this is an overhang, an encroachment permit will be required from the Engineering bureau as this encroaches into the Public Right-of-Way.
7. The ADA ramp at the SW corner of W 4<sup>th</sup> St and Martel St shall be updated to current standards.
8. The proposed apartment building shall have an address of 410 Martel St. Secondary addresses shall be assigned for each apartment unit. For example, 1<sup>st</sup> floor would use the 100 series, 2<sup>nd</sup> floor would be 200, etc. Please provide a drawing indicating the floor plan and units for each floor and Apartment numbers will be assigned.

9. Indicate the intended use for the existing two story structure, 114 W 4<sup>th</sup> St.
10. City Ward and Block information shall be shown on the plan. The project is located in Ward 2 Block 9.
11. A north arrow and legend are required on all plans.
12. Additional comments will be provided when final plans are submitted for review.

### **Public Works - Traffic**

1. Trip generation calculations shall be submitted, per SALDO 1347.14.
2. The developer shall make provisions for loading / unloading, so that trucks do not block the street.
3. Location of residential and visitor parking shall be addressed. A safe path for pedestrians will need to be shown from the parking location to the building.
4. It appears as though a meter or two may be lost to satisfy the fire department's requirements. This shall be coordinated with the Bethlehem Parking Authority.
5. Prior to construction, coordination is required with the Parking Authority, the owners across Martel Street (for the parking areas) and the Traffic Superintendent to minimize impacts to traffic and parking.
6. Further comments will be presented when final plans are provided.

### **Fire**

1. Developer must install Knox Box for City of Bethlehem Fire Department access. Please add note.
2. Indicate if the building is fully sprinklered.
3. Indicate location of all Fire Department Connections (FDC's). Add note: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
4. Fire Lanes must be identified and properly marked. This will be the area from the property line/driveway edge back to the first parking meter. This will allow for aerial apparatus access to all floors of the building. (Approximately 28 feet)
5. Power lines going to 414 Martel St and to the existing/remaining brick building at 114 W 4<sup>th</sup> St must be adjusted to allow for aerial apparatus access to all floors of the building. The wires extend from the main lines that run along the east side of Martel St to those two buildings.
6. Contact Fire Marshal Craig Baer ([cbaer@bethlehem-pa.gov](mailto:cbaer@bethlehem-pa.gov)) or Chief Fire Inspector Michael Reich ([mreich@bethlehem-pa.gov](mailto:mreich@bethlehem-pa.gov)) at the Fire Department at 610-865-7143 with any question regarding Fire Code requirements.

### **Zoning**

1. Façade drawings shall be submitted for review and approval per Zoning Article 1311.
2. In accordance with Article 1318.28, indicate any trees to be removed for this project and the location of the replacement tree(s).
3. Indicate the required commercial use in the existing building fronting on 4<sup>th</sup> Street in accordance with Article 1305.01.
4. Provide a zoning legend and indicate compliance with Article 1306.01.b.1.b.
5. Show street trees in accordance with Article 1319.02.j.
6. If garbage collection is proposed to be on the exterior, show location and required screening in accordance with Article 1318.26.a.
7. In accordance with Article 1318.26.d, indicate the required landscaping.
8. Explain the "access easement" and why the building encroaches into the easement.

### **General**

1. Historic Conservation Commission approval is required for the new structure and demolition of the porches, the addition and the detached garage.

2. A recreation fee in accordance with SALDO Section 1347.10.E must be paid prior to finalizing the developer's agreement.
3. More detail is required on the proposed access easement regarding adjacent property's proposed use, any proposed driveway within the easement, proposed curb cuts, and vehicular maneuverability.
4. All comments included in this letter are based only on the limited information provided on this sketch plan. Detailed comments will be provided when a more detailed final plan is submitted for review.
5. These comments will be discussed at the February 8, 2018 Planning Commission meeting. Please bring colored site plans and elevations on boards for discussion.

Sincerely,



Darlene L. Heller  
Director of Planning and Zoning

CC: Matt Dornier                      T. Wells  
Amy Rohrbach                      S. Borzak  
M. Reich                                Mr. and Mrs. Wesley Jun