



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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November 8, 2024

David A. Ronca
Macada Partners, 2650 Linden, LLC
276 E. Macada Road
Bethlehem, PA 18017

RE: **(24-004 LD) – 24050005 – 2650 LINDEN STREET – Land Development Plan – Ward 14, Zoned RG, plan dated May 16, 2024, last revised October 16, 2024.**

Dear Mr. Ronca,

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

PUBLIC WORKS

Stormwater Engineering

1. Existing stormwater comments below are to be addressed on forthcoming Stormwater Management Plan:
 - a. Discharge of stormwater runoff to the adjacent property is not acceptable as currently shown on the plans. Stormwater must be discharged to either public storm infrastructure or managed on site.
 - b. A Stormwater Management Report shall be submitted to LVPC and the City for review and a copy of the LVPC approval letter shall be submitted to the City.
2. Applicant has acknowledged that a stormwater escrow fee of \$785.40 will be assessed for the increase in impervious surface of 7,854 square feet. This fee shall be paid at the time of execution of the developer's agreement.

Sanitary Engineering

1. Developer has acknowledged that in accordance with Ordinance No. 4342, at the time of 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 can not be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. Bearing and distance of property lines shall be provided on all plan sheets.
2. A copy of the highway occupancy permit shall be provided to the City's Engineering Bureau.

3. The following unit numbers shall be used in addressing the property. All will utilize the “2650 Linden St, Bethlehem, PA 18017” street address. The layout is noted on the attached floorplan.

<u>1st Floor</u>	<u>2nd Floor</u>
Apt 101	Apt 201
Apt 102	Apt 202
Apt 103	Apt 203
Apt 104	Apt 204

GENERAL

1. A Recreation Fee of \$12,000.00 shall be paid prior to finalizing the Developer’s Agreement.
2. Sheet 1 of 7, Note 4, this note accurately reflects the previous comment; however, the requirement was also to provide reference to the agreement between Macada Partners, 2650 Linden, LLC and Turnberry Mews Condominium Association (TCMA) permitting landscaping on TCMA property and ensuring its maintenance and replacement. Applicant shall include a reference to the agreement on the plan or provide a copy of the agreement.
3. The proposed location of the bike rack appears to encroach upon or prohibit pedestrian access along the sidewalk adjacent to the parking lot and nearby the ADA ramp. Applicant shall verify unimpeded pedestrian access on the sidewalk and accessible access from the parking lot to the sidewalk or modify the plan.

This item will be placed on the November 14, 2024 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

C. Basel Yandem
Adam Herbold
David Taylor
Craig Baer

Greg Cryder
Olivia Teel
Mike Halbfoerster
Robert Taylor

Enclosure

CHRISTIAN ARCHITECTS

10 CENTER SQUARE
NORTHAMPTON COUNTY
PA 18857-2701
AAE@CHRISTIANARCHITECTS.NET

GENERAL NOTE -

THE ARCHITECT IS FOR GRADING PURPOSES ONLY. CONSULTANT DESIGNERS, CONTRACTORS AND OTHERS SHALL VERIFY ALL PRESENT AND EXISTING CONDITIONS, UTILITIES, ETC., BEFORE PROCEEDING WITH WORK.

CONSULTANT -

PROJECT NAME -

LINDEN STREET
EIGHT-UNIT APARTMENT
BUILDING CONSTRUCTION
8500 LINDEN STREET
NORTHAMPTON COUNTY

DRAWING NAME -

FIRST FLOOR PLAN

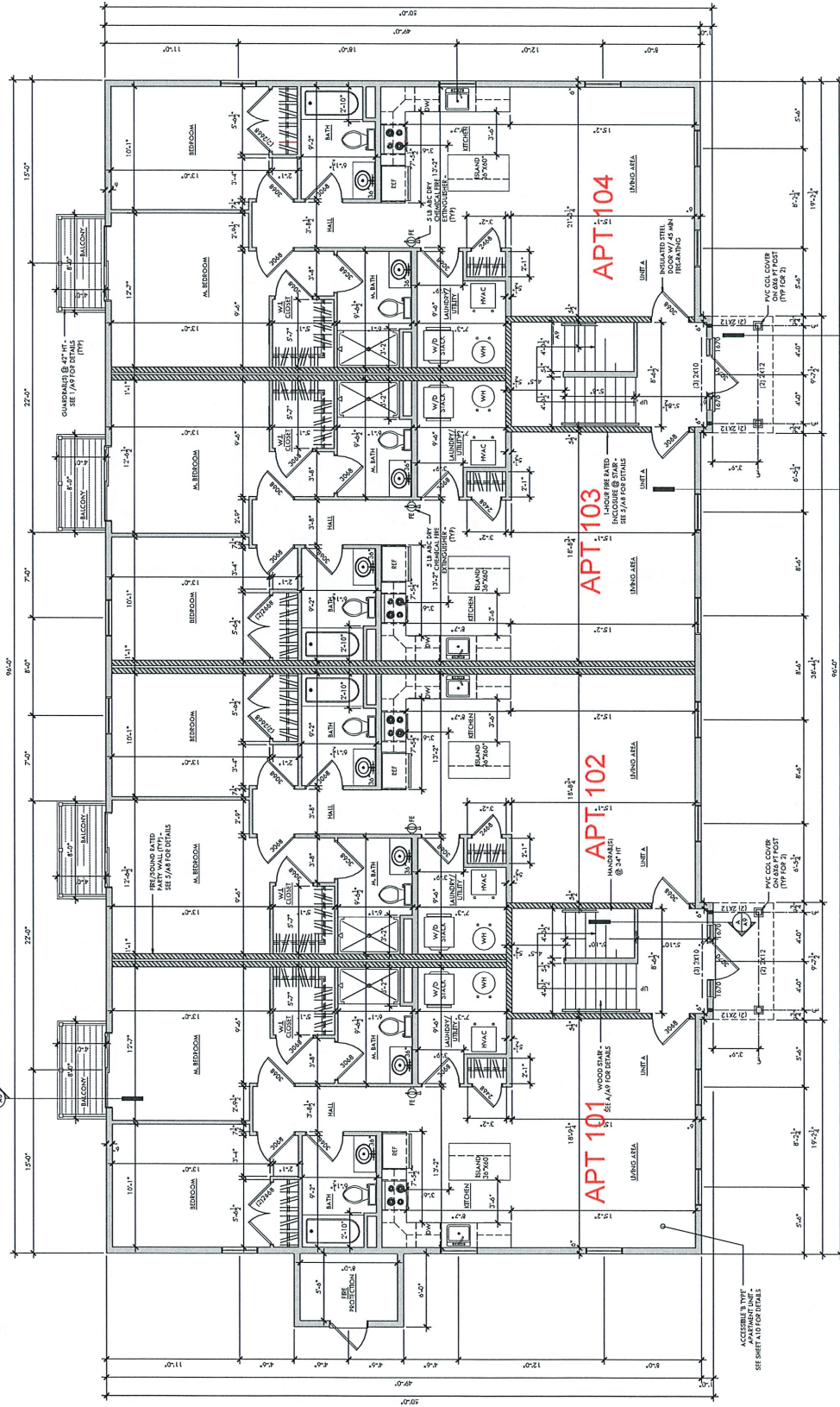
DATE - JULY 8, 2024
PROJECT # - 286400
CUI FILE # - 286400_02_48-24
SCALE - AS NOTED
DRAWN BY -
CHECKED BY -
REVISIONS -

A3

3 OF 10

PLAN LEGEND

- WALL FINISH
 - INTERIOR LOAD-BEARING WALL
 - EXTERIOR WALL/INTERIOR PARTITION
 - CONCRETE FOUNDATION WALL
- NOTE - ALL DIMENSIONS ARE TO FINISHED WALLS OF PARTITIONS



FIRST FLOOR PLAN

SCALE = 1/8" = 1'-0"

ACCESSIBLE TOILET
SEE SHEET A10 FOR DETAILS

