



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

July 27, 2017

Abraham Atiyeh
Bethlehem Manor Village, LLC
1177 N. Sixth Street
Whitehall, PA 18052

Re: (17-004LD) – #17050378 - Bethlehem Psychiatric Hospital, 1838 Center Street – PRELIMINARY
LAND DEVELOPMENT PLAN – Ward 14, Zoned I, plan dated February 21, 2013 and last revised May
2, 2017

Dear Mr. Atiyeh:

The above-referenced plan has been reviewed by the appropriate City offices. Our comments are as follows:

PLAN SETS

1. The following plans are missing from the plan sets, as indicated in the drawing index:
 - a. Post Construction Stormwater Management Set
 - b. Soil Erosion and Sedimentation Control Set
 - c. Landscaping Plan

ENGINEERING

Stormwater

1. Note the existing and proposed impervious coverage areas on the Plan.
2. The three proposed inlets on Atwood Avenue, within the City of Bethlehem's right-of-way shall be City Standard No.9 inlets.
3. Re-format the storm sewer tables on Sheet 3. Several of the tables are either cut off, or overlapped and illegible.
4. The invert out elevations for INL 3 and INL 5 are higher than the invert in elevations. Please verify.
5. Label INL 2 and INL P3A on the Utility Plan.
6. The PCSM shall be reviewed and approved by the LVPC.
7. The applicant shall add the existing stormwater inlet at Main and Dewberry Streets to the Stormwater Management Plan and Report.
8. Extend the perforated SDR-35 in the infiltration bed to better distribute flow throughout the bed.

Sanitary Sewer

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit, 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. Please include a cover letter describing the project in the planning module submittal.
2. Provide an additional sanitary manhole behind the property line on Dewberry Avenue. The proposed force main would extend from the proposed grinder pump station to this second manhole, and then tie into the existing sewer line through a gravity fed connection.

Miscellaneous

1. A Highway Occupancy Permit will be required for all proposed work within the PennDOT Right-of-Way. A copy of the HOP shall be given to the City of Bethlehem prior to the start of any of work with the PennDOT ROW.
2. As part of PennDOT's upcoming SR 3011 Resurfacing Project, the handicap ramps at the intersections of Center Street and Dewberry Avenue, and Center Street and Atwood Avenue are proposed to be upgraded to the latest ADA standard by PennDOT and may be denoted as "By Others" on the Plan. Coordinate all proposed sidewalk connections at these intersections with PennDOT. If the ramps are not completed by PennDOT, the Developer shall be responsible for constructing these ramps.
3. The driveway on Dewberry Avenue is forty feet wide, including flares. The maximum allowable commercial driveway width is thirty-five feet. Please reduce the width to meet City specifications.
4. For the driveway on Dewberry Avenue, terminate the flares at the northern edge of the sidewalk.
5. Existing curb is represented by a dashed line on the plan. For clarity, replace the linetype of existing curb with a continuous, semi-transparent line.
6. Provide evidence that the NPDES Permit previously obtained for a different plan on this site is valid for the Bethlehem Psychiatric Hospital project.
7. Submit an Improvements Cost Estimate for review and approval.

Public Works – Forestry

1. Submit a landscape plan.

Public Works – Traffic Bureau

1. Comments from the City's Traffic Consultant are attached and must be satisfactorily addressed.
2. The City shall continue to be copied on all correspondence with PennDOT.
3. As previously agreed upon, the developer will add "Hand-Man" signals, video detection to replace the outdated road sensors and pre-emption for emergency vehicles. Additionally, the developer will be refreshing all existing pavement markings (crosswalks, stop bars, arrow & only, with hot thermoplastic) at the signalized intersection. We will add this as a special provision in the Developer's Agreement.

ZONING

1. Applicant shall obtain any and all necessary approvals under the City of Bethlehem Zoning Ordinance, including, but not limited to, a determination that the proposed plan is a permitted use at the property. Applicant has submitted an application to the City of Bethlehem Zoning Hearing Board for a Special Exception for a Psychiatric Hospital. Applicant shall be required to obtain any additional zoning relief.
2. The applicant shall obtain any and all approvals and licenses from the Commonwealth of Pennsylvania, including but not limited to, any licensing necessary to open and operate the proposed facility under applicable law.
3. The applicant shall not operate a Treatment Center at this site as defined in the Zoning Ordinance and as required by the Planning Commission in 2013.
4. If the site ever includes more employees than listed on the Record Plan (Sheet 1 of 8), then the plan shall come back to the Planning Commission for additional consideration as required by the Planning Commission in 2013.
5. Change the employee and total parking calculations on Sheet 1 of 8: 36 spaces for employees and a total of 56 spaces.

FIRE

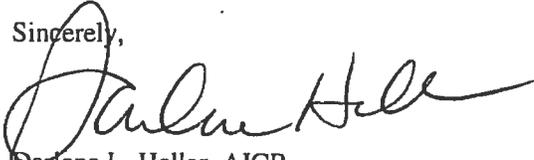
1. Install Knox Box for City of Bethlehem Fire Department access.
2. Please supply a better/cleaned up drawing of the north side of the building indicating the location of the Fire Department Connection (FDC) and fire hydrant. Explain if the drawing is showing a remote FDC with a fire hydrant nearby.
3. Access road(s) must accommodate our largest vehicle weighing 84,000 lbs. Please indicate compliance in a note on the plan.

4. The applicant must confirm Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps. (See attached A2 Main Print for vehicle dimensions)

GENERAL

1. A recreation fee of \$8,863 [\$1,500 plus .25 (29,452)] must be paid prior to the signing of a developer's agreement.
2. Lehigh Valley Planning Commission review and approval is required.
3. Submit the filing fee of \$1,000 with your revised plans.
4. LANTA comments will be forwarded to you under separate cover.
5. Submit two full sets of revised plans and three partial sets for further review.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
M. Emili
T. Wells
S. Borzak
C. Smith
M. Reich
Jena Engineering
P. Terry

Enclosures



1727 Jonathan Street • Allentown, PA 18104
Phone: (610) 776-6700 • Fax: (610) 776-1190 • www.bencivil.com

July 5, 2017

Ms. Tracy Samuelson
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

RE: Bethlehem Hospital Traffic Review #2
1838 Center Street
Benchmark Project No. 038042

Dear Tracy:

We have reviewed the Traffic Impact Assessment for the Bethlehem Hospital Revised April 22, 2015 which was prepared by Lublanecki Engineering, Inc. We offer the following comments.

1. Traffic count data utilized for this study was collected in August 2013 and the study was prepared in April 2017. *Benchmark* received the request to review the study on June 15, 2017. Typically, traffic count data is considered acceptable for a three year period. *Benchmark* recommends that weekday AM and PM peak hour counts be conducted again and that the study be updated so that the appropriate signal timings are implemented.
2. The traffic analysis indicates that the developer proposes to improve the intersection of Center Street and Dewberry Avenue by adding a northbound right turn lane on Center Street and optimizing the existing traffic signal timings. These improvements should address the operational impact from the proposed development.
3. The developer has also proposed to install ADA compliant ramps at each of the pedestrian crossings, add street name signs to the mast arms, and to construct a new traffic signal mast arm in the southeast corner of the intersection. Once the signal permit plans have been developed they should be provided to PennDOT and the City for review and approval.
4. The developer has also proposed to modify the existing pavement markings north of the intersection of Center Street and Dewberry Avenue to balance the available queue storage for southbound left turns at Dewberry Avenue and northbound left turns at Illick's Mill Road. These improvements should address the queue storage issues identified in the traffic impact study.

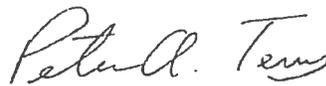
Ms. Tracy Samuelson, City of Bethlehem
Bethlehem Hospital Traffic Review #2
Benchmark Project No. 038042

July 5, 2017

5. The traffic impact study investigates whether the proposed site driveway onto Dewberry Avenue should be constructed with either one or two exiting lanes. *Benchmark* agrees, that based on the relatively low volume of traffic utilizing this driveway, a single exit lane is appropriate.

I look forward to discussing this project further as revisions and traffic improvement plans are prepared.

Sincerely,



Peter A. Terry, P.E., PTOE, PMP

PAT/slc

cc: Darlene Heller, City of Bethlehem
Tiffany Wells, City of Bethlehem

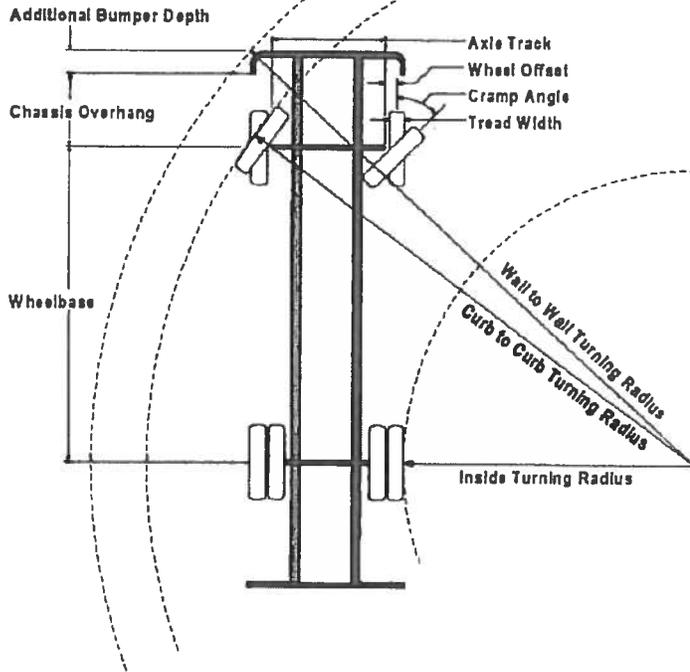


Turning Performance Analysis

02/01/2016

Bid Number: 365
Department: Bethlehem City Fire Dept

Chassis: Velocity Chassis, PAP/Midmount (Big Block), 2010
Body: Aerial, Platform, 95', Mid-Mount, Alum Body



Parameters:

| | |
|--------------------------|-----------|
| Inside Cramp Angle: | 45° |
| Axle Track: | 82.92 in. |
| Wheel Offset: | 5.25 in. |
| Tread Width: | 17.7 in. |
| Chassis Overhang: | 78 in. |
| Additional Bumper Depth: | 7 in. |
| Front Overhang: | 85 in. |
| Wheelbase: | 274.5 in. |

Calculated Turning Radii:

| | |
|---------------|--------------|
| Inside Turn: | 21 ft. 8 in. |
| Curb to curb: | 38 ft. 9 in. |
| Wall to wall: | 43 ft. 1 in. |

Comments:

| Category Description: | OptionID: | Option Description: |
|-----------------------|-----------|--|
| Axle, Front, Custom | 0637059 | Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires) |
| Wheels, Front | 0001656 | Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot |
| Tires, Front | 0677684 | Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Load Rating |
| Bumpers | 0633464 | Bumper, Non-Extended, Steel, Painted, Imp/Vel |
| Aerial Devices | 0592911 | Aerial, 95' Pierce PAP, Mid Mount |

Notes:

Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

WEIGHT REVIEW ESTIMATE

Job # 29398 BETHLEHEM

Reviewed By: JBL

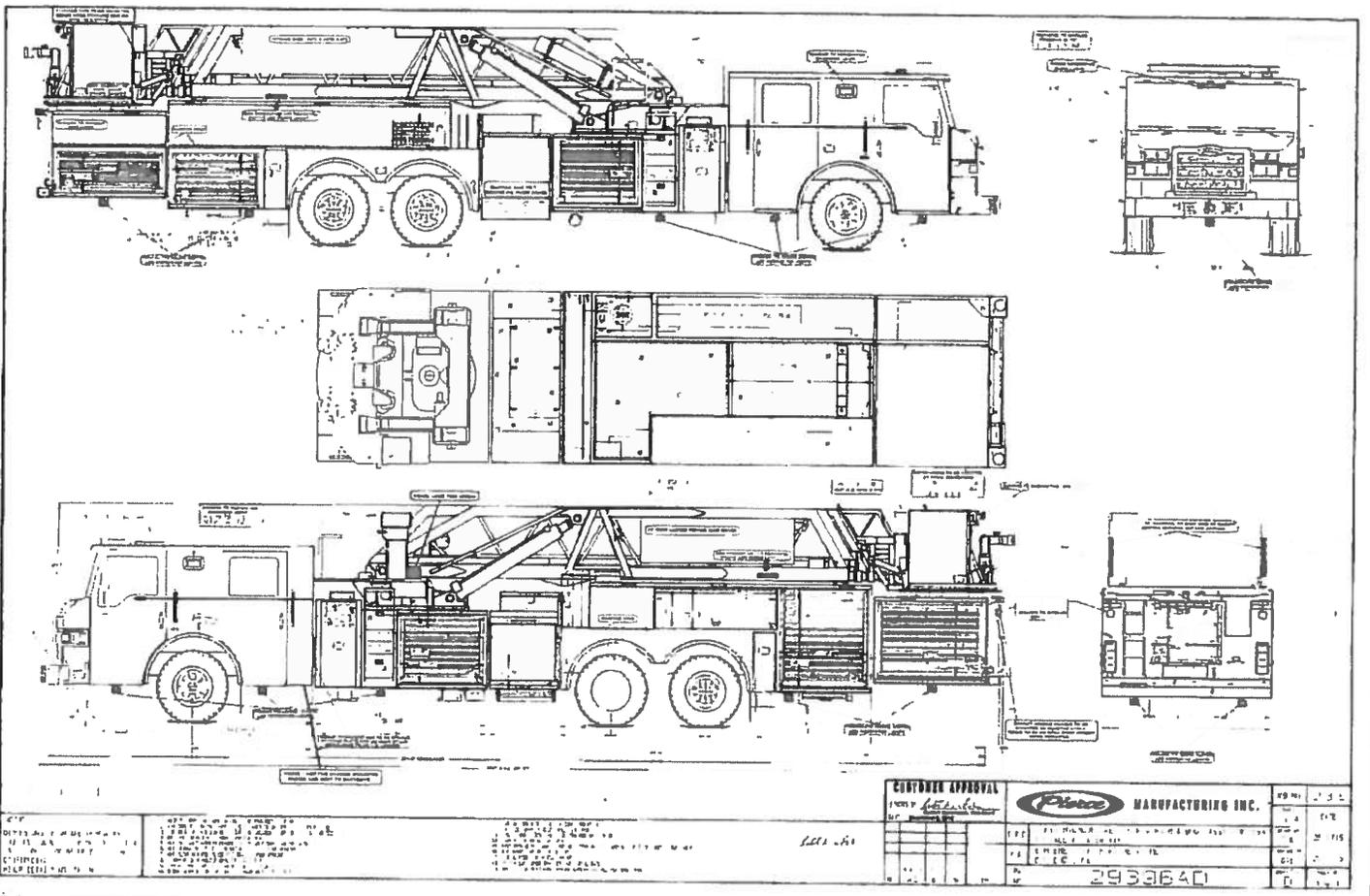
Date Reviewed: 10-28-15

The following are the estimated fully loaded weights including all people, water/foam, hose, and NFPA equipment allowances:

| | <u>Front Axle</u> | <u>Rear Axle</u> |
|------------------|-------------------|------------------|
| Rating | 24,000 LB | 60,000 LB |
| Total Weight | 23,266 LB | 59,543 LB |
| Reserve Capacity | 734 LB | 457 LB |
| Distribution | 28% | 72% |

REVIEWED & ACCEPTED
WITH CHANGES
Robert Novatnack
Robert Novatnack, Fire Chief
December 8, 2015

10/28/2015



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