



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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January 7, 2022

Rob DeBeer
Bethlehem Renovations, LLC
60 W. Broad Street, Suite 102
Bethlehem, PA 18018

RE: (21-013 LD&S) – 21090005 – (3rd & Taylor) 307- 311 E. 3rd Street– Land Development Plan – Ward 3, Zoned CB, plan dated September 17, 2021 and revised on December 17, 2021.

Dear Mr. DeBeer:

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

ENGINEERING

Public Works – Engineering

LOT CONSOLIDATION PLAN

1. Lot Consolidation Plan LC-101, last revised 12/17/2021 is approved as submitted.

LAND DEVELOPMENT PLANS

Sanitary

1. In accordance with Ordinance No. 4342, at the time of the execution of the developer's agreement, a sanitary sewer tapping fee of \$92,513 will need to be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. The proposed sidewalk easement shall be recorded at the conclusion of construction. A copy of the proof of recording shall be submitted to the City for our files.
2. Please clarify the drainage for the roof leaders along the eastern side of the building. It is suggested that the roof leaders be piped to the nearest drainage swale/inlet.
3. A rock construction entrance shall be shown on the Erosion & Sediment Control Plan, sheet C-601.
4. The paving in front of the proposed ADA ramp at the NE corner of E 3rd & Taylor is very flat and may have potential drainage issues. This shall be revised to provide more adequate drainage.
5. All ADA ramp elevations shall be shown on one plan. Sheet C-401 has some grades shown on the smaller detail and others on the enlargement. Also, all grades shall be verified as the back of the level landing area on the east side of the E 3rd and Taylor ramp is lower than the top of curb in this area but the slop is shown as draining toward the street. This shall be corrected.
6. The engineer's opinion of probable cost was reviewed and adjusted accordingly. A security of \$226,789 shall be used for the Developer's Agreement. Please see the updated cost estimate attached.

Public Works – Traffic

- 1. Comments from the City’s Traffic Consultant will be provided under separate cover.
- 2. The City is reviewing the proposed parking layout on Taylor Street with the Parking Authority. Additional comments or discussion will be forthcoming.
- 3. The City requests that the developer install the painted bumpouts at all 4 corners of 3rd and Taylor, not just the northeast corner. No on-street parking spaces will be lost. This should not be a significant expense and will help to increase pedestrian safety at the intersection.

Public Works – Forestry

- 1. Add 3 street trees from Group 1 (Eastern Redbud) in the public right of way along Taylor Street.

ZONING

- 1. Land Development, Cover Sheet, the Zoning Map is rasterized to the point of being illegible. Applicant shall coordinate with the City of Bethlehem’s Bureau of Information Technology for a clear image and label the subject parcel as being located within the CB - Commercial Central Business Zoning District and the Southside Historic Overlay District. Contact Kevin Warner at: kwerner@bethlehem-pa.gov or at: 610.865.7112.

GENERAL

- 1. A recreation fee of \$70,080 shall be paid prior to the completion of a Developer’s Agreement.
- 2. The building design received approved approval from the Historic Conservation Commission on January 5, 2022.
- 3. Revise signature blocks for the Land Development Plan and the Lot Consolidation Plan as follows: “Planning Commission Approval

Approved by the City of Bethlehem Planning Commission on _____

Chairperson

Secretary”

This item will be placed on the January 13, 2022 Planning Commission Agenda.

Sincerely,

Tracy E. Samuelson
Assistant Director of Planning and Zoning

- Cc:
- B. Yandem
 - C. Peiffer
 - A. Rohrbach
 - T. Wells
 - K. Warner
 - M. Longenberger, Bohler Eng.

Enclosure

			QUANTITY	UNIT	UNIT COST	TOTAL COST	% COMPLETE
DEMO.							
Site Demo			1	LS	\$ 10,000.00	\$10,000.00	0
SOIL EROSION & SED. CONTROL							
Inlet Protection			24	LF	\$ 150.00	\$3,600.00	0
Compost Sock Washout			1	LS	\$ 500.00	\$500.00	0
SITE WORK							
Monumentation - Pin			4	EA	\$ 300.00	\$1,200.00	0
Concrete Curb Ramp			3	EA	\$ 2,000.00	\$6,000.00	0
Concrete Curb			58	LF	\$ 100.00	\$5,800.00	0
Concrete Sidewalk,6" Depth			2,500	SF	\$ 6.00	\$15,000.00	0
Privacy Fence			80	LF	\$ 49.00	\$3,920.00	0
Full Depth Asphalt Repair			62	SY	\$ 29.50	\$1,829.00	0
Mill & Overlay			1,260	SY	\$ 13.00	\$16,380.00	0
Paver Courtyard			1,400	SF	\$ 30.00	\$42,000.00	0
STRIPING & SIGNAGE							
6' Thermoplastic Crosswalk			1	EA	\$ 2,500.00	\$2,500.00	0
Signage			10	EA	\$ 40.00	\$400.00	0
UTILITIES							
6" HDPE			72	LF	\$ 11.00	\$792.00	0
12" HDPE			61	LF	\$ 32.00	\$1,952.00	0
8" PVC			10	LF	\$ 13.00	\$130.00	0
4" Fire Department Connection			1	EA	\$ 135.00	\$135.00	0
6" DIP Water Service			54	LF	\$ 45.00	\$2,430.00	0
2" Type K Copper			5	LF	\$ 22.50	\$112.50	0
Pad Mounted Transformer & Primary/Secondary Service			1	LS	\$ 30,000.00	\$30,000.00	0
6" DIP (Fire)			3	LF	\$ 45.00	\$135.00	0
Eletrical Rerouting (Adjacent Property)			1	LS	\$ 10,000.00	\$10,000.00	0
Storm Sewer Connection			1	EA	\$ 1,500.00	\$1,500.00	0
Cleanout			2	EA	\$ 300.00	\$600.00	0
Utility Pole Relocation			1	EA	\$ 10,000.00	\$10,000.00	0
LIGHTING/LANDSCAPING							
Mulch			25	SY	\$ 40.00	\$1,000.00	0
Shade Tree			5	EA	\$ 500.00	\$2,500.00	0
Ornamental Tree			13	EA	\$ 350.00	\$4,550.00	0
Shrubs			43	EA	\$ 100.00	\$4,300.00	0
Perennials			65	EA	\$ 30.00	\$1,950.00	0
Perennials (Small)			163	EA	\$ 12.00	\$1,956.00	0
Lumec, Domus Bollard Light			8	EA	\$ 750.00	\$6,000.00	0
Lumec, Domus Small Pendant			8	EA	\$ 1,250.00	\$10,000.00	0
Acorn Light/ Base Reinstallation			2	EA	\$ 2,000.00	\$4,000.00	0
MISCELLANEOUS							
As-built drawings			1	LS	\$ 3,000.00	\$3,000.00	0

SUBTOTAL: \$206,171.50
 ENGINEERING/MISCELLANOUS (10%): \$20,617.15
TOTAL: \$226,788.65

 USE: \$226,789