



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7094

Fax: 610-865-7330

TDD: 610-865-7086

July 29, 2022

Gavin McGeehan  
Blake Street Properties, LLC  
910 14<sup>th</sup> Avenue  
Bethlehem, PA 18018

RE: **(21-016 LD) – 21120004 – Blake Street Apartments – 1036 Blake Street (formerly 778-775 Worthington Ave) Land Development Plan – Ward 14, Zoned RG, plan dated November 19, 2021 and revised May 21, 2022.**

Dear Mr. McGeehan:

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

## **ENGINEERING**

### **Public Works – Engineering**

#### **Stormwater**

1. The Stormwater Management Report shall be reviewed by the LVPC. A copy of the LVPC approval letter shall be submitted.
2. A fee of \$932.20 shall be paid for the increase in impervious surface area.
3. Within the Blake Street Apartments Site Plans a Post Construction Stormwater Management (PCSM) Site Plan page should be added with a detail of the proposed stormwater detention basin and a detailed operations and maintenance plan.
4. Within the site plans elevations must be added outside of the existing boundary to ensure the drainage area into the proposed basin.

#### **Sanitary**

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$16,847 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.
2. The proposed public portion of the sanitary extension shall be 8" SDR35. As shown, only 6" is proposed.
3. Permission from the abutting property owner to the east must be obtained for the proposed utility easement in the unimproved portion of Norman St.

#### **Miscellaneous Engineering**

1. The proposed building address of 1036 Blake Street shall be shown on the Record Plan.
2. The existing overhead electric easement shall be shown on the Record Plan, and also on the Grading, Utility and Landscape Plan.
3. The sidewalk easement must be recorded prior to release of security from the Developer's agreement. Developer will be responsible for recording and providing the City with proof of recording.
4. If any areas of deficient curb are discovered during construction along Blake Street, the developer will be required to replace with City standard curb.
5. An engineer's opinion of probable cost shall be submitted for review and use in preparing the developer's agreement.

**Public Works- Forestry**

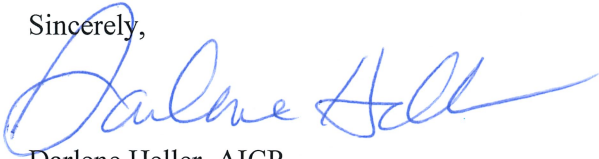
1. Please change zelkova tree species to October Glory maple trees or similar Group 3 approved street tree.
2. Please highlight deciduous trees that are to replace the removal of 21 trees 8'' DBH or larger. These replacement trees do not count for other landscaping requirements.
3. Please make sure the 2 parking lot trees are shading the asphalt on the parking lot.

**GENERAL**

1. A recreation fee of \$12,000.00 shall be paid prior to finalizing the developer's agreement.
2. The recorded deed restriction regarding prohibited tree clearing and earth disturbance in the area noted on the Grading, Utility and Landscape Plan to the rear of the lot shall be submitted to the Legal Bureau and the Planning Bureau.

**This project is scheduled for review at the August 18, 2022 Planning Commission meeting. Submit an electronic copy of the colored plans prior to the meeting date for use at the meeting.**

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

Cc: B. Yandem                      D. Shaffer  
A. Rohrbach                      R. Chirumbolo, RMC Eng.