



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

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July 5, 2023

Plamen Ayvazov
PO Box 4334
Bethlehem, PA 18018

RE: (23-003 LD) – 23030006 – 218-226 W. Union Blvd – Land Development Plan – WARD 8, Zoned CL, plan dated February 6, 2023, last revised May 22, 2023

Dear Mr. Ayvazov:

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

PUBLIC WORKS

Engineering

1. 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 cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
2. Submit probable engineering costs for improvements to be covered under developer's agreement.

Stormwater

1. Stormwater structures appear to be missing information. It is unclear where the final outflow of the stormwater conveyance system is. Please consider adding stormwater profiles to the plan.

Proposed Structure INL1 will serve as the outlet control structure for the proposed basin. It will function as a bubble-up inlet due to the elevation of the site relative to the elevations of the existing storm sewer culvert pipes crossing beneath the adjacent railroad tracks.

Please provide an additional inspection port and a maintenance plan for the proposed basin.

Lighting

1. The light pole at the entrance/exit onto Union Blvd needs to be relocated to reduce the light trespass onto the properties to the east. The light can be relocated to the east side of the parking lot and moved a few parking spots to the north to keep the entrance/exit and parking lot illuminated and minimize the light trespass by adding a house shield on the fixture.

ZONING

1. Any development shall comply with Article 1317, and specifically 1317.06 –Application Procedures and Requirements, 1317.19-Elevation and Floodproofing Requirements, Residential Structures and 1317.20-Design and Construction Standards.
2. Specifically note the following submission requirements:
 - a. 1317.06(C)(4)(c) documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE Area/District with floodway when combined with all other existing and anticipated development, will not increase the base flood elevation at any point.
 - i. General Note 18 on plan sheet LD1 indicates compliance, but does not provide the requisite documentation and analysis as described in 1317.06(C)(4)(c). The analysis shall, at minimum, consider the use of fill and compare the effective model vs proposed development to prove no effect.
 - b. 1317.06(D) A document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood.
 - i. General Note 19 on plan sheet LD1 indicates compliance, but does not provide the requisite documentation as described in 1317.06(C)(4)(d), including, but not limited to, a description of the type and extent of flood-proofing measures.

GENERAL

1. A Recreation Fee of \$60,402.00 shall be paid prior to finalizing the Developer's Agreement.
2. Comments from the Environmental Advisory Council are enclosed for your review and comments. Please make sure responses are provided for the letter when the revised plans are submitted.
3. The Monocacy Way Trail is currently located on the west side of the rail line west of this property. The City will be improving and expanding this trail in the near future. This is a significant amenity for future residents of this project. The developer has proposed to install a bench and bike rack along the property frontage as a trail head/rest area. These improvements will be shown on a future plan.

This item will be placed on the July 13, 2023 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

C.
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