



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

August 6, 2021

Duane Wagner
SETNOM Enterprises, LLC
640 Walker Drive
Northampton, PA 18067

RE: **(21-010 LD&S) – 21070012 – 2958 & 2970 Linden Street– Land Development and Lot Consolidation Plan – Ward 14, Zoned CS, plan dated June 10, 2021.**

Dear Mr. Wagner:

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

ENGINEERING

Public Works – Engineering

1. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
2. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
3. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

Stormwater

1. The Stormwater Management Report, dated July 12, 2021 shall be submitted to LVPC and a copy of their approval letter shall be submitted to the City.

Sanitary

1. In accordance with Ordinance No. 4342, prior to the 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. We strongly suggest putting in more manholes for pipes to allow for needed maintenance.

Erosion and Sedimentation

1. The Erosion and Sediment Control Plan, dated July 12, 2021, shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.

Right of Way

1. All proposed and existing crosswalks, curbs and ADA ramps need to be labeled. Crosswalks should also be shown at every entrance/exit.
2. PennDOT standard curb is 18 inches, not 21 inches. This will need to be reflected in the details.
3. ADA curb ramps will need to be shown on the plans and in the details. Elevation and slopes need to be reflected in the details.
4. HOP permit will be required for curb, sidewalk and ADA curb ramps along Linden St.
5. All proposed crosswalks, sidewalks and curb ramps must meet city standards. Details shall be shown on plans.

Utilities

1. Existing utilities need to be capped, turned off and/or disconnected. This must occur prior to demolition. Permits are required from the Engineering Bureau.
2. All proposed utility connections shall be shown on plans.
3. Elevations of all inverts need to be labeled on plans to determine slopes.
4. Sizes of the existing and proposed pipes need to be labeled and shown on plans.
5. A cross section of the sanitary and stormwater pipes will need to be provided with plans.
6. Legends need to be on the utility plan and they need to distinguish between what is existing and what is proposed. Also, any legend on the plan needs to be shown in the legend markings.
7. There needs to be an invert at the grease trap.
8. Rip rap details need to be shown in the detail sheet.

Public Works - Traffic

1. The City and its Traffic Consultant are continuing to review the Transportation Impact Assessment study as well as the HOP submissions to PennDOT. The developer shall comply with all PennDOT requirements.
2. The developer shall reinstall the thermoplastic pavement markings at the intersection of Linden Street and Macada Road.

Public Works - Water

1. The proposed water main layout is acceptable, although an update plan showing pipe sizes, material, and fittings will be needed.

Public Works – Forestry

1. Forester is working with Ernest Ruzicka from Cornerstone to discuss replacement trees from the trees that are to be removed. Cornerstone is submitting an existing tree plan to be removed and a replacement tree plan for review and approval.
2. Incorporate more landscaping around both of the buildings.
3. Parking lot trees shall incorporate low level landscaping in accordance with Section 1319.02 of the Zoning Ordinance.
4. The two existing street trees along Linden St will be replaced. This shall be shown on the plan.

ZONING

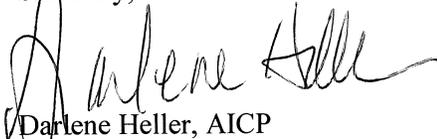
1. Sheet 2 of 15, Zoning Notes, include Maximum Building Height: 80' see also 1306.02(c), and proposed building height: 55'.

2. Sheet 2 of 15, Zoning Notes, Parking Requirements, indicate number of bicycles spaces to be provided.
3. Sheet 2 of 15, Zoning Variances Granted by the City of Bethlehem's Zoning Hearing Board, include "at a Hearing on June 9, 2021, with Written Decision dated July 23, 2021."
4. Sheet 3 of 15, add asterisk to yard setbacks and a footnote stating, Zoning Variances Granted by the City of Bethlehem's Zoning Hearing Board at a Hearing on June 9, 2021, with Written Decision dated July 23, 2021.
5. Sheet 8 of 15, modify plan to reduce light spillover to no more than 0.1 horizontal foot –candle on residential parcels located to the east of the subject parcel, ref. 1318.25(f).
6. Sheet 9 of 15, add clear sight triangles, ref. 1318.06.
7. Sheet 11 of 15, provide an explanation for the removal of existing mature trees located within the proposed buffer yards along the east and south lot lines, ref. 1322.02(d)(1). Testimony during the June 9, 2021 Zoning Hearing Board efforts would be made to preserve mature landscaping.
8. Sheet 12 of 15, Landscape Compliance Chart, correct street trees, Linden Street: $80.74' + 14.52' = 95.26' / 30 =$ four street trees, ref. 1319.02(j)(1) and 1318.28(b). If the street trees are chosen from the Large Tree category, then 2 trees are sufficient.
9. Sheet 13 of 15, provide dumpster enclosure details, ref. 1318.26.
10. Sheet 14 of 15, reduce the height of the light standards to no higher than 20' above grade, ref. 1318.25(b).

GENERAL

1. A recreation fee of \$93,600.00.00 shall be paid prior to the execution of a developer's agreement.
2. LANTA does not serve this stretch of Linden Street. Although this plan provides pedestrian connectivity around the apartment building, a comprehensive pedestrian connection from Linden Street through the driveway access and proposed parking areas to the main entrance to the apartment building is recommended by both LANTA and the City. Much of this connected sidewalk is already provided on the plan. This could be accomplished by adding a crosswalk from the sidewalk adjacent to the restaurant and then providing additional sidewalk to connect to the crosswalk to the apartment building.
3. This item will be placed on the August 12, 2021 Planning Commission agenda. Please let us know if you will be attending virtually or in person.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem
C. Peiffer
M. Petkovich
T. Wells
D. Shaffer
R. Taylor
K. Fruck, Cornerstone Consulting