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June 12, 2026

Craig Peiffer
Stephany Sebesta
City of Bethlehem
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Bethlehem, PA 18018
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RE: Traffic Review #2
Autumn Estates Development
Review of Trip Generation and Site Plan
City of Bethlehem
Benchmark Project No. 038100

Dear Craig and Stephany:

Benchmark Civil Engineering Services, Inc. has reviewed the Transportation Impact Assessment prepared by TPD and dated May 8, 2026 for the Autumn Estates in the City of Bethlehem and Bethlehem Township with respect to City of Bethlehem Ordinance No. 2025-39.

We offer the following comments.

1. The Transportation Impact Assessment utilizes the 12th Ed. of the ITE Trip Generation Manual for the proposed 65 lot single family residential development (19 lots in the city of Bethlehem and 46 lots in Bethlehem Township) generates a volume of traffic which requires a limited transportation impact study to address pedestrian safety concerns.
2. The Transportation Impact Assessment satisfies the ordinance requirements in that the proposed development proposes sidewalks to provide connectivity for pedestrian movements and safety within the development and the adjacent roadway network.
3. The study indicated that adequate sight distance is available at the proposed driveway intersection opposite the existing Cottage Drive intersection with Township Line Road.

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4. The Transportation Impact Study indicates a trip distribution showing 60% of the traffic oriented to and from the north on Township Line Road and 20% oriented to and from the south on Township Line Road and then to the east on Santee Mill Road and 20% to the south continuing onto Altonah Road. This distribution is reasonable based on the existing traffic volumes collected as part of the study.
5. *Benchmark* also reviewed plans indicating the grades for the emergency access drive and recommends that the Bethlehem Emergency Services review the design to insure the adequacy of emergency drive for their vehicles.

If you have any questions please do not hesitate to contact me.

Sincerely,

Peter A. Terry, P.E., PTOE, PMP, RSP2I

PAT/slc