



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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October 5, 2017

John Callahan
Peron Armory, LP
60 W. Broad Street
Bethlehem, PA 18018

Re: (17-004 Site Plan) – #17090584 – 345 SECOND AVENUE - SITE PLAN REVIEW -
Ward 10, Zoned RT, Plan dated September 19, 2017

Dear Mr. Callahan:

The above-referenced plan has been reviewed by the appropriate City offices. Our comments are as follows:

ENGINEERING

Stormwater

1. The storm sewer along the western curb line of 2nd Avenue shall be relocated or replaced as needed, at the Developer's expense.

Miscellaneous Engineering

2. The bridge area between 2nd Avenue and Route 378 that is proposed to be striped for parking is used by the City for storage during snow removal operations, for festival parking during larger festival events and for access while hanging Christmas trees on the Route 378 light poles. During these occasions, vehicles will not be permitted to park in this location and clear access shall be maintained for the City. This parking cannot be considered as parking for the Land Development.
3. The petition dated September 25, 2017 to vacate portions of Filbert Street and Second Avenue has been reviewed. There are underground utilities on Filbert Street which may require an easement. An adjustment to the metes-and-bounds description of the Second Avenue right-of-way vacation may be required in order to match the existing right-of-way lines depicted on City and County records. These comments will be formalized in a future response letter.
4. An easement will be required for public sidewalk that is not located completely in the public right-of-way.
5. Please justify the jog in the sidewalk on 2nd Avenue at the location for the compact car parking.
6. Details (including dimensions and slopes) of all proposed ADA ramps shall be included on subsequent development plan submissions.
7. This site plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Public Works – Urban Forestry

1. Provide sufficient planting areas to accommodate the plant material to satisfy SALDO Section 1349.08.f.1: “Landscaped off-street parking and loading areas shall have a minimum of ten (10%) of the area represented by approved plantings. These plantings shall be in addition to any buffer plantings which may be necessary.”

Public Works – Traffic Bureau

1. Trip generation calculations shall be submitted to determine the traffic impacts to the area.
2. A truck turn plan for garbage trucks and fire trucks shall be submitted.
3. The Traffic Bureau recommends that 2nd Ave becomes permit parking. The Bethlehem Parking Authority shall be contacted to assess this block.
4. If the parking stalls are painted along 2nd Ave in the southern area of the plan and on the old 2nd Street ramp, the Developer shall maintain these areas of striping. The City has difficulties maintaining existing line painting and unless the developer will agree to maintain the striping, the City does not want to see this painted. Also, the City requests that the proposed crosswalk across the northern driveway be removed, or agree to be maintained by the Developer.
5. A double yellow line shall be installed on 2nd Avenue to replace the median.
6. A stop sign is needed for Prospect Avenue at 2nd Avenue. At this time, the existing “Right Turn Keep Moving” sign shall not be included with the new stop sign because the intersection geometry will be changing.
7. A Do Not Enter / One-Way sign is needed at the northern driveway exit.
8. Please show the existing crosswalk at Spring St and 2nd Ave.

Public Works – Water

1. A utility plan must be submitted.

ZONING

1. The applicants are requesting both a Special Exception and variances to the off-street parking requirements. The development requires 123 off-street parking spaces and the applicants are proposing 99 off-street parking spaces.
2. The applicants are requesting a variance to the maximum building coverage to have 31.3% of building, exceeding the maximum 30%.
3. The applicants are requesting a variance to allow off-street parking spaces along the front of the building instead of the required side or rear yard.
4. The applicants are requesting the loading zone is allowed to be visible from Rauch Street, a street to the rear of the property. Loading docks may not be visible from any street.
5. The applicants are requesting a variance to allow access from a front yard (both Prospect and 2nd Avenues) instead of the required side or rear yard.
6. The applicants are requesting a variance to the parking lot tree requirement to eliminate a tree to break up 20 consecutive surface parking spaces to maximum the number of off-street parking spaces.

Zoning (continued)

7. The applicants are requesting a variance to increase the occupancy of 100% of off-street parking spaces in the front yard instead of the required maximum 50%.
8. The applicants are requesting a variance to allow the building to be 215 feet in length instead of the required 180'.
9. The applicant is requesting the parking spaces may be closer than the required setback of 15' to the building.
10. The applicants are requesting a variance to Article 1318.23.1 to eliminate the required 8' minimum buffer strip along the parking spaces that adjoin 2nd Avenue.
11. In accordance with Article 1318.23.a.1 and f, a buffer yard is required to be located on the southern property line adjacent to the Spring Street properties. A 2' wide buffer yard with a decorative fence and approved buffer plantings is required. This shall be shown on the plan. The 15' wide buffer yard on the southern property line shall be supplemented with additional evergreen plantings.

FIRE

1. Architect/Engineer must confirm Fire Department vehicles have the required turning space to access all areas. (See attached turning radius information for our largest vehicle.) Please submit a turning plan.
2. The applicant shall install Knox Box for City of Bethlehem Fire Department access. Please add a note to the plan indicating the location.
3. Indicate location of all Fire Department Connections (FDC) which must be within 200 feet of a fire hydrant. Please add the following note to the plan: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
4. The driveway along the east side of the building must be indicated as a fire lane and properly marked. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
5. Dead end fire access roadways may have a maximum length of 150' without a turnaround. The southern parking lot will need a turnaround. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
6. All buildings less than 30 feet in height must have 20 foot wide, minimum, access road(s). All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate our largest vehicle weighing 84,000lbs. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.) At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)It appears this can be accomplished by adjusting the aisle width of the southern parking lot.
7. The applicant must confirm that Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. The applicant shall check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. They also shall confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps. {See attached A2 Main Print for vehicle dimensions} (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)

Fire (continued)

8. The applicant shall meet the following ordinance requirement:

“1701.02 Additions and Modifications

IBC 903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated. (Ord. 2014-21 – Passed 8/5/14)”

** Please contact the Fire Department at 610-865-7143 and request Fire Marshal Craig Baer(cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any questions regarding Fire Code requirements.

RECYCLING

1. No Solid Waste and Recycling is shown on this set of plans.

GENERAL

1. A recreation fee of \$1,500 per dwelling unit shall be paid prior to finalizing the Developer’s Agreement.
2. Commercial HVAC systems shall be screened from view from both Prospect and Second Avenues in accordance with Article 1311.10.j of the Zoning Ordinance.
3. Remove the note on the Site Plan that stipulates 186 total parking spaces. On-street spaces available to the public cannot be referenced as parking spaces affiliated with the Land Development.
4. All provisions in Section 1311 of the Zoning Ordinance, Design Guidelines, shall be met.
5. This item will be placed on the October 12, 2017 Planning Commission agenda for discussion. Please bring colored elevations and colored site plans on boards to this meeting.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
C. Smith
S. Borzak
M. Reich
M. Emili
T. Wells
M. Conway
L. Eberly, Pennoni Associates

Enclosures

WEIGHT REVIEW ESTIMATE

Job # 29396

BETHLEHEM

Reviewed By: JBL

Date Reviewed: 10-28-15

The following are the estimated fully loaded weights including all people, water/foam, hose, and NFPA equipment allowances:

	<u>Front Axle</u>	<u>Rear Axle</u>
Rating	24,000 LB	60,000 LB
Total Weight	23,266 LB	59,543 LB
Reserve Capacity	734 LB	457 LB
Distribution	28%	72%

REVIEWED & ACCEPTED
WITH CHANGES
Robert Novatnack
Robert Novatnack, Fire Chief
December 8, 2015

10/28/2015



Turning Performance Analysis

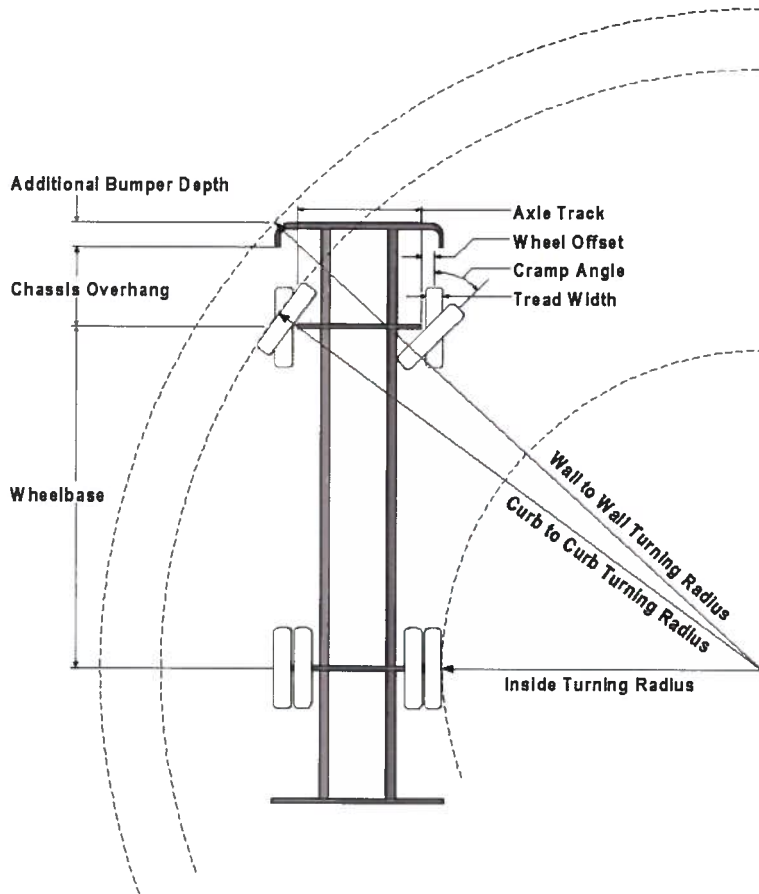
02/01/2016

Bid Number: 365

Chassis: Velocity Chassis, PAP/Midmount (Big Block), 2010

Department: Bethlehem City Fire Dept

Body: Aerial, Platform, 95', Mid-Mount, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	274.5 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 8 in.
Curb to curb:	38 ft. 9 in.
Wall to wall:	43 ft. 1 in.

Comments:

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
Tires, Front	0677684	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0633464	Bumper, Non-Extended, Steel, Painted, Imp/Vel
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

