



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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January 4, 2018

Jeffrey Resetco
EDR Development, LLC
999 S. Shady Grove Road, Suite 600
Memphis, TN 38120

RE: (17-007LD&S) – #17100429 - SOUTHSIDE COMMONS – LEHIGH UNIVERSITY – LAND DEVELOPMENT AND SUBDIVISION PLAN, 422-440 Brodhead Avenue, Ward 2, Zoned I, Plans dated October 12, 2017 and last revised January 2, 2018

Dear Mr. Resetco:

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

ENGINEERING

Stormwater

1. A wye and saddle connection would not be permitted for the proposed pipe from Inlet B-1 to the existing storm sewer main. If the results of the test pit prohibit the installation of a manhole at this location, an alternative design would need to be proposed.

Sanitary

1. In accordance with Ordinance No. 4342 and based on the information presented, a sanitary sewer tapping fee of \$474,559 will need to be paid at the time of execution of the Developer's Agreement.
2. Please include a detail of the proposed wye and saddle sanitary connections.
3. Please verify the location of the existing sanitary laterals. City records indicate that there is no sanitary sewer on Birkel Avenue, south of Cress Street. Sanitary sewer connection cards indicate the buildings are connected on Brodhead Avenue.

Miscellaneous

1. The proposed sidewalk on Birkel Avenue must meet ADA requirements in regards to clear width around obstructions, such as utility poles and signage.
2. Any existing curb on Birkel Avenue damaged during construction shall be replaced at the Developer's expense.
3. Details (including dimensions and slopes) of all proposed ADA ramps shall be included on the plans.
4. Dimension the width of proposed driveway entrance.
5. Include a cross-section detail of the proposed duct bank.
6. The City of Bethlehem "Standard Driveway Entrance and Apron" detail is not applicable and may be removed from the Site Construction Details.

Public Works – Forestry

1. Correct the number referred to for the 1/3 gross ground floor area requirement on sheet LP-501 [Should be 1349.08(f)(3)].
2. Show compliance with SALDO Section 1349.08(f)(3) as was done for SALDO section 1349.08(f)(1) on sheet LP-101. It is unclear as to what plant material is being used to count towards credits for section 1349.08(f)(3).
3. Include the tree species and number of each tree to be used towards credits for this requirement. For example: 2 Quercus coccinea @ 200 SF each= 400SF; 5 Cornus florida @ 100 SF each = 500SF. Include the calculations in the compliance chart. Trees along Birkel Avenue must be counted as street trees and cannot be used towards SALDO requirements for private property trees. Amend the chart on LP-101 to reflect this.

4. A note shall be added to the record plan, the landscaping plan, and the recorded deed for the improved lot indicating the trees abutting Birkel Avenue are classified as public street trees and if damaged, must be replaced.
5. The width of the parkway (area between the sidewalk and the inside edge of curb) indicated along Packer Ave. is 5'2". Medium trees are recommended for this parkway width. The oaks, sweetgums, and plane trees are too large at maturity to be planted here. Choose a medium sized tree.
6. Serviceberries and redbuds are in Group 1 of the City's Street Tree list as they are considered small trees. They are not medium trees as indicated on the Plan.
7. Change Fraser Fir (AF) at northwest corner of building to an acceptable street tree since it aligns with rest of street trees.
8. There are no large shade trees around the proposed dormitory. When revising the landscape plan, include some larger shade trees around the proposed building and adjust your square footage calculation accordingly.

Public Works – Traffic Bureau

1. The crosswalk at Brodhead and Morton shall be completely replaced. Please revise the note to read "Existing and Proposed Crosswalk Striping to be Restored" and bold the entire crosswalk to assure contractor will replace the entire crosswalk.
2. Since many of the students are assumed to use modes of transportation other than vehicular, the City requests that the applicant install Shared Lane Markings along Packer Ave from Brodhead Ave to Fillmore Ave, as well as "Bikes May Use Full Lane" signs in both directions. This will also complement the City's biking community initiative, as well as the University's Bike Share Program.
3. To increase the likelihood that students will cross the street at Morton Street, extend the concrete walkway aligned with Morton Street to the easterly driving aisle of the parking lot by eliminating one parking space. Limit the walkway width to 5' and encase the walkway with railing to ensure no vehicles park in this former space.

Public Works – Water

1. Add 8" Main Line Valve 10' North of Proposed Fire Hydrant Tee.
2. Add 8" Main Line Valve 10' North of 8"x4" Tee.
3. Add 8" Main Line Valve 10' South of 8"x6" Fire Hydrant Tee. (Existing Hydrant @ West Fourth St.)

ZONING

1. There are 6 evergreen trees on private property and many street trees labeled as replacement trees for trees >8" diameter that were removed. According to Zoning Ordinance 1318.28(a), the new trees shall have a minimum trunk diameter of 2.5" measured 6 inches above the ground level and shall meet the City species requirements that would apply to street trees. Indicate 2 ½" caliper for all deciduous trees on sheet LP-101. Remove the label "replacement trees" on the legend and tally the proposed 46 private property replacement trees.

GENERAL

1. Include signature blocks for recording on the Site Plan also. They were only amended on the Notes Sheet. The signature blocks shall read as follows:

Approved by the City of Bethlehem Planning Commission on _____.

Chairman

Secretary

2. Include lighting and landscaping plans in the full set of revised plans for engineering and planning bureaus and include a complete list of plans on CS 0001.
3. We received two different plans for Sheet 5 of 5 and Sheet 5 of 12. The note on Sheet 5 of 5 regarding the 4' solid fence at the Birkel side of the parking lot shall refer to the detail on LM-502, not the landscaping plan.
4. This item will be placed on the January 11, 2018 Planning Commission agenda. Please bring colored elevation drawings and site plans on boards to the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darlene Heller', written in a cursive style.

Darlene L. Heller, AICP
Director of Planning & Zoning

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