



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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February 28, 2018

Joseph O. Negrao
3555 Manor Drive
Bethlehem, PA 18020

RE: (17-009LD&S) – 17120503 – SWIM SCHOOL FACILITY- 3055 LINDEN STREET – LAND DEVELOPMENT – Ward 14, Zoned RR, dated October 31, 2017.

Dear Mr. Negrao:

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

ENGINEERING

Stormwater

1. The Stormwater Management Report dated October 31, 2017 shall be submitted to LVPC and a copy of their approval letter shall be forwarded to the City. The Drainage Plan does not meet Act 167 requirements.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of \$15,834 will need to be paid.

Miscellaneous Engineering

1. The applicant shall resubmit to DEP for a modification to their NPDES permit.
2. An engineer's cost estimate shall be submitted for review and use in preparing the Developer's agreement.

Public Works – Urban Forestry

1. Include a bio-barrier type root barrier installation detail and indicate locations on the landscape plan.

Public Works – Traffic Bureau

1. Although there are minimal changes, the applicant shall submit the new information to PennDOT, and copy the City on all correspondence.
2. The Traffic Consultant's comments are enclosed for your review.

FIRE

1. Any change in location of the FDC must be approved by the Bethlehem Fire Department. Please contact City of Bethlehem Fire Department Chief Fire Inspector Michael C Reich or Fire Marshal Craig Baer with any questions or clarifications referencing your project. 610-865-7143.

ZONING

1. Per Article 1318.28, the applicant shall pay a fee in lieu of the required on-site trees to be planted for both lots based on the following: Prior daycare/ assisted living plan for this site required 130 replacement trees in the RR District with 46 overall trees proposed. Twenty-two (22) trees are required in the CS District portion of the lot with 14 proposed. Based on the new daycare/swim zone plan, a net increase of four (4) replacement trees was proposed. Therefore, 88 overall trees at a cost of \$500 per tree (\$44,000) shall be paid by the developer. During Phase I of this project (daycare), the applicant paid \$25,000. The applicant shall pay \$19,000 for Phase 2 of this project prior to the execution of the Developer's Agreement.
2. Based on the information above, the two notes on Page 4 of 6 regarding the fee in lieu of planting trees shall be modified as stated above.

3. Since no tree chart information was submitted, verify that the trees are a minimum trunk diameter of 2.5 inches and that the trees meet the species' requirements that would apply to street trees.
4. The landscaping proposed along the southern property line shall be planted at a minimum 4' height. Add this as a note on the plan.
5. In accordance with Article 1319.02.n.1, 4, ADA parking spaces are required. The applicant proposes three. One additional ADA space shall be added to the plan.
6. Indicate the front entrance of the building on the plan to ensure compliance with Article 1319.02.n.2. The ADA spaces shall be the shortest distance to the entrance.
7. Indicate whether the privacy fence detail is the same as the dumpster enclosure detail and indicate such on the plan.

GENERAL

1. The recreation fee of \$3,753 shall be paid prior to the execution of the Developer's Agreement.
2. Submit improvement cost estimates for review and approval.
3. This item will be placed on the March 8, 2018 Planning Commission agenda. Bring colored elevation drawings and a colored site plan to the meeting.
4. Submit a copy of the recorded cross access easement, recorded on December 9, 2016, for our records. We do not have a file copy.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
L. Smith
T. Wells
S. Borzak
M. Reich
Peter Terry
Kevin Horvath, Keystone Engineering

Enclosure



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January 5, 2018

Ms. Tracy Samuelson
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

RE: Review # 1 Swim Zone, Bethlehem, PA
Benchmark Project No. 038058

Dear Tracy:

Benchmark has reviewed the Supplement to the Transportation Impact Assessment 3001-3057 Linden Street prepared by Keystone Consulting Engineers dated October 30, 2017 and the Land Development Plan dated October 31, 2017. We offer the following comments.

1. The traffic impact assessment compares the traffic impact of the approved day care and assisted living facilities approved for the site with a revised site plan which includes the same daycare facility and a swim club instead of the assisted living facility. The report utilizes the 9th Edition of the ITE Trip Generation Manual. The 10th Ed. of the ITE Trip Generation Manual was released in late September 2017. While the newer edition predicts a slightly different number of trips this difference is not significant. *Benchmark* concurs with the findings of the traffic impact assessment that the traffic impact from the revised development use from an assisted living facility to a swim club is not significant.
2. The changes to the site configuration are also minor and are not significant as compared to the approved plan.

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

Sincerely,

A handwritten signature in black ink that reads 'Peter A. Terry'. The signature is written in a cursive style with a large, prominent 'P' and 'T'.

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

PAT/slc

c: Tiffany Wells
Darlene Heller