



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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April 6, 2018

Kevin J. Horvath
Keystone Consulting Engineers, Inc.
2870 Emrick Boulevard
Bethlehem, PA 18020

RE: (17-005LD) – 17060445 – 920 Hellertown Road – Dunkin Donuts - LAND DEVELOPMENT
PLAN – Ward 16, Zoned CL, plan dated May 20, 2017 and last revised March 19, 2018

Dear Mr. Horvath:

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

ENGINEERING

Miscellaneous Engineering

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of \$3,310 will need to be paid for the Dunkin Donuts. The unknown restaurant to the rear will need to have flows determined so a tapping fee can be assessed. A CO for this unit will not be issued until the appropriate documentation is submitted and the tapping fee is paid.
2. A copy of the proposed Deeds including the access easement and copy of the proof of recording shall be submitted prior to the execution of the developer's agreement.
3. A copy of the PennDOT Highway Occupancy Permit shall be provided.
4. A stormwater escrow fee of \$825 shall be paid for increase in impervious coverage.
5. Please clarify the deviations in the proposed sidewalk along the frontage of the proposed building. The sidewalk across the exit driveway shall be straight and not contain a jog.
6. The addresses for the proposed units shall be as follows:

Dunkin Donuts
920 Hellertown Rd
Unit 1
Bethlehem, PA 18015

Restaurant
920 Hellertown Rd
Unit 2
Bethlehem, PA 18015

Public Works – Traffic Bureau

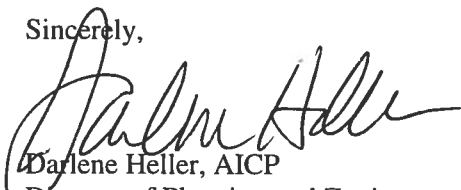
1. The applicant must comply with Peter Terry's (the City's Traffic Consultant) comments in the enclosed letter dated April 5, 2018. Provide a drawing of the pavement marking and signing plan for the right turn lane and the bus lane prior to the Planning Commission meeting for our review.
2. Continue to copy the City on all correspondence with PennDOT.

3. As stated at the April 13, 2017 Planning Commission Meeting for the Site Plan Review, the developer agreed to limit the deliveries to box trucks only. This shall be placed in the Developer's Agreement as a special provision and included as a deed restriction for the current and future property owner.
4. The developer shall submit \$1,500 to the City of Bethlehem Traffic Maintenance Bureau for future pavement marking maintenance on SR412.
5. The developer shall maintain the LANTA bus lane pavement coloration as stipulated in the LANTA comments below.

General

1. The developer shall submit a two-story building rendering for review and approval in accordance with Section 1311.05.a, h, and i of the Zoning Ordinance and the condition in the April 18, 2017 Site Plan Review letter to the Zoning Hearing Board from the Planning Commission. Renderings were attached for review by the applicant and any selected rendering must be approved by the Planning Bureau staff and the Planning Commission. Submit these building elevation renderings in color on boards for the Planning Commission meeting.
2. Elevations for the proposed building shall include a variety of design components such as façade material, decorative cornices, canopies, awnings, setbacks, and/or other architectural details. In addition, the front façade shall contain at least one window and one door. Renderings must be submitted to City staff prior to placement of the plan on the Planning Commission agenda.
3. A recreation fee of \$2,500 shall be paid prior to finalizing the Developer's Agreement.
4. Submit the existing access easement agreement between 914 Hellertown Road property and the subject lot prior to the execution of the Developer's Agreement.
5. The Statement of Intent shall be amended to state a 2-story, 2 unit commercial building will be built. Sample elevations all indicate at least 2 stories at front. We do not consider the building to be a one story building.
6. The following comments from LANTA must be complied with:
 - The developer shall relocate the LANTA bus stop sign at his expense further north towards the intersection of Hellertown Road and Commerce Center Boulevard to accommodate the turning lane for Dunkin Donuts.
 - The developer shall install separate pavement coloration of the bus stop to differentiate the bus stop area from the turning lane. This safety measure will denote where buses will be pulling in and out in the event there is bus and automobile traffic converging at the same time.
 - After the Dunkin Donuts is operational and the turning lane is in effect, LANTA reserves the right to comment on any operational concerns that may arise affecting the fixed route bus stop at this location.
7. Submit colored site plans on a board for the Planning Commission presentation. This item will be placed on the April 12, 2018 Planning Commission agenda.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
T. Wells
Peter Terry, Benchmark Engineering
B. Cotter, LANTA
Raj Saraswati
File

Enclosures



1727 Jonathan Street • Allentown, PA 18104
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April 5, 2018

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

RE: Review # 1 Dunkin Donuts at
920 Hellertown Road Bethlehem, PA
Benchmark Project No. 038056

Dear Tracy:

Benchmark has reviewed the traffic impact study prepared by Keystone Consulting Engineers revised March 15, 2018 and the land development plan set revised January 19, 2018 (5 sheets). We offer the following comments.

1. *Benchmark* concurs with the use of the 9th Ed. of the ITE Trip Generation Manual for estimation of the site's trip generation since this is what was presented at the TIS Scoping meeting in 2017.
2. *Benchmark* concurs with the operational findings in the study that the driveway exiting intersection will operate at acceptable levels of service.
3. *Benchmark* utilized the turn lane warrant analysis spreadsheet (available on PennDOT's Traffic Signal Portal) and the projected traffic volumes indicated in the report and found that the required right turn lane length is 150 feet (AM and Sat. Peak periods) as opposed to the 100 feet requirement indicated in the study. Because the driveway is located on a State highway we recommend that the length of the right turn auxiliary lane be dictated by PennDOT. Provide a pavement marking and signage plan indicating the full southbound SR 0412 right turn auxiliary lane configuration and the LANta bus stop.
4. The turning path for the largest vehicle exiting the site should be provided for the exiting right turn movement to insure that the easternmost of the southbound SR 0412 lanes is not impacted. The proposed 8 foot radii on the southernmost corner of the exit driveway may need to be increased.
5. The sight distance from the exiting driveway to the north should be confirmed to insure that the existing tree does not block the sight distance.

Ms. Tracy Samuelson
City of Bethlehem
Review # 1 Dunkin Donuts at 920 Hellertown Road
038056

April 5, 2018

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

Sincerely,



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

PAT/slc

c: Tiffany Wells
Darlene Heller
Melissa Maupin