



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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June 12, 2018

Andrew Twigg
DunnTwigg Company
1665 Balley Center Parkway
Bethlehem, PA 18017

RE: (18-005LD) – #18050394 – 13 W. Morton Street – LAND DEVELOPMENT PLAN, Ward 2,
Zoned CB, Plans dated May, 2017

Dear Mr. Twigg:

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

ENGINEERING

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee will need to be paid. A sanitary sewer planning module shall be submitted for review. A cover letter describing the project shall also be included with the submission.

Miscellaneous Engineering

1. Sheet 4 of 6 shows multiple pipe bedding and encasement details. Please specify the bedding details.
2. Sheet 4 of 6 is showing 2" pressure sewer. Is this a pressure sewer or a gravity sewer?
3. Please indicate the number of proposed tables in the restaurant area.
4. The driveway apron, sidewalk and gutter design shall be in accordance with the City of Bethlehem standards.

Public Works – Urban Forestry

1. Show the dimensions of the well for the street tree. (4' X 10')

Public Works – Traffic Bureau

1. Although it is not required, explain where the tenants will park.
2. Explain loading/unloading during construction and after occupancy.

Public Works - Water

1. Existing water service shall be verified by City crews. It may have been disconnected.

RECYCLING

1. Explain the method of garbage removal and recycling that will be conducted on the site for both the commercial and the residential uses. Indicate how the waste will reach the street for pick up.
2. Indicate on Dumpster Pad Detail that all 3 components will be screened fully with wooden fencing surrounding them. It appears the 7' dimension on the detail is incorrect.

ZONING

1. Include a note on the plan that all work will comply with the approved Certificate of Appropriateness (COA) issued by the Historic Conservation Commission. Include the conditions of approval within the plan notes.
2. On sheet 1, change maximum building coverage to 100%.
3. Submit colored elevation drawings to ensure compliance with Article 1311, Design Standards.

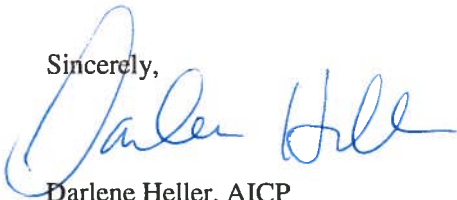
FIRE

1. A Knox Box for City of Bethlehem Fire Department access must be installed. (Please add note to plans)
2. Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department.
3. Please contact the City of Bethlehem Fire Department office 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.

GENERAL

1. A recreation fee of \$6,484.50 shall be paid prior to finalizing the developer's agreement.
2. Signature blocks for Planning Commission approval, Lehigh Valley Planning Commission approval, and Recorder of Deeds must be added to the plan to be recorded. Sheet 3 of 6 must be recorded also, and it must be labeled Land Development Plan.
3. All zoning data must be placed on the plan sheet to be recorded.
4. When these comments are addressed, submit 6 sets of revised plans and a comment and response letter for further review.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
Z. Zayegh
L. Smith
R. Taylor
T. Wells
S. Borzak
M. Reich
Lehigh Properties