



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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July 23, 2018

Ronald J. Gawlik, P.E.
The Pidcock Company
2451 Parkwood Drive
Allentown, PA 18103

RE: (18-006LD&S) – #18060862 – 500 Block of E. Market Street – LAND DEVELOPMENT AND LOT CONSOLIDATION PLAN, Ward 6, Zoned RRC, Plans dated June 21, 2018.

Dear Mr. Gawlik:

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 June 22, 2018, shall be submitted to LVPC and a copy of their approval letter shall be submitted.
2. A detail of Inlet 100 shall be provided.

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. The Planning Module application is currently under review.

Miscellaneous Engineering

1. The Erosion and Sediment Control Plan, dated June 2018, shall be reviewed by DEP and a copy of the NPDES permit shall be submitted to the City.
2. The driveway detail on Miscellaneous Details sheet 9 of 9 is an outdated City standard detail, however, a concrete apron is not proposed at the private road driveway at E. Market Street, therefore a detail with radius curb shall be provided.
3. Details of the ADA ramps proposed at the private road entrance shall be provided. The details shall include dimensions, elevations and grades. DWS tiles shall be brick red in color.
4. If any curb within the Public ROW is to be replaced, a City Standard curb detail shall be shown on the plans.
5. The private driveway will need to be given a street name. The name will then be reviewed by the City and USPS and addresses will be assigned accordingly.
6. Indicate if the public sidewalk is existing or proposed on the land development plan.
7. An Engineer's Opinion of Probable Cost shall be submitted for review and use in preparing the Developer's Agreement.

Public Works – Water

1. The 6" proposed water main must cross over the top of the sanitary station 12+77.88.

Public Works – Urban Forestry

1. Replace the tree planting detail with the City’s standard tree planting detail.
2. Street trees along E. Market St shall be planted between the property line and the sidewalk within the public right of way.
3. Show compliance with SALDO 1349.08(f)(2) in the compliance chart and include the total square footage of the proposed development area (not only the total off street parking and loading area). Indicate the “project area” square footage on the landscape plan including the building area.
4. Label the beds being used towards credits for SALDO 1349.08(f)(1) with the square footage amounting to the 295 SF claimed.
5. Include a bio-barrier root barrier detail and show the installation locations on the plan.

Public Works – Traffic Bureau

1. The trip generation calculations are acceptable and no traffic study is required.
2. Pursuant to our ongoing conversations with Moravian Village, the intersection of Wood Street and Market Street is perceived as dangerous by the existing residents. Despite the flashing warning lights and the all-way stop, the residents continue to express concerns over crossing the street. The City has made some improvements such as additional pavement markings and signage; however, the City asks that the developer assist with improvements here.
3. Moravian Village has asked that the crosswalk across Wood Street be upgraded to the “continental” or Type ‘C’ crosswalk and the City asks that the developer install this crosswalk in thermoplastic with this project. Additionally, the City asks that the developer upgrade the painted Type C crosswalk across Market Street at Wood Street in thermoplastic to increase its longevity.

ZONING

1. Revise the zoning requirements heading on Pages 3 and 4 to reflect the City of Bethlehem zoning ordinance (the zoning district is listed incorrectly as C-SC).
2. Install bicycle parking in accordance with Article 1319.02.o.
3. Indicate if any slopes on the property are greater than 15%.

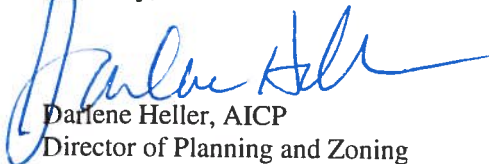
RECYCLING

1. Indicate method of garbage and recycling pick-up in the Notes section of the land development plan.

GENERAL

1. A recreation fee of \$12,000.00 shall be paid prior to finalizing the developer’s agreement.
2. Include the full address on all plan sheets where plan title and project title are located.
3. This plan will be considered at the July 30, 2018 Planning Commission meeting. Please bring colored site plans and elevation drawings on boards for discussion.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
L. Smith
R. Taylor
T. Wells
S. Borzak
Moravian Village of Bethlehem