



# City of BETHLEHEM

BUREAU OF PLANNING AND ZONING

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October 2, 2018

Chris Hager  
Langan Engineering  
One West Broad Street, Suite 200  
Bethlehem, PA 18018

RE: (18-008LD) – #18080097 – LEHIGH UNIVERSITY BRIDGE WEST LAND DEVELOPMENT PLAN, 68 University Drive, Ward 2, Zoned I, Plans dated June 29, 2018 and last revised September 19, 2018

Dear Mr. Hager:

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

## **ENGINEERING**

### **Stormwater**

1. Pre- and Post-Development drainage boundaries are not consistent with contours. Please show existing building roof drains.
2. Justify the runoff curve on green roofs.

### **Sanitary**

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit, a sanitary sewer tapping fee of \$574,357.00 will need to be paid. Lehigh University is requesting to defer the Phase II tapping fee. The City of Bethlehem will consider the deferral request prior to finalizing the developer's agreement.

### **Public Works – Traffic Bureau**

1. The enclosed Comments from the City's Traffic Consultant dated September 28, 2018 must be complied with to his satisfaction.

## **FIRE**

1. A Knox Box for City of Bethlehem Fire Department access must be installed at the main entrance for both the North and South residence halls. (Please add note to plans)
2. Indicate the location of Fire Department Connections (FDC) on drawing number CU-102-01N, Utility Plan North. The FDC in this location had already been agreed upon in meetings but it is not indicated on the latest submittal. Please add note: "Any change in the location of the Fire Department Connection(s) must be approved by the City of Bethlehem Fire Department."
3. All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.) \*\* The Fire Department has been working with Sasaki on ways to meet the 26 foot wide requirement in the previously agreed upon areas. A possible substitute material has been proposed by Sasaki but the City has not received the proper specifications for this material at this time.
4. The project must meet the following ordinance requirement if applicable:  
"1701.02 Additions and Modifications

IBC 903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated. (Ord. 2014-21 – Passed 8/5/14)”

5. Please contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer ([cbaer@bethlehem-pa.gov](mailto:cbaer@bethlehem-pa.gov)) or Chief Fire Inspector Michael Reich at ([mreich@bethlehem-pa.gov](mailto:mreich@bethlehem-pa.gov)) with any question referencing Fire Code requirements.

**GENERAL**

1. Lehigh is agreeable to maintain the availability of space for a potential bus stop on University Drive in the future and will work with LANTA to determine the optimum space for this stop.
2. This item will be placed on the October 11, 2018 Planning Commission Agenda. Please bring colored site plans and colored elevations on boards for discussion at the meeting.

Sincerely,



*Darlene Heller, AICP*  
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Darlene Heller, AICP  
Director of Planning and Zoning

- Cc: M. Dorner  
Z. Sayegh  
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Enclosure