



City OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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February 13, 2019

Jason Engelhardt, PE
Langan Engineering
One West Broad Street, Suite 200
Bethlehem, PA 18018

RE: (18-010LD) – #18110576 – 124 E. Morton Street – Health, Science and Technology Building Land Development Plan, Ward 3, Zoned Institutional Overlay, Plans dated November 20, 2018 and last revised January 18, 2019.

Dear Mr. Engelhardt:

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, prior to the execution of the developer's agreement, a sanitary sewer tapping fee of \$56,087.00 shall be paid. The fee cannot be applied to the permit until DEP approves the plan.

Miscellaneous Engineering

1. Mill and Overlay the section of road that will be disturbed by excavation on Webster St. It looks like the trench length on Webster St is 10 Ft. The developer shall mill and overlay the area from the corner of ASA Dr. to the corner of East Morton St. (11 Ft. W and 200 Ft. L)
2. The address of this development shall be 124 E Morton St. Bethlehem PA 18015.

Public Works – Urban Forestry

1. Add the City's deciduous tree planting detail to the landscape plan. We will forward you the correct detail.

Public Works – Water

1. An 8" valve should be shown at point of relocation, plus two 8" valves, one on each side of 8" Fire Line Service to building.
2. Please show a Post Indicating Valve or Wall Indicating Valve on the 8" Fire Line Service.
3. Field Loc® gaskets shall be used on the entire length of the 8" Fire Line Service.

Public Works – Electrical

1. All street light foundations must be set at 1" above finish grade. This includes the Type "A" lights manufactured by Main Street.

ZONING

1. Amend Note 1 in the Zoning Table on CS101 to state Section 1306.01.b.9.
2. On Sheet L0.05 indicate "solid" screen fence and gate on detail.

RECYCLING

1. Based upon the additional clarification provided in the updated plan dated 1/18/2019, Lehigh University will be using their own pick-up truck to transport waste and recycling materials from this location.
2. Provided no other changes are made to this Development Plan regarding Trash & Recycling services, the proposed & revised 1/18/2019 plan is acceptable.

GENERAL

1. This item will be placed on the February 21, 2019 Planning Commission agenda. Please bring colored elevations and site plans on boards to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

- Cc: M. Dorner
Z. Sayegh
R. Taylor
G. Cryder
L. Smith
M. Halbfoerster
B. Stringfellow, Lehigh University
P. Terry, Benchmark Eng.