



# CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

January 29, 2019

Jill Lipovsky Smith, PE  
Hanover Engineering Associates, Inc.  
252 Brodhead Road, Suite 100  
Bethlehem, PA 18017

RE: (18-001S) (Permit #18120307) LVIP VII Saucon Tract Lots 22 – 28 PRELIMINARY/FINAL MAJOR SUBDIVISION AND LOT LINE ADJUSTMENT PLAN – 1540 E. 4th Street, Ward 16, Zoned IR, Plan dated November 30, 2018.

Dear Ms. Lipovsky Smith:

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

## ENGINEERING

### Public Works – Engineering

1. At the time a land development plan is submitted, the following will be required:
  - a) A Stormwater Management Report including a copy of the LVPC approval letter.
  - b) In accordance with Ordinance No. 4342, a sanitary sewer tapping fee will need to be paid for each lot approved for development. The developer will be required to submit a sanitary sewage planning module exemption post card.
  - c) An Erosion and Sediment Control Plan shall be reviewed by DEP and a copy of the amended NPDES permit shall be submitted to the City.
2. Lot addresses shall be as follows:

LOT #	ADDRESS
22	1540 E 4 <sup>th</sup> St
23	1620 E 4 <sup>th</sup> St
24A	1720 E 4 <sup>th</sup> St
24B	1780 E 4 <sup>th</sup> St
26A	1820 E 4 <sup>th</sup> St
26B	1940 E 4 <sup>th</sup> St
26C	2010 E 4 <sup>th</sup> St
27	2040 E 4 <sup>th</sup> St
28	2110 E 4 <sup>th</sup> St

Note: All addresses are Bethlehem, PA 18015.

3. Please clarify the reference to lot 65 in Record Note #18 on sheet 1 of 8.
4. The legal description & sketch has been reviewed and the following comments are noted. Please revise and resubmit.
  - a) Line one shall read “...as shown on the Record Plan 3 of 8...”
  - b) After the 4<sup>th</sup> paragraph, add “South 83°28’49”West, 9.91 feet to a point”

- c) The address for proposed parcel 24B shall be updated to 1780 E 4<sup>th</sup> St on the sanitary sewer easement sketch.

**Public Works – Urban Forestry**

1. Show on the record plans if any existing street trees will be affected by the proposed subdivision.

**Public Works - Traffic**

1. Provide a marker at the termination of the City’s Right of Way on the Shimersville Rd extension for purposes such as plowing, paving, line painting, etc.

**ZONING**

1. Remove Note 9 on Sheet 1 of 8. Replace it with a note that Lot 28 is located in Zone A. There shall be no development in the floodplain.
2. Revise the “Zoning Data” chart to include actual lot width, area, etc. for each proposed lot.

**GENERAL**

1. The City Planning Commission approval block on all sheets shall add the word “Commission”.
2. A note shall be added to all plan sheets prohibiting driveway access directly onto E. 4<sup>th</sup> Street. The note shall state access to all lots shall only extend off Lynn Avenue, Emery Street, or the driveway access easement depicted on Sheets 2 and 3 of 8.
3. Indicate if the 25’ access easement road at the rear of all lots or the two in/out private access roadways onto E. 4<sup>th</sup> Street will contain curb, sidewalk or street trees.
4. Sheets 3 of 8 and 5 of 8 indicate an “existing macadam access road” and a “25’ access road easement” at different locations. Please explain.
5. Note 17 shall be expanded to explain who will maintain all access roads.
6. When these comments are addressed, submit a comment and response letter, two (2) complete sets of revised plans, and partial sets for traffic and urban forestry.

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

- Cc: M. Dorner  
A. Rohrbach  
T. Wells  
L. Smith  
K. Wrobel, LVIP, Inc.