



City OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

May 29, 2019

Keystone Consulting Engineers
Attn: Derek Herman
2870 Emrick Blvd.
Bethlehem, PA 18020-8014

RE: (19-006LD) – 19050001 – Valley Park Apartments Land Development Plan - 2250 Catasauqua Road - Ward 13, Zoned RG, Plan dated May 2, 2019.

Dear Mr. Herman:

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 May 2, 2019 shall be submitted to LVPC and a copy of their approval letter shall be submitted.
2. Per Article 925, Appendix G, percolation tests shall be made in separate holes. As shown on the PCSM plan sheet SM 1 of 2, it appears the percolation tests were performed in the same location as the test pits. Appendix G also states that if infiltration is proposed, “a minimum of six percolation tests are required”, however, only 4 were shown in the Stormwater Report submitted. Please clarify.
3. As proposed, the infiltration basin has an emergency spillway but no other outlet structure. It would appear during higher rainfall events, the infiltration rate would be lower than the rate of rainfall, thus resulting in the basin filling. The emergency spillway would direct overflow to the area of Route 22. In accordance with Article 925.12 A. “All storm drainage systems shall be constructed as necessary to convey the flow of surface waters without damage to person or property.” An acceptable outfall for the overflow run-off has not been 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 developer shall submit a cover letter explaining the project along with a sanitary sewage planning module exemption post card for review by the City

Miscellaneous Engineering

1. An Erosion & Sedimentation Control Plan is required and shall be reviewed by the LCCD/DEP and a copy of the permit shall be submitted to the City.
2. The parcel is known as 2250 Catasauqua Rd and shall be noted as such on the Title Block.
3. A 10’ drainage and utility easement is required on the sides and rear lot lines. The following note shall also be added to the plan:
 - a. *The drainage easement provides for the flow of storm water across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easements areas without sufficient provision for the passage of storm water, and any such proposed provision shall be approved in writing by the City Engineer.*
4. Ward and Block information shall be shown with the Site Data on sheet 1 of 6. The project is located in Ward 13 Blocks 163 & 166.

5. Right-of-Way information for Aster Rd shall be shown. Aster Road has a 60' ROW (13'-34'-13').
6. Existing AND proposed lot monumentation must be shown. If monumentation could not be located, then is shall be added and shown as proposed.
7. Bearings and Distances must be shown on the Record Plan.
8. Addresses for the new units are being discussed internally and will be included in a future response.

Public Works - Lighting

1. The plans do not show any site lighting. Please continue the same utility pole with a cobra head style light around the complex to continue the illumination established in in the previous development in all the driving and parking areas for the new development.
2. This should be on the Site Landscape/Lighting/Signage plan and comply with Article 1318.25 of the Zoning Ordinance.

Public Works - Traffic

1. The trip generation calculations are acceptable.
2. The City suggests adding sidewalk from the proposed parking lot to connect to the sidewalk on Dogwood Lane in an effort to provide connectivity for pedestrians and increase recreation / walking areas throughout the City.

Public Works – Urban Forestry

1. Delineate the project area and show the square footage of it on the landscape plan.
2. SALDO Section 1349.08(f)(2) states multi-family developments shall have 10% of the area represented by approved plantings in addition to front and side foundation shrubs and any buffer planting which may be necessary to screen garbage collection or parking areas. Show these calculations in a compliance chart.
3. The replacement trees shall be large shade trees. Replace the 2 proposed Prunus serrulata ‘Sekiyama’ with Quercus macrocarpa.

Public Works – Water

1. Indicate if the buildings will be fully sprinklered. Please show Post Indicating Valve Locations.
2. A fire hydrant must be installed per Fire Departments request, which will increase the size of the proposed water main to an 8” main.

FIRE

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. (See attached turning radius information for our largest vehicle.) Please submit a turning plan.
2. Indicate if the building is fully sprinklered. If so, indicate the location of all Fire Department Connections (FDC). The FDC must be in a visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the fire chief. (IFC 912.2.1) It must be within 200 feet of a fire hydrant. Please add note: “Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department.”
3. A fire hydrant must be installed. The Public Works Water Department will specify the location and water line size.
4. Contact the Fire Department 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.

ZONING

1. Correct parcel address from 2252 Catasaqua Road to 2250 Catasaqua Road.
2. Provide bicycle parking in accordance with 1319.02(o).
3. In Zoning Relief Note, change board of supervisors to Zoning Hearing Board.
4. Existing and proposed maximum building coverage appears to be in error. Keep in mind maximum building coverage does not include paving.
5. In accordance with Section 1318.23(i), a buffer yard is required between the proposed apartment buildings, detention basin, new parking spaces and the single family detached dwelling to the east. The buffer yard (subsection f) must be a minimum of 15’ wide and contain a dense screen planting of primarily evergreen plantings at least 4’ high when planted. Based upon a recent site inspection, it is unclear if the existing vegetation is located on the apartment complex property or the individual neighbors’ properties. Once this is determined, the entire 15’ wide buffer area of the eastern border must be designed for review and approval. All plantings must be at least 4’ high.

GENERAL

1. A recreation fee of \$21,000 shall be paid prior to finalizing the developers' agreement.
2. Extending the sidewalk in front of the existing multi-family dwelling (located to the south of the proposed buildings) to the four proposed parking spaces on either side shall be shown on the plan.
3. When these comments are addressed, submit 2 full sets of plans, 5 partial sets, and a comment/response cover letter for further review.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
L. Smith
T. Wells
R. Taylor
G. Cryder
M. Reich
C. Peiffer
Boardwalk Group Limited

Enclosure

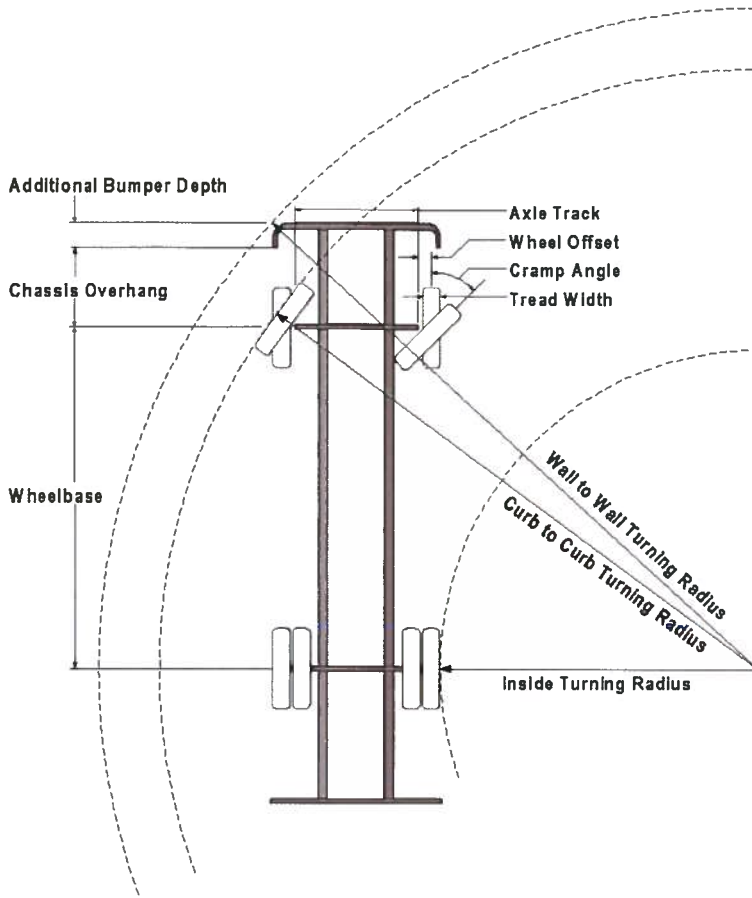


Turning Performance Analysis

02/01/2016

Bid Number: 365
Department: Bethlehem City Fire Dept

Chassis: Velocity Chassis, PAP/Midmount (Big Block), 2010
Body: Aerial, Platform, 95', Mid-Mount, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	274.5 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 8 in.
Curb to curb:	38 ft. 9 in.
Wall to wall:	43 ft. 1 in.

Comments:

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
Tires, Front	0677684	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0633464	Bumper, Non-Extended, Steel, Painted, Imp/Vel
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.