



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

August 19, 2019

Kevin J. Horvath, P.E.
Keystone Consulting Engineers, Inc.
2870 Emrick Blvd.
Bethlehem, PA 18020

RE: (19-001S) (#19030011) Blake Street Twin Dwellings PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN – 1040 - 1050 Blake Street, Ward 14, Zoned RS, Plan dated March 21, 2019 and last revised July 2, 2019

Dear Mr. Horvath:

The above-referenced plan has been reviewed by the appropriate City offices. Our comments are as follows:

ENGINEERING

Sanitary

1. In accordance with Ordinance No. 4342, 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. A tapping fee will be calculated after review of the proposed sanitary flows. There is no record of a request submitted to the City. Please resubmit the request to the attention of Ziad Sayegh.
2. Please explain the 4" D.I.P shown on Norman St. at the north end of the road.
3. The City prefers to see the sanitary sewer line installed further away from the residences. It is suggested that the sanitary sewer pipe be constructed along the proposed tree line.
4. Explain how the City will have reasonable access to proposed sanitary sewer line in the easement for repair/maintenance.
5. The City requires an agreement between the neighboring property owner on the east side of Norman St. for the sanitary sewer easement should the developer install the sanitary sewer pipe in the middle of Norman St.
6. If the property owner on the east side of Norman St. does not agree to provide an easement to install the sanitary sewer pipe in the middle of Norman St, the proposed sanitary sewer must be moved 10 ft to the west, so a 20 ft easement can be provided.
7. The proposed fence along the east side of 1050 Blake St. cannot be located in the sanitary sewer easement.

ZONING

1. On 1040 Blake Street, a buffer strip of approximately 3.5', with a dense screen planting of primarily evergreen trees and shrubs, shall be placed along the property line near the western facade from building corner to corner, and a mostly solid decorative fence or architectural masonry wall, with two foot wide buffer yard along the property line, shall be placed along the western property line, from the end of the 3.5' buffer yard to the limit of tree clearance.

2. On 1050 Blake Street, a buffer strip of approximately 3.5', with a dense screen planting of primarily evergreen trees and shrubs, shall be placed along the property line near the eastern façade from building corner to corner, and a mostly solid decorative fence or architectural masonry wall, with two foot wide buffer yard along the property line, shall be placed along the eastern property line, from the end of the 3.5' buffer yard to the edge of the sanitary easement.

GENERAL

1. A recreation fee of \$9000 shall be paid prior to finalizing the Developer's Agreement.
2. Since the proposed street trees have been placed in the public right of way in a minimum 4' wide planting strip, the 5' public sidewalk is now shown to be located partially within private property. The 3' wide public sidewalk easement shown on the record plan must be dimensioned on an approved plan and a sidewalk easement agreement must be submitted to the Law Bureau for review and approval.
3. The Traffic Superintendent reviewed the Zoning Hearing Board's condition of approval to explore if a stop sign is warranted at the intersection of Blake and Henderson Streets. She concluded a stop sign shall be placed on Blake Street for west bound traffic exiting the complex onto Henderson Street.
4. The buildings shall have a design similar to what was presented at the Zoning Hearing Board meeting in accordance with Note 13 on the record plan.
5. In accordance with Section 1318.28 of the Zoning Ordinance, since 27 existing trees 8" or greater in diameter are proposed to be removed on private property for construction, a monetary payment of \$13,500 shall be paid to the City in lieu of replanting trees on this site. This payment shall be made prior to execution of the Developer's Agreement.
6. The deeds for each lot shall contain the following stipulations as shown on the plan and a sample deed shall be submitted for review:
 - 3' sidewalk easement must be maintained by all property owners
 - The limit of tree cutting at rear must be maintained in accordance with the approved plan.
 - Required 2.5' setback between driveways and side property lines must be maintained in vegetation in accordance with Note 12 on the record plan.
 - Property owner shall maintain the 8' driveway sight triangle in perpetuity and no plantings over 30" shall be permitted in these triangles as stipulated in Note 4 on the record plan.

This item will be placed on the August 26, 2019 Planning Commission Agenda. Please bring a colored site plan and elevations on boards to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dornier
Z. Sayegh
T. Wells
C. Peiffer
Blake Street Properties, LLC