



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

February 7, 2020

Roderick Chirumbolo, P.E.
3514 Courtney Drive
Center Valley, PA 18034

RE: (19-009LD) – 19090030 – 30 Unit Multifamily Dwelling Land Development Plan – 565 Lehigh Street - Ward 10, Zoned CL, Plan dated September 6, 2019 and last revised January 20, 2020

Dear Mr. Chirumbolo:

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, at the time of a request for a building permit or at the execution of the developer's agreement, a sanitary sewer tapping fee of \$74,370.00 will need to be paid.

Public Works – City Forester

1. Add a deciduous tree in each of the 3 planting beds from Group 3 of the City's Street Tree List.
2. Any tree/shrub replacement surrounding the existing detention pond must be approved by the City Forester.

Public Works – Water

1. The developer should expose the existing water main to verify size and material. If the main is determined to be undersized, a new tap will need to be made in Lehigh Street.

Public Works – Lighting

1. Provide an elevation drawing of the proposed parking lot pole light. The pole light cannot exceed 20 feet from grade to top of fixture.

RECYCLING

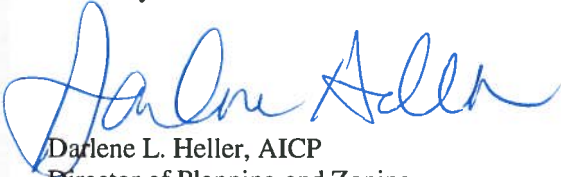
1. Revised plans submitted on 1/21/2020 specify trash services to be provided to tenants. However, the plans do not address what type of recycling services will be provided. Please provide the following information: type, number of containers, frequency of pick up for recycling services.

GENERAL

1. All signature/approval blocks must be added to the Site Plan Sheet 3 of 8.
2. A recreation fee of \$45,000 must be paid prior to finalizing the Developer's Agreement.
3. The public grass strip width shall be shown on the plan.

This plan will be reviewed at the February 13, 2020 Planning Commission meeting. Please email a pdf of the Site Plan to us for the City's website and bring colored site plans, colored elevation drawings on boards, and a flash drive containing all drawings that will be shown to the Planning Commission.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

- CC: M. Dornier
Z. Sayegh
T. Wells
D. Shaffer
G. Cryder
R. Taylor
M. Halbfoerster
565 West Lehigh Street Partners, LLC