



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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January 9, 2018

Rocco Caracciolo  
Pennoni Associates Inc.  
2041 Avenue C, suite 100  
Bethlehem, PA 18017

RE: (17-008LD&S) – #17120259 - MAJESTIC BETHLEHEM CENTER –LAND DEVELOPMENT AND RESUBDIVISION PLAN, Lot 5, 3769 Commerce Center Boulevard, Ward 16, Zoned IR-F, Plans dated December 7, 2017

Dear Mr. Caracciolo:

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

## ENGINEERING

### 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. Please breakdown the flows that are directed to the Applebutter Rd pump station vs. the Commerce Center Blvd. collection system. An elevation of the existing sanitary stub at the connection to the main shall be shown.

### Stormwater

1. The Stormwater Management Report dated December 7, 2017 shall be submitted to the LVPC and a copy of their approval letter shall be provided.
2. Provide a detail for Inlet C-502 as no orifice elevation is shown. Please clarify.
3. Confirm the proposed connection to existing Inlet 32 is feasible with the current structure as the proposed line is entering at an angle into the structure.

### Miscellaneous Engineering

1. The 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. Details of driveways, including slopes and grades, shall be submitted to ensure ADA compliance. An engineer's opinion of probable cost shall be submitted for review and incorporation into a Developer's Agreement.
3. All lot addresses shall clearly be marked on the plans. Attached is a list of the Majestic Parcels and their corresponding addresses, including a proposed address of 3721 Commerce Center Blvd for Lot G-4.

### Public Works – Forestry

1. Label roadways.
2. Show the calculations for attaining 10,580 SF of landscaping towards SALDO 1349.08 (10%). For example: 3 Quercus imbricaria @200SF each =600 SF; 4 Pinus strobus @ 100SF each = 400 SF. Include these calculations in the compliance chart.
3. Indicate the width of the parkway (planting area between curb and sidewalk) on the landscape plan.
4. On Sheet CS 1002, beyond the cul-de-sac where Commerce Center Blvd ends and the loop road begins, there are parking areas to the east and north of the loop road. It is unclear if these two lots are proposed as part of this plan.

Parts of the lots are shown in grayscale, other parts are not, and none of the plant material has been labeled. Please clarify the project area.

**Public Works – Traffic Bureau**

1. Install stop signs at the two (2) driveways nearest the cul de sac.

**Public Works – Electrical**

1. Remove the Traffic Signal junction box in the sidewalk in the exit driveway. This box is not used and is not traffic rated and must be removed.

**Public Works – Water**

1. Add one 10" valve on the north side and the south side of the building, 10' off of the hydrant tee on each side.
2. Add two additional 10" valves at the center of the building, one on east side and one on west side of building center.
3. Consider installing a new 12"x12" Tapping, Sleeve, & Valve to replace the 12" main extension along Commerce Center Blvd.


**ZONING**

1. Indicate "Purpose of Plan" on record plan. Also, indicate the actual use of the premises.
2. Provide detail of the required solid fencing and gates around the dumpsters.

**GENERAL**

1. The recreation fee of \$31,641.05 shall be paid prior to the finalization of the Developer's Agreement.
2. The subject plan and the overall Bethlehem Commerce Center Park shall conform with all Sections of the Master Development Agreement dated October 10, 2017, including but not limited to Section 4 (Impervious Coverage), Section 5 (Landscaping for Open Space, Off-Street Parking, and Loading Areas), Section 7 (Street Tree and Parking Lot Requirements), Section 9 (Intermodal Access via Commerce Center Boulevard), and Section 10 (Utilities and Screening).
3. LANTA comments shall be considered and the plan shall incorporate their concerns.
4. This item will be placed on the January 11, 2018 Planning Commission agenda. Please bring colored elevation drawings and site plans on boards to the meeting.

Sincerely,



Darlene L. Heller, AICP  
Director of Planning & Zoning

cc: M. Dorner  
A. Rohrbach  
S. Borzak  
C. Smith  
R. Taylor  
Eric Scheler, Majestic

Enclosure

## MAJESTIC ADDRESSES

Northampton County Parcel ID	City Assigned Address	
	Number	Street
P7 15 3	3001	Commerce Center Blvd
P7 15 3-2	3955	Commerce Center Blvd
P7 15 3B	3025	Commerce Center Blvd
P7 15 3C	3051	Commerce Center Blvd
P7 15 3D	3215	Commerce Center Blvd
P7 15 3D-1	3241	Commerce Center Blvd
P7 15 3E	3419	Commerce Center Blvd
P7 15 3E-1	3421	Commerce Center Blvd
P7 15 3E-2	3317	Commerce Center Blvd
P7 15 3E-3	3445	Commerce Center Blvd
P7 15 3E-4	3517	Commerce Center Blvd
P7 15 3E-5	3525	Commerce Center Blvd
P7 15 3F	3633	Commerce Center Blvd
P7 15 3G	3769	Commerce Center Blvd
P7 15 3G-1	3701	Commerce Center Blvd
P7 15 3H	3905	Commerce Center Blvd
P7 15 3J	2900	Commerce Center Blvd
P7 15 3K	1154	Applebutter Rd
P7 15 3L	3220	Commerce Center Blvd
P7 15 3M	3017	Commerce Center Blvd
P7 15 3M-2	3005	Commerce Center Blvd
P7 15 3M-3 0204	3007	Commerce Center Blvd
P7 15 3M-3 0704	3021	Commerce Center Blvd
P7 15 3N	3551	Commerce Center Blvd
New lot G-4	3721	Commerce Center Blvd