



City of BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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March 27, 2018

Charles H. Unangst, PE, PLS
Hanover Engineering Associates, Inc.
252 Brodhead Road, Suite 100
Bethlehem, PA 18017

RE: (18-003LD) – #18020720 – LVIP VII, Lot 13 – LAND DEVELOPMENT PLAN, 2010 Spillman Drive, Ward 17, Zoned IR, Plans dated February 22, 2018

Dear Mr. Unangst:

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 February 22, 2018 shall be submitted to LVPC and a copy of their approval letter shall be submitted.
2. There is a 36" storm sewer line that is to be abandoned. Please explain how this line is to be abandoned.
3. There is another line along the northern property line that is shown to be removed. This line appears to connect to a manhole in Spillman Dr. Please clarify how the line and manhole in the street are to be abandoned.
4. Clarify how the existing #9 inlet is to be addressed at the eastern driveway. A detail must be provided on how this will be converted from a City standard #9 inlet to a Type M inlet. The developer shall consider shifting the driveway to the east to avoid the conflict with the inlet.
5. Confirm that standard manholes will accommodate all connections at MH 5, MH 6, MH 7 & MH 8.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. A sanitary sewer planning module shall be submitted for review. A cover letter describing the project shall also be included with the submission.
2. Confirm the invert elevation of the existing 8" sanitary lateral as it appears to be incorrect based on the upstream and downstream elevations and slope.
3. The proposed sanitary manholes shall be numbered to eliminate confusion.

Miscellaneous Engineering

1. The Erosion and Sediment Control Plan, dated February 22, 2018, shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.
2. The width of the western driveway shall be shown.
3. The existing electrical conduit servicing the street lights will need to be lowered at each driveway. This shall be noted on the plans.
4. Depressed curb shall be shown at all proposed driveways. A detail must be shown including any roadway restoration that will be required.
5. Curb radius shall be shown for each driveway. ADA ramps are required at all driveway crossings and details shall be provided.

6. The proposed shared driveway between Lot 13 & Lot 14 will require an access easement. This shall be shown on the plan.

Public Works – Urban Forestry

1. Provide a bio-barrier root control detail and indicate locations for installation on the drawing.
2. Replace the proposed 20 Thuja occidentalis ‘Techny’ with a larger maturing evergreen tree species such as Cryptomeria japonica or Pseudotsuga menziesii in order to claim the 100 SF of landscaping for each.
3. Replace the 15 Acer rubrum ‘Bowhall’ trees proposed around the parking areas with wider canopied species to provide maximum shade to the large expanse of paved area. Suggested replacements: Acer freemanii ‘Autumn Blaze’; Eucommia ulmoides; Cercidiphyllum japonicum (tree form).
4. Indicate the width of the parkway (area between the sidewalk and inside edge of curb).

Public Works – Traffic Bureau

1. Explain the intent of the shared driveway. Will 2-way traffic be able to fit between the existing building and curbing? Please provide a truck turn plan.
2. Trip generation calculations are acceptable.

FIRE

1. We have met with the engineer and developer for this project and communicated by telephone and email with Charles Unangst of Hanover Engineering. Mr. Unangst has met all of the Fire Department’s requirements and will make the required changes on revised drawings.
2. 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. The applicant will be appearing in front of the Zoning Hearing Board for special exception approval of the warehouse use. The Zoning Hearing Board decision and all information from the hearing shall be placed on the plan.
2. In accordance with Article 1308.01.e, a set of façade drawings shall be submitted for review and approval by the Planning Bureau. The façade drawings shall also include rooflines, materials, colors, etc.
3. Submit a photograph or line of sight drawing showing sight of the proposed building from SR 412 to ensure compliance with Article 1308.01.e.1, to ensure parking spaces are not visible from SR 412.

GENERAL

1. The recreation fee of \$33,179 shall be paid prior to finalization of the developer’s agreement.
2. The plan was reviewed by LANTA and complies with its goals by providing public sidewalk and a pedestrian walkway connecting Spillman Drive sidewalk to the main entrance.
3. Indicate the “dumpster” enclosure with gate on the record plan.
4. When these comments are addressed, submit a comment and response cover letter and 2 complete sets of revised plans for Engineering and Zoning. Submit partial sets for forestry, traffic, fire and lighting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner S. Borzak
A. Rohrbach M. Reich
L. Smith K. Wrobel, LVIP
T. Wells