



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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July 5, 2018

Andrew Bohl, PE
Hanover Engineering Associates, Inc.
252 Brodhead Road, Suite 100
Bethlehem, PA 18017

RE: (18-004LD) – #18050156 – LVIP VII, Lot 12 – LAND DEVELOPMENT PLAN, 1920
Spillman Drive, Ward 17, Zoned IR, Plan dated April 23, 2018 and last revised June 12, 2018

Dear Mr. Bohl:

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 execution of the Developer's Agreement, a sanitary sewer tapping fee of \$11,533 will need to be paid.

Miscellaneous Engineering

1. The Erosion and Sediment Control Plan, dated April 23, 2018, shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.
2. The ADA ramps proposed are not acceptable as the DWS is greater than 5' from the curb radius. Radial DWS tiles will be required. The detail shall be updated accordingly.

Public Works - Water

1. Polyethylene Encasement – When aggressive soils are identified, requiring polyethylene encasement, the installation shall be in accordance with AWWA C105/A21.5-82, Sec. 5.4.

ZONING

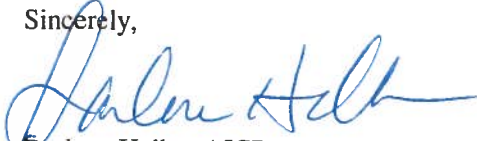
1. Since the elevations show that the parking spaces, building, and loading docks will be seen from Rt. 412, add large evergreens (3 per side) along western and eastern property lines adjacent to the proposed blacktop. Also add heavy landscaping in parking lot island on east side of loading dock.

GENERAL

1. A recreation fee of \$5,200.00 shall be paid prior to finalizing the developer's agreement.
2. The plan was reviewed by LANTA and complies with its goals by providing public sidewalks and a pedestrian walkway connecting the Spillman Drive sidewalk to the main entrance.
3. Only stripe the 134 required parking spaces. Add a note to the plan that additional spaces shown between the building and Route 412 shall only be striped when deemed necessary by the owner.

4. No truck parking is shown on the site. We understand truck loading and unloading is expected to occur one to two times per week and only a few loading docks will initially be erected along Route 412, but eleven truck doors are shown on the plan. Explain the operation of the flex industrial building. Provide a written response to clarify the anticipated truck use at the site.
5. This item will be placed on the July 12, 2018 Planning Commission Agenda. Please bring colored elevations and a colored site plan on boards to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
S. Borzak
R. Taylor
K. Wrobel, LVIP, Inc.