



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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January 7, 2019

John Tallarico  
C/O Pinzuk Brown Realty Group  
Suite 200  
Jenkintown, PA 19046

RE: (18-0111LD (SKETCH PLAN) – #18120147 – Bethlehem Earth Lot 3 Office/Warehouse – 3700 Commerce Center Blvd. – Ward 16, Zoned IN, plan dated November 29, 2012.

Dear Mr. Tallarico:

The above-referenced plan has been reviewed by the appropriate city offices. It lacks much of the information necessary for a thorough evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided.

In addition, the plan does not show proper access from a public right of way. All of the following comments are secondary to the fact that access to the lots is either unclear or unavailable. Future plans must clearly indicate dimensions and location of any existing easements and the existing connections between Lot 2 and the public portion of Commerce Center Boulevard.

We offer the following additional comments:

## **ENGINEERING**

### **Stormwater**

1. A Stormwater Management Report must be submitted and shall be submitted to LVPC and a copy of their approval letter shall be submitted.

### **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 and the accompanying PNDI report. Title 25 of the PA Code requires 10 gallons/day per office employee and 35 gallons/day per warehouse employee when calculating the sanitary sewage flows.

### **Miscellaneous Engineering**

1. The Erosion and Sediment Control Plan will be required and shall be reviewed by DEP and a copy of the NPDES permit shall be submitted to the City.
2. The lots do not have frontage on a City Street, therefore, an easement will be required from the abutting lot owner to allow access from the end of the Public portion of Commerce Center Blvd to the proposed lot or an access easement through Lot 2 will be necessary for all traffic from Lot 3.
3. Utilities are also privately owned by the abutting lot owner and will require a private agreement in order to connect. Copies of these agreements shall be submitted to the City.
4. The proposed warehouse on Lot 3 shall have an address of 3780 Commerce Center Blvd.
5. As currently shown, a building is proposed on Lot 2. This shall maintain the address of 3200 Commerce Center Blvd. If the location of the proposed building is to change, this address may need to be updated.

6. Additional comments will be provided when a more detailed plan is submitted for review.

#### **Public Works – Water**

1. A utility plan will be required.

#### **Public Works – Traffic**

1. Trip generation calculations shall be submitted at the time of Final Plan review.
2. As with the other developments along Commerce Center Boulevard, the proposed buildings will be subject to cost-sharing of the future signal at Commerce Center Boulevard and Gilchrist Drive (when warrants are met).
3. Proposed driveways shall be located across from existing driveways to the best extent possible. If they are not located directly across, reasoning shall be provided to the City.
4. The proposed “Fueling Station” is concerning, since the traffic counts for this area did not account for a truck stop or fueling station of any kind. This information was not part of the PennDOT - approved traffic study for the Commerce Center Blvd / SR412 intersection.

#### **FIRE**

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. (See attached turning radius information for our largest vehicle.) Please submit a turning plan.
2. A Knox Box for City of Bethlehem Fire Department access must be installed. (Please add note to plans)
3. Indicate if the building is fully sprinklered.
4. Indicate the location of all Fire Department Connections (FDC). The FDC must be in a visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. (IFC 912.2.1) It must be within 200 feet of a fire hydrant. Please add note: “Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department.”
5. All ‘Fire Lanes’ must be identified and properly marked. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
6. Dead end fire access roadways may have a maximum length of 150’ without a turnaround. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
7. All buildings less than 30 feet in height must have 20 foot wide, minimum, access road(s). All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000 lbs. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.) At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
8. The architect/engineer must confirm Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps. {See attached A2 Main Print for vehicle dimensions} (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
9. The project must meet the following ordinance requirement if applicable:  
“1701.02 Additions and Modifications  
IBC 903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated. (Ord. 2014-21 – Passed 8/5/14)”

10. Please contact the City of Bethlehem Fire Department office 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 question reference Fire Code requirements.

**ZONING**

1. Indicate that the slopes on the property are manmade.
2. Indicate why Lot 2 trucks exit onto Lot 3. An access easement will be required on Lot 3 for this exit.
3. Bicycle parking, street trees, parking lot trees, etc. will apply to this project when it is submitted for Final Plan approval.

**GENERAL**

1. Lot 2 shall be configured to show access to Lot 3.
2. A recreation fee will be required.
3. A full zoning and site data chart will have to be included with future submissions.
4. Dimensions shall be added to the plan for all parking lots, truck parking areas, and driveways on Lot 2 and 3.
5. A landscape plan shall be submitted for review.
6. All proposed access points onto the private portion of Commerce Center Boulevard require an easement agreement with the abutting property owner.
7. Depict on the plan or on any future plans the location of the termination of the public portion of Commerce Center Boulevard and your subject lots.
8. This plan will be reviewed at the February 14, 2019 Planning Commission meeting.

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

Cc: M. Dorner  
A. Rohrbach  
T. Wells  
R. Taylor  
M. Reich  
A. Smith, Barry Isett Engineering Co.

Enclosures