



City OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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October 2, 2019

Sean Policelli, P.E.
Gilmore & Associates, Inc.
5100 Tilghman Street
Suite 150
Allentown, PA 18104

RE: (19-007LD&S) – #19050008 – LVIP VII -Lot 62- 2675 Commerce Center Blvd. – LAND DEVELOPMENT PLAN, Ward 17, Zoned IN, Plans dated May 10, 2019 and revised September 13, 2019.

Dear Mr. Policelli:

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

ENGINEERING

Stormwater

1. In order to convert the existing inlet at the proposed eastern driveway to an M-top it shall be noted that the existing inlet box is not a standard size, therefore the new M-top would need to be upsized in order to fit on the existing #9 box. In our experience, a standard 2' x 4' top will not bear properly on all sides of the box. The box may need to be modified to accommodate a standard M-top. This should be noted on the plans. East Jordan Iron Works does supply an oversized M-top inlet that will accommodate the oversized box.
2. Sheet 17 shall include a detail of Inlet-13. This shall be a City standard #9 inlet and a sump with snout shall be incorporated into the design. A detail of the City standard #9 inlet is attached.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of \$30,998 will need to be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. The Erosion and Sediment Control Plan, dated May 2019, and last revised September 2019, shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.
2. A detail for City standard curb shall be added to sheet 6 of 17. The current detail does not meet City Standards. Please see the attached detail.
3. The Engineer's Opinion of Probable Cost shall be updated to include a line item for Lot Monumentation/Iron Pins as well as a line item for the 2 relocated street lights on Commerce Center Blvd. Please submit an EXCEL file of the updated estimate.

GENERAL

1. A recreation fee of \$10,001 shall be paid prior to finalizing the Developer's Agreement.
2. LANTA has reviewed the plan and suggested the inclusion of approximately 50' of sidewalks along the Eastern driveway entrance to the parking lot. This additional sidewalk will connect the public sidewalk to the proposed private sidewalk along the front of the building. The current plan includes this sidewalk connection.

3. This item will be placed on the October 10, 2019 Planning Commission agenda. Please bring colored plans and elevations on boards to the meeting.

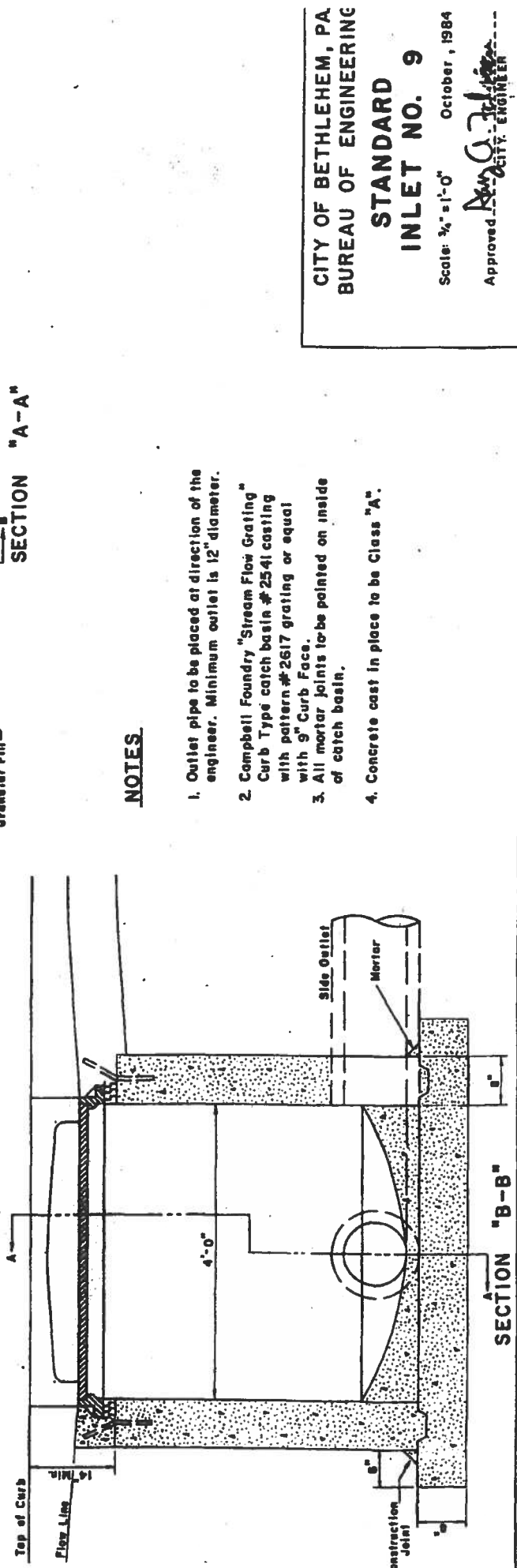
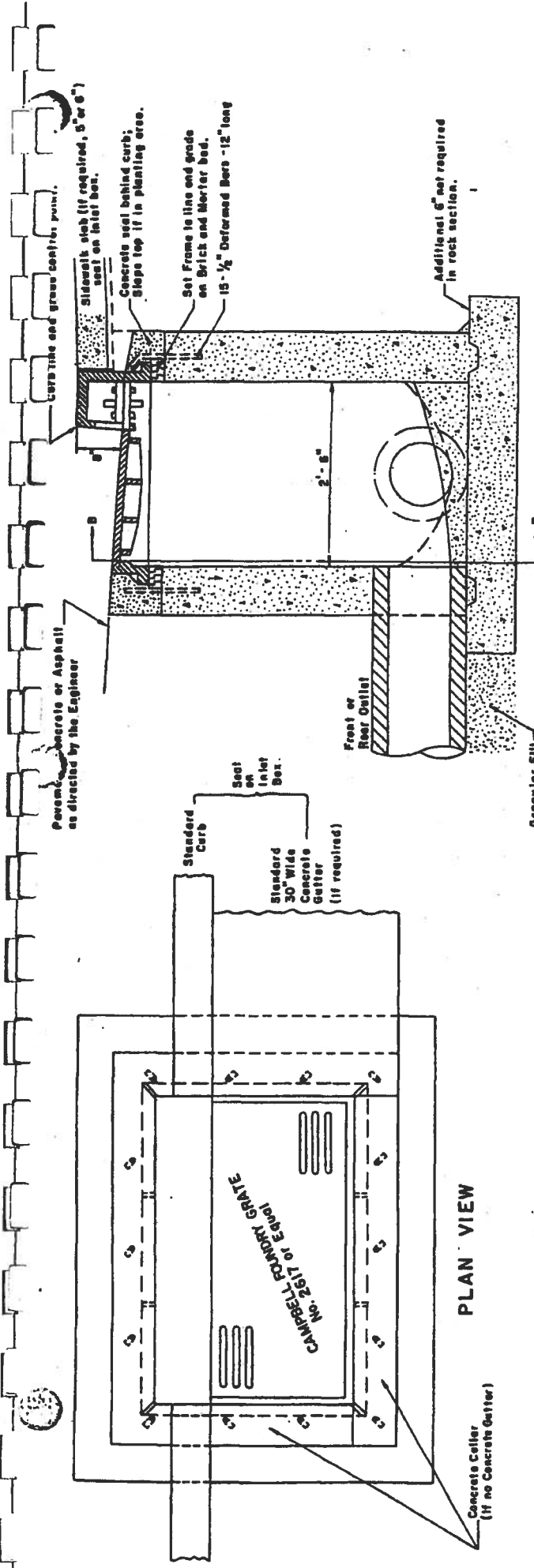
Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
Lot 62 Associates, Inc.

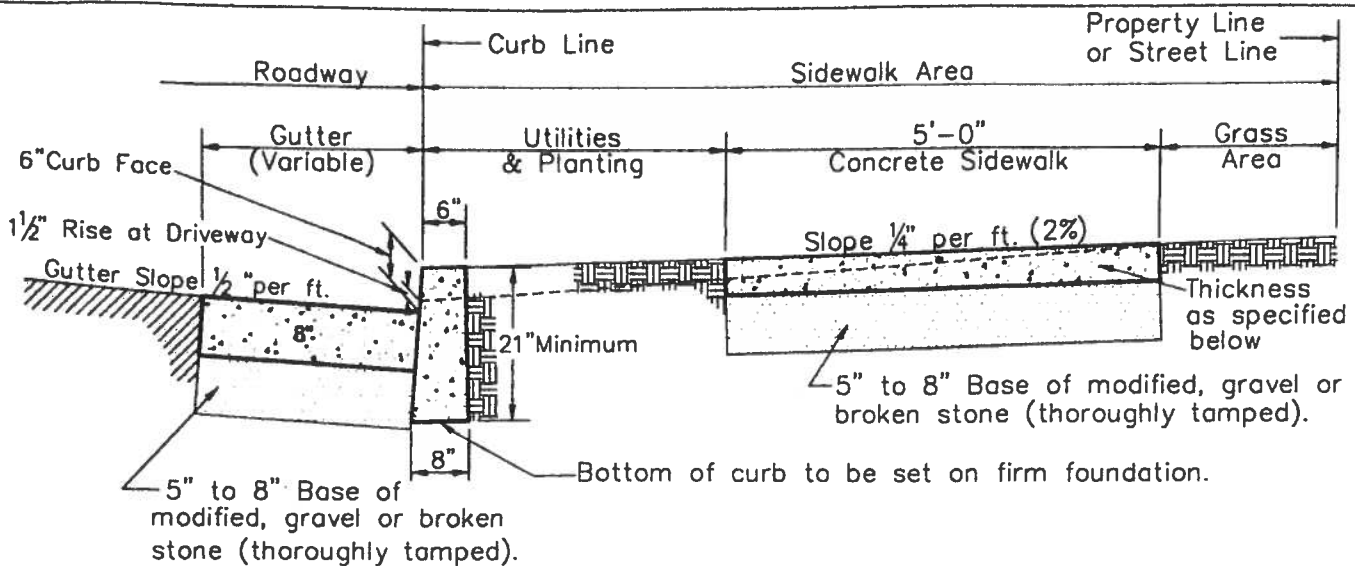
Enclosures



NOTES

1. Outlet pipe to be placed at direction of the engineer. Minimum outlet is 12" diameter.
2. Campbell Foundry "Stream Flow Grating" Curb Type catch basin # 2541 casting with pattern # 2617 grating or equal with 9" Curb Face.
3. All mortar joints to be painted on inside of catch basin.
4. Concrete cast in place to be Class "A".

CITY OF BETHLEHEM, PA
 BUREAU OF ENGINEERING
STANDARD
INLET NO. 9
 Scale: 3/4" = 1'-0" October, 1984
 Approved: *[Signature]*
 CITY ENGINEER



GENERAL REQUIREMENTS:

One Course (Monolithic) Construction for all Curb, Gutter and Sidewalk.

Concrete Mix: To be Class A Concrete 3300# 6 Bag Mix – 5.6 Gal. Water per bag throughout; use power batch mixer. No slag.

Curb: 21" Depth with approved finish on top and exposed face.

Gutter: 8" Depth – Slope of Gutter 1/2" rise per foot away from curb.

Sidewalk: Thickness – Residential Area – 5", Business and Industrial Areas – 6"

At Residential Driveways – 6", At Business and Industrial Driveways – 8".

Finish – Use a float and broom finish to produce skid resistant surface.

On Grades of 5% or more, produce a rougher finish.

Slope – Walk and Parkway Areas 1/4" per foot (2%) toward curb.

Expansion and Contraction Joints: See City Construction Standard No.1A.

Handicapped Ramps: Required on all Radii in accordance with current ADA requirements.

Driveways: See City Standard Driveway Entrance and Apron Sketch.

Excavation in Cartway:

When excavating in the cartway of a City street, a clean, full depth cut– by jack hammering or sawcutting–shall be made in the street between the affected and the unaffected work areas. Further, final restoration in the affected area of the street shall consist of creating a new clean cut by sawcutting 12" beyond the edge of any affected work areas, backfilling with PennDOT 2A Modified stone, and properly compacting this stone to the elevation of the top of the subbase (i.e. bottom of the base course of the macadam), but no higher than 3–inches below the finish grade–except as required to provide reasonable temporary access at driveways.

ORDINANCE REQUIREMENTS:

Warrant of Survey – Procured from the City Engineer's Office; provides for establishing Line & Grades; Stakes to be protected by applicant and used within 30 days.

Excavation Permit – Procured from the City Engineer's Office; for Sidewalk and driveway construction.

DETAIL REQUIREMENTS:

For further details and other requirements see the following documents on file in the Office of the City Engineer:

"Standard Specifications for the Construction of Concrete Curb, Gutter and Sidewalk"
Codified Ordinances of the City of Bethlehem,
Articles 903 and 909.

NOTES:

- + Whenever a curb, gutter and/or sidewalk is located in a Historic District, special requirements may apply.
- + Changes to dimensional requirements may be considered in cases where obstructions or encroachments exist. Any exceptions must be approved by the City Engineer. Current ADA requirements must be met in all cases.

CITY OF BETHLEHEM, PA
BUREAU OF ENGINEERING

CONSTRUCTION STANDARD NO.1

for CONCRETE CURB, GUTTER
and SIDEWALK

FEBRUARY 7, 2001
REV. JUNE 4, 2013

[Signature] 6/5/13
CITY ENGINEER