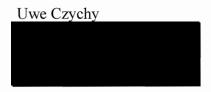
Phone: 610-865-7094 Fax: 610-865-7330 TDD: 610-865-7086

August 21, 2024



RE:

(24-002 LD) – 24050001 – 2300 City Line Road – Land Development Plan – Ward 13, Zoned CG, plans dated April 26, 2024 last revised July 17, 2024.

Dear Sir,

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

PUBLIC WORKS

Stormwater Engineering

- 1. The Stormwater Management Report, dated April 26, 2024, has been submitted to LVPC and a copy of their approval letter shall be submitted to the City prior to finalizing the developer's agreement.
- 2. Per sheet C-301 impervious coverage on the property has increased by 9,611 SF. A stormwater fee of \$961.10 has been added to the review and shall be paid prior to finalizing the developer's agreement.

Sanitary Engineering

1. In accordance with Ordinance No. 4342, and Engineering Dept. review of the provided sewer planning materials, a Sewer Tapping fee of \$7,861.78 has been added to the review and shall be paid prior to finalizing the developer's agreement. Sewer planning documents have been forwarded to PADEP. 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 April 26, 2024, has been submitted and an NPDES Application is under review by LCCD. PADEP approval of the project's NPDES permit shall be submitted to the City prior to release of building permits.
- 2. The Bureau of Engineering offers its recommendations regarding the requested sidewalk waiver in the attached memo. The Bureau has determined that no waiver is necessary from stormwater requirements.
- 3. Slope and width of driveways shall be included on plans and with driveway permit applications.

- 4. It has been acknowledged that permits must be obtained for work within the public right-of-way, including sidewalks and driveways, from the City of Bethlehem Engineering Office.
- 5. It has been acknowledged that an access easement must be put in place with 3184 Airport Rd for work on their property and documentation shall be provided to the City.
- 6. It has been acknowledged that an opinion of probable cost estimate shall be provided in MS Excel Format to the City for approval and subsequent inclusion in the developer's agreement.

FIRE

- 1. Incorrect turn plan data was used to generate Sheet C-905 Fire Truck Turn Plan; Ref. attached Turning Performance Data.
- 2. Add a note to the plan stating, "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
- 3. All "Fire Lanes" or "Fire Department Access Roads" must be identified and properly marked (Refer to the International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). Locations for signs and marking can be determined as the project progresses. It is acknowledged that a Geotechnical Report with pavement specification recommendations will be provided upon receipt; the comment remains valid until submission of the report to the Fire Marshall.
- 4. Dead end fire access roadways may have a maximum length of 150' without a turnaround (Refer to the International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). Provide an easement agreement for the entrance from Triangle Tech deeming this to be a Fire Department Access Road. It is acknowledged that a fully executed easement agreement will be provided upon receipt; the comment remains valid until submission of the agreement to the Fire Marshall.
- 5. Ladder truck access shall be provided along the west side of the building. Provide a plan based upon the attached reach chart showing that the ladder truck will be able to access the roof along this side of the building.
- 6. Provide reach chart indicating that Fire Department Aerial Apparatus can access the roof of the building over the top of parked tractor trailers.
- 7. Provide bridge weight rating documentation indicating that the bridge can support #84,000 to meet the requirements of Note 5 above.
- 8. Verify that there are no proposed traffic calming devices for this expansion, e.g., speed bumps or speed tables. If these types of devices are to be utilized, then confirm that 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 that neither the front nor rear apparatus bumpers will not contact the driving surface; also confirm that the middle of the truck will not contact the driving surface (Ref. IFC, 2018 ed., Section 503 and Appendix D for additional information).
- 9. Add a Fire Hydrant at the City Line Rd entrance, Ref. IFC, 2018 ed., Section 507.5.1.
- 10. Plans indicates that the proposed rack storage area will be classified as High Piled Storage; therefore, add a note to the plan indicating that all requirements of IFC, 2018 ed., Chapter 32 have been met. Depending upon the size and scope of the rack storage, Chapter 32 may trigger additional site access requirements.
- 11. Add note to plan acknowledging that Chapter 33 of the IFC "Fire Safety During Construction and Demolition" will be enforced for the duration of the construction project.

GENERAL

1. Applicant shall provide an easement agreement for vehicular access from the adjacent parcel, 3184 Airport Road. See also Fire Note 4. It is acknowledged that a fully executed easement agreement will be provided upon receipt, and shall submitted prior to finalizing the developer's

agreement.

2. Applicant shall provide authorization for work within the Limit of Disturbance. See also Miscellaneous- Engineering Note 5. It is acknowledged that a temporary construction easement will be provided upon receipt, and shall be submitted prior to the issuance of permits.

3. It has been acknowledged that a Recreation Fee of \$6,439.50 shall be paid prior to finalizing

the developer's agreement.

When these comments are addressed, please submit (1) partial sets of revised plans for Fire, an electronic plan, and a comment/response letter for further review. This item will be placed on the September 12, 2024 Planning Commission Meeting Agenda.

Sincerely,

Darlene L. Heller, AICP

Director of Planning and Zoning

C. Basel Yandem Adam Herbold Craig Baer Greg Cryder Olivia Teel Mike Halbfoerster Robert Taylor Jeffrey Beavan, PE Bohler Engineering, PA, LLC Mary Bachert, RLA Bohler Engineering, PA, LLC Christa Duelberg-Kraftician, RA Spillman Farmer Architects

Enclosures

DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING INTEROFFICE MEMORANDUM

TO:

Darlene Heller, Director of Planning & Zoning

FROM:

Adam J Herbold, Project Engineer

SUBJECT:

Sidewalk Deferral Request – (24-002 Land Development) – 2300 City Line

Road

DATE:

July 30, 2024

The property owner is proposing to construct a 50,850 SF expansion to the existing warehouse located at the referred to site. We have received a request for a deferral of sidewalk along the Airport Road (S.R. 987) frontage from Mary Bachert, Project Manager with Bohler engineering on behalf of the Bosch Rexroth Corporation dated November 2, 2023.

The property is in an industrial area, and there is currently no pedestrian facility to tie into at the Northern end of the Airport Rd frontage. In fact, there are no pedestrian facilities for several miles in either direction on Airport Rd. If sidewalk were to be installed it would only serve this property and would not provide continuity to support pedestrian traffic to other areas at this time.

Additionally, a stormwater drainage swale is situated just beyond the curb-line along the Airport Rd frontage of the referred to site. The swale represents a significant burden for the developer as portions of it would need to be relocated in order to construct a sidewalk in this location.

In view of the above information, the Department of Public Works supports a deferral of sidewalk along Airport Rd at this property until such time as deemed necessary by the Department of Public Works.

Copies To:

M. Alkhal

B. Yandem C. Peiffer

file

Attachment: Bohler Engineering Deferral Letter Dated July 19, 2024.

DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING INTEROFFICE MEMORANDUM

TO:

Darlene Heller, Director of Planning & Zoning

FROM:

Jonathan Fischer, Stormwater Project Engineer

SUBJECT:

Storm Sewer Pipe Waivers Request – (24-002 Land Development) – 2300

City Line Road

DATE:

July 31, 2024

The property owner is proposing to construct a 50,850 SF expansion to the existing warehouse located at the referred to site. We have received a request for a waiver to allow for a storm sewer pipe sizes 12" and 15" that consist around the North, East, and West side of the building instead of the required 18". Another waiver was requested to allow HDPE for storm sewer pipes instead of the required RCP.

The property does not connect to the City's stormwater system and does not extend into the City Street right of ways. It is their responsibility to take care of any of their onsite stormwater systems. For this reason, there is no need for a waiver.

In view of the above information, the Department of Public Works supports no waiver is required for the Storm Sewer Pipes request at this property until such time as deemed necessary by the Department of Public Works.

Copies To:

M. Alkhal

B. Yandem C. Peiffer

file

Attachment: Bohler Engineering Deferral Letter Dated July 19, 2024.



74 W. Broad Street, Suite 500 Bethlehem, PA 18018 610.709.9971

July 19, 2024 via Hand Delivery

City of Bethlehem 10 East Church Street Bethlehem, PA 18018

Attention: Planning Commission Members

RE:

Proposed Bosch Rexroth Warehouse Expansion

2300 City Line Road City of Bethlehem Lehigh County, PA PAB230155.00

Dear Members:

On behalf of Bosch Rexroth Corporation, Bohler Engineering PA, LLC is hereby requesting the following Waivers from the City of Bethlehem Subdivision and Land Development Ordinance, along with any others the Commissioners deem necessary regarding the above referenced project.

Waivers

 Partial Waiver from Article 909 (Sidewalks, Curbs, Gutters and Driveways) – to grant partial relief from the requirement to install curbs and sidewalks along the Airport Road frontage.

The Applicant proposes to construct sidewalk along the length of the City Line Road frontage and agrees to reconstruct portions of the existing curbing if/as directed by city staff during their Land Development review. Relief is requested from the requirement to provide sidewalk along the Airport Road frontage as there are no pedestrian facilities to tie into along this street and there is an existing stormwater swale occupying a large stretch of the frontage where a sidewalk would need to be located. Additionally, the installation of curb and sidewalk in this area would necessitate a Highway Occupancy Permit which is not being sought at this time for any other portions of this development.

 Waiver from SWMO Appendix A. (storm Sewer Pipes Design Requirements a.) – to allow for storm sewer pipe sizes of 12" and 15" in lieu of the required 18" minimum

The proposed 12" and 15" roofleaders and convenance pipes on site are adequately sized to convey stormwater through the underground conveyance system. Conveyance calculations are included in the Stormwater Report as submitted to the City during Land Development review. Additionally, multiple 12" pipes exist on site today which are be reconfigured as part of this project.

• Waiver from SWMO Appendix A. (storm Sewer Pipes Design Requirements b.) – to allow for HDPE storm sewer pipe in lieu of the required RCP

HDPE is a recognized industry standard for underground conveyance pipe for this type of development. The HDPE piping proposed is within the property and does not extend into City Street right-of-ways. Additionally, the existing pipes being reconfigured on site are already HPDE.

Should you have any questions, or require additional information, please do not hesitate to contact me at mbachert@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC

Mary Bachert, RLA

MRB/it

R:\2023\PAB230155.00\Admin\Correspondence\PAB23015500_2024-07-19_L (Waiver).doc

CITY OF BETHLEHEM Department of Fire

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Office of the Fire Marshal

www.bethlehem-pa.gov/fire 610 865-7140 Phone: 610 997-5746 Fax:

610 865-7143 TDD:

FIREPREVENTION@BETHLEHEM-PA.GOV

BILL NO. 15-2022

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING ARTICLE 1501 OF THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM TITLED FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That Article 1501 of the Codified Ordinances of the City of Bethlehem, titled "Fire Safety and Code Enforcement Inspection Fees" as presently enacted is hereby restated and re-enacted as follows:

ARTICLE 1501

FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

1501.01	Authority
1501.02	Permits Required
1501.03	Inspection
1501.04	Adoption
1501.05	Modifications to 2018 International Fire Code

CROSS-REFERENCES

2018 International Fire Code - International Code Council Article 150 of the Codified Ordinances of the City of Bethlehem - Codes Board of Appeals Article 746 of the Codified Ordinances of the City of Bethlehem - Consumer Fireworks DOT 49 CFR Parts 100-185 - United States Department of Transportation regulations Optional Third Class City Charter Law Act of July 15, 1957, P.L. 901, as amended Pennsylvania Uniform Construction Code 34 Pa.Code § 403

1501.01 AUTHORITY.

The City of Bethlehem Fire Department, Bureau of Inspections is hereby charged with the enforcement of this Article.

1501.02 PERMITS REQUIRED.



Department of Fire Office of the Fire Marshal

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www.bethlehem-pa.gov/fire Phone: 610 865-7140 Fax: 610 997-5746 TDD: 610 865-7143

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Permits required by the International Fire Code (current edition) shall be obtained from the Fire Code Official. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

A fee for each permit shall be paid in accordance with the fee schedule as is set forth by resolution of Council of the City of Bethlehem, Pennsylvania.

1501.04 ADOPTION

The 2018 International Fire Code (hereafter "IFC") published by the International Code Council, which is part of the Pennsylvania Uniform Construction Code pursuant to 34 Pa.Code § 403.21(a)(8), is hereby adopted in its entirety and made part of this Article subject to the modifications implemented hereinafter and/or by subsequent ordinance(s) of the City of Bethlehem (strikeouts identify proposed deletions and underlined text identify proposed insertions to the 2018 IFC).

- 101.1 Title These regulations shall be known as the *FIRE CODE* of The City of Bethlehem, hereinafter referred to as "this code".
- 101.2.1 Appendices B, C, D, E, F, H, I, L, are adopted as part of this code.

1501.05 MODIFICATIONS TO 2018 INTERNATIONAL FIRE CODE.

(b) § 105.6.15 of the IFC shall be amended to read as follows:

105.6.15 Fire hydrants and valves. Approval from the Bethlehem Water Authority or its designee is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public.

Exception: A permit is not required for authorized employees of the <u>Bethlehem Water Authority or its</u> <u>designee</u> that supplies the system or the fire department to use or operate fire hydrants or valves.

(d) § 105.6.39 of the IFC shall be amended to read as follows:

105.6.39 Private fire hydrants. <u>Approval from the Bethlehem Water Authority and the Fire Code Official</u> is required for the removal from service of private fire hydrants.

Exception: <u>Approval from the Bethlehem Water Authority and the Fire Code Official</u> is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.

Bethlehem Fire Department



Department of Fire Office of the Fire Marshal

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www.bethlehem-pa.gov/fire
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Fax: 610 997-5746

TDD: 610 865-7143

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(g) § 105.7.19 of the IFC shall be amended to read as follows:

105.7.19 Private Fire Hydrants. A construction permit is required for the removal or modification of private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(k) § 109.1 of the IFC shall be amended to read as follows:

109.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, the Board of Appeal identified in Article 150 of the Codified Ordinances of the City of Bethlehem and/or occasionally known as the "Codes Board of Appeals" shall have exclusive jurisdiction, subject to any right of further appeal therefrom.

(m) The definition of the term "approved" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

Approved. Acceptable to the fire code official, as evidenced by his/her written approval.

(o) The definition of the term "fire code official" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

FIRE CODE OFFICIAL. The fire chief or other designated authority, including the Fire Marshal of the City of Bethlehem, charged with the administration and enforcement of the code, or a duly authorized representative. The terms "Fire Marshal of the City of Bethlehem" and "Fire Code Official" shall be interchangeable in this and any other ordinance or resolution of the City of Bethlehem.

- (z) Add the following subsection to the IFC:
 - 505.1.1 Only addresses approved and verified by the Department of Public Works Bureau of Engineering will be acceptable.
- (aa) \S 507.3 of the IFC shall be amended to read as follows:
 - 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method <u>determined by Department of Water and Sewer Resources</u>.

507.3.1 Fire flow testing. The fire code official, Department of Water and Sewer Resources or its designees shall be notified prior to conducting fire flow testing. Fire flow tests shall be witnessed by the fire code official, Department of Water and Sewer Resources or its designees and approved documentation of the test and results shall be provided to the Department of Water and Sewer Resources.



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(bb) §507.4 of the IFC shall be amended to read as follows:

507.4 Water supply test. The fire code official and <u>Department of Water and Sewer Resources or its designees</u> shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official and <u>Department of Water and Sewer Resources or its designees</u> or approved documentation of the test shall be provided to <u>Department of Water and Sewer Resources</u> prior to final approval of the water supply system.

507.4.1 The property owner is responsible for installation and maintenance of water supply for construction projects until the water system is accepted/approved by the Department of Water and Sewer Resources, and responsibility for the system is formally turned over to the Department of Water and Sewer Resources.

(cc) § 507.5.1 of the IFC shall be amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official and the Department of Water and Sewer Resources

Exceptions:

- 1. For Group R-3 and Group U occupancies, the distance requirement shall <u>not</u> be <u>greater than 500 feet (152.4 m)</u>.
- 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall <u>not be greater</u> than 500 feet (152.4 m).

(dd) Insert 901.6.3.2, 901.6.3.2.1, 901.6.3.2.2

901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be provided by the company performing the inspection(s) to the Office of the Fire Marshal, unless an alternate designee is specified by Resolution approved by the City Council of the City of Bethlehem.

<u>Insert 901.6.3.2.1</u> Records shall be provided per City of Bethlehem Resolutions 2018-214 and 2018-222

Insert 901.6.3.2.2 Records shall be provided within 30 days of the date of inspection, testing, or maintenance



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(ee) § 903.4.2 of the IFC is deleted in its entirety and replaced with the following:

903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by waterflow 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.

(ff) The following subsection is added:

905.3.9. Large Area Buildings: The City requires Class I standpipes to access any portion of a building's interior which is more than 250 feet from the nearest approved point of fire department access or the nearest Class I standpipe connection. This distance shall be measured along a path of travel where fire hose can be deployed for fire suppression activities.

(gg) 905.4.1 Shall be modified to read:

905.4.1 In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, when present, unless otherwise approved by the fire code official

- (hh) § 906.1 of the IFC shall be amended to read as follows:
 - 906.1 Where required, portable fire extinguishers shall be installed in the following locations.
 - 1. In new and existing Group A, B, E, F, H, I, M, R-l, R-2, R-4 and S occupancies without exception.



Turning Performance Analysis

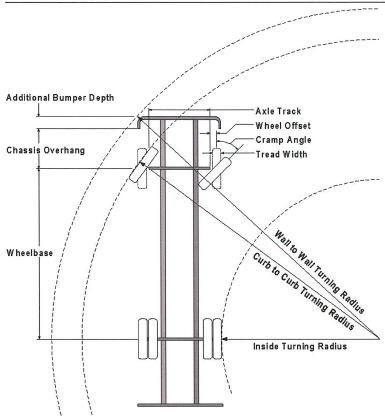
Bid Number: 365

Department: Bethlehem City Fire Dept

Chassis: Velocity Chassis, PAP/Midmount (Big Block), 2010

Body: Aerial, Platform, 95', Mid-Mount, Alum Body

Parameters:



Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	274.5 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 8 in.
Curb to curb:	38 ft. 9 in.
Wall to wall:	43 ft. 1 in.

Comments:

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
Tires, Front	0677684	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0633464	Bumper, Non-Extended, Steel, Painted, Imp/Vel
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount
Notes:		

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

