


BB&T
60-912/313

4075

CITY CENTER INVESTMENT CORPORATION

645 W. Hamilton Street, Suite 600
Allentown, PA 18101DATE
10/30/2017AMOUNT
\$2,331.00***

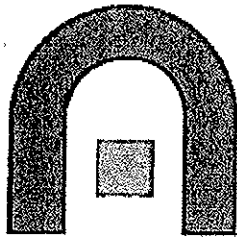
PAY **** TWO THOUSAND THREE HUNDRED THIRTY ONE AND 00/100 DOLLARS

TO THE
ORDER OFCity of Allentown
Room 215
435 Hamilton Street
Allentown, PA 18101-1699
Authorized Signature

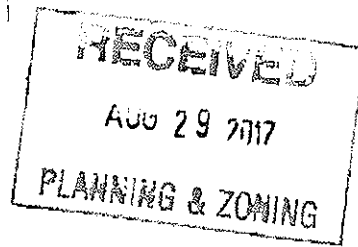
BORDER CONTAINS MICROPRINTING



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Allentown
City without limits.



David Kimmerly, AICP
Chief Planner
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7613
Fax 610-437-8781
David.kimmerly@allentownpa.gov

August 16, 2017

City Center Investment Corporation
645 Hamilton Street, Suite 600
Allentown, PA 18101

RE: 520 Hamilton Street - LMA-2017-00005
Major Land Development Plan

Dear Sir or Madam:

At the monthly meeting of the Allentown City Planning Commission held on August 8, 2017, the Planning Commission granted conditional PRELIMINARY/FINAL APPROVAL to the above referenced major land development plan subject to the following conditions:

1. Addressing the comments contained in my letter of August 7, 2017, copy of which is attached hereto, to the satisfaction of City staff.
2. Plans are to be shared with the adjacent property owner in regards to the buffer between this building and the windows in the neighboring building and comply with all structural requirements for the foundation.

To effect this approval, you must agree to the conditions by signing page two (2) of this letter, and returning a signed copy to this office no later than **AUGUST 31, 2017**. If you do not agree to the conditions, or if you do not return the signed copy by the date specified, the Commission's approval of this plan is automatically rescinded pursuant to Sections 1375.03(J) and 1375.04(D)(1) of the Land Development and Subdivision Ordinance.

All approved final plans are to be completed, including but not limited to, where applicable, the provision of financial security for any required public improvements and the filing and recording of the final approved plan by August 8, 2019 or said approval will be null and void, however this application may be governed by the provisions of the Permit Extension Act, 53 P.S. § 11703.1 et seq.

If you have any questions, please do not hesitate to contact this office at 610-437-7611.

Sincerely,

David Kimmerly, AICP
Chief Planner

DK:jmm

Enclosures

xc: Craig Messinger, Interim Director of Public Works
Mark Geosits, P.E. Senior Civil Engineer/Assistant City Engineer
Fred Andrayko, Zoning Supervisor
David Miller, PE, Rettew Associates, Inc.

AGREEMENT TO CONDITIONS

City Center Investment Corporation agrees to the conditions of preliminary/final plan approval as granted by the Allentown City Planning Commission for the above referenced major land development plan on August 8, 2017.

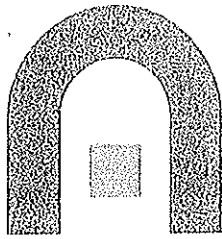
WITNESS:

CITY CENTER INVESTMENT CORPORATION

AB Balzano

By: JB RA

Date: 8-21-17



Allentown
City without limits.

David Kimmerly, AICP
Chief Planner
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
David.Kimmerly@allentownpa.gov

August 7, 2017

City Center Investment Corp.
645 Hamilton Street, Suite 600
Allentown, PA 18101

RE: 520 Hamilton Street - LMA-2017-00005
Major Land Development

Dear Sir or Madam:

The above-referenced Major Land Development Plan, dated July 7, 2017, has been reviewed by the appropriate City offices. We offer the following comments: (If you have any questions please call the listed phone number.)

ENGINEERING 610-437-7589:

1. All resubmissions must be accompanied with a written response to each comment referencing the appropriate plan revisions.
2. The total impervious area shall be listed, exclusive of the sidewalk in the right-of-way.
3. Note the Surveyor's Certification as a title for the related signature block on each sheet to be recorded.
4. A Sanitary sewer planning module will need to be proposed, routed through LCA and the City, and submitted to DEP for their review and approval.
5. The stormwater doghouse manhole should be centered on the existing storm pipe. Please revise on all affected sheets.
6. Indicate the existing and / or proposed lighting at the West Maple Street entrance to the building.
7. Add a note stating all City permits must be obtained prior to the start of construction.
8. Provide details of the City standard crossover, sidewalk, curbing, depressed curb, and handicap ramp for the proposed improvements. Please denote a proposed handicap ramp at the intersection of West Maple and South Law Streets. The curb detail on the plan is not a City standard curb.

9. Approval letters will need to be obtained from the following agency prior to final approval:
 - a. LCCD – E & S Control and NPDES construction permit.
 - b. DEP – Sanitary Sewer Planning Module.
10. In reference to the Utility Plan, sheet C-05 of 14 and other appropriate plans, the following items shall be addressed:
 - a. Move the water quality manhole access lid outside of the pedestrian walk path along the sidewalk area along the Hamilton Street sidewalk.
Comment: Re: Sheet #c-14: Does the lid have to be a slotted cover?
 - b. If the landscape/hardscape area along the east side of the building is to be pet friendly for the residents, the following issues should be addressed:
 - i. An appropriate filter device shall be provided for the 2'x2' inlet box.
 - ii. A pet waste station/garbage container shall be provided at the site.
11. A paragraph shall be added to the introduction in the Stormwater Management (PCSM) narrative to describe the existing and proposed drainage conditions for the building site, such as the method building discharge of runoff and the direction of runoff.
12. Stormwater Report. The Predevelopment Composite Curve Number should be show as a breakdown of impervious and 20% Good Condition Meadow as per the BMP Design Manual.
13. The depth of the growing media shall be labeled on the Green Roof Detail.
14. Sheets C-13 & C-14 shall be recorded and a mylar copy shall be supplied to the City Engineering Department. Land Development Control Ordinance 1387.07, 6. Provide the needed signature blocks.
15. The following O & M Notes shall be added to plan sheet C-13 Vegetated Roof Operation, Maintenance and Inspection:
 - a. Focus watering/irrigation efforts during the establishment period (the first two months following installation) and during the first full summer growing season.
 - b. During prolonged hot dry weather (75 degrees or above with less than 1 inch of rainfall per month), or when plants become drought stressed, watering should be applied, temporarily to the point of saturation.
 - c. Check for wilting or stress on a monthly basis.
 - d. Remove weeds and dead flowers by hand when necessary on a monthly basis.
 - e. Roof drains should be inspected at least every two weeks and any debris shall be removed.
 - f. The irrigation system shall be checked monthly.
16. The following notes shall be added to plan sheet C-13:
 - a. The owner will comply with City Ordinance No. 14476 (Act 167) Regulations.

- b. All stormwater management facilities shall be constructed by the owner in accordance with the plans and specifications identified in the "Final Plan." A final as-built plan shall be provided to the City of Allentown.
 - c. The owner shall inspect, operate, maintain, reconstruct and replace stormwater management facilities in accordance with the Plan. BMP's must be maintained in good working order acceptable to the City and in accordance with the specific maintenance requirements noted on the Plan. Duly authorized representatives of the City may enter at reasonable times upon the property to inspect the implementation, condition or operation and maintenance of stormwater BMP's
 - d. The owner is required to maintain a log, recording the date of inspection and date/type of maintenance performed. The owner shall keep all maintenance records. The maintenance log and records shall be made available to the City during a post construction stormwater inspection.
 - e. All onsite inlets, manholes, stormwater piping (to include underdrain) shall be cleared of debris per established schedule, when accumulation hinders operation of the facility, or semi-annually at a minimum.
 - f. Sediment, debris and water resultant of maintenance activity is not permitted to enter the City's municipal storm sewer system.
17. Prior to final plan signatures for recording, the owner shall sign an operation and maintenance agreement for stormwater BMP's. The agreement will be provided by the City Engineering Department (Please contact Brian Borzak at 610-437-7574). The Owner will sign and notarize, and return to the City Engineering Department. The City will have the agreement signed by the Mayor and notarized. The City will return to the Owner, the Owner shall record the agreement at the office of the Lehigh County Recorder of Deeds, and then the Owner will supply a copy of the recorded documents to the City Engineering Department. (Land Development Control Ordinance 1387.04, Appendix E). Due to the lengthy nature of this process, we encourage the applicant to start the process as soon as the stormwater BMP Plans are approved.
18. Upon completion and approval of the proposed land development improvements, provide an opinion of construction cost and a color site development plan indicating the proposed public improvements corresponding to the opinion of cost line items.
19. An engineering improvements cost estimate for all public improvements within the public right of way must be prepared. The engineering improvements cost estimate for land development escrow must also provide at a minimum a 10% contingency cost, a 5% inspection fee, and a 2% as-built Plans and Profiles in AutoCAD format fee. Also, provide a colored plan depicting the various public improvement items corresponding to the engineering improvements cost estimate.
20. Upon completion of addressing all outstanding comments and at the time of record plan mylar signature by the City Engineer, provide three complete sets of signed and sealed land development plans stamped "FOR CONSTRUCTION" for the Engineering Department's use.

TRAFFIC 610-437-7735:

- 1. Show the complete geometry with travel lane/widths, parking, existing lighting, etc. along West Hamilton Street and South Law Street.


2. Show the pedestrian/handicap person ADA accessible travel path from the parking deck to the proposed building.
3. Show all the existing and proposed signs along the east side of South Law Street, Type Street and West Hamilton Street, and West Maple Street.
4. The south side of West Hamilton Street lighting should match the north side of the street. Provide a double head LED fixture at the beginning and single head fixtures in the middle.
5. Add three (3) wall mounted lights along South Law Street.
6. Label all the proposed lights on the tabulation chart on Sheet C6 of 14.
7. Show the lighting details on Sheet C9 of 14. Remove the rest of the lighting details that are not used for this project.
8. The final lighting construction and installation drawings must be submitted to the City for future reference.

ZONING 610-437-7630:

1. Address on plans should read 520 – 524 Hamilton St.
2. 35 sq. ft. storage area per unit not included. ZHB needed.
3. 69 Dwelling Units subtracting the first four units equals 65 units at .75 spaces or 49 Parking spaces required.

SHADE TREE 610-821-4252:

1. Street Trees are required along all public Right-of-Way. The Landscape and Lighting Plan only addresses the Hamilton Street frontage. The applicant shall also address Law Street and Maple Street frontage. The Shade Tree Commission recommends the applicant provide cash-in-lieu of planting due to limited space available.
2. Any cash-in-lieu of street tree planting should be acknowledged on the record plan.
3. Below is the current cash-in-lieu of assessment as taken from the PennDOT ECMS price item history. Fee per tree shall be \$333.00 each.



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ITEM PRICE HISTORY RESULTS

Records 1 to 1 of 1

Page 1 of 1

Records Per Page: 100

District # of Occurrences

Aver. Unit Price/
Quantity

Min. Unit Price/
Quantity

Max. Unit Price/
Quantity

Min. Quantity/
Unit Price

Max. Quantity/
Unit Price

0808-3073 - RED MAPLE - (2" CAL. B&B)

\$333.0000

\$300.0000

\$385.0000

14.000 EACH

14.000 EACH

05 3

14.000 EACH

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Records 1 to 1 of 1

Page 1 of 1

Records Per Page: 100

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Mon Aug 07 09:37:44 EDT 2017

OM:al ECMS Date/Time

AVERAGE TREE COST \$ 333.00 /EA.

8-7-15 TO 8-7-17

PLANNING 610-437-7613

1. The building currently on the site is proposed for demolition and it is in the historic demolition overlay zone. HARB is given the opportunity to comment and to convey its comments to the Zoning Hearing Board. This project was reviewed by HARB at its June 5, 2017 meeting. HARB determined that the building lacks historical and architectural significance and it recommended approval of the demolition of the building. The Zoning Hearing Board approved the demolition of the building at its June 19, 2017 meeting.
2. The new building to be constructed is in the Hamilton Street overlay zone which includes design review for new facades. A rendering of the building is attached. The planning commission may want to comment on the proposed design of the building to determine its compatibility with existing architecture on Hamilton Street.
3. The planning commission may want to discuss handicap access for residents of the building. Where will handicap entrances be located for the various uses of the building: retail, offices, and residential?

These comments will be reviewed by the Allentown City Planning Commission at their meeting scheduled for Tuesday, August 8, 2017.

Sincerely,



David Kimmerly, AICP
Chief Planner

DK:jmm

xc: Craig Messinger, Interim Director of Public Works
Mark Geosits, P.E., Senior Civil Engineer/Assistant City Engineer
Nelson Varughese, Traffic Control Superintendent
Fred Andrayko, Zoning Supervisor
Christian Brown, Shade Tree Commission
David D. Miller, P.E., Rettew Associates, Inc.

