



Lehigh Valley Planning Commission

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February 26, 2025

Mr. Robert Williams, Manager
Palmer Township
3 Weller Place
Palmer, Pennsylvania 18045-1975

Mr. Dwayne Tillman, Director of Planning and Codes
City of Easton
123 South Third Street
Easton, Pennsylvania 18042

Mr. Leonard Feinberg, Chair
Wilson Borough Planning Commission
2040 Hay Terrace
Easton, PA 18042

**Re: Easton Commerce Park
Plans Revised October 28, 2024 and January 28, 2025
Palmer Township, Wilson Borough, City of Easton
Northampton County**

Dear Mr. Williams, Tillman and Feinberg:

The proposed storm drainage concept presented in the plans revised October 28, 2024 and January 28, 2025 and storm drainage calculations revised January 2025 have been reviewed for consistency with the *Bushkill Creek Watershed Act 167 Storm Water Management Ordinance*, May 1992. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 129 and 130 of the Bushkill Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criterion for the site is Provisional No Detention for the 2-, 10-, 25- and 100- year return period storms. If downstream capacity exists or is provided from the site to the main channel, increased runoff may be discharged without detention. If downstream capacity does not exist, a 100% Release Rate may be applied to the 2-, 10-, 25- and 100-year return period storms at each point of discharge. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water

Mr. Robert Williams, Mr. Dwayne Tillman and Mr. Leonard Feinberg
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quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Please call with any questions regarding these comments.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Geoffrey A. Reese".

Geoffrey A. Reese, PE
Master Planner and Engineer

A handwritten signature in blue ink, appearing to read "Denjam Khadka".

Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

cc: Kent Baird, Planning Director
Craig Beavers, Assistant Planning Director
Chris Briglia, PE, Carroll Engineering
Ronald Madison, PE, Colliers Engineering & Design
Steve DeSalva, City of Easton
Donald Haas, RLA, ASLA, CBLP, Bogia Engineering, Inc.
Northampton County Conservation District

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Easton Commerce Park
 Municipality: Wilson Borough, Palmer Township, City of Easton
 Date: February 26, 2025

Watershed: Bushkill Creek
 Reviewers: Denjam Khadka & Geoffrey A. Reese, PE
 Checked by: _____

Ordinance Reference	Item	Consistency w/Ordinance		Comment
		Yes	No N/A	

301.A-G. General storm water management requirements X / /

H. Consideration of volume controls / / X
Preferred, not required.

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	129, 130		
Criteria	PND		

Criteria Key: RR = release rate; PND = provisional no detention

303.A. Design consistency with applicable provisions from 302.A. and B. X / /
 B. Mapping of Storm Water Management District Boundaries X / /
 C. Downstream capacity analysis / / X
 D. Multiple discharge points within a single subarea / / X
 E,F. Multiple discharge points within multiple subareas X / /
 G. Documentation of "no harm" downstream / / X
 H. Regional or subregional detention analysis / / X
 I. Capacity improvements analysis / / X

304.A. Computation method (rational or soil-cover-complex) X / /
 B. Verification of detention design by routing X / /
 Check rational method detention volume vs. TR55 / / X
 C. Minimum detention pond freeboard specifications X / /
 D. Soil-cover-complex method design rainfall X / /
 E. Rainfall intensities for rational method / / X
 F. Curve Numbers for soil-cover-complex method X / /
 G. Runoff coefficients for the rational method / / X
 H. Manning equation to calculate watercourse capacity X / /

Soil-cover-complex method used.

403. Drainage Plan Contents X / /