



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

May 10, 2021

Thomas Jebran
City Line Place, LLC
2012 Industrial Drive
Bethlehem, PA 18017

RE: **(21-004 LD) – 21020008 – 2011 CITY LINE ROAD – 4 STORY HOTEL - Ward 13,
Zoned CS, plan dated February 11, 2021 and last revised April 14, 2021**

Dear Mr. Jebran:

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

ENGINEERING

Public Works – Engineering

1. The Stormwater Management Report dated February 11, 2021 shall be submitted to LVPC and a copy of their approval letter shall be submitted.
2. The Erosion and Sediment Control Plan, dated February 11, 2021 shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.
3. Per city ordinance, new city standard curb and sidewalk (as well as city standard ADA curb ramps) are required along City Line Rd and ADA curb ramps are required at the driveway crossing. Details should be shown on the plans.
4. Infiltration testing is required at each proposed infiltration area in accordance with Article 925 Appendix G.
5. In accordance to Ordinance No. 4342, prior to the execution of the developer's agreement, a sanitary sewer tapping fee of \$92,769.00 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.
6. Submit improvement cost estimates for the preparation of a developer's agreement. A sample can be forwarded to you if needed.

Public Works - Traffic

1. Projected trip calculations were reviewed and approved.
2. If the connection to 3155 Schoenersville Rd is ever constructed, the City will need to be made aware of it. Traffic moving in between the lots will need to be evaluated since 3155 Schoenersville Road has a PennDOT approved driveway.

WATER

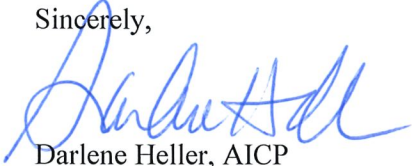
1. The water main layout is approved. On the detail sheet (backfill detail), please note:
"Clean Sand or AASHTO #10 Aggregate shall be placed 12" over the propose water main".

GENERAL

1. A recreation fee of \$19,868 shall be paid prior to the execution of a developer's agreement.

This item will be placed on the June 10, 2021 Planning Commission agenda. Please let us know if you will be attending virtually or in person.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
M. Petkovich
T. Wells
R. Taylor
V. Joshi, KVH, LLC
Amit Mukherjee, Base Eng.