



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

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June 30, 2023

Posh Properties
2216 Willow Park Rd
Bethlehem, PA 18020

RE: **(23-004 LD) – 23030007 – 2571-2651 Easton Avenue – Land Development Plan
– WARD 14, Zoned CS, plans dated February 28, 2023.**

Dear Posh Properties:

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

PUBLIC WORKS

Engineering

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of **\$10,108** will need to be paid.

Water

2. Please show a 6" valve on the 6" lateral to the hydrant, and a 2" valve on the domestic line.

Traffic

3. An abbreviated traffic impact study is required and is pending submission. Final comments will be made by the City and Benchmark engineering following review of the traffic study information.

ZONING

1. Clarify if there is a retaining wall intended for the dumpster enclosure, and if so, indicate the height and construction details of retaining wall per **§1316.01(e)** on Construction Details Sheet. **Details could not be located on plan.**
2. Provide construction details of the dumpster enclosure per **§1318.26(a)** on the Construction Details Sheet. **Details could not be located on plan.**
3. Provide fence type and height details on the Construction Details Sheet per **§1318.06**. **Details could not be located on plan.**

GENERAL

1. A Recreation Fee of \$2,125 shall be paid prior to finalizing the Developer's Agreement.

This item will be placed on the August 17, 2023 Planning Commission Meeting Agenda.

Sincerely,

Darlene L. Heller, AICP
Director of Planning and Zoning

C.
Basel Yandem
Robert Taylor
Paige Steffanelli

Craig Peiffer
Adam Citrullo, Bohler Engineering
Pete Terry, Benchmark Engineering