



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

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August 3, 2023

Mr. Kyle Haydt  
81 Highland Ave., Suite 230  
Bethlehem, PA 18017

RE: **(23-007 LD) – 23060002 – 3769 COMMERCE CENTER BLVD.– Land  
Development Plan – Ward 16, Zoned IN-O, plan dated May 31, 2023.**

Dear Mr. Haydt:

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

**PUBLIC WORKS**

**Sanitary**

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid.

**Miscellaneous Engineering**

1. Calculations supporting the retaining wall design shall be submitted to the City for review.
2. Per Erosion and Sedimentation Control Note 30 on CS8501, note that any soil removed from site cannot be considered clean fill and must be handled accordingly.

**ZONING**

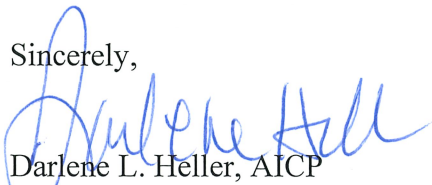
1. Based on retaining wall construction drawings provided with resubmission, indicate height of retaining wall per **§1316.01(e)**. In addition, please clarify the purpose for the retaining wall. Per **1316.01(e)**, when terraces or retaining walls are utilized to cope with steep slopes, the maximum vertical drop per terrace shall be 5 feet.

**GENERAL**

2. A Recreation Fee of \$5,292.00 shall be paid prior to issuance of a building permit.

**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  
Paige Stefanelli  
Anthony Raso, Bethlehem Commerce Center, LLC