



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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April 2, 2024

C. Richard Roseberry, PE, AICP
Colliers Engineering & Design
941 Marcon Boulevard, Suite 801
Allentown, PA 18109

RE: **(23-013 LD) – 23120009 – 33 West Walnut Street (Bethlehem Parking Authority) – Land Development Plan – plan dated December 28, 2023, last revised February 29, 2024.**

Dear Rick,

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

PUBLIC WORKS

Stormwater Engineering

1. Submit e-copies of the Post-Construction Stormwater Management (PCSM) report.

Sanitary Engineering

1. Proposed flows (153GPD) are less than the average peak flows of 337.5 GPD. No Tapping fee applied. Sewer planning module completed for subdivision of lots.

ZONING

1. Sheet 3 of 10, Dimension Plan, Provide clear sight triangles for access onto Walnut Street, 1318.06.

GENERAL

1. Sheet 1 of 10, Cover Sheet, add a note to the plan for the Zoning Map Amendment and Street Vacation requests:
 - a. The Applicant's request for a Zoning Map Amendment was approved by Ordinance No. 2024-02 on February 20, 2024 by Bethlehem City Council.
 - b. The Applicant's request for a Street Vacation was approved by Ordinance No. 2024-03 on February 20, 2024 by Bethlehem City Council
2. Sheet 1 of 10, Cover Sheet and Sheet 3 of 10, Dimension Plan, Signature Blocks, Planning Commission Signatures, remove Director signature line and remove altogether the Certification of the City of Bethlehem Engineer signature line.
3. A Recreation Fee of \$2,262 shall be paid at the time of execution of the Developer's Agreement.

This item will be placed on the April 11, 2024, Planning Commission Meeting Agenda.

Sincerely,

Darlene Heller

Darlene L. Heller, AICP
Director of Planning and Zoning

C. Basel Yandem ■ Craig Peiffer ■ Steve Fernstrom, Director, Parking Authority