



City of BETHLEHEM

BUREAU OF PLANNING AND ZONING

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June 6, 2019

Andrew Bohl, PE
Hanover Engineering Associates, Inc.
252 Brodhead Road, Suite 100
Bethlehem, PA 18017

RE: (19-003LD) – 19030009- TERRACE HOMES AT NORTHWOOD GARDENS AT THE
KIRKLAND VILLAGE RETIREMENT COMMUNITY Phase 2 - LAND DEVELOPMENT PLAN
- 2365 MADISON AVENUE, Ward 14, Zoned RRC, Plan dated February 11, 2019 and last revised
May 21, 2019.

Dear Mr. Bohl:

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

ENGINEERING

Stormwater

1. The Post Construction Stormwater Management Report dated February 11, 2019 shall be submitted to LVPC and a copy of their approval letter shall be submitted.
2. Infiltration Test Number 102A only had a soil permeability of 0.25 inches/hour. In accordance with the City's Stormwater Management Ordinance, Article 925, the permeability must be greater than or equal to 0.5 inches/hour. Therefore, this location appears to be unsuitable for infiltration.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of \$78,236 will need to be paid.

Miscellaneous Engineering

1. A copy of the modified DEP Permit shall be submitted.

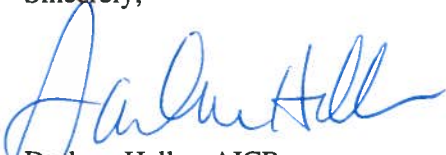
Public Works – Urban Forestry

1. Correct the symbol from FB to FP for the Columbia London Plane tree at the northeast corner of the project area.
2. Four (4) Sunset red maples are listed in the planting schedule but only 3 are shown on the plan.
3. There are 6 European beech listed in the planting schedule but 7 are shown on the plan.

GENERAL

1. A recreation fee of \$81,000 for the 54 dwelling units shall be paid prior to finalizing the Developers Agreement.
2. This plan will be placed on the June 13, 2019 Planning Commission agenda. Please bring colored plans and elevations on boards to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
L. Smith
Presbyterian Homes, Inc.