

August 28, 2018

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Laurie Prysock
Board of Supervisors
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

RE: Northridge
Preliminary/Final Subdivision and Land Development - Landscape Plan
Review #3
(GTP project #17-102)

Dear Laurie:

At your request, Glackin Thomas Panzak, Inc. has reviewed the Preliminary/Final Subdivision and Land Development Plans for a proposed development of 48 units within 24 attached buildings located at the northeast corner of Walnut Road and Gale Lane. The existing Everfast commercial / industrial building and parking are proposed to remain on a separate lot. The property includes four parcels located within the LI-Limited Industrial Zoning District. Multi-family dwellings are permitted as a conditional use within the LI zoning district, pursuant to section 1002.B.3 of the Zoning Ordinance.

The site is bordered by mushroom farming and vacant land to the north (some of which is proposed to be developed as a townhome community), single-family dwellings to the southeast, commercial uses to the south (across Gale Lane) and attached dwellings to the west (across Walnut Road). The tract contains wetlands in the northwest corner and along the east property line.

We have reviewed the following plans and documentation. The plans were received in our office on or around August 23, 2018.

- A 24-sheet Preliminary/Final Subdivision and Land Development plan set, prepared by Register Associates, Inc., last dated August 20, 2018.
- A 2-sheet Landscape Plan and Details Set, prepared by Fine Arts Landscape Architecture, which was included in the 24-sheet set, last dated August 28, 2018.
- A 6-page letter from Register Associates, Inc. dated August 20, 2018, indicating the revisions made to the plans based on comments from the last GTP review letter.

Items from our previous review letter dated June 21, 2018 that have been addressed have been removed with the original numbering maintained. Responses to the applicant's comments are in **bold** type face. We offer the following comments concerning this property for your consideration and distribution.

Conditional Use Order (CUO) Dated May 1, 2017:

- 1. CUO 6 and SALDO Section 627 and ZO Section 1504.D.3. – Open Space.** The applicant shall provide at least three acres for recreational facilities, including a trail system located in the community open space and shall obtain and provide all necessary and appropriate easements to permit residents of the property and the general public to have pedestrian access from Gale Lane to Schoolhouse Road.

The areas proposed as open space should be shown on the plans, along with the proposed trail system. An open space management plan that addresses maintenance of the open space areas should also be provided. The management plan should be comprehensive and include the initial and ongoing management of both existing and proposed vegetation on the site.

GTP Response 6/21/18: An open space management plan has been provided. The plan should be separate from the conservation plan. The plan should graphically show the areas of open space as designated in Section 1504.D.3.d. including areas of lawn, natural areas, recreation areas and how each of these areas will be maintained. The open space management plan should serve as a guideline for the home owners association for the maintenance of the different delineated areas of open space. The proposed landscaping should be shown on the open space management plan. The management plan should be comprehensive and include the initial and ongoing management of the required reforestation areas, the maintenance of proposed vegetation, and existing hedgerows and wooded areas on the site.

The trail along with details and notes addressing the material and maintenance of the trail should be shown on the open space management plan as well as the landscape plan. Appropriate easements to permit the general public to have access from Gale Lane to Schoolhouse Road should be provided.

At least 3 AC of the open space shall be appropriate for active recreational use, compliance with this requirement should be shown on the open space management plan.

GTP Response 8/21/18: The trail and active recreation issues have been resolved.

A separate Open Space Management Plan has been provided however, it is not complete. The plan should include how the open space areas are maintained as required in Section 1504.D.3.d. This should include but not limited to, mowing schedules for different areas based on use (areas around houses, stormwater management areas, open field areas, required meadow areas). Woodlands, newly installed landscaping, riparian buffer plantings, and the proposed trail should also be addressed. This plan should not just reference the zoning ordinance, the methods of maintenance should be clearly documented for the use by the Homeowners Association. Additionally, the proposed meadow seed mix should be included on this plan for future reference by the Homeowners Association.

2. **CUO 9 – Vegetation Management.** The applicant and its landscape architect shall confer with, and work in cooperation with, our office in order to (i) secure the removal of trees and underbrush that are in poor or dying condition and invasive species and (ii) include within the Landscaping Plan to be submitted in conjunction with the Land Development Plans, a program for reforestation of (a) those portions of the existing wooded areas of the tract which are in poor condition and are included within the calculated open space areas, and (b) in accordance with Section 1820.d, any Riparian Buffer areas.

The applicant should provide vegetation management and reforestation plans, notes and details for review.

GTP Response 6/21/18: A note has been added to the plan indicating the need for coordination with GTP for vegetation management. The applicant should provide vegetation management and reforestation plans, notes, and details for review.

The plan, notes and details should include:

- a.) Areas of existing woodlands that are in poor or dying condition and those that contain invasive species on the open space management plan.

- b.) A program and maintenance plan for reforestation of the areas that are in poor condition.
- c.) A maintenance plan for existing woodlands to remain.

GTP Response 8/28/18: This item has not been addressed.

Conditional Use Order (CUO) Dated February 5, 2018:

4. **CUO 6 and ZO Section 2408. – Historical Resources.** The Township Historic Commission shall be consulted regarding an existing historic resource on an adjacent property. This should be labeled on the Existing Conditions plan. If it is determined that it is a Class 1 Historic Resource, landscape buffering shall be provided in accordance with Section 2408 of the Zoning Ordinance.

GTP Response 6/21/18: The plans indicate that the existing Historic Resource is considered a Class 1 Historic Structure. The proposed buffer shall be evaluated by the East Marlborough Historical Commission in accordance with ZO section 2408.

GTP Response 8/28/18: This item has not been addressed. Information should be provided indicating the review of the plan by the Historic Commission and their recommendations.

6. **CUO 7 and ZO 1812.D.2. – Landscape Buffer Areas.** The landscape buffer areas required by the conditional use order should be shown, labeled and dimensioned on the landscape plan. It was agreed that the overall requirement would be 40 feet from the tract property line, subject to reduction to a minimum of 20 feet in an area where one or more of the adjacent or proximate buildings are set back less than 50 feet from the tract property line. A landscape buffer area should be shown on both sides of the new subdivision line with Everfast.

GTP Response 6/21/18: The landscape plan shows the 40' wide buffer and 20' wide buffer where applicable. The length of the buffer area along the property lines shall be dimensioned to show compliance with this section. A landscape buffer is shown on the development side of the Everfast property line. Landscape buffering should be provided on the Everfast side of the property line.

GTP Response 8/28/18: The lengths of the buffers have been noted on the plan. The plans do not demonstrate compliance with the buffer planting requirements of Section 1812.D.2.

The plan has not addressed the requirement for buffering on the Everfast tract as required by the subdivision.

Zoning Ordinance:

- 8. Section 1812.D.2. – Buffer requirements.** The buffers stipulated in CUO 7 should be clearly delineated and labeled on the landscape plans. A chart indicating required and provided plantings should be provided to demonstrate compliance with this section.

GTP Response 6/21/18: The landscape plan shows the 40' wide buffer and 20' wide buffer where applicable along the property lines. A chart indicating the required and proposed amount of plantings per 100' of buffer has not been provided. Linear footage of property lines should be dimensioned on the plans to demonstrate compliance with this section as mentioned in review comment number 6.

GTP Response 8/28/18: The length of the property lines has been included on the landscape plan. The compliance chart has not been provided. Attached, please find Exhibit A. GTP has prepared a compliance chart for the buffer landscaping to aid the applicant in addressing this requirement. The chart includes an estimate of existing vegetation that may be available for credit towards the planting requirements should the plants survive construction. It should be noted that additional buffer landscaping is required. The plan should be revised to address the ordinance requirements annotated in the compliance chart.

- 9. Section 1812.D.2.a.iii.(A) – Existing Vegetation.** This section allows credit for existing vegetation within the required buffer yards. The landscape plans should provide detailed information as to the amount of credit requested and how the existing vegetation will fulfill the credit. We recommend that the existing trees be surveyed and shown on the plans for the areas where credit is requested.

A note should be included on the plans indicating that at the completion of construction, the existing vegetation will be inspected for health and

quality and if not deemed in good condition, replaced with the original required buffer plantings.

GTP Response 6/21/18: The note was added to the landscape plans. A chart indicating the amount of existing vegetation to count toward the buffer yard requirement has not been provided.

GTP Response: With the inclusion of Exhibit A on the revised landscape plans, this item will be resolved.

- 14. Section 1820.D.2.a.&b. – Wetland Buffer Restoration.** As part of an application for subdivision and land development of a tract that includes Wetlands or Riparian Buffer, a planting and maintenance plan should be submitted for restoration of these areas. This could be shown on the Open Space Management Plan.

GTP Response 6/21/18: This item has not been addressed. The Open Space Management Plan should indicate the area of restoration plantings within the riparian buffer to be provided in accordance with Section 1820.D.2. and 3. as well as maintenance notes in accordance with this section.

GTP Response 8/28/18: A note has been added to the plans referencing the above ordinance section. This does not address the actual requirements. The exact restoration plantings should be specified on the plan along with the balance of the requirements.

General Comments:

- 30.** We recommend that the full-size variety of the winterberry holly and fothergilla shrubs be specified to better address the buffer requirements.

GTP Response 6/21/18: Please use the full sized fothergilla major ‘Blue Shadow’ species. Additionally, a male winterberry should be supplied for every 7 to 10 female winterberry hollies for optimal fruiting. Please use the male variety ‘Apollo’ winterberry.

GTP Response 8/21/18: This item has been partially addressed. Please specify the fothergilla as *Fothergilla x intermedia* ‘Blue Shadow’, Blue Shadow Fothergilla. Please specify the female winterberry as *Ilex verticillata* Harvest Red, Harvest Red Winterberry Holly.

Additional Comments 8/28/18

36. SLDO Section 616 B.1. – Street trees are required to be installed on 60' centers. The Township has interpreted this to be on both sides of the street. The Landscape Plan should be revised to address this requirement.

Please do not hesitate to contact me if you have any questions or require clarification regarding the above comments.

Respectfully,
GLACKIN THOMAS PANZAK, INC.



Lisa L. Thomas, RLA, AICP, LEED AP
President

cc: East Marlborough Township Planning Commission
East Marlborough Township Board of Supervisors
Fronefield Crawford, Jr., Esq.
James W. Hatfield, P.E., Vandemark & Lynch, Inc.
Ross Unruh, Esq.
Doug White
James Fritsch, P.E., Regester Associates
Thomas Kummer, RLA, Fine Arts Landscape Architecture
Michael J. Gavin, Esq.

Exhibit A

Landscape Buffer Requirements : Section 1812.D.2.(C)

ST = Shade Tree UT = Understory Tree
 ET = Evergreen Tree S = Shrub

Property Line Location	Length*	Width	Required	Provided	Est. Credit for Ex. to Remain***	Balance Required ***
Walnut Road	460'	40'	(23) ST (46) ET (23) UT (92) S	(0) ST (14) ET (0) UT (0) S	(5) ST (4) ET (0) UT (0) S	(18) ST (28) ET (23) UT (92) S
Gale Lane	114'	40'	(6) ST (12) ET (6) UT (23) S	(3) ST (0) ET (0) UT (0) S	(0) ST (0) ET (0) UT (0) S	(3) ST (12) ET (6) UT (23) S
Gale Lane	425'	40'	(22) ST (43) ET (22) UT (85) S	(4) ST (11) ET (0) UT (7) S	(10) ST (0) ET (0) UT (0) S	(12) ST (32) ET (22) UT (78) S
Gale Lane / Petroll	365'	20'	(0) ST (37) ET (0) UT (73) S	(1) ST (12) ET (0) UT (0) S	(2) ST (0) ET (0) UT (0) S	(0) ST (25) ET (0) UT (73) S
Taraboletti	280'	20'	(0) ST (28) ET (0) UT (56) S	(0) ST (9) ET (0) UT (0) S	(9) ST (0) ET (0) UT (0) S	(0) ST (19) ET (0) UT (56) S
Taraboletti	336'	20'	(0) ST (34) ET (0) UT (68) S	(0) ST (12) ET (0) UT (0) S	(0) ST (20) ET (0) UT (0) S	(0) ST (2) ET (0) UT (68) S
Everlast	110'	40'	(6) ST (11) ET (6) UT (22) S	(1) ST (3) ET (0) UT (0) S	(0) ST (0) ET (0) UT (0) S	(5) ST (8) ET (6) UT (22) S
Everlast	460'	40'	(23) ST (46) ET (23) UT (92) S	(0) ST (30) ET (0) UT (0) S	(7) ST (0) ET (0) UT (0) S	(16) ST (16) ET (23) UT (92) S

Exhibit A

Landscape Buffer Requirements : Section 1812.D.2.(C)

ST = Shade Tree UT = Understory Tree
 ET = Evergreen Tree S = Shrub

Property Line Location	Length*	Width	Required	Provided	Est. Credit for Ex. to Remain***	Balance Required ***
CJK	168'	20'	(0) ST (17) ET (0) UT (34) S	(6) ST (1) ET (0) UT (0) S	(3) ST (0) ET (0) UT (0) S	(0) ST (16) ET (0) UT (34) S
CJK	105'	20'	(0) ST (11) ET (0) UT (21) S	(1) ST (2) ET (0) UT (0) S	(3) ST (0) ET (0) UT (0) S	(0) ST (9) ET (0) UT (25) S
Avello/ Alonzo	567'	20'	(0) ST (57) ET (0) UT (122) S	(15) ST (14) ET (0) UT (0) S	(26) ST (0) ET (0) UT (0) S	(0) ST (43) ET (0) UT (122) S
Forte	325' <u>-110'</u> 215' **	20'	(0) ST (22) ET (0) UT (43) S	(0) ST (0) ET (0) UT (0) S	(3) ST (0) ET (0) UT (0) S	(0) ST (22) ET (0) UT (43) S
Forte	112'	20'	(0) ST (12) ET (0) UT (23) S	(4) ST (0) ET (0) UT (5) S	(11) ST (0) ET (0) UT (0) S	(0) ST (12) ET (0) UT (18) S
Forte	481'	40'	(24) ST (48) ET (24) UT (96) S	(0) ST (0) ET (0) UT (0) S	(65) ST (6) ET (0) UT (0) S	(0) ST (42) ET (0) UT (96) S

* Length of buffer adjusted to eliminate overlap

** Recommend reduction in width due to site conditions

*** To be finalized at the completion of construction