

June 8, 2018

BCCCI18001

Kennett Township  
Attn: Ms. Lisa Moore  
801 Burrows Run Road  
Chadds Ford, PA 19317

**RE: Preliminary Land Development Submission  
Longwood Gardens Nursery Greenhouse  
Kennett Township, Chester County**

Dear Ms. Moore,

On behalf of Longwood Gardens, Pennoni is submitting the attached Plans and Reports for consideration of Preliminary Land Development Approval. As you are aware, Longwood Gardens is looking to construct a new 63,790-sf greenhouse and associated 14,580-sf headhouse on its property located on the south side of Route 1, near the intersection of Route 52. Based on conversations with Kennett Townships Zoning Officer, Diane Hicks, it is our understanding the project is considered by-right for use as it is an expansion of an existing use.

In addition to the new buildings, a new private driveway will be constructed to provide access to the buildings. The driveway will connect to an existing internal driveway near the Route 52/Route 1 intersection. Additionally, a new parking area will be constructed east of the new greenhouse. The parking has been quantified based for the usable area of the headhouse based on an "office" use in accordance with Section 240-2003 of the Kennett Township Zoning Code.

The attached documents include a Post-Construction Stormwater Management Report, which details the design including two (2) new bio-retention basins and two (2) new subsurface basins. These basins have been sized to provide storage for the 5-year storm as well as for rate control in accordance with the Kennett Township Code.

Thank you for your continued attention to this project. Should you have any questions please do not hesitate to contact me at (610) 422-2459 or [cpoterjoy@pennoni.com](mailto:cpoterjoy@pennoni.com).

Sincerely,

**Pennoni Associates Inc.**



Christopher Poterjoy, PE  
Project Engineer

cc: Gina Sinovich, Longwood Gardens  
Brad Wilson, Bancroft Company  
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