

November 20, 2018

BCCCI18001

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

**RE: Longwood Gardens Nursery Greenhouse
Waiver Request Letter
Kennett Township, Chester County**

Dear Ms. Moore,

On behalf of Longwood Gardens, Pennoni is respectfully requesting a waiver from the following section of the Township's Subdivision and Land Development Ordinances for the above referenced project:

1. Section 199-311.A(1)(c)[4]: A waiver is requested for the requirement that the minimum bottom slope of basins shall be one percent for grass. We are proposing a series of bio-retention basins with less than one percent slope to promote infiltration in these facilities.
2. Section 206-518: A waiver is requested to provide parallel parking spaces in lieu of 90 degree and/or angled parking as outlined by the Township Code. We are providing parallel parking along the driveway around the proposed building to minimize impervious areas.
3. Section 206-518.B(3): A waiver is requested for the requirement that drive aisles and other areas which define traffic movement in all parking lots to be divided and defined by permanent raised curbs and planting strips so that access lanes are clearly defined and moving traffic is confined to designated access lanes. We are not proposing a parking lot; however, we are requesting this waiver to provide areas of depressed curb and/or no curb to allow for snow push areas.
4. Section 517.B(1)(b): A waiver is requested for the requirement of replacement tree caliper requirement of 3 to 3-1/2". We are proposing to provide 2 to 2-1/2" caliper trees.
5. Section 519.B(2)(a): A waiver is requested for the requirement of evergreen and deciduous tree and shrub plantings adjacent to buildings. In lieu of planting the required trees and shrubs adjacent to the greenhouse and headhouse structures, we are proposing to plant these trees and shrubs in other areas as they would impact the functionality of the greenhouse.
6. Section 519.B(2)(b): A waiver is requested for the requirement that deciduous trees be planted with a minimum of 3-1/2" caliper and evergreen trees height of 8 to 10 feet. We are proposing to provide deciduous trees with 2-1/2" caliper trees and evergreen trees with 6-ft height.
7. Section 206-518.B(12): A partial waiver is requested for the requirement to have precast wheel stops that are anchored to prevent vehicle encroachment onto sidewalks and/or landscape areas. We are proposing wheel stops at all 90 degree parking spaces; however, we are requesting a partial waiver

to not anchor the wheel stops. Anchored wheel stops that are moved either via a vehicle or snow plow cause damage to the surrounding asphalt which becomes a maintenance issue.

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.

Sincerely,

Pennoni Associates Inc.



Christopher Poterjoy, PE
Project Engineer

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