

December 4, 2018

BCCCI18001

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

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

Dear Ms. Moore,

As a follow-up to the November 14, 2018 Planning Commission Meeting, we have prepared the attached rendering and cross-section view of the proposed greenhouse from the Cifoletti Residence. Photographs were obtained from the Cifoletti property looking west toward the proposed greenhouse location. We have provided a comparison of before and after construction of two locations for reference. The first location is at the driveway the second is closer to the property line. In addition, a cross-section has been prepared to depict the difference in elevations between the existing dwelling and proposed greenhouse.

We have also provided an alternate site plan, which relocates the six (6) parking spaces previously shown on the eastern edge of the building. Please note that our revised plans submitted on November 20 provided a revised truck circulation pattern, which allow for any trucks to enter and exit from the western side of the building so that they do not need to circulate around the building. These revisions to the proposed parking and truck circulation are in response to concerns from the Cifoletti's.

As you will note in reviewing the renderings and cross-section:

- Based on the topography of the site, the top of the greenhouse cabrio roof will extend above the height of the existing deer fence; however, this view will be screened by the existing and proposed tree plantings in this area.
 - There is an approximate 6.33' elevation difference between the finished floors of the existing dwelling and proposed greenhouse (~467' vs. 460.67').
 - The Cabrio Roof is roughly 22'-0" tall.
 - The existing deer fence is about 10'-0" tall
 - There is a row of existing arborvitaes that will remain. These arborvitaes range in height from ~14-16' tall.
 - In addition to the existing arborvitaes additional trees (deciduous and evergreen) are proposed in this area, which effectively create three (3) rows of plantings in this area.
 - In the renderings, the proposed trees are depicted at the height ~5 years after initial planting. The initial evergreen tree planting height is 6-ft.
- There is an approximate 8.0' elevation difference between the finished floors of the existing dwelling and proposed driveway grade (~467' vs. 459'). Based on this elevation difference we do not anticipate any direct headlight glare from vehicles on the Longwood property. Any indirect headlight or street

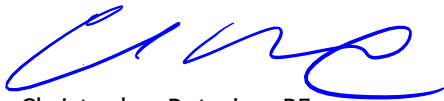
light glare due to weather conditions would be buffered via the existing and proposed landscaping along the property line.

- The dimension depicted on the cross-section between the proposed greenhouse and property line of 137.75' is at the location nearest the existing home. The existing dwelling is approximately 20' off of the property line, therefore the distance between the proposed structure and existing dwelling in this area is ~157.75'.
 - It is important to note that there is a point of the proposed structure that is closer to the property line at a distance of 115.76' as noted on our proposed site plan. This point is closer to the property line due to the angle of the property line; however, this point is north of the existing dwelling.

It is our opinion that the proposed landscape buffer, which contains a mixture of deciduous and evergreen plantings will provide an all-season buffer. This landscape buffer will provide a visual buffer of not only the greenhouse structure but also any vehicular traffic in this area. Please note that the proposed landscape locations are provided to allow proper plant spacing to establish healthy vegetation and hence a healthy landscape buffer in this area.

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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