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Civil Engineering & Land Planning  
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July 12, 2019

Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317  
Attn: Mr. Michael O'Brien

RE: **Smith Property**  
Preliminary Land Development Plan

Dear Township Officials,

Attached, please find revised plans for your review. The plans have been revised in accordance with the review letter from TCA dated May 13, 2019. The following explains how each comment has been addressed.

1. Open Space Zoning Requirements
  - 1.2. All decks are inset into the footprint of each building.
  - 1.3. The open space areas have been corrected for consistency
2. Open Space Area – Pedestrian Amenity Plan
  - 2.1. The pedestrian amenities have been linked as requested.
  - 2.2. Comment Acknowledged.
  - 2.3. Details for the brick paver and natural wood chip walkways have been included on C08.2 Construction Details.
  - 2.4. The specifications of the brick pavers are described below and shown on sheet C08.2 Construction Details. These pavers or an equivalent will be installed
  - 2.5. The specifications of the Natural Wood Chip Trail are described below and are shown on sheet C08.2 Construction Details. This walkway or an equivalent will be installed.
  - 2.6. The Asphalt Trail Detail has been removed from the revised plans.
  - 2.7. Benches have been added along the wood chip trail.
3. Landscape Plan
  - 3.1. Comment Acknowledged
  - 3.2. The existing views have been added to the revised Visual Resources Plan, Sheet C03.4
  - 3.3. Comment Acknowledged
  - 3.4. Comment Acknowledged
  - 3.5. Comment Acknowledged
  - 3.6. The trails have been added to the revised landscape plan. The trees have been revised at the playground structure and at the bus stop.

1250 Wright's Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



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- 3.7. All decks are proposed to be either inset or contained within the footprint shown on the plans.
- 3.8. The label has been removed from the plan.
4. Perimeter Buffering
  - 4.1. Comment Acknowledged
  - 4.2. Comment Acknowledged
  - 4.3. Additional screening has been added in the rear of units 27 through 30.
  - 4.4. Comment Acknowledged
5. Long-Term Maintenance Plan
  - 5.1. All property operation and maintenance has been added to the Sheet C02.2 Open Space Area-Pedestrian Amenity Plan.
  - 5.2. These standards are established on Sheet C02.2
  - 5.3. Comment Acknowledged
6. Comment Acknowledged
7. A note has been added to the Construction Sequence indicating that the Orange Construction Fence shall be installed along the limit of disturbance.
8. The applicant is working with Playground Equipment Manufacturers to address these comments prior to final plan approval.
9. The applicant is working with Playground Equipment Manufacturers to address these comments prior to final plan approval.
10. The applicant is working with Playground Equipment Manufacturers to address these comments prior to final plan approval.
11. Crosswalks
  - 11.1. The plan shows the same material of sidewalk when crossing over asphalt, this is a misrepresentation of what is intended. The intended plan is that the crosses are striped.
  - 11.2. The crosswalk has been labeled to reference the associated detail.
  - 11.3. A crosswalk has been shown connecting the sidewalk too to the bus stop entrance
12. Building Architecture
  - 12.1. Additional Documentation will be submitted under separate cover
  - 12.2. Comment Acknowledged. Will Comply.
13. Retaining Wall Specifications
  - 13.1. Comment Acknowledged. The applicant will coordinate with the Township with regards to the colors and textures of the proposed materials.
14. Additional Plan Details
  - 14.1. Additional details will be provided to the Township upon determination of materials.
15. Off-Site Sidewalk Connections
  - 15.1. A connection to the Rosedale Road sidewalk is provided.



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16. The additional Impact Studies will be submitted under separate cover.

We trust that the above information and the attached revised plans satisfactorily address the concerns as stated in the review letter. If you have any questions, or require additional information, please contact me directly in our West Chester office at 610-918-9002.

Sincerely,

**D.L. HOWELL & ASSOCIATES, INC.**

Justin W. Brewer, P.E.

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West Chester, PA 19380  
Phone: (610) 918-9002  
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