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April 6, 2023

Kennett Township
Attention: Ms. Diane Hicks, Zoning Officer
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Parkside Preliminary/Final Subdivision and Land Development Plans
Kennett Township, Chester County, Pennsylvania

Dear Ms. Hicks:

This letter is in response to the review memorandum prepared by Thomas Comitta Associates, Inc., dated November 29, 2022. The following responses are in the same order as the comments were presented:

1. Layout and Overview

- 1.1 This item has been addressed.
- 1.2 Small variations for the buildings will be provided at building permit plan stage.
- 1.3 The cobblestone area has been added, as recommended.
- 1.4 The Transfer of Development (TDR) calculations have been provided on Sheet 1.

2. Parking

- 2.1 No comment required.
- 2.2 This comment no longer pertains.
- 2.3 No comment required.

3. Open Space

- 3.1 Steps have been added and the grading has been revised to provide a relatively flat space for the cobblestone courtyard.
- 3.2 A note has been provided on the Public Realm Plan depicting the intended use and program for the Greens, Public Gathering Areas, and Public Space.

3.3 The location of the public space has been specified on the Public Realm Plan.

3.4 The area within the stormwater management infiltration berm in Open Space C is not considered to be usable. Also, the area within Open Spaces F, G, I, K, L, M, and O are not considered to be usable.

4. Pedestrian Circulation and Streetscape

4.1 Crosswalks have been added at the requested locations.

4.2 Crosswalks have been added at the requested locations.

4.3 The locations for the proposed Pier-Fence-Hedge combination have been shown on the plans.

4.4 The referenced dumpster location has been revised and details for the proposed dumpster enclosures have been provided, as requested.

5. Plan Submission and Design Guidelines

5.1 No comment required.

5.2 No comment required.

5.3 No comment required.

5.4 The updated Manual of Written and Graphic Design Guidelines will be submitted under separate cover.

5.5 The referenced Architectural information will be submitted under separate cover.

5.6 a A Pier-Fence-Hedge combination has been added.

b. The additional details have been added.

6. Landscape Plan

6.1 Areas for seed mixes are now shown.

6.2 This item is resolved.

6.3 Cobblestone paving detail is added. Other details have been added.

6.4 The plan sheets show a "Hardware Schedule" which includes all pedestrian amenities.

- 6.5 Lawn areas have been labeled.
- 6.6 Enlargements and details have been added for Open Space Areas.
- 6.7 A detail for foundation plantings, including a schedule for such plantings has been added.
- 6.8 Enlargement B shows Fence/Pier location and landscaping. Entrance sign, to be added to proposed fence shall be designed and added by others after fence installation.
- 6.9 Pier, fence, hedge combination is proposed at the roadway entrance and at three locations along the open park area shown on Detail B.
- 6.10 "Thornless" has been added to the Honey Locust.
- 6.11 Existing trees/shrubs to be removed are no longer shown on the plans.
- 6.12 The strip between curb and sidewalk is proposed for lawn installation and seeding.
- 6.13 Street caliper is noted to be 3 ½" caliper.
- 6.14 The location of the tree protection fencing has been shown on the Erosion & Sediment Control Plan along with the trees that are proposed to be removed.

7. Public Realm Plan

- 7.1 Existing trees/shrubs to be removed are no longer shown on the Landscape Plan.
- 7.2 This comment no longer pertains.
- 7.3 The referenced information has been shown on the Public Realm Plan.
- 7.4 The referenced information has been shown on the Public Realm Plan.
- 7.5 The referenced information has been shown on the Public Realm Plan.
- 7.6 The referenced information has been shown on the Public Realm Plan.
- 7.7 The referenced items have been removed from the Public Realm Plan.

8. Streetscape Plan

- 8.1 The referenced information has been added to the Legend on the Streetscape Plan.

8.2 The referenced information has been added to the Plan.

8.3 A dumpster detail has been provided on Sheet 16.

8.4 The proposed Pier-Fence-Hedge has been shown on the Plan and details have been provided on Sheet 30.

8.5 The proposed Signs have been shown on the Plan and details have been provided on Sheet 16.

8.6 This item is resolved.

9. Lighting Plan

9.1 Updated Lighting Plans have been provided.

If there are any questions or any additional information is required, please do not hesitate to contact me at (610) 444-5554.

Very truly yours,



Jeffrey A. Diem
Vice President

enclosures

cc: Michael Pia, Jr. with enclosures
Eden Ratliff, Kennett Township Manager with enclosures
Stan Corbett, Associate Vice President, AECOM with enclosures
Tom Comitta, AICP, TCA with enclosures
Ken Matthews with enclosures
Charles Gerbron, Jr., MacElree Harvey, Ltd. with enclosures