



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MEMORANDUM

TO: Kennett Township Officials, Staff, and Consultants
Parkside Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Erin L Gross, ACIP, RLA

DATE: July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

SUBJECT: **REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS,
DATED REVISED 4-5-2023, AND WRITTEN AND GRAPHIC DESIGN
MANUAL, DATED 3-18-2023 AND 4-10-2023**

Please note the enclosed Review Comments pertaining to the following documents that we received on **April 5th and 11th, 2023**, and previously, including:

- Preliminary/Final Subdivision and Land Development Plan (**34** Sheets), prepared by Register Associates dated revised **4-5-2023**;
- Landscape Plan (Sheets LA-1 & LA-2), prepared by Thomas H. Kummer, dated revised 12-4-2018;
- Streetscape Plan (Sheet 1 of 1), prepared by Register Associates, Inc., dated 2-18-2019;
- Colored Public Realm Plan (Sheet 1 of 1), prepared by Register Associates, Inc., dated 2-18-2019;
- Existing and Proposed Drainage Area Plan (3 Sheets), dated revised 5-11-2018;
- Walnut Road Residential Development Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated 10-12-18;
- Post Construction Stormwater Management and Stormwater Drainage Narrative and Calculations, prepared by Register Associates, dated revised 5-11-2018;
- **Parkside** Written and Graphic Design **Manual Dated 4/10/23**, prepared by RHC Design, LLC, dated **3-18-2023**; **and**
- **Response Letter to TCA Review dated November 29, 2022**, prepared by Register Associates, Inc, dated **4-6-2023**.

Please call if there are any questions.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

Overview of the TCA Review Comments

The most notable features of a TND include:

- the sense of place
(created by the village-like arrangement of buildings);
- the public realm
(created by public space features and amenities); and
- the memorable detailing
(created by neighborhood “icons”).

The current submission for Parkside reflects a good sense of place. However, the public realm **still** needs to be enhanced, and various details **still** need to be **provided and** refined. **The interim submission with various sketches previously prepared by Thomas H. Kummer, RLA should be included in the Specific Manual of Written and Graphic Design Standards (see comment 5.7.).**

Public Realm features and details that **still** need to be added include items such as: Pedestrian Amenities (gazebos, benches, bike racks, waste receptacles, etc.); Piers; entryway signage details; and details for the proposed Court Yard, Plaza, Central Green Park, & Dog Park etc.

While the current submission includes all of the required Plans, the clarity and detailing provided **still** does not yet provide the level of detail needed for Final Plan Approval.

Please **still** refer to the enclosed Review Comments for additional clarification on what is specifically needed for Final Plan Approval.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

Please note the Review Comments below pertaining to the documents listed in the Cover Memorandum.
All new comments are in bold type, and previously resolved items have been removed.

1. Layout and Overview

- 1.2. Please still consider even a small variation in the setbacks within the groups of frontloaded Townhomes along the Southern access road, and the groups of Townhomes that contain four (4) units.

The Applicant indicates that small variations for the building setbacks will be provided at the time of building permit application.

- 1.3. The corner of dwelling 22 and the parking for this dwelling protrude into the 3rd Street vehicular access. In order minimize the risk of the building or parked cars getting hit, we recommend the addition of a cobblestone area (area depicted in yellow below) in order to better direct traffic and act as a traffic calming device.

The cobblestone area has been added. Therefore, this item is resolved.

- 1.4. Please provide the Transfer of Development (TDR) calculations on the Plans.

Transferable Development Rights Calculations have been provided on Sheet 1. TCA defers to the Township Engineer relative to this calculation in the context of the Conditional Use Application.

2. Parking

- 2.1. Several dwellings which abut a sidewalk do not appear to have a corresponding garage, parking area, or access for parking within the dwelling. Please clarify the proposed parking and access for these dwelling units.

The Parking Calculations Plan clarifies the location of the proposed parking. However, we **still** defer to the Township Engineer relative to the amount of overall parking proposed.

- 2.3. The parking area in the northwest corner of the site does not appear to provide any direction for flow of traffic circulation. Please still provide either Cobblestone detailing or other feature in the parking area in order to aid in safe traffic movement.

The layout has been modified, and TCA believes that the proposed circulation has been improved. However, we **still** defer to the Township Engineer relative to turning radius, etc.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

3. Open Space

- 3.1. The grading for the Proposed Courtyard Area (Open Space D) located to the northwest of the Proposed Courtyard appears to have sloping grades. Please clarify how these grades/sloping contours will correlate with the proposed cobblestone Courtyard and walkway, which we believe should be a relatively flat space in order to achieve the maximum usability of the space.

Steps have been added and the grading has been revised in order to provide a relatively flat space for the cobblestone courtyard. Therefore, this item is resolved.

- 3.2. Please still depict the intended use and program for the Greens, Public Gathering Areas, and Public Space on the forthcoming Public Realm Plan, per §240-1304. of the Kennett Township Zoning Ordinance (ZO).

The Public Realm Plan has been labeled to indicate the use and program for the spaces. However, please specifically indicate what is proposed as “TND Open Space” and “Public Space” so the Township can better understand which spaces are counting towards the calculations. (Also see comment 3.3.)

- 3.3. Provide metrics for the amount of Common TND Open Space provided per §240-1304 (ZO).

Metrics for the Open Space Areas are provided on the Subdivision Plan (Sheet 2). However, please **still** provide the metrics for the required minimum 25% of the gross tract area to be maintained as Common TND Open Spaces areas (Public Space, Active and Passive Recreational Areas, and Natural Open Space), and the required minimum 5% gross tract area to be Public Space, per §240-1304.

The metrics for the required 25% minimum Common TND Open Space and the required 5% minimum Public Space have been provided on the Public Realm Plan. Please **still** specify where the public space is located.

Please clarify if the Court Yard “Meeting Area” is intended to be Public Space. Please provide a Table that lists all of the features that are intended to total the 703,769 SF of Public Space.

- 3.4. Please clarify how **several of the** Open Spaces are considered to be usable. The Definition of Common TND Open Space indicates that “..open and public space of TND (does not include) stormwater management areas, streets, alleys, service lanes, and parking areas”. The above Open Spaces appear to be either stormwater management areas, parking lot islands, or other slivers of spaces that appear to be unusable.

The Applicant indicates that these spaces are not usable, and the Plan has been revised to indicate these spaces as Grass/Meadow or Stormwater Management



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; Updated: April 18, 2023

Facilities. However, the spaces are still labeled as “Open Space”. Therefore, please clarify if these areas are still included in the TND Open Space Calculation. In addition, there are several Open Spaces labeled with the same letters (For example, there are 3 ‘Open Space C’ labeled on the Plan).

- 3.5. **Please provide an Open Space Management Plan per §206-513 (SALDO), including long-term management and maintenance of these areas.**

4. Pedestrian Circulation and Streetscape

- 4.1. Please provide Crosswalks in all locations where the proposed Sidewalk crosses a road. (Such as across the entrance drive to the parking lot for the Apartment Building on the southside of the development.)

Crosswalks have been added. Therefore, this item is resolved.

- 4.2. The Plans depicted a Proposed Crosswalk across the entrance of the parking lot for the two (2) southernmost Multi-Family dwellings. Please add this Proposed Crosswalk to the Landscape Plan, and to all Land Development Plans.

The layout has been revised, and Crosswalks have been added. However, please still add the Crosswalks to the Public Realm Plan. Also, please consider adding Crosswalks near the 5th Street/6th Street/ 2nd Street area, and at the 6th Street/1st Street intersection near Open Space D.

Crosswalks have been added. Therefore, this item is resolved.

- 4.3. In the forthcoming revisions to the Public Realm Plan, and the Streetscape Plan, please **still** depict the locations for proposed Pier-Fence-Hedge combination. (Also see comments 5.6., 6.9, 7.5. and 8.4.)

The Landscape Details (Sheet 31) illustrate Fences Sections with Brick Piers in Details B: Proposed Open Lawn/Park Area Enlargement. However, a Pier-Fence-Hedge combination should still be added along the North Walnut Street Frontage.

- 4.4. The Public Realm Plan and Streetscape Plan identify a Proposed Dumpster Location for the Multi-Family dwellings on the east side of the proposed TND. Please depict the intended location of the dumpster(s) for the Commercial units (unless the dumpster(s) receptacles are intended to be internal to the buildings).

The proposed locations for additional dumpsters have been added to the Plan. Please consider a different location for the proposed dumpster in the northwest corner of the



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

property. This location will be highly visible from North Walnut Street. In addition, please provide details for the proposed dumpster enclosures (also see comment 8.3.).

- 4.5. **The access to Dog Park appears to be limited to the mowed path, which runs along the southern portion of the site. There appears to be a retaining wall on the parking lot side of the dog park. Other than the mowed path, please clarify the proposed access to the dog park area. We believe that there should be improved access from the parking lots/apartment area to the Dog Park Area (via steps, ramps, etc.).**

5. Plan Submission and Design Guidelines

- 5.1. Please submit a Landscape Plan with the forthcoming revised Plan set.

A Landscape Plan has been submitted. Please **still** see the comments in section 6 below pertaining to the Landscape Plan.

- 5.2. Please submit Public Realm Plan per §240-1304 (ZO) with the forthcoming revised Plan set.

A Public Realm Plan has been submitted. Please **still** see the comments in section 7 below pertaining to the Public Realm Plan.

- 5.3. Please submit a Streetscape Plan per §240-1305 (ZO) with the forthcoming revised Plan set.

A Streetscape Plan has been submitted. Please **still** see the comments in section 8 below pertaining to the Streetscape Plan.

- 5.4. Please submit a Specific Manual of Written and Graphic Design Standards per §240-1308.C (ZO) and §206-521 (SLDO) with the forthcoming revised Plan set.

A Manual of Written and Graphic Design Guidelines has been submitted, and consists of the proposed Architectural Elevations, Plans, Perspectives, and proposed building materials and colors. This material has been reviewed by the Kennett Township DRC, who believe that the submitted conceptual materials are satisfactory. (Please **still** see comment 5.5. pertaining to expectations for detail in future submissions.)

Please submit an updated specific Manual of Written and Graphic Design Guidelines that reflects the updated Plan and new Multi-family building type(s).

An updated Manual of Written and Graphic Design Guidelines has been provided and includes architectural information.

TCA believes that the Written and Graphic Design Manual should be expanded to include site specific information pertaining to the items outlined below, which are



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

included in the General Manual of Written & Graphic Design Guidelines, in order to demonstrate compliance, per §240-1308.C. (ZO).

- a. **Attached Dwellings Units: Frontage Loaded Garages**
- b. **Pier-Fence-Hedge Combination**
- c. **Greens**
- d. **Pedestrian Gathering Area**
- e. **Parking Location**
- f. **Sidewalk/Crosswalks/Walkways**
- g. **Street Sections**
- h. **Streetscape & Street Walls**

Please see Comment 5.5. relative to the proposed Architecture.

- 5.5. Please submit Conceptual Architectural Elevations/Plans per §240-1307 (ZO) to be reviewed by the Kennett Township Design Review Committee. Please include Color and Materials Legends on these Elevations/Plan.

Conceptual Architectural Elevations and Color and Materials Legends have been submitted and reviewed by the Kennett Township Design Review Committee (DRC). At this time, the DRC believes that the submitted conceptual Architectural Elevations are satisfactory, and achieve the standards outlined in the Manual of Written and Graphic Design Guidelines.

In forthcoming submissions, the DRC **still** expects to see a greater level of detail to be provided as the Plans and Architectural designs evolve. This should include elements and features such as: gutter locations, wall lights, street lights, etc., that will need to be shown on the Plans to be submitted at the time of Application for Building Permits.

Architectural information has been submitted. Please note the following comments:

- a. **Page S of the Parkside Written and Graphic Design Manual includes a key to include the dwelling type number. Numbers 2, 3, 4, 5, 6, 7, 10, 11, 16, and 17 are included on the Plan. Please clarify the location for the dwellings depicted on pages 8, 12, 13, 14, and 15.**
- b. **Please indicate on page S the location for Perspective 1 (page 1) and Perspective 2 (page 9).**
- c. **Some of the dwellings on page S do not include a label to indicate the proposed dwelling/architectural type. Please label all dwellings/dwelling groups.**
- d. **The Plan on page S has a slightly different dwelling configuration in the northwestern corner of the development than the layout in the Plan set. Please ensure that the Plan on page S is in sync with the Plan set.**



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

In addition, the Plan set illustrates an Attached Dwelling abutting an Apartment (3 units) fronting North Walnut Street). Please clarify the architecture for this combined dwelling type.

- e. In addition to a greater level of detail to be provided for the elements and features outlined above, Elevations for the sides and rear should be provided.**
 - f. Please provide Architectural Elevations for the proposed Commercial buildings and detached Garages (located along the norther property line).**
 - g. Please clarify if the individual units within a grouping of attached dwellings may have different siding, garage door, shutter, brick, and/or entry door colors. For example, the Elevations on pages 5, 6, 7, 8, 10, 11, 12, 13, and 14 illustrate the same color and material for these elements. However, please clarify if there will be variation between the units. Will the home buyer have a choice between the options depicted on page CP?**
 - h. Relative to the front loaded garages and their compliance with the Design Guidelines, we do not believe that the front loaded garage on pages 5, 6, 7, 8, and two of the garages on page 12 (that do not have the trellis) include the required articulation.**
- 5.6. Overall, TCA believes that the Plan is generally consistent with the General Manual of Written and Graphic Design Guidelines and Exhibits “A”, “B”, and “C”. However, please note the following comments.
- a. A Pier-Fence-Hedge combination **still** needs to be added along the Streetscape (also see comments 4.3., 6.9., 7.5., and 8.4.).
 - b. The Plans needs to be revised in order to provide more details and associated pedestrian amenities for the proposed Public Open Space, including: Greens, Pedestrian Gathering Areas, Pedestrian Plazas, etc., **such as details for the amenities proposed for the spaces** (also see comments 6.3., 6.4., 6.6., 7.3., and 7.4.).
- 5.7. **We recommend that the Applicant consider including the previously prepared sketches by Thomas H. Kummer, RLA, to better inform the proposed intent of the public realm spaces.**



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

6. Landscape Plan

- 6.1. The Landscape Plan depicts an area proposed to be planted with Native Meadow Seed Mix. Please specify the proposed seed mix for the Meadow.

Seed Mixes are included on the Landscape Plan. However, please depict the areas proposed for these Seed Mixes.

The Applicant indicates that seed mixes are now shown on the Landscape Plan. However, the locations/areas for the Seed Mixes should still be clearly identified on the Plans.

- 6.3. Please provide a construction detail for the proposed “Paving” depicted in the “Proposed Park Area Detail”.

The “Park Area Detail” is no longer included on the Landscaping Details sheet. However, please **still** provide a construction detail for the Proposed Cobblestone. In addition, please **still** provide details for the Open Space Areas, Courtyard Area, Dog Park Area, etc. (Also see comments 5.6., 6.4., 7.4., and 8.2.)

The Applicant indicates that a construction detail for the Cobblestone has been provided. However, please clarify the sheet on which the detail has been provided. In addition, please provide details for the pedestrian amenities proposed for the open spaces, including: bench; pavilion(s); mailbox; Dog Exercise Area fence; ground covering for the Dog Exercise Area; etc. (Also see comment 6.4.)

- 6.4. Please provide a detail to specify the manufacturer and model, color, etc. of the Bench depicted in the “Park Area Detail”.

The “Park Area Detail” is no longer provided. However, please provide details for all proposed pedestrian amenities, including benches.

A “Hardware Schedule” has been added to the Plans. However, please still provide details for these amenities.

- 6.5. Please **still** label/depict all areas to be seeded as “Lawn”.
- 6.6. Please still provide details pertaining to the proposed landscaping for the Open Spaces, the area located in the center of the parking lot in the northwestern portions of the development, the entrance, and other highly visible locations throughout the development such as corners without buildings, etc. For example, provide detail enlargements for those areas that are proposed to have landscaping, gazebos, benches, hardscape elements, etc.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

Plan enlargements for four (4) of the Open Spaces have been provided. However, please still provide details for pedestrian amenities such as a bench; pavilion(s); mailbox; Dog Exercise Area fence; ground covering for the Dog Exercise Area; etc. (Also see comment 6.4.)

In addition, please specifically indicate what is proposed as “TND Open Space” and “Public Space” so we can better understand which spaces are counting towards the calculations. (Also see comment 3.3.)

- 6.7. Please **still** provide a detail to show an example of proposed Building Foundation Plantings for the dwellings (including an example for the Single-family dwellings, Attached Dwellings, Multi-family Dwellings, and Mixed-Use/Commercial buildings).

In addition, please provide landscaping for the multifamily and commercial buildings in accordance with §206-519.B. of the Subdivision and Land Development Ordinance (SALDO).

A Schematic Plan for Typical Building Landscaping detail and Building Landscaping calculations have been provided, and indicate that 1470 shrubs are provided. A note indicates that the Applicant proposed to specify plant material per the Ordinances.

Please clarify the intent for the proposed plantings for the Commercial building(s), and provide a compliance table in order to demonstrate compliance with the provisions of Section 206-519.B.(SALDO).

- 6.8. Please **still** depict the proposed treatment of the entranceways, including both landscaping and structural features (including proposed signage, piers, plantings, etc.).

The signage and landscaping have been depicted. Please clarify if there will also be a sign at the north entrance at 1st Street, and provide details for the proposed sign(s). (Also see comment 8.5.)

- 6.9. Please **still** depict the proposed Piers and Pier-Fence-Hedge combination on the Plans and any associated landscaping (also see comments 4.3., 5.6., 7.5., and 8.4.).

- 6.10. All of the proposed Trees and Shrubs are plants on the Suggested Plant List in Appendix D. of the Kennett Township Subdivision and Land Development Ordinance, except for: Black Gum; Ginkgo “Princeton Century”; Silky Dogwood; Yellow Twig Dogwood; and Hatfield Yew. However, we believe that these trees and shrubs are acceptable.

However, please revise the “Honey Locust” to be “Thornless Honey Locust”.

The Plant Material Schedule has been updated. Therefore, this item is resolved.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

- 6.11. Please remove existing trees and vegetation that are to be removed from the Landscape Plan, and only illustrate those trees and shrubs that are proposed or to remain.

The existing trees to be removed are no longer depicted on the Landscape Plan. Therefore, this item is resolved.

- 6.12. Please **still** clarify the proposed dimension of the strip between sidewalk and road, and clarify if this area is intended to be lawn. The dimension of the space in several areas appears to be very narrow, and too small in order to accommodate the proposed Street Trees.

The Applicant indicates that the strip between the curb and sidewalk is proposed for lawn. However, please still clarify the dimensions of the strip as it still appears too small to accommodate the proposed Street Trees.

- 6.13. Per Section 206-519.C. (SALDO), Street Trees shall be a minimum of three and one-half-inch caliper. Therefore, please increase the caliper of the proposed Street Trees.

The Deciduous Trees proposed for Street Trees are now 3 ½” caliper. Therefore, this item is resolved.

- 6.14. Tree Protection Details and Notes are provided on the Landscape Details (Sheet 30). However, the location of Tree Protection Fencing is not depicted on the Grading and Erosion & Sediment Control Plan and Improvement Construction Plan. Please clarify.

In addition, please indicate all Trees that are proposed to be removed.

Tree protection fencing is now depicted on the Grading and Erosion & Sediment Control Plan and Improvement Construction Plan. However, please clarify the trees proposed to remain, as the Engineering Site Analysis Plan, the Natural and Cultural Resources Site Analysis Plan, and the Visual Resources Site Analysis Plan depict trees with “X” and some trees internal to the site that do not include an “X” that would need to be removed. In addition, the Tree Legend on these Plans include the same symbol for “Tree” as “Tree to be Removed”. Please revise the Plans accordingly.

- 6.15. The shrubs depicted in the detail plan enlargements on the Landscaping Details do not appear on the Landscaping Plan. Please clarify if these shrubs are included in the Plant Material Schedule.

- 6.16. Detail plan enlargements of the Proposed Courtyard and Proposed Open Lawn/Park Areas have been provided on the Landscaping Details (Sheet 31). We recommend the addition of shrubs and other plantings around the proposed shelter, pavilion, etc. in order to enhance the spaces. In addition, we recommend a pathway to the Pavilion in the Proposed Open Lawn/Park Area in Detail B.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

- 6.17. **Section 206-519.C.(SALDO) requires Deciduous Trees and Street Trees to be a minimum of three and one-half-inch caliper. Some the proposed the Deciduous Trees and Street Trees are listed at 2 ½ to 3” caliper, and should be increase to a minimum of 3 ½” caliper.**
- 6.18. **Please demonstrate compliance with the Street Tree Standards of §206-519.C.(SALDO).**
- 6.19. **Please demonstrate compliance with the Screening standards of §240-2011 (ZO).**

7. Public Realm Plan

- 7.1. The Landscape Plan depicts a Deciduous Tree in the center of the area identified for the Proposed Plaza on the Public Realm Plan. Please clarify if a tree is intended to be installed in the center of the Proposed Plaza, and ensure consistency between the Plans.

The layout has been revised. However, please remove the existing trees that are to be removed from the Landscape Plan, and only illustrate those trees and shrubs that are proposed and the trees that are proposed to remain.

The existing trees to be removed are no longer depicted on the Landscape Plan. Therefore, this item is resolved.

- 7.3. The Landscape Plan depicts a Proposed Park Area with benches, paving, trees, etc. in the northwest corner of the proposed Central Green Park Area. Please include designation for this area on the Public Realm Plan with the corresponding Plaza color.

This Park Area is no longer proposed. However, please provide more details relative to the proposed Open Space Areas including the public spaces, greens, active and passive recreational areas, trails, pedestrian gathering areas, and natural open spaces (per §240-1304.D.).

Plan enlargements for four (4) of the Open Spaces have been provided. However, please still provide details for pedestrian amenities such as a bench; pavilion(s); mailbox; Dog Exercise Area fence; ground covering for the Dog Exercise Area; etc.(Also see comment 6.4.)

In addition, please specifically indicate what is proposed as “TND Open Space” and “Public Space” so we can better understand which spaces are counting towards the calculations. (Also see comments 3.2., 3.3., and 6.4.)

REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

- 7.4. In the forthcoming submission, please **still** provide details for the Proposed Court Yard, Plaza(s), Dog Park, and Central Green Park, and include proposed paving materials, gazebos, benches, plantings, etc.

Plan enlargements for four (4) of the Open Spaces have been provided. However, please still provide details for pedestrian amenities such as a bench; pavilion(s); mailbox; Dog Exercise Area fence; ground covering for the Dog Exercise Area; etc. (Also see comment 6.4.)

- 7.5. Please **still** depict proposed Pier-Fence-Hedge combination on the Public Realm Plan (also see comments 4.3., 5.6., 6.9., and 8.4.), especially along North Walnut Road. We also **still** recommend Piers at the corners of the Central Green Park, and other notable locations throughout the TND.

The Landscape Details (Sheet 31) illustrate Fences Sections with Brick Piers in Details B: Proposed Open Lawn/Park Area Enlargement. However, a Pier-Fence-Hedge combination should still be added along the North Walnut Street Frontage.

- 7.6. Please add Crosswalks and any proposed trails, walkways, pathways, etc. to the Public Realm Plan.

Crosswalks, trails, walkways, pathways, etc. have been added to the Public Realm Plan. We recommend providing a connection to the Proposed 5' Wide Mown Pathway from a sidewalk or Dog Park Area instead of a dead end path. In addition, we recommend a mowed pathway "spur" to connect the proposed 5' Wide Mown Pathway to the Open Space Area (with the Stadium Steps).



- 7.7. Please remove existing trees and vegetation that are to be removed from the Public Realm Plan.

The existing trees to be removed are no longer depicted on the Public Realm Plan. Therefore, this item is resolved.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: PARKSIDE – NORTH WALNUT HOLDING COMPANY, L.P.
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, DATED REVISED 4-5-2023,
AND WRITTEN AND GRAPHIC DESIGN MANUAL, DATED 3-18-2023 AND 4-10-2023**

July 10, 2018; February 26, 2019; November 29, 2022; **Updated: April 18, 2023**

8. Streetscape Plan

- 8.1. Please provide a Legend on the Streetscape Plan in order to identify proposed features illustrated on the Plan. For examples, **still** include proposed Street Trees, Street Lights, benches, bike racks etc. in the Legend (per §240-1305).
- 8.2. Please **still** depict any Pedestrian Amenities proposed for the Court Yard area, Plaza, Central Green Park, and Dog Park (including benches, gazebos, waste receptacles, etc.).

Plan enlargements for four (4) of the Open Spaces have been provided. However, please still provide details for pedestrian amenities such as a bench; pavilion(s); mailbox; Dog Exercise Area fence; ground covering for the Dog Exercise Area; etc. (Also see comment 6.4.)

- 8.3. A Proposed Dumpsters are depicted on the Plans. In the forthcoming submission, please still provide a detail for the Proposed Dumpster (also see comment 4.4).

A Trash Enclosure Detail has been added to Sheet 16. However, please clarify if the “Stockade Fence Detail” is intended to be used as part of the Trash Enclosure. In addition, please clarify the proposed material and color for the gates (as well as the enclosure if it is not the stockade fence).

- 8.4. Please **still** depict proposed Pier-Fence-Hedge combination on the Streetscape Plan (also see comments 4.3., 5.6., 6.9., and 7.5.).
- 8.5. Please still depict any Proposed Development Signs at the entrances along North Walnut Road, and provide Signage details.

The proposed location of the Sign is now depicted on the Plans. Please clarify if there will also be a sign at the north entrance at 1ST Street, and provide details for the proposed sign(s). (Also see comment 6.8.)

9. Lighting Plan

- 9.1. Details for the proposed Street Lights have been provided on the Lighting Specs & Details (Sheet 33). However, while some of the specifications are indicated on the Lighting Fixture Schedule on the Lighting Plan, please specify the proposed LED Color, Finish, Style, etc. on the Details.

The Lighting Plan and Details have been updated. Therefore, this item is resolved.

Please call if there are any questions.