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Hamilton Estates
Conditional Use Plan

A-9c

Via Email Only

Date: July 29, 2023

To: Mr. John B. Rice, Esq
GRIM, BIEHN & THATCHER

From: John R. Hosbach, Jr.
Registered Consulting Arborist

Re: Hamilton Estates - Conditional Use Plan – Landscape review.

Dear Mr. Rice,

Pursuant to your request, below you will find the following notes as it pertains to the trees and landscaping review for the proposed Hamilton Estates and improvements.

The proposed redevelopment is located at properties known as 204 and 228 Strafford Avenue and 18 Forrest Lane (collectively "Tract"). The Tract includes Delaware County Folio Numbers: 36-01-00538-00; 36-01-00539-00; 36-01-00540-00; and 36-01-00236-02. The proposed project includes the construction of thirty-eight townhomes.

The construction related activities to develop the said project inevitably will require tree removal, tree stump extraction and the required compensatory replacements.

The review included sheets EX-1, LP-1, LP-2, LI -1, LI-2 prepared by the applicant's consultant, Glackin Thomas Panzak, Inc.

263-8. Review of permit applications.

A. Land development/subdivision. In addition to any applicable requirements of the Radnor Township Subdivision and Land Development Ordinance,² all applicants shall submit to the Shade Tree Commission the following information contemporaneously with the filing of the land development or subdivision plan:

(1) The applicant shall submit a plan illustrating:

(a) The size, species and location of all shade trees and street trees with a DBH of six inches or greater which are in the proposed area of disturbance. **This requirement has been fulfilled.**

(b) All trees to be removed designated with an X; and listed in report form with species, size and general point of location on property. **This requirement has been fulfilled.**

(c) Approximate location of trees listed in plan form with species, size, on adjoining properties that are located within 10 feet of the property line (said locations can be approximated from the subject property or via existing aerial photographic data). **This requirement has been fulfilled.**

(2) A planting plan shall also be required illustrating the size, species and location of trees to be planted in compliance with the tree replacement formula. The planting plan shall include a chart summarizing sizes and species of trees to be removed and trees to be planted. **This requirement has been fulfilled.**

(3) The plan(s) shall illustrate the location of protective tree preservation fence around trees to remain, including a detail of such. **The subject tree protection is shown and is adequate. In review of the site, the existing fence will be sufficient for the TPZ. However, signage for TP must be displayed on the existing fence for the duration of the contract. The tree protection detail shall be inserted into the plan set.**

(4) In addition to the requirements of § 255-38 of the Radnor Township Subdivision and Land Development Ordinance, shade trees and street trees shall be planted by the applicant or developer for any land development or subdivision as follows:

(a) Along both sides of new streets. **Street trees are provided.**

(b) Along new sidewalks. **Street trees are provided.**

(c) Along both sides of existing streets, highways, sidewalks, pedestrian ways, bicycle trails or pathways when they abut or lie within the subdivision or land development. **Street trees are provided.**

(d) Along both sides of access driveways to residential development. **Street trees are provided.**

(5) The Shade Tree Commission shall review the proposed application for compliance with the requirements of the Township's tree replacement formula. The Shade Tree Commission shall also consider the impact, if any, on all trees with a DBH of six inches or greater and shall make recommendations for the preservation of existing trees and for the species, location and size of new plantings. Such recommendations shall be made in writing to the Planning Commission. **To be discussed with STC.**

(6) In the event that replanting is impractical or impossible as determined by the Shade Tree Commission, the applicant has the option of making payment to the Commemorative Shade Tree Fund in lieu of replanting in accordance with the tree replacement formula as set forth in § 263-4. **The applicant is proposing all trees be planted on site.**

Removal of a heritage tree; trees greater than 30 inches in DBH.

(1) Removal of heritage trees is strongly discouraged. The application for the removal of a heritage tree shall be made in writing to the Township Engineer upon forms published on the Township website, together with the required filing fee.

(2) The plan shall illustrate the size, species and location of the heritage tree that is proposed to be removed, and the size, species and location of new trees to be planted in compliance with the tree replacement formula. Three to five photographs of the proposed heritage tree to be removed must accompany the application: 1) at the base of the trunk at ground level; 2) the entire tree if possible; 3) the subject area of concern (defect, crack). If the applicant cannot produce photos, an on-site visit may be necessary. **Pictures of the subject heritage to be removed along with a hazard tree form (where applicable) shall accompany this plan set.**

Filed review and Notes.

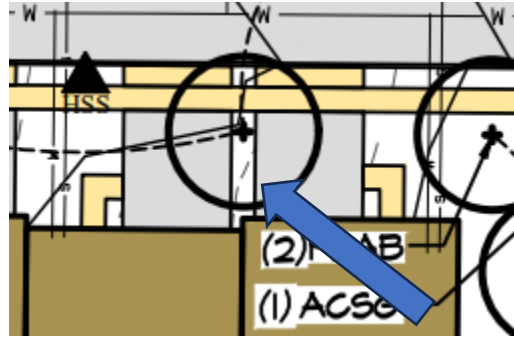
There is a total of 223 trees to be removed based on the plan set removal sheets. The table block key denotes that the dark shaded trees represent 223 trees TBR. The lightly shaded areas denotes trees in decline, dead, poor or decay and represent 109 trees that will not be compensated for. Based on these figures and a count of the trees, the proposed table block is incorrect. 223 trees to be removed (- 109 trees that are not be compensated for) = 114 trees to be compensated for based on my field review. The plan is compensating for 121 trees. Applicant to revise removal counts.

The applicants consultant is utilizing a high percentage of Sugar maple. Due to the common trend of decline, verticillium wilt, sugar maple decline, and other tribulations associated with sugar maple, I strongly suggest utilizing a more diverse palate. No more than 10 percent of one species.

Designated planting zones.

There are several designated planting locations throughout that are planned for deciduous trees such as Nyssa sylvatica 'Red Rage'. These trees grow 35' feet in height and 20 feet in spread width. From my experience, this cultivar is very intolerant of urban conditions and pollution. Also, I believe the rooting structure could pose impact to the infrastructure.

A small mass of shrubs or native grasses would be better suited. Below is a snapshot of the area in question.



Dead, hazard, poor or declining trees

A site meeting to review these is warranted due to the quantity. Also, the STC will require pictures and a hazard tree form for each tree denoted in the list.

Species Content

The applicant is utilizing a excellent palate of trees for the mitigation replanting objective. However, I would like to see no more than 10% of one species utilized.

COMPLIANCE WITH SECTION 255-38 Subsection B

Has been fulfilled.

COMPLIANCE WITH SECTION 255-42 (Tables 1 and 2)

Has been fulfilled.

COMPLIANCE WITH SECTION 263-4

Requires modifications.

No further actions are required on my end.

I will be happy to discuss it further.

John Rockwell Hosbach Jr.
CONSULTANT

John Rockwell Hosbach Jr., RCA, Urban Forester | Principal