

Conservation by Design Requirements

First, I'd like to say that this is a huge step toward a great ordinance. It will take much diligence and attention to detail and the process to make it work until we have it "down pat". I think a little tweaking may be in order especially concerning landscape/treescape requirements. So, I submit this for your consideration:

Article VIII

Section 800

Pg. VIII-2 9. (at top of page) Line #2 – regarding trees with a diameter of fifteen inches or more. **Shouldn't the township also be concerned with trees of a smaller diameter (caliper)?**

Section 801

Pg. VIII-4 2.d(continued) Line 1 & 2 – reads "caliper" in excess of fifteen inches. **See note above** where it is "diameter" of fifteen inches or more.

Page VIII-6 3.d. Step 4: Drawing in the Lot Lines – 2nd paragraph

Consider rewording: Applicants shall ~~be prepared to~~ submit four separate **Mylar, overlay** maps indicating the findings of each step of the design process. ~~If so requested by township staff, the Planning Commission or the Board of Supervisors.~~

Page VIII-8 5.n - talks about approximate location of proposed shade trees. This is good but **I can't find any requirements for shade trees at all.** Not on individual lots, lining the streets, greenways or anywhere.

Section 802 – Final Plan

Page VIII-11 F. Final Landscape Plan – talks about the planting of evergreen and deciduous trees and shrubs and mentions Article XIV of the Township Zoning -Ordinance but **I can't see that it's required.** The Zoning Ordinance (page XIV-11, Section 1404 C talks about views of houselots being minimized by existing vegetation, or additional

landscaping which meets the landscaping requirements of the Subdivision & Land Development Ordinance (SALDO.) As far as I can tell, the SALDO doesn't have landscaping requirements. **The Zoning Ordinance , Section 1405 B.4 – does address Buffers for Adjacent Public Parkland.**

Section 810 – Planning & Design Standards

Page VIII-19 E 1 & 2 describe Class I, II and III agricultural soils and natural features and state that preferred locations for development are the non-Class I, II and III agricultural soils and lower topographic settings where developments will be visibly less intrusive. **We should remember that when being asked to approve a development which places the housing on the ridges and higher elevations.**

Section 813

Page VIII-26 - 5 Tree Protection

This requires that a tree protection plan shall be required for each Conservation Design development. Said plan shall be prepared and signed by a licensed landscape architect, arborist, or other similarly qualified professional. **We should make sure that is done.**

Section 814

Page VIII-25 – Modifications

- A. Provides that the Planning Commission may recommend the Board permit modification of the provisions of Article VIII.
- B. 2. The design and modifications shall generally enhance the development plan, the central core area, **the streetscapes** -----

Submitted by:

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Accepted as an attachment to the May 25, 2010 Planning Commission minutes.

Doreen C. Premo, Planning Commission Secretary