May 5, 2020

Town of Elkton
P.O. Box 157
Elkton, MD 21922

Attention: Ms. Jeanne Minner, AICP

Subject: **Southfields Parcel I Logistics Warehousing – Landscape Plan**
KCI Job No: 0296007RP – Task #193i

Dear Ms. Minner,

As requested, we have reviewed the Landscape Plan for the proposed Logistics Warehousing on Parcel I of Southfields. The plan is dated April 9, 2020 and was prepared by MRA.

We find the plan generally acceptable, subject to the following:

<u>General</u>

1. It will be helpful to identify or reference the requirements for each plant material-generating category to plans/sheet where each are found (i.e. North to Parcel 2462(B) Lot 1 See sheet L-101).

2. The bufferyard dimension/call outs are shown but not prominent (harder to read/find). Consider identifying them in more than one place where the bufferyard is identified but separated by match-line (see L-101 & L-102 Bufferyard E). Also, move bufferyard label so that it is not in conflict with plan graphics.

3. Landscape Bufferyards: East to Maloney Road Residences - currently listed 40 Understory Trees required and 40 Understory shown on the chart. This appears to be a typo on landscape requirement chart (The actual planting plan shows 45 Understory trees in which it is the correct number per the calculation below:

   5 Understory Trees required per 100 LF at 75' Buffer Width

   Buffer Length 871 LF   871/100 x 5 = 45

4. Landscape Bufferyards: South to Frenchtown Road - currently listed 25 Canopy Trees required and 25 Canopy Trees shown on the chart. This appears to be a typo on landscape requirement chart (The actual planting plan shows 35 Canopy Trees in which it is the correct number per the calculation below:

   5 Canopy Trees required per 100 LF at 50' Buffer Width

   Buffer Length 701 LF   701/100 x 5 = 35

5.   Identify on both the table and the plans where existing vegetation is counted toward meeting the landscape requirements; add bufferyard requirement and clarify/justify how the requirement is met.

6.   Parking Lot Perimeter Landscape Area along Public R/W requirement: Parking Lot A – add landscape area width requirement on both the table and the plans per Article XVII Part II Section 3.2-3.4.

7.   The following comments below are recommendations/reminders for future submittals:

   a.   Provide overall plant counts and proposed species with specification that meet trees/planting specification requirements.

   b.   Provide stormwater management plantings.

   c.   Include ground cover/seeded lawn where required per Appendix C, Bufferyard Requirements, C-2 that states "All bufferyard areas shall be seeded with lawn unless ground cover is already established.

8.   Per Article XVIII Part II Section 2, Required Trees Along Dedicated Streets "Along both sides of all newly created streets that are constructed in accordance with the Elkton street standards, the developer shall at a minimum either plant or retain sufficient trees so that between the paved portion of the street and a line running parallel to and fifty (50) feet from the centerline of the street, there is for every thirty-five (35) feet of street frontage at least an average of one deciduous tree that has or will have when fully mature a trunk at least twelve (12) inches in diameter. When trees are planted by the developer pursuant to this section, the developer shall choose trees that meet the standards set forth in Appendix B." Add this calculation to the plan and verify that the plan meets this requirement.

If you have any questions regarding this matter, please call me at (302) 318-1087

Sincerely Yours,
KCI Technologies, Inc.

Wisa Kompayak, PLA, LEED AP, ASLA   C. Thomas deLorimier, P.E.
Landscape Architect   Practice Leader/Associate

cc: KCI Correspondence/File