

Memorandum

To: Montgomery Township Zoning Board

From: Richard Bartolone

Date: January 19, 2023

BPS Development Company, LLC

Case BA-07-22

Block 28003, Lot 211

Preliminary and Final Site Plan with Variance

This office has reviewed the set of plans prepared by Dynamic Engineering, dated 12/07/2022 for the above referenced application. The following comments are offered for your consideration.

1. Township code section 16-5.6d.2 requires the protection of existing vegetation specified to remain after construction. The location of the limit of disturbance/temporary protection fence shall be marked out in the field and inspected by this office prior to any site disturbance.
2. Modifying the existing grades under the canopy of existing trees specified to remain after construction is strictly prohibited. The Grading Plan, Sheet 5 illustrates grade changes under the canopy of the 40" and 36" caliper shade trees located at the corner of Village Drive and Hartwick Drive. The Grading Plan shall be modified to remove any grade change under the canopy of the trees. It is also imperative that no construction equipment be allowed under the shade tree canopy of the specified trees to remain after construction.
3. Township Code Section 16-5.6.d.10 specifies the plant guarantee period to be 2 years after Township approval. Note #5 on the Landscape Plan, Sheet 9, shall be modified to indicate the required 2-year plant guarantee.

The following comments relate to plant species selection:

4. 'Steeds' Japanese Holly (*Ilex crenata* 'Steeds') is considered an invasive species. An alternate evergreen shrub with similar characteristics shall be specified.
5. The 165 Shamrock Inkberry Holly (*Ilex glabra* 'Shamrock') represents 46% of all evergreen shrubs specified for the project. Please limit the use of one dominant shrub species and supply additional varieties of evergreen shrubs of similar habit to increase plant species diversity and offset potential issues that would impact the visual screening designed for this project.
6. The Hicks Yew (*Taxus media* 'Hicksii') is heavily browsed by the resident deer population. An alternate upright evergreen shrub with similar growth characteristics shall be specified.
7. The adjoining properties received significant damage to the bark of the shade trees from the resident deer population. To avoid the buck rubbing damage please include a tree trunk protection system and supply the associated installation detail.

cc: Jeffrey Haberman, PE