


MEMORANDUM

To: Terry Fedorchak, Acting Township Manager
From: Andrew Pockl, PE, CFM 
Report Date: May 9, 2018
Re: Lower Makefield Township
 Snipes Tract
 Our File# PBLMP062

On April 4, 2018, we were tasked with counting trees at the Snipes Tract in order to ensure that the existing development plans, by Boucher & James, Inc., dated 11-14-2016, meet the requirements of the Township Code.

Section 178-85.H of the Lower Makefield Township Code requires that all trees 10" in diameter or greater (measured 4 ft. above grade) that are removed during construction be replaced. Therefore, we were asked to count all trees fitting this description that are within the limits of disturbance shown on the latest development plans and staked out in the field.

On April 17, 2018, we completed a tree inventory site visit. Attached is our Observation Report. In total we found 88 trees that fit the above criteria. According to the Code, the required replacement trees for the development would be thus:

Snipes Tract Tree Inventory			
Tree Size (inches)	Number of Trees Removed	Code Requirement (trees per removal)	Required Replacement Trees
10-18	68	4	272
18-30	19	7	133
30+	1	10	10
TOTAL	88		415

Please note the size of the required replacement trees would be 2.5 to 3 inches caliper measured 6 inches from the ground.

The Zoning Code also classifies woodlands as a resource protected land. Section 200-51.B(6) requires states that seventy percent (70%) of woodlands shall remain undisturbed as resource protected land. This section also defines woodlands as:

“A woodland is one-quarter acre or more of wooded land where the largest trees measure at least six inches diameter at a height of 4.5 feet from the ground and the associated intermediate layers in these areas, including the understory shrubs and smaller trees, the ground layer of herbaceous plants and the forest floor. The woodland shall be measured from the dripline of the outer trees. Woodlands are also a grove of trees forming one canopy where 10 or more trees measure at least 10 inches in diameter at a height of 4.5 feet above the ground.”

The Natural Resource/Existing Features Plan indicates that the property is a tree nursery and therefore the existing trees thereon are not considered woodlands.

In an effort to preserve natural lands, enhance the park like atmosphere of the property, and eliminate the ambiguity regarding the need for variances to develop this property, we recommend the Township take a more conservative interpretation of the zoning code to classify portions of the property as woodlands. These areas would include the existing trees along Quarry Road, that border Interstate 95, within the western corner of the property, and along Dolington Road within the southern portion of the property. It appears that even if these areas were classified as woodlands, the proposed plans would meet the requirements of the Zoning section (i.e. not more than 30% of these areas would be disturbed). We can review this aspect of the plans more closely when we conduct our comprehensive review of the development.

Looking forward, if the current development plans change, it is likely a supplemental tree inventory will be needed to document the revised area of disturbance and the number of trees to be removed (and thus calculate the number of replacement trees required) based on the new layout of the site.

We trust this adequately addresses the matter. Please feel free to contact me at 610-940-1050 x 1516, or via email at Andrew.pockl@rve.com if you have any questions or concerns.

cc: John Lewis, President, Board of Supervisors
Dan Grenier, Parks and Recreation Liaison, Board of Supervisors
Thomas F. Beach, PE, Executive Vice President
Christopher J. Fazio, PE, Executive Vice President