



September 08, 2023

Cindy VanHise, P.E.  
CKS Engineers, Inc.  
Township Engineer

STUART & ASSOCIATES, LLC.

P.O. Box 62286  
King of Prussia, PA 19406  
P : 610.337.2100

**RE: BECHTEL FARM AT STONY RUN  
AQ DEVELOPMENT, LLC & 1241 WEST BRIDGE STREET DEVELOPMENT LLC  
446 STONY RUN RD (SR 1032) – UPI 21-5-78 & 21-5-79  
FOURTH CONDITONAL USE & PRELIMINARY MAJOR  
SUBDIVISION /LAND DEVELOPMENT**

Cindy VanHise, P.E.,

We are in receipt of your fourth Conditional Use and Preliminary Major Subdivision/ Land Development review dated June 16, 2023. Ref: #11530. We offer the following responses for your consideration:

**CONDITIONAL USE:**

**COMMENT 1:** As requested, Stuart & Associates added phasing line and is depicted clearly on the Landscape plan.

**ZONING ORDINANCE:**

**COMMENT 6:** As requested, Stuart & Associates has been revised as per the CKS Memo dated 8/21/23 and relabeled as Restricted Open Space Breakdown Plan. E.B. Walsh to address the comment further.

**COMMENT 19:** As requested, Stuart & Associates has added the Site Shift plan presented June 2, 2023, to the overall plan set, as sheet 63.

**SUBDIVISION & LAND DEVELOPMENT ORDINANCE:**

**COMMENT 16:** As requested, Stuart & Associates depicts updated fence on the Landscape plan.

**COMMENT 22:** As requested, Stuart & Associates depicts stamped asphalt crosswalk detail on Sheet #51,L9.00.

**COMMENT 34: Landscape**

- c. As requested, Stuart & Associates has amended plant quantity inconsistencies.
- f. As requested, Stuart & Associates updated Plantings quantities for Unit B driveway inconsistency on number of Type B Units has been corrected on landscape plans.
- h. As requested, Stuart & Associates has depicted 107 shrubs and seventy one 1.5” caliper native riparian buffer trees in lieu of remaining 563 shrubs.



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- p. As requested, Stuart & Associates added a note to the Landscape plan to have on lot tree locations to be field adjusted as necessary.
- q. As requested, Stuart & Associates has revised Green Giant Arborvitae and Gingko trees quantity inconsistencies.
- r. As requested, Stuart & Associates added a note to the Landscape plan to indicate lighting may be affected by tree maturity as necessary.
- x. As requested, Stuart & Associates has depicted phasing line clearly on Landscape plan.
- y. As requested, Stuart & Associates has added lot 34 to the general note 45 on Sheet 9.10.
- z. As requested, Stuart & Associates has adjusted landscaping as necessary to avoid unit service sidewalks.
- aa. As requested, Stuart & Associates added note to Landscape plans stating all trees and other landscaping must maintain clearance of all fire hydrants to the satisfaction of the Fire Marshall.

**COMMENT 47:**

- d. As requested, Stuart & Associates depicts trails on Landscape plan.

**GRADING, STORMWATER... SEDIMENTATION CONTROL:**

**COMMENT 28:**

- d. As requested, Stuart & Associates has adjusted landscaping as necessary to avoid all easements.

**GENERAL ENGINEERING COMMENTS:**

- COMMENT 2:** As requested, Stuart & Associates depicts mailbox receptacles are protected receptacle covers, see Sheet #53, L9.15.



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***\*\*If the Reviewing Agency, and/or Reviewer does not agree that a comment was addressed per the Applicants response, the Applicant then requests the Reviewer to please add the specific detail such as the Plan Sheet number and location on the Plan Sheet where the comment was not addressed in the next review of the submitted Plans herein.***

Very truly yours,

Patrick J. Stuart, RLA, MCRP, LLA

cc: Patrick McKenna, Esp., Township Solicitor  
Bill Brown, P.E., Township Wastewater Engineer  
Thomas Comitta Associates, Inc., Township Land Planner  
Michael Schneider, P.E., Township Traffic Engineer  
Joan E. London, Esq.  
Adam Brower, P.E., Edward B. Walsh & Associates, Inc.  
George DiPersio, CKS Engineers  
Kim Flanders, RLA, CKS Engineers