



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MEMORANDUM

TO: East Vincent Township Officials, Staff and Consultants
446 Stony Run Road (Bechtel Farm at Stony Run) Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Erin L. Gross, AICP, RLA

DATE: June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023;
March 28, 2023; June 15, 2023; **Updated: October 10, 2023**

SUBJECT: **REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,
DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS**

Please note the enclosed Review Comments pertaining to the following documents that we received on **September 14, 2023**, and previously, a meeting with the Applicant on November 1, 2022, and to a site visit on September 2, 2022 including:

- Stony Run at Kimberton Site Analysis and Impact Narrative (1 page), prepared by Artisan Construction Group, LLC, received 5-20-2022;
- Stony Run at Kimberton (446 Stony Run Road) (6 sheets); prepared by EBW Associates, Inc. and Stuart Landscape Architects, dated 4-20-2022;
- Bechtel Farm at Stony Run: Preliminary - Conditional Use Subdivision and Land Development Plan: 446 Stony Run Road (**65** sheets), prepared by EBW Associates, Inc. and Stuart & Associates, LLC., dated revised **9-8-2023**;
- Site Analysis and Impact Narrative, prepared by EBW Associates, Inc., received 8-25-22;
- Waiver Request Letter, prepared by EBW Associates, Inc. dated **9-11-2023**;
- Environmental Impact Study, prepared by EBW Associates, Inc., dated 8-5-22;
- Declaration of Bechtel Farm at Stony Run Planned Community (**45** pages), received **9-14-23**;
- Landscape Cross Section (Sheet CS-1), prepared by Stuart Landscape Architects, dated 8-5-22;
- Response Letter to TCA Comments, prepared by Stuart & Associates, LLC., dated **9-8-2023**;
- Bechtel Farm at Stony Run Conditional Use Narrative (5 pages), dated 12-5-2022;
- Wetland Evaluation (38 pages), prepared by Evans Mill Environmental, LLC, dated 12-14-2022; and
- Historic Resource Report (234 page), received 12-9-2022; and
- Architectural Elevations/Renderings (9 sheets), received 12-9-2022.

Please call if there are any questions.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,
DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS**

June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023; March 28, 2023; June 15, 2023;
Updated: October 10, 2023

Please note the comments below pertain to the document listed in the cover Memorandum. **New comments are in BOLD type, and previously resolved comments have been removed.**

1. Overview, TDRs, and Overall Layout

- 1.1. TCA **still** defers to the Township Engineer relative to the Transfer of Development Rights Sending Area, and the Bonus Density provided through TDR Ordinance outlined in the Zoning Data table on the Cover Sheet. **TCA still defers to the Township Engineer on this matter as Cindy Van Hise, PE, previously performed calculations prior to TCA being appointed as Township Land Planner. After the Township Engineer indicates satisfaction, we will remove this comment.**

- 1.3. We recommend pedestrian amenities be provided in the Central Green Space, such as a gazebo, benches, a unit paver plaza, landscaping, etc.

An Open Air Pavilion & Fire Element are proposed in the Central Green Space. A detail enlargement of the Area B has been provided on Sheet L8.50. In a forthcoming submission please label the detail with proposed hardscape elements including ground surface(s), structures, and other features in the proposed space. In addition, please provide details of the proposed structure(s), seating, ground surface(s), etc.

Please also label the proposed elements in the Area A – Bus Pad & Seating detail on Sheet L8.50.

Amenity enlargement plan details have been labeled with proposed hardscape elements. In addition, details have been provided on Sheet L9.15 for the proposed structures, seating, and other pedestrian amenities. The details for the Mailbox Pads, Fire Element with Seating Area, and Structure with Seating Area have notes indicating: “Contractor to submit shop drawings for permits”. Therefore, these drawings should be provided with additional detailing at the appropriate times. In addition, add a detail for the Stone Fines ground cover.

Further, please clarify the Shade Structure. The Detail 2 (Structure with Seating Area) on Sheet L9.15 illustrates a pergola type structure, which corresponds to the area on the Plans with Grills and 4 rounds tables. However, the area that abuts this with the farmhouse table, Adirondack chairs and 2 round tables appears to be a covered structure. Please clarify.

Also, please indicate the colors for the benches, trash receptables, Adirondack chairs, etc.

Sheet L8.50 now provides the amenity enlargement plan details that label the proposed hardscape elements. Sheet L9.15 provides details for the proposed structures, seating, ground surfaces and imagery of the design intent of the proposed shade structure and proposed stone fines ground cover.

The Applicant **still** indicates that shop drawings will be provided at the Final Plan stage, prior to permit issuance.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,
DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS**

June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023; March 28, 2023; June 15, 2023;
Updated: October 10, 2023

- 1.5. Please revise the plan set in order to depict entire property, including the TDR sending tract (the parcel located off of Bridge Street (1241 Bridge Street)).

The Applicant indicated during the meeting on November 1, 2022, that the Bridge Street parcel (sending tract) is not included because it is not part of the development. However, we believe that the sending tract should be included in the plan set.

We **still** defer to the Township Engineer relative to the TDR Sending Area Tract, Density Plan & Consolidation Plan of the plan set. **See comment 1.1.**

2. Site Analysis and Impact Narrative, and Environmental Impact Study

- 2.2. The Site Analysis and Impact Narrative indicates that the proposed development or stormwater runoff will not impact the existing wetlands or riparian buffer area. A naturalized trail and wooden footbridge **were previously** proposed in the wetland area.

The Plan no longer depicts the proposed trail, and the Applicant indicates that this trail is no longer proposed. We **still** defer to the Township relative to the preference of having a naturalized trail as was previously proposed, **as the Park and Recreation Board and the EAC also provide input relative to Trails.**

The threshold issues pertains to the fact that EVT Comprehensive Plan advocates for Trails, and the Developer retracted the offer to build the Trail after promising it in the beginning.

- 2.3. While the Applicant indicates that there will be no impact to the existing wetlands or riparian buffer areas, riparian buffer planting enhancements should be provided especially in the area where the trail and footbridge are proposed as a way to enhance and improve the functioning of the existing riparian buffer.

While the trail and footbridge are no longer depicted on the Plans, we still believe that the addition of riparian buffer planting enhancements would still be beneficial give the number of proposed lots and increased amount of impervious coverage on the property. The additional riparian buffer plantings would improve condition and functioning of the stream corridor.

The Applicant indicates that they are open to discussing some riparian plantings in lieu of the 670 shrubs. Per comment 5.9.b., we believe after additional screening for units 13, 29, 30, 33, and 34 has been provided, it would be appropriate to utilize the remaining plants in the riparian buffer.

Additional screening has been added for units 13, 29, 30, 22, and 34, as well as 71 additional 1 ½" caliper trees in the riparian buffer in lieu of 670 shrubs. We believe this is sufficient. Therefore, this item is resolved.

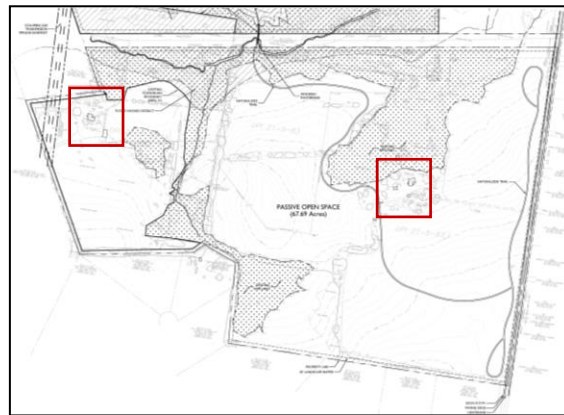
- 2.4. Please **still** expand the Site Analysis and Impact Assessment Narrative, and Environmental Impact Study (EIS) to address the Class 2 and Class 3 Historic Resources on and adjacent to the

REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) - PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN, DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS

June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023; March 28, 2023; June 15, 2023;
Updated: October 10, 2023

property. Specifically indicate how the proposed development will not adversely impact the character of the Historic Resource Class 2 designation of the parcel. (Also see comment 7.1. and 8.2.)

In addition, the previous plan set that included the parcel located off of Bridge Street, illustrated additional buildings on the property (see below). The Site Analysis and Impact Assessment Narrative and EIS should also **still** be expanded to include these buildings/dwellings.



While the two tax parcels 21-5-83.1.A and 21-5-83.1. are not part of the land development, these two parcels are part of the entire property which could potentially be impacted by the land development. Section 22-307.2.A. (SALDO) indicates: “The written narrative shall identify and evaluate the proposed development's potential adverse impacts on sensitive receptors in proximity to proposed action. Receptors include, but are not limited to, adjacent and nearby land uses such as, schools; churches; existing residential neighborhoods and other types of development; or natural, cultural, or historic resources...”

In addition, Section 22-307.2.B. (SALDO) indicates that the site analysis and impact narrative shall further identify how the applicant proposes to avoid impacts to identified sensitive receptors and protected natural, cultural, or historic resource...”. Therefore, we still believe the site analysis and impact narrative should be expanded.

- 2.5. The Environmental Impact Study should **still** be expanded to include the entire property, including the parcel located off of Bridge Street (1241 Bridge Street), especially the Historic Buildings on the Property. **See comment 2.4.**



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,
DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS**

June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023; March 28, 2023; June 15, 2023;
Updated: October 10, 2023

4. Open Space Design Option

- 4.1. Please provide elevations, and drawings in order to demonstrate compliance with §27-905.2. Architectural Design (ZO).

Architectural Elevations/Renderings have been provided for two (2) different dwellings. Please add labels to the drawing in order to provide attribution to the project and the model/elevation illustrated.

Four (4) Sample Model Architectural Perspectives have now been provided for each Type A Typical and Type B Typical.

In addition, the principal exterior materials and colors should still be indicated on the drawings, and material and colors options for the dwellings should still be provided.

The Applicant indicates that they will provide additional detail at the Final Plan stage.

- 4.2. In a forthcoming submission, please **still** provide the required Open Space Management Plan per §27-906.(ZO).

Sheet 12 is "TDR Receiving Area Tract Density Plan and Open Space Plan". We **still** defer to the Township and Township Engineer on this Plan. **We defer to the Township on the adequacy of the Open Space Dedication Plan, which should be considered during the subdivision and land development process.**

A draft HOA Declaration has been submitted.

TCA believes the Architectural Controls section is acceptable. However, we believe that provisions should be added to Sections 3.2. and 10.2. pertaining to the maintenance of landscaping in perpetuity per the approved Landscape Plan. However, we defer to the Township Solicitor relative to the contents of the HOA Declaration.

However, please **still** submit the required Open Space Management Plan per §27-906 (ZO).

5. Landscape Plan

- 5.6. Please illustrate and label the edge of continuously mulched planting beds, and label areas proposed to be lawn.

The Applicant still indicates that the edge of continuously mulched planting beds and lawn areas have been labeled. General Planting Notes #13 indicates the location to install a continuous mulched planting bed. However, we still believe that the edge of a continuously mulched planting bed and lawn areas need to be illustrated and labeled.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,
DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS**

June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023; March 28, 2023; June 15, 2023;
Updated: October 10, 2023

The edge of continuously mulched planting beds are now illustrated and labeled on the Landscape Plans. However, please expand the Legend on the Landscape Plans in order to include all proposed groundcover materials (i.e. the plant/grass hatch, the horizontal line hatch, etc.).

The Legend has been expanded. Therefore, this item is resolved.

- 5.9. We **still** agree with the Township Engineer's comments pertaining to landscaping, in the letter dated October 11, 2022, especially comments 34.a. through 34.r. While **still** we defer to the Township Engineer relative to satisfactory compliance with the comments, please note the following:
- b. Additional plantings have been along the lot lines of dwellings 13, 29, 30, 33, and 34. However, perhaps additional shrubs (some of the 670 street frontage shrubs requested to be planted within the stormwater management basins) could be added to provide layer screening to these lots. (Also see CKS comment 34.b.)

The landscaping has been shifted, which has provided improved screening. However, we still believe that additional shrubs could be added to provide a lower layer of screening.

The Applicant indicates that they will comply at the Final Plan stage, and are open to discussing some riparian plantings in lieu of the 670 shrubs, and/or utilizing some of those 670 shrubs in this area as well. We believe that it would be appropriate to add additional screening for units 13, 29, 30, 33 and 34, and then utilize the remaining plants in the riparian buffer. (Also see comment 2.3.)

Additional screening has been added for units 13, 29, 30, 22, and 34, as well as 71 additional 1 ½" caliper trees in the riparian buffer in lieu of 670 shrubs. We believe this is sufficient. Therefore, this item is resolved.

- 5.10. The Proposed Buffer Exhibit illustrates Existing and Proposed Conditions of the proposed screening along the northwest property line. While we believe this exhibit is beneficial, we believe a note should be added in order to indicate how many years it will take for the buffer screening to achieve the illustrated conditions.

A note has been added to indicate that "the proposed buffer improvements would take approximately 8-12 years, depending on weather and many other factors, to achieve the illustrated conditions". **We still defer to the Township on this item.**

- 5.11. Please clarify if there will be any entrance signage for the neighborhood at the entrance along Stony Run Road. We recommend the addition of entrance plantings, and for the plantings to coordinate with entrance signage (if proposed).

The Applicant indicates that there is no entrance signage planned at this time, but will **still** be discussed at the Final Plan stage.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,
DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS**

June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023; March 28, 2023; June 15, 2023;
Updated: October 10, 2023

7. Historic Resource

- 7.9. The Open Space Resource Qualification Chart on Sheet D-3 previously indicated a Class 2 Historic Resource on Parcel UPI 21-5-79. The Historic Resources map from the Comprehensive Plan identifies the parcel as a Class 2 Resource. Please still clarify if the structure on the parcel is a Historic Resource.

If there is a structure that is a Historic resource, please still identify this resource on the Existing Conditions Plans, still clarify if this Class 2 Historic Resource will be rehabilitated, and still demonstrate compliance with §27-1403 (ZO), and still expand the EIS Report accordingly. (Also still see comments 2.4. and 8.2 relative to indicating how the Historic Class 2 Parcel will not be adversely affected, and including all the existing buildings in the forthcoming Historic Resources Impact Study.)

We **still** defer to the Historical Commission relative to the contents of the Historic Resource Report for Tax Parcels #21-5-79 & 82.

The Applicant incorrectly indicates that the Township did not confirm the Historic Resource classification. The Township confirmed that the buildings qualify as a Class 2 Historic Resource. After indications were given that the density bonus being sought by Applicant did not apply, as the Class II resource was not located within a registered historic district, the Applicant requested that the Township defer review of its density bonus calculations on that basis. Instead, the Applicant submitted plans that do not rely on the historic resource protection density bonus, which we understand are under review by the Township Engineer.

8. Waiver Requests

- 8.9. The Applicant is requesting a Waiver from Section 22-304 to not require the four step design process. TCA **still** defers to the Township on this item.

- 8.11. The Applicant is requesting a Waiver from Section 22-307.6.E.(3) to not provide a recreation impact study. The Applicant indicates that the large open space that is proposed provides amenities.

However, the Applicant should demonstrate compliance with §22-428. (SALDO).

- 8.12. The Applicant is requesting a Waiver from Section 22-422.4.A. to not require the planting of 670 shrubs along the tract frontage.

We recommend that the 670 shrubs be planted in other locations on the property, such as along the perimeter to provide additional screening, as riparian buffer plantings per comment 2.3., or a fee-in-lieu for the 670 shrubs be provided. (Also see comment 5.9.b.)



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,
DATED REVISED 9-8-2023; AND SUPPLEMENTAL MATERIALS**

June 14, 2022; September 30, 2022; October 11, 2022; January 9, 2023; March 28, 2023; June 15, 2023;
Updated: October 10, 2023

We **still** believe this is an acceptable request, and the Applicant is proposing to plant the 670 shrubs in other locations on the property. Per comment 5.9.b., we **still** believe that some of these shrubs could be added along the lot lines of dwellings 13, 29, 30, 33, and 34 to provide a lower layer of screening, **and any remaining plants can be utilized in the riparian buffer.**

- 8.13. **The Applicant is requesting a Waiver from Section 22-414.3.A. to reduce the number of Street Lights. The Applicant is proposing a total of 18 lights at a height of 13 ½' for entrance lights, and a height of 12 ½' for the internal street lights at intersections.**

TCA believes this is a reasonable request. However, the Plans should be updated per comments 9.16., 9.17., and 9.18 below.

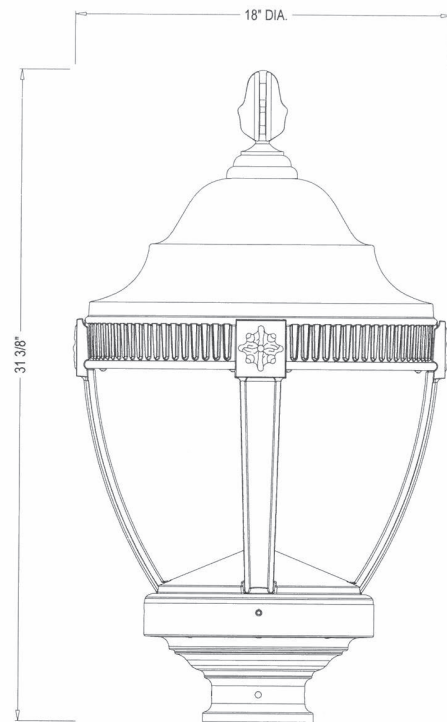
- 8.14. TCA **still** defers to the Township and Township Engineer on all other Waiver requests.

9. Other

- 9.12. We **still** defer to the Township Solicitor relative to the content of the draft HOA Declaration. **Also see comment 4.2.**
- 9.16. The Street Light Lamp Fixture is proposed to be Augusta Round Roof with Dunmore Fitter. Instead of the 37" height, we **still** recommend a height of 31 3/8" consistent with the attached cut sheet. (See attached cut sheet.)
- 9.17. Instead of the Anahem Lamp Post, we **still** recommend the Northampton Pedestrian with DC Top Lamp Post from Spring City Electrical Mfg. We **still** recommend a height of 12'-6" for the lamp poles for the lights along internal streets, and a height of 13'-6" for the lamp poles for the lights at street intersections.
- 9.18. The mounting height should **still** be revised to reflect the pole heights of 12'-6" and 13'-6" poles, plus the 31 3/8" light fixture. The mounting height should be the overall height, measured from the ground to the top of the light fixture.

Please call if there are any questions.

This drawing is property of Spring City Electrical Mfg. Co. and is issued to the recipient with the understanding that it shall not be copied, duplicated, passed on to unauthorized parties, nor used for any purpose other than that for which it is specifically furnished except with Spring City's written permission.



TO ACCEPT 3 1/2\" DIA
BY 2\" HIGH TENON

LUMINAIRE SPECIFICATIONS

STYLE: AUGUSTA WITH DUNMORE FITTER
 HEIGHT: 31 3/8\"
 WIDTH: 18\" DIAMETER
 MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
 PANEL: PLEASE SELECT PANEL TYPE BELOW
 FINISH: POWDER COAT - PLEASE SPECIFY WITH RAL NUMBER
 LAMPING: PLEASE SELECT WATTAGE BELOW
 VOLTAGE: ELECTRICALLY WIRE AT 120-277 VOLTS
 COLOR TEMP: PLEASE SELECT COLOR TEMPERATURE BELOW
 OPTICAL SYSTEM: PLEASE SELECT DISTRIBUTION BELOW
 SURGE: 10kV

CATALOG NO.: ALMAGS-M4-LE -EVX-2F2- - -FPA-CU

CAT. NO.	LED WATTAGE
LE040	40 WATTS
LE060	60 WATTS
LE080	80 WATTS
LE100	100 WATTS
LE120	120 WATTS
OTHER WATTAGES AVAILABLE UPON REQUEST	

CAT. NO.	COLOR TEMP.
22	2200K*
27	2700K*
30	3000K*
40	4000K
45	4500K
OTHER COLOR TEMPERATURES AVAILABLE UPON REQUEST	
3000K OR WARMER MUST BE SELECTED TO MEET ICA CERTIFICATION REQUIREMENTS	

CAT. NO.	PANEL TYPE
YPLO	CLEAR ACRYLIC
YPLF	LED GRADE FROSTED ACRYLIC
GPLO	CLEAR TEMPERED GLASS

CAT. NO.	OPTICAL SYSTEM
CR3	TYPE III
CR4	TYPE IV
CN5	TYPE V
FM3	TYPE III (FROSTED)
FM4	TYPE IV (FROSTED)

INTEGRATED LIGHTING CONTROL PROVISIONS ARE AVAILABLE UPON REQUEST



Spring City Electrical Mfg. Co.

HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION

AUGUSTA LED LUMINAIRE WITH DUNMORE FITTER