



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; **Updated: June 15, 2023**

SUBJECT: **REVIEW COMMENTS: 446 STONY RUN (BECHTEL FARM AT STONY RUN) -  
PRELIMINARY/CONDITIONAL USE SUBDIVISION AND LAND DEVELOPMENT PLAN,  
DATED REVISED 5-10-2023; AND SUPPLEMENTAL MATERIALS**

Please note the enclosed Review Comments pertaining to the following documents that we received on **May 18, 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 (62 sheets), prepared by EBW Associates, Inc. and Stuart & Associates, LLC., dated revised **5-10-2023**;
- Site Analysis and Impact Narrative, prepared by EBW Associates, Inc., received 8-25-22;
- Waiver Request Letter, prepared by EBW Associates, Inc. dated **5-15-2023**;
- Environmental Impact Study, prepared by EBW Associates, Inc., dated 8-5-22;
- Draft HOA Declaration (58 pages), received 8-25-22;
- 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 **5-10-2023**;
- 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.



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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 and 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.
- 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 indicates that shop drawings will be provided at the Final Plan stage, prior to permit issuance.**

- 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)).



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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 and the Township Engineer relative to the TDR Sending Area Tract, Density Plan & Consolidation Plan of the plan set.

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

- 2.1. Per §27-905.E. of the Zoning Ordinance (ZO) all mature trees and tree masses, including any individual free-standing trees over six inches dbh, hedgerows,.....shall be inventoried and including on the exiting features plan. Therefore, please indicate any individual free-standing trees over six inches dbh.

There appears to be a symbol on the Existing Resource, Site Analysis, and Demolition Plan depicting existing freestanding trees near the farmhouse and barn. Please still include this symbol in the Legend, and still provide labels on the trees to indicate the dbh (if the trees are over 6 inches dbh). (Also see comment 5.9.a.)

The “Existing Freestanding Tree” symbol has been added to the Legend. However, please still indicate the dbh of the trees (if the trees are over 6 inches dbh).

**The DBH of existing trees over 6” has been added to the Plan. The Applicant indicates that trees were not located in the wetlands, as there will be no disturbance in or near those trees. Therefore, this item is resolved.**

- 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.

- 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.

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**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.**

- 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 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 Applicant’s Landscape Architect indicates this item has been resolved and makes reference to various exhibits it submitted as part of the pending Conditional Use proceedings, we were unable to ascertain the extent to which Applicant believes that the referenced documents satisfy this comment. Please provide a response with specificity.**

- 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.

**While Applicant’s Landscape Architect indicates this item has been resolved and makes reference to various exhibits it submitted as part of the pending Conditional Use proceedings, we were unable to ascertain the extent to which Applicant believes that the referenced documents satisfy this comment. Please provide a response with specificity.**



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**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 **still** indicates that additional detail will be provided 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 defer to the Township and Township Engineer on this Plan.**

A draft HOA Declaration has been submitted. **We defer to the Township and 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.

**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.).**

- 5.7. Please clarify the proposed groundcover planting for the Stormwater Basins.



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The Applicant indicates that a plant palette of water tolerant groundcover plantings has been proposed for all stormwater basins. However, we still believe that a plant palette for the stormwater basins needs to be added to the Landscape Plan, and the basins should be labeled or hatched.

Stormwater Basin Landscaping Grasses & Perennials have been added, and the basins have been hatched and labeled. Please indicate the quantities proposed for each basin.

**The plant quantities are now provided for the basins. 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:

- a. The Applicant indicates that existing vegetation types have been denoted on the Plans. However, either symbols should be added to a legend and/or labels should be added in order to provide clarity. We believe this information should especially be detailed on the Existing Resource, Site Analysis and Demolition Plan (as see comment 2.1. and CKS comment 34.a.).

The existing vegetation type (including woodlands, specimen vegetation, individual trees of six inch caliper or greater dbh; wetland vegetation; old field; meadow, pasture, or cropland, etc.) should still be added to the Existing Resource, Site Analysis and Demolition Plan.

**The Existing Resource, Site Analysis and Demolition Plan has been revised. Therefore, this item is resolved.**

- 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 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.)**

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.



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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 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 be discussed at the Final Plan stage.**

**6. Pedestrian Circulation**

- 6.9. Sidewalks are proposed along both sides of the streets within the proposed development. We recommend that a sidewalk be added along the Stony Run frontage in order to provide opportunities for future connection recommend Township Multi-Use Trails along W. Bridge Street and Stony Run Road to the east of W. Bridge (which are depicted on Map 8. Bike/Ped Circulation Plan in the East Vincent Comprehensive Plan).

In addition, this sidewalk would provide for potential connection to a proposed future neighborhood park depicted on the Park Land Recommendation (Map #6) of the East Vincent Township Open Space & Recreation Plan.

A trail is depicted along the Stony Run frontage on the Landscape Cross Section, and on the Landscape Plans. However, the Trail does not appear on the other Plan sheets. Please add the proposed Trail to the Plans. In addition, please provide a detail of the proposed Trail if it is different than the Concrete Sidewalk detail provided on Detail Sheet.

The trail network has been expanded and is now included on the Plan sheets. We **still** defer to the Planning Commission relative to the amount of trail network proposed and the proposed location.

A Pedestrian Path Detail has been provided on the Detail Sheet. However, this detail corresponds to the 6 foot wide walking trail. Please clarify if the 8 foot wide proposed Trail along the Stony Run Road frontage will be constructed per the Pedestrian Path Detail. If so, the Detail on Sheet 32 should be revised to indicate a width of 6 or 8 feet.

**The Applicant indicates that the pedestrian path along the Stony Run Road frontage will be 8'-0" wide, and a new detail has been added for this trail and the interior 6'-0" wide path on Sheet L9.10. Therefore, this item is resolved.**



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**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.

**While Applicant's Landscape Architect indicates this item has been resolved and makes reference to various exhibits it submitted as part of the pending Conditional Use proceedings, we were unable to ascertain the extent to which Applicant believes that the referenced documents satisfy this comment. Please provide a response with specificity.**

**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.)

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.**





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

9. **Other**

9.11. A Post and Rail Fence Section and Detail are provided on the Township Landscape Schedule + Details (L9.10). However, a Post and Rail Fence with Wire Mesh detail is also provided on the Detail Sheet (32 of 54). Please still clarify if these details are intended for the same location, and if so please ensure that these details correspond.

In addition, the detail provided on L9.10 indicates a Black Mesh Wire on the Section Detail, but still does not illustrate the Mesh on the Fence Section detail. Please still ensure that these details are in sync. Also, please still indicate if the post and rail material portion of the fence is proposed to be pressure treated lumber, stained, etc.

The Applicant indicates that the details regarding the proposed post and rail fence can only be found on Sheet L9.10 (Details 5 and 6), which we believe to be acceptable. However, there is still a Post and Rail Detail on the Details Sheet.

**The Post and Rail Detail has been removed from the Details Sheet (Sheet 33). Therefore, this item is resolved.**

9.12. We **still** defer to the Township and Township Solicitor relative to the content of the draft HOA Declaration.

9.15. Please still ensure that the plan sheets are correctly numbered. The Sheet Index does not correspond to the Plan sheets, and the Plan sheets do not all have the correct numbering.

**The Plans are now correctly numbered, and the Sheet Index corresponds to the Plan sheets. Therefore, this item is resolved.**

9.16. **The Street Light Lamp Fixture is proposed to be Augusta Round Roof with Dunmore Fitter. Instead of the 37" height, we 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 recommend the Northampton Pedestrian with DC Top Lamp Post from Spring City Electrical Mfg. We 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. (See attached cut sheets.)**

9.18. **The mounting height should 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.**



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**10. Conclusion**

- 10.1. In the latest response, the Applicant has referenced various documents it has submitted in the context of the pending Conditional Use proceedings. To the extent that the Applicant believes that those documents provide a substantive response to satisfy any of the comments above listed as outstanding, the Applicant is directed to specify precisely how and where such documents satisfy the comment.**

Please call if there are any questions.