

BECHTEL FARM at STONY RUN

ARTISAN RESPONSES TO CKS 11/6/23 REVIEW LETTER

	STATEMENT ONLY - NO RESPONSE	CONDITION CU ORDER	WILL COMPLY - PRELIM /FINAL PLAN	WAIVER REQUEST	ARTISAN WILL NOT COMPLY	Artisan Response to CKS 11/6/23 Review Letter	Resp Party
I. ZONING ORDINANCE & CONDITIONAL USE COMMENTS							
1	X					Statement only – no action needed by Applicant.	--
2a		X				Conditional Use Narrative dated Dec 5, 2023, was Submitted Dec 8, 2022, that addressed Section 27-1901.6 A-Q.	TWP
2b		X				The code reads as follows "demonstrate evidence of adequate water supply and sewage disposal capability." The Plans do show two septic fields of 45 x 120' for the Primary and Secondary Sanitary on Lot Sewage Systems. Enclosed with this submission is a letter from Evans Mill Environmental dated November 14, 2023 to provide the Township additional soil analysis for the suitability of on lot systems for the Development.	TWP
2c			X			The Applicant will comply during Preliminary/Final Plan Stage, as One Phase proposed at this time, but Applicant reserves the right to phase later during LD Process.	EBW
2d			X			The Applicant will comply during Preliminary/Final Plan Stage, as NPDES Permit was ready to be issued prior to the Pivot to On Lot Sanitary Sewage Systems. The Applicant will submit a minor modification to its current NPDES Application and will copy the Township.	EBW
2e			X			The Applicant has complied, and provided HOA docs, which were billed for review, but the Applicant never received a review.	ART
2f-i			X			The Applicant has revised the Plan to depict 24 Surface Parking Spaces on Vernon Circle, 9 Spaces on Jasper Drive Culdesac, and 12 Spaces on Amos Lane for a total of 45 Guest Surface Parking Spaces. The Cartway is being widened by 8' in these locations to allow for on street parking.	EBW
2f-ii		X				The Applicant agrees that some lots will be afforded the option of side load garages. This is an optional feature not shown on the Plans but please also note that the Buyer could Chose a smaller home footprint which could also allow a side load garage. There are many options offered for the Community that will not detract from the architectural character of the proposed buildings, and will provide a varied streetscape. In addition, the Applicant is providing additional Sample Elevations with Three Car And Side Load Garages at the November 20, 2023 Hearing, however the code specifically states that Conditional Use is not to be linked to architectural design as per 27-905.2.	TWP
2f-iii					X	As stated above in #2fi, on-street parking areas have a widened cartway, noting Toll's Plan was approved with 26' wide cartway (50' ROW) w/Parking on 1 side (not labeled on plans) / Sh 1 GN #10 & Parking Table, Sign Detail on Sh 19.	ART
2f-iv		X				Duplicate of #2 f ii above.	EBW
2f-v			X			The Applicant will comply at Preliminary/Final Plan stage, noting the Board of Supervisors has discretion on the required plantings strips for tract buffering.	TWP
2g	X					The Applicant has verbally confirmed its commitment to the Off Site Improvement at West Bridge Street and Stony Run as the PennDOT Application has already been submitted, with East Vincent Township being cc'd on that submission.	ART
2h		X	X			The Applicant will comply and provided herein an Evans Mill Soil Analysis of recent testing and will include that as an Exhibit to its Conditional Use Record on 11/20/23.	EME
2i	X					Statement only, no code cited, no action for Applicant.	--
2j		X				Duplicate of 2a above.	--
2k		X				The Applicant has discussed and provided letters from the Fire Marshal, and Siana Law provided a letter from the Planning Commission accepting the ER Access for 86 Lots. Being that the density proposed has been reduced by 33 Lots/Units the safety concern should also be less. While at the same time the Applicant is still offering the off site traffic improvement at West Bridge and Stony Run Road as per the PennDOT Pending Applications.	TWP
2l		X				Statement only, Township to advise in Conditional Use Order.	TWP
2m		X				The Township to advise in Conditional Use Order, as the Applicant will comply during Preliminary/Final Plan stage to provide the required certificate for sewage facilities from governmental agencies.	TWP
3	x					Statement only – no action needed by Applicant.	--
4		X				The Applicant will not to be held to a verbal representation –nor is that statement by CKS an accurate representation of what the Applicant stated at the October 17, 2023 Planning Commission Meeting. Please see enclosed Evans Mill Environmental Soil Analysis dated November 14, 2023. Applicant does acknowledge and agree DEP has to approve the permit along with Chester County Health Department who will have to issue the actual permits prior to any building permits being approved by the Township for the 52 Lots.	ART
5			X			The Applicant is hereby confirming that public water is not being extended to the existing Estate Lot/Farmhouse Lot #53.	ART
6	X					Open Space #3 is a part of Lot 53, Estate Lot's metes and bounds, and also at the same time now revised per this review letter the area was not wide enough to qualify, thus this small area will be removed from percentage of restricted open space calculations on the Preliminary/Final Land Development Plans.	ART/EBW
7					X	The Applicant is not required by any code to obtain a Resolution for TDR's for Conditional Use nor Preliminary/Final Plan Approval. The Applicant has provided correspondence of where the TDR's are coming from which Tax Parcels and will provide proof of purchase/transfer of TDR's at or After Final Plan Approval - similar to another Applicant utilizing the same Ordinances for TDR Part 24. The Resolution 2022-35 gave a resolution for all parcels and IF the Applicant chose to use those TDR's for transfer to the Receiving area.	ART
8			X			The Applicant will comply at Preliminary/Final Plan stage to ensure all principal structures are 50' measured perpendicularly of another principal residential structure.	EBW
9			X			The Applicant will comply and add note "Minimum separation between buildings, except accessory buildings, at any point shall not be less that 20 feet, except that minimum separation shall not be less than 50 feet measured perpendicularly from the rear wall of any residential structure to any point on any other principal building not accessory to such residential structure."	EBW
10			X			The Applicant will comply at Preliminary/Final Plan Stage with respect to coverages permitted.	EBW
11		X				The Applicant provided Cross Section of viewshed from Stony Run Rd previously, the 53 Lot Plan design remains the same.	TWP
12		X				Two of the restricted open space areas contain stormwater management and paved public trails, and SWM #3 has been left open for scenic enjoyment. We would ask CKS to please open Riverstone Crossing which was recently Approved, and look at their Open Space and SWM areas to please advise how those can meet the code and our open space areas do not meet code?	TWP
13			X			Duplicate of 2fi above.	--
14			X			The Applicant will comply at Preliminary/Final Plan Stage to provide an Open Space Management Plan as exhibit to the HOA Documents to be reviewed and Approved once Township advises whether they wish to take dedication of the Land offered for Park, Recreation and Open Space Use as per 22-428.	SLA
15a			X			The Applicant will comply and can remove Open Space Area 2 of 0.20 Acres from the Restricted Open Space percentage calculations, which even if deducted from the ROS percentage shows we are still above the required 42.68% ROS, and even after deducting those areas we remain approx 1.75 Acres above the required minimum Restricted Open Space.	EBW
15b			X			The Applicant will comply and can remove Open Space Area 2 of 0.40 Acres from the Restricted Open Space percentage calculations, which even if deducted from the ROS percentage shows we are still above the required 42.68% ROS, and even after deducting those areas we remain approx 1.75 Acres above the required minimum Restricted Open Space.	TWP
16			X			The Applicant will comply and maintain a distance of 25' from OS areas from dwellings during Preliminary Plan.	EBW
17			X			The Applicant will comply with Lot requirements as per note #35.	EBW
	5	12	16	0	2	35 COMMENTS	
II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS							

BECHTEL FARM at STONY RUN

ARTISAN RESPONSES TO CKS 11/6/23 REVIEW LETTER

	STATEMENT ONLY - NO RESPONSE	CONDITION CU ORDER	WILL COMPLY - PRELIM /FINAL PLAN	WAIVER REQUEST	ARTISAN WILL NOT COMPLY	Artisan Response to CKS 11/6/23 Review Letter	Resp Party
1a			X			The Applicant will comply at Preliminary/Final Plan Stage to show soils with their Classes.	EBW
1b			X			The Applicant will comply at Preliminary/Final Plan Stage to include the Existing Features Plan.	EBW
1c			X			The Applicant will comply at Preliminary/Final Plan Stage to include the Existing Features Plan.	EBW
2		X				The Applicant has supplied a Traffic Impact Analysis which now will produce less of an impact as there are 33 less lots proposed.	TWP
3			X			The Applicant will comply at Preliminary/Final Plan Stage and Chester Co Health Dept will review adequacy of sewage disposal accordingly.	EBW
4			X			The Applicant will comply at Preliminary/Final Plan Stage and provide individual on lot perc testing results for primary and replacement disposal areas.	EME/EBW
5				W		The Applicant is requesting a Waiver of 22-403.1.D at Preliminary/Final Plan Stage with depth to width ratio for two lots noted.	EBW
6		X				The Applicant has supplied a Traffic Impact Analysis, which now will produce less of an impact as there are 33 less lots proposed. No traffic calming measures were required for 86 Lots, and therefore not required for a less dense Community. Applicant has agreed as part of the 53 Lot Plan to install at their own expense the off site intersection improvement at West Bridge Street and Stony Run Roads as per the PennDOT pending Applications	TWP
7			X			The Applicant will comply at Preliminary/Final Plan Stage and revise conflicting notes as the Streets are offered to East Vincent Township for dedication.	EBW
8		X				The Applicant is complying with East Vincent Ordinances and as per 2fi above added on street parking.	TWP
9				W		The Applicant is requesting a waiver of 22-411.5 as the code cited is more for a design of one single culdesac street serving a development, this Plan has several intersecting streets, along with ER Access.	EBW
10		X				The Township to advise if they wish to take dedication of the Ultimate ROW Areas on Stony Run Road.	TWP
11			X			The Applicant will comply at Preliminary/Final Plan Stage with lighting level requirements.	EBW/SLA
12			X			The Applicant will comply at Preliminary/Final Plan Stage with landscaping requirements 22-422.	SLA
13			X			The Applicant will comply at Preliminary/Final Plan Stage as Township to advise whether they wish to take dedication of Land Offered for Park, Recreation, and Open Space use.	TWP
14		X				The Applicant will comply at Preliminary/Final Plan Stage, Township to advise whether they want a Conservation or Deed Restriction of Riparian Area	TWP
15a		X				The Township to advise on trail routed to a sidewalk network.	TWP
15b			X			The Applicant will comply as Roads are offered for dedication, the trail system will also be made available to the public.	EBW
15c			X			The Applicant will comply at Preliminary/Final Plan Stage to note surface material for trails and provide detail.	EBW
16			X			The Applicant will comply at Preliminary/Final Plan Stage and provide a lot consolidation plan.	EBW
	0	6	12	2	0	20 COMMENTS	
III. GRADING, SWM, DRAINAGE AND EROSION AND SEDIMENTATION CONTROL COMMENTS							
1			X			The Applicant is aware and will apply for a minor modification of NPDES Permit, and will cc East Vincent Twp on it's submission.	EBW
2			X			The Applicant will comply at Preliminary/Final Plan Stage with 23-305 to 23-308.	EBW
	0	0	2	0	0	2 COMMENTS	
IV. WAIVER REQUESTS							
1				W		Waiver Requested 22-305	TWP
2				W		Waiver Requested 22-305.5.B.3	TWP
3				W		Waiver Requested 22-307.6.E.2	TWP
4				W		Waiver Requested 22-307.6.E.3	TWP
5				W		Waiver Requested 22-405.10	TWP
6				W		Waiver Requested 22-405.13	TWP
7				W		Waiver Requested 22-406.6	TWP
8				W		Waiver Requested 22-409.4	TWP
9				W		Waiver Requested 22-410.12	TWP
10				W		Waiver Requested 22-411.4	TWP
11				W		Waiver Requested 22-411.7	TWP
12				W		Waiver Requested 22-411.9	TWP
13				W		Waiver Requested 22-414.3.A	TWP
14				W		Waiver Requested 22-426.8.B.7	TWP
15				W		Waiver Requested 22-426.8.C.9	TWP
16				W		Waiver Requested 23-311.9.H	TWP
17				W		Waiver Requested 22-426.7.B.4	TWP
	0	0	0	17	0	17 COMMENTS	
V. GENERAL ENGINEERING COMMENTS							
1			X			The Applicant will comply at Preliminary/Final Plan Stage to include Ownership/Applicant information.	EBW
2			X			The Applicant will comply at Preliminary/Final Plan Stage to revise the conflict in general notes regarding parking.	EBW
3			X			The Applicant will comply at Preliminary/Final Plan Stage HOP Permits required.	TPD
4			X			The Applicant will comply at Preliminary/Final Plan Stage, noting there are no current Deed Restrictions that preclude this Development, all existing easements are shown. Township was provided a copy of the Deeds with the Application on 8/17/2022.	EBW/ART
5			X			The Applicant will comply at Preliminary/Final Plan Stage to show snow storage areas at Culdesac bulb.	EBW
6			X			The Applicant will comply at Preliminary/Final Plan Stage as a Cluster Mailbox is not proposed, each individual home will have its own mailbox.	EBW
7			X			The Applicant will comply at Preliminary/Final Plan Stage as the school bus pick up was already coordinated and will be depicted on Preliminary/Final Plans.	EBW
	0	0	7	0	0	7 COMMENTS	
	5	18	37	19	2	81 TOTAL COMMENTS	