

**BECHTEL FARM at STONY RUN**

**ARTISAN RESPONSES TO TCA 11/6/23 REVIEW LETTER**

<b>Artisan Response to TCA 11/6/23 Review Letter</b>					Resp Party
	STATEMENT ONLY - NO RESPONSE	WILL COMPLY - PRELIM /FINAL PLAN	WAIVER REQUEST		
<b>1. OVERALL PLANNING AND LAYOUT</b>					
1.1	<b>X</b>			Statement only – no action needed by Applicant.	--
1.2	<b>X</b>			Statement only – no action needed by Applicant.	--
1.3			<b>X</b>	The Applicant provided correspondence for the TDR Sending Tract. 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, 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's	ART
1.4			<b>X</b>	The Applicant provided correspondence as stated in 1.3 Above. There are no requirements for a Sending Parcel and those parcels are not part of this Conditional Use or Preliminary Plan Applications. If and when those parcels are Proposed for Development, the Applicant will submit to the Township for Sketch Plan review and comment.	ART
<b>2. OPEN SPACE DESIGN OPTION PURPOSE</b>					
2.1a	<b>X</b>			Statement only – no action needed by Applicant.	--
2.1b	<b>X</b>			Statement only – no action needed by Applicant.	--
2.1c		<b>X</b>		The Applicant is copying the Stony Run Road Cross Section plantings and SWM design from the 86 Lot Plan, it is not narrower than previously depicted.	EBW
2.1d	<b>X</b>			Statement only – no action needed by Applicant.	--
2.1e	<b>X</b>			Statement only – no action needed by Applicant.	--
2.1f	<b>X</b>			Statement only – no action needed by Applicant.	--
<b>3. OPEN SPACE &amp; PEDESTRIAN GATHERING SPACE</b>					
3.1		<b>X</b>		The Applicant will comply at Preliminary/Final Plan Stage to designate each area of open space ie meadow, crop, recreation area etc.	SLA
3.2	<b>X</b>			Statement only – no action needed by Applicant.	--
3.3		<b>X</b>		The Applicant will comply at Preliminary/Final Plan Stage and provide an Open Space Management Plan that specifies Riparian Buffer area management.	SLA
<b>4. LANDSCAPING AND BUFFERING</b>					
4.1		<b>X</b>		The Applicant will comply at Preliminary/Final Plan stage, noting the Board of Supervisors has discretion on the required plantings strips for tract buffering.	SLA
4.2		<b>X</b>		The Applicant has complied as per the EB Walsh Conditional Use Plan Set, dated November 10, 2023, Riparian Plantings are depicted and labeled.	SLA
<b>5. TRAIL</b>					
5.1		<b>X</b>		The Applicant will comply at Preliminary /Final Plan Stage and remove the trail around basin #2.	EBW
	<b>8</b>	<b>6</b>	<b>2</b>	<b>16 TOTAL COMMENTS</b>	