



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MEMORANDUM

TO: East Vincent Township Officials, Staff and Consultants
Jones Motors Team

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

DATE: May 9, 2023

SUBJECT: **REVIEW COMMENTS: JONES MOTOR TRACT – RESIDENTIAL PORTION
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN, DATED REVISED 1-13-2023**

Please note the enclosed Review Comments pertaining to a site visit on 4-28-2023, and the following documents that we received on April 21, 2023, and previously, including:

- Final Subdivision & Land Development Plan: Jones Motor Tract – Residential Portion (88 sheets), prepared by DLHowell, dated revised 1-13-2023;
- East Vincent Development Design Guidelines: East Vincent Development Company, prepared by Glackin Thomas Panzak, dated April 23, 2019;
- Response Letter to Ray Ott & Associates, prepared by Howell Engineering, dated 1-13-2023;
- Conditional Use Order (7 pages), dated July 3, 2019; and
- Preliminary Subdivision and Land Development Plan Approval, Resolution No. 18 of 2022.

Please note that the enclosed Review Comments are an update to the previous Review Comments prepared Ray Ott & Associates, dated March 30, 2022, as well as comments pertaining to the Final Subdivision & Land Development Plan Application prepared by TCA.

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.**

Outstanding Review Comments prepared by Ray Ott & Associates, dated March 30, 2022

1. Conditional Use Order

- a. Recreation Lot (CU Order #s 3 and 4). This condition requires the dedication of the 18.2 acre “Recreation Lot” at the time of recording of the land development plans, and CU Order #4 requires that this lot be rough graded “in a manner sustainable for athletic use...” This lot and grading should be included in the Land Development Plan.

The applicant states that rough grading would be more productive after the township has developed plans for the Recreation Lot, but the Conditional Use Order requires rough grading at the time of plan recording. In-lieu-of this grading the applicant has offer to offer funds to cover the cost of the grading. We agree that this is a reasonable way to address this requirement.

The Applicant indicates that a separate Grading/E&S Permit Plan and Application are being filed for the grading of the athletic fields.

- c. Adjacent tract connectivity is now provided. We recommend that these “stubs” be paved/improved as a clear signal to future residents that such connectivity will be provided as needed.

The Applicant indicates that the “stubs” are now proposed to be mostly improved as recommend by the Township. TCA defers to the Township and Township Engineer on this matter.

2. General Comments

- c. Cartway. The streets are proposed with 24’ cartway. Twelve-foot travel lanes are excessive for residential streets. This is the lane width for interstate highways! We recommend the addition of some on-street parking with bump-outs at the intersections.

Response letter of 09/30/2020: The applicant’s engineer states that it is their professional opinion that the cartways should be no less than 24’ wide. Twelve-foot travel lanes will only promote speeding along the internal street network and future residents/the HOA will eventually demand traffic calming measures, with speed bumps being the most common solution. We recommend that other traffic calming measures be incorporated in the design now. These can include intersection bumpouts and on-street parking. A 24’ cartway can accommodate on-street parking on one side leaving 17’ to 18’ for cars to pass. On-street parking will also be needed to accommodate guest parking.

On-street parking is now provided along one side of the street in certain areas. Other traffic calming measures, such as intersection bump outs have not been provided.

The Applicant indicates that parking area bump outs have now been provided on Road C, and toward the end of Road A as requested by the Township Staff. This Plan layout received Preliminary Approval, and the Applicant assumes that the on-street parking as provided was deemed to be acceptable by the Township. TCA defers to the Township and Township Engineer on this matter.



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TCA Review Comments pertaining to the Final Subdivision & Land Development Plan

3. General

- 3.1. Please clearly delineate on the Plan the dwellings proposed to be Age Restricted.

4. Landscaping

- 4.1. A median planting strip is proposed at the entry boulevard to the townhomes. Please indicate the proposed Plants for the median. The Design Guidelines depict shrubs and flowering tree(s), and we recommend that the Landscape Plan be consistent with the Design Guidelines.
- 4.2. A partial Waiver is requested for insufficient Street Tree Planting due to utility conflicts, with a deficit of 123 street trees. While we understand the challenges of avoiding utility conflicts, we believe that the Townhouse portion of the development is severely lacking street trees along the dwelling frontages (especially because the site is a farm field and would benefit by having trees to create a shade canopy).

We recommend that additional Street Trees be added within the Townhouse portion in any spaces that can accommodate trees. Additional Street Trees can be added near the street corners, near the end units.

- 4.3. Typical Planting Plans have been provided for the Age-Restricted Units and Single Family Units on Sheet 79. Please label the sidewalk, driveway, etc. in order to more clearly demonstrate the proposed landscaping and how it relates to the hardscape elements. In addition, we recommend that the edge of continuously mulched beds be added for the shrub groupings.
- 4.4. We recommend that a list of flowering tree, evergreen tree, and shrub options be added for the typical dwelling planting plans (Sheet 79).
- 4.5. Please provide a detail enlargement for the proposed Community Building, including proposed hardscape elements, plantings (on which we believe additional accent plantings should be added especially around the rear of the building near what appears to be the pool area), etc.
- 4.6. Please clarify the number of Street Trees proposed. The Street Tree requirements table indicates 652 proposed street trees, with a deficit of 123. However, there are 602 Street Trees included on the Plant Schedules for the Age-Restricted, Single Family, and Townhouse tables.



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5. Open Space

- 5.1. Please specify the proposed surface material for the proposed Pocket Park in Open Space Area 2, especially under/around the proposed Play Structure (the detail for the space is on Sheet 81).
- 5.2. We recommend a concrete pad under the proposed picnic tables.
- 5.3. Please provide a detail for the proposed Gazebo. While the Plan indicates “By Others”, we recommend that an example Cut Sheet be provided.

6. Architecture

- 6.1. Please provide sample Architectural Elevations, including material and color options in order to demonstrate compliance with the Design Guidelines.

7. Other

- 7.1. In order to provide increased attractiveness for the proposed neighborhood, we recommend that the Applicant consider the installation of Stone Piers (e.g. 24” x 24”x 42” in height) at Key Street Intersections. Such Piers would help to enhance Placemaking.
- 7.2. In order to safeguard the proposed trail access by potential vehicular encroachments, we recommend that Bollards (one on each side) be installed at trail head ingress points close to their intersections with streets.

Please call if there are any questions.