



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MEMORANDUM

TO: East Vincent Township Officials, Staff and Consultants
Spring City Elementary School Team

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

DATE: October 10, 2023

SUBJECT: **REVIEW COMMENTS: SPRING CITY ELEMENTARY SCHOOL BUILDING ADDITIONS – PRELIMINARY LAND DEVELOPMENT PLANS, DATED 9-15-2023**

Please note the enclosed Review Comments pertaining to the following documents that we received on September 19, 2023, including:

- Preliminary Land Development Plans: Spring City Elementary School Building Additions & Renovations (17 sheets), prepared by CVE, Inc., dated 9-15-2023; and
- Composite Building Elevations (Sheet A202B), prepared by Schrader Group, dated 7-20-2023.

Please call if there are any questions.



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**REVIEW COMMENTS: SPRING CITY ELEMENTARY SCHOOL BUILDING ADDITIONS –
PRELIMINARY LAND DEVELOPMENT PLANS, DATED 9-15-2023**

October 10, 2023

Please note the comments below pertain to the document listed in the cover Memorandum.

1. Overview

- 1.1. The Applicant is proposing two (2) additions to the existing Spring City Elementary School building for a total of 7,088 square feet, as well as parking and other site related improvements.
- 1.2. The Demolition Plan indicates “Playground to be removed”. Please clarify if there will be a new location for a Playground to replace the one proposed to be removed.

2. Landscape Plan

- 2.1. Per Section 22-422.D.(2) (SALDO), Evergreen Trees shall be a minimum of eight (8) feet in height. Therefore, the minimum height of the Evergreen Trees should be increased from six (6) to eight (8) feet.
- 2.2. Even though White Pine are included on the Suggested Plant List in Section 22-422.9. (SALDO), we recommend an alternative Evergreen Tree for the White Pine, such as Leyland Cypress. As White Pine trees mature they have a tendency to lose their lower branches, and no longer provide the screening and buffering intended.
- 2.3. Please consider an alternative shrub for the proposed Bayberry. We believe that an alternative Deciduous Shrub such as Anthony Waterer Spirea (without thorns) would be a better choice for an elementary school with children.
- 2.4. Please illustrate and label the edge of continuously mulched planting beds.

3. Tree Removal and Replacement

- 3.1. Section 22-429.C.(2)(SALDO) indicates that no specimen vegetation shall be removed. The trees indicated to be removed do not qualify as specimen vegetation per the Definition of “Specimen Vegetation” in Section 22-202. Therefore, the Plan complies.

4. Building Elevations

- 4.1. Building Elevations have been provided. Please revise the elevations to include a Materials and Colors Legend, and clearly identify the existing and proposed portions of the building.

5. Other

- 5.1. Please provide a detail for the proposed Dumpster Enclosure.

Please call if there are any questions.