



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

TO: Charlestown Township Officials
Charlestown Township Design Review Committee (DRC)
Linda S. Csete, Township Manager
Daniel T. Wright, P.E., Township Engineer
Mark P. Thompson, Esq., Township Solicitor
Devault Village at Spring Oak Team (Envision Land Use, Fillippo Developers,
Langan Engineering)

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Daniel B. Mallach, RLA, AICP, ASLA

DATE: September 8, 2016

SUBJECT: **REVIEW COMMENTS – DEVAULT VILLAGE AT SPRING OAK TND (DVSO)
FINAL PLAN SUBMISSION DATED REVISED AUGUST 29, 2016**

Please note the enclosed Review Comments pertaining to the following documents that we received August 26, 2016 or as otherwise noted:

- Final Subdivision and Land Development Plans, consisting of 46 sheets prepared by Langan Engineering, Inc., dated revised 8-29-2016;
- Manual of Written and Graphic Design Guidelines for Traditional Neighborhood Development, Devault Village at Spring Oak, consisting of 40 pages dated "Spring 2016" received 4-25-2016. (This will be a supplement to the 10-29-2013 Manual for Spring Oak TND);
- Response Letter dated 8-26-2016 from Jason Engelhardt, P.E., Langan Engineering, on behalf of the Devault Village Team (prepared in response to the TCA Review Comments dated 5-6-2016); and
- Environmental Impact Assessment Report, prepared by Langan Engineering, Inc., dated revised August 29, 2016.

The Applicant Team met with the Design Review Committee (DRC) on May 26, 2016 and July 20, 2016 to discuss some of the items addressed herein, including the forthcoming/pending submission of a revised Manual of Written & Graphic Design Guidelines.

Please call or email if there are any questions.



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The following comments pertain to the documents listed in the Cover Memorandum. Items from our previous Review Comments dated May 6, 2016 that have been addressed are so noted. New and updated text is in **bold type**.

1. General Comment

The Final Plan is **still** consistent with the approved Preliminary Plan.

2. Conditional Use Approval

Conditional Use Approval is no longer required. *This item has been resolved.*

3. Manual of Written and Graphic Design Guidelines

3.A Overview

Per Section 27-2221.2.B of the Charlestown Township Zoning Ordinance (ZO), a detailed Manual of Written and Graphic Design Guidelines shall be submitted to illustrate the proposed design quality, architectural quality, and related construction excellence for the proposed architectural, streetscape, and landscape features.

The 40-page "Manual of Written and Graphic Guidelines for Traditional Neighborhood Development" for "Devault Village at Spring Oak", is intended "to supplement the existing Spring Oak TND Design Manual and all amendments prepared by Barton Partners Architects and Planners in 2013" and address "site specific elements and amenities as they pertain to Devault Village".

Since conceptually DVSO is being considered an extension of the Spring Oak TND, the intention is to use the same palette of site elements (benches, piers, play equipment, plants, signage, etc.), as well as cartway geometry and architectural treatments, as are being built at the Spring Oak TND.

3.B Revisions to Manual prepared by Barton Partners

The Applicant Team met with the DRC Meeting on 7-26-2016 in order to address the revisions to the Manual and the format that the Final Manual submission will take.

As described in the Response Letter, the "updated Design Manual will be completed following Plan approval addressing all the recent [Spring Oak TND] Bulletins."

Therefore, *this item is pending.*



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4. Dwelling Sizes

At Spring Oak TND, there has been an apparent discrepancy in the Manual for that project between the size ranges listed for the dwellings, and the sizes of the dwellings that are being built in that community.

While we understand that a Builder has not yet been identified for Devault Village at Spring Oak, it is important to note that the size ranges identified in the original Spring Oak TND Manual shall be adhered to, unless modified with additional/ revised Manual pages for Devault Village at Spring Oak.

As stated in the Response Letter, "additional information will be provided to clarify building sizes in the updated Design Manual."

We consider this to be an important open issue that will require further clarification and/ or discussion with Township Officials.

5. Active Recreation

Per Section 27-2205.3.A.2 (ZO), a minimum of 10 percent and a maximum of 20 percent of the gross tract area shall be utilized for Active Recreation Facilities, such as playfields, play courts, playgrounds and tot lots.

“Active Recreation Facilities” is defined in the Zoning Ordinance (Section 202) as follows:

“a type of open space or common TND open space designed for energetic pursuits, consisting of surfaces and/or equipment such as playfields, play courts, playgrounds, tot lots, fitness clusters, swimming pools, and accessory structures integral thereto such as sidewalks, trails and parking areas, and trails and paths that meander through other types of open space.”

5.A Design and Designation of Active Recreation Facilities

The facilities proposed within the Active Recreation Areas are **still** acceptable in order to satisfy the Active Recreation requirements.

(These Active Recreation facilities include the Walkway, Tot Lots, Multipurpose Field, Tennis Court and Workout Station.)



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5.B Parks and Recreation Board Review

Per Section 27-1505.5.G (ZO), the plans shall be reviewed by the Township Parks & Recreation Board.

However, the Board of Supervisors has advised the Applicant that they are not required to present the Plan to the Parks & Recreation Board. Therefore, unless the Applicant wishes to solicit additional feedback from the Parks & Recreation Board, we still consider this item to be resolved.

6. Garages

Since this has been a concern at Spring Oak TND, the Township and the Applicant should be in complete agreement as to whether if, and if so how many, garages that are larger than 2-car garages may be constructed at Devault Village at Spring Oak. Additional clarity may be necessary regarding "bonus rooms", in-law suites, plumbing inside garages, and the like.

To this end, it would be useful for the Conditions of Final Plan approval to memorialize stipulations pertaining to garages, "bonus rooms", in-law suites, plumbing inside garages, and the like.

As stated in the Response Letter, "additional information regarding these items will be included in the revised Design Manual."

We consider this to be another important open issue (along with dwelling sizes) that may require further discussion with Township Officials.

7. Screening and Buffering in Perimeter Setback

Per Section 27-2203.M.6 (ZO), the Plan shall include screen and buffer plantings in the perimeter setback area of the TND District. Per Section 27-2203.O (ZO), the minimum perimeter setback along the property line in TND-1 shall be 20 feet.

The proposed screen and buffering can still be considered satisfactory.

8. Tar and Chip Path Detail / Pedestrian Walkway

At Spring Oak TND, several sections of the Crushed Stone path have eroded. Consequently, the Developers of that community are working to either reconstruct sections of the existing path, or develop alternative construction methods for the unbuilt sections of path.



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8.A Path Material

As discussed with the Applicant Team during the DRC Meeting on 5-26-2016, the Plan has been updated to specify a Tar and Chip wearing surface material with suitable sub-base for all pedestrian walkways.

This item has been resolved.

8.B Edge Restraint

As requested, an eight inch (8") high edge restraint has been specified in the Tar and Chip Path Detail.

In addition, this Detail **now specifies** Permaloc's "CleanLine XL" commercial grade aluminum landscape edging, **or approved equal.**

This item has been resolved.

9. Driveway Radii

One (1) of the Bulletins prepared for Spring Oak TND pertained to the construction of a three foot (3') paved radius for all driveways where they meet the Alley.

A three foot (3') paved driveway radius will help to minimize damage to the edge of driveway pavement and to minimize damage to adjacent turfgrass caused by motorists "cutting the corner" when entering and exiting the driveway. Based on research and observation, a three foot (3') paved radius is normative and will minimize such damage.

The Bulletins for Spring Oak TND were conceived as updates to the contents of the Manual of Written and Graphic Design Guidelines. However, since this item is integral to the construction of each lot, we recommend that the Final Plan, Record Plan, and/or Construction Documents be updated to specify and indicate a three foot (3') paved radius for all driveways where they meet the Alley.

10. Greens

Overall, the amenities proposed within the Greens are very good.

10.A As recommended, the small Greens at Units 16 and 20 have been enhanced with benches.

This item has been resolved.



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10.B As recommended, Waste Receptacles have been proposed at a few suitable locations within the Greens. *This item has been resolved.*

11. Grading of Community Green Activity Lawn

Per discussion with the Planning Commission, a low seat wall has been added to allow for a reduction in the slopes of the Activity Lawn, and steps have been eliminated.

Pending additional comment from the Township Engineer, *we consider this item to be resolved.*

12. Community Green Plaza

As noted in the Response Letter, the layout and design of the Community Green Plaza has been discussed in depth with the Planning Commission.

As a result of this discussion, no additional modification to the design of this Plaza will be made at this time. *We consider this item to be resolved.*

13. Green Walls

The Plan now indicates the locations of Green Walls on (Sheet LP-101 and Sheet LW-101). Green Wall Details are included on Sheet LP-501.

This item has been resolved.

14. Community Green Landscape Plan Enlargements I

The following items **have been** corrected or revised on the Community Green Landscape Plan Enlargements I, Sheet LP-102:

- Plan Cut Off;
- *Ilex glabra* in Community Green Plaza Plant Schedule;
- *Ilex glabra* in Community Green Activity Lawn Plant Schedule;
- IGS Quantity Label Error;
- "PA" Plant Unknown; and
- Extra PA Label.

These items have been resolved.



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15. Tree Preservation

The Tree Preservation protocols and corresponding graphics and notes are **still** satisfactory.

16. Tree Replacement

Per Section 22-512.D (SLDO), the developer may be required to plant one (1) tree of not less than three inches (3”) in caliper for each tree of 12 inches diameter or more to be removed or that has been otherwise damaged or destroyed.

We **still** consider this item to be satisfied with the proposed shade trees.

17. Crosswalks Material/Design

As recommended, and consistent with the Crosswalks strategy approved for elsewhere in the TND District, all of the Crosswalks that cross roads are now proposed to be constructed of brick pavers, while the Crosswalks across alleys shall be painted stripes.

This item has been resolved.

18. Trees and Shrubs Proposed within Pipeline Easement

Trees and shrubs are no longer proposed within the Pipeline Easement. *This item has been resolved.*

19. Mail Pavilion

The construction of the Mail Pavilion was discussed in detail during the DRC Meeting on 5-26 2016, and the specifications for the Mail Pavilion have been updated as requested.

In addition, prior to construction, as with the dwelling units, final Construction Details with additional structural information shall be reviewed and approved by the Township Engineer and the Consulting Architect (Frens & Frens) during the Building Permit Application process. **A note to this effect has been added to the Plans.**

Therefore, pending the further review of the Construction Details by the Township Engineer and Consulting Architect, we consider this item resolved.



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20. Details

20.A Tot Lot Seat Walls / Detail #10

The requested section line label has been added. *This item has been resolved.*

20.B Bench Color

The color of the proposed Benches is now specified (Sheet LP-503, Detail 1, Note 8).
This item has been resolved.

20.C Cluster Mailbox Detail

The proposed Cluster Mailbox color has been specified as Sandstone (Sheet LP-503, Detail 10, Note 1). *This item has been resolved.*

20.D Necessary Number of Cluster Mailboxes

The five (5) proposed 16-box Cluster Mailboxes will be sufficient to serve the 78 proposed dwellings. *This item has been resolved.*

21. Handrails

The Handrail material has been changed from wood to powder-coated metal (brown color).

This item has been resolved.

22. Vinyl Privacy Fence Color

The Vinyl Privacy Fence Detail on Sheet CS-501 has been updated to specify a "Dark Brown" color, along with a matte finish.

This item has been resolved.

23. Playground - Depth of Wood Fiber Mulch Play Surfacing

As recommended, Details and Notes regarding the depth of the Wood Fiber Mulch have been added to the Plan and to the DVSO Manual. *This item has been resolved.*



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We recommend that the required maintained depth of nine inches (9") of the Wood Fiber Mulch be specified in the HOA Documents. This will be a useful reference for future maintenance of the surfacing.

In addition, after installation, the Applicant may wish to hire a Certified Playground Safety Inspector (CPSI) to undertake a full safety audit of the play equipment and surfacing, with periodic inspections thereafter (e.g., once a year).

24. Traffic Control Sign Post Materials

As recommended, the reference to "two-piece U-post" has been removed from the Traffic Control Signs notes on Sheet CS-501 of the DVSO Plan. The sign post materials will be consistent with the Spring Oak TND Development.

We consider this item to be resolved.

25. Segmental Retaining Wall Block Material

The Applicant proposes to submit shop drawings and specifications, including color photographs, of the preferred wall block material to the Township review and approval prior to site/wall construction.

As discussed during the DRC Meeting on 5-26-2016, the submission of the noted drawings, specifications and color photographs as part of a Building Permit Application shall be a Condition of Final Plan approval.

26. Paver Pattern Details

The [Brick] Paver Pattern and the Bluestone Paver Pattern details (on Sheets CS-103 and CS-502) state that the Contractor shall submit shop drawings of the brick/bluestone paver pattern material for review and approval.

According to the Applicant, "[The] Contractor will provide shop drawings for review and approval prior to construction."

As with the Retaining Wall Block Material, the submission of the noted drawings as part of a Building Permit Application shall also be a Condition of Final Plan approval.



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27. Monumental Pier Height

The height of the proposed Monumental Piers **has been lowered from eight feet eight inches (8'-8") to five feet six inches (5'-6")**. This lower height is more appropriate.

This item has been resolved.

28. Staircase and Sidewalk Connection Near Tennis Court

As recommended, this sidewalk connection is indicated on the Plan, and the hand rail for this staircase has been labeled and detailed.

We **still** defer to the Township Engineer regarding any additional considerations pertaining to this staircase, adjacent connections, and the hand rail.

29. Environmental Impact Assessment (EIA) Report

As noted in the TCA Review Comments dated 2-4-2014, the EIA Report is satisfactory.

30. Lighting

Mr. Stan Stubbe, Lighting Consultant, **still** considers the Plan to be satisfactory.

31. Road Dedication

Note #8 on Sheet CS-101 clarifies that street trees, street lights, and signage along dedicated portions of roads will be maintained by the Applicant and/or Homeowners Association.

We **still** defer to the Township Solicitor regarding the documentation necessary to facilitate this maintenance.

32. HOA Documents

32.A Please **still** submit a Draft of the HOA Documents for review and comment.

As stated in the Response Letter, this item is intended to be addressed as a Condition of Final Approval.



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32.B Disclosure Statement

The Disclosure Statement for Spring Oak TND did not adequately identify all of the significant items about which a potential home buyer should be aware. Further, that Disclosure Statement was not sufficiently "front and center" within the sales package as a single-sheet item.

A revised Disclosure Statement for the Spring Oak TND should be utilized for Devault Village at Spring Oak. It should reference: the Transcontinental Pipeline, the Pennsylvania Turnpike and Slip Ramp, Devault Foods (a 24-hour food processing facility), the cell phone tower, and the nearby quarry and blacktop plant.

This item was discussed during the DRC Meeting on July 20, 2016. As stated in the Response Letter, this item is intended to be addressed as a Condition of Final Approval.

33. Conclusion

As described herein, most items pertaining to the Final Plan Set submission and the EIA Report have been addressed to our satisfaction. Open or Pending items are listed below.

- 33.A Finalize and submit for Township review the Manual of Written and Graphic Design Guidelines (comment 3.B);**
- 33.B Clarify or confirm the Dwelling Sizes (comment 4);**
- 33.C Clarify or confirm the status of 3-Car Garages (comment 6);**
- 33.D Modify the Submission (Final Plan, Record Plan and/or Construction Documents) to include a 3-foot radius for the driveways (comment 9);**
- 33.E Within a Building Permit Application, submit the drawings and specifications for the Mail Pavilion (comment 19);**
- 33.F Within the HOA Documents, include the required maintained depth of nine inches (9") for the playground surfacing (comment 23);**
- 33.G Within a Building Permit Application, submit the drawings and specifications for the Segmental Retaining Wall Block Material (comment 25);**
- 33.H Within a Building Permit Application, submit the drawings and specifications for the Brick Paver Pattern and Bluestone Paver Pattern (comment 26); and**
- 33.I Finalize and submit for Township review the HOA Documents and Disclosure Statement (comment 32).**

Please call or email if there are any questions.