

January 21, 2022

Mr. Henry Sekawungu  
Director of Planning and Zoning  
Cheltenham Township  
8230 Old York Road  
Elkins Park, PA 19027

RE: **Traffic Review #1 – Preliminary Land Development Plans**  
222 Church Road (SLD# 21-06)  
Cheltenham Township, Montgomery County, PA  
McMahon Project No. 822014.1A

Dear Mr. Sekawungu:

In response to your request, McMahon Associates, Inc. (McMahon) has completed a traffic engineering review of the proposed residential development to be located at 222 Church Road (S.R. 2023) in Cheltenham Township, Montgomery County, PA. Based on our review of the submitted plans, the proposed development will consist of eight single-family homes (Lots 1 to 8) in addition to the existing single-family home on Lot 9. Access to Lots 1 to 4 and Lots 6 to 8 will be provided via individual driveway connections to Harrison Avenue while access to Lot 5 will be provided via individual driveway connection to Church Road (S.R. 2023). Access to the existing single-family home (Lot 9) will continue to be provided via the existing driveway along Harrison Avenue.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Preliminary Land Development Plans – 222 Church Road, prepared by Robert E. Blue Consulting Engineer, P.C., last revised November 2, 2021.

Based on our review of the document listed above, McMahon offers the following comments for consideration by the Township and then action by the applicant:

1. According to **Section 260-101.E(2)** of the **Subdivision and Land Development Ordinance**, a transportation impact study should be submitted with all developments that generate 50 or more trips during the site peak hour or 500 or more daily trips regardless of the propose land use. According to Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers Publication, *Trip Generation Manual, 11<sup>th</sup> Edition*, the proposed development will generate approximately 7 trips during the weekday morning peak hour, approximately 9 trips during the weekday afternoon peak hour, approximately 17 trips during the Saturday midday peak hour, and approximately 99 daily trips, therefore, a transportation impact study is not warranted per ordinance requirements.
2. The applicant should evaluate providing access to the site via roadway connection to Church Road (S.R. 2023). Since Church Road (S.R. 2023) is a state roadway, coordination with PennDOT is recommended.

3. The traffic patterns along Harrison Avenue from Cedar Road to Montgomery Avenue should be reviewed by the Township to determine if changes in traffic control may result in more desirable traffic patterns within this residential area.
4. The curb radii at the driveway intersections with Harrison Avenue should be labeled on the plans as required in **Section 260-15.D(4)(a)[6]** of the **Subdivision and Land Development Ordinance**.
5. The right-of-way lines should be shown on the plans along the entire length of Harrison Avenue and meet requirements in **Section 260-53** of the **Subdivision and Land Development Ordinance**.
6. According to **Section 260-56.C(9)** of the **Subdivision and Land Development Ordinance**, an emergency access must be provided for the proposed cul-de-sac. The plans should be revised to clearly label the emergency access location and design of the emergency access must meet specifications in this ordinance section.
7. Sight distance measurements should be labeled on the plans at the proposed driveway intersections for Lots 1 to 4 and Lots 5 to 8 along Harrison Avenue, the driveway for Lot 5 along Church Road (S.R. 2023), in addition to the existing driveway to Lot 9 along Harrison Avenue as required in **Section 260-57.E(1)** of the **Subdivision and Land Development Ordinance**.
8. A "Stop" sign should be added to the westbound approach of Harrison Avenue. The approach currently does not have stop control.
9. Since vehicular traffic destined to/from the proposed development is expected to travel through the intersection of Church Road (S.R. 2023) and Cedar Road, a contribution to the Township should be considered for the future upgrade of the overhead advanced intersection warning sign/flasher located along Church Road (S.R. 2023) to the east of Cedar Road.
10. Turning templates should be provided demonstrating the ability of emergency vehicles to maneuver into and out of Harrison Avenue at its intersection with Cedar Road, as well as entirely through the cul-de-sac located at the end of Harrison Avenue.
11. The Township Fire Marshal should review the emergency vehicle turning template for accessibility and circulation needs of emergency apparatus. On-street parking restrictions should also be considered, if needed, to maintain adequate emergency access for the extended Harrison Avenue. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
12. A Highway Occupancy Permit (HOP) is required for this project from PennDOT for any modifications to the Lot 5 driveway and work that may be completed within the legal right-of-way on Church Road (S.R. 2023). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant, and PennDOT, and invited to any and all meetings among these parties.
13. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been

addressed, where each can be found in the plan set or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

If you have any questions, or require clarification, please contact me.

Sincerely,



Anton K. Kuhner, P.E.  
Senior Project Manager

BMJ/CED

cc: Robert Zienkowski, Township Manager  
Joseph Stuckert, Street Lighting and Traffic Signal Superintendent  
Joseph Bagley, Esq., Wisler Pearlstine, LLP (Township Solicitor)  
Roger Phillips, P.E., Gannett Fleming (Township Engineer)  
Aaron Holly, Montgomery County Planning Commission  
Zvi Bloom, 222 Church Road LLC (Applicant)  
Robert Blue, P.E., Robert E. Blue Consulting Engineers, P.C. (Applicant's Engineer)