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December 21, 2021

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

RE: 222 Church Road
Preliminary/Final Land Development Plan Review No. 1

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plans for the above referenced project. This project is located in the R2 Residential Zoning District and is Tax Parcel Number 31-00-06637-01 and contains 5.05 acres. This project proposes the following:

- To subdivide the existing 5.05 acre lot into 10 proposed lots. One of the lots is proposed to be dedicated to the Township.

The following documents were submitted for our review:

- 11/2/2021 letter from Robert E. Blue Consulting Engineers transmitting plan to the Township.
- Preliminary Land Development Plans 222 Church Road prepared by Robert E. Blue Consulting Engineers dated 07/23/2021 and last revised 11/02/2021
- 222 Church Road Erosion and Sedimentation Pollution Control Report dated 11/2/2021
- 222 Church Road Post Construction Stormwater Management Report dated 11/2/2021
- Wetland and Water Sites Evaluation Summary of findings dated 10/15/2021
- Alluvial Soil Evaluation dated 10/15/2021
- Application CTDA No. 21-06
- Deed for parcel 31-00-06637-01
- MCPC application for review dated 11/2/2021
- Subdivision Plan 216&222 E. Church Road prepared by Charles E. Shoemaker, Inc. dated 03/01/2021 and last revised 03/31/2021.

Preliminary Land Development 222 Church Road

Plans Prepared By: Robert E. Blue Consulting Engineers
Dated: 07/23/2021 and last revised 11/02/2021

Gannett Fleming, Inc.

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Zoning

1. The Zoning table and application indicates that the existing tract size is 6.2497 Acres. The deed provided indicates that the parcel is 5.05 Acres. This must be revised.
2. The Zoning table must be revised to include information for the portion of the project that will be dedicated to the Township.
3. The minimum lot areas indicated in the zoning tables are not consistent on sheets 2 and 3 are inconsistent for lots 8 and 9. This must be revised to be consistent.
4. §295-405.G(6)(c) – Parking spaces shall be at least nine feet by 18 feet for single family use. The applicant must indicate on the plans where the 2 required spaces for each single-family home will be provided.
5. §295-405.G(6)(d) – Single car garages shall not be utilized as required parking spaces. The applicant must indicate on the plans the dimension of the garage.

Subdivision and Land Development

1. §260-15.C – The existing feature plan must show the required features within 200 feet of the tract boundaries.
2. §260-15.C(7)(a) – Information about the location, size, species, condition and possible remediation of all trees three inches dbh or greater must be provided. Trees shall be given a identification number and located on the existing feature plan with the identification number and a symbol that represents the canopy of a tree.
3. §260-15.D(4)(a)[6] – Radii at driveway intersections must be shown on the plans.
4. §260-15.D(4)(e) – All building setback lines (including the existing buildings to be used) must be provided on the plans.
5. §260-15.D(4)(n) – Impervious coverage areas calculations must be provided on the plans. The applicant has provided a total, but a detailed breakdown must be provided.
6. §260-17.D(1) – All required local, state and federal permits that have been issued shall be submitted with the final plan.

7. §260-29.A – The area of the tract to be dedication to the Township must be shown on the zoning table.
8. §260-34.A(3) – The applicant shall prove to the satisfaction of the Board of Commissioners that vegetation removal is minimized. A written document of or plan shall be performed be a registered landscape architect or other qualified professional showing that no more desirable layouts are possible, and no alternative clearing or grading plan would reduce the loss of mature trees, tree masses and woodlands.
9. §260-34.D – Any subdivision or land development proposal which will result in the destruction of any trees (dead or alive) three inches dbh or great that would result in the reduction of 10% or more of the total tree dbh in the limit of disturbance (LOD) area shall replace all of the tree dbh removed in excess of 10% as reduced by the appropriate credit for preserved trees in the LOD area. The applicant must provide a calculation of required replacement trees as indicated in this section of the code.
10. §260-38.A(1) – An erosion and sedimentation control plan which meets the requirements of the DEP's Erosion /Sediment Pollution Control Program must be approved by the Montgomery County Conservation District and available on site for all earth-disturbance activities greater than or equal to one acre.
11. §260-40.A(1) – Sidewalks and verges shall be required on both sides of the street withing the ultimate right-of way. The plan does not indicate that verges will be provided.
12. §260-40.B(10) – In the R2 zoning district a verge of 3 feet and sidewalk of 5-6 feet is required. The sidewalk detail on the plans indicates 4 or 6 feet, but the sidewalk measures 5 feet,
13. §260-44.A – Applicants shall provide a safe, reliable, and adequate water supply from public water service to support the intended uses as approved as part of a development plan. Applicants shall present evidence to the Board of Commissioners that the subdivision or land development is to be supplied by Aqua PA or other suitable water supplier.
14. §260-44.B – Fire hydrants shall be located at accessible points throughout the subdivision and land development and shall be located according to the Township Engineer in consultation with the Township Fire Marshall. There are no fire hydrants proposed on the plan. The applicant must provided the location of the nearest fire hydrants to determine if a new fire hydrant will be required.

15. §260-45.A(2) – A sewage facilities planning module for land development must be approved by the PA DEP prior to final plan approval.
16. §260-45.B – The sanitary sewer plans must be submitted to Aqua America for review and approval prior to final plan approval being granted. Please confirm the ownership of the internal sanitary sewer system.
17. §260-48.B – Trees shall be planted no greater than 10 feet from the curblines or a public or private street, or the edge of the paved cartway in cases where no curblines are present. Some of the planting provided appears to be greater than 10 feet from the curblines. This should be verified by the applicant.
18. §260-48.B – Trees shall be planted no greater than 10 feet from the curblines of a public or private street, or the edge of the paved cartway in cases where no curblines are present. General note 8.1 on sheet 10 must be revised to be in accordance with this section.
19. If no planting islands are proposed, general note 11 on sheet 10 must be removed.
20. §260-51.A – All new streets and additions to existing streets shall be offered to dedication to the Township.
21. The disposition of the of the existing Harrison Avenue cul-de-sac must be addressed and shown on the plans.
22. §260-54.D – A roadway profile for the proposed section of Harrison Avenue must be provided.
23. §260-77.B – All residential driveways must be in accordance with this section. The grades of the driveways must be provided on the plans.
24. §260-84.A – Permanent monuments shall be included on the record plan.
25. §260-86 – All proposed streetlights must be shown on the plans.
26. Note 7 on the PennDOT curb details on sheet 12 shall be removed. Curbing shall be installed for the entire length of the proposed roadway.

Stormwater

1. The private roof drains shall not be located within the public right-of-way. The storm sewer shall be extended to the limits of the public right of way in order to accept any private roof drains.
2. §290-20A(2) - The size of the infiltration facility shall be based upon the following volume criteria: Where practicable and appropriate the recharge volume shall be infiltrated on site. The recharge volume shall be equal to 1.0 inch of runoff (I) over all proposed impervious surfaces. The Rev required shall be computed as:
$$\text{Rev} = (1/12)*I$$

Where: Rev = Recharge volume (cubic feet)
I = Impervious area within the limits of earth disturbance (square feet)
An asterisk (*) in equations denotes multiplication.
Provide calculations showing how this requirement is met and ensure that the calculations utilize the proposed new/replacement impervious area, not the net impervious area.
3. §290-21B(1)(a) - The following calculation formula is to be used to determine the water quality storage volume (WQ_v) in cubic feet for the Tookany/Tacony-Frankford Watershed in Montgomery County:
$$\text{Rev} = (P/12)*I$$

Where: Rev = Recharge volume (cubic feet)
P = 1.0 inch
I = Impervious area within the limits of earth disturbance (square feet)
An asterisk (*) in equations denotes multiplication.
Provide calculations showing how this requirement is met and ensure that the calculations utilize the proposed new/replacement impervious area, not the net impervious area.
4. §290-20.B – Provide a detailed soils evaluation of the project site to determine the suitability of infiltration facilities. The soil evaluation should identify the elevation of any limiting zones encountered.
5. §290-18.K – Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. Provide calculations showing how this requirement is met.

6. §290-22.A(1) – Stream bank erosion requirements. Revise the report to show these requirements are met. §290-23 – Stormwater peak rate control and management districts. The Peak Runoff Rate tables on page 7 & 8 of the stormwater report do not show the 1-yr and 5-yr rates. Revise the report to show all necessary existing condition and proposed condition runoff rates as required for District B in Table 290-23.1 and ensure that the correct rate comparison is shown.
7. §290-33 – The owners of lots 6, 7, and 8 shall sign an O&M agreement with the municipality covering the operations and maintenance of retention basin #1 bmp. The O&M agreement shall be transferred with transfer of ownership.

Miscellaneous

1. §280-13 – All street trees on sheet 10 must be in accordance with Table A of this section.
2. Additional information regarding the height of the proposed retaining wall must be provided.
3. Steep slope legend graphic on sheet 6 appears to be inconsistent with the areas indicated on the plan.
4. The intent of ownership of the roadway and all utilities shall be clearly indicated on the plans.

The above items must be adequately addressed to the satisfaction of Cheltenham Township or made a condition of any consideration for approval. If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager