

**CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 39-17

**ARCADIA UNIVERSITY SPRUANCE HALL,
GLENSIDE LAND DEVELOPMENT
PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

WHEREAS, ARCADIA UNIVERSITY ("Developer") is the legal owner and developer of a certain tract of ground located at the intersection of Church Road and South Easton Road (450 South Easton Road) in the R-1 Residential Zoning District consisting of multiple, existing education buildings and associated driveways, sidewalks and parking; and

WHEREAS, the Cheltenham Township Zoning Hearing Board, on October 17, 2016, modified a previous grant of relief to allow the expansion of the educational use by the construction of a one and two-story addition to Spruance Hall, measuring up to 20,000 sq. ft., as well as modification of the zoning relief for construction with the Steep-Slope Conservation District (Appeal No. 16-3558); and

WHEREAS, the Developer proposes to develop a 5,213 sq. ft. addition to the University's Spruance Fine Arts Center, as well as the removal of a concrete pad, a trailer and storage sheds and a canopy, among other improvements, on the 65 acre campus; and

WHEREAS, Pennoni Associates, Inc. has submitted a 10-sheet Plan of the proposed improvements dated March 28, 2016, last revised April 27, 2017, as well as a 1-sheet Record Plan dated March 28, 2016, last revised January 25, 2017 (collectively, the "Plans"); and

WHEREAS, Developer has supplied a Post-Construction Stormwater Management Report dated January 25, 2017, last revised April 28, 2017; and

WHEREAS, Developer has also supplied an Engineer Response Letter dated April 27, 2017; and

WHEREAS, Developer has supplied a Response Letter from GLP Architects, PC dated June 26, 2017 responding to the Township's Engineering Review correspondence and requesting certain waivers of the Subdivision and Land Development Ordinance; and

WHEREAS, the Shade Tree Commission reviewed this Application at its July 14, 2016 meeting and recommended approval subject to conditions regarding landscaping items; and

WHEREAS, the Montgomery County Planning Commission reviewed the Application resulting in a letter dated June 22, 2016 in which it recommended approval with comments; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township: (1) all applicable permits from all authorities, agencies and districts having

jurisdiction in any way over the Development and (2) all necessary off-site easements to legally discharge stormwater or connect to utilities; and

WHEREAS, Developer desires to obtain preliminary/final land development approval of the Plans from Cheltenham Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that the Cheltenham Township Board of Commissioners hereby grants preliminary/final approval of the land development as shown on the Plans described herein (the “Development”) subject, however, to the following conditions:

1. At this time, the Cheltenham Township Board of Commissioners waives strict compliance with the following provisions of the Cheltenham Township Subdivision and Land Development Ordinance:

a. the requirement per §260-32.D.(2), §260-32.D.(4), §260-32.D.(5), and §260-32.D.(6) that an existing features plan showing survey of all transportation and legal features, utilities and rights-of-way, topographic survey of all features, and buildings and natural features within 400 feet of the land be shown on the Plans. In lieu of this, the Developer has submitted an overall Record Plan for the Arcadia University property showing on-site information and topography surrounding the project area; and

b. the requirement per §260-33 of the submission of a record plan of the scale not less than 50 feet to one inch for any regulated subdivision or land development. In lieu of this, the Developer has provided an overall Record Plan at a scale of 120 feet to one inch which shows the entire Arcadia University property.

2. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township Engineer all issues set forth in the review letter of Boucher & James, Inc., dated June 21, 2017, the entire contents of which are incorporated herein by reference and which is attached hereto as an exhibit.

3. Prior to the recording of the Plans, the Developer shall revise the Plans to address the issues raised by the Shade Tree Advisory Commission at its July 14, 2016 meeting (*i.e.*, fruitless Sweet Gum trees to be planted in the island, deer resistant evergreens to be planted and relocation of the tree shown as being planted in the pavement).

4. The Developer agrees to execute an Operations and Maintenance Agreement (“O&M Agreement”) with the Township covering all stormwater facilities and BMPs that are to be privately owned. The O&M Agreement shall be drafted to the satisfaction of the Township Solicitor.

5. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement with Cheltenham Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

6. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Developer, its successors and assigns, Developer shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater facilities may be maintained by the Township (with all expenses charged to the Developer) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The declaration shall be subject to the review and approval of the Township Solicitor and shall be recorded simultaneously with the Plans.

7. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Preliminary/Final Approval Resolution, and the Land Development and Financial Security Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

9. Prior to recording the Plans, Developer shall provide the Township with all required approvals from outside agencies having jurisdiction over the Development, including, but not limited to, approval from the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection, and the Montgomery County Department of Assets and Infrastructure, as applicable.

10. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

11. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Land Development and Financial Security Agreement must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Cheltenham Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

12. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions

set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein filed within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.


ADOPTED and **APPROVED** by the Cheltenham Township Board of Commissioners at its public meeting held on **July 19, 2017**.

ATTEST:

**TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS**



Bryan T. Havir
Township Manager and Secretary

By: 
Morton J. Simon, Jr., President



Boucher & James, Inc.
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June 21, 2017

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

**SUBJECT: PRELIMINARY/FINAL PLAN REVIEW NO. 4
SPRUANCE HALL ADDITION
ARCADIA UNIVERSITY LAND DEVELOPMENT
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA
PROJECT NO. 16-82-081R**

Dear Henry:

Pursuant to your request, we have completed our fourth review of the Preliminary/Final Land Development Plans submitted for the above referenced project. The submitted information was prepared by Pennoni Associates, Inc., and consists of the following items:

- A ten (10) sheet plan set dated March 28, 2016, last revised April 27, 2017.
- A one (1) sheet Record Plan dated March 28, 2016, last revised January 25, 2017.
- A Post-Construction Stormwater Management Report dated January 25, 2017, revised April 28, 2017.
- An Engineer's Response Letter dated April 27, 2017.

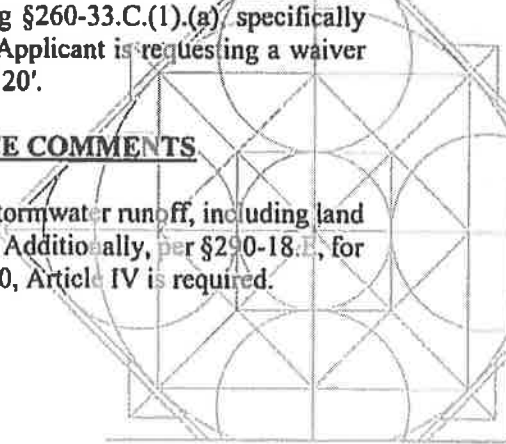
Based on our review of the information and our previous review letter dated March 17, 2017, we offer the following comments for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. Per §260-33, a Record Plan of a scale not less than 50 feet to one inch is required for any subdivision or land development regulated by the Ordinance. The applicant shall provide a Record Plan that meets all requirements outlined in §260-33, including, but not limited to, certifications and drafting standards. As the site boundary may not be completely represented at this scale, the Overall Site Plan shall serve as a second Record Plan satisfying §260-33.C.(1).a) specifically §260-32.D.(1). (Comment 7 of our previous review letter) The Applicant is requesting a waiver from this requirement to permit a Record Plan at a scale of 1" = 120'.

WATERSHED STORMWATER MANAGEMENT ORDINANCE COMMENTS

Per §290-5, all regulated activities and all activities that may affect stormwater runoff, including land development and earth disturbance activity, are subject to regulation. Additionally, per §290-18.E, for all regulated activities, implementation of the volume controls in §290, Article IV is required.



POST CONSTRUCTION STORMWATER MANAGEMENT REPORT COMMENTS

2. The Post-Development SCS Curve Number calculations in the Post-Construction Stormwater Management Report use a CN of 74. Per Ordinance Appendix 5, Table E-1, a CN value of 77 shall be used for Open Space, HSG-C soils. (From Comment 9 of our previous review letter) In the Pre-Development Drainage Area Breakdown Table in the “Existing Conditions” section, the Open Space CN is still incorrectly listed as 74. It appears the correct CN of 77 is used in all report calculations; however, the table must be revised to reflect this information.
3. In the same table, the calculations for the CG-1 requirement do not reflect the same total area as the actual conditions column. It appears the correct total area is used in all report calculations; however, the table must be revised to correct the calculation.
4. The Summaries for Pond RG#2: RG#2 used in the Post Development conditions routings do not match the information shown in the Water Quality section. Specifically, the surface area does not match between the Summary of Pond and the Rain Garden #2 Area. As a result, the Total Storage figures seem to be incorrect. The Design Engineer shall verify the Stage/Storage information and recalculate all relevant routing information.

Additionally, the inverts shown on the Summary of Pond pages do not match those shown on the Plans and in the Rain Garden #2 pages in the Water Quality section. The correct invert shall be verified and updated as required.

ADDITIONAL STORMWATER MANAGEMENT COMMENTS

5. To ensure runoff from the proposed improvements is directed into the rain gardens for treatment, a note should be added to the Utility Plan indicating all building roof leaders shall be directed into the proposed rain gardens.

PLAN REVISION COMMENTS

6. The Last Revised date in the center block on the Cover Sheet shall be revised to reflect the most current revision.
7. The Design Engineer shall update the variance information listed on the Cover Sheet to reflect the modifications of relief granted in the October 17, 2016 Zoning Hearing Board decision (Appeal No. 16-3558).
8. A spot elevation shall be added along the building frontage near Rain Garden 1 to show positive drainage from the building into the Rain Garden.
9. The Rain Garden Detail elevation table on Sheet 6 shows the invert out of the pipe in Rain Garden 2 to be over four feet below the bottom of stone elevation. The Design Engineer should review and confirm this elevation. The detail also shows Top of Rock and Bottom of Rock elevations ‘A’ and ‘B’ which do not reflect the order in the table and should be corrected.

Mr. Henry Sekawungu
Arcadia University Land Development – Spruance Hall Addition
June 21, 2017
Page 3 of 3

10. The profiles on Sheet 6 must show all pipes and inverts into the drainage structures. Additionally, the inverts for all existing and proposed pipes shall be shown on the structure call-outs on Sheet 4.
11. The Limit of Disturbance shown on Sheet 9 must be revised to include the installation of the proposed concrete sidewalk pavers along the Little Theatre. If the total Limit of Disturbance exceeds 1.0 acre, the Erosion & Sediment Control Plan must be submitted to the Montgomery County Conservation District for review.
12. A detail for the 36" diameter riser in the rain gardens shall be added to the plans.
13. All overlapping or obscured plan text showing existing and proposed information shall be corrected for readability.
14. It appears ponding in the proposed rain gardens will reach elevations greater than the finished floor elevations of Spruance Hall. The Design Engineer shall review the information and confirm this is the intended design.
15. The design proposes to convert the existing inlet in the parking area to the south of Spruance Hall. The Design Engineer shall provide information demonstrating the conversion will create no adverse changes to the existing stormwater management system in this parking area, which appears to be an underground system.

We recommend the above comments be addressed to the satisfaction of Cheltenham Township prior to approval of this land development plan.

In order to facilitate an efficient re-review of revised plans, the Design Engineer should provide a letter, addressing item by item, their action in response to each of our comments. Due to the nature of these comments, additional comments may be generated based on review of the revised submission.

Please contact me if you have any additional questions or concerns.

Sincerely,



Amy Riddle Montgomery, P.E.
Township Engineer

ARM/jad/cg

cc: Bryan T. Havar – Township Manager
Tom Macchi – Arcadia University (Applicant)
Brian Olszak – Montgomery County Planning Commission
William F. Wendling, P.E. – Pennoni Associates, Inc.
Hal Lichtman, A.I.A. – GLP Architects, P.C.