



Carroll Engineering Corporation

October 2, 2020

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

Subject: Proposed Wawa Food Market, South Easton Road And West Waverly Road
Preliminary/Final Land Development & Lot Line Adjustment Plan Review #4
Cheltenham Township, Montgomery County, PA, Project No. 18-82-145r

Dear Henry:

As requested, we have completed our fourth review of the Preliminary / Final Lot Consolidation / Subdivision / Land Development Application for the above referenced project. The following documents were submitted for review in support of the Subdivision and Land Development Application:

- One (1) copy of the Letter of Response, dated September 4, 2020, prepared by Bohler Engineering PA, LLC.
- One (1) set of the Preliminary/Final Land Development & Lot Line Adjustment Plans (Sheets 1 through 30 of 30), dated September 20, 2019, last revised August 31, 2020, prepared by Bohler Engineering PA, LLC.
- One (1) copy of the Letter of Transmittal, dated September 4, 2020, prepared by Bohler Engineering PA, LLC.
- One (1) copy of the Aqua Application for Domestic Water Service Line, dated July 9, 2020, and email correspondence between the PH&C, LLC and Aqua Pennsylvania, Inc.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

BACKGROUND INFORMATION

The proposed land development is located on the northwest corner of the intersection of South Easton Road and West Waverly Road in Cheltenham Township, Montgomery County. The site is presently made up of six tax parcels with a gross area of 1.600 acres (to Title Line) and consists of one commercial building, one single family home, one detached garage, and existing parking lots. It is noted in the Environmental Impact Study that within the past five years the site consisted of a gas station, a car wash, residential buildings, and an office building with associated parking. The site is located within the MU1 Mixed Use Zoning District. The Applicant proposes:

- The consolidation of the six tax parcels into one lot (1.374 acres Lot Area and 0.227 acres of area within the Ultimate Right-of-way).
- The subdivision of the consolidated lot into 2 lots.
- The construction of a 5,051 square foot Wawa convenience store with an associated gas station, two access drives (onto South Easton Road and West Waverly Road), a parking lot, sidewalk, utilities, and stormwater management facilities on Lot 1.
- The construction of an asphalt driveway with a concrete apron and curb cut for access onto West Waverly Road to serve the existing house on Lot 2.
- Road widening, two entrance/exit drives, curb, sidewalk, curb ramps, inlets, storm sewer and relocated streetlights and pedestrian lights along South Easton Road and the realignment of West Waverly Road along with an entrance/exit drive, curb, sidewalk, curb ramps, inlets, storm sewer and new/relocated streetlights.

The following Waivers from the Subdivision and Land Development Ordinance (SALDO) were granted by the Cheltenham Township Board of Commissioners on November 20, 2019:

1. SALDO §260-25 - to permit a storm pipe size less than the required minimum pipe size of fifteen (15) inches in diameter.
2. SALDO Section 260-32.d(2) & (5) - to not be required to show the location, names and widths of streets, including those shown on the Township Plan of Streets; the location and name of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features as well as topography based on Cheltenham Township sanitary sewer data within four hundred (400) feet of the parcel. **A Waiver was granted to accept an aerial photograph which has been provided and depicts the pertinent information within 400 feet of the site that is not shown on the Land Development Plans.**
3. Tree Ordinance Section 280-9.A.(1)(c) - to permit grading to be performed on a site which shall result in the removal of more than 50% of the vegetation on the site at any time. Twelve (12) of the 13 existing trees are proposed to be removed.

Based on our review of the submitted plans and documents, we offer the following comments for your consideration.

A. STORMWATER MANAGEMENT COMMENTS

1. Section 290-33 – An Operation and Maintenance (O&M) Agreement for the Stormwater Management facilities must be prepared and submitted in accordance with this Section. (Comment No. 2 of previous Review Letter)

B. MISCELLANEOUS COMMENTS

1. We defer to the Township, the Township Traffic Engineer and Montgomery County for review of the realignment of West Waverly Road, the entrances onto South Easton Road and West Waverly Road, as well as the curb ramps, proposed signage, pavement markings and streetscape improvements within the road rights-of-way. The Highway Occupancy Permit Application for Easton Road is presently under review by Montgomery County Roads and Bridges Department. (Comment No. 9 of previous Review Letter)
2. The Applicant must provide a statement from the applicable water provider indicating the approval of the plans for design and installation for connection to the public water system. (Comment No. 15 of previous Review Letter)
3. The Applicant must address the concerns raised by the Public Works Street Lighting and Traffic Signal Superintendent (Edward Joseph Stuckert) regarding the Traffic Signal Plans for the intersection of South Easton Road and West Waverly Road.
4. In accordance with the letter from the Township Manager to Mr. Robert Hyslop, dated February 12, 2020, regarding the Board of Commissioner's meeting and Approval Resolution No. 51-19, the Township attached the Landscape Plan X101 to Resolution No. 51-19 (Preliminary/Final Land Development Approval and Lot Line Adjustment) and posted Resolution No, 51-19 and the attached Landscape Plan X101 on the Township website. However, it is unclear which revision date for the Landscape Plan correlates to the plan approved by the Shade Tree Advisory Commission (STAC). We recommend that the landscape plan incorporate the recommendations from the Shade Tree Advisory Commission (STAC) meeting minutes dated October 10, 2019.
5. The Traffic Signal Plans for the intersection of South Easton Road and West Waverly Road, signed and approved by Penn DOT, must be submitted to the Township. (Comment No. 16 of previous Review Letter)

Mr. Henry Sekawungu
Director of Planning and Zoning
Cheltenham Township
Page 4
October 2, 2020

6. Prior to the recording of the Record Plans, copies of Approval/Permits from all Agencies having jurisdiction on any aspect of the project will be required to be submitted to the Township including, but not limited to, the following:
 - a. PADEP – Act 537 Planning Approval
 - b. Montgomery County Conservation District - Erosion and Sedimentation Control Plan Determination of Adequacy and NPDES Permit.
 - c. Montgomery County Highway Occupancy Permit(s)

(Comment No. 18 of previous Review Letter)

The above comments represent a thorough and comprehensive review of the information submitted. In order to facilitate an efficient review of revised plans, the Design Engineer should provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Cheltenham Township prior to the recording of the Plans.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

CARROLL ENGINEERING CORPORATION



Mark W. Eisold, P.E.
Township Engineer

MWE:cam

cc: Robert A. Zienkowski, Township Manager, Cheltenham Township
Joseph M. Bagley, Esquire, Wisler Pearlstine, LLP
Frank Tavani, F. Tavani and Associates, Inc.
Bruce Goodman, Goodman Acquisition 1, LLC
George J. Hartman, III, P.E., Bohler Engineering PA, LLC
Christen G. Pionzio, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.