



June 6, 2022

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

RE: **Traffic Review #2 – 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 documents were 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 March 4, 2022.
2. Response to Comments Letter – 222 Church Road, prepared by Regan Kline Cross Architects, LLC, dated April 6, 2022.
3. Waiver Request Letter – 222 Church Road, prepared by Robert E. Blue Consulting Engineer, P.C., dated March 4, 2022.

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

General

1. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted and more detailed plans during the land development process.

2. 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.

Land Development Plans

3. 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**.
4. 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, we continue to recommend that 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.

We trust that this review letter responds to the Township's request and addresses our review of the materials for traffic operations and issues related to the proposed development apparent to us at this time. Please contact me should you have any questions.

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)
Steven Kline, AIA, Regan Kline Cross Architects, LLC (Applicant's Architect)