



Penn's Trail Environmental, LLC
21 East Lincoln Avenue, Suite 160
Hatfield, PA 19440
Phone: (215) 362-4610
e-mail: mwmcdermott@pennstrail.com

Mr. Steven N. Kline
Regan Kline Cross, LLC
7670 Queen Street, Suite 200
Wyndmoor, PA 19038

October 15, 2021

**RE: Wetland & Waters Site Evaluation Summary Letter of Findings
222 Church Road Property
Cheltenham Township, Montgomery Co., PA
PTE# 5303**

Dear Mr. Kline:

Penn's Trail Environmental, LLC has completed a detailed wetland/waters evaluation at the referenced property above (Site evaluation conducted in September 2021). The purpose of this evaluation was to determine the extent of any regulated wetlands and/ or waters within the property boundaries. Our findings indicate that there are areas that would be considered Federal and State regulated waters including wetlands present. Criteria for this determination were per the *Army Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountain and Piedmont Regional Supplement* (2012) criteria.

The site was evaluated by a wetland scientist using a hand-turned auger during the month of September 2021. Soil morphological characteristics including soil color, texture, structure, redoximorphic features and horizonation were used to establish drainage classification. Surface hydrology and/or vegetative characteristics also demonstrated the presence of regulated features in the areas as shown on the "*Existing Features Plan*", last dated/ revised on October 15, 2021, and created by Robert E. Blue Consulting Engineers, P.C.

In conclusion, there are regulated features, Waters, including wetlands, which would generally fall within the jurisdiction of the Army Corp of Engineers and the Pennsylvania Department of Environmental Protection. Any encroachment or impact to these features would require approval and/or permits from one or both of the agencies.

Please be aware that this determination is based on site conditions at the time of the site investigation(s). Wetland delineations may be subject to regulatory review, if required. The US Army Corps of Engineers and PA Department of Environmental Protection have the right to change determinations based on site conditions during their site investigation.

Should you have any questions regarding this evaluation or our findings, please do not hesitate to call our office.

Sincerely;

Penn's Trail Environmental, LLC

Maureen McDermott; Wetland Division Manager/Partner