



robert e. blue consulting engineers, p.c.

March 3, 2022

Roger A. Phillips, P.E.
Gannett Fleming, Inc.
1010 Adams Avenue
Audubon, PA 19403

**Re: 222 Church Road
Land Development Plans
Cheltenham Township
Montgomery Co., PA
REBPC 2154-10**

Dear Mr. Phillips:

On behalf of our client, 222 Church Road, LLC, the following information is being submitted in support of the Land Development Plan for the proposed project located at 222 Church Road in Cheltenham Township. The revisions incorporated comments from the following review letter:

- “Review of the Preliminary Land Development Plans” letter for 222 Church Road: prepared by Gannett Fleming, Inc., dated December 21, 2021.

This letter shall serve as the response letter and includes how the concerns are addressed. The comments from the review letter are indicated in *italics* with the response in **bold**. The plans have been updated as follows:

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.*

RESPONSE: The Zoning Tables on Sheets 2, 3, and 4, have been revised accordingly.

2. *The Zoning table must be revised to include information for the portion of the project that will be dedicated to the Township.*

RESPONSE: Lot 10 has been added to the Zoning Table on the Record Plan and the Subdivision Plan, Sheets 2 and 3.

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.*

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RESPONSE: The Lot Areas for Lots 8 and 9 in the Zoning tables on Sheets 2 and 3, have been revised for consistency.

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.*

RESPONSE: Each driveway has sufficient space to park 3 vehicles. A schematic example is illustrated on the Record Plan, Sheet 2, on Lot 3 and Lot 6. 3 vehicles is typical for all Lots, however Lots 3, 4, & 5 can support 4 spaces. Lot 9 can support 5 spaces.

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.*

RESPONSE: The garages have been labeled / dimensioned on the Plan. The dimensions (12 Ft. x 22 Ft.) are typical for all proposed garages. The garages have not been included in the two required parking spaces per each single-family dwelling.

Subdivision and Land Development

1. *§260-15.C – The existing feature plan must show the required features within 200 feet of the tract boundaries.*

RESPONSE: A waiver has been requested from this ordinance section. The applicant has requested an aerial image be allowed in lieu of the additional field survey. Additional 200' field survey would require trespass onto neighboring properties, which we do not have permission to access. A waiver request letter has been provided with this resubmission.

2. *§260-15.C(7)(a) – Information about the location, size, species, condition and possible remediation of all trees six 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.*

RESPONSE: All trees on-site, six inches or greater, have been survey-located and appear on the Existing Features Plan, Sheet 4, as a table of information. Three inch trees will be located a field meeting with the Township Arborist. Species have been added to the table.

3. *§260-15.D(4)(a)[6] – Radii at driveway intersections must be shown on the plans.*

RESPONSE: Driveway radii have been labeled on The Record Plan, Sheet 2. The typical driveway radius is 3'. Driveways with a differing radius have been indicated on plan.

4. *§260-15.D(4)(e) – All building setback lines (including the existing buildings to be used) must be provided on the plans.*

RESPONSE: Proposed Building Setback Lines (BSBL) are shown on The Record Plan, Sheet 2, and the Subdivision Plan (Sheet 3). Existing Building Setback Lines (BSBL) are shown on Existing Features Plan, Sheet 4.

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.*

RESPONSE: Refer to the Zoning Chart on the Record Plan, Sheet 2, for Individual Lot impervious surface data.

6. *§260-17.D(1) – All required local, state and federal permits that have been issued shall be submitted with the final plan.*

RESPONSE: Noted. All permits will be provided to the Township once received.

7. *§260-29.A – The area of the tract to be dedication to the Township must be shown on the zoning table.*

RESPONSE: Lot 10 (to be dedicated to the Township) has been added to the Zoning Table on sheets 2 & 3. Lot 10 is offered for dedication to the Township.

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.*

RESPONSE: Site grading / disturbance has been amended to minimize vegetation disturbance. Refer to the Grading Plan and Landscape Plan, Sheets 7 and 11.

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.

RESPONSE: Replacement tree calculations and replacement plantings have been provided on the Landscape Plan, Sheet 11.

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.

RESPONSE: Plans have been submitted to the Montgomery County Conservation District for review. Confirmation of the issuance of the NPDES Permit will be provided once the permit has been received.

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.

RESPONSE: A 3 Ft. verge has been provided between the curb and sidewalk and is shown on the sidewalk details. Refer to Sidewalk details on sheet 13.

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,

RESPONSE: A 3 Ft. verge has been provided between the curb and 5 Ft. wide sidewalk and is shown on the sidewalk details. Refer to sidewalk details on sheet 12.

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.

RESPONSE: A water availability letter from AQUA has been provided with this resubmission.

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.*

RESPONSE: Existing off-site fire hydrants have been located on the Aerial Plan, Sheet 5. A proposed hydrant is shown along the proposed extension of Harrison Avenue. Refer to the Utility Plan, Sheet 8. The proposed hydrant has been located at Lot #1.

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.*

RESPONSE: Acknowledged. We are in contact with Aqua America regarding this project.

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.*

RESPONSE: The sanitary sewer system shall be offered to the entity having jurisdiction at the time.

17. §260-48.B – *Trees shall be planted no greater than 10 feet from the curbline or a public or private street, or the edge of the paved cartway in cases where no curbline is present. Some of the planting provided appears to be greater than 10 feet from the curbline. This should be verified by the applicant.*

RESPONSE: Street tree locations have been revised to be less than 10 Ft. from back of curb. Refer to the Landscape Plan, Sheet 11.

18. §260-48.B – *Trees shall be planted no greater than 10 feet from the curbline of a public or private street, or the edge of the paved cartway in cases where no curbline is present. General note 8.1 on sheet 10 must be revised to be in accordance with this section.*

RESPONSE: General Note #8.1 on Sheet 11 has been revised, as requested.

19. *If no planting islands are proposed, general note 11 on sheet 10 must be removed.*

RESPONSE: No planting islands are proposed. General Note #11 on sheet 11 has been removed.

20. §260-51.A – *All new streets and additions to existing streets shall be offered to dedication to the Township.*

RESPONSE: The proposed Harrison Avenue extension will be offered for dedication to Cheltenham Township.

21. *The disposition of the of the existing Harrison Avenue cul-de-sac must be addressed and shown on the plans.*

RESPONSE: The cul-de-sac bulb at the terminus of the existing Harrison Avenue will be removed and restored to lawn area(s) at no cost to the property owner(s) or Cheltenham Township.

22. §260-54.D – *A roadway profile for the proposed section of Harrison Avenue must be provided.*

RESPONSE: The Grading Plan, Sheet 7, has been revised to include a roadway profile of the Harrison Avenue extension.

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.*

RESPONSE: Driveway slopes have been added to the Grading Plan, sheet 7. The slopes along the sidewalk portion of the driveway are less than 2.0% for every driveway.

24. §260-84.A – *Permanent monuments shall be included on the record plan.*

RESPONSE: Markers (monuments & pins) are shown on the Record Plan, Sheet 2, and symbols have been included in the plan legend.

25. §260-86 – *All proposed streetlights must be shown on the plans.*

RESPONSE: Streetlights have not been proposed. We will defer to the Township as to the requirements for residential street lighting and/or carriage lighting at the end of driveways.

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.*

RESPONSE: Note #7 has been removed from sheet 13.

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.*

RESPONSE: The roof drainage system has been removed from the proposed public right-of-way. The private roof drains now daylight and outfall before the edge of right-of-way beyond the sidewalk. Their path of drainage to the proposed inlets remains the same as prior. Refer to the PCSM Plan, Sheet 18.

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:*

$$Rev = (1/12)*I$$

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.

RESPONSE: Per the PCSM Plan, Sheet 15, the total impervious area tributary to the retention basin BMP is approximately 73,383.77 square feet. The above calculation requires 6,115.23 C.F. of water to be treated. The proposed basin volume of 6,837 C.F. exceeds the Recharge Volume. See the PCSM report for detail calculations.

3. *§290-21B(1)(a) - The following calculation formula is to be used to determine the water quality storage volume (WQv) in cubic feet for the Tookany/Tacony-Frankford Watershed in Montgomery County:*

$$Rev = (P/12)*I$$

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.

RESPONSE: Per the PCSM Plan, Sheet 18, the total impervious area on the project site tributary to Tookany Creek is approximately 97,153.65 square feet. The above calculation sets a maximum storage limit of 8,096.14 cubic feet. The proposed basin will treat 6,837cf of runoff, putting the volume to Tookany at 1,259 cf, below the limit.

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.

RESPONSE: *Both USGS Soil Reports, and an Geotech consultant were used to check soil infiltration, composition, limiting zones, and bedrock oof the existing site soil conditions. The USGS Soil Report and a field report from the Geotech consultant is attached to the Stormwater Management report as an appendix.*

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.

RESPONSE: Hydrology Studio Software and a Geotech investigation were used to determine the infiltration rates, volumes, and rate control of the proposed basin. Additionally, the DEP PCSM Spreadsheet was used. Refer to the PCSM Report for dewatering calculations.

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.*

RESPONSE: The 1-year and 5-year rates for Peak Runoff Rates have been added the storm report.

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.*

RESPONSE: Acknowledged. O&M notes have been added to the PCSM Plan, Sheet 17. A confirmation of a signed O&M agreement will be provided upon Final Plan approval, contingent upon the Applicant's attorney's recommendations and approval from the Township Solicitor.

Miscellaneous

1. *§280-13 – All street trees on sheet 10 must be in accordance with Table A of this section.*

RESPONSE: Proposed Street trees listed on the Landscape Plan (sheet 10) are now in accordance with trees indicated in Table A in Ordinance Section §280-13. Refer to the Plant List on sheet 11.

2. *Additional information regarding the height of the proposed retaining wall must be provided.*

RESPONSE: Site grading has been revised and retaining walls have been removed from the plans. The only walls now are at the patios on Lots #1-#5.

3. *Steep slope legend graphic on sheet 6 appears to be inconsistent with the areas indicated on the plan.*

RESPONSE: The Plan Legend on sheet 7 has been revised accordingly.

4. *The intent of ownership of the roadway and all utilities shall be clearly indicated on the plans.*

RESPONSE: The roadway / Right-of-Way / utility extensions within the Right-of-Way are offered to Cheltenham Township or the appropriate Authority. A dedication note has been added to the Record Plan (sheet 2).



Please accept the above materials on behalf our client, 222 Church Road, LLC, for Preliminary Subdivision and Land Development for the proposed project located at 222 Church Road in Cheltenham Township, PA. Should you require any additional information, please contact me at (610) 277-9441 or rblue@robertblue.com.

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

A handwritten signature in blue ink, consisting of a large, stylized 'R' and 'B' intertwined, with a horizontal line extending to the right.

By: _____
Robert E. Blue, President

Cc: Daniel Glass, E.I.T., Robert E. Blue Engineers
Henry Sekawungu, Cheltenham Township
222 Church Road LLC, Applicant
REB File 2154-10



January 25, 2022

Daniel Glass, E.I.T.
Robert E. Blue Consulting Engineers
1149 Skippack Pike
Blue Bell, PA 19422

Re: Water Availability
222 Church Road Subdivision
Cheltenham Township, Montgomery County

Dear Mr. Glass:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s ("Aqua") service territory. Service will be provided in accordance with Aqua's Rules and Regulations.

This proposed development will require a main extension for service to be available. This main extension will originate from the end of Aqua's existing 8-inch main in Harrison Avenue. Due to the limited number of lots and demand Aqua will want a 4-inch main extension for water quality and to maintain chlorine residual. This will require the proposed fire hydrant to be relocated to the beginning of the main extension at the first property line. A short amount of 8-inch main will be extended to the fire hydrant lead and then immediately after the fire hydrant, the main will be reduced to 4-inch diameter. The main must extend to at least the center of the last lot to be served. Finally, the existing service for 222 Church Road should be transferred to the new main.

A main extension plan, utilizing Aqua plan standards, must be prepared and submitted to this office for review and approval. Following approval of the main extension design and plan, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. You may email a request to Lisa Thomas at LAThomas@Aquaamerica.com. Your request must include the address, street, cross street and municipality and all pertinent contact information.

This letter is valid for one year from the date first written above. If I can be of further assistance, you may contact me at (610) 645-1105.

Sincerely,

A handwritten signature in blue ink that reads "David C. McIntyre".

David C. McIntyre
Manager, New Business and Contract Operations