



robert e. blue consulting engineers, p.c.

March 4, 2022

Robert A. Zienkowski
Township Manager
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

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

Dear Mr. Zienkowski:

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:

- Cheltenham Township Planning and Zoning Review letter for 222 Church Road: prepared by Cheltenham Township, dated December 09, 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:

- *The application that was submitted did not include a site plan or chart showing a tree inventory of existing trees that are 3" DBH or greater that also shows trees to be removed and those that were to be preserved. This submission should also have included a calculation of required replacement trees. This will need to be submitted well in advance of a review by the Shade Tree Advisory Commission, and in compliance with all the requirements of ss260-48 Street trees and ss260-49 Landscape and screening buffers of the Subdivision and Land Development Ordinance.*

RESPONSE: The trees on the property have been surveyed and all tree 6" dbh or greater have been shown on the plan. Refer to the Existing Features Plan, Sheet 4. Tree replacement calculations and replacement plantings have been provided on the Landscape Plan, Sheet 11.

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- *Consider providing a trail connection from the cul-de-sac to the Township's trail. This could be incorporated into the existing 30' utility easement and should be a 10' wide paved or cinder trail, with a fence and/or landscape buffer along the edges of the trail or easement as appropriate. The maintenance should be the responsibility of the property owner of the existing house as part of a pre-established condition of the plan approval.*

RESPONSE: A 10' wide trail within the proposed 30' wide easement has been provided connecting the cul-de-sac to the Township trail along the Tookany Creek. Refer to the Record Plan, Sheet 2, for the trail location and Construction Details (1), Sheet 13, for the trail detail. Additionally, the trail has been screened by a fence and by landscape plantings. Refer to the Landscape plan, Sheet 11, for the proposed trial buffering.

- *The Township has no sewer capacity for this project and will require the applicant to coordinate with AQUA and DEP including the possible submission and approval of a Sewer Planning Module.*

RESPONSE: The above comment has been noted. We have been in discussion regarding the capacity issue with AQUA and the Township Engineer.

- *This project may also require a Traffic analysis or study to be completed by the applicant, for review by the engineer.*

RESPONSE: Per the review letter prepared by McMahon Associates dated January 21, 2022, a traffic impact study is not required for this project.

- *Also attached (shown below) is memo with a comment from the Fire Marshal. Please note that Township staff reserves the right to add to these recommendations as part of the continuing review process.*

- *"With the Cul-de-sac being more than 250', I will require an additional access from the driveway of 222 E. Church Road into the end of the Cul-de-sac. This access will not need to handle the weight of fire apparatus, but must be identified as "EMERGENCY ACCESS ROADWAY", and will only be used by Fire Department Personnel on foot."
[Taken from Memo dated 12-08-2021 from Scott P. Lynch, Cheltenham Township Fire Marshal]*

RESPONSE: A grass emergency access location has been indicated along Lots #4 & #5 on the Record Plan, Sheet 2. It has been indicted as the Emergency Access Roadway, as requested.




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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. Please place us on the next available commission or workshop meeting. 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.



By: _____

Robert E. Blue, President

Cc: 222 Church Road LLC, Applicant
REB File #2154-10