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March 25, 2022

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

RE: 222 Church Road
Preliminary Land Development Plan Review No. 2

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plans for the above referenced project. This project is located in the R2 Residential Zoning District and is Tax Parcel Number 31-00-06637-00-1 and contains 5.05 acres. This project proposes the following:

- To subdivide the existing 5.05 acre lot into 10 proposed lots. One of the lots is proposed to be dedicated to the Township.

The following documents were submitted for our review:

- Preliminary Land Development Plans 222 Church Road prepared by Robert E. Blue Consulting Engineers dated 07/23/2021 and last revised 03/04/2022
- 222 Church Road Erosion and Sedimentation Pollution Control Report dated 11/2/2021 and revised 03/03/2022
- 222 Church Road Post Construction Stormwater Management Report dated 11/2/2021 and updated 03/03/2022
- Letter from Robert E. Blue Consulting Engineers dated 03/03/2022 responding to Township Engineer Comments
- Letter from Robert E. Blue Consulting Engineers dated 03/03/2022 responding to Planning and Zoning review letter prepared by Cheltenham Township dated 12/09/2021
- Letter from Robert E. Blue Consulting Engineers dated 03/04/2022 responding to Natural Lands letter dated 01/07/2022
- Waiver request letter prepared by Robert E. Blue Consulting Engineers dated 03/04/2022

Preliminary Land Development 222 Church Road

Plans Prepared By: Robert E. Blue Consulting Engineers
Dated: 07/23/2021 and last revised 03/04/2022

Gannett Fleming, Inc.

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Subdivision and Land Development

1. §260-15.C – The existing feature plan must show the required features within 200 feet of the tract boundaries. The applicant has requested a waiver from this requirement.
2. §260-15.D(4)(n) – Impervious coverage areas calculations must be provided on the plans. The applicant has provided a total for each lot, but a detailed breakdown must be provided tabulating the entire site.
3. §260-17.D(1) – All required local, state and federal permits that have been issued shall be submitted with the final plan.
4. §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 by 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. The applicant has indicated that the site grading/disturbance has been amended to minimize vegetation disturbance.
5. §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 greater 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 provided a calculation on the plans that indicates 386 replacement trees are required, 101 trees are proposed and 285 trees in lieu. Clarification of “in lieu” must be provided. We will defer to the Shade Tree Commission and their subsequent comments and requirements for approval of this comment.
6. §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. The applicant has indicated that this has been submitted to the MCCD.
7. §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. A fire hydrant is proposed at Lot #1.

Confirmation must be received from the Township Fire Marshall that this location is acceptable.

8. §260-45.A(2) – A sewage facilities planning module for land development must be approved by the PA DEP prior to final plan approval.
9. §260-45.B – The sanitary sewer plans must be submitted to Aqua America for review and approval prior to final plan approval being granted by the Township. The ownership of the internal sanitary sewer system must be provided on the plans.
10. §260-48.B – Trees shall be planted no greater than 10 feet from the curblin e or a public or private street, or the edge of the paved cartway in cases where no curblin e is present. Some of the planting provided appears to be greater than 10 feet from the curblin e in the bulb of the cul de sac. This should be verified by the applicant. Final approval of tree locations will be deferred to the Shade Tree Commission.
11. The applicant has indicated that the cul-de-sac bulb at the terminus of the existing Harrison Avenue will be removed and restored to lawn area at no cost to the property owners or Cheltenham Township. The restoration of the lawn areas must be shown on the plans. Deeds for the existing properties must be revised for any parcel that this will affect.
12. §260-86.I – All proposed lighting must be shown on the plans and in conformance with this section. The applicant has indicated that streetlights have not been proposed and will defer to the Township regarding the residential street lighting requirements and/or carriage lighting at the end of driveways.

Stormwater

1. §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:
$$\text{Rev} = (1/12)*I$$

Where: Rev = Recharge volume (cubic feet)
I = Impervious area within the limits of earth disturbance (square feet)
An asterisk (*) in equations denotes multiplication.

Revise the plans or stormwater report to show this calculation.

2. §290-21B(1)(a) - The following calculation formula is to be used to determine the water quality storage volume (WQ_v) in cubic feet for the Tookany/Tacony-Frankford Watershed in Montgomery County:
$$\text{Rev} = (P/12)*I$$

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.
Revise the plans or stormwater report to show this calculation.
3. §290-22.A(1) – Stream bank erosion requirements. Revise the report to show these requirements are met.
4. The Pre Parcel (Existing) hydrograph utilizes a 4.68 ac drainage area, but the Pre-Development Drainage Area Plan on Sheet 15 of the plan set indicates a 7.79 ac drainage area. Revise this inconsistency.
5. Several of the post-development drainage areas shown on Sheet 16 of the plan set do not appear to match the hydrographs shown in the hydrograph report. Revise this inconsistency and provide additional clarification in the hydrograph report to relate the hydrographs to the drainage areas. Consider renaming hydrographs to correspond to the drainage area labels.
6. Revise the Post SW System hydrograph to clarify the drainage area and runoff coefficient used.
7. The Pipe Table on Sheet 18 of the plan set identifies a pipe connecting Inl-6 to Inl-5, but the plan view appears to indicate Inl-6 connected to Inl-3. Revise this inconsistency.
8. Revise the plans to provide a sump on the structure/s immediately upstream of the BMP.
9. §290-13.B(23) Revise the plan to provide the following signature block for the design engineer: "I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this chapter."
10. Revise the profiles on Sheet 22 of the plan set to show all crossing utilities.

Miscellaneous

1. §280-13 – The trees in the plant list shown on sheet 11 of 27 must be in accordance with Table A of this section. We note that the tree species listed are not consistent with this section. We will defer to the approval by the Shade Tree Commission for this comment.
2. Information regarding the height of the proposed patio walls for lots 1 – 5 must be provided.
3. The profile view of the Harrison Ave extension on sheet 7 of 27 indicates that the sanitary sewer MH and storm inlets are located below grade. This must be revised.
4. Reference to Whitpain Township must be revised on sheet 14 of 27.

The above items must be adequately addressed to the satisfaction of Cheltenham Township or made a condition of any consideration for approval. If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager