

September 21, 2015

TO: Jim Blanch  
FROM: E. Van Rieker, AICP   
RE: Breen Property, 690 & 694 Cathcart Road, Whitpain Township

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Jim-

I have reviewed the amended Land Development Plan, dated September 4, 2015, prepared by Richard C. Mast (consisting of 13 pages).

1. Please find attached a copy of my original review under date 10/12/04, which basically was a review of the common driveway and improvements associated with the development of the two rear lots, which pre-existed. The original plan of Subdivision and Land Development was approved and recorded December 2007. The current plan proposes revisions that basically deal with storm water management, the provision of requisite easements and minor revisions to internal landscaping.
2. This review will focus on the revisions to the original Subdivision and Land Development Plan:
  - a. An above ground storm water management basin "A" is virtually entirely located on new dwelling Lot #1. The zoning data schedule should be revised in order to indicate compliance with Section 160-7, Lot Area, Section (b) which excludes the area located within a basin constructed for storm water management having a depth greater than 1 ½ feet.

- b. If not already provided separately, then a mandatory cross-easement and plan exhibit for the driveway shared by Lot 1 and Lot 2 should be provided for all three lots.
  
- c. Some drawings refer to the original approved Subdivision and Land Development Plan. An example of this would be the Planting Schedule note at drawing #8 of 13, which reads in part “for Planting details refer to the approved final Subdivision...” In my view, it would be appropriate and more efficient to actually provide the approved details on the current drawings, which comprise the amended plan.

VIA FAX TRANSMISSION 610-277-2209

October 12, 2004

Mr. Roman Pronczak  
Whitpain Township  
P.O. Box 800  
Blue Bell, PA 19422

RE: Breen Tract, Cathcart Road, Whitpain Township

Dear Roman:

You will find below a summary of my review of the proposed driveway for the Breen tract along with conditions that need to be identified on the final plans:

1. The proposed three lot Breen tract subdivision was on the Planning Commission agenda last month and the Planning Commission and Township staff raised questions about the location of the common driveway and whether or not an alternate location could be found, particularly in view of the existing larger trees situated in this part of the property.
2. Applicant's engineer provided me with two options and I visited the site in order to evaluate these options. It turns out that the largest tree has a very weak and thin canopy. It is not as substantial as many other adjacent trees. In addition, the applicant has identified a number of existing trees that are dead or dying that otherwise could/should be removed with little or no overall consequence.
3. Upon review, I have contacted the engineers and suggested they go ahead and proceed with Option A - the option that establishes the most direct driveway along the northerly boundary since it results in the least destruction to existing vegetation on the property. Applicant shall be required to install required tree protection fencing

during construction in order to ensure implementation of the preferred alignment.

Mr. Roman Pronczak

October 12, 2004

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If there are questions, do not hesitate to contact my office.

Very truly yours,

E. Van Rieker, President

Township Planning Consultant

cc: Glenn Eby (610-277-9897)  
Phyllis Lieberman (610-292-8560)  
Kathy Pape (610-519-0989)