



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

Mr. Brian Regli
Duke Real Estate Partners, LLC
2010 County Line Road
Huntingdon Valley, Pa. 19006

February 25, 2019

Re: Staff Review Comments of LD-19-01 for the property located at 357 Highland Avenue, Jenkintown, Pa. 19046. Wyncote Substation Property.

Dear Mr. Regli,

The following is a list of staff review comments on the plan submitted for the development of a 42 stall parking lot to the rear of the building located at 357 Highland Avenue, Jenkintown, Pa. 19046. This plan has been reviewed as a minor land development plan, due to the fact that the plan is void of any public improvements. The comments listed below must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

1. The plan of the parking lot is required to be reviewed by a third party review agency licensed by the State Pennsylvania for accessibility reviews. Once reviewed, a copy of the approved review letter must be submitted to our office.
2. The issue of use must be addressed. The Township is unable to calculate parking for both this site and the adjoining Switchville Crossing Site without a defined use being known. In addition, without a known use, we are unable to calculate sanitary sewer flows and/or any increase in the number of EDU's required. Please submit this information so that the review of this application can be completed.
3. In accordance with Figure 12.2, the required minimum lot area is one (1) acre and the required minimum front yard depth is 50-feet. The existing lot area is 0.62 acres and the existing building is located within the front along Highland Avenue. These are existing non-conformities that are not affected by the proposed land development.
4. In accordance with Sections 1603.A.3 and 1605.A.1, the existing steep slopes of 15% to 25% and greater than 25% must be delineated on the plan. Steep slopes are defined as existing and man-made slopes exceeding 15%. Per Sections 1603.B and 1603.C, 75% of the 15% to 25% slopes and 90% of the slopes exceeding 25% must remain undisturbed. The proposed areas of disturbance of the steep slopes must also be listed on the plan.

5. Parking calculations shall be provided demonstrating the impact of the proposed additional parking spaces that will be shared with the neighboring Switchville Crossing development. Calculations shall include the required number of parking spaces for the existing and proposed uses on the Switchville Crossing development, and the number of existing and proposed parking on the Switchville Crossing and Wyncote Substation properties. The proposed use of the existing building on the Wyncote Substation property must be addressed. Parking use requirements are provided in Section 2304.
6. In accordance with Sections 2402.A.5.a and 2403.B.4.a.(2)(a), a low intensity buffer consisting of 2 canopy trees, 4 understory trees, and 4 evergreen trees is required along the northern property line (along the site entrance from Highland Avenue). Five (5) canopy trees and 20 shrubs are proposed, therefore 4 understory trees and 4 evergreen trees are still required.
7. In accordance with Section 2402.B.2.c, four (4) street trees are required along Highland Avenue. One (1) tree and 16 shrubs are shown along Highland Avenue on Sheet L-1, therefore 3 street trees are still required. It should be noted that space between the existing building and overhead utility lines is approximately 16-feet which will not allow for the required street trees to be 15-feet from the existing overhead utility lines are required in Section 2402.B.2.b. The Landscape Requirements chart on Sheet L-1 indicates the 4 trees required for Highland Avenue are proposed along the site entrance.
8. The communication equipment mounted to the existing wood utility pole may not be converted to a commercial use. The equipment mounted on this pole is limited to PECO equipment. A copy of the easement agreement must be submitted to this office for review.
9. If signage is proposed for this site that is similar to the existing signage on the Switchville Crossing Development, that signage should be plotted and information on the type and size of the proposed signage provided.
10. Please provide an update on the approval of the increased sanitary sewer flows from the Switchville property.
11. The application was submitted on February 5, 2019.

There are two attachments to this letter. I received an email dated February 26, 2019 from the Shade Tree Commission of the Township of Abington. The letter containing their comments have been attached for your review and use. In addition, I also received a copy of the staff review on the land development related issues prepared by Melissa E. Prugar, PE, of the

Engineering Firm Boucher & James, Inc. This letter has been attached for your review. If there are any questions that you may have, please feel free to contact me at 267-536-1010.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Amy Montgomery, P.E.; Director of Engineering & Code Department
Maria Wyrsta; Engineer & Code Department Office Manager
File Copy (2)

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

January 30, 2019

Amy Montgomery
Director of Engineering & Code
Abington Township
1176 Old York Road
Abington, PA 19001

RE: WAIVER LIST
Wyncote Sub-station Land Development (Switchville Crossing)
Duke Real Estate Partners, LLC
Highland Avenue

Dear Ms. Montgomery:

We request consideration for the following waivers from the Township Subdivision and Land Development Ordinance as the Code applies to the proposal by Duke Real Estate Partners, LLC to develop the former PECO Energy property for shared parking:

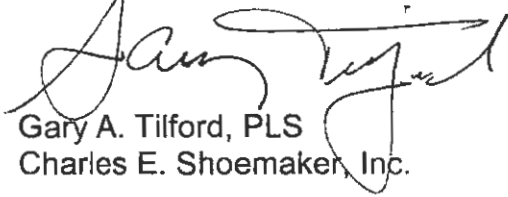
1. **SALDO Sec. 146-11.B.(7) - (Utilities)** – Waiver requested for the requirement to provide all utility information within 400 feet of the subject property.
2. **SALDO Sec. 146-11.J. - (Recreational Facilities Plan)** – Waiver requested for the requirement to provide recreational facilities.
3. **SALDO Sec. 146-11.L. (Architectural Plan)** – Waiver requested as no new buildings are proposed and the existing structure will remain.
4. **SALDO Sec. 146-27.A. (Sidewalk)** – A sidewalk extension along Highland Avenue from the Switchville Crossing driveway to Kenmore Avenue is proposed. A waiver is requested for sidewalk along Kenmore Avenue as was granted for the prior Switchville Crossing land development.

Please present our request for waivers for consideration by the planning board of Abington Township.

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

January 30, 2019
Page 2

Sincerely,



Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Brian Regli, Duke Real Estate Partners, LLC
Steve Freeman, Duke Real Estate Partners, LLC
Marc D. Jonas, Esq., Eastburn & Gray PC
Jim Faber, McCloskey & Faber, P.C.
CES File #25348C



November 20, 2018

Gary Tilford
CES, Inc

Re: Water Availability
361 Highland Ave
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Ms. Lisa Thomas-Oliva of our Control Center. Ms. Thomas-Oliva can be reached at (610) 645-1067 but requests must be made in writing. Her fax number is (610) 645-1162.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dciotti@aquamerica.com.

Regards,

A handwritten signature in black ink that reads "Deanna L. Ciotti". The signature is written in a cursive, flowing style.

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160



Township of Abington

Wastewater Treatment

Wayne C. Luber, *President*
Steven G. Fink, *Vice President*
Richard J. Manfrotti, *Municipal*
George Wrigley, *Director*

December 20, 2018

Mr. Bryan T. Havir
Township of Cheltenham
8230 Old York Road
Elkins Park, PA 19027

RE: Abington Township - 2018 Development EDU Update

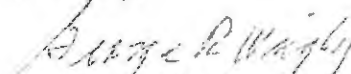
Dear Mr. Havir:

In accordance with the request from Matthew Chrobocinski, P.E. of Boucher & James, Inc. to update our Connection Management Plan listing of planned EDU to today we are providing the following:

At this time Abington Township is not planning to request additional EDU's from Cheltenham Township nor PaDEP. We are continuing to utilize the previous allocation authorized by PaDEP. In addition, there is currently a proposal to continue the development of the previously approved Switchville Crossing tract located at Wharton Road, Highland Avenue and Kenmore Avenue (see enclosed plan). The enclosed Table B3 indicates the reallocation of EDU from general commercial to the specific Switchville Crossing project in the Highland Avenue and Stewart Avenue meter areas. There is a total of 28 EDU that will be reallocated from the commercial account to the Switchville Crossing accounts. The developer will be submitting a PaDEP Planning Module Application to Cheltenham Township in the near future for this project.

If you have any questions please call 215-884-8329 or email me at gwigley@abington.org).

Sincerely,


George R. Wrigley, Director
Abington Wastewater Utilities

Enclosures

pc: Ms. Amy Montgomery, PE., Abington Township Director of Engineering & Code

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

December 5, 2018

George R. Wrigley
Director of Wastewater Utilities
Abington Township
1000 Fitzwatertown Road
Roslyn, PA 19001

**RE: SWITCHVILLE CROSSING
Act 537 SEWAGE FACILITIES PLANNING
Highland Avenue
Abington Township, Montgomery Co., PA**

Dear Mr. Wrigley:

On behalf of Brian Regli and Duke Real Estate Partners, LLC, we have prepared the Act 537 Planning Module package for your review and certification of future flow and capacity in the Abington Township wastewater sewage system.

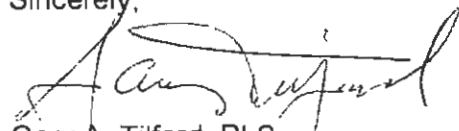
The application package includes the following documents:

1. Check List
2. Post Card Application
3. Planning Module Component 3
4. U.S.G.S. Quadrangle Map
5. Project Narrative and Alternative Analysis
6. Projected Flow Calculations
7. Aqua will serve letter
8. PNDI Search
9. PA Historical and Museum Commission Clearance
10. Switchville Site Exhibit Plan dated December 5, 2018

Once you have completed your section of Component 3 and verify capacity, return Act 537 package to my attention and we will forward to Abington Township for action by the Township Planning Commission, the Montgomery County Planning Commission and Montgomery County Health Department.

Should you have any questions, please do not hesitate to call for assistance. I would also be willing to pick-up the package when ready.

Sincerely,



Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

1. Development Information

Name of Development Switchville Crossing
Developer Name Duke Real Estate Partners, LLC
Address 2010 County Line Road
Huntingdon Valley, PA 19006
Telephone # 215-355-9513
Email bredli@myrevere.com

2. Location of Development

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 361, 371 & 391 Highland Avenue,
& Wyncote Substation, Highland Ave, Jenkintown, PA
19046
d. Tax Parcel # Block 305, Units 37, 39, 40 & 1
e. USGS Quad Name Germantown PA
inches up 18.2 over 1.9
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
 Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe _____
 Commercial Institutional
Describe Restaurant, Child Care and General Office Uses

 Brownfield Site Redevelopment
 Other (specify) _____

4. Size

a. # of lots Four (4) # of EDUs 27.8 @ 265 gal./EDU
b. # of lots since 5/15/72 Four (4)
c. Development Acreage 7.28 Acres
d. Remaining Acreage 2.10 Open Space Lands

5. Sewage Flows 7,370 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. Sewerage System
 Existing (connection only) New (extension)
 Public Private
 Pump Station(s)/Force Main Gravity
Name of existing system being extended
Abington Township Sanitary Sewer System
Interceptor Name Interceptor 'A'
Treatment Facility Name City of Philadelphia Water
Dept. Northeast Wastewater Treatment Facility
NPDES Permit # PA0026689
b. Construction of Treatment Facility
 With Stream Discharge
 With Land Application (not including IRSIS)
 Other
 Repair?
Name of waterbody where point of discharge is proposed
(if stream discharge)

- c. Onlot Sewage Disposal Systems (check appropriate box)
 Individual onlot system(s) (including IRSIS)
 Community onlot system
 Large-Volume onlot system

d. Retaining tanks
Number of Holding Tanks _____
Number of Privies _____

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species
Check one:
 The "PNDI Project Environmental Review Receipt" is attached.
or
 A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

- b. Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) / Date

Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) / Date

Name (Print) / Certification #

Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) / Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) / Date

Richard J. Manfredi / Manager
Name (Print) / Title

Abington Township
Municipality (must be same as in 2.b.)

Telephone # 267-536-1000

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

Project Narrative

“Switchville Crossing”

Project No. 25348-A

Date: December 3, 2018

Duke Real Estate Partners, LLC began re-development of “Switchville Crossing” in 2009, which consisted of a proposed Fitness Center, Commercial/Medical Office Building, Bank, with associated parking. The site is located at 361, 371 & 391 Highland Avenue in Abington Township, Montgomery County, Pennsylvania. This site was previously occupied by “Willard” Commercial Office Building, Manufacturing Building and, Warehouse. The subject project comprises a total of 8.76 acres surrounded by Wharton Road, Highland Avenue, Kenmore Avenue, and Stewart Avenue. The total acreage includes two (2) other parcels: one on the east side of Stewart Avenue, which remains as green space, and one on the west side of Highland Avenue, which converted to open space and overflow parking. The site is currently zoned ‘SI-G’ Suburban Industrial District - Glenside.

LA Fitness (Bldg. No. 1) and site infrastructure including utility services and parking was completed in 2010-2011. Next constructed, (Bldg. No. 3), Bernie’s Restaurant is located on the original bank pad site. Bernie’s Restaurant was completed during 2015.

At this time, to complete the original project, Building No. 2 is proposed for construction. This is a mixed-use building proposed with child care use on the first floor (11, 080 S.F.), and general office uses on the second and third floors (23,137 S.F.).

Duke Real Estate Partners, LLC recently acquired the former PECO Wyncote Sub-station building with 0.62 acres adjacent to Switchville Crossing. The proposal is to repurpose the building for restaurant use similar to a Manhattan Bagel style business. The building currently has no water or sewer service and contains 3,480 S.F. floor area.

The sanitary sewer serving the structures will be an extension to the Abington Township Sanitary Sewer System (collection system). The sanitary laterals for each of the three (3) original buildings were previously installed and connected to the existing sewer mains located in both Wharton Road and Kenmore Avenue. A new lateral connection to the Wyncote substation building will be made to the existing main in Kenmore Avenue. Abington Township sewer system is an extension of the Tookany Creek Interceptor (conveyance system) owned by Cheltenham Township, and continues through the Philadelphia sewer system with treated at the Northeast Wastewater Treatment Plant.

Site improvements include Building No. 2 with 38 parking spaces, trash enclosure, child play yard, landscaping plus 42 parking spaces and landscaping for the Wyncote Building. Street improvements include curb and sidewalk along Highland Avenue and concrete curb along Kenmore Avenue.

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1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

Alternatives Analysis

“Switchville Crossing”

Project No. 25348-A

Date: December 3, 2018

Duke Real Estate Partners, LLC began re-development of “Switchville Crossing” in 2009, which consisted of a proposed Fitness Center, Commercial/Medical Office Building, Bank, with associated parking. The site is located at 361, 371 & 391 Highland Avenue in Abington Township, Montgomery County, Pennsylvania. This site was previously occupied by “Willard” Commercial Office Building, Manufacturing Building and, Warehouse. The subject project comprises a total of 8.76 acres surrounded by Wharton Road, Highland Avenue, Kenmore Avenue, and Stewart Avenue. The total acreage includes two (2) other parcels: one on the east side of Stewart Avenue, which remains as green space, and one on the west side of Highland Avenue, which converted to open space and overflow parking. The site is currently zoned ‘SI-G’ Suburban Industrial District - Glenside.

LA Fitness (Bldg. No. 1) and site infrastructure including utility services and parking was completed in 2010-2011. Next constructed, (Bldg. No. 3), Bernie’s Restaurant is located on the original bank pad site. Bernie’s Restaurant was completed during 2015. To complete the original project, Building No. 2 is proposed. This is a mixed-use building similar to the original plan on the site with child care on the first floor and general office uses on the second and third floors.

Duke Real Estate Partners, LLC recently acquired the former PECO Wyncote Sub-station building with 0.62 acres adjacent to Switchville Crossing. The proposal is to repurpose the building for restaurant use similar to a Manhattan Bagel style business. The building currently has no water or sewer service and contains 3,480 S.F. floor area.

The sanitary sewer serving the structures will be an extension to the Abington Township Sanitary Sewer System (collection system). The sanitary laterals for each of the three (3) buildings were installed and connected to the sewer mains located in both Wharton Road and Kenmore Avenue with the initial site development. The Abington Township sewer is part of the Tookany Creek Interceptor (conveyance system) located in and owned by Cheltenham Township, and continues to the Philadelphia sewer system and treated by the Northeast Wastewater Treatment Plant. This sewage disposal method, municipal treatment, is the ultimate method, the only suitable method, and the method proposed for the development area in the municipality’s Official Sewage Facilities Plan. The former pre 2009 structures were previously connected to the municipal system. The Abington Township Sanitary Sewer System is in compliance with effluent limitations. Also, an individual on-lot system is unsuitable due to the poor soils. A general map illustrating the path of the sewage to the treatment facility has been attached to this narrative.

The ‘Estimated Sewage Flow’, from the existing and proposed buildings, is projected to be 14,470 gal/day. Prior allocations to the project equaled 7,100 gal/day. Therefore, the new allocation for Building No. 2, Wyncote Substation Building and historic flow from existing Buildings No. 1 and No. 2 equals 7,370 gal/day or 27.8 EDU’s at 265 gal/EDU.

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December 3, 2018

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The properties surrounding the subject property are a mix of residential and commercial uses. These properties are currently zoned 'RC' Recreation/Conservation, 'R-4' High Density Residential, and 'SI' Suburban Industrial Districts. The type of sewage disposal method serving all surrounding properties is by municipal collection and treatment which is the proposed method.

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

December 3, 2018

SWITCHVILLE CROSSING (DEP Code 1-46001-228-3J)

**LA FITNESS (BLDG No.1), PROPOSED BUILDING No.2, & BERNIE'S RESTAURANT (BLDG No.3)
#371, 361 & 391 HIGHLAND AVENUE
WYNCOTE SUB-STATION BUILDING
HIGHLAND AVENUE**

Sewage Facilities Planning

Abington Township, Montgomery County, PA
Building No. 1, TMP# 30-00-71976-00-3 (Blk. 305, Unit 037)
Building No. 2, TMP# 30-00-71976-10-9 (Blk. 305, Unit 040)
Building No. 3, TMP# 30-00-71976-02-1 (Blk. 305, Unit 039)
Wyncote Sub-station, TMP#30-00-28960-00-8 (Blk. 305, Unit 001)

PROJECT DISCRPTION

(Amended sewage facilities planning for completion of Switchville Crossing initially approved by the PA DEP Code 1-46001-139-3J on January 12, 2010 and partially constructed and occupied)

Switchville Crossing Site Area: 6.66 Acres (building sites) plus 2.10 Acres (open space parcels), total = 8.76 Acres

Wyncote Sub-station Site Area; 0.62 Acres

Zone: 'SI-G' Suburban Industrial District – Glenside

Existing occupied uses:

1. LA Fitness Center (41,948 S.F.)
2. Bernie's Restaurant (4,000 S.F.)

Proposed uses:

3. Building No. 2 - Child Care (1st floor 11,080 S.F.) plus General Office (2nd & 3rd floors 23,137 S.F.) w/ outdoor terrace (3,000 S.F.)
4. Wyncote Sub-station Building converted to Restaurant (fast-food) (3,480 S.F.)

Public Water:

Aqua PA, Inc.

Public Sewer Collection System:

Abington Township, Cheltenham Township & City of Philadelphia Water Department.

Public Sewer Treatment:

City of Philadelphia Water Department Northeast Wastewater Treatment Plant

Original Plan:

Switchville Crossing development received approval in 2010 for redevelopment of the former Willard industrial site and one single family dwelling. This project included three buildings, 1) Bldg No. 1 (42,000 S.F.) for a fitness center, Bldg No. 2 (45,000 S.F.) for general office and medical office uses, and Bldg. No. 3 (3,000 S.F.) for a branch bank. The wastewater projection for all three buildings was estimated to be **7,100 GPD** or 25 EDU's @ 286 gal./EDU. Former uses were credited **3,011 GPD** or 10.5 EDU's. The net increase in wastewater was estimated at **4,089 gallon per day**.

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS

December 3, 2018

Page 2

Modified Plan:

The development of Building No.3 was modified in 2015. The bank was replaced by a 4,000 S.F. restaurant with bar service known as Bernie's Restaurant. Wastewater load was projected to be less than the allocation provided in 2010 without construction of Building No. 2.

Proposed Plan:

The current proposed Building No. 2 will complete the original Switchville Crossing project. Building No. 2 is a three story structure with child care on the ground floor and two stories of general office space for lease. A general purpose 3,000 S.F. outdoor terrace space will be provided for tenants on the top floor.

Child care will occupy 11,080 S.F. on the first floor with a 5,000 S.F. outdoor play area. Population is expected to be at full occupancy 159 children and 27 staff.

General office on the second and third floors will occupy 23,137 S.F of leasable space. Office use is harder to predict depending on the nature of the business. For estimating flow for this new facility, water records for similar use office buildings in the Abington Township area have been used to project future water use based on floor area.

New to the project is the addition of Wyncote Sub-station building, previously a PECO facility without water or sewer. The site zoning will permit a fast food restaurant similar to a Manhattan Bagel store. The gross floor area of the existing building equals 3,480 S.F.

Sewage Flow Analysis

EXISTING FLOW DATA:

LA Fitness (Building No. 1) & Bernie's Restaurant (Building No. 3):

Aqua PA records were used to determine the peak average daily wastewater load for the exiting LA Fitness and Bernie's Restaurant. The combined peak average daily flow from both facilities equals **10,900 gal/day**. See below for summary of monthly water records.

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS

December 3, 2018

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PROJECTED FLOW DATA:**Child Care (Building No. 2):**

Peak average daily flow for child care use was determined by comparing three existing facilities to determine the flow rate per floor area (S.F.)

#2070 County Line Road, Huntingdon Valley, PA: (see flow data below)
12,300 gal/30 days = 410 gpd / 5,041 S.F. = 0.081 gpd/S.F.

#796 Baeder Road, Jenkintown, PA "Jenkintown Day Nursery": (Flow data provided by Abington Twp.)
56,000 gal/30 days = 1,867 gpd / 9,682 S.F. = 0.193 gpd/S.F.

#1600 Easton Road, Abington, PA "We are the World": (Flow data provided by Abington Twp.)
24,000 gal/30 days = 800 gpd / 8,432 S.F. = 0.095 gpd/S.F.

Average flow = 0.123 gpd/S.F.

Proposed Child Care: 0.123 gal/S.F. x 11,080 S.F. = **1,363 gal/day**

Office Use (Building No. 2):

Projection of future general office flow is based on a representative office buildings situated in Abington Township. Based on multiple year water use and peak monthly flow, the average flow per square foot of gross building area equals 0.0579 gpd./S.F. (Flow data provided by Abington Twp.)

#101 Old York Road, Jenkintown, PA "Abington Plaza"
37,500 gal/ 30 days = 1,250 gpd / 21,600 S.F. = 0.0579 gal/S.F.

Proposed Office Use: 23,137 S.F. x 0.0579 gal/S.F. = **1,340 gal/day**

Building No. 2 Flow: 1,363 gal/day + 1,340 gal/day = **2,703 gal/day**

Wyncote Substation (Restaurant – fast food):

Projected flow is based on actual water use from a Manhattan Bagel store situated in the Gwynedd Crossing Shopping Center for a three year period from 2015, 2016 and 2017.

Manhattan Bagel, Gwynedd Crossing Shopping Center
354,000 gal / 1095 days (3 years) = 323 gpd
323 gpd / 1,300 S.F. = 0.249 gal/S.F.

Proposed Restaurant Use: 3,480 S.F. x 0.249 gal/S.F. = **867 gal/day**

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS

December 3, 2018
Page 4

TOTAL SITE WASTEWATER FLOW:

LA Fitness (Building No. 1)	= 7,208 gal/day =	27.2 EDU's
Bernie's (Building No. 3)	= 3,692 gal/day =	13.9 EDU's
Proposed (Building No. 2)	= 2,703 gal/day =	10.2 EDU's
Proposed (Wyncote Sub-station)	= 867 gal/day =	3.3 EDU's
TOTAL FLOW	= 14,470 gal/day =	54.6 EDU's @ 265 gal/EDU

MINUS PRIOR ALLOCATIONS:

(-) 2010 allocation	= 7,100 gal/day =	26.8 EDU's @ 265 gal/EDU
REQUIRED EDU PURCHASE	= 7,370 gal/day =	27.8 EDU's @ 265 gal/EDU

HISTORICAL WATER USE RECORDS:

BERNIE'S RESTAURANT
391 Highland Avenue
Jenkintown, PA 19046

AVERAGE WATER USE – Year 2017-2018

<u>Period</u>	<u>Days</u>	<u>Water Use</u>
07/14/17 – 8/11/17	28	94,000
08/11/17 – 09/14/17	34	111,500
09/14/17 – 10/12/17	28	95,500
10/12/17 – 11/14/17	33	110,000
11/14/17 – 12/13/17	29	79,500
12/13/17 – 01/12/18	30	65,000
01/12/18 – 02/13/18	32	52,500
02/13/18 – 03/13/18	28	46,000
03/13/18 – 04/12/18	30	54,000
04/12/18 – 05/11/18	29	61,000
05/11/18 – 06/13/18	33	76,000
<u>06/13/18 – 07/13/18</u>	<u>30</u>	<u>79,500</u>
	364 days	924,500 gal

Peak Average Monthly Flow = 111,500 + 110,000 / 60 days = **3,692 GPD**

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS

December 3, 2018
 Page 5

LA FITNESS
371 Highland Avenue
Jenkintown, PA 19046

AVERAGE WATER USE – Year 2017-2018

<u>Period</u>	<u>Days</u>	<u>Water Use</u>
08/11/17 – 09/14/17	34	190,200
09/14/17 – 10/12/17	28	186,200
10/12/17 – 11/14/17	33	193,500
11/14/17 – 12/13/17	29	178,200
12/13/17 – 01/12/18	30	173,200
01/12/18 – 02/13/18	32	195,900
02/13/18 – 03/13/18	28	185,600
03/13/18 – 04/12/18	30	182,200
04/12/18 – 05/11/18	29	193,000
05/11/18 – 06/13/18	33	216,200
06/13/18 – 07/13/18	30	216,300
07/13/18 – 08/13/18	31	195,200
<u>08/13/18 – 09/14/18</u>	<u>32</u>	<u>199,900</u>
	399 days	2,505,600 gal

Daily Average Flow = $216,200 + 216,300 / 60 \text{ days} = 7,208 \text{ GPD}$

EXISTING PEAK DAILY AVERAGE FLOW = 3,692 + 7,208 = 10,900 GPD

DAYCARE
2070 County Line Road
Huntingdon Valley, PA 19006

AVERAGE WATER USE – Year 2016-2017

<u>Period</u>	<u>Days</u>	<u>Water Use</u>
1/2016		2,700
2/2016		4,300
3/2016		5,600
4/2016		6,500
5/2016		8,000
6/2016		10,800
7/2016		12,300
8/2016		6,500
9/2016		6,300
10/2016		6,700
11/2016		6,200
<u>12/2016</u>		<u>4,200</u>
	365 days	80,100 gal

Daily Average Flow = $12,300 \text{ gal} / 30 \text{ days} = 410 \text{ GPD}$

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS

December 3, 2018

Page 6

RESTAURANT - MANHATTAN BAGEL
Gwynedd Crossing Shopping Center
Montgomery Township, Montgomery Co., PA

AVERAGE WATER USE – Years 2015 - 2017

<u>Period</u>	<u>Days</u>	<u>Water Use</u>
2015	365	116,000
2016	365	133,000
2017	<u>365</u>	<u>105,000</u>
	1095 days	354,000 gal

Daily Average Flow = $354,000 / 1095 \text{ days} = 323 \text{ GPD}$

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

January 14, 2019

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

RE: SWITCHVILLE CROSSING
Act 537 SEWAGE FACILITIES PLANNING
Highland Avenue, Wharton Road & Kenmore Avenue
Abington Township, Montgomery Co., PA
Parcel No. 30-00-71976-00-3, 30-00-71976-02-1, 30-00-71976-10-9 & 30-00-28960-00-8

Dear Mr. Sekawungu:

On behalf of Brian Regli and Duke Real Estate Partners, LLC, we are currently working on a proposal to continue the development of the previously approved Switchville Crossing tract located at Warton Road, Highland Avenue and Kenmore Avenue (see enclosed plan). At present, two of four buildings have been constructed and occupied for several years. The original application for sewage planning was approved by the Pennsylvania Department of Environmental Protection in January 2010 for three building. This new application accounts for increase flow from the two existing buildings plus new uses for the proposed third building (known as Building No. 2) and the addition of a fourth structure added to the project known as the Wyncote Substation located on the corner of Highland Avenue and Kenmore Avenue. The new follow has been projected to be 7,370 gal/day when fully constructed and occupied.

Cheltenham Township operates sewage conveyance facilities which this project flows through via the Tookany Creek Interceptor on the way to the Northeast Wastewater Treatment Plant in Philadelphia. In order to complete the planning module, Section J (pages 6 and 7) of Component 3 must be completed and signed by the conveyance facility responsible agent. In order to assist with the completion of this requirement of the planning module, the following items have been included with this letter:

1. Section J (pages 6 and 7) of Component 3 of the planning module
2. Chapter 94 Consistency prepared by Abington Township Wastewater Management for collection system leading to Cheltenham Township conveyance system and the Philadelphia Northeast Wastewater Treatment Facility
3. Project Narrative including all supporting documentation for Component 3
4. Switchville Site Exhibit Plan dated December 5, 2018

To my knowledge the Professional Services Agreement has been set up by Mr. Regli. Please contact me, should you have questions of require additional information. My phone number is 215-887-2165 and email gtilford@ceshoemaker.com. Upon completion of your review, please return the signed Section J and certification of capacity to my attention.

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
ABINGTON, PENNSYLVANIA

January 14, 2019
Page 2

Sincerely,

Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Brian Regli, Duke Real Estate Partners, LLC.
Amy Montgomery, P.E., Abington Township Director of Engineering and Code
Mark Penecale, Abington Township Zoning Official
George Wrigley, Director of Abington Wastewater Utilities
Marc Jonas, Esquire, Eastburn and Gray
Brian T. Havir, Cheltenham Manager
CES #25348A

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

January 14, 2019

Mr. Eric Ponert
Sewage Enforcement Officer
Philadelphia Water Department
1101 Market Street, 2nd Floor
Philadelphia, PA 19107-2994

RE: SWITCHVILLE CROSSING
Act 537 SEWAGE FACILITIES PLANNING
Highland Avenue, Wharton Road & Kenmore Avenue
Abington Township, Montgomery Co., PA
Parcel No. 30-00-71976-00-3, 30-00-71976-02-1, 30-00-71976-10-9 & 30-00-28960-00-8

Dear Mr. Ponert:

On behalf of Brian Regli and Duke Real Estate Partners, LLC, we are currently working on a proposal to continue the development of the previously approved Switchville Crossing tract located at Warton Road, Highland Avenue and Kenmore Avenue (see enclosed plan). At present, two of four buildings have been constructed and occupied for several years. The original application for sewage planning was approved by the Pennsylvania Department of Environmental Protection in January 2010 for three building. This new application accounts for increase flow from the two existing buildings plus new uses for the proposed third building (known as Building No. 2) and the addition of a fourth structure added to the project known as the Wyncote Substation located on the corner of Highland Avenue and Kenmore Avenue.

In order to complete the planning module, Sections G & J (pages 3, 6 and 7) of Component 3 must be completed and signed by the wastewater treatment facility permittee or their representative. In order to assist with the completion of these sections of the planning module, the following items have been included with this letter:

1. Sections G and J (pages 3, 6 and 7) of Component 3 of the planning module
2. Chapter 94 Consistency prepared by Abington Township Wastewater Management for collection system leading to Cheltenham Township conveyance system and the Philadelphia Northeast Wastewater Treatment Facility
3. Project Narrative including all supporting documentation for Component 3
4. Switchville Site Exhibit Plan dated December 5, 2018

Please contact me, should you have questions of require additional information. My phone number is 215-887-2165 and email gtilford@ceshoemaker.com. Upon completion of your review, please return the signed Sections G and J certifying capacity to my attention.

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
ABINGTON, PENNSYLVANIA

January 14, 2019
Page 2

Sincerely,

Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Brian Regli, Duke Real Estate Partners, LLC.
Amy Montgomery, P.E., Abington Township Director of Engineering and Code
Mark Penecale, Abington Township Zoning Official
George Wrigley, Director of Abington Wastewater Utilities
Marc Jonas, Esquire, Eastburn and Gray
CES #25348A

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

- Project Flows ^{TOTAL} 7370970 = HIGHLAND gpd
- Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	50000	654000	15000	30000	18570	55700
Conveyance	500000	1269000	156000	221000	159570	246700
Treatment	—	—	—	—	—	—

*Highland
Highland Meter*

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PA

Name of Responsible Agent George Wrigley, Director

Agent Signature *George Wrigley, Director* Date January 11, 2019

ABINGTON Twp. (Stewart)

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows ^{Total} 73706400 = Stewart gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<u>Collection</u>	100000	552000	6226	18700	12626	37880
<u>Conveyance</u>	1870000	2470000	516000	841000	522400	1208000
<u>Treatment</u>	—	—	—	—	—	—

at tap/Stewart
Stewart Meter

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

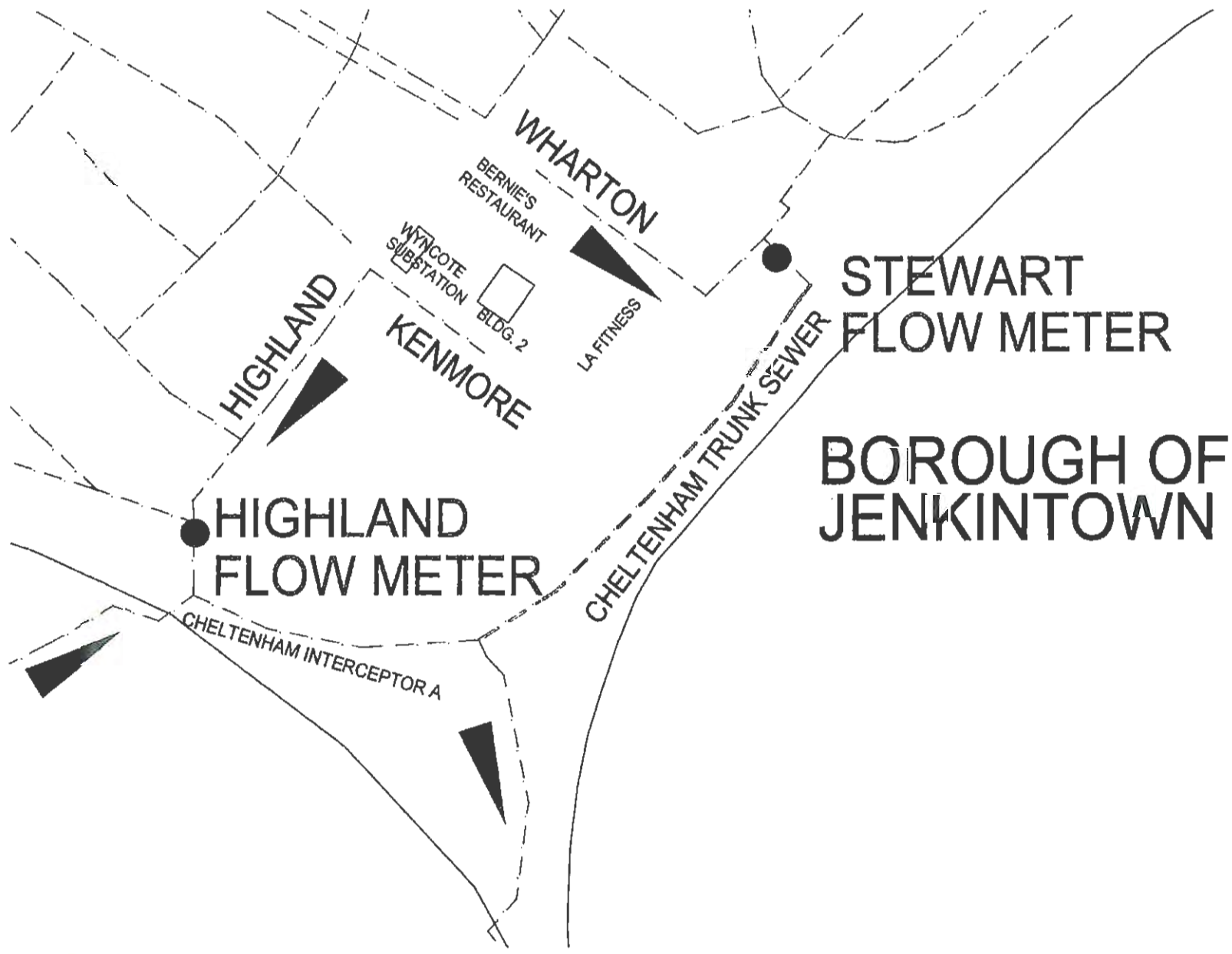
b. Collection System

Name of Agency, Authority, Municipality TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PA

Name of Responsible Agent George Wrigley, Director

Agent Signature George Wrigley, Director Date January 11, 2019

FIGURE 1



ABINGTON TOWNSHIP, MONTGOMERY COUNTY
SWITCHVILLE CROSSING- SANITARY SEWER FLOW PATHS

TABLE B3

Abington Township Wastewater
 Land Development & Property Renovation Status By Meter Site
 As of December 20, 2018

MAP ID #	Cheltenham Development	Drainage Area	Meter Site	# EDU Assigned	Previous # EDU In Use	# EDU Connected In 2016	# EDU Available	2018	2019	2020	2021	2022		
ABINGTON TOWNSHIP TO CHELTENHAM:														
AP01	Cadwalder Commercial	CHELT	Cadwalder	25	0	0	25	0	4	4	4	4		
Total				25			Total	0	4	4	4	4		
								Additional Flow (MGD)		0.000	0.001	0.001	0.001	0.001
								Maximum Monthly Flow (add'l flow X 1.21)		0.000	0.001	0.001	0.001	0.001
AP02	Fisher Residential	CHELT	Fisher	5	0	0	5	0	1	1	1	1		
AP29	Holmecrest Road Residential	CHELT	Fisher	1	0	0	1	0	0	1				
AK07	130 Fisher Rd. (Joby Koloson)	CHELT	Fisher	1	0	1	0							
Total				7			Total	0	1	2	1	1		
								Additional Flow (MGD)		0.000	0.000	0.001	0.000	0.000
								Maximum Monthly Flow (add'l flow X 1.21)		0.000	0.000	0.001	0.000	0.000
AP03	Highland Commercial (Reallocate 5 EDU to Switchville Crossing)	CHELT	Highland	90	0	-5	85	0	5	5	5	5		
AP09	Highland Vacant Lots	CHELT	Highland	8	0	0	8	1	1	1	1	1		
AP10	Highland Apartments	CHELT	Highland	50	0	0	50	0	0	0	0	10		
AP11	Standard Press Steel Apartments	CHELT	Highland	320	0	0	320	0	0	0	50	50		
AN19	Switchville Crossing - Proposed Office/Day Care Bldg. 2	CHELT	Stewart	70	9	0	7		1					
AN19	Switchville Crossing - Proposed Food (Former PECO Wyncote Stn	CHELT	Stewart	4	0	0	4			4				
Total							Total	1	7	10	56	66		
								Additional Flow (MGD)		0.000	0.002	0.003	0.015	0.017
								Maximum Monthly Flow (add'l flow X 1.30)		0.000	0.002	0.003	0.019	0.023
AN02	St. Basils (Manor College Apartments)	CHELT	Jenkintown	160	0		160	0	0	0	0	0		
AN06	1013 Fox Chase Rd (Saint Michael's)	CHELT	Jenkintown	5	0	3	2	2						
AN08	869 Jenkintown (Kozlowski)	CHELT	Jenkintown	1	1	0	0							
AP04	Jenkintown Rd. Commercial (Reallocate 10 EDU to Fill-in & SubDiv)	CHELT	Jenkintown	240	0	0	240	0	5	5	5	5		
AP12	Cedar & Fox Chase Residential	CHELT	Jenkintown	480	0	0	480	0	0	0	50	50		
AP13	Jenkintown Rd. OLDS & Vacant Lots	CHELT	Jenkintown	3	0	0	3	0	1	1	1			
AP14	Cedar Rd. (Danish Residential)	CHELT	Jenkintown	10	0	0	10	0	1	1	1	1		
AP15	Cedar & Cedar Glenn Residential	CHELT	Jenkintown	10	0	0	10	0	2	2	2	2		
AP16	Alverthorpe Park	CHELT	Jenkintown	50	0	0	50	0	0	2	2	2		
AP21	Shelmire OLDS	CHELT	Jenkintown	2	0	0	2	0	1	1				
AP34	Chancellor Vacant Fill-in (Reallocate from AP04-Commercial)	CHELT	Jenkintown	1	1	0	0							
AR01	800 Fox Chase Rd (Manor Jr. College)	CHELT	Jenkintown	16	0	0	16	0	0	0	0	16		
	Jenkintown Vacant Fill-in (Reallocate from AP04-Commercial)	CHELT	Jenkintown	5	0	0	5	1	1	1	1	1		
	Jenkintown 146 Fox Chase SubDiv (Reallocate from AP04)	CHELT	Jenkintown	4	0	0	4					4		
Total							Total	3	11	13	62	81		
								Additional Flow (MGD)		0.001	0.003	0.003	0.016	0.021
								Maximum Monthly Flow (add'l flow X 1.29)		0.001	0.004	0.004	0.021	0.028

TABLE B3

Abington Township Wastewater
 Land Development & Property Renovation Status By Meter Site
 As of December 20, 2016

W.P. ID #	Cheltenham Development	Drainage Area	Meter Site	# EDU Assigned	Previous # EDU In Use	# EDU Connected In 2018	# EDU Available	Projected EDU Connections				
								2018	2019	2020	2021	2022
AN01	Salisbury Medical	CHELT	Keswick	24	0	0	24	0	0	0	0	24
AP05	Keswick Commercial	CHELT	Keswick	250	0	0	250	10	10	10	10	10
AP17	New Life Church	CHELT	Keswick	20	0	0	20	0	0	0	5	5
AP18	Keswick Apartments (Reallocate 4 EDU to Fill-in)	CHELT	Keswick	196	0	0	196	0	0	10	10	5
AP19	Keswick Elderly Apartments	CHELT	Keswick	44	0	0	44	0	5	5	2	2
AP36	2661 Mt. Carmel SubDiv (Reallocate from AP18-Keswick Apts)	CHELT	Keswick	1	1	0	0					
AP37	2130 Mt. Carmel SubDiv (Reallocate from AP18-Keswick Apts)	CHELT	Keswick	1	0	0	1	1				
AR10	2325 Weldon (from 2312 Jenkintown -Conti Residence)	CHELT	Keswick	1	1	0	0					
	Keswick Vacant Fill-in (Reallocate from AP18-Keswick Apts)	CHELT	Keswick	2	0	0	2		1	1		
Total								11	16	26	27	46
Additional Flow (MGD)								0.003	0.004	0.007	0.007	0.012
Maximum Monthly Flow (add'l flow X 1.37)								0.004	0.006	0.009	0.010	0.017
AP06	Perry Commercial	CHELT	Perry	5	0	0	5	2	1	1	1	
AP20	Perry Vacant Lots	CHELT	Perry	10	0	0	10	1	1	1	1	1
AR06	Church Rd. Subdivision - Dean Kergidas	CHELT	Perry	1	0		1	0	0	1		
Total								3	2	3	2	1
Additional Flow (MGD)								0.001	0.001	0.001	0.001	0.000
Maximum Monthly Flow (add'l flow X 1.22)								0.001	0.001	0.001	0.001	0.000
AN09	397 Stewart (Switchville Tavern)	CHELT	Stewart	1	0	0	1	1				
AN11	Abington Hospital Medical Offices	CHELT	Stewart	25	0	0	25	0	0	0	12	13
AP08	Stewart Commercial (Reallocate 23 EDU to Switchville Crossing)	CHELT	Stewart	236	0	-23	213	2	7	7	7	7
AP22	Stewart Vacant Lots	CHELT	Stewart	20	0	0	20	1	1	1	1	1
AP23	Stewart OLDS	CHELT	Stewart	11	0	0	11	1	1	1	1	1
AP24	Copper Beach Elementary Addition	CHELT	Stewart	10	0	0	10	0	0	0	2	2
AP25	Abington Hospital Addition	CHELT	Stewart	200	0	0	200	0	0	10	5	5
AP26	Abington High School Addition	CHELT	Stewart	16	0	0	16	0	0	16		
	Stewart Vacant Fill-in (Reallocate from AP08-Commercial)	CHELT	Stewart	4	0	0	4	1	1	1	1	
AN19	Switchville Crossing - L.A. Fitness Bldg. 1 (update to current flows)	CHELT	Stewart	27	17	10	0					
AN19	Switchville Crossing - Bernies Bldg. 3 (update to current flows)	CHELT	Stewart	14	1	13	0					
Total								6	10	36	29	29
Additional Flow (MGD)								0.002	0.003	0.010	0.008	0.008
Maximum Monthly Flow (add'l flow X 1.31)								0.002	0.003	0.012	0.010	0.010



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

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1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

February 26, 2019

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**SUBJECT: WYNCOTE SUB-STATION PARKING PLAN – AT SWITCHVILLE CROSSING
PRELIM/FINAL LAND DEVELOPMENT REVIEW NO. 1
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 1926004R**

Dear Mr. Manfredi:

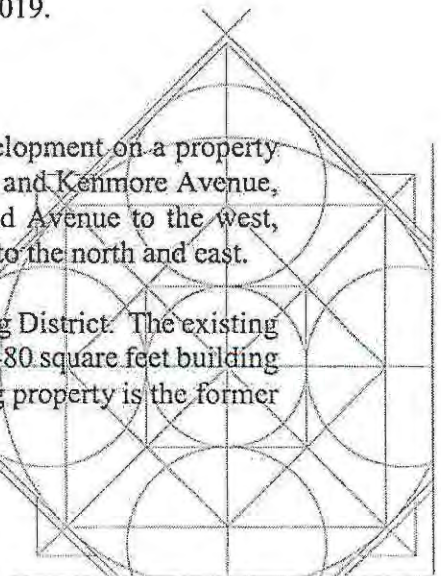
Pursuant to the Township's request, we have completed our first review of the Preliminary/Final Land Development Plan Application for Mediplex Abington. The submitted information consists of the following items.

- Abington Township Application for Approval of Plan.
- Waiver List prepared by Charles E. Shoemaker, Inc., dated January 30, 2019.
- Water Availability Letter from Aqua dated November 20, 2018.
- Abington Township 2018 Development EDU Update prepared By Abington Township, dated December 20, 2018.
- Switchville Crossing Act 537 Sewage Facilities Planning Module prepared by Charles E. Shoemaker, Inc., dated December 5, 2018.
- Stormwater Management & Erosion and Sediment Control Plan Narrative prepared by Charles E. Shoemaker, Inc., dated January 22, 2019.
- Preliminary/Final Land Development, Wyncote Sub-Station Parking Plan, at Switchville Crossing, prepared by Charles E. Shoemaker, Inc., dated January 22, 2019.

BACKGROUND INFORMATION

The Applicant, Duke Real Estate Partners, LLC, is proposing a land development on a property located on the northeastern corner of the intersection of Highland Avenue and Kenmore Avenue, at 361 Highland Avenue. The existing property is bounded by Highland Avenue to the west, Kenmore Avenue to the south, and the Switchville Crossing development to the north and east.

The existing property is located within the SI-G, Suburban Industrial Zoning District. The existing property has a total lot area of 0.62 acres and consists of one (1) existing 3,480 square feet building and electric sub-station equipment on an existing gravel area. The existing property is the former



Mr. Richard Manfredi, Manager
Abington Township
February 26, 2019
Page 2 of 8

PECO Energy Wyncote Sub-Station.

The proposed land development consists of the removal of the existing sub-station equipment and the construction of a forty-two (42) space parking lot. The existing building will remain. The proposed parking lot will take access from the Switchville Crossing development and will include concrete sidewalk, storm sewer and stormwater management, and landscaping. The existing building is currently not serviced by water or sanitary sewer. A proposed waterline is shown, but no connection will be made.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. In accordance with Sections 146-9.A and 146-9.B, a final plan is either the second stage plan for a land development which has been approved as a preliminary plan, or a final stage plan for a land development which does not propose public improvements. Public improvements are proposed with this land development plan, therefore both a preliminary plan and a final plan must be submitted.
2. In accordance with Section 146-10.B.(2)(d), the date must be provided on the plan. The date on Sheet 8 must be corrected.
3. In accordance with Section 146-10.B.(2)(e), the plan scale must be included on each sheet. The scale provided on Sheet 10 is incorrect and must be revised. Additionally, a horizontal and vertical scale must be identified for the profiles on Sheet 10.
4. In accordance with Section 146-10.B.(2)(g), a legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features must be provided on the plan. The legend on Sheet 9 must be revised to identify the proposed erosion and sedimentation control measures.
5. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), the existing properties with owners and tax parcel numbers, and the existing zoning districts within 400-feet of the project site, must be shown on the plan. The required information must be provided for the properties located south of Kenmore Avenue and within 400-feet of the project site.
6. In accordance with Sections 146-11.A.(6) and 146-11.B.(4), the location of all existing monumentation must be shown on the plan. No existing monumentation is shown and the plan must be revised accordingly. All proposed monumentation must be in accordance with Section 146-32.
7. In accordance with Section 146-11.B.(7), the existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located within 400 feet of the project site must be shown on the plan. A waiver is requested

from Section 146-11.B.(7). Existing utilities are shown within approximately 100-feet of the project site.

8. In accordance with Sections 146-11.B.(8)(d) and 146-44, the existing steep slopes of 15% to 25%, and greater than 25% must be delineated on the plan.
9. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the Erosion and Sedimentation Control Plan, and associated details and narrative, and have provided the following comments.
 - a. The proposed silt sock must be clearly shown and labeled on the plan. Supporting calculations must also be submitted.
 - b. Silt fence is listed under the Erosion Control Maintenance Procedures on Sheet 9, however a detail is not provided on Sheet 12. The plan must be revised accordingly, and all supporting calculations must also be submitted.
 - c. Sequence Note 7 on Sheet 12 references an NPDES permit. The project development disturbs less than one (1) acre, therefore an NPDES permit is not required. This must be addressed.
 - d. Step 1 of the Sequence of Construction on Sheet 12 references the Bucks County Conservation District and must be revised.
 - e. Installation of the proposed storm sewer and water service line must also be included in the Sequence of Construction on Sheet 12.
10. In accordance with Section 146-11.G.(1)(a), sanitary sewer lines, manholes and other related appurtenances must be provided on the plan. The existing building is not currently serviced by sanitary sewer. The proposed sanitary sewer must be shown on the plan.
11. In accordance with Section 146-11.J, recreational facility plans must be provided. A waiver is requested from Section 146-11.J. In accordance with Section 146-11.J.(8), when deemed acceptable by the applicant or land developer, a statement for the provision of contribution of fees in lieu of recreational facilities shall be provided and in accordance to resolution established by the Board of Commissioners.

In addition, per Section 146-40, wherever practical, provision shall be made by the developer for suitable open space for parks, playground and recreational areas.

12. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1), a letter certifying availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module must be provided to the Township upon receipt. The approved Sewage Facilities Planning Module must be provided to the Township.

13. In accordance with Section 146-11.L, architectural plans must be provided. A waiver is requested from Section 146-11.L. No new buildings are proposed; therefore, we do not believe this request is applicable and that it may be removed from the list of requested modifications.
14. In accordance with Sections 146-31.A.(6) and 146-31.A.(8), an easement must be provided to permit the Township to enter the property to inspect, maintain, repair, and/or reconstruct the proposed stormwater management and storm sewer facilities should the property owner fail to do so. A note to this effect must be placed on the plan and shall include language indicating all work will be at no cost to the Township.
15. The applicable recording notations listed in Section 146-12.E must be provided on the plan.
16. An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted for review.
17. In accordance with Section 146-25.D, curblines shall be rounded by a tangential arc having a minimum radius of 20-feet. The radius of the proposed curbline at the intersection of Highland Avenue and Kenmore Avenue must be provided on the plan.
18. In accordance with Section 146-27.A, sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience. A waiver is requested from Section 146-27.A to not require sidewalks along Kenmore Avenue.
19. In accordance with Section 146-27.E, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. Per Sheet 11, Type 2 and Type 4A curb ramps are proposed. The plan must be revised to include detailed ramp design consisting of dimensions, spot elevations, slopes, and associated details and ramp types. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans.
20. In accordance with Section 146-28.A, the proposed parking spaces must be revised to be a minimum 10-feet wide by 20-feet long.
21. In accordance with Section 146-28.D, the proposed loading area(s) must be marked on site with paint or appropriate signage. The plan must be revised to label and dimension the proposed loading area(s).
22. In accordance with Section 146-33.D, the minimum internal diameter of storm sewer shall be 15-inches. The diameter of the proposed storm sewer between inlets I-1 and I-2, and I-2 and I-4 must be revised accordingly.
23. In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper.

The proposed grading along Kenmore Avenue and within the central lawn area of the parking lot is greater than 15% and must be revised.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Tacony Creek (Frankford) Watershed and the B Management District. The project site ultimately discharges to the Tacony Creek which has a Chapter 93 Classification of Warm Water Fishery with Migratory Fishes (WWF, MF).

24. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the Erosion and Sedimentation Control Plan, and associated details and narrative, and have provided the following comments.
 - a. The proposed silt sock must be clearly shown and labeled on the plan. Supporting calculations must also be submitted.
 - b. Silt fence is listed under the Erosion Control Maintenance Procedures on Sheet 9, however a detail is not provided on Sheet 12. The plan must be revised accordingly, and all supporting calculations must also be submitted.
 - c. Sequence Note 7 on Sheet 12 references an NPDES permit. The project development disturbs less than one (1) acre, therefore an NPDES permit is not required. This must be addressed.
 - d. Step 1 of the Sequence of Construction on Sheet 12 references the Bucks County Conservation District and must be revised.
 - e. Installation of the proposed storm sewer and water service line must also be included in the Sequence of Construction on Sheet 12.
25. The signature block in Section 302.A.14 must be provided on the plan.
26. In accordance with Section 302.B, an Existing Resource and Site Analysis Map (ERSAM) is required and must show environmentally sensitive areas including, but not limited to steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, closed topographic depressions and recharge areas. The submitted Existing Features Plan must be revised to delineate the existing steep slopes of 15% to 25%, and greater than 25%.

In addition, all maps shall be submitted on 24-inch by 36-inch sheets. The submitted 11-inch by 17-inch Drainage Area Plans must be submitted on 24-inch by 36-inch plan sheets.
27. In accordance with Section 302.B.16, north arrows must be provided on the Existing and Proposed Drainage Area Plans.

28. The Applicant statement in Section 302.B.25 must be provided on the plan.
29. The Design Engineer certification in Section 302.B.26 must be provided on the plan.
30. In accordance with Section 308, upon completion of construction, the developer shall be responsible for providing as-built plans of all stormwater management facilities shown on the approved plans.
31. In accordance with Section 403.B.1, areas for proposed infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain the infiltration capacity. The Sequence of Construction on Sheet 12 must include measures such as fencing to protect the proposed area of infiltration during construction.
32. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.
33. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.

STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS

34. The drainage area line for the existing conditions must be shown on the Existing Drainage Area Plan.
35. The existing building area is included in the existing Weighted C and peak flow calculations; however, it is not included in the proposed Weighted C and peak flow calculations. The proposed Weighted C and peak flow calculations must be revised to include the existing building.
36. The calculated Weight C for the existing 25-yr to 100-yr storm events is incorrect and must be revised. In addition, the calculated Weighted C for the Managed Bypass to Kenmore Avenue 1-yr to 10-yr and 25-yr to 100-yr storm events are incorrect and must be revised.

MISCELLANEOUS COMMENTS

37. Existing signage and crosswalks shown on Sheet 2 must be revised to reflect the current conditions. In addition, the crosswalk hatching on Sheet 2 is not consistent in plan view or with the Pedestrian Crosswalk (Internal) Pavement Markings Detail on Sheet 14. The plan must be revised accordingly. We recommend all crosswalk patterns be consistent throughout the project site.
38. Based upon a field visit it appears that the internal intersection to the east of the project site stops traffic heading toward and from Highland Avenue. This must be reflected on the plan.

39. It does not appear the Special 'SI' Regulations listed on Sheet 3 are applicable to this project and the plan should be revised.
40. On Sheet 7, several spot elevations located along the curbline between the parking lot and existing building do not provide a 6-inch curb reveal and must be revised.
41. On Sheet 7, the proposed grading within the parking lot creates slopes greater than 6%. The grading shall be revised to provide a maximum slope of 5% across the parking spaces to reduce the occurrence of automatic vehicular door closure.
42. On Sheet 8, the pipe diameter listed in the Stormwater Piping Schedule for 3A to 3B is inconsistent with that shown in plan view, and the plan must be revised.
43. The invert in at existing inlet E-3 from proposed inlet I-4 must be provided in the Proposed Inlet I-4 to Inlet E-3 profile on Sheet 10.
44. On Sheet 11, the nomenclature for the van accessible penalties signs in the Reserved Parking Space w/ Penalties & Van Accessible Signs must be revised to be consistent with those provided in the PennDOT Handbook of Approved Signs, Publication 236. Additionally, the nomenclature listed in the Traffic Sign Schedule on Sheet 14 must also be revised.
45. The Pennsylvania Department of Transportation no longer specifies 2B stone. The Concrete Walk Detail on Sheet 11 must be revised accordingly.
46. On Sheet 14, the length of the white stop bar must be provided in the Stop Bar Detail.
47. On Sheet 14, the Pedestrian Crosswalk (Highland Avenue) Pavement Markings Detail must be revised to provide "Continental" style pavement markings.
48. Pavement markings similar to those north and south of the project site shall be provided along Highland Avenue to maintain the existing traffic pattern and deter parking. The plan shall be revised and associated details added.
49. Based upon a discussion with the Township Traffic Engineer, the handicap ramps across Highland Avenue and Kenmore Avenue shall be upgraded to meet the current standards.
50. Turning templates for the largest delivery truck, and for a fire truck must be submitted for review.
51. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction.
52. The Abington Township Application number (LD-19-01) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted

Mr. Richard Manfredi, Manager
Abington Township
February 26, 2019
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with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please call me.

Sincerely,



Melissa E. Prugar, P.E.
Municipal Engineer

MEP/cg

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Mark Penecale, Planning & Zoning Officer – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Brian J. Regli, Duke Real Estate Partners, LLC – Applicant/Property Owner
Gary A. Tilford, P.L.S., Charles E. Shoemaker, Inc. – Applicant's Surveyor
Richard A. Stonebeck, P.E., Charles E. Shoemaker, Inc. – Applicant's Engineer
Michael Narcowich, Montgomery County Planning Commission



Abington Township Shade Tree Commission

Review Comments: Application LD-19-01, Duke Real Estate Partners LLC

February 26, 2109

The STC reviewed the landscaping elements of the plans submitted by Duke Real Estate Partners LLC for a proposed use of "Existing Building Revisions and Parking Lot," located at the corner of Highland and Kenmore Avenue. STC member Carl Andresen followed up with a site visit. We offer the following recommendations, together which would serve to enhance the canopy and to increase the use of native species suitable for this site.

1. Along Highland Avenue (building front) - Add 3 more trees in addition to the one that is already proposed. This would create a nice row of trees along the busy street. Also, the proposed tree is a Single Stem Serviceberry (*Amelanchier X grandiflora* "Autumn Brilliance"). This is a smaller flowering tree. We would recommend a larger canopy type tree instead. A tree that would work better with the scale of the existing brick building. "Regal Prince" Sawtooth Oak, "Green Mountain" Sugar Maple or "Slender Silhouette" Sweetgum would all be good replacements as their growth habit is narrow and upright so they would work with the utility wires. They are also native species.

2. The tree planting along Kenmore Avenue - Add 2 more trees to the proposed planting at the back corner of the parking lot. Japanese Tree Lilac (5) are proposed along Kenmore Avenue. We would recommend switch this tree variety and instead use (7) the *Amelanchier X grandiflora* "Autumn Brilliance". These trees are a native species and will create the same desired effect.

3. The tree planting along the parking lot, closest to Bernie's - Proposed are 5 Zelkova trees. We would recommend switching these trees to another variety that is native. Hackberry (*Celtis occidentalis*), or an American Elm cultivar (*Ulmus americana x*) would be a much more desirable tree for this location and both are native.

We would also recommend that the perennial plants used in the rain garden area be of at least 1 gallon pot size to allow the best opportunity to become established.

Submitted by Rita Stevens, on behalf of the Abington Township Shade Tree Commission