



## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of \_\_\_\_\_  
(TOWNSHIP) (BOROUGH) (CITY), \_\_\_\_\_ COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** \_\_\_\_\_ has proposed the development of a parcel of land identified as  
land developer

\_\_\_\_\_, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify). \_\_\_\_\_

**WHEREAS**, \_\_\_\_\_ finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of \_\_\_\_\_ hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seal of  
Governing Body

Telephone \_\_\_\_\_



**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by \_\_\_\_\_ (Name)

\_\_\_\_\_ for \_\_\_\_\_ (Name)

(Title) a subdivision, commercial, or industrial facility located in \_\_\_\_\_ (Name)

\_\_\_\_\_ County.

(City, Borough, Township)

**Check one**

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

Other (attach additional sheet giving specifics).

*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.*

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Resolution of Adoption                              | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input type="checkbox"/> 4A Municipal Planning Agency Review         |
| <input type="checkbox"/> Module Completeness Checklist                       | <input type="checkbox"/> 3s Small Flow Treatment Facilities       | <input type="checkbox"/> 4B County Planning Agency Review            |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |   | <input type="checkbox"/> 4C County or Joint Health Department Review |

\_\_\_\_\_  
Municipal Secretary (print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
1-46001-228-3J

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name

Switchville Crossing

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by municipal planning agency \_\_\_\_\_

2. Date review completed by agency \_\_\_\_\_

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

**SECTION C. AGENCY REVIEW (continued)**

**Yes      No**

           13. Is this proposal consistent with the ordinance?  
 If no, describe the inconsistencies \_\_\_\_\_

           14. Is this plan consistent with the municipal Official Sewage Facilities Plan?  
 If no, describe the inconsistencies \_\_\_\_\_

           15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
 If yes, describe \_\_\_\_\_

           16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

           If yes, is the proposed waiver consistent with applicable ordinances?  
 If no, describe the inconsistencies \_\_\_\_\_

17. Name, title and signature of planning agency staff member completing this section:  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Name of Municipal Planning Agency: \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

**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.

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS AND SURVEYORS

December 3, 2018

Page 3

**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
<b>TOTAL FLOW</b>	<b>= 14,470 gal/day =</b>	<b>54.6 EDU's @ 265 gal/EDU</b>

**MINUS PRIOR ALLOCATIONS:**

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

**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	<b>111,500</b>
09/14/17 – 10/12/17	28	95,500
10/12/17 – 11/14/17	33	<b>110,000</b>
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	<b>216,200</b>
06/13/18 – 07/13/18	30	<b>216,300</b>
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		<b>12,300</b>
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 =  $354,000 / 1095 \text{ days} = 323 \text{ GPD}$

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4b - COUNTY PLANNING AGENCY REVIEW**

May 17, 2019

Duke Real Estate Partners, LLC  
Attn: Brian Regli  
2010 County Line Road  
Huntingdon Valley, PA 19006

Re: DEP #: 1-46001-228-3J  
MCPC 537 #: 19-2263  
Date Received: 4/30/2019  
Switchville Crossing  
Abington Township

Dear Mr. Regli,

We have reviewed this proposed revision to the Township's Sewage Facilities Plan in accordance with regulations issued under Act 537, "The Pennsylvania Sewage Facilities Act," as requested. We are forwarding this letter as a report of our review and recommendations.

**BACKGROUND**

The applicant, Duke Real Estate Partners LLC., is proposing to provide sewer service to three new buildings on a partial constructed and operated property in Abington Township. The proposed additional developments on the parcel will include the construction of a child care facility (11,080 SF) and a general office space (23,137) as well as the conversion of a sub-station building into a fast-food restaurant (3,480 SF). The applicant estimates the proposed projects will generate an additional 27.8 EDUs or 7,370 GPD. All flows will be conveyed to the City of Philadelphia Water Department Northeast Wastewater Treatment Plant owned by the City of Philadelphia via the Abington Township, the Cheltenham Township and the City of Philadelphia collection systems. Water supply will be provided by an existing public water supplier, Aqua American.

**COMMENTS/ISSUES**

**County Comprehensive Plan:** We understand that we were not provided with the construction stormwater management plan however, we would like to encourage the applicant to integrate green stormwater infrastructure practice on site. Additionally, we wish to encourage the applicant to visit our Green Sustainable Parking Guidebook online to learn about opportunities to incorporate green and sustainable strategies into parking lot design.

**Zoning and Subdivision:** Questions 9, 10, 11, 12, and 13 on the DEP form pertain to zoning and subdivision





COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP # 1-46001-228-3J

MCPC # 19-2263

SEWAGE FACILITIES PLANNING MODULE  
 COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW  
 (or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

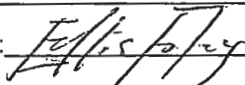
Project Name  
 Switchville Crossing

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency 4/30/2019
2. Date plan received by planning agency with areawide jurisdiction \_\_\_\_\_  
 Agency name \_\_\_\_\_
3. Date review completed by agency 5/17/2019

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?<br>If yes, describe impacts _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance?<br>If no, describe inconsistencies _____   |

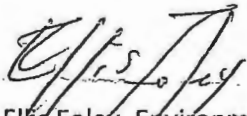
Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input type="checkbox"/>		If yes, will this project plan require the implementation of storm water management measures?
		18.	Name, Title and signature of person completing this section:
		Name:	<u>Ellis Foley</u>
		Title:	<u>Environmental Planner</u>
		Signature:	
		Date:	<u>5/17/2019</u>
		Name of County or Areawide Planning Agency:	<u>Montgomery County Planning Commission</u>
		Address:	<u>Court House - PO Box 311, Norristown, PA</u>
		Telephone Number:	<u>610-278-3729</u>
<b>SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)</b>			
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.			
The county planning agency must complete this Component within 60 days.			
This Component and any additional comments are to be returned to the applicant.			

ordinances, and compliance of the proposal to these ordinances. The Township maintains both a zoning and subdivision ordinance. We defer to the municipality for ensuring consistency with the subdivision and land development ordinances and designating zoning approvals.

**RECOMMENDATION**

Once these comments have been addressed to the satisfaction of the municipality and DEP, we have no objection to this 537 Planning Module. Should there be any questions regarding the content of this letter, please contact me at (610) 278-3729.

Sincerely,



Elis Foley, Environmental Planner  
[efoley@montcopa.org](mailto:efoley@montcopa.org) - 610-278-3729

- c: Elizabeth Mahoney, DEP Southeast Regional Office
- Richard Manfredi, Abington Township Manager
- George Wrigley, Abington Township Director of Wastewater Utilities
- Richard Stoneback, Charles E. Shoemaker Inc.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.  
1-46001-228-3J

**SEWAGE FACILITIES PLANNING MODULE**

**Component 3. Sewage Collection and Treatment Facilities**

*(Return completed module package to appropriate municipality)*

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-46001-228-3J				

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

**REVIEW FEES:** Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

**NOTE:** All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

**A. PROJECT INFORMATION** (See Section A of instructions)

1. Project Name Switchville Crossing

2. Brief Project Description Switchville Crossing was originally approved for three (3) bldgs in 2009. Project currently includes LA Fitness and Bernie's Restaurant. The third, multi-purpose bldg and Wyncote Substation w/restaurant (fast food) are now proposed by Duke Real Estate Partners, LLC.

**B. CLIENT (MUNICIPALITY) INFORMATION** (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Abington Township	Montgomery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Manfredi	Richard	J		Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Wrigley	George	R		Dir. of Wastewater Utilities
Municipality Mailing Address Line 1	Mailing Address Line 2			
1176 Old York Road				
Address Last Line -- City	State	ZIP+4		
Abington	PA	19001		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
215-884-8329	215-572-3910	gwrigley@abington.org		

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

Switchville Crossing

Site Location Line 1

361 Highland Avenue & Wyncote Substation site

Site Location Line 2

Site Location Last Line -- City

Jenkintown

State

PA

ZIP+4

19046

Latitude

40-06-04N

Longitude

75-08-22W

Detailed Written Directions to Site Travel North on Old York Road (SR0611) approx. 5/8 mi. from the intersection with Township Line Road (SR0073). Turn left onto West Avenue and travel approx. 1/3 mi. and then bear right onto Walnut St. Travel approx. 1/3 mi. and turn left onto Stewart Ave. Travel approx. 1/8 mi. Site is on the right side.

Description of Site Exist. Use: LA Fitness (41,948 s.f.) and Bernie's Restaurant (4,000 s.f.)

Proposed Use: Multi-purpose building w/childcare (11,080 s.f.), gen. office (23,137 s.f.), Wyncote bldg restaurant (3,480 s.f.)

**Site Contact (Developer/Owner)**

Last Name

Regli

First Name

Brian

MI Suffix

Phone

215-888-0754

Ext.

Site Contact Title

Chief Executive

Site Contact Firm (if none, leave blank)

Duke Real Estate Partners, LLC

FAX

215-335-8119

Email

bregli@myrevere.com

Mailing Address Line 1

2010 County Line Road

Mailing Address Line 2

Mailing Address Last Line -- City

Huntingdon Valley

State

PA

ZIP+4

19006

**D. PROJECT CONSULTANT INFORMATION** (See Section D of instructions)

Last Name

Stoneback

First Name

Richard

MI Suffix

A

Title

Project Engineer

Consulting Firm Name

Charles E. Shoemaker, Inc

Mailing Address Line 1

1007 Edge Hill Road

Mailing Address Line 2

Address Last Line -- City

Abington

State

PA

ZIP+4

19001

Country

USA

Email

rstoneback@ceshoemaker.com

Area Code + Phone

215-887-2165

Ext.

Area Code + FAX

215-576-7791

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Aqua America

**F. PROJECT NARRATIVE** (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- New collection system     Pump Station     Force Main  
 Grinder pump(s)     Extension to existing collection system     Expansion of existing facility

Clean Streams Law Permit Number \_\_\_\_\_

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's \_\_\_\_\_

Connections \_\_\_\_\_

Name of:

existing collection or conveyance system Abington Township Sanitary Sewer System

owner Abington Township

existing interceptor Tookany Creek Interceptor

owner Cheltenham Township

2. **WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility     Existing facility     Upgrade of existing facility     Expansion of existing facility

Name of existing facility Northeast Wastewater Treatment Plant

NPDES Permit Number for existing facility 26689

Clean Streams Law Permit Number 5172405

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Northeast WWTP  
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

(Also see Section I. 4.)



**G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**

**3. PLOT PLAN**

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

**4. WETLAND PROTECTION**

YES NO

- a.   Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b.   Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

- Will the project involve the disturbance of prime agricultural lands?  
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.  
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us), and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module 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 \_\_\_\_\_

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**H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS** (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.  
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

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**I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS** (See Section I of instructions) (Check and complete all that apply.)

**1 Waters designated for Special Protection**

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

**2. Pennsylvania Waters Designated As Impaired**

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

**3. Interstate and International Waters**

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

**4 Tributaries To The Chesapeake Bay**

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: \_\_\_\_\_ pounds of TN per year, and \_\_\_\_\_ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is \_\_\_\_\_ pounds per year and the total phosphorus capacity is \_\_\_\_\_ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

Initials of Responsible Agent (See Section G 2.b) \_\_\_\_\_

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

**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 <sup>TOTAL</sup> 7370970 = HIGHLAND 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
Collection	50000	654000	15000	30000	18570	55700
Conveyance	500000	1269000	156000	221000	159570	246700
Treatment	—	—	—	—	—	—

rest of 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 <sup>Total</sup> 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
Collection	100000	552000	6226	18700	12626	37880
Conveyance	1870000	2470000	516000	841000	522400	1208000
Treatment	—	—	—	—	—	—

WRT from Stewart  
treatment 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

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

c. Conveyance System

Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a.   This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

**K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

**L. PERMEABILITY TESTING** (See Section L of instructions)

- The information required in Section L of the instructions is attached.

**M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- The information required in Section M of the instructions is attached.

**N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1.   Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows \_\_\_\_\_ gpd

Yes No

3.   Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a.   If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload 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 this issue is resolved.

If no, a representative of the organization responsible 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 Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a.   If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

(For completion by the municipality)

6.  The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

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**P. PUBLIC NOTIFICATION REQUIREMENT** (See Section P of instructions)

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This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1.   Does the project propose the construction of a sewage treatment facility ?
2.   Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.   Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4.   Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.   Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.   Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7.   Does the project involve a major change in established growth projections?
8.   Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

**P. PUBLIC NOTIFICATION REQUIREMENT cont'd.** (See Section P of instructions)

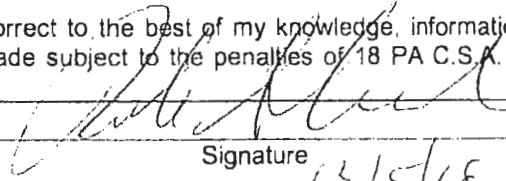
- 9.   Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10.   Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11.   Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
  - the public notice,
  - all comments received as a result of the notice,
  - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

**Q. FALSE SWEARING STATEMENT** (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Richard A. Stoneback, PE

Name (Print)



Signature

Project Engineer

Title

Date

1007 Edge Hill Road, Abington, PA 19001

Address

2158872165

Telephone Number

**R. REVIEW FEE** (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$\_\_\_\_\_ payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_



---

**R. REVIEW FEE** (continued)

---

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\# \text{_____} \text{ Lots (or EDUs) X } \$50.00 = \$ \text{_____}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
  - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \text{_____} \text{ Lots (or EDUs) X } \$35.00 = \$ \text{_____}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
  - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
  - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)



## Township of Abington

Wastewater Utilities

Wastewater Utilities  
300 Old York Road  
Elkins Park, PA 19027  
George R. 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

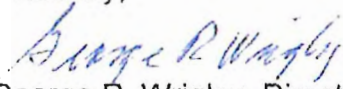
Dear Mr. Havir:

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 [gwrigley@abington.org](mailto:gwrigley@abington.org).

Sincerely,

  
George R. Wrigley, Director  
Abington Wastewater Utilities

Enclosures

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

**TABLE B3**  
**Abington Township Wastewater**  
**Land Development & Property Renovation Status By Meter Site**  
**As of December 20, 2018**

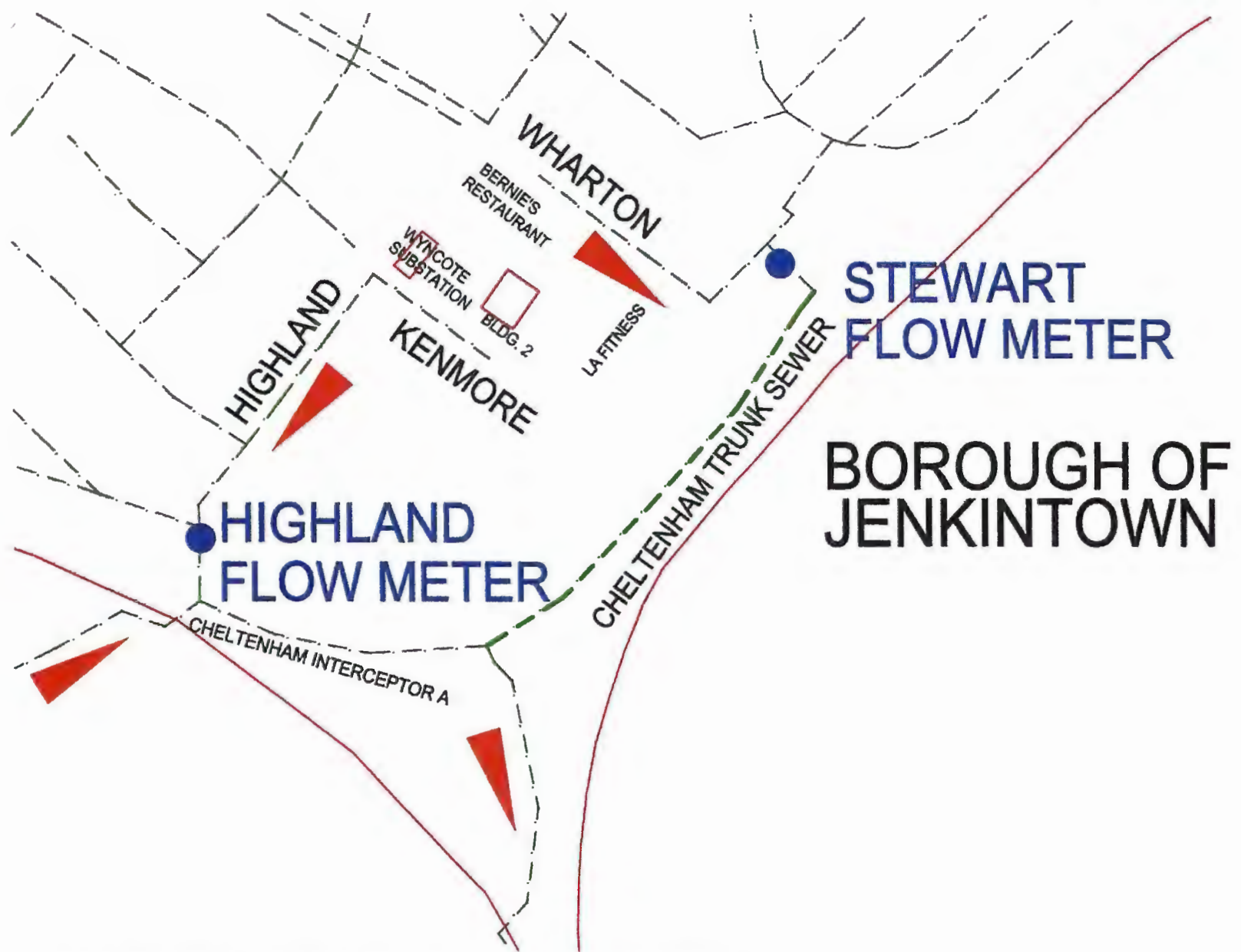
MAP ID #	Cheltenham Development	Drainage Area	Meter Site	# EDU Assigned	Previous # EDU In Use	# EDU Connected In 2018	# EDU Available	Projected EDU Connections						
								2019	2020	2021	2022	2023		
<b>ABINGTON TOWNSHIP TO CHELTENHAM:</b>														
AP01	Cadwalder Commercial	CHELT	Cadwalder	25	0	0	25	0	0	0	4	4		
Total				25		Total	25	0	0	0	4	4		
								Additional Flow (MGD)		0.000	0.000	0.000	0.001	0.001
								Maximum Monthly Flow (add'l flow X 1.21)		0.000	0.000	0.000	0.001	0.001
AP02	Fisher Residential	CHELT	Fisher	5	0	0	5	0	0	1	1	1		
AP29	Holmecrest Road Residential	CHELT	Fisher	1	0	0	1	0	0	1				
AR07	130 Fisher Rd. (Joby Koloson) [Completed]	CHELT	Fisher	1	1	0	0							
Total				7		Total	6	0	0	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
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 (reallocate 6 EDU to Switchville)	CHELT	Highland	320	0	0	320	0	0	0	0	50		
AN19	Switchville Crossing - Proposed Office/Day Care Bldg. 2 (Reallocate 1 EDU from Keswick Commercial AP05)	CHELT	Highland	10	9	0	1	0	1					
AN19	Switchville Crossing - Proposed Food (Former PECO Wyncote Stn) (Reallocate 4 EDU from Keswick Commercial AP05)	CHELT	Highland	4	0	0	4	0	0	4				
Total							378	1	2	5	1	61		
								Additional Flow (MGD)		0.000	0.001	0.001	0.000	0.016
								Maximum Monthly Flow (add'l flow X 1.30)		0.000	0.001	0.002	0.000	0.021
AN02	St. Basils (Manor College Apartments)	CHELT	Jenkintown	160	0	0	160	0	0	0	0	0		
AN06	1013 Fox Chase Rd (Saint Michael's)	CHELT	Jenkintown	5	3	0	2	2						
AN08	869 Jenkintown (Kozlowski) [Completed]	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. (Denish 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) [Completed]	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 1146 Fox Chase SubDiv. (Reallocate from AP04)	CHELT	Jenkintown	4	0	0	4					4		
Total							982	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, 2018**

MAP ID #	Cheltenham Development	Drainage Area	Meter Site	# EDU Assigned	Previous # EDU In Use	# EDU Connected In 2018	# EDU Available	Projected EDU Connections					
								2019	2020	2021	2022	2023	
AN01	Salisbury Medical	CHELT	Keswick	24	0	0	24	0	0	0	0	24	
AP05	Keswick Commercial (Reallocate 28 EDU to Switchville Crossing)		CHELT	Keswick	250	0	-28	278	5	5	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	0	5	2	2
AP36	2661 Mt. Carmel SubDiv (Reallocate from AP18-Keswick Apts) [Completed]		CHELT	Keswick	1	1	0	0					
AP37	2130 Mt. Carmel SubDiv (Reallocate from AP18-Keswick Apts)		CHELT	Keswick	1	0	0	1	1				
AR10	2323 Weidon (from 2312 Jenkintown -Conti Residence) [Completed]		CHELT	Keswick	1	1	0	0					
AR11	Keswick Vacant Fill-in (from AP18) Arnaud Herling Residence		CHELT	Keswick	1	0	0	1	1				
	Keswick Vacant Fill-in (Reallocate from AP18) Remaining Balance of 4 EDU		CHELT	Keswick	1	0	0	1	1				
							Total	565	8	5	25	27	46
							Additional Flow (MGD)	0.002	0.001	0.007	0.007	0.012	
							Maximum Monthly Flow (add'l flow X 1.37)	0.003	0.002	0.009	0.010	0.017	
AP06	Perry Commercial	CHELT	Perry	5	0	0	5	1	1	1	1	1	
AP20	Perry Vacant Lots	CHELT	Perry	10	0	0	10	1	1	1	1	1	
AR06	Church Rd. Subdivision - Dean Kergides		CHELT	Perry	1	0	0	1	0	0	1		
							Total	16	2	2	3	2	2
							Additional Flow (MGD)	0.001	0.001	0.001	0.001	0.001	
							Maximum Monthly Flow (add'l flow X 1.22)	0.001	0.001	0.001	0.001	0.001	
AN09	397 Stewart (Switchville Tavern)	CHELT	Stewart	1	0	1	0						
AN11	Abington Hospital Medical Offices	CHELT	Stewart	25	0	0	25	0	0	0	12	13	
AP08	Stewart Commercial	CHELT	Stewart	250	0	0	250	2	2	2	2	2	
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	0	5	5	
AP26	Abington High School Addition (9 EDU held in reserve)	CHELT	Stewart	25	0	0	16	0	0	16			
	Stewart Vacant Fill-in (Reallocate from AP08-Commercial) Balance of 4 EDU		CHELT	Stewart	3	0	0	3	1	1	1		
AR12	Stewart Vacant Fill-in (from AP08) 650 Pleasant Residence		CHELT	Stewart	1	0	0	1	1				
AN19	Switchville Crossing - L A Fitness Bldg. 1 (update to current flows)		CHELT	Stewart	27	17	10	0					
	(Reallocate 10 EDU from Keswick Commercial AP05)												
AN19	Switchville Crossing - Bernies Bldg. 3 (update to current flows)		CHELT	Stewart	14	1	13	0					
	(Reallocate 13 EDU from Keswick Commercial AP05)												
							Total	536	6	5	21	23	24
							Additional Flow (MGD)	0.002	0.001	0.006	0.006	0.006	
							Maximum Monthly Flow (add'l flow X 1.31)	0.002	0.002	0.007	0.008	0.008	



FIGURE 1



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

# Township of Cheltenham

Montgomery County, Pennsylvania

## Board of Commissioners

Daniel B. Norris, *President*  
Ann L. Flappoport, *Vice President*  
Irv Brockington  
Baron B. Holland  
Brad M. Pransky  
J. Andrew Sharkey  
Mitchell Zygmund-Felt



**Administration Building**  
8230 Old York Road  
Elkins Park, PA 19027-1589

Phone: 215-887-1000  
FAX: 215-887-1561  
[www.cheltenhamtownship.org](http://www.cheltenhamtownship.org)

**Township Manager**  
Bryan T. Havir

April 16, 2019

John M. Veneziale, Sewage Planning Specialist 2  
Department of Environmental Protection  
Bureau of Clean Water Southeast Regional Office  
2 East Main Street  
Norristown, PA 19401

**RE: CHELTENHAM TOWNSHIP  
TOWNSHIP OF ABINGTON MONTGOMERY COUNTY, PA  
SWITCHVILLE CROSSING  
COMPONENT 3 PLANNING MODULE  
DEP CODE: 1-46001-228-3J  
CAPACITY CERTIFICATION**

Dear Mr. Veneziale:

The Township Engineer has reviewed the planning module for the referenced project, and finds the wastewater flow of 7,370 gallons per day to be consistent with the project scope. Based on that review, I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional waste load from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Furthermore, the Township recognizes that the subject project is not listed on the official Connection Management Plan and the Township of Abington has requested a reallocation of approved EDUs to accommodate the Switchville Crossing project. That reallocation request was submitted to the Department on April 1, 2019 via regular mail. The Township understands that this planning module approval is subject to the Department's approval of the aforementioned reallocation request.

If you have any questions, please reach out to Matt Chrobocinski at Boucher & James Engineers, Inc. or me at 215.887.6200 ext. 112. Thank you.

Sincerely,

Bryan T. Havir  
Township Manager

BTH/mc

cc: Mark Eisold, Cheltenham Township Engineer  
Amy Montgomery, Abington Township Engineer  
George Wrigley, Director, Abington Wastewater Treatment

**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 7370 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
Collection						
Conveyance	2,400,000	4,760,000	1,960,000	2,760,000	2,000,000	2,870,000
Treatment						

INTERCEPTOR  
"A"

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.   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? SEE ATTACHED LETTERS

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 \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_



**J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of Instructions)

c. Conveyance System

Name of Agency, Authority, Municipality Cheltenham Township  
Name of Responsible Agent BRYAN T. HAVIER, Township Manager  
Agent Signature [Signature]  
Date 4-16-19

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a.   This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

**K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of Instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

**L. PERMEABILITY TESTING** (See Section L of Instructions)

- The information required in Section L of the instructions is attached.

**M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of Instructions)

- The information required in Section M of the instructions is attached.



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

June 16, 2015

Mr. Bryan Havir  
Township Manager  
Cheltenham Township  
8230 Old York Road  
Elkins Park, PA 19027-1589

Re: Sewage  
Chapter 94 CMP  
Cheltenham Township  
Montgomery County

Dear Mr. Havir:

The Department of Environmental Protection (DEP) has reviewed your May 29, 2015, revised Connection Management Plan (CMP) under Chapter 94.

The revised listing incorporates previous connection allocations in a comprehensive format. The CMP requests a total of 584 equivalent dwelling units (EDUs) for 2015, while recognizing that the total potential projects for the next 5 years involve a significantly greater number of connections. In light of the submitted documentation showing a reduction of flows as a result of work completed in the sewershed, the Department approves the release of the 584 EDUs as identified in the attached tables.

We request that Cheltenham Township and its tributary municipalities continue to submit the appropriate CMP table with planning submissions, i.e., sewage facilities planning module application mailers and planning modules for new land development that lists the project's allocated capacity. Please note that projects that require Act 537 Planning Approval must either include a CMP allocation for the entire project's associated connection flows or be submitted as phased projects, depending upon the project's nature and the availability of connections.

Cheltenham Township must continue timely action regarding the Corrective Action Plan implementation, Act 537 Plan revision, and collection of metered data for sewer line rehabilitation work accomplished to date. DEP may periodically request Cheltenham Township to submit progress reports on these action items.

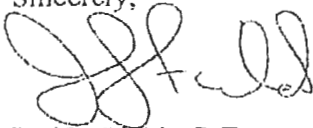
Mr. Bryan Havir

- 2 -

June 16, 2015

If you have any questions regarding the above information, please call me at 484.250.5970.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenifer Fields', with a stylized flourish at the end.

Jenifer Fields, P.E.  
Regional Manager  
Clean Water

Enclosure: CMP tables (3)

cc: Montgomery County Planning Commission  
Montgomery County Health Department  
Philadelphia Water Department  
Abington Township  
Jenkintown Borough  
Mr. O'Neil  
Planning Section  
Re 30 (GJE15CLW)167-1

TABLE B3

Abington Township Wastewater  
Land Development & Property Renovation Status By Meter Site  
As of December 31, 2014

MAP (L) #	Cheltenham Development	Drainage Area	Meter Site	# EDU Assigned	Previous # EDU In Use	# EDU Connected In 2014	# EDU Available	2015	Projected EDU Connections								
								2016	2017	2018	2019	2020					
ABINGTON TOWNSHIP TO CHELTENHAM:																	
AN07	910 Township line Rd. (Riches Bakery)	CHELT	Catchwater	2	0	0	2	2									
								Additional Flow (MGD)					0.001	-	-	-	-
								Maximum Monthly Flow (add'l flow X 1.18)					0.001	-	-	-	-
AR08	Church Rd. Subdivision - Dean Kergidas	CHELT	Fisher	1	0	0	1	1									
AR07	130 Fisher Rd. (Joby Kulason)	CHELT	Fisher	1	0	0	1	1									
AR09	323 Holmcrest Ave. (Jerry Grainer)	CHELT	Fisher	1	0	0	1	1									
	Holmcrest Road Residential	CHELT	Fisher	1	0	0	1	0	0	1							
Total				3				3	0	0	0	0	0				
								Additional Flow (MGD)					0.001	-	-	-	-
								Maximum Monthly Flow (add'l flow X 1.18)					0.001	-	-	-	-
AP08	Highland Vacant Lots	CHELT	Highland	8	0	0	8	1	1	1	1	1	1				
AP10	Highland Apartments	CHELT	Highland	50	0	0	50	0	0	0	0	0	0				
AP11	Standard Prins Steel Apartments	CHELT	Highland	320	0	0	320	0	0	0	50	50	50				
	Pat Deacon (Arnaud Ave. Residential)	CHELT	Highland	1	0	0	1	0	0	1							
Total				379				1	1	1	51	51	51				
								Additional Flow (MGD)					0.000	0.000	0.000	0.014	0.014
								Maximum Monthly Flow (add'l flow X 1.18)					0.000	0.000	0.000	0.016	0.016
AR01	800 Fox Chase Rd. (Smith)	CHELT	Jenkintown	16	0	0	16	0	0	16							
AR12	305 Rolling Hill Rd	CHELT	Jenkintown	1	0	0	1	1									
AR13	367 Rolling Hill Rd.	CHELT	Jenkintown	1	0	0	1	1									
AN02	St. Basile (Manor College Apartments)	CHELT	Jenkintown	100	0	0	100	0	40	40	40	40	40				
AN03	Fox Chase Apartments	CHELT	Jenkintown	72	0	0	72	0	35	30							
AN06	1013 Fox Chase Rd (Saint Michael's)	CHELT	Jenkintown	5	0	0	5	5									
AN08	868 Jenkintown (Kozdowski)	CHELT	Jenkintown	1	0	0	1	1									
AN12	YMCA Foxchase (Golman Property)	CHELT	Jenkintown	12	0	0	12	0	0	12							
AP07	Shelmins Commercial	CHELT	Jenkintown	25	0	0	25	10	5	5	3	2	2				
AP12	Cedar & Fox Chase Residential	CHELT	Jenkintown	480	0	0	480	0	0	0	50	50	50				
AP13	Jenkintown OLDS & Vacant Lots	CHELT	Jenkintown	3	0	0	3	0	0	1	1	1	1				
AP14	Cedar Rd. (Denish Residential)	CHELT	Jenkintown	10	0	0	10	0	1	1	1	1	1				
AP15	Cedar & Cedar Glenn Residential	CHELT	Jenkintown	10	0	0	10	0	2	2	2	2	2				
AP16	Alvinstorpe Park	CHELT	Jenkintown	50	0	0	50	2	2	2	2	2	2				
AP21	Shelms OLDS	CHELT	Jenkintown	2	0	0	2	0	1	1	1	1	1				
Total				840				20	87	118	100	99	99				
								Additional Flow (MGD)					0.005	0.023	0.031	0.027	0.026
								Maximum Monthly Flow (add'l flow X 1.18)					0.006	0.027	0.036	0.031	0.031
AR10	2012 Jenkintown (Conll)	CHELT	Keswick	1	0	0	1	1									
AN01	Salisbury Medical	CHELT	Keswick	24	0	0	24	12	12								
AP05	Keswick Commercial	CHELT	Keswick	250	0	0	250	63	10	10	10	10	10				
AP17	New Life Church	CHELT	Keswick	60	0	0	60	7	5	5	5	5	5				
AP18	Keswick Apartments	CHELT	Keswick	200	0	0	200	8	5	5	5	5	5				
AP19	Keswick Elderly Apartments	CHELT	Keswick	44	0	0	44	12	5	5	2	2	2				
Total				570				104	37	25	22	22	22				
								Additional Flow (MGD)					0.028	0.010	0.007	0.006	0.006
								Maximum Monthly Flow (add'l flow X 1.18)					0.033	0.012	0.008	0.007	0.007
AP06	Perry Commercial	CHELT	Perry	5	0	0	5	1	1	1	1	1	1				
AP20	Perry Vacant Lots	CHELT	Perry	10	0	0	10	1	1	1	1	1	1				
Total				15				2	2	2	2	2	2				
								Additional Flow (MGD)					0.001	0.001	0.001	0.001	0.001
								Maximum Monthly Flow (add'l flow X 1.18)					0.001	0.001	0.001	0.001	0.001
AR11	2159 Pleasant Ave. (Wysacki)	CHELT	Stewart	1	0	0	1	0	1								
AN09	397 Stewart (Swichville Tavern)	CHELT	Stewart	1	0	0	1	0	1								
AN11	Abington Hospital Medical Offices	CHELT	Stewart	25	0	0	25	0	0	0	25						
AP08	Stewart Commercial	CHELT	Stewart	250	0	0	250	17	13	7	7	7	7				
AP22	Stewart Vacant Lots	CHELT	Stewart	20	0	0	20	1	1	1	1	1	1				
AP23	Stewart OLDS	CHELT	Stewart	11	0	0	11	1	1	1	1	1	1				
AP24	Coppin Beach Elementary Addition	CHELT	Stewart	10	0	0	10	0	1	1	1	1	1				
AP25	Abington Hospital Addition	CHELT	Stewart	200	0	0	200	0	5	10	5	10	10				
AP26	Abington High School Addition	CHELT	Stewart	25	0	0	25	0	1	1	1	1	1				
Total				543	0	0		19	24	21	41	21	21				
								Additional Flow (MGD)					0.005	0.000	0.008	0.011	0.006
								Maximum Monthly Flow (add'l flow X 1.18)					0.006	0.005	0.007	0.013	0.007

\* SEE REALLOCATION LETTER

REVISED TOTAL EDU 2015 151

**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](mailto: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



Debra McCarty, Water Commissioner

April 24, 2019  
Via e-mail

Gary Tilford, P.L.S.  
Charles E. Shoemaker, Inc.  
1007 Edge Hill Road  
Abington, PA 19001

**SUBJECT: Capacity Certification  
Switchville Crossing – 361 Highland Avenue  
PWD Code No. 201901-001  
Jenkintown, Montgomery County**

Mr. Tilford:

PWD has completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project and certifies that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this development. The waste load from this project will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for sanitary flows of 7,370 gpd at the City's Northeast Water Pollution Control Plant (NPDES Permit No. PA 26689, Clean Streams Law Permit No. 5172405) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

Please note that the City of Philadelphia may rescind this capacity certification should an unforeseen capacity issue arise or if the PA Department of Environmental Protection or other regulatory agency restricts or bans additional flows to any portion of the City's sewerage system to which the project is tributary.

Sincerely,

Eric Ponert  
Sewage Enforcement Officer

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- New collection system     Pump Station     Force Main  
 Grinder pump(s)     Extension to existing collection system     Expansion of existing facility

Clean Streams Law Permit Number \_\_\_\_\_

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's \_\_\_\_\_

Connections \_\_\_\_\_

Name of:

existing collection or conveyance system Abington Township Sanitary Sewer System

owner Abington Township

existing interceptor Tookany Creek Interceptor

owner Cheltenham Township

**2. WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility     Existing facility     Upgrade of existing facility     Expansion of existing facility

Name of existing facility Northeast Wastewater Treatment Plant

NPDES Permit Number for existing facility 26689

Clean Streams Law Permit Number 5172405

Location of discharge point for a new facility. Latitude N/A Longitude N/A

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Northeast WWTP  
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent ERIC PONERT, S.E.O.

Agent Signature Eric Ponert Date 7/24/19

(Also see Section I. 4.)



**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 7,370 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
Collection						
Conveyance	2,440,000	4,760,000	1,960,000	2,760,000	2,000,000	2,820,000
Treatment*	210	420	160	202.1	174.6	198

LETTERS ED TO 12  
"A"

3. Collection and Conveyance Facilities \*MGD - PHILA. NEWPCP

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.   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? **SEE ATTACHED LETTERS**

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 \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

c. Conveyance System

Name of Agency, Authority, Municipality Cheltenham Township  
Name of Responsible Agent BRYAN T. HAVIL, Township Manager  
Agent Signature [Signature]  
Date 4-16-19

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a.   This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality PHILA. WATER DEPT.  
Name of Responsible Agent ERIC PONERT, S.E.O.  
Agent Signature [Signature]  
Date 4/24/19

**K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

**L. PERMEABILITY TESTING** (See Section L of instructions)

- The information required in Section L of the instructions is attached.

**M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- The information required in Section M of the instructions is attached.

**CHARLES E. SHOEMAKER, INC.**

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

Re-sent 4/23/19

January 14, 2019

Mr. Eric Ponert  
Sewage Enforcement Officer  
Philadelphia Water Department  
1101 Market Street, 2<sup>nd</sup> 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](mailto:gtilford@ceshoemaker.com). Upon completion of your review, please return the signed Sections G and J certifying capacity to my attention.

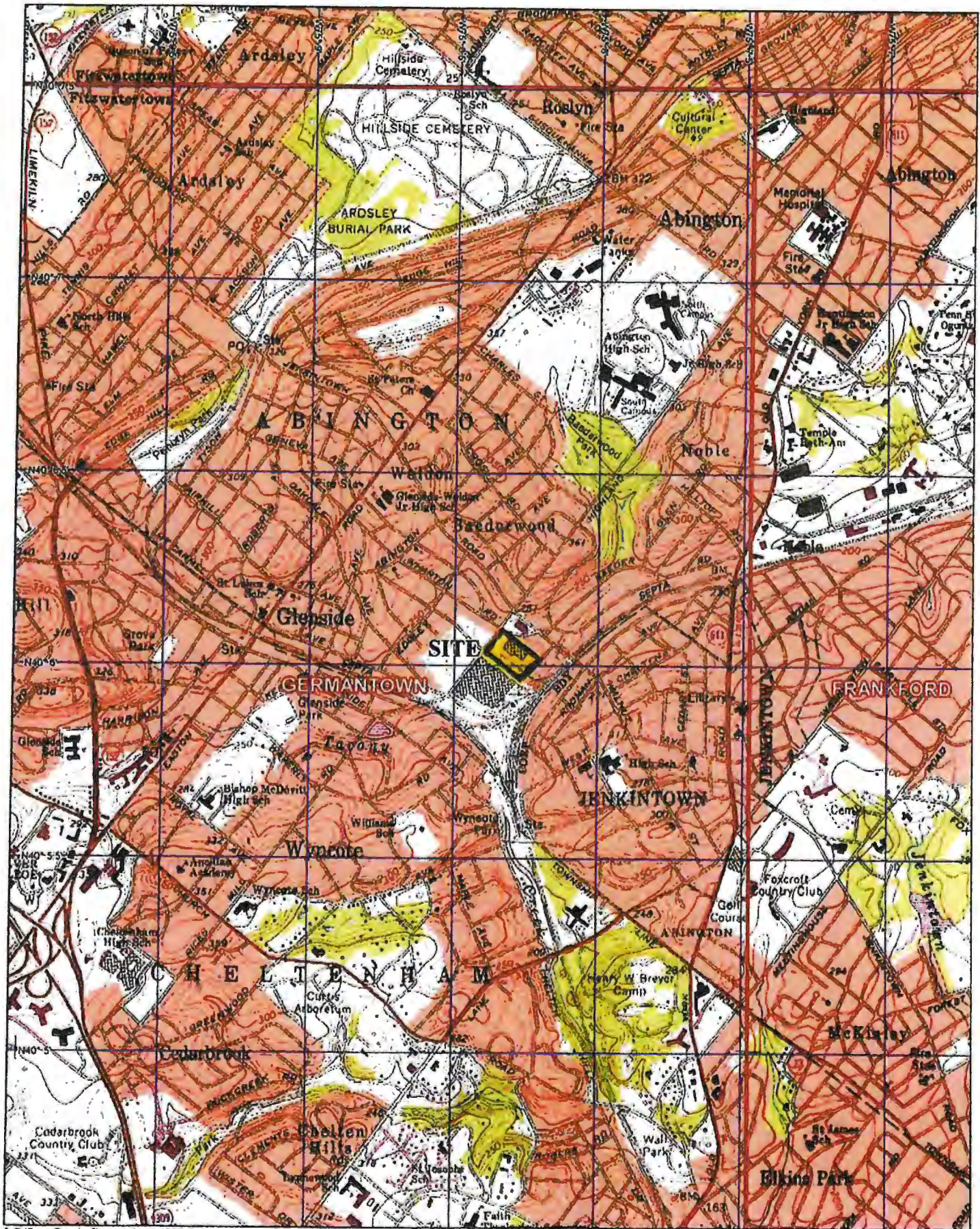
**CHARLES E. SHOEMAKER, INC.**  
**ENGINEERS AND SURVEYORS**  
**ABINGTON, PENNSYLVANIA**

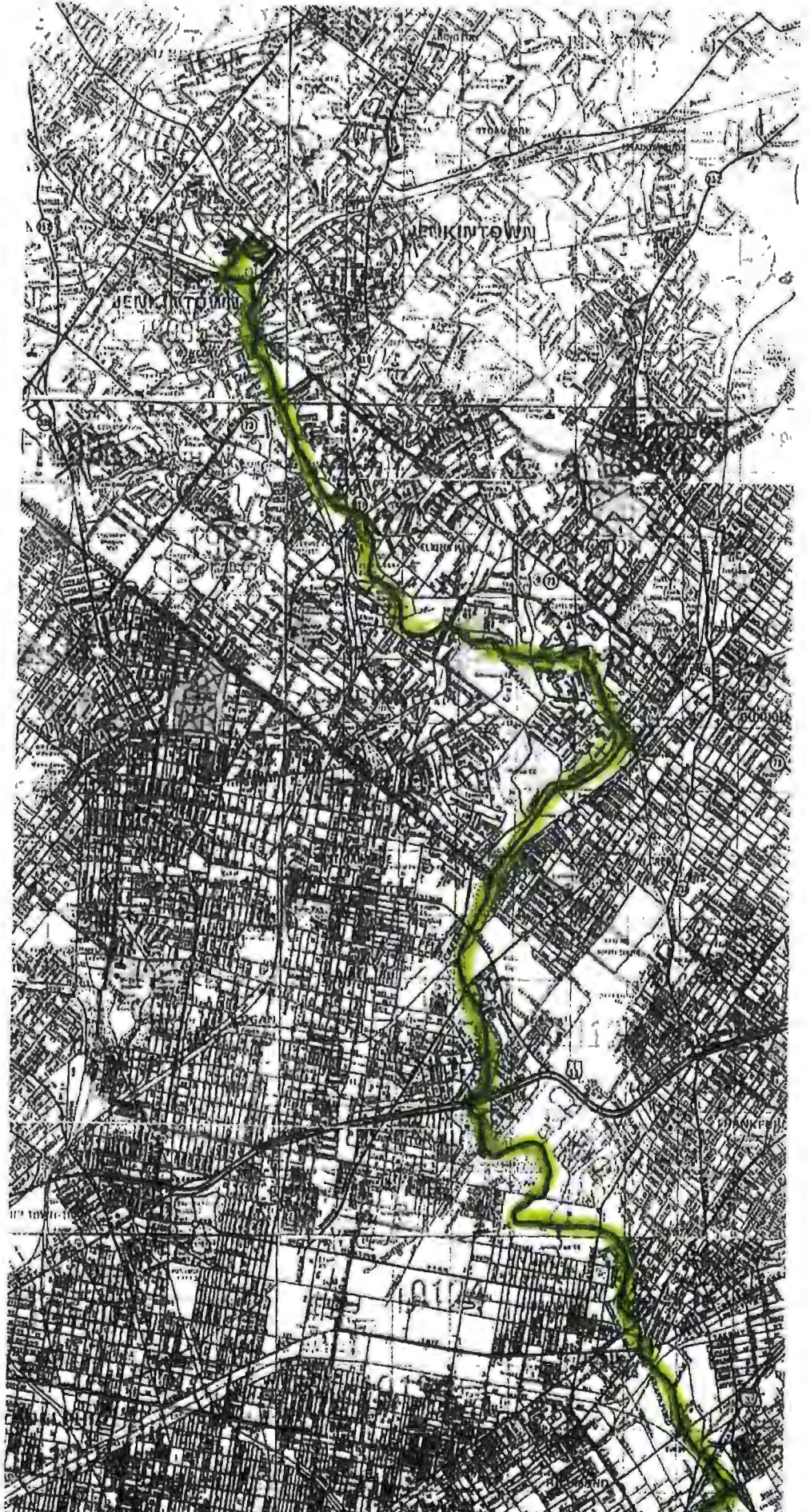
January 14, 2019  
Page 2

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





**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.



Pennsylvania Department of Environmental Protection

2 East Main Street  
Norristown, PA 19401  
January 12, 2010

**Southeast Regional Office**

Phone: 484-250-5970  
Fax: 484-250-5971

Ms. Allyn R. LaRash, Secretary  
Abington Township  
1176 Old York Road  
Abington, PA 19001

Re: Planning Module for Land Development  
Switchville Crossing  
DEP Code 1-46001-139-3J  
Status: ISSUED  
APS ID 709386, SITE ID 728979  
Abington Township  
Montgomery County

Dear Ms. LaRash:

Approval is hereby granted by the Department of Environmental Protection (Department) for the above-referenced revision to the Abington Township Official Sewage Facilities Plan. In accordance with the Pennsylvania Sewage Facilities Act and Title 25, Chapter 71 of the Department's Rules and Regulations, Abington Township is responsible for implementing this revision as per the approved planning module.

This revision provides for adequate sewage facilities planning to permit the conversion of an existing manufacturing/warehouse facility to offices, medical offices, and a fitness center. This project is located at 1938 Wharton Road in Abington Township, Montgomery County.

This project will be connected to the Cheltenham Township conveyance system and will generate 4,089 gallons of sewage per day to be treated at the City of Philadelphia Water Department Northeast Wastewater Treatment Facility.

Conveyance capacity for this project is provided consistent with the Cheltenham Township Chapter 94 Wasteload Management Plan and associated Connection Management Plan.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717-787-3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800-654-5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717-787-3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

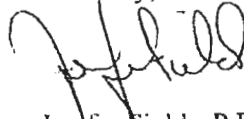


IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717-787-3483) FOR MORE INFORMATION.

If you have any questions, please feel free to contact Mr. John M. Venezia of our office at 484-250-5175.

Sincerely,



Jennifer Fields, P.E.  
Regional Manager  
Water Management

cc: Montgomery County Planning Commission  
Montgomery County Health Department  
Montgomery County Conservation District  
Mr. Casacio - New Century Design & Construction  
Charles E. Shoemaker, Inc.  
Mr. Ponert - City of Philadelphia Water Department  
Mr. Venezia  
Ms. Moore  
Planning Section  
Re 30 (joh10wqm)012-3

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

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

December 3, 2018

Page 2

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 (1<sup>st</sup> floor 11,080 S.F.) plus General Office (2<sup>nd</sup> & 3<sup>rd</sup> 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  
Page 3

**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
<b>TOTAL FLOW</b>	<b>= 14,470 gal/day =</b>	<b>54.6 EDU's @ 265 gal/EDU</b>

**MINUS PRIOR ALLOCATIONS:**

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

**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	<b>111,500</b>
09/14/17 – 10/12/17	28	95,500
10/12/17 – 11/14/17	33	<b>110,000</b>
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	<b>216,200</b>
06/13/18 – 07/13/18	30	<b>216,300</b>
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		<b>12,300</b>
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 =  $354,000 / 1095 \text{ days} = 323 \text{ GPD}$

DAYCARE WATER/SEWER - GALLONS												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	7,900	6,400	7,800	23,000	10,600	7,800	6,700	9,800	5,700	5,600	4,600	3,700
2016	2,700	4,300	5,600	6,500	8,000	10,800	12,300	6,500	6,300	6,700	6,200	4,200
DayCare Address 2070 County Line Road, Huntingdon Valley, PA 19006												
5041 SF Gross												
2696 SF Classroom Area												
5 Employees												
60 Students												

	A	B	C	D	Q	R	S	T	U	V	W	X	Y	Z	AA
	<b>Gwynedd Crossing Shopping Center</b>														
	1210 Bethlehem Pike			TOTAL					TOTAL					TOTAL	
	<b>Account #</b>	<b>Address</b>	<b>Name</b>	<b>2015</b>	<b>Jan-16</b>	<b>Apr-16</b>	<b>Jul-16</b>	<b>Oct-16</b>	<b>2016</b>	<b>Jan-17</b>	<b>Apr-17</b>	<b>Jul-17</b>	<b>Oct-17</b>	<b>2017</b>	
1	208040		AMC Cinema	470,000	100,000	110,000	70,000	120,000	400,000	95,000	127,000	94,000	14,000	325,000	
5	208051	B1	Subway	63,000	11,000	10,000	11,000	12,000	44,000	19,000	19,000	19,000	15,000	72,000	
5	208052	B2	Manhattan Bagel (1,300 S.F.)	16,000	38,000	31,000	26,000	38,000	133,000	20,000	25,000	31,000	29,000	105,000	
7	208053	B3	Gwynedd Cleaners	172,000	54,000	37,000	47,000	49,000	187,000	48,000	36,000	41,000	42,000	167,000	
3	208054	B4	Vacant	3,000	2,000	0	0	0	2,000	0	0	0	0	-	
0	208055	B5	Supercuts	66,000	17,000	16,000	15,000	13,000	61,000	13,000	12,000	12,000	12,000	49,000	
0	208056	A5	Orange Theory	1,000	2,000	11,000	14,000	14,000	41,000	13,000	18,000	20,000	20,000	71,000	
1	208058	B7	Wine & Spirits	53,000	11,000	14,000	18,000	9,000	52,000	21,000	39,000	41,000	22,000	123,000	
2	208059	B8	Staples	40,000	10,000	10,000	10,000	10,000	40,000	10,000	10,000	10,000	10,000	40,000	
3	208060	B9	GNC	22,000	3,000	5,000	8,000	2,000	18,000	8,000	5,000	6,000	6,000	25,000	
4	208061	B10	Sleepys	11,000	1,000	2,000	3,000	1,000	7,000	6,000	1,000	1,000	2,000	10,000	
5	208062	B11	Future Success	30,000	9,000	16,000	7,000	7,000	39,000	17,000	9,000	19,000	7,000	52,000	
5	208063	A7	Floris Nails	133,000	30,000	22,000	28,000	30,000	110,000	25,000	19,000	29,000	33,000	106,000	
7	208064	A6	combined w/A5												
3	208066	C	Olive Garden	2,070,000	550,000	540,000	530,000	490,000	2,110,000	530,000	440,000	520,000	540,000	2,030,000	
3	208068	A2	Chuck E Cheese	170,000	40,000	50,000	50,000	50,000	190,000	40,000	50,000	50,000	40,000	180,000	
1	208069	A3	Fuji House	92,000	27,000	25,000	26,000	26,000	104,000	26,000	41,000	35,000	39,000	141,000	
1	208070	A1	Utility Room	-	0	0	0	0	-	0	0	0	0	-	
2	208071	A4	Whole Foods	1,500,000	320,000	320,000	320,000	320,000	1,280,000	330,000	340,000	310,000	320,000	1,300,000	
1	208112	B6	Petco Unleashed	71,000	20,000	21,000	18,000	14,000	73,000	14,000	16,000	15,000	16,000	61,000	
1			Total	5,083,000					4,891,000					4,857,000	
			Total Purchased	6,460,500.00					6,460,500					6,460,500.00	
	208107		Residence Inn	3,160,000	740,000	429,000	925,000	1,283,000	3,377,000	825,000	498,000	817,000	818,000	2,958,000	
	208108		Greene Turtle	20,000	0	0	0	0	-	10,000	30,000	300,000	210,000	550,000	
			Total	3,180,000					3,377,000					3,508,000	
			Total Purchased	5,256,000					5,256,000					5,256,000	



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](http://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 [dlciotti@aquamerica.com](mailto:dlciotti@aquamerica.com).

Regards,

A handwritten signature in black ink that reads "Deanna L. Ciotti".

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

## 1. PROJECT INFORMATION

Project Name: **Switchville Crossing**

Date of Review: **10/16/2018 03:18:45 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **11.06 acres**

County(s): **Montgomery**

Township/Municipality(s): **ABINGTON**

ZIP Code: **19038; 19046**

Quadrangle Name(s): **GERMANTOWN**

Watersheds HUC 8: **Lower Delaware**

Watersheds HUC 12: **Tacony Creek-Frankford Creek**

Decimal Degrees: **40.100501, -75.138480**

Degrees Minutes Seconds: **40° 6' 1.8043" N, 75° 8' 18.5266" W**

## 2. SEARCH RESULTS

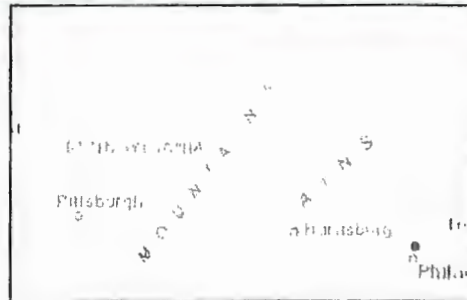
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

### Switchville Crossing

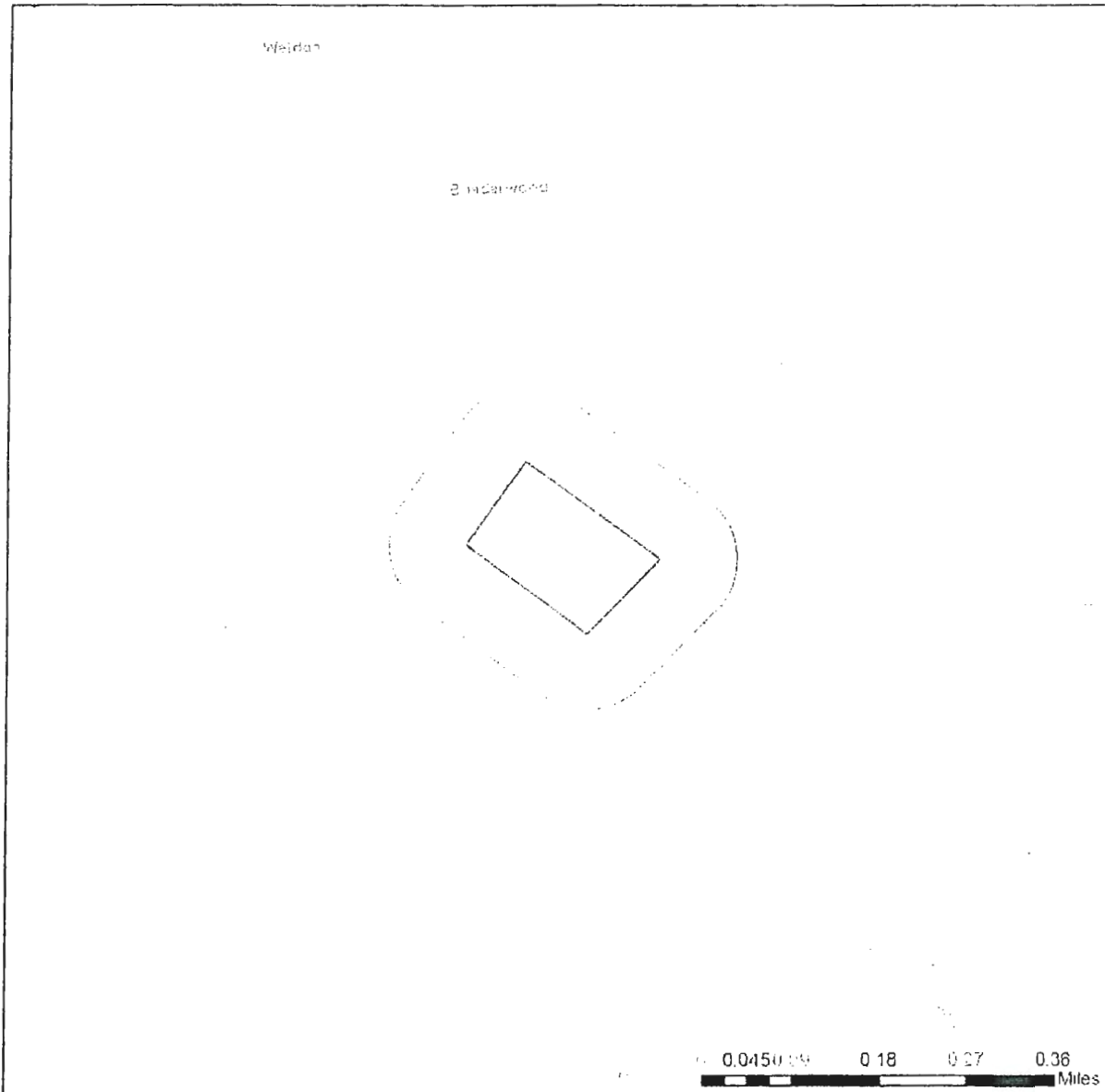


- Project Boundary
- Buffered Project Boundary

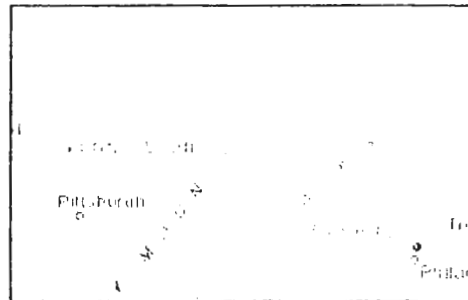


Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

### Switchville Crossing



- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

## RESPONSE TO QUESTION(S) ASKED

**Q1:** The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

**Your answer is:** No forests, woodlots or trees will be affected by the project.

**Q2:** Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

**Your answer is:** No

### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

##### RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.



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#### **4. DEP INFORMATION**

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

**5. ADDITIONAL INFORMATION**

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

**6. AGENCY CONTACT INFORMATION**

**PA Department of Conservation and Natural Resources**  
Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)

**U.S. Fish and Wildlife Service**  
Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
NO Faxes Please

**PA Fish and Boat Commission**  
Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

**PA Game Commission**  
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

**7. PROJECT CONTACT INFORMATION**

Name: Margaret Greenberg  
Company/Business Name: Charles E. Shoemaker, Inc.  
Address: 1007 Edge Hill Road  
City, State, Zip: Abington, PA 19001  
Phone: ( 215 ) 887-2165 Fax: ( 215 ) 576-7791  
Email: mgreenberg@ceshoemaker.com

**8. CERTIFICATION**

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Margaret Greenberg  
applicant/project proponent signature

10/16/18  
date



JUN 25 2009

Commonwealth of Pennsylvania  
**Pennsylvania Historical and Museum Commission**  
**Bureau for Historic Preservation**  
Commonwealth Keystone Building, 2<sup>nd</sup> Floor  
400 North Street  
Harrisburg, PA 17120-0093  
[www.phmc.state.pa.us](http://www.phmc.state.pa.us)

18 June 2009

Douglas C. Rossino  
Charles E. Shoemaker, Inc.  
1007 Edge Hill Road  
Abington, PA 19001

RE: ER 09-1023-091-B  
DEP: Proposed Switchville Crossing Development, Abington Twp., Montgomery Co.

Dear Mr. Rossino:

The Bureau for Historic Preservation has reviewed the above named project under the authority of the Environmental Rights amendment, Article I, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988). This review includes comments on the project's potential effect on both historic and archaeological resources.

Thank you for submitting the additional information concerning the above referenced project. Based on the information provide, it is our opinion that the Philadelphia Electric Company/Willard, Inc Building is not eligible for the National Register of Historic Places. No additional historic properties are present in the area of the above referenced project. Therefore, based on our survey files, which include both archaeological sites and standing structures, there are no National Register eligible or listed historic or archaeological properties in the area of this proposed project. Thank you for your cooperation.

If you need further information in this matter please consult Ann Safley at (717) 787-9121.

Sincerely,

Andrea L. MacDonald, Chief  
Division of Preservation Services

ALMacD/ras

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

TRANSMITTAL

**Date:** June 3, 2009

**TO:** Pennsylvania Historical and Museum Commission

**Address:** Commonwealth Keystone Building, Second Floor  
 400 North Street  
 Harrisburg, PA 17120-0093

**Attention:** Susan Zacher  
 Division of Archaeology and Protection

**FROM:** Douglas C. Rossino, PE

**PROJECT:** 25348 A Switchville Crossing

- We are sending you    
  Attached    
  Via FEDEX    
  Via US Mail    
  Hand Delivered  
 the following items    
  Plans    
  Legal Description    
  Originals    
  Other

Copies	Plan No.	Description
1		Review Letter dated March 19, 2009, File No. ER 2009-1023-091-A
1		Review Letter dated April 8, 2009, File No. ER 2009-1085-091-A
1		Historic Resource Survey Form
1		Historical Narrative

- For your use                     
  As Requested                     
  For review & comment

**Remarks:**

Susan - This package includes the additional information requested by both you, Mark Shaffer and Ann Safley. As per our phone conversation, the entire package is being mailed to your office along with a copy of both review letters, each with a different File No., for you to review. Please forward to Mark Shaffer or Ann Safley any information that they require. As we also discussed previously, a Bank has not been chosen for the site yet, and therefore, the Federal/State Agency and funding program can not be identified. Also, in reference to the effects of the project on the site, all existing structures shall be removed, as stated in the included report. If there are any additional questions or concerns, please don't hesitate to contact me.

FAX: (215) 576-7791

PHONE: (215) 887-2165

**CHARLES E. SHOEMAKER, INC.**

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

TRANSMITTAL

**CC: Brian Regli, Duke Real Estate Partners, LLC**  
**Joy Nash, AIA, New Century Design & Construction, Inc.**  
**Steven R. Freeman, AIA, New Century Design & Construction, Inc.**  
**CES #25348A**

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

	\$2.70	0001
Postage	\$2.70	
Certified Fee	\$2.70	
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$7.60</b>	<b>03/13/2009</b>

Sent to: **Doug McLearn**  
**PA Historical & Museum Commission**  
 Official, Agent, Addressee, or PO Box No. **Commonwealth Keystone Bldg**  
**400 North Street 2nd Fl.**  
 City, State, ZIP+4<sup>®</sup> **Harrisburg, PA 17120-0093**

PS Form 3811, August 2005 See Reverse for Instructions

7007 0220 0000 8456 2863

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits. <i>2534PA</i></li> </ul> <p>1. Article Addressed to:  <b>Mr. Doug McLearn, Div. Chief</b>  <b>Archaeology &amp; Protection</b>  <b>PA HISTORICAL &amp; MUSEUM</b>  <b>COMMISSION</b>  <b>Commonwealth Keystone Bldg.</b>  <b>Second Floor</b>  <b>400 North Street</b>  <b>Harrisburg, PA 17120-0093</b></p> <p>2. Article Number <b>7007 0220 0000 8456 2863</b>  <i>(Transfer from service)</i></p>	<p>A. Signature    <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery  <b>MAR 18 2009</b></p> <p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes      If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

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

**TRANSMITTAL**

**Date:** March 11, 2009

**TO:** Pennsylvania Historical and Museum Commission

**Address:** Commonwealth Keystone Building, Second Floor  
 400 North Street  
 Harrisburg, PA 17120-0093

**Attention:** Doug McLearn  
 Division Chief, Archaeology and Protection

**FROM:** Douglas C. Rossino, PE

**PROJECT:** 25348 A Switchville Crossing

- We are sending you   
  Attached   
  Via FEDEX   
  Via US Mail   
  Hand Delivered  
 the following items   
  Plans   
  Legal Description   
  Originals   
  Other

Copies	Plan No.	Description
1		Cultural Resource Notice
1		Cultural Resource Notice Narrative
1	A-9-334	Land Development Plan
1	A-9-335	Existing Features Plan
1	A-9-338	Site Grading Plan
1	A-9-339	Off-Site Grading Plan

- For your use   
  As Requested   
  For review & comment

**Remarks:**  
 Included is the 'Cultural Resource Notice' package for the above mentioned project. If there are any questions, please don't hesitate to contact me.

**CC:** Brian Regli, Duke Real Estate Partners, LLC  
 Joy Nash, AIA, New Century Design & Construction, Inc.  
 Steven R. Freeman, AIA, New Century Design & Construction, Inc.  
 CES #25348A

NOTICE



## CULTURAL RESOURCE NOTICE

DEP USE ONLY

 Received

Read the instructions before completing this form.

## SECTION A. APPLICANT IDENTIFIER

Applicant Name Duke Real Estate Partners, LLC c/o Joseph A. Casacio, Jr.  
 Street Address 2010 County Line Road  
 City Huntingdon Valley State PA Zip 19006  
 Telephone Number (215) 355-9513

Project Title Switchville Crossing

## SECTION B. LOCATION OF PROJECT

Municipality Abington Township County Name Montgomery DEP County Code 46

## SECTION C. PERMITS OR APPROVALS

Name of Specific DEP Permit or Approval Requested: Sewage Facilities Planning Module

Anticipated federal permits:

- Surface Mining  404 Water Quality Permit  
 Army Corps of Engineers  Federal Energy Regulatory Commission  
 401 Water Quality Certification  Other: \_\_\_\_\_

## SECTION D. GOVERNMENT FUNDING SOURCES

- State: (Name) \_\_\_\_\_  Local: (Name) \_\_\_\_\_  
 Federal: (Name) \_\_\_\_\_  Other: (Name) \_\_\_\_\_

## SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL &amp; GAS MGMT OFFICE

- DEP Regional Office Responsible for Review of Permit Application  Central Office (Harrisburg)  
 Southeast Regional Office (Norristown)  Northeast Regional Office (Wilkes-Barre)  
 Southcentral Regional Office (Harrisburg)  Northcentral Regional Office (Williamsport)  
 Southwest Regional Office (Pittsburgh)  Northwest Regional Office (Meadville)  
 District Mining Office: \_\_\_\_\_  Oil & Gas Office: \_\_\_\_\_

## SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.

County Conservation District Montgomery Telephone Number, if known (610) 489-4506

## SECTION G. CONSULTANT

Consultant, if applicable Richard A. Stoneback, P.E. c/o Charles E. Shoemaker, Inc.  
 Street Address 1007 Edge Hill Road  
 City Abington State PA Zip 19001  
 Telephone Number (215) 887-2165



PHONE (215) 887-2165

FAX (215) 576-7791

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

*Cultural Resource Notice Narrative*

*of*

***“Switchville Crossing”***

*Prepared For*

***Pennsylvania Historical and Museum Commission***

**1938 Wharton Road  
Abington Township  
Montgomery County, Pennsylvania**

**Owner / Developer**

Duke Real Estate Partners, LLC  
c/o Joseph A. Casacio, Jr.  
2010 County Line Road  
Huntingdon Valley, PA 19006

**Engineers & Surveyors**

Charles E. Shoemaker, Inc.  
1007 Edge Hill Road  
Abington, PA 19001

Project No. 25348-A

Date: March 11, 2009

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS AND SURVEYORS

**INTRODUCTION**

Duke Real Estate Partners, LLC proposes "Switchville Crossing", which consists of a Fitness Center, Commercial/Medical Office Building, Bank, and associated parking. The site is located at 1938 Wharton Road in Abington Township, Montgomery County, Pennsylvania, and is currently occupied by a Commercial Office Building, Manufacturing Building, Warehouse Space, and associated parking. The subject property comprises a total of 8.9400 acres to the Legal Right of Way Lines of the adjacent roads. However, the area of disturbance comprises a total of 9.2 acres. The site is currently zoned 'SI' Suburban Industrial Mixed Development Overlay District.

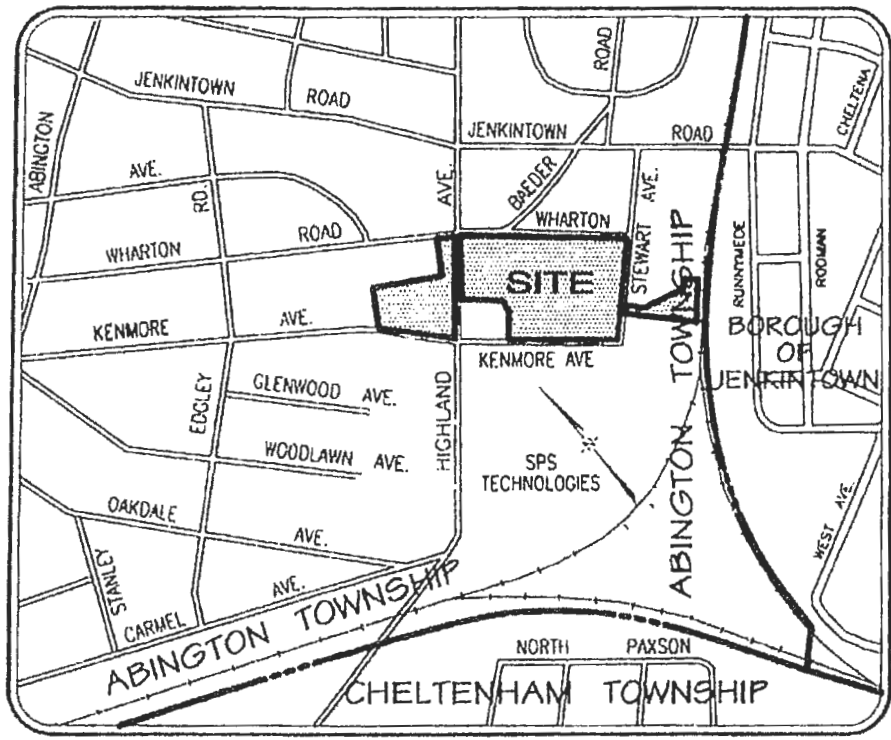
**SITE TOPOGRAPHY**

The majority of the site generally flows into an existing storm sewer system which discharges off-site. The remainder of the site flows to each of the four (4) adjoining roads, Wharton Road, Stewart Avenue, Kenmore Avenue, and Highland Avenue. Slopes on the site generally range from about 1.5% to 50% and the site soils are as mapped in the National Cooperative Soil Survey for Montgomery County. The PADEP Chapter 93: Receiving Water Classification / Statewide Existing Use Listing for this site is WWF (Frankford Creek Watershed / Tacony Creek).

**IMPROVEMENTS**

Following the removal of an existing 2-story brick masonry office building, 1-story brick masonry storage and manufacturing building, 1-story metal storage building, 2-story brick and frame dwelling, concrete slabs, walls and sidewalks, existing utilities, and bituminous paving, improvements will include a 1-story Fitness Center (42,188 s.f.), a 3-story Commercial/Medical Office Building (14,650 s.f.), a 1-story Bank (3,000 s.f.), four (4) proposed entrances, bituminous parking areas, public sanitary sewer, and public water. The majority of the site will drain to a storm sewer collection system and two (2) underground detention/infiltration systems. The sanitary sewer serving the structures is the Abington Township Sanitary Sewer System. The water services are connected to the existing water mains located in Wharton Road and Kenmore Avenue.

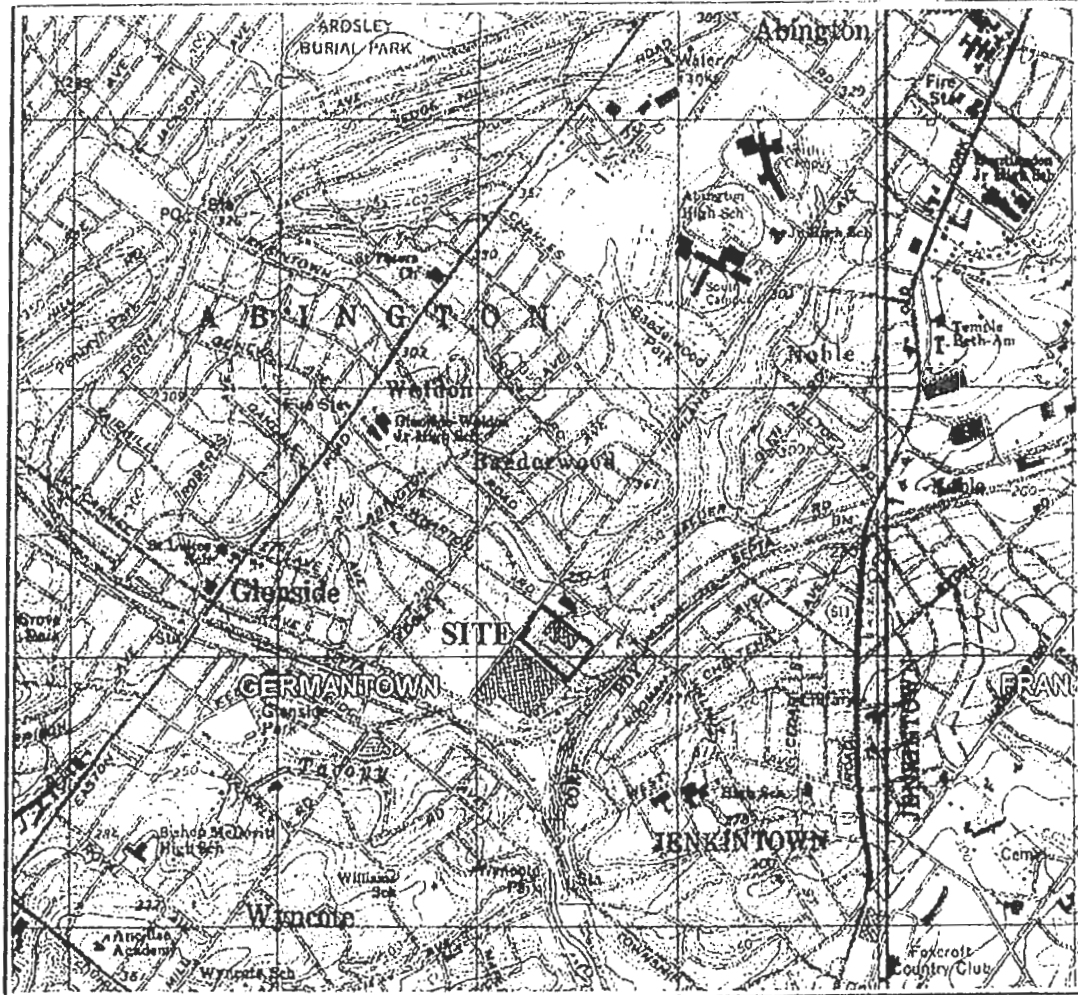
Appendix A contains photographs of the existing 2-story brick masonry office building, 1-story brick masonry storage and manufacturing building, and 2-story brick and frame dwelling, which are all buildings over 40 years old and are planned for demolition.



***SWITCHVILLE CROSSING***

**Location Map**  
**SCALE: 1" = 800'**

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



*SWITCHVILLE CROSSING*  
**United States Geological Survey Map**  
**Germantown Quadrangle**  
Scale 1"=2000'

PHONE (215) 887-2165

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS AND SURVEYORS

FAX (215) 676-7791

***APPENDIX A:  
PHOTOGRAPHS OF BUILDINGS  
OVER 40 YEARS OLD***

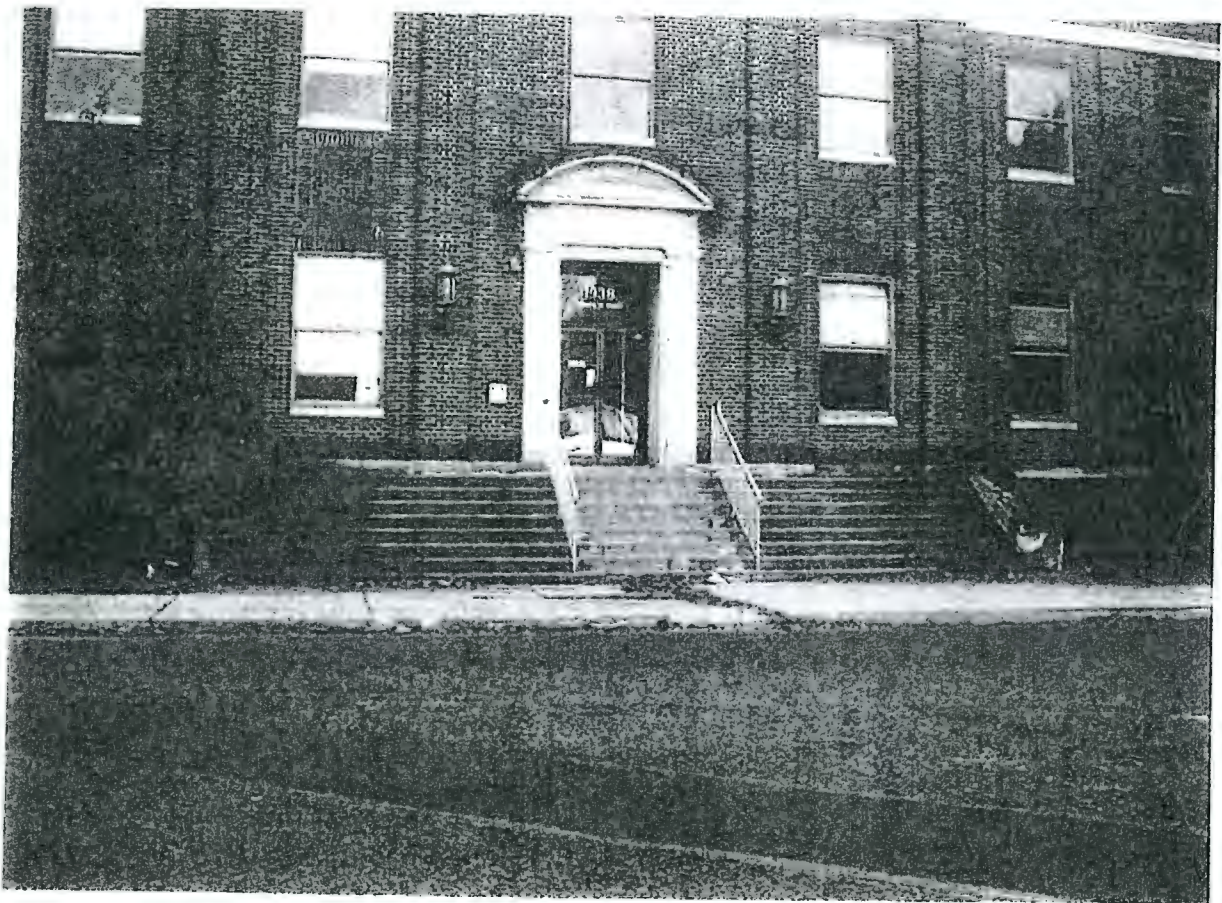
PHONE (215) 887-2165

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS AND SURVEYORS

FAX (215) 576-7791

***2-STORY BRICK MASONRY OFFICE BUILDING  
AND 1-STORY BRICK MASONRY STORAGE AND  
MANUFACTURING BUILDING***







PHONE (215) 887-2166

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS AND SURVEYORS

FAX (215) 676-7791

***2-STORY BRICK AND FRAME DWELLING***







**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the county or joint county health department for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name  
Switchville Crossing

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

- 1. Date plan received by county or joint county health department MAY 2 2019  
Agency name DEPARTMENT OF HEALTH + HUMAN SERVICES
- 2. Date review completed by agency MAY 8 2019

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

- Yes  No
- 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?  
If no, what are the inconsistencies? \_\_\_\_\_
  - 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
  - 3. Is there any known groundwater degradation in the area of this proposal?  
If yes, describe \_\_\_\_\_
  - 4. The county or joint county health department recommendation concerning this proposed plan is as follows: OK TO PROCEED
  - 5. Name, title and signature of person completing this section:  
Name: DENNIS TOWELL  
Title: SEWAGE ENFORCEMENT OFFICER  
Signature: \_\_\_\_\_  
Date: 5/8/19  
Name of County Health Department: OFFICE OF PUBLIC HEALTH  
Address: 1430 DEKALB ST. P.O. Box 311 NORRISTOWN, PA 19404-0311  
Telephone Number: 610-278-5117 x 6729

**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.  
This component and any additional comments are to be returned to the applicant.

MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



MONTGOMERY COUNTY DEPARTMENT  
OF HEALTH & HUMAN SERVICES

OFFICE OF PUBLIC HEALTH  
PO Box 311 • NORRISTOWN, PA 19404-0311

610-278-5117  
FAX: 610-278-5167  
WWW.MONTCOPA.ORG/HHS

BRENDA K. WEIS, MSPH, PHD

ADMINISTRATOR

RICHARD S. LORRAINE, MD, FACP  
MEDICAL DIRECTOR

May 8, 2019

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

Re: Switchville Crossing  
Sewage Facilities Planning Module Component 4C  
Abington Township, Montgomery County, PA

Dear Mr. Manfredi:

The Montgomery County Department of Health & Human Services, Office of Public Health (OPH) has reviewed the Sewage Facilities Planning Module for Switchville Crossing in Abington Township. The module was prepared by Charles E. Shoemaker Inc. and a complete copy was received by OPH on May 2, 2019.

The Module proposes an additional multi-purpose building to a previously approved subdivision. This proposal will generate 7,370 gallons per day of additional sewage flow that will be treated by the Northeast Wastewater Treatment Plant. Drinking water will be provided by Aqua America.

OPH has no objections to the proposed Sewage Facilities Planning Module, provided approval for increased flows is granted by the existing collection system.

If you have any further questions, please contact me at (610) 278-5117 ext. 6729.

Sincerely,

Dennis Tidwell  
Environmental Health Specialist/SEO  
Division of Water Quality Management  
dtidwell@montcopa.org

Enclosures

XC: Department of Environmental Protection  
Charles E. Shoemaker, Inc.  
John Peffer, Field Supervisor  
File

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OFFICE OF PUBLIC HEALTH LOCATIONS

1430 DEKALB STREET • NORRISTOWN, PA 19404-0311 • PHONE: 610-278-5145 • FAX: 610-278-5166

364 KING STREET • POTTSTOWN, PA 19464 • PHONE: 610-970-5040 • FAX: 610-970-5048

102 YORK ROAD, SUITE 401 • WILLOW GROVE, PA 19090 • PHONE: 215-784-5415 • FAX: 215-784-5524