



# TOWNSHIP OF ABINGTON

---

## ADMINISTRATIVE CODE AND LAND USE COMMITTEE

Ken Brodsky, Chair  
Mike Thompson, Vice-Chair  
Carol Gillespie  
Jessica Carswell  
Stuart Winegrad

### A G E N D A

June 5, 2019

7:00 P.M.

REVISED

---

1. CALL TO ORDER
2. ROLL CALL
3. CONSIDER APPROVAL OF MINUTES

a. Motion to approve Committee Meeting minutes of May 1, 2019

4. PRESENTATION
5. UNFINISHED BUSINESS
6. NEW BUSINESS

#### ADMINISTRATIVE CODE & LAND USE COMMISSIONER KEN BRODSKY, CHAIR

- a. **ACL-01-061319** Consider a motion approving the Switchville Crossing Planning Module and adopting Resolution 19-020 for Plan Revision for New Land Development, including the Transmittal Letter for Planning Module.

*Revised Motion:*

- b. **ACL-02-061319** Accept the request of the applicant Sussman Associates II, LLC - KIA Dealership to take no action on this application and to formally accept the time waiver as submitted.

*Revised Motion:*

- c. **ACL-03-061319** Accept the request of the applicant Elaine Associates, LP - Mazda to take no action on this application and to formally accept the time waiver as submitted.

7. PUBLIC COMMENT
8. ADJOURNMENT



## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

May 29, 2019

DATE

ACL-01-061319

AGENDA ITEM NUMBER

Engineering & Code

DEPARTMENT

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### AGENDA ITEM:

Switchville Crossing Planning Module - Duke Real Estate Partners, LLC - Located at Highland Avenue, Wharton Road, Kenmore Avenue and Stewart Avenue, Jenkintown, PA

#### EXECUTIVE SUMMARY:

Duke Real Estate Partners, LLC began re-development of "11 Switchville Crossing" in 2009 located at 361, 371 and 391 Highland Avenue. LA Fitness (Bldg. No. 1); proposed for construction (Bldg. No. 2); Bernie's Restaurant (Bldg. No. 3) and PECO Wyncote Sub-station adjacent to Switchville Crossing. A Project Narrative is attached

#### PREVIOUS BOARD ACTIONS:

#### RECOMMENDED BOARD ACTION:

Consider a motion approving the Switchville Crossing Planning Module and adopting Resolution 19-020 for Plan Revision for New Land Development, including the Transmittal Letter for Planning Module.



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

**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 P&E 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 =  $3,692 + 7,208 = 10,900 \text{ GPD}$**

**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 days = **323 GPD**



Form



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 \_\_\_\_\_

---

**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.

---

**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	—	—	—	—	—	—

extensions/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	—	—	—	—	—	—

Abington/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.

---

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

---

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.

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$50.00 = \$ \underline{\hspace{2cm}}$$

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:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$35.00 = \$ \underline{\hspace{2cm}}$$

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 Treatment

Walter C. Tuller, Chairman  
Steven C. Elm, The President  
Richard J. Wankel, Manager  
George Wrigley, Director

December 20, 2018

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

RE: Abington Township - 2018 Development EDU Update

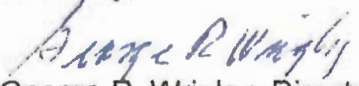
Dear Mr. Havir:

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

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

If you have any questions please call 215-884-8329 or email me at [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

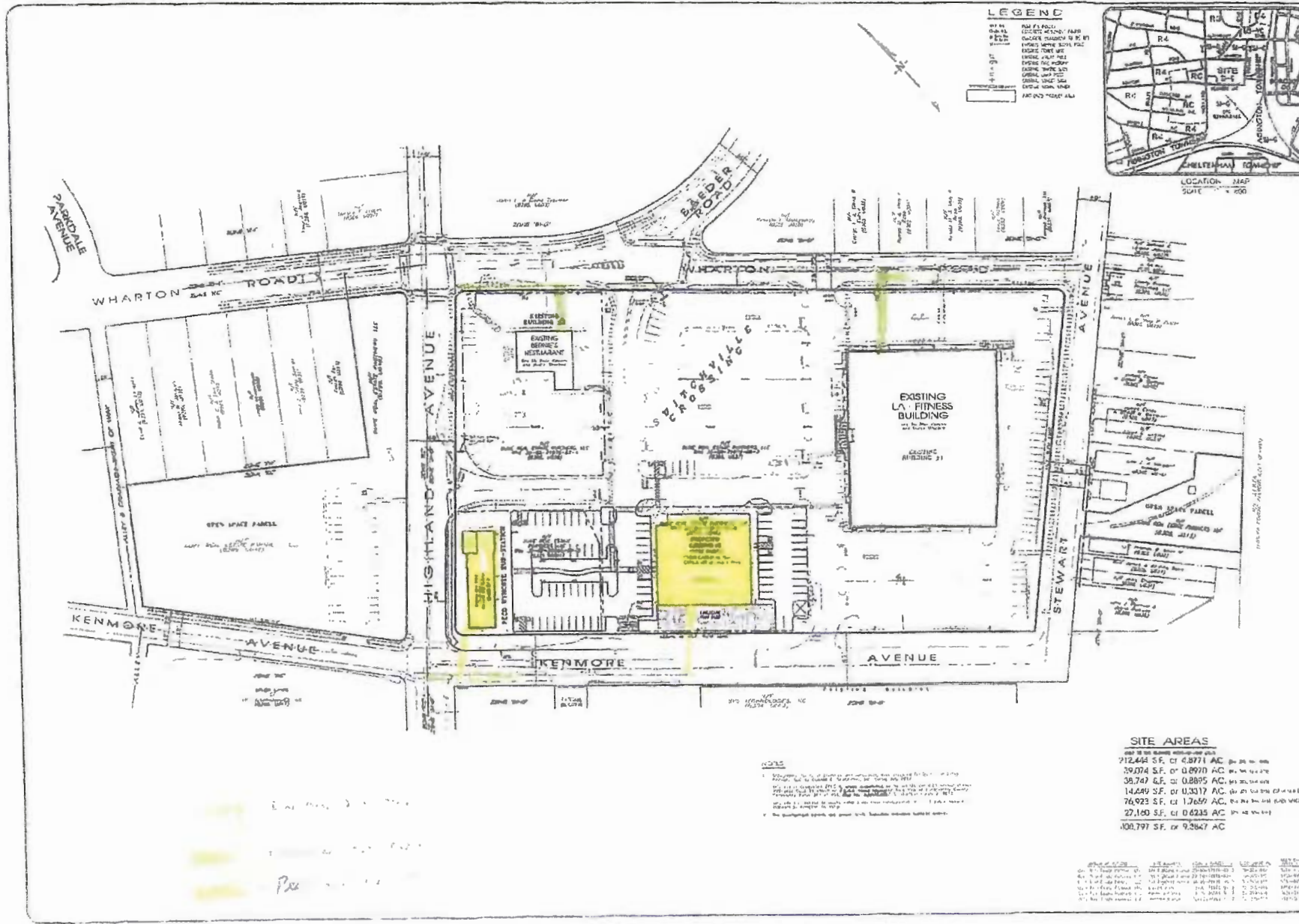
**TABLE B3**  
**Abington Township Wastewater**  
**Land Development & Property Renovation Status By Meter Site**  
**As of December 20, 2018**

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 5 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 Weldon (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	



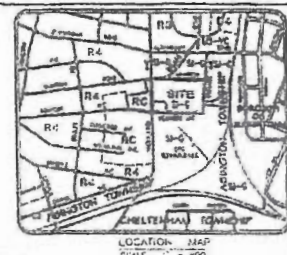
ALCOA POWER  
 1000 EAST 10TH AVENUE  
 ALCOA, NC 28001  
 (704) 232-1000  
 www.alcopower.com

**CHARLES E. SHOEMAKER, INC.**  
 1000 EAST 10TH AVENUE  
 ALCOA, NC 28001  
 (704) 232-1000  
 www.charleseshoemaker.com



**SWITCHVILLE SITE EXHIBIT PLAN**  
 Highland Avenue  
 SWITCHVILLE, VA  
 DUKE REAL ESTATE PARTNERS, LLC  
 ABBEVILLE, SOUTH-CAROLINA COUNTY, PA

2023.10.16  
 1 of 1



**SITE AREAS**

212,444 S.F.	or 4.8771 AC
39,074 S.F.	or 0.8970 AC
38,747 S.F.	or 0.8895 AC
14,249 S.F.	or 0.3317 AC
76,923 S.F.	or 1.7659 AC
27,150 S.F.	or 0.6235 AC
<b>100,791 S.F.</b>	<b>or 2.3247 AC</b>

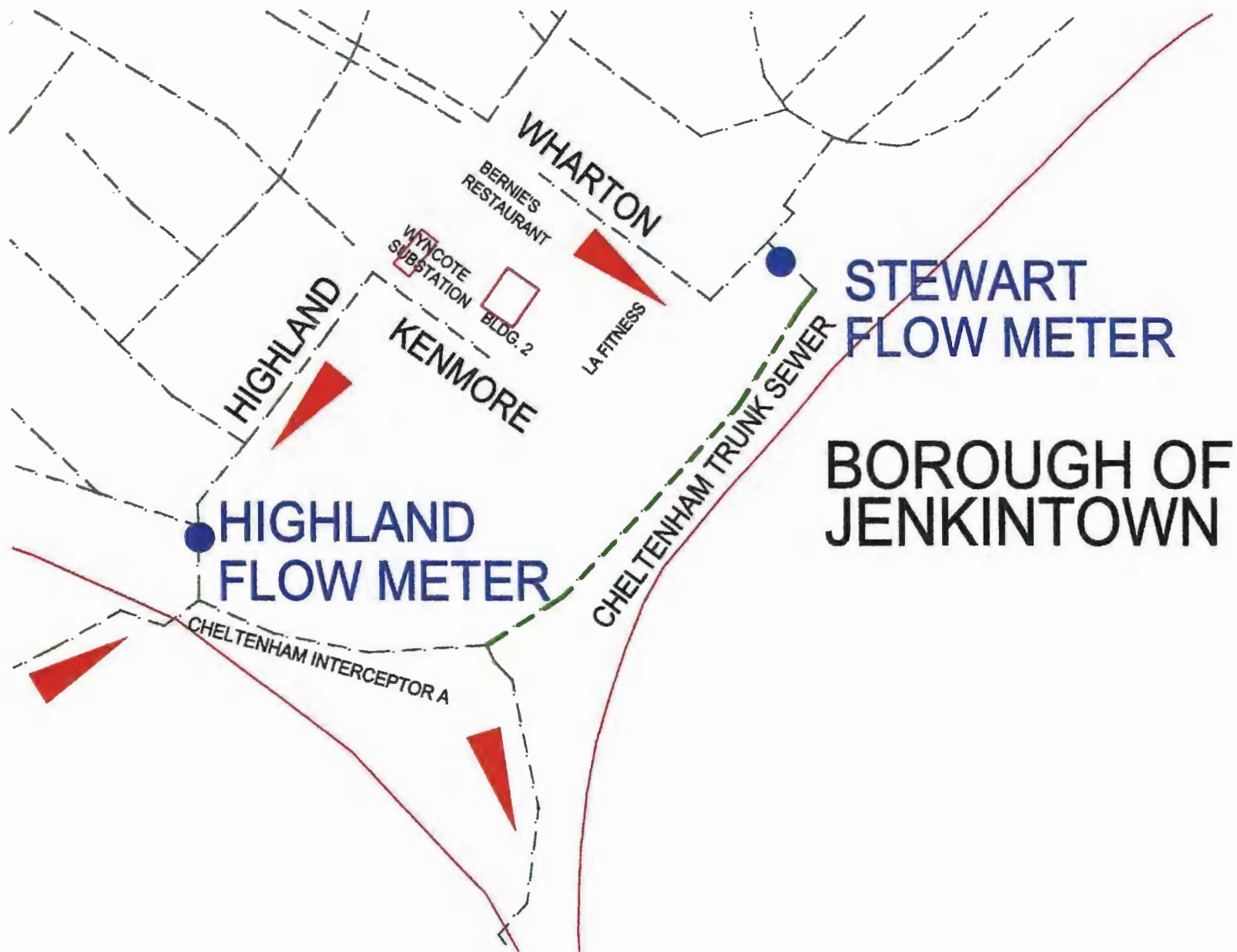
**NOTES**

1. This site plan was prepared by the undersigned on the date indicated.
2. This site plan was prepared in accordance with the provisions of the Virginia Uniform Statewide Building Code, 2012 Edition, and the applicable local ordinances.
3. This site plan was prepared in accordance with the provisions of the Virginia Uniform Statewide Building Code, 2012 Edition, and the applicable local ordinances.
4. This site plan was prepared in accordance with the provisions of the Virginia Uniform Statewide Building Code, 2012 Edition, and the applicable local ordinances.
5. This site plan was prepared in accordance with the provisions of the Virginia Uniform Statewide Building Code, 2012 Edition, and the applicable local ordinances.

Prepared by: [Name]  
 Date: [Date]  
 Scale: [Scale]



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. Rappoport, *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 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	2,400,000	4,760,000	1,960,000	2,760,000	2,000,000	2,820,000
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. HALLER, 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.



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.

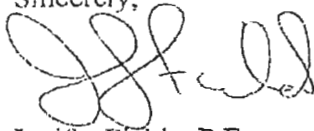
Mr. Bryan Havir

- 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 ID #	Cheltenham Development	Drainage Area	Meter Site	# EDU Assigned	Previous # EDU In Use	# EDU Connected In 2014	# EDU Available	2015	2016	2017	2018	2019		
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 Kergides	CHELT	Fisher	1	0	0	1	1						
AR07	130 Fisher Rd. (Joby Kuloson)	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		
								Additional Flow (MGD)		0.001	-	-	-	-
								Maximum Monthly Flow (add'l flow X 1.18)		0.001	-	-	-	-
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	0		
AP11	Standard Press Steel Apartments	CHELT	Highland	320	0	0	320	0	0	0	50	50		
	Pat Deacon (Arnaud Ave. Residential)	CHELT	Highland	1	0	0	1	0	0	1				
Total				379				1	1	1	51	51		
								Additional Flow (MGD)		0.003	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	880 Fox Chase Rd. (Smith)	CHELT	Jenkintown	16	0	0	16	0	0	16				
AR12	385 Rolling Hill Rd	CHELT	Jenkintown	1	0	0	1	1						
AR13	367 Rolling Hill Rd.	CHELT	Jenkintown	1	0	0	1	1						
AN02	SL Basafe (Minor College Apartments)	CHELT	Jenkintown	160	0	0	160	0	40	40	40	40		
AN03	Fox Chase Apartments	CHELT	Jenkintown	72	0	0	72	0	36	30				
AN06	1013 Fox Chase Rd (Saint Michael's)	CHELT	Jenkintown	5	0	0	5	5						
AN08	889 Jenkintown (Kozlowski)	CHELT	Jenkintown	1	0	0	1	1						
AN12	YMCA Foxchase (Gilmor Property)	CHELT	Jenkintown	12	0	0	12	0		12				
AP07	Shelburne Commercial	CHELT	Jenkintown	23	0	0	25	10	5	5	3	2		
AP12	Cedar & Fox Chase Residential	CHELT	Jenkintown	480	0	0	480	0	0	0	50	50		
AP13	Jenkintown OLDS & Vacant Lots	CHELT	Jenkintown	3	0	0	3	0	0	1	1	1		
AP14	Cedar Rd. (Danish Residential)	CHELT	Jenkintown	10	0	0	10	0	1	1	1	1		
AP15	Cedar & Cedar Glenn Residential	CHELT	Jenkintown	10	0	0	10	0	2	2	2	2		
AP16	Alvarado Park	CHELT	Jenkintown	50	0	0	50	2	2	2	2	2		
AP21	Shelburne OLDS	CHELT	Jenkintown	2	0	0	2	0	1	1	1	1		
Total				840				20	87	116	100	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	2312 Jenkintown (Conli)	CHELT	Koswick	1	0	0	1	1						
AN01	Salisbury Medical	CHELT	Koswick	24	0	0	24	12	12					
AP05	Koswick Commercial	CHELT	Koswick	250	0	0	250	63	10	10	10	10		
AP17	New Life Church	CHELT	Koswick	60	0	0	60	7	5	5	5	5		
AP18	Koswick Apartments	CHELT	Koswick	200	0	0	200	8	5	5	5	5		
AP19	Koswick Elderly Apartments	CHELT	Koswick	44	0	0	44	12	5	5	2	2		
Total				570				104	37	25	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	0.006	0.007	0.007
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		
Total				15				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. (Wysocki)	CHELT	Stewart	1	0	0	1	0	1					
AN09	387 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		
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	1	1	1	1		
AP25	Abington Hospital Addition	CHELT	Stewart	200	0	0	200	0	5	10	5	10		
AP26	Abington High School Addition	CHELT	Stewart	25	0	0	25	0	1	1	1	1		
Total				543	0	0		19	24	21	41	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	0.006	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**

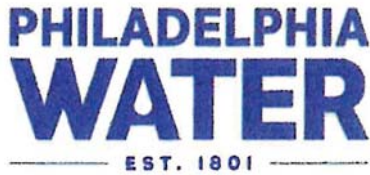
January 14, 2019

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. Havis, 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 Cheltennam 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	2,400,000	4,760,000	1,960,000	2,760,000	2,000,000	2,870,000
Treatment*	210	420	160	202.1	174.6	198

INTERCEPTOR  
"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. HAVILZ, 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**

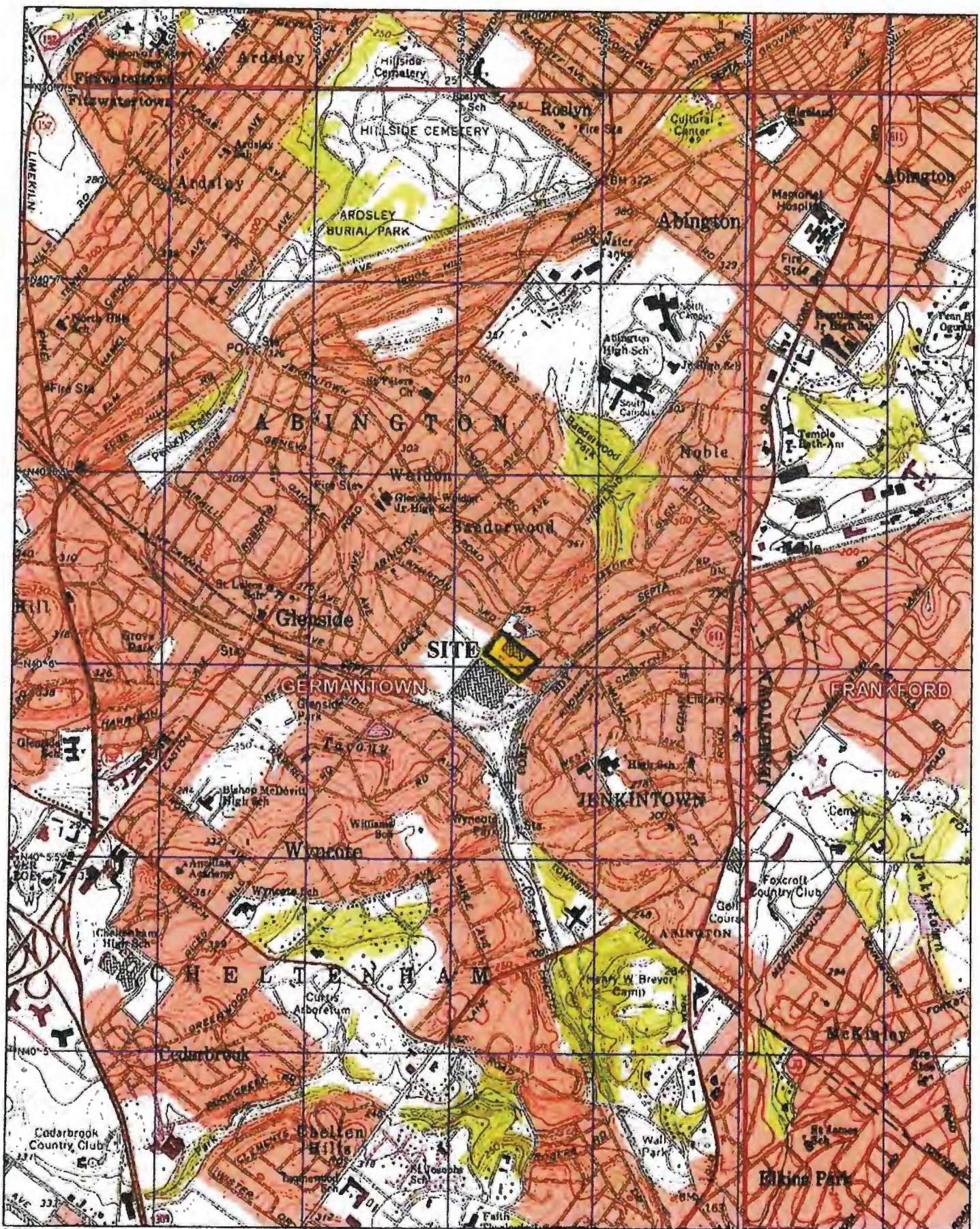
January 14, 2019

Page 2

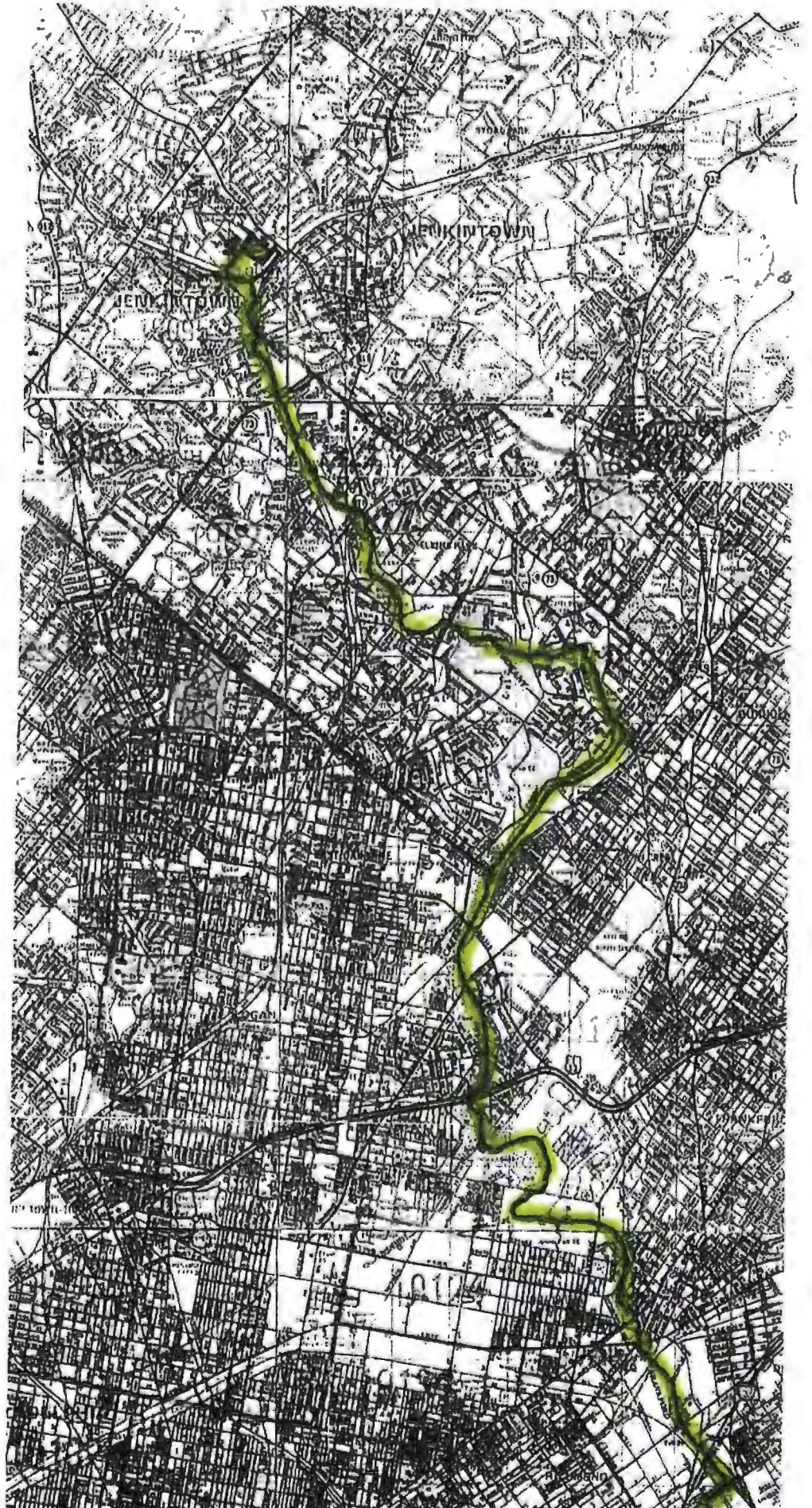
Sincerely,

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.

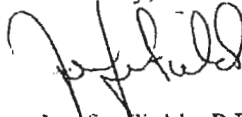
Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 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. Veneziaie 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. Veneziaie  
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 =  $354,000 / 1095 \text{ days} = 323 \text{ GPD}$

<b>DAYCARE WATER/SEWER - GALLONS</b>												
	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
<b>2017</b>	7,900	6,400	7,800	23,000	10,600	7,800	6,700	9,800	5,700	5,600	4,600	3,700
<b>2016</b>	2,700	4,300	5,600	6,500	8,000	10,800	12,300	6,500	6,300	6,700	6,200	4,200
<b>DayCare Address 2070 County Line Road, Huntingdon Valley, PA 19006</b>												
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		
Account #	Address	Name	2015	Jan-16	Apr-16	Jul-16	Oct-16	2016	Jan-17	Apr-17	Jul-17	Oct-17	2017	
208040		AMC Cinema	470,000	100,000	110,000	70,000	120,000	400,000	95,000	122,000	94,000	14,000	325,000	
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	
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	
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	
208054	B4	Vacant	3,000	2,000	0	0	0	2,000	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	
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	
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	
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	
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	
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	
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	
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	
208064	A6	combined w/A5												
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	
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	
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	
208070	A1	Utility Room	-	0	0	0	0	-	0	0	0	0	-	
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	
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	
		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 [dciotti@aquamerica.com](mailto:dciotti@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

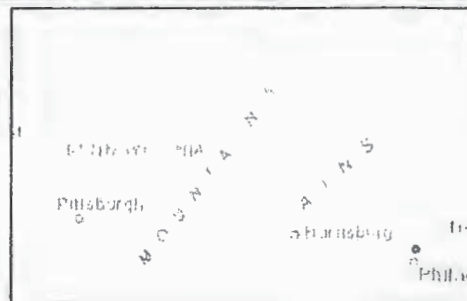
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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



### Switchville Crossing

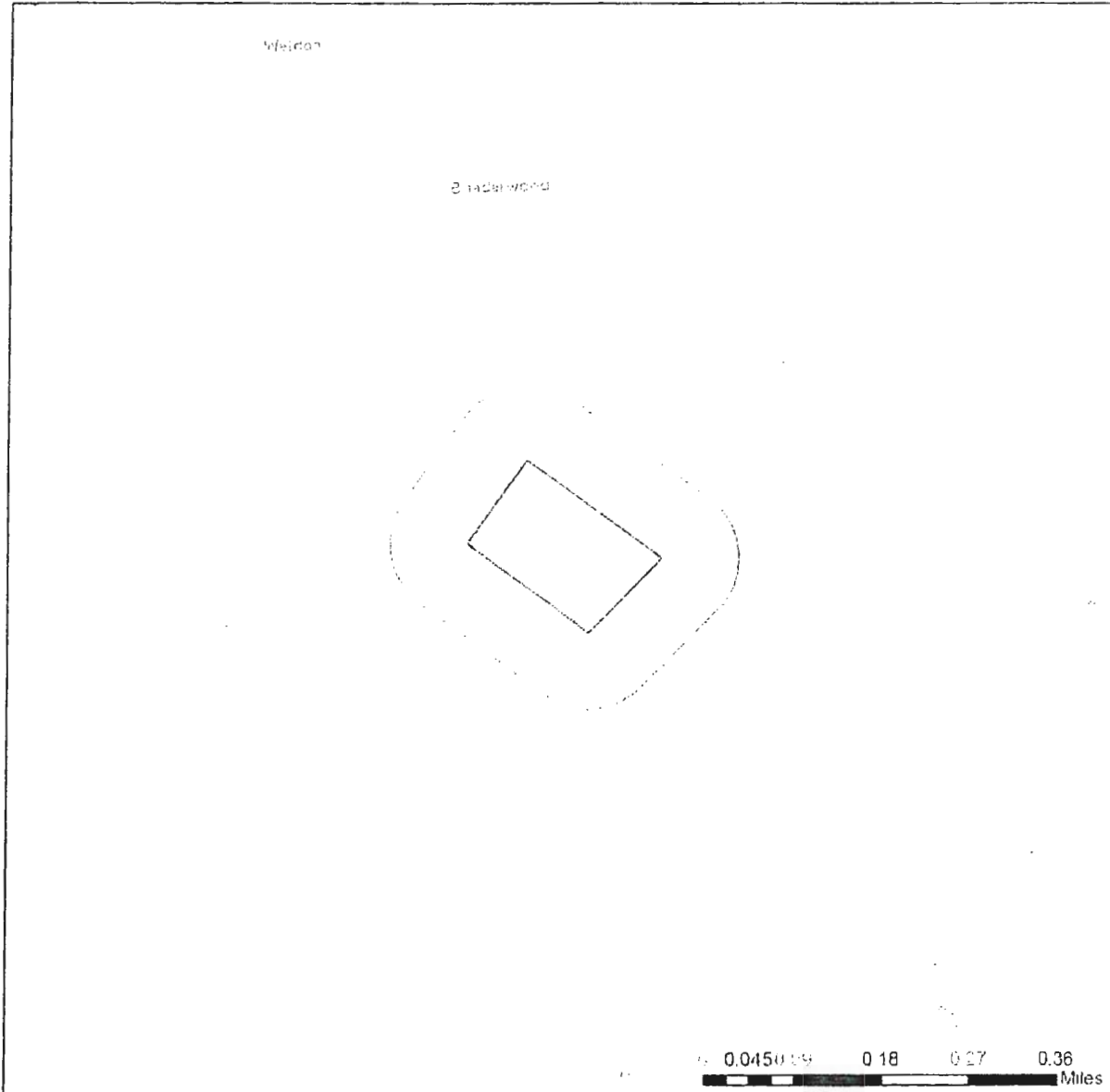


- Project Boundary
- Buffered Project Boundary

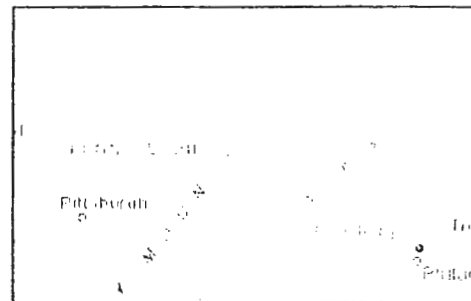


Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, HERE, Garmin, ©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

---

#### **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 1, 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**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*


For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$2.70	0001
Certified Fee	\$2.70	01
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>

7007 0220 0000 8456 2863

PA Historical & Museum Commission  
 Commonwealth Keystone Bldg  
 400 North Street 2nd Fl.  
 Harrisburg, PA 17120-0093

PS Form 3800, August 2006

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>25348A</i></li> </ul>	<p>A. Signature   <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>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>1. Article Addressed to:          Mr. Doug McLearen, Div. Chief          Archaeology &amp; Protection          PA HISTORICAL &amp; MUSEUM          COMMISSION          Commonwealth Keystone Bldg.          Second Floor          400 North Street          Harrisburg, PA 17120-0093</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>
<p>2. Article Number <b>7007 0220 0000 8456 2863</b>  <i>(Transfer from service)</i></p>	

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

<b>TRANSMITTAL</b>
--------------------

**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



**CULTURAL RESOURCE NOTICE**

<b>DEP USE ONLY</b>
Date Received

Read the instructions before completing this form.

<b>SECTION A. APPLICANT IDENTIFIER</b>	
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
<b>SECTION B. LOCATION OF PROJECT</b>	
Municipality	Abington Township County Name Montgomery DEP County Code 46
<b>SECTION C. PERMITS OR APPROVALS</b>	
Name of Specific DEP Permit or Approval Requested:	Sewage Facilities Planning Module
Anticipated federal permits:	
<input type="checkbox"/> Surface Mining	<input type="checkbox"/> 404 Water Quality Permit
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Federal Energy Regulatory Commission
<input type="checkbox"/> 401 Water Quality Certification	<input type="checkbox"/> Other: _____
<b>SECTION D. GOVERNMENT FUNDING SOURCES</b>	
<input type="checkbox"/> State: (Name) _____	<input type="checkbox"/> Local: (Name) _____
<input type="checkbox"/> Federal: (Name) _____	<input type="checkbox"/> Other: (Name) _____
<b>SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL &amp; GAS MGMT OFFICE</b>	
<input type="checkbox"/> DEP Regional Office Responsible for Review of Permit Application	<input type="checkbox"/> Central Office (Harrisburg)
<input checked="" type="checkbox"/> Southeast Regional Office (Norrstown)	<input type="checkbox"/> Northeast Regional Office (Wilkes-Barre)
<input type="checkbox"/> Southcentral Regional Office (Harrisburg)	<input type="checkbox"/> Northcentral Regional Office (Williamsport)
<input type="checkbox"/> Southwest Regional Office (Pittsburgh)	<input type="checkbox"/> Northwest Regional Office (Meadville)
<input type="checkbox"/> District Mining Office: _____	<input type="checkbox"/> Oil & Gas Office: _____
<b>SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.</b>	
County Conservation District	Telephone Number, if known
Montgomery	(610) 489-4506
<b>SECTION G. CONSULTANT</b>	
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.

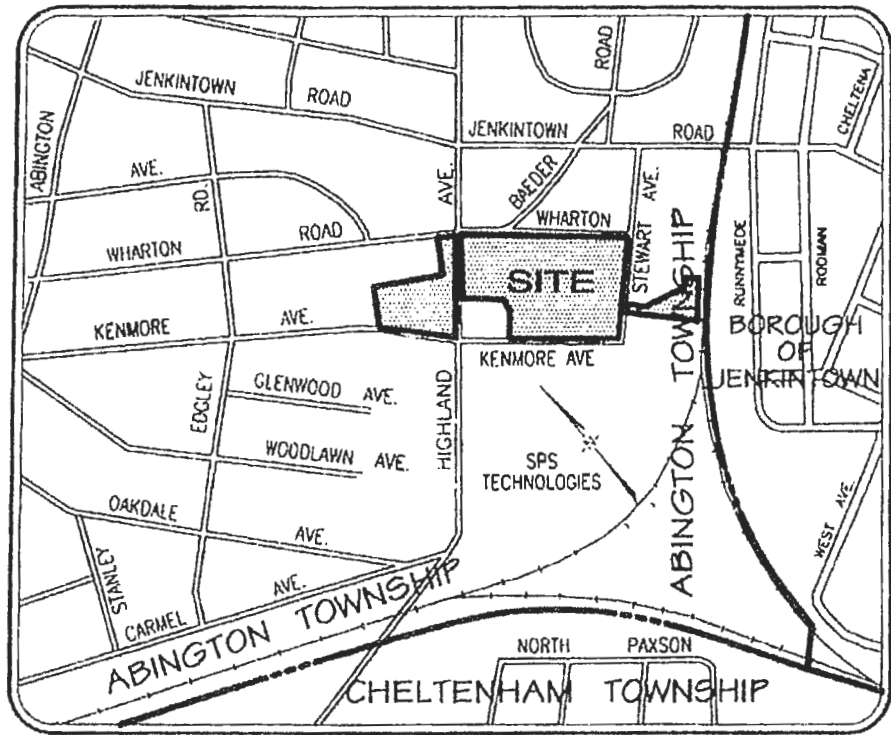
**SITE TOPOGRAPHY**

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.

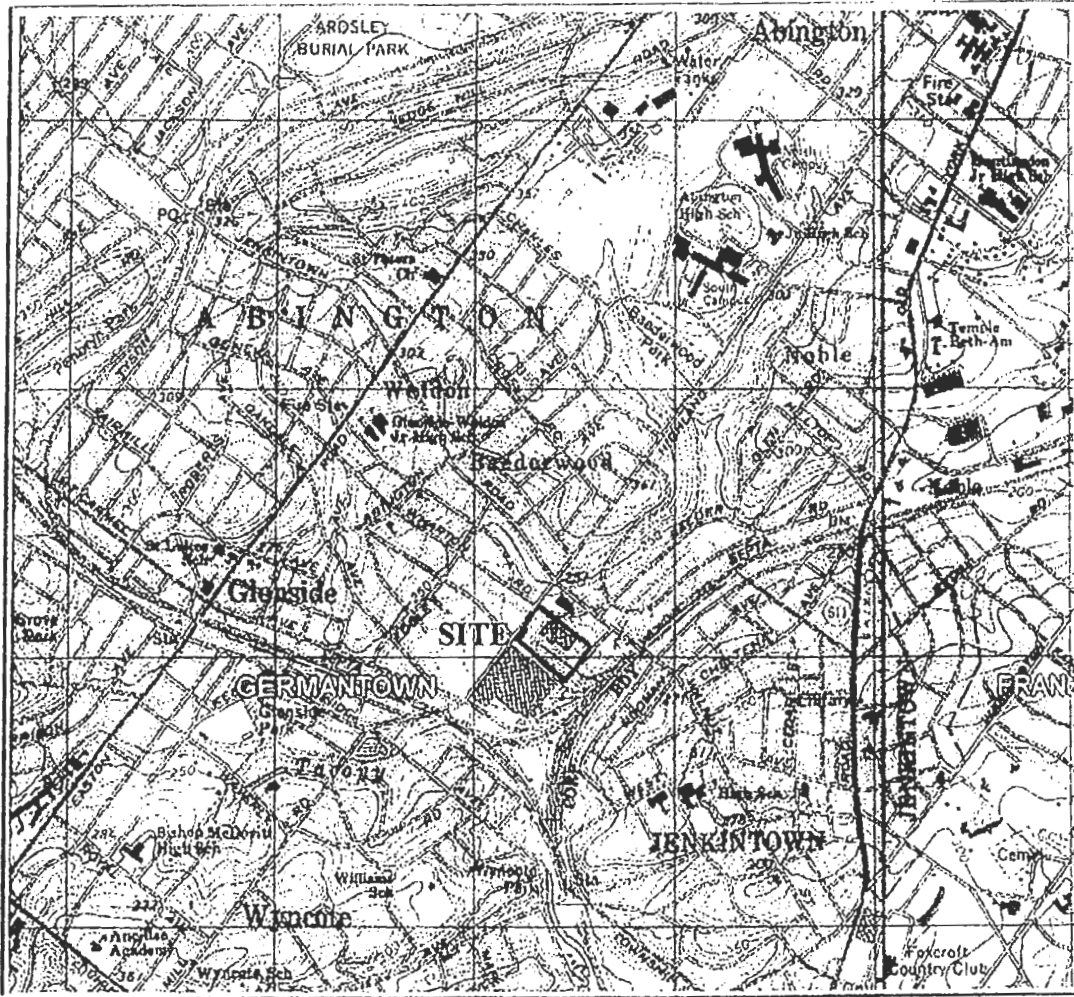


***SWITCHVILLE CROSSING***

**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***



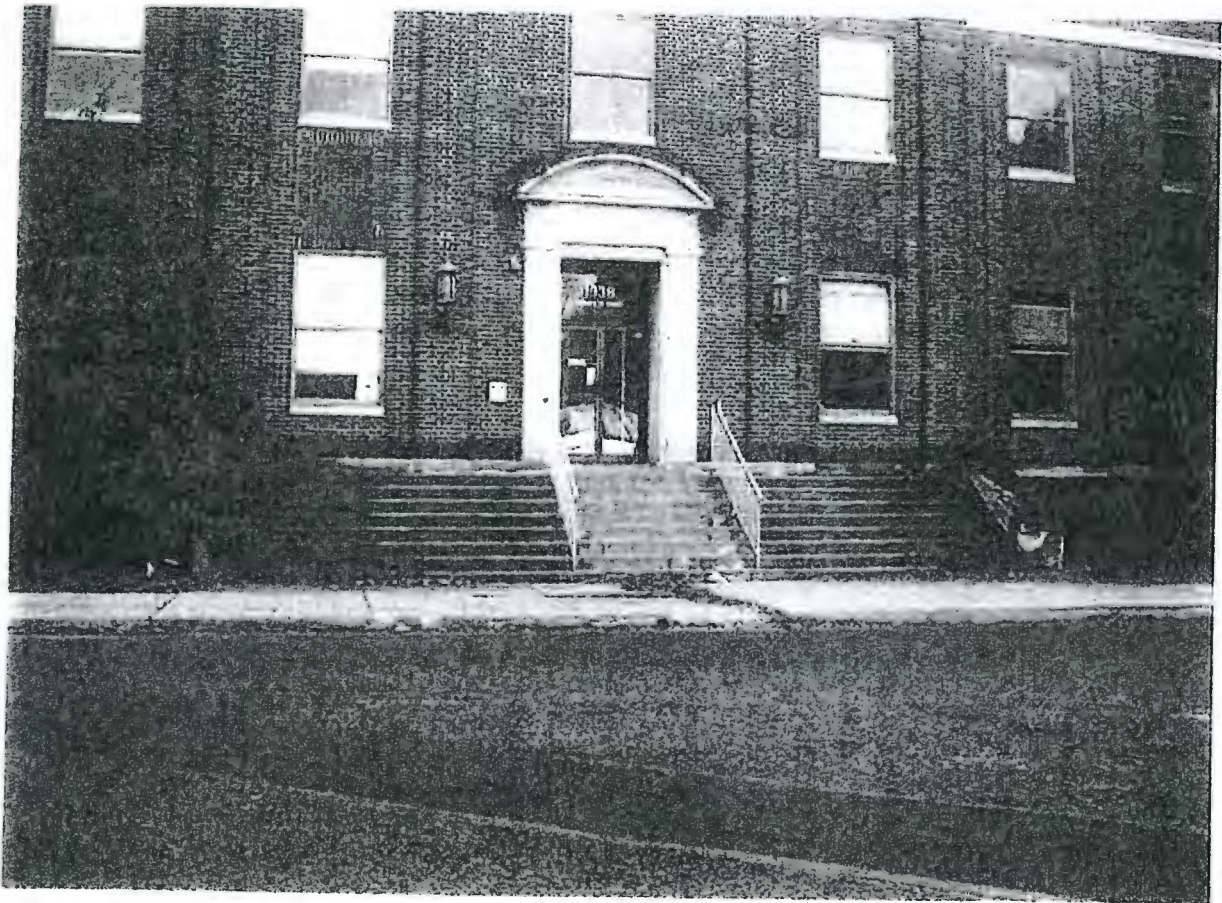
PHONE (215) 887-2165

**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) 576-7791

***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)

- Date plan received by county or joint county health department MAY 2 2019  
Agency name DEPARTMENT OF HEALTH + HUMAN SERVICES
- 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: ALL TO PROCEED

5. Name, title and signature of person completing this section:

Name: DENNIS TOWELL

Title: SEWAGE ENFORCEMENT OFFICER

Signature: [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 Pepper, Field Supervisor  
File

---

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





DEP Code No. \_\_\_\_\_

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution #19-020

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 \_\_\_\_\_

**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

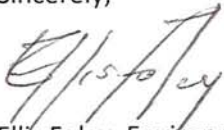


ordinances, and compliance of the proposal to these ordinances. The Township maintains both a zoning and subdivision ordinance. We defer to the municipality for ensuring consistency with the subdivision and land development ordinances and designating zoning approvals.

**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,



Ellis 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 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? 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? 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? If no, describe inconsistencies: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known historical or archeological resources be impacted by this project? 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? If no, describe inconsistencies _____

Yes	No	<b>SECTION C. AGENCY REVIEW (continued)</b>	
<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: _____ 5/17/2019 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>

**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.



PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

LD-19-01 Planning Module                      May 28, 2019  
Application Number                                      Date

Duke Real Estate Partners, LLC  
Name

361 Highland Avenue  
Address:                                      Number + Street

Jenkintown                                      Pa                                      19046  
City    State                                      Zip

Overview: Planning Commission Review of the Planning Module for both the 361 Highland Ave property and the balance of the Switchville Crossing Development. Mr. Wrigley was available to answer questions and provide background information.

Requested Waivers:

Planning Module Review                                      No waiver requested at this time

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: This Planning Module has already been approved by Cheltenham Township and the Philadelphia Water Department

Recommendations:

- 1. The Planning Commission recommended approval of the Planning Module.
- 2.
- 3.
- 4.

APPROVED                       DENIED                      VOTE: 9 OF 9  
Signature: *Mark...*                      Date: May 28, 2019



**ADMINISTRATIVE CODE AND LAND DEVELOPMENT**

**AGENDA ITEM**

May 29, 2019

DATE

Engineering and Code

DEPARTMENT

ACL-02-061319

AGENDA ITEM NUMBER

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

**AGENDA ITEM:**

Land Development Application LD-19-05, Sussman Associates II, LLC - KIA Dealership, 1501-1515 Easton Road, Roslyn, PA

**EXECUTIVE SUMMARY:**

The applicant seeks approval to consolidate the properties and construct a new car dealership. The properties are bordered by Easton Road to the west and Nylsor Avenue to the south. The properties are zoned within the Main Street High District of Ward No. 5 of the Township of Abington.

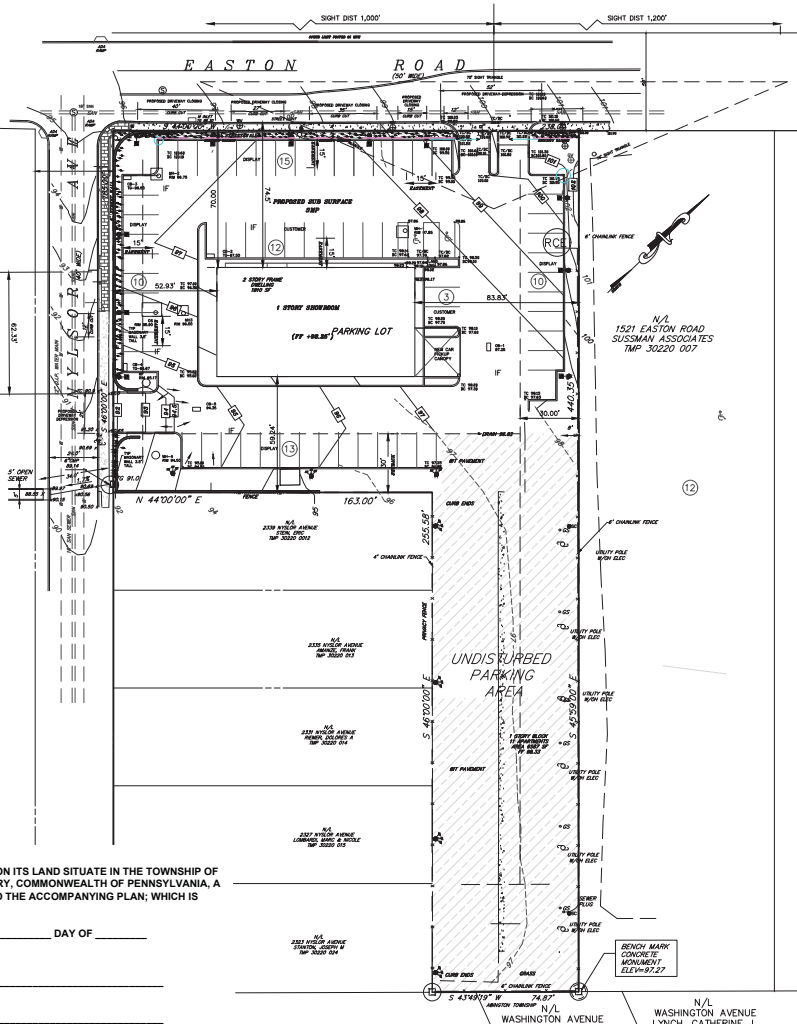
Project involves demolition of existing buildings. A consolidation of four lots; and a land development of a new car dealership to be used for the KIA showroom. Request for preliminary and final approval.

**PREVIOUS BOARD ACTIONS:**

Planning Commission recommended approval for the Land Development Application at their regularly scheduled meeting of May 28, 2019.

**RECOMMENDED BOARD ACTION:**

Consider approving either the preliminary or preliminary final application of Sussman Associates II, LLC - KIA Dealership to consolidate the properties located at 1501, 1505, 1509, and 1515 Easton Road and construct a new car dealership.



**DECISION**

19-27: This is the application of Susman Associates II, LP, owners of the properties located at 1501, 1505, 1509, 1513 and 1515 Easton Road, Roslyn, Pa. 19001. The applicant seeks dimensional variances from Section 1006, Figure 10.18 of the Zoning Ordinance of the Township of Abington. The applicant proposes to consolidate the properties and construct a new automotive dealership. The applicant seeks approval of the plan that provides 17,258 green space instead of the required 35%. A variance is required to allow for on-site parking spaces to be five feet from the property line instead of the required 10 feet. A variance has been requested to allow the building to be 74.5 feet from the curb face instead of the 70-foot limitation. In addition, a variance has been requested from the requirement that all windows have to be between two and eight feet from the ground. The properties are zoned within the Main Street High District of Map #8 of the Township of Abington.

Hearing Dates: January 10, 2019  
 Decision Date: February 13, 2019  
 Copy Mailed: February 20, 2019

Conditions:  
 Case #18-27: 1501, 1505, 1509, 1513 & 1515 Easton Road, Roslyn, Pa. 19001

1. That there be no repair and/or service facilities present or offered at the subject property;
2. That there be no loudspeaker or other broadcast facility and/or equipment at the subject property;
3. That the ingress movement from the subject property onto Naylor Avenue be limited to right-out-only and signed by the applicant to indicate same;
4. That there be no employee parking on any roads adjacent to the subject property;
5. That the applicant maintain and replace when necessary the existing fence between the subject property and those properties fronting on Naylor Avenue.

**WAIVERS GRANTED** 10 October 2018  
 Variances Required for New Kia Showroom at 1501 Easton Road

Impervious Coverage	77%
Maximum Allowable	82.75%

**Front Setback**  
 Max distance from curb with street wall 70.0 FT to face of building  
 Proposed 74.5 FT

Property line is 4.5 FT in from curb line.  
 Distance from building to curb determined by the following adjacent dimensions:  
 4.5 FT Curb line to property line  
 5.0 FT Street wall setback  
 18.0 FT Parking space length  
 24.0 FT Traffic lane  
 18.0 FT Parking space length  
 5.0 FT Sidewalk in front of building  
 74.5 FT Total

**Parking Setback from Abutting R4 Property**  
 Minimum Allowable 70.0 FT  
 Proposed 70.0 FT

Proposed parking is not closer to R4 than existing parking. Residences do not abut parking lot per attached diagram.

**Parking Setback from Adjacent MS Properties (if shared parking)**  
 Minimum Allowable 10.0 FT  
 Proposed 5.0 FT

Proposed parking is not closer to adjacent MS lots than existing parking

**Windows (Lowest Portion)**  
 Minimum distance above grade Proposed 2.0 FT  
 0.0 FT (Kia National Standard)

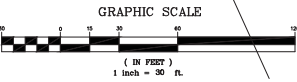
**Windows (Highest Portion)**  
 Minimum distance above grade Proposed 8.0 FT  
 10.0 FT (Kia National Standard)

\_\_\_\_\_, HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, A LAND DEVELOPMENT ACCORDING TO THE ACCOMPANYING PLAN; WHICH IS INTENDED TO BE RECORDED.

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED PARTNER TO SIGN THIS PLAN, AS SUCH HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID PARTNERSHIP IS THE OWNER OF THE DESIGNATED LAND. ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN ATTAINED AND IS ENDORSED THEREON, AND THAT THE SAID PARTNERSHIP DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

\_\_\_\_\_, NOTARY PUBLIC  
 \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



MCP NO. \_\_\_\_\_

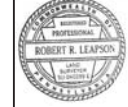
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_ for the Director

MONTGOMERY COUNTY PLANNING COMMISSION

**MS-H MAIN STREET HIGH DENSITY CLASS II**

MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	30,000' S.F.
LOT WIDTH	150'
LOT DEPTH	100'
BUILD TO LINE	25'MAX-15'MIN
DIST FROM CURB	70'
SIDE YARD	30'
REAR YARD	35'
GREEN AREA	35%
<b>MAXIMUM</b>	
BLDG. COVERAGE	N/A
BLDG. HEIGHT	35'
IMPERVIOUS SURFACE	77%
PARKING SETBACK FROM SREET WALL/LANDSCAPE	5'



PREPARED BY:  
 ROBERT LEAPSON PLS # SU-040399-E

TEI CONSULTING ENGINEERS, INC.  
 720 SECOND STREET PKWY  
 SOUTHAMPTON, PA. 18986  
 PHONE: (215) 322-0272  
 JOB NO. 1929



LOCATION MAP  
 SCALE: 1" = 800'

**GENERAL NOTES**

1. LAND OWNER: SUSMAN ASSOCIATES II LLC  
 ADDRESS: 1020-40 JENKINTOWN ROAD JENKINTOWN, PA. 19046  
 TELEPHONE: 215-887-5890 EXT. 1103
2. APPLICANT: SUSMAN ASSOCIATES II LLC  
 ADDRESS: 1020-40 JENKINTOWN ROAD JENKINTOWN, PA. 19046  
 TELEPHONE: 215-887-5890 EXT. 1103
3. PROPERTY INFORMATION

A. TAX BLOCK 228 UNIT 11 PARCEL # 30228 019 SITE ADDRESS: 1505 EASTON ROAD TOTAL TRACT AREA: 9,259 S.F.	B. TAX BLOCK 228 UNIT 10 PARCEL # 30228 018 SITE ADDRESS: 1505 EASTON ROAD TOTAL TRACT AREA: 9,259 S.F.
C. TAX BLOCK 228 UNIT 09 PARCEL # 30228 009 SITE ADDRESS: 1509 EASTON ROAD TOTAL TRACT AREA: 11,609 S.F.	D. TAX BLOCK 228 UNIT 08 PARCEL # 30228 008 SITE ADDRESS: 1515 EASTON ROAD TOTAL TRACT AREA: 3304.78 S.F.

4. CONSOLIDATION

IT IS PROPOSED TO CONSOLIDATE THESE PARCELS OF LAND INTO ONE SINGLE PARCEL OF LAND WITH THE FOLLOWING DIMENSIONS:

LOT WIDTH	= 231'
LOT DEPTH	= 440.35'
LOT AREA	= 43,161.76 S.F. OR 1.41 ACRES

5. BOUNDARY AND TOPOGRAPHY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM FIELD SURVEY PERFORMED BY TEI CONSULTING ENGINEERS IN OCTOBER 2018. SHOWN ON PLAN OF EXISTING CONDITIONS DATED 10-14-2018.

THERE ARE NO WETLANDS OBSERVED ON SITE

6. PROPOSED USE

IT IS PROPOSED TO DEMOLISH ALL EXISTING BUILDINGS AND CONSTRUCT A ONE STORY 5,928 S.F. SHOW ROOM FOR THE SALE OF MOTOR VEHICLES.

7. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

8. STORM WATER WILL BE MANAGED PER TOWNSHIP DEP REQUIREMENTS. THERE WILL BE NO INCREASE IN THE RATE OF RUNOFF AFTER CONSTRUCTION WHEN COMPARED TO THE PRE-CONSTRUCTION RATE OF RUNOFF.

9. LIGHTING ALONG EASTON ROAD WILL BE SIMILAR TO THE LIGHTING ON THE EXISTING ADJACENT SUSMAN DEVELOPMENT. A SECURITY BARRIER AND LIGHTING WILL BE PROVIDED ON THE REMAINING SITE.

10. IMPERVIOUS SURFACE

EXISTING	48.88 S.F. OR 0.11 %
PROPOSED	57,972 S.F. OR 82.1 %

11. PARKING SUMMARY

ADA COMPLIANT SPACES	2
CUSTOMER 10' X 18' SPACES	16
DISPLAY 10' X 18' SPACES	82
STOCK 8' X 18' SPACES	96
TOTAL	166

12. GREEN AREA

PROPOSED 13,989 S.F. OR 14%

13. WATER / SEWER USE

TOTAL PERVIOUS 1,046 GPD OR 3 EDU'S  
 PROPOSED WATER USAGE

TOTAL PROPOSED USE = 300 GALS. OR 1 EDU

THEREFORE, CONSTRUCTION OF THE PROPOSED FACILITY WILL RESULT IN A NET REDUCTION OF 3 EDU'S IN WATER USE.

14. EROSION CONTROLS

EROSION CONTROLS DURING CONSTRUCTION WILL BE PROVIDED IN STRICT COMPLIANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS AND DEP REQUIREMENTS. THE AREA TO BE DISTURBED BY CONSTRUCTION IS 43,300 S.F. OR 0.99 ACRES.

A PERMIT WILL BE ACQUIRED FROM THE CONSERVATION DISTRICT PRIOR TO START OF CONSTRUCTION.

ABINGTON TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_, PRESIDENT  
 \_\_\_\_\_, SECRETARY  
 \_\_\_\_\_, ENGINEER

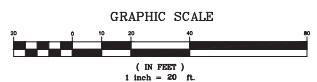
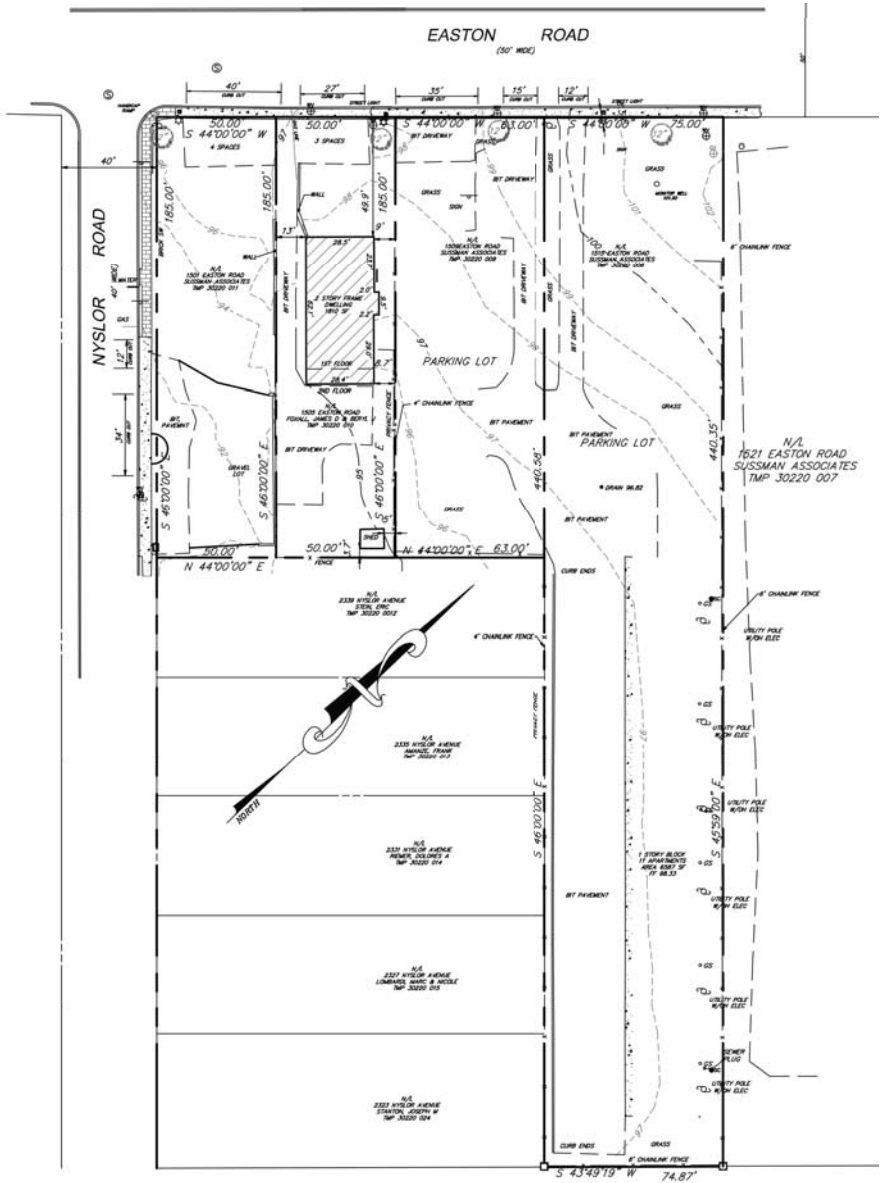
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PA. IN PLAN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ BY: \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ RECORDER

**FINAL RECORD PLAN SITE PLAN**  
 OF  
**PROPOSED AUTOMOTIVE SALES FACILITY**  
 1501, 1505,  
 1509 AND 1515 EASTON ROAD

ABINGTON TOWNSHIP  
 MONTGOMERY COUNTY  
 PENNSYLVANIA

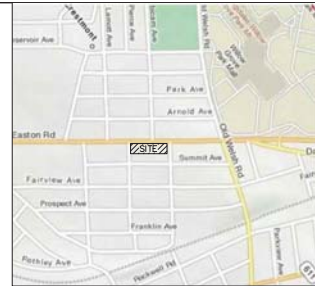
SCALE: 1" = 800' DATE: APRIL 10, 2019 SHEET: 1 OF 5





PREPARED BY: *Robert R. Leapsoff*  
**TEI CONSULTING ENGINEERS, INC.**  
 720 SECOND STREET PIKE  
 SOUTHAMPTON, PA. 18966  
 PHONE: (215) 322-0272  
 FAX: (215) 364-9648  
 JOB NO. 100002

**FINAL  
 DEMOLITION & EXISTING CONDITIONS**  
 OF  
**PROPOSED AUTOMOTIVE  
 SALES FACILITY**  
**1501 TO 1515 EASTON ROAD**  
 SITUATE  
 ABINGTON TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 SCALE: 1" = 20' DATE: APRIL 15, 2019 SHEET: 2 OF 6



**LOCATION MAP**  
SCALE: 1" = 800'

**DESCRIPTION OF LOT CONSOLIDATION**  
1645 TO 1675 EASTON ROAD

DESCRIPTION OF A PARCEL OF LAND LOCATED IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA IN ACCORDANCE WITH A PLAN ENTITLED "LOT CONSOLIDATION PLAN OF 1501 TO 1515 EASTON ROAD", PREPARED BY TEI CONSULTING ENGINEERS, INC., DATED APRIL 15, 2019 SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT, THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF EASTON ROAD (50 FEET WIDE) AND THE NORTHEASTERLY SIDE OF NYSLOR ROAD (40 FEET WIDE); THENCE, ALONG SAID EASTON ROAD NORTH 44 DEGREES 00 MINUTES 00 SECONDS EAST, 238.00 FEET TO A POINT; THENCE, DEPARTING EASTON ROAD 45 DEGREES 59 MINUTES 00 SECONDS EAST, 440.35 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY SIDE OF WASHINGTON AVE (VARIOUS WIDTH, UNIMPROVED); THENCE, ALONG THE SAME, SOUTH 43 DEGREES 49 MINUTES 19 SECONDS WEST, 74.87 FEET TO A CONCRETE MONUMENT ON SAID SOUTH EASTERLY SIDE OF WASHINGTON AVENUE; THENCE, DEPARTING WASHINGTON AVE NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST, 255.58 FEET TO A POINT; THENCE, 44 DEGREES 00 MINUTES 00 SECONDS EAST, 163.00 FEET TO A FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF NYSLOR ROAD (40 FEET WIDE); THENCE ALONG SAID SIDE OF NYSLOR ROAD NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST 185 FEET TO THE POINT OF BEGINNING.**

CONTAINING: 63,161.76 SQUARE FEET OR 1.45 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES**

1. LAND OWNER: SUSSMAN ASSOCIATES II LLC  
ADDRESS: 1920-49 JENKINTOWN ROAD  
JENKINTOWN, PA, 19048  
TELEPHONE: 215-887-1800 EXT. 1103
2. APPLICANT: SUSSMAN ASSOCIATES II LLC  
ADDRESS: 1920-49 JENKINTOWN ROAD  
JENKINTOWN, PA, 19048  
TELEPHONE: 215-887-1800 EXT. 1103

**3. PROPERTY INFORMATION**

A. TAX BLOCK 228 UNITS 11  
PARCEL # 30220 011  
SITE ADDRESS: 1651 EASTON ROAD  
TOTAL TRACT AREA: 9250 S.F.

B. TAX BLOCK 228 UNIT 10  
PARCEL # 30220 010  
SITE ADDRESS: 1650 EASTON ROAD  
TOTAL TRACT AREA: 9,250 S.F.

C. TAX BLOCK 228 UNIT 09  
PARCEL # 30220 009  
SITE ADDRESS: 1650 EASTON ROAD  
TOTAL TRACT AREA: 11,855 S.F.

D. TAX BLOCK 228 UNIT 08  
PARCEL # 30220 008  
SITE ADDRESS: 1616 EASTON ROAD  
TOTAL TRACT AREA: 3,004.76 S.F.

**4. CONSOLIDATION**

IT IS PROPOSED TO CONSOLIDATE THESE PARCELS OF LAND INTO ONE SINGLE PARCEL OF LAND WITH THE FOLLOWING DIMENSIONS:

LOT WIDTH = 238'  
LOT DEPTH = 440.35'  
LOT AREA = 63,161.76 S.F. OR 1.45 ACRES

ABINGTON TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ATTEST \_\_\_\_\_ SECRETARY  
APPROVED \_\_\_\_\_ ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PA, IN PLAN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ BY: \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ RECORDER

**LOT CONSOLIDATION PLAN**  
OF  
**PROPOSED AUTOMOTIVE SALES FACILITY**  
1501 TO 1515 EASTON ROAD

ABINGTON TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA  
SCALE: 1" = 300' DATE: APRIL 15, 2019 SHEET: 3 OF 6

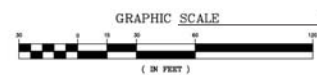
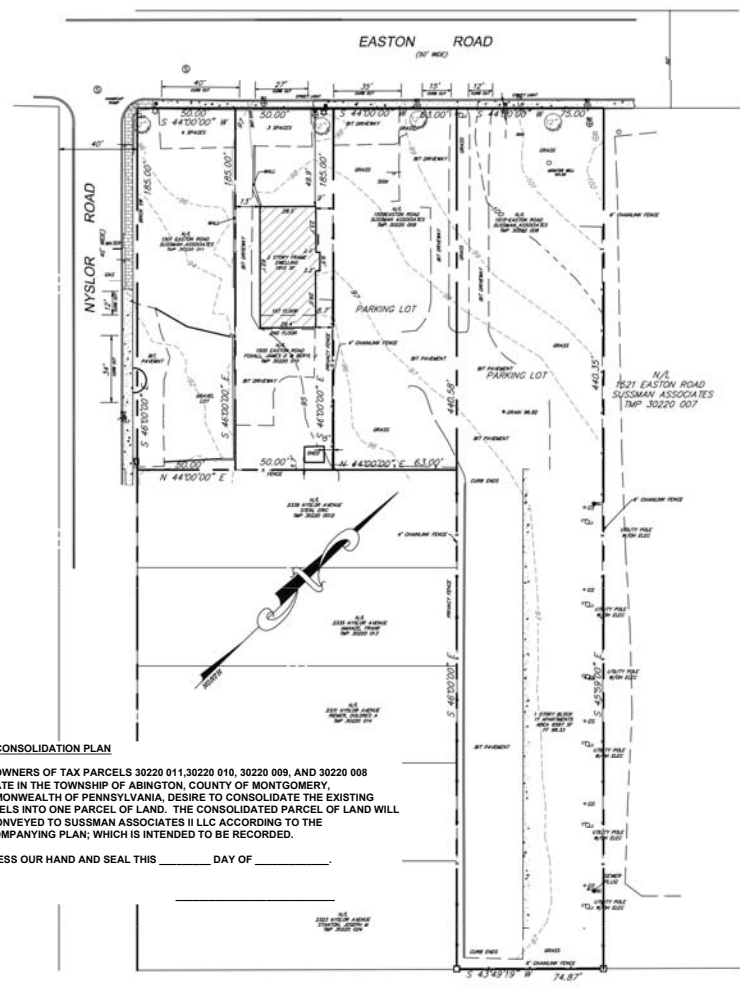
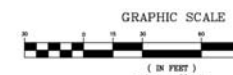
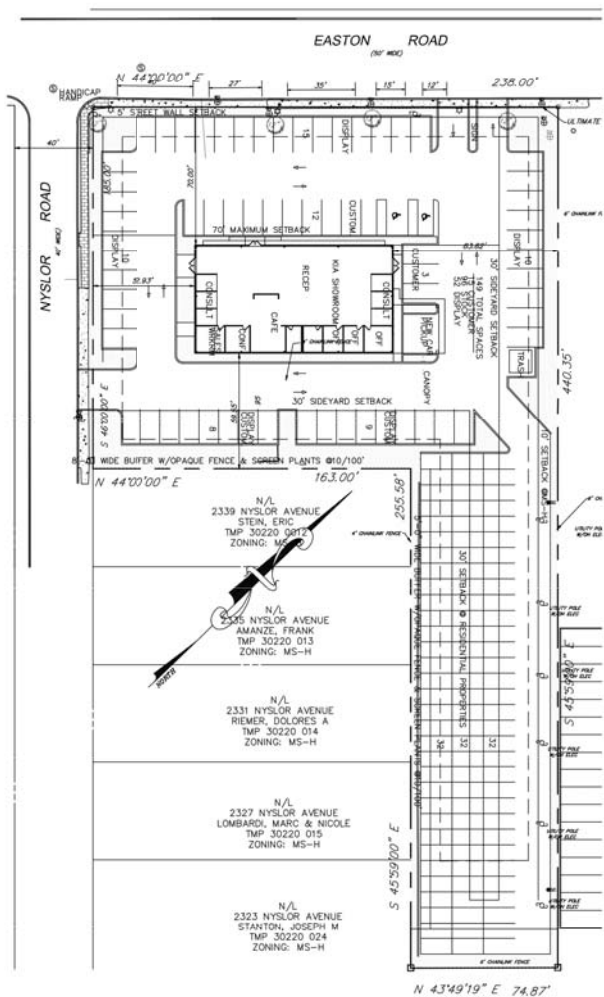
IT IS HEREBY CERTIFIED TO PNC (PNC BANK), NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND TO FIRST AMERICAN (FIRST AMERICAN TITLE INSURANCE COMPANY) THAT IN THE UNDERSIGNED'S PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF PENNSYLVANIA THE RELATIVE POSITIONAL PRECISION OF THIS SURVEY COMPLIES WITH THE ACCURACY REQUIREMENTS FOR LAND SURVEYS IN PENNSYLVANIA.

JOHN H. LEAPSON, P.L.S.  
SU 1189 A



PREPARED BY:  
ROBERT LEAPSON PLS # SU-040399-E

TEI CONSULTING ENGINEERS, INC.  
720 SECOND STREET FIVE  
SOUTHAMPTON, PA. 18986  
PHONE: (215) 322-0272  
JOB NO. 1503



**FOR CONSOLIDATION PLAN**

THE OWNERS OF TAX PARCELS 30220 011, 30220 010, 30220 009, AND 30220 008 SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, DESIRE TO CONSOLIDATE THE EXISTING PARCELS INTO ONE PARCEL OF LAND. THE CONSOLIDATED PARCEL OF LAND WILL BE CONVEYED TO SUSSMAN ASSOCIATES II LLC ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

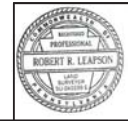
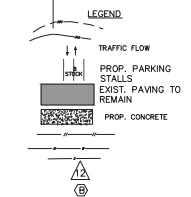
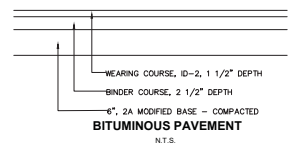
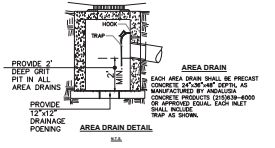
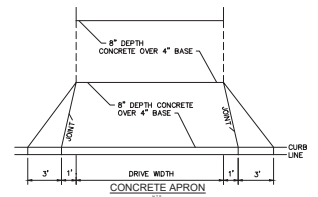
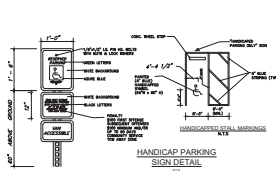
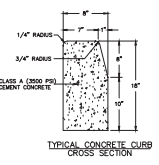
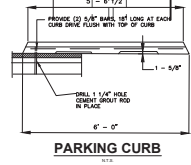
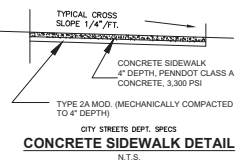
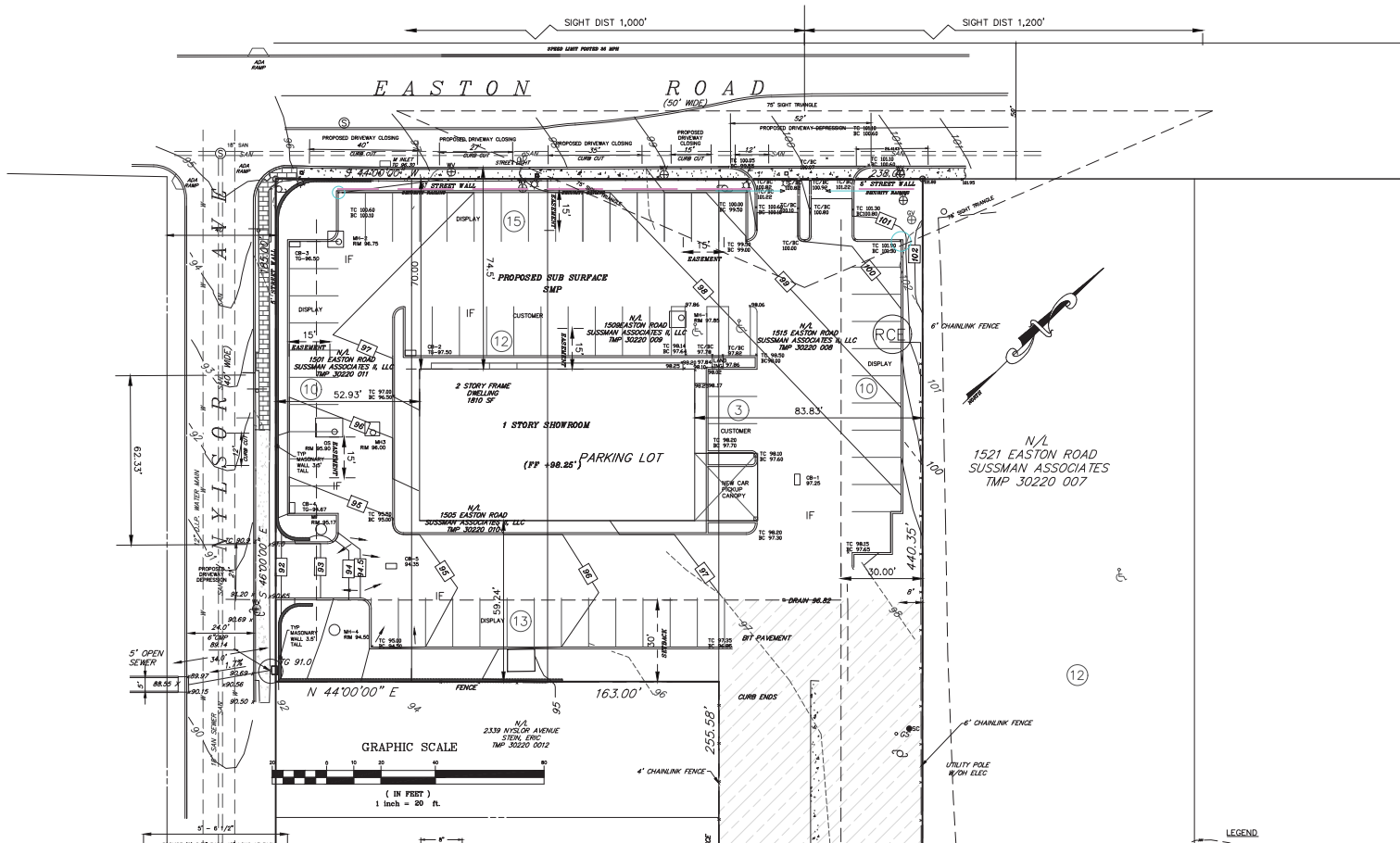
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HERSELF TO BE THE AUTHORIZED PARTNER TO SIGN THIS PLAN, AS SUCH SHE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID PARTNERSHIP IS THE OWNER OF THE DESIGNATED LAND, ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN ATTAINED AND IS ENDORSED THEREON, AND THAT THE SAID PARTNERSHIP DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

MCP# NO. \_\_\_\_\_

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_ for the Director  
MONTGOMERY COUNTY PLANNING COMMISSION



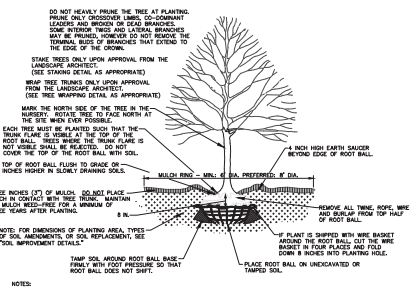
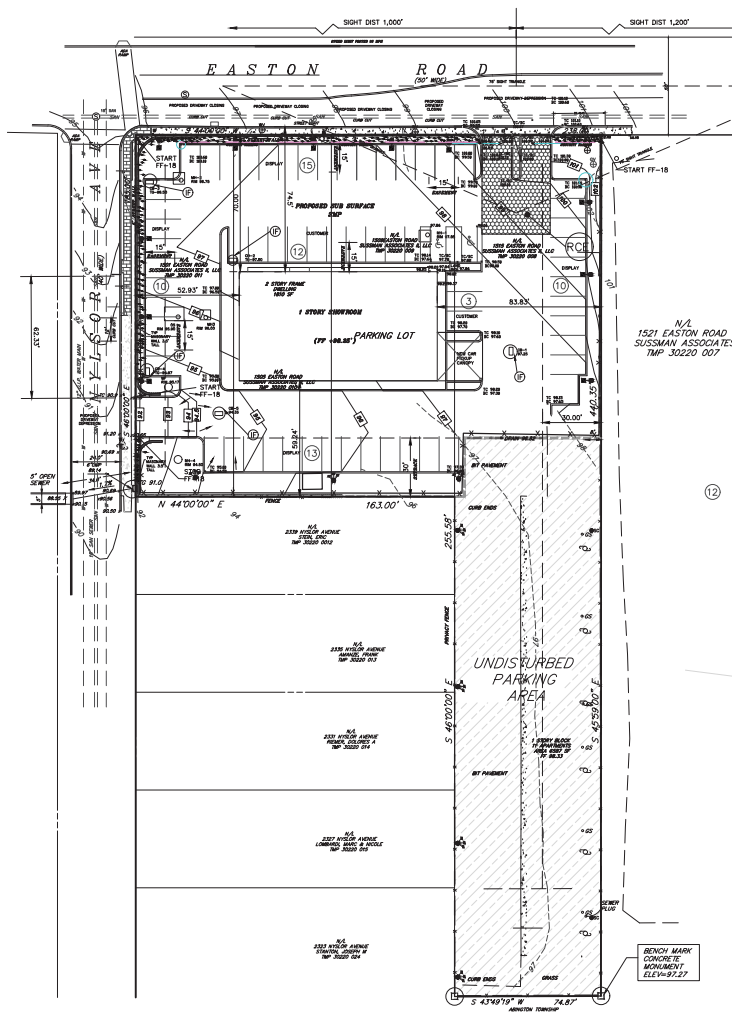
PREPARED BY: *Robert R. Leapson*

**TEI CONSULTING ENGINEERS, INC.**  
720 SECOND STREET PIKE  
SOUTHAMPTON, PA. 18986  
PHONE: (215) 322-6272  
FAX: (215) 384-8645  
JOB NO. 100052

**FINAL  
SITE GRADING PLAN**  
OF  
**PROPOSED AUTOMOTIVE  
SALES FACILITY**  
**1501 TO 1515 EASTON ROAD**

SITUATE  
ABINGTON TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

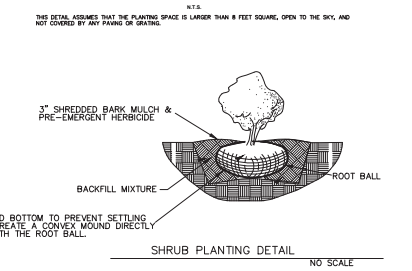
SCALE: 1" = 20' DATE: APRIL 10, 2019 SHEET: 4 OF 6



**DECIDUOUS TREE PLANTING DETAIL**

N.T.S.

THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FEET SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRADE.



**SHRUB PLANTING DETAIL**

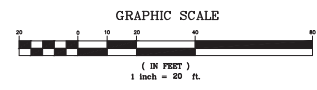
N.T.S.



EASTON ROAD LIGHT - PROVIDE FOUR (4) - TO MATCH EXISTING EASTON ROAD LIGHTS AT EXISTING SUSSMAN CAR DEALERSHIP.  
**EASTON ROAD**



SECURITY LIGHT



**LEGEND**

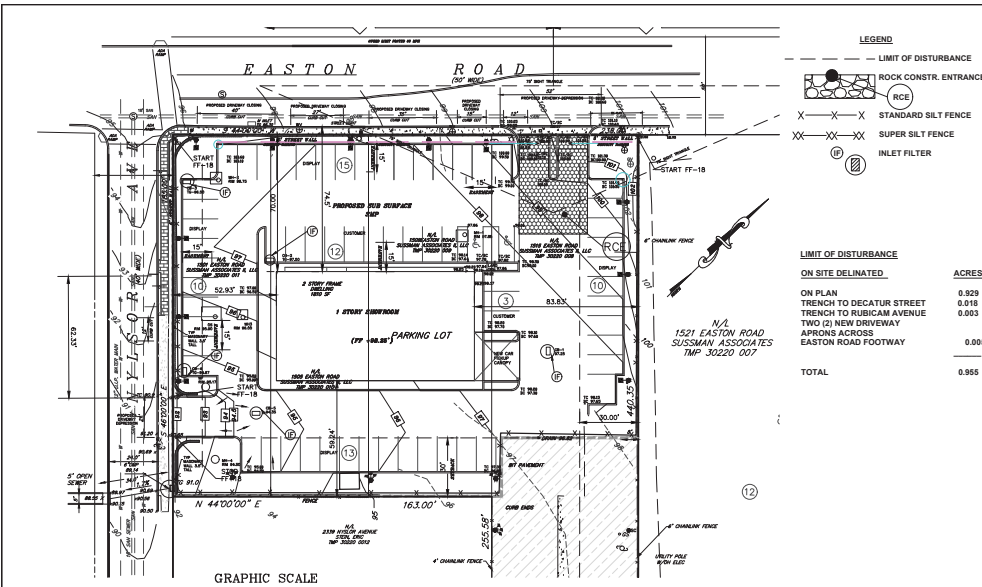
	EXIST. TREES TO BE PROTECTED
	PROP. DECIDUOUS TREE
	PROP. EVERGREEN TREE
	PROP. SHRUBS
	EXIST. LIGHT TO REMAIN
	PROP. LIGHT
	PROP. SECURITY LIGHT

**FINAL LANDSCAPING & LIGHTING PLAN**  
OF  
**PROPOSED AUTOMOTIVE SALES/SERVICE FACILITY**  
1645 TO 1675 EASTON ROAD



PREPARED BY: *Robert R. Leapson*  
**TEI CONSULTING ENGINEERS, INC.**  
720 SECOND STREET PIKE  
SOUTHAMPTON, PA. 18966  
PHONE: (215) 322-6272  
FAX: (215) 384-8645  
JOB NO. 100052

SITUADE  
ABINGTON TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA  
SCALE: 1" = 20' DATE: OCTOBER 29, 2010 SHEET: 5 OF 6



- LEGEND**
- LIMIT OF DISTURBANCE
  - ROCK CONSTR. ENTRANCE
  - STANDARD SALT FENCE
  - SUPER SILT FENCE
  - INLET FILTER
- APPENDIX C - STANDARD EAS PLAN NOTES**
- THE FOLLOWING NOTES SHOULD BE PLACED ON THE EAS PLAN DRAWINGS:
1. ALL EARTH DISTURBANCE, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EAS PLAN. A COPY OF THE APPROVED DRAWINGS, SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER, SHALL BE MAINTAINED AT ALL TIMES AT THE WORKING AGENTS' OFFICE. THE REGISTERED PROFESSIONAL ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL IS REQUIRED.
  2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE EAS PLAN PREPARER, THE FIELD PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE ENGINEER OR OTHER PROFESSIONAL PERSONNEL SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT TO THE PROJECT LOCATION AND THE LOCAL CONSERVATION DISTRICT TO THE PROJECT LOCATION AND THE LOCAL CONSERVATION DISTRICT TO THE PROJECT LOCATION.
  3. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE EAS PLAN PREPARER, THE FIELD PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE ENGINEER OR OTHER PROFESSIONAL PERSONNEL SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT TO THE PROJECT LOCATION AND THE LOCAL CONSERVATION DISTRICT TO THE PROJECT LOCATION.
  4. ALL EARTH DISTURBANCE ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. SEQUENCING FROM THE SEQUENCE MUST BE APPROVED BY THE LOCAL CONSERVATION DISTRICT.
  5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, AND OTHER OBSTRUCTIVE MATERIALS.
  6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION PROJECT. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EAS BARRIERS SPECIFIED IN THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS PLAN.
  7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE TO BE DESCRIBED IN THIS PLAN. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
  8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATIONS SHOWN ON THE PLAN DRAWINGS. STOCKPILES SHALL BE STABILIZED BY VEGETATION, EACH STOCKPILE SHALL BE 10' TO 15' HIGH, AND SHALL BE PROTECTED BY A 6" CURB OR OTHER STRUCTURE.
  9. IMMEDIATELY UPON DISCOVERING UNDESIRABLE CONDITIONS POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMMEDIATELY NOTIFY THE LOCAL CONSERVATION DISTRICT AND THE REGISTERED PROFESSIONAL ENGINEER.
  10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE REGISTERED PROFESSIONAL ENGINEER'S AND REGISTERED PROFESSIONAL RESPONSIBLE ENGINEER'S RECOMMENDATIONS.
  11. ALL OFF-SITE WASTE AND BURNING AREAS MUST HAVE AN EAS PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT AND THE REGISTERED PROFESSIONAL ENGINEER.
  12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. MATERIALS THAT ARE CONTAMINATED BY OIL, GREASE, OR OTHER SUBSTANCES SHALL BE PROHIBITED FROM THE SITE.
  13. ALL EXCAVATION OF WASTE FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVER UNDISTURBED VEGETATED AREAS.
  14. VEHICLES AND EQUIPMENT MAY NOT ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBER) ONTO (SPECIFY ROAD NAME).

**SEQUENCE OF CONSTRUCTION**

AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING.

AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-244-1776 FOR BURIED UTILITY LOCATIONS.

MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED AT LEAST THREE DAYS PRIOR TO ANY EARTH DISTURBANCE ACTIVITY.

ONLY LIMITED DISTURBANCE SHALL BE PERMITTED TO PROVIDE ACCESS TO THE CONSTRUCTION AREA FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT CONTROLS.



**SOIL AND EROSION CONTROL NARRATIVE**

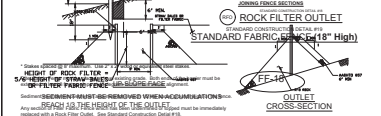
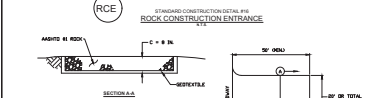
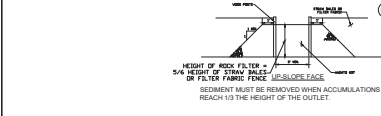
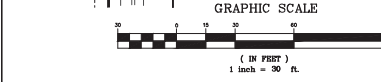
IT IS PLANNED TO CONSTRUCT AN AUTO SHOWROOM AND SERVICE FACILITY ON THE 1.43 ACRE RESTRICTED SITE.

THE MAXIMUM AREA TO BE DISTURBED IS 0.955 ACRES.

- STAGE 1**
- INSTALL ROCK CONSTRUCTION ENTRANCES
  - INSTALL SILT FENCES
  - DEMOLISH ALL EXISTING BUILDINGS. FOLLOW RECYCLING REQUIREMENTS SHOWN ON THIS DRAWING.
- STAGE 2**
- ROUGH GRADE SITE
  - STOCKPILE TOPSOIL
  - EXCAVATE FOR BUILDING FOUNDATIONS
  - CONSTRUCT FOUNDATIONS
  - START BUILDING EXTERIOR CONSTRUCTION
  - INSTALL SANITARY SEWER LATERAL
  - INSTALL WATER, ELECTRIC AND GAS
  - INSTALL OUTLET STORM SEWER TO DECATUR AVENUE INCLUDING INLET FILTERS
  - INSTALL UNDERGROUND PERFORATED PIPE ABSORPTION BED
  - INSTALL UNDERGROUND SOLID PIPE OR DETENTION BED
  - INSTALL INLETS AND COLLECTION STORM SEWERS INCLUDING INLET FILTERS
- STAGE 3**
- CONSTRUCT RETAINING WALL
  - COMPLETE BUILDING CONSTRUCTION
  - INSTALL CURBS
  - FINE GRADE SITE
  - INSTALL DROVES AND PARKING AREAS
  - UPON UNIFORM STABILIZATION OR 100% OF THE DISTURBED AREA, REMOVE TEMPORARY EROSION CONTROL MEASURES (SEE MONTGOMERY COUNTY CONSERVATION DISTRICT EROSION CONTROL NOTES ON THIS SHEET FOR DEFINITION)
  - INSTALL LIGHTING
  - PLANT TREES
  - PERMANENTLY SEED ALL DISTURBED AREA
  - AFTER A REASONABLE TIME, RESEED ANY DISTURBED AREAS NOT GROWING
- PERMANENT STORMWATER MANAGEMENT**
- PERMANENT SEEDING
  - STORM PIPES AND INLETS
  - PERMANENT STORMWATER UNDERGROUND SYSTEMS
- PERMANENT MAINTENANCE**
- UPON ACCEPTANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES, THE OWNER WILL MAINTAIN ALL PERMANENT STORMWATER MANAGEMENT FACILITIES, INCLUDING UNDERGROUND STORMWATER SYSTEMS, STORM SEWERS, INLETS AND GROUND COVER.

- Utility Line Trench Excavation Notes**
1. All advanced clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.
  2. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be well coordinated and separate from clearing and grubbing and site restoration and stabilization operations.
  3. All soil excavated from the trench will be placed on the uphill side of the trench.
  4. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
  5. Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench will be pumped through a filtration device.
  6. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.
  7. Soil excavated from existing surface layer should be stockpiled separately and returned to final surface layer following trench backfilling.

- PERMANENT MAINTENANCE**
- ALL BARE AREA ON WHICH ACTIVITY HAS CEASED SHALL BE SEEDING AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH SHALL BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDING AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDING AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
- DIVERSIONS AND STOCKPILES SHALL BE SEEDING AND MULCHED IMMEDIATELY.
- HAY OR STRAW MULCH SHALL BE APPLIED AT RATES OF AT LEAST 3.0 TONS PER ACRE.
- IF ADDITIONAL E & S CONTROL MEASURES ARE NEEDED CONTRACTOR SHALL INSTALL THE REQUIRED MEASURES AND CONTACT MCCC.
- MAINTENANCE DURING CONSTRUCTION**
- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
- ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF .05 INCHES OR GREATER.
  - ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
  - TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
  - ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.
  - SEDIMENT REMOVED FROM ANY EROSION CONTROL DEVICE OR SEDIMENT REMOVED FROM PAVED ROADWAYS SHALL BE PLACED IN THE SITE STOCKPILE.
- PERMANENT STORMWATER MANAGEMENT**
- PERMANENT SEEDING
  - STORM SEWERS AND INLETS
  - PERMANENT UNDERGROUND ABSORPTION SYSTEM
  - PERMANENT UNDERGROUND DETENTION SYSTEM



**SEEDING**

TEMPORARY SEEDING SPECIES	ANNUAL RYE GRASS
% PURE LIVE SEED:	85%
APPLICATION RATE:	50 LBS/ACRE
FERTILIZATION APPL. RATE:	5-5-5 LBS/ACRE
LIMING RATE:	2.00 LBS/ACRE
FINAL DATE FOR SEEDING:	OCTOBER 15

**PERMANENT SEEDING FORMULA & SPECIES**

P.O.D. FORMULA A	PERMANENT RYEGRASS MIXTURE (LOLUM PERENNE) A	20
COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL		
CHESAPEAKE RED FESCUE		20
KENTUCKY BLUEGRASS MIXTURE (PMA PRATENSIS) COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL		
% PURE LIVE SEED:	85%	
APPLICATION RATE:	50 LBS/ACRE	
FERTILIZATION APPL. RATE:	18-20-20	
LIMING RATE:	2.00 LBS/ACRE	
FINAL DATE FOR SEEDING:	MARCH 15 TO JUNE 1	
PERMANENT SEEDING:	AUGUST 1 TO OCTOBER 15	

**BOTH TEMPORARY AND PERMANENT SEEDING SHALL BE MULCHED WITH HAY OR STRAW AT A RATE NOT LESS THAN 3 TONS PER ACRE.**

**SOIL TYPES**

SOIL CLASSIFIED AS MARI. MADE LAND BY THE COUNTY SOIL SURVEY. WERE GENERALLY IDENTIFIED AS SCHIST AND GNEISS MATERIALS.

**MAJOR SOIL PROPERTIES & LIMITATIONS**

SOIL LIMITATION: VARIABLE DEPTH TO BEDROCK.

**RESOLUTION**

BORROWS WERE TAKEN TO PRECISELY DETERMINE THE LOCATION OF BEDROCK IN THE AREA OF THE PROPOSED BUILDING AND IN THE AREA OF UNDERGROUND BMP ACQUISITION SITES.

**FINAL EROSION CONTROL PLAN**

OF PROPOSED AUTOMOTIVE SALES FACILITY

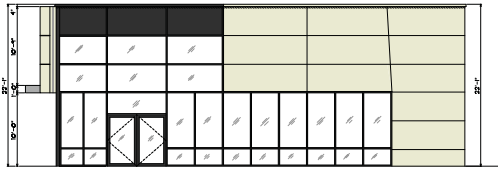
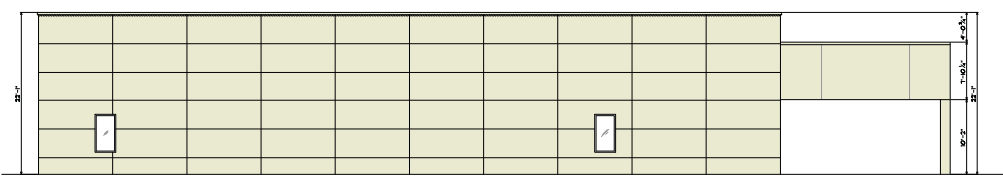
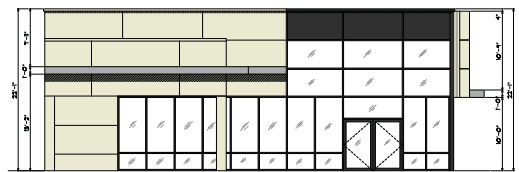
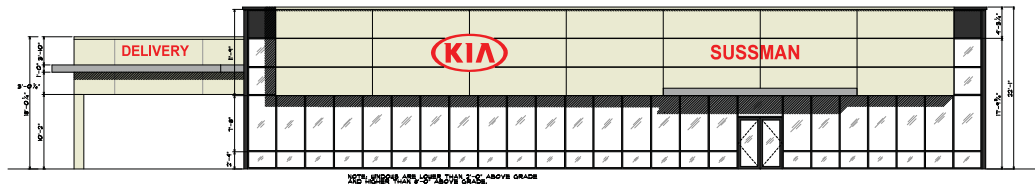
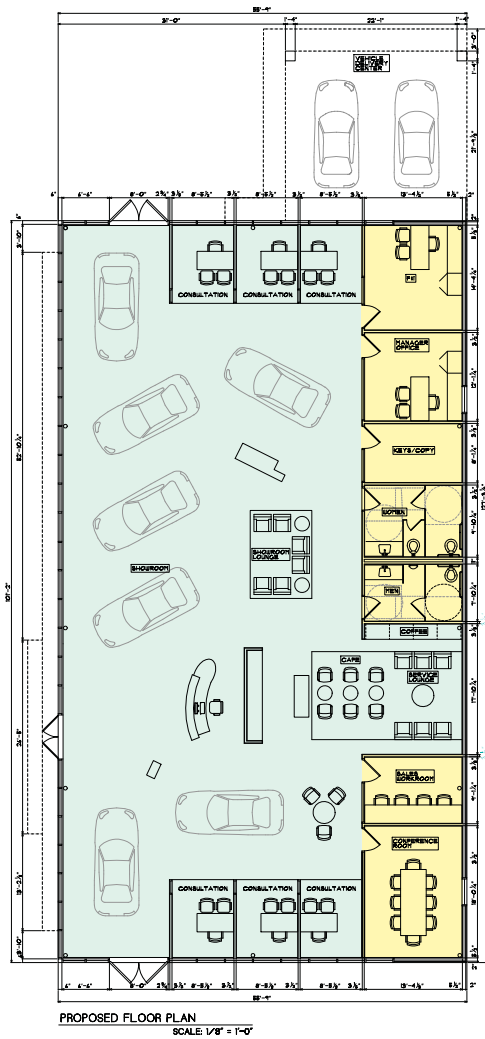
1501 TO 1515 EASTON ROAD

SITUATE ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

SCALE: 1" = 30' DATE: APRIL 10, 2019 SHEET: 6 OF 6

PREPARED BY: *Robert B. Leasop*

**TEI CONSULTING ENGINEERS, INC.**  
 720 SECOND STREET PIKE  
 SOUTHAMPTON, PA 18986  
 (PHIL) 321-6272  
 FAX (215) 384-8645  
 JOB NO. 10002



Seal

Lance B. Kraemer is licensed in PA, NJ and DE.  
Lance B. Kraemer Associates, LLC, represents its  
consultants. These drawings are not to be reproduced  
for any other project or for any other purpose without  
the prior written consent of Lance B. Kraemer Associates, LLC.

Consultants:  
MEP Engineer:  
Structural Engineer:  
Interior designer:

Revisions:		
Date	Comments	By

**LRKA**  
LANCE B. KRAEMER ASSOCIATES  
Architecture - Interiors - Design Consulting  
750 Forrest Avenue  
Royal, Pennsylvania 19046  
tel. (215) 576-6939  
www.lrkassoc.com

Project Information:  
Project No. 1831  
Sussman Kia Dealership  
1501, 1509, 1513-15 Eastern Road  
Abington Township, Pennsylvania

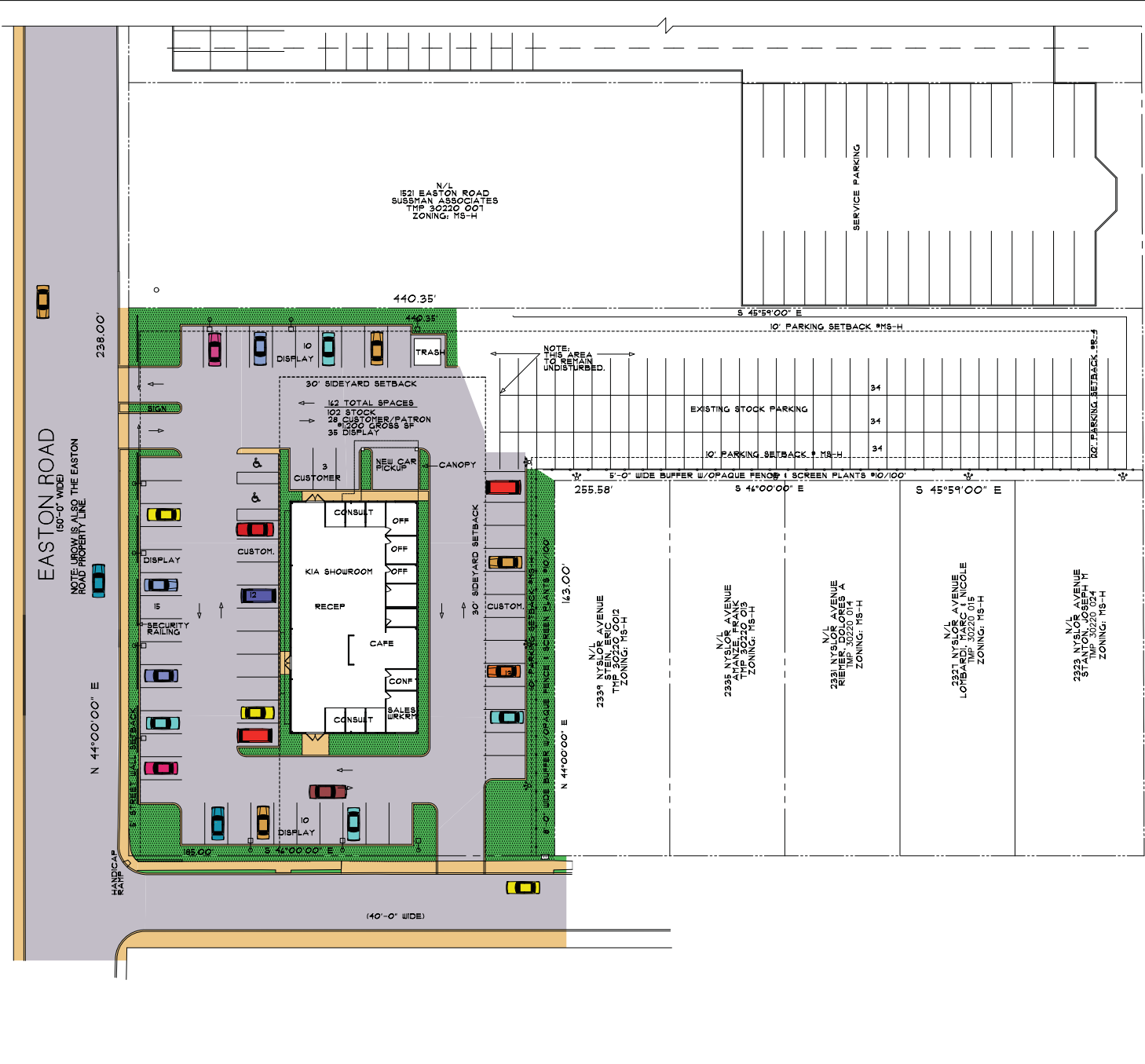
Client:  
The Sussman Organization  
1928-42 Jenkintown Road  
Jenkintown, Pennsylvania 19046

Sheet Title  
Floor Plan and Elevations

Sheet:

**LD2**

Date:  
15 April 2019



NOTE:  
THIS LOT IS  
ZONED R-4

Scale

Lance & Kraemer Associates, P.C., and its affiliates shall not be held liable for any errors or omissions in this document, these drawings are not to be reproduced or used for any other purpose without the prior written authorization of Lance & Kraemer Associates, P.C.

Consultants:  
MEP Engineer:  
Structural Engineer:  
Interior designer:

Revisions		
Date	Comments	By



LANCE & KRAEMER ASSOCIATES  
Architecture - Interiors - Design Consulting  
750 Forrest Avenue  
Spartanburg, Pennsylvania 17066  
tel. (717) 576-6939  
www.lkassoc.com

Project Information:  
Project No. 1831  
Susman Kia Dealership  
1501, 1509, 1513-15 Easton Road  
Aberington Township, Pennsylvania

Client:  
The Susman Organization  
1528-28 Jenkintown Road  
Jenkintown, Pennsylvania 19046

Sheet Title  
Proposed Site Plan

Sheet:  
**LD1**

Date:  
15 April 2019



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY  
INNOVATIVE ENGINEERING

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

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

Fax 570-629-0306  
MAY 20 PM 2:14

P.O. Box 699  
Bartonsville, PA 18321

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

[www.bjengineers.com](http://www.bjengineers.com)

May 15, 2019

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

**SUBJECT: KIA DEALERSHIP – 1501, 1505, 1509, AND 1515 EASTON ROAD  
FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NO. 1926006R**

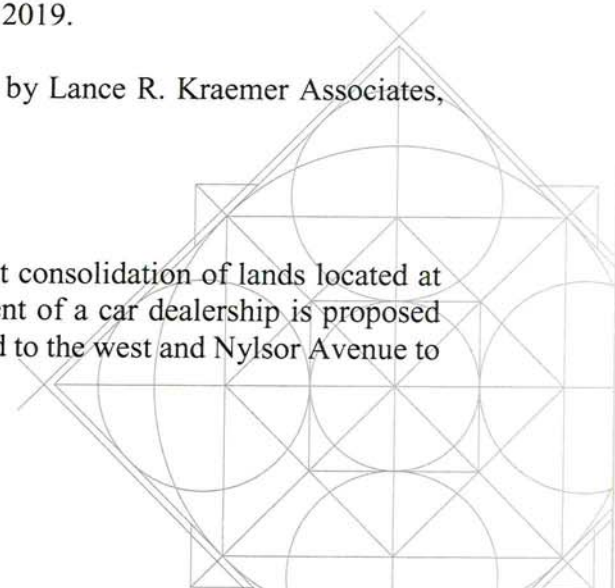
Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Final Land Development Plan Application for the Kia Dealership. The submitted information consists of the following:

1. Post Construction Stormwater Management Plan Report prepared by Tantala Associates, LLC, dated April 15, 2019.
2. SWM Site Plan prepared by Tantala Associates, LLC, dated April 15, 2019.
3. Land Development Plan (6 sheets) prepared by TEI Consulting Engineers, Inc.
  - a. Sheet 1 – Final Record Plan Site Plan, dated April 10, 2019.
  - b. Sheet 2 – Final Demolition & Existing Conditions, dated April 15, 2019.
  - c. Sheet 3 – Lot Consolidation Plan, dated April 15, 2019.
  - d. Sheet 4 – Final Site Grading Plan, dated April 10, 2019.
  - e. Sheet 5 – Final Landscaping & Lighting Plan, dated October 29, 2010.
  - f. Sheet 6 – Erosion Control Plan, dated April 10, 2019.
4. Proposed Site and Elevation Plans (2 sheets) prepared by Lance R. Kraemer Associates, dated April 15, 2019.

**BACKGROUND INFORMATION**

The Applicant, Sussman Associates II, LLC, is proposing a lot consolidation of lands located at 1501, 1505, 1509, and 1515 Easton Road. A land development of a car dealership is proposed post consolidation. The properties are bordered by Easton Road to the west and Nylsor Avenue to the south.





The existing properties are located within the MS-H, Main Street High Intensity/Density Zoning District. The existing properties consist(ed) of existing residential dwellings which will be (have been) demolished. The total lot area post consolidation is 1.45 acres.

The proposed land development consists of the construction of a one story building that will include a showroom and offices for the sale of vehicles. An associated parking lot taking access from Easton Road is proposed. A second access along Nylsor Road is also proposed. An undisturbed gravel area will remain to provide parking for stock vehicles. The project site is served by public water and sewer. Stormwater management is proposed.

Dimensional variances were granted to permit a green area of 17.25%, parking within 5-feet of the property line, and to allow the building to be 74.5-feet from the face of curb. A variance was also granted to permit windows be placed in locations other than those permitted by the Zoning Ordinance. The variances were granted by the Zoning Hearing Board on February 19, 2019, with the following conditions.

1. That there be no repair and/or service facilities present or offered at the subject property.
2. That there be no loudspeaker or other broadcast facility and/or equipment at the subject property.
3. That the egress movement from the subject property onto Nylsor Avenue be limited to right-out-only and signed by the applicant to indicate the same.
4. That there be no employee parking on any roads adjacent to the subject property.
5. That the applicant maintains and replace, when necessary, the existing fence between the subject property and those properties fronting on Nylsor Avenue.

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

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. In accordance with Section 146-10.B.(2)(e), the plan view scales must be shown in their entirety on Sheet 3 of the Land Development Plan.
2. In accordance with Section 146-10.B.(2)(f), north arrows must be provided for the Location Map on Sheets 1 and 3, and must be provided for the plan view on Sheet 5 of the Land Development Plan.
3. In accordance with Section 146-11.A.(2), a location map for the purpose of locating the site must be provided on the plan. The location map provided on Sheets 1 and 3 of the

Land Development Plan do not identify the correct project site and must be revised.

4. In accordance with Sections 146-11.A.(4), 146-11.A.(10), and 146-11.B.(3), the existing properties with owners and tax parcel numbers, and the existing zoning districts within 400-feet of the project site, must be shown on the plan.
5. In accordance with Sections 146-11.A.(6) and 146-11.B.(4), the location of all existing monumentation must be shown on the plan. Concrete monuments are depicted along the southeasterly most property line. Monumentation must be placed in accordance with Section 146-32.
6. In accordance with Sections 146-11.A.(8) and 146-11.B.(2), the existing cartways must be dimensioned on the plan.
7. In accordance with Section 146-11.B.(7), the existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan. The plan must also indicate which existing utilities will be removed and/or abandoned and/or replaced as part of the proposed development.
8. In accordance with Section 146-11.B.(8)(b), the datum related to the existing topography must be noted on the plan.
9. In accordance with Sections 146-11.C.(10) and 146-11.G.(1), the location and size of all proposed sanitary sewer lines, storm sewer lines and related structures, water mains, fire hydrants, utility lines and on-site sewage disposal facilities must be shown on the plan. The proposed sanitary sewer is shown on the SWM Site Plan. All proposed utilities including sanitary sewer and water must be shown on the Land Development Plan.
10. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted. The narrative must be separate from the plan and include calculations associated with the proposed erosion controls.
11. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the Erosion Control Plan, Sheet 6, and have provided the following comments. The plans must be revised accordingly.
  - a. The Rock Filter Outlet detail and Standard Fabric Fence (18" High) detail are illegible and must be revised.
  - b. A detail for the proposed inlet filters must be provided.
  - c. Calculations in support of the size of the proposed silt fence must be submitted.

- d. Erosion control blankets shall be placed on proposed slopes 3 to 1 and greater, and associated details must be provided on the plan.
  - e. The On Site Delineation Limit of Disturbance Calculation is not related to this project.
  - f. Decatur Avenue is referenced in Stage 2 of the Sequence of Construction but is not related to this project.
  - g. A perforated pipe and a solid pipe stormwater management facility are referenced in Stage 2 of the Sequence of Construction. Only a perforated pipe stormwater management facility is proposed.
  - h. The Soil and Erosion Control Narrative provided on Sheet 5 references a service facility. A service facility is not proposed as part of this project and is not permitted per the conditions of the granted variances.
12. In accordance with Sections 146-11.F.(1)(e), 146-11.F.(4)(a)[5], and 146-33.B, storm sewer calculations must be submitted.
13. In accordance with Sections 146-11.F.(3)(a) and 146-11.F.(3)(b), the proposed sanitary sewer must be shown in plan view. In addition, Storm-Swr Profile 8 on Sheet 5 of the SWM Site Plan shows the sanitary sewer lateral and the profile must be renamed accordingly.
14. In accordance with Sections 146-11.F.(4)(a) and 146-11.F.(4)(b), the proposed storm sewer piping must be shown in plan view on the Land Development Plan. In addition, profiles for storm sewer runs between CB-4 and MH-2, CB-5 and MH-3, and the outlet structure to MH-4 including the media filter must be provided.
15. In accordance with Sections 146-11.H, a landscaping plan showing the location, size, and type of all proposed trees and shrubs must be provided. The submitted landscape plan is illegible and must be revised. In addition, the landscape plan shall also include a planting schedule indicating the species, number, and size of all proposed trees and shrubs.
16. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1), a letter certifying availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module must be provided to the Township.
17. In accordance with Section 146-11.M.(1)(b) and 146-36.A, a letter certifying availability of public water service must be provided to the Township.
18. The notes in Sections 146-12.E.(2), (3), (4), and (5) must be provided on the plan.
19. An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted

for review.

20. In accordance with Section 146-25.D, curblines shall be rounded by a tangential arc having a minimum radius of 20-feet. A minimum radius of 20-feet shall be provided at the proposed driveways along Easton Road and Nylsor Avenue.
21. In accordance with Section 146-27.E, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. Concrete Apron and Sidewalk details are provided on Sheet 4. Should associated handicap ramps be required, proposed detailed ramp design(s) consisting of dimensions, spot elevations, slopes, and associated details and ramp types must be provided. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans.
22. In accordance with Section 146-27.1, when the Board of Commissioners determine that the installation of curbs and sidewalks are not required for a lot or parcel or ground undergoing subdivision or land development approval, the applicant or developer shall be required to post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel has frontage which are capable of subdivision or land development at a future point in time. The Township shall determine if they will require escrow be posted for the future construction of curb and sidewalk.
23. In accordance with Section 146-28.A, all parking spaces for vehicles shall be 10-feet wide by 20-feet long. The proposed parking spaces are shown as 18-feet long and must be revised.
24. In accordance with Section 146-28.C, interior circulation drives and aisles through an off-street parking area shall be a minimum of 24-feet wide for two-way traffic and 12-feet wide for one-way traffic. The two-way parking aisles vary between 20-feet and 34-feet. The plan must be revised to provide all parking aisles at a minimum width of 24-feet for two-way traffic and 12-feet for one-way traffic.
25. In accordance with Section 146-33.D, the minimum diameter of all storm sewer shall be 15-inches. Eight (8) inch and 12-inch diameter storm sewer is proposed, and the plan must be revised.
26. In accordance with Section 146-35.C.(2), the minimum diameter of sanitary sewer laterals shall be 8-inches. A 6-inch diameter sanitary sewer lateral is proposed, and the plan must be revised.
27. In accordance with Section 146-37, all water mains, gas mains, electric, telephone and other communication services shall be located underground, and such facilities shall be

installed prior to street paving. A note to this effect must be placed on the plan.

28. In accordance with Section 146-38.A, a plan showing the type and location of each streetlight to be installed must be provided. A lighting plan and image/detail are provided. The plan must include a lighting design with footcandles and light specifications.
29. In accordance with Section 146-39.A.(1), two (2) shade trees are required along Nylsor Road (109 feet ÷ 50 feet), and 3 shade trees are required along Easton Road (133 feet ÷ 50-feet). A landscape plan is provided with this submission and landscaping is shown along Nylsor Avenue and Easton Road, however the plan is illegible and must be revised for clarity and to provide the required shade trees.
30. In accordance with Section 146-39.B.(2)(c), one (1) deciduous or evergreen tree shall be provided for each 1,000 square feet of green area. Three (3) evergreen shrubs may be substituted for one (1) tree for a maximum of 50% of the tree requirement. Eleven (11) deciduous or evergreen trees are required within the 11,369 square feet of green area proposed on the project site. A landscape plan is provided with this submission and landscaping is shown along Nylsor Avenue and Easton Road, however the plan is illegible and must be revised for clarity and to provide the required green area plantings.
31. In accordance with Section 146-39.B.(3)(a)[1], at least 5% of the total area devoted to parking, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area. Interior green area within the parking area shall be provided and a supporting calculation shall be placed on the plan.
32. In accordance with Section 146-39.C, all landscaping required under this section and the provisions of the Zoning Code shall be guaranteed by the subdivider/land developer or builder for a period of one year after the township has issued an occupancy permit for the property. It shall be the responsibility of the subdivider/land developer to protect, maintain and feed (if necessary) both newly planted and existing plant materials during this period to ensure that plants are alive and healthy. An inspection shall be made by the township at the end of the one-year period; any plant materials unacceptable at the time of inspection shall be replaced in order to satisfy the landscaping requirements of this section and the Zoning Code. A note to this effect must be placed on the plan.
33. In accordance with Section 146-43.C.(1)(a), the proposed grading shown on Sheet 4 of the Land Development Plan and to the north of the proposed building shall be revised to maximize the slope and to ensure stormwater flows toward inlet CB-2 without ponding.
34. In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. The proposed grading along the northern property line is greater than 15% and must be revised.

### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

The proposed development is located within the Sandy Run Watershed and the B Management District of the Wissahickon Watershed. The project site ultimately discharges to Sandy Run which has a Chapter 93 Classification of Trout Stock Fishery with Migratory Fishes (TSF, MF). In accordance with Table 106.1W, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

35. In accordance with Section 106, Area W, Subsection C.1 and Section 405.A, a minimum of 2-feet of soil suitable for infiltration must exist between the invert of the infiltration BMP and the top of the nearest limiting zone. Otherwise, the  $Re_v$  requirement shall not be applied to the development site, and the entire  $WQ_v$  must be treated. The proposed subsurface basin is located at a depth that is within the area of the tested highwater. An impervious liner is proposed to surround the basin and the entire  $WQ_v$  is being treated through a proposed media filter. Therefore, the exemption from stormwater infiltration is applicable and acceptable.
36. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the Erosion Control Plan, Sheet 6, and have provided the following comments. The plans must be revised accordingly.
  - a. The Rock Filter Outlet detail and Standard Fabric Fence (18" High) detail are illegible and must be revised.
  - b. A detail for the proposed inlet filters must be provided.
  - c. Calculations in support of the size of the proposed silt fence must be submitted.
  - d. Erosion control blankets shall be placed on proposed slopes 3 to 1 and greater, and associated details must be provided on the plan.
  - e. The On Site Delineation Limit of Disturbance Calculation is not related to this project.
  - f. Decatur Avenue is referenced in Stage 2 of the Sequence of Construction but is not related to this project.
  - g. A perforated pipe and a solid pipe stormwater management facility are referenced in Stage 2 of the Sequence of Construction. Only a perforated pipe stormwater management facility is proposed.
  - h. The Soil and Erosion Control Narrative provided on Sheet 5 references a service facility. A service facility is not proposed as part of this project and is not permitted per the conditions of the granted variances.

37. In accordance with Section 308, upon completion of construction, the developer shall be responsible for providing as-built plans of all stormwater management facilities shown on the approved plans.
38. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.
39. An operation and maintenance plan is provided as Sheet 7 of the SWM Site Plan. An agreement will also be required in accordance with Sections 702.A and 704.

### **STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS**

40. The Summary for Pond 10P: BMP references the use of two (2) 8-inch diameter discharge pipes at elevation 88.99. The Outlet Structure Detail on Sheet 4 of the SWM Site Plan shows a 12-inch diameter discharge pipe at elevation 90.32 and the second discharge pipe is not labeled. In addition, the plan view on Sheet 3 of the SWM Site Plan specifies 6-inch and 15-inch diameter pipes. The plan and/or pond summary must be revised.
41. The pipe size of "A IN" at MH-3 in the Recap of MH Info on Sheet 3 of the SWM Site Plan is inconsistent with that shown in plan view and must be revised.
42. The calculated slope between the media filter and MH-4 (90.02-89.80/34) is inconsistent with that specified in plan view on Sheet 3 of the SWM Site Plan. The plan must be revised.
43. The invert out and lid elevations shown in the Stormwater Discharge detail on Sheet 5 of the SWM Site Plan are inconsistent with those shown on Sheet 3. The plan must be revised.
44. The invert elevation listed in the MH Section on Sheet 4 of the SWM Site Plan is not typical of all proposed manholes. The Section must be revised accordingly.
45. A snout is specified at the 15-inch discharge pipe shown in the Outlet Structure Detail on Sheet 4 of the SWM Site Plan. Snouts shall be provided at inlets CB-1, CB-2, CB-3, and CB-5 to treat stormwater prior to it entering the proposed basin.
46. The Catch-Basin Section on Sheet 5 specifies a 2-foot minimum sump depth for inlets equipped with a snout, however the minimum sump depth for pipes having a diameter up to 12-inches shall be 36-inches. The Section must be revised.
47. The invert out at Proposed Stormwater Structure in Storm-Swr Profile 1 on Sheet 5 of the SWM Site Plan is inconsistent with that shown on Sheet 3 and the plan must be revised.

### **MISCELLANEOUS COMMENTS**

48. A condition of the granted variances includes a right-out only egress with associated signage at Nylsor Avenue. The driveway onto Nylsor Avenue must be revised to provide

- a defined right-out only movement. Proposed signage must also be shown in plan view and associated details must be provided on the plan.
49. Driveway profiles from the road centerline and into the project site must be provided on the plan to confirm slopes and changes of grade.
  50. It appears three (3) curb cuts exist along Nylsor Avenue, and several exist along Easton Road. All existing curb cuts must be shown on the plan. The curb cuts not remaining or utilized with the proposed development must be removed and replaced with full-height curb and sidewalk. The plan must be revised to clearly depict proposed full-height curb and sidewalk within these areas. Associated notes and details must be provided on the plan.
  51. The curb heights at the New Car Pickup Canopy and at the northeastern most corner of the proposed parking lot exceed a height of 6-inches and must be revised.
  52. The existing and proposed sidewalk is unclear, and the plan must be revised accordingly.
  53. A pavement restoration detail for Nylsor Avenue must be provided on the plan.
  54. All plans including the Land Development Plan and SWM Site Plan shall be provided as one plan set with a list of sheets listed on Sheet 1. All sheets must be numbered consecutively. In addition, the total number of sheets in the title block on Sheet 1 of the Land Development Plan is incorrect and must be revised.
  55. A detail for the proposed masonry wall must be provided on the plan.
  56. Nylsor Avenue is spelled incorrectly in several places on the Land Development Plan and must be revised.
  57. Fifteen (15) foot easements are labeled along Nylsor Avenue and Easton Road on Sheet 1 of the Land Development Plan. The purpose of the easements must be noted on the plan.
  58. On Sheet 1 of the Land Development Plan, the Abington Township Engineer signature block is not required and must be removed from the plan.
  59. On Sheet 1 of the Land Development Plan, the handicap parking spaces are included in the customer parking space count in General Note 11. Therefore, the total number of provided parking spaces shall be corrected accordingly.
  60. The building area is inconsistent between General Note 6 on Sheet 1 of the Land Development Plan and the Post Construction Stormwater Management Plan Report. In addition, the area disturbance is inconsistent between General Note 14 on Sheet 1 of the Land Development Plan and the Post Construction Stormwater Management Plan Report. The plan or Report must be revised.



61. The plan views on Sheets 1 and 3 of the Land Development Plan are inconsistent. In addition, the parking count in General Note 11 on Sheet 1 is inconsistent with the parking layout shown on Sheet 3. The plan must be revised.
62. On Sheet 3 of the Land Development Plan, the Description of Lot Consolidation references the incorrect property address and must be revised. In addition, the bearing of N 46°00'00" W along the 255.58-foot southern property line and referenced in the Description of Lot Consolidation is inconsistent with that shown in plan view. The plan must be revised.
63. A Concrete Apron detail is provided on Sheet 3 of the Land Development Plan. The location(s) of the concrete apron(s) must be shown and labeled on the plan.
64. An Area Drain Detail is provided on Sheet 4 of the Land Development Plan. The area drain must be shown and labeled in plan view.
65. The legend on Sheet 4 of the Land Development Plan references pavement to remain and proposed concrete. These items must be shown in plan view. In addition, all line types and symbols shown in the legend must be identified.
66. A Parking Curb Detail is shown on Sheet 4 of the Land Development Plan. The locations of the parking curbs must be shown in plan view.
67. On Sheet 5 of the Land Development Plan, the property address in the title block is incorrect and must be revised. In addition, it does not appear the plan date is correct on Sheet 5 and should also be revised.
68. The proposed and existing utilities must be shown on Sheet 5 of the Land Development Plan to determine if any conflicts with the proposed landscaping or lighting will occur.
69. Turning templates for the largest delivery truck, and for a fire truck must be submitted for review.
70. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction.
71. The Abington Township Application number (LD-19-05) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

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

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

Mr. Richard Manfredi, Manager  
Abington Township  
May 15, 2019  
Page 11 of 11

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

Sincerely,



Melissa E. Prugar, P.E.  
Municipal Engineer

MEP/cg

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township  
Mark Penecale, Planning & Zoning Officer – Abington Township  
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor  
Sussman Associates II, LLC – Applicant/Property Owner  
Peter J. Tantala, P.E., Tantala Associates, LLC – Applicant's Engineer  
Robert R. Leapson, P.L.S., TEI Consulting Engineers, Inc. – Applicant's Surveyor  
Michael Narcowich, Montgomery County Planning Commission

**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

May 24, 2019

Mr. Rich Manfredi, Manager  
Abington Township  
1176 Old York Road  
Abington, Pennsylvania 19001-3713

Re: 19-0108-001 (Prop. 105193)  
Sussman Kia  
Tract Size: 1.44 Acres  
1501-1555 Easton Road  
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 30, 2019. We forward this letter as a report of our review.

## BACKGROUND

Sussman Automotive, the applicant, has submitted a land development and (reverse) subdivision plan that would combine four lots at the intersection of Easton and Nylsor Roads, to create a lot of 1.44 acres, and to construct an automobile dealership on the site. The site is located in the MS-H Main Street High Intensity-Density District. The site is served by public sewer and water. The applicant has submitted a preliminary and final plan, dated April 15, 2019.

## CONSISTENCY WITH COUNTY COMPREHENSIVE PLAN

The proposed improvements are generally consistent with *MONTCO2040: A Shared Vision, The Montgomery County Comprehensive Plan*, although modifications for pedestrian improvements would make it more so. The plan shows the subject property as located in the "Community Mixed Use and Services Area". Recommendations for this area include having development designed for walking. See our review comments, below, for recommendations to make the proposal more consistent with *MONTCO2040*.



## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider. Our comments are as follows:

## REVIEW COMMENTS

### PEDESTRIAN NETWORK

- A. Sidewalks Along Building Façade. A sidewalk is required along the full extent of each front building façade [§2504.C.].
- B. Crosswalks. We recommend upgrading the crosswalk over Nylsor Avenue at Easton Road to one with a (hatched) continental design—the Township standard [§146-27].
- C. Building Connection to Street. In the Main Street Districts, all buildings shall be connected, by a continuous pedestrian system of crosswalks and sidewalks, to the street [§2504.C].
- D. Streetfront Sidewalk: shall be at least eight feet (8') wide [§2504.C].
- E. Verge: The street sidewalk shall be separated from the sidewalk by a verge (consisting of grass, landscaping or decorative paving) of at least three feet (3') in width [§2504.E]. At least 25% of the verge shall consist of a mix of ground cover, shrubs and trees.

### LANDSCAPING

- A. Building foundation landscaping (ornamental or evergreen trees and shrubs) is required along a minimum of 25% of the area between the building and sidewalks, building and parking, and building and access drives [§2403.D.].
- B. Groundcover Areas for Nonresidential Sites. The site must meet the requirement for groundcover and trees therein [§2403.E].
- C. A list of plantings (location, size, type) shall be provided [§146-11.H.].
- D. Street Trees: are required at a ratio of one per 40 linear feet of frontage [§2402.B]. This section of Easton Road would especially benefit from street trees, since, after removal of the existing street trees, the Kia site would be part of a 470 foot length of the eastern side of Easton road without street trees. Potential locations for street trees on the applicant's site include the proposed green area adjacent to the proposed exit drive on Easton Road, and the proposed green area on Nylsor Avenue near the proposed fence and adjacent residential use.
- E. Landscaping Plan: shall be submitted [§146-11].

- F. Screening. Vehicle storage, such as that along Nylsor Avenue, is required to have a medium-intensity screen, such as a decorative wall with shrubs or a hedge [Zoning Figure 24.7].

## BUILDING DESIGN

- A. Roofs Near Residential Districts. Buildings with less than 15,000 square feet of building area on the ground floor that are located within 100 feet of a single-family residential zoning district are required to have pitched roofs covering at least 80% of their surface, with a pitch of five-to-one (5:1) or 20%, to help the building fit better with the nearby residential district [§1007.C].

## STREET FURNITURE

- A. Benches and trash and recycling receptacles shall be provided at least every 100 feet, bicycle racks shall be provided at least every 200 feet, and planters shall be provided at least every 50 feet. At least half of all bike racks shall be covered or shall consist of bike lockers [§2502].

## OTHER INFORMATION

The following is some of the more important additional information required to be provided on the plan:

- A. Dimensions of buildings [§146-11.B].
- B. Existing vegetation [§146-11.B]

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for commercial development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Mike Narcowich, AICP  
Assistant Section Chief: Community Planning  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: Sussman Automotive, Applicant  
Joseph Kuhls, Esq., Applicant's Representative  
Robert R. Leapson, P.L.S., TEI Consulting Engineers, Applicant's Engineer  
Amy Montgomery, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments:   Aerial Image, Project Site  
                  Applicant's Plan

*Aerial Image, Project Site*

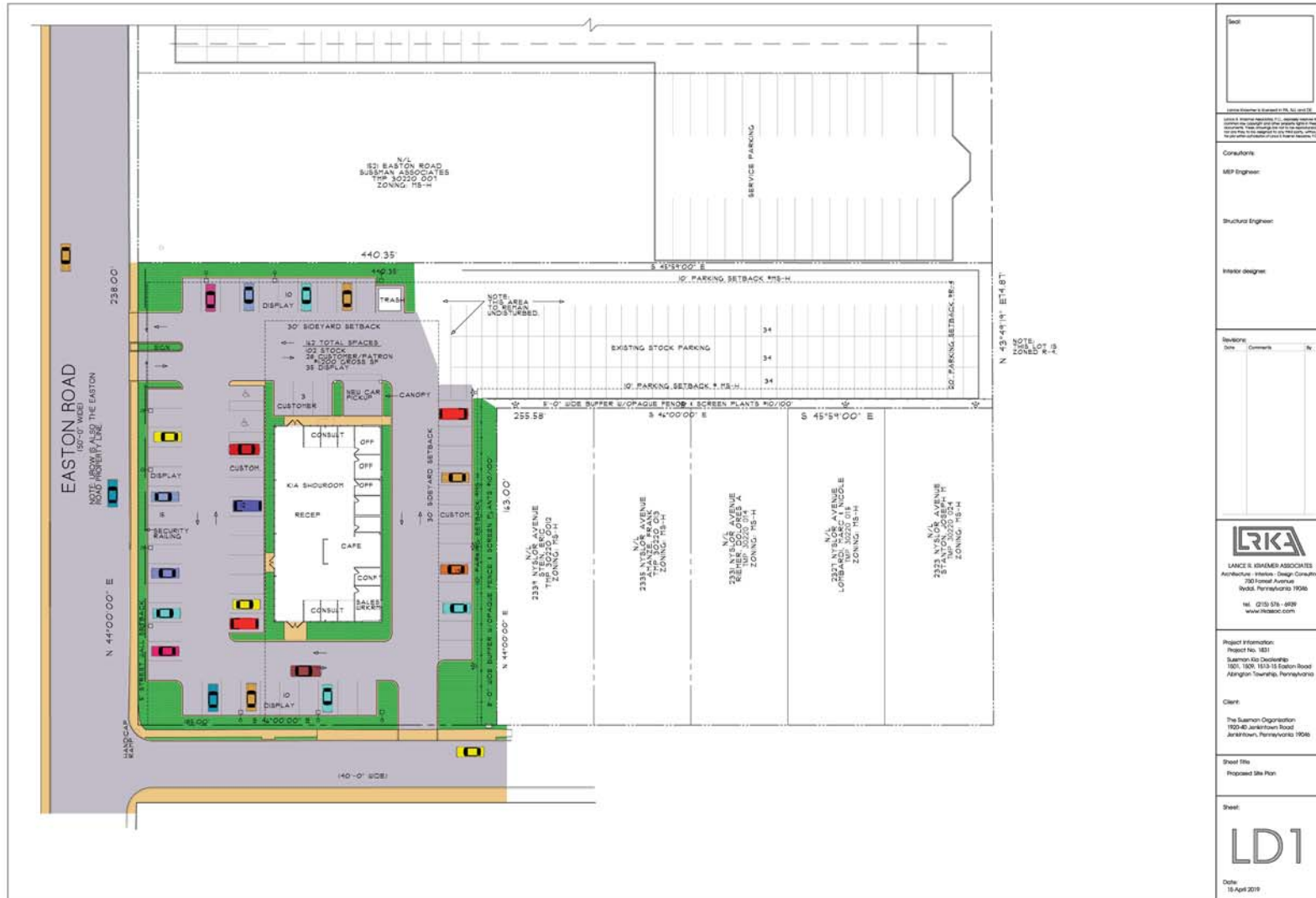


Sussman KIA  
190108001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19384-0311  
(p) 610.278.3722 • (f) 610.278.3941  
www.montcopa.org/pla.htm  
Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission



Applicant's Plan







PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

LD-19-05 May 28, 2019  
Application Number Date

Sussman Associates, II, LP  
Name

1501, 1505, 1509 and 1515 Easton Road  
Address: Number + Street

Roslyn Pa 19001  
City State Zip

Overview: Demolish the one remaining building on the site. Consolidate the four parcels and build a 5,500 sq. ft. building to be used as a Kia Dealership.

The Planning Module is also scheduled for review.

Requested Waivers:

- Section 146-11.A Property Identification Plan \* Section 146-11.B Existing Features Plan \*
- Section 146-11.F.b Street Plan Section 146-11.I Phasing Plan
- Section 146-11.J Recreational Facilities Plan Section 146-28 Parking Stall Size 20 feet in Depth

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: Install additional ground cover in front of the proposed building. Add a crosswalk from the building to the public sidewalk. Add a crosswalk at Nylsor Avenue. Add the correct site location map. Add additional landscaping within the required buffers and along the frontage.

Recommendations:

- Recommended approval of the plan with the conditions listed above.
- Recommended approval of the planning module. (\*) a vote of 8 to 1
- Recommended approval of a waiver from Section 146-33.A Storm pipe width.
- Recommended approval of a waiver from Section 146-39 Parking Lot Landscaping.

[X] APPROVED [ ] DENIED VOTE: 9 OF 9  
Signature: [Handwritten Signature] Date: May 28, 2019



## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

May 29, 2019

DATE

Engineering and Code

DEPARTMENT

ACL-03-061319

AGENDA ITEM NUMBER

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### AGENDA ITEM:

Land Development Application LD-19-04, Elaine Associates, LP - Mazda - 1601 Easton Road, Willow Grove, PA

#### EXECUTIVE SUMMARY:

The applicant seeks approval to construct an addition to the rear of the building to increase the number of service bays that will match the existing rear yard setback.

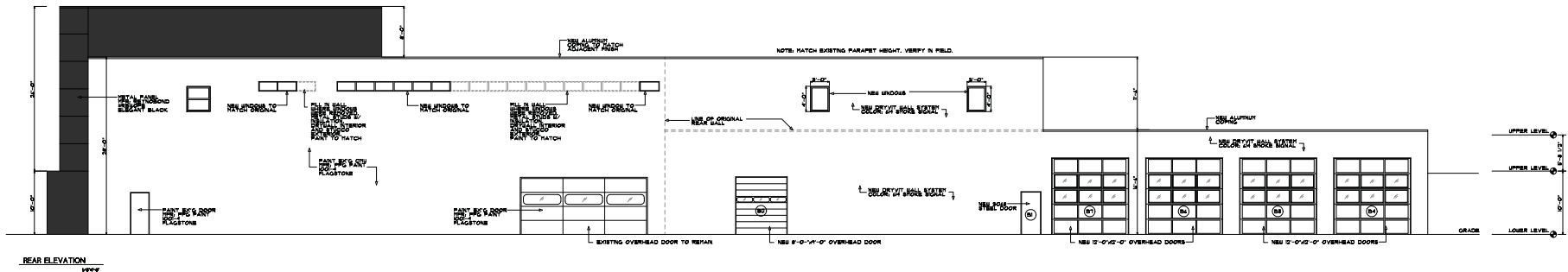
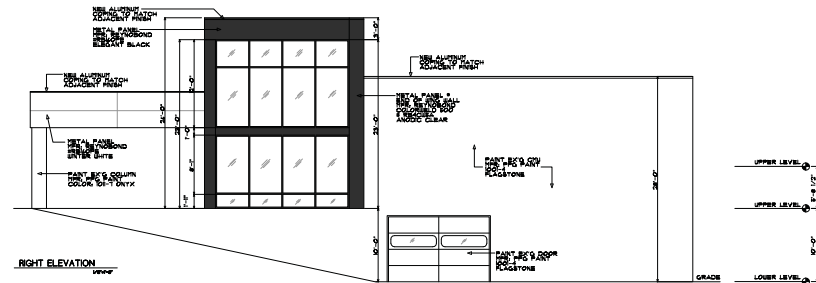
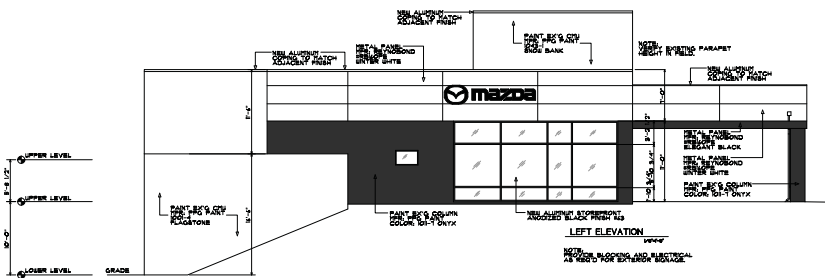
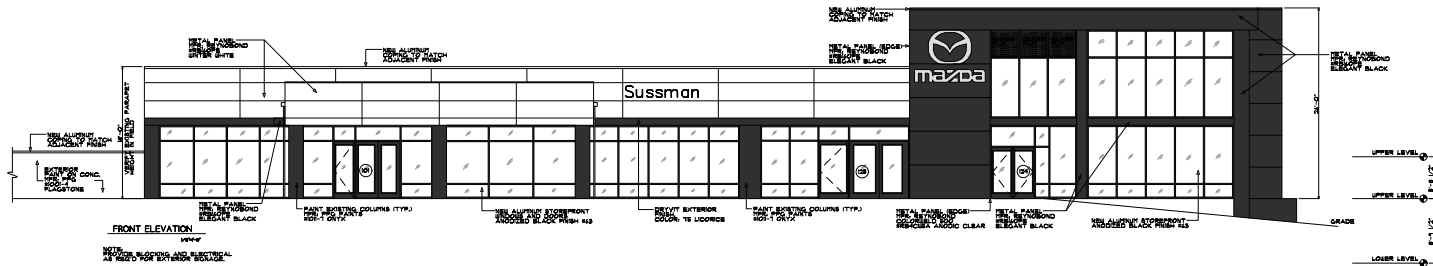
The applicant also proposes to remove the building located on the southeast corner of the intersection of Easton Road and Decatur A venue. The property is zoned within the Main Street High District of Ward No. 5 of the Township of Abington.

#### PREVIOUS BOARD ACTIONS:

Planning Commission recommended approval for the Land Development Application at their regularly scheduled meeting of May 28, 2019.

#### RECOMMENDED BOARD ACTION:

Consider approving either the preliminary or preliminary final application of Elaine Associates, LP - Mazda – to construct a new, one-story building that will include a showroom, offices, and service bays for the sale and service of vehicles.



THIS DOCUMENT IS THE PROPERTY OF LANCE R. KIRAMER ASSOCIATES, ARCHITECTURE + INTERIOR DESIGN CONSULTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF LANCE R. KIRAMER ASSOCIATES IS STRICTLY PROHIBITED.

Consultants:  
 MEP Engineer:  
  
 Structural Engineer:  
 Bton & Thompson, P.C.  
 2815 Jenkintown Road  
 Glenside, PA 19038

Revisions:		
Date	Comments	By

Revisions:		
Date	Comments	By

Revisions:		
Date	Comments	By

Scale:

**LRKA**  
 LANCE R. KIRAMER ASSOCIATES  
 Architecture + Interior Design Consulting  
 750 Forest Avenue  
 Rydal, Pennsylvania 19046  
 tel. (215) 576-6939  
 www.lrkassoc.com

Project Information:  
 Project No: 1831  
 Sussman Mazda Dealership  
 Easton Road & Hamilton Avenue  
 Abington Township, Pennsylvania  
 Client / Owner:  
 The Sussman Organization  
 1929-40 Jenkintown Road  
 Jenkintown, Pennsylvania 19046  
 Sheet Title:  
 Prepared Elevations

Sheet:  
**LD2**  
 Date:  
 15 April 2019

**PROJECT INFORMATION**

APPLICABLE CODES: IBC 2006  
 PROJECT DESCRIPTION: AUTO SALES WITH SERVICE - CLASSIFICATION B  
 BUILDING USE GROUP: GENERAL RETAIL  
 BUILDING CONSTRUCTION: NON-COMBUSTIBLE CONSTRUCTION IBC CLASSIFICATION TYPE III.  
 FIRE PROTECTION: THE BUILDING IS FULLY SPRINKLERED  
 FIRE RESISTANCE RATING: TYPE III CONSTRUCTION REQUIRES 0 HOUR FIRE RATINGS.  
 ACCESSIBILITY: BUILDING SHALL MEET ADAAG AND ICC/ANSI A117.1-2003 REQUIREMENTS.

CODE SUMMARY  
 REMODEL OF EXISTING BUILDING  
 TYPE OF CONSTRUCTION - III  
 USE GROUP - B

APPLICABLE CODES  
 -2006 INTERNATIONAL BUILDING CODE  
 -2008 INTERNATIONAL FIRE CODE  
 -ANSI A 117.1 - 2003

EXITS  
 -ACCESSIBLE MEANS OF EGRESS  
 GENERAL RETAIL  
 COMMUNICATION/ SIGNAGE 1007.6.1, 1007.6.2

-DOORS  
 CLEAR WIDTH & HEIGHT 1008.11  
 DIRECTION OF SWING SEPARATION ACCESS 1008.12, 1008.17  
 SHOWERS 1008.12, 1008.12  
 THRESHOLD 1008.16  
 WINDOWS 1008.11

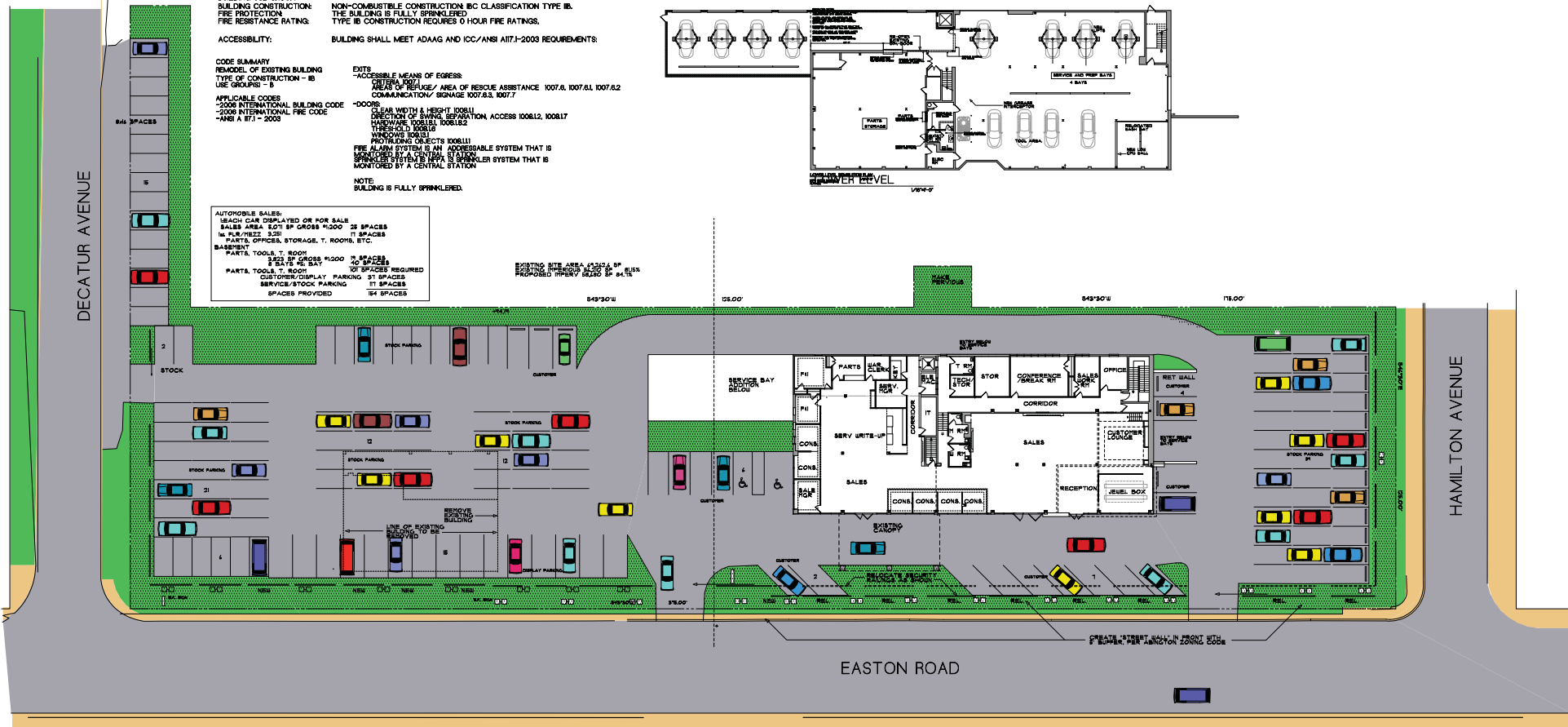
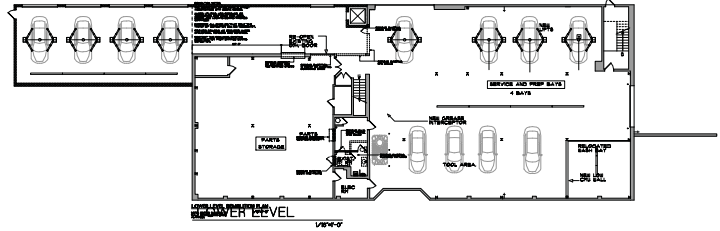
FIRE ALARM SYSTEM IS AN ACCESSIBLE SYSTEM THAT IS MONITORED BY A CENTRAL STATION

NOTE:  
 BUILDING IS FULLY SPRINKLERED.

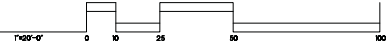
**AUTOMOBILE SALES:**  
 SEARCH CAR DISPLAYED OR FOR SALE  
 SALES AREA 5071 SF GROSS FLOOR 25 SPACES  
 IN PL./REZ. SIZE 17 SPACES

**BASINMENT:**  
 PARTS, TOOLS, T. ROOM  
 1515 SF GROSS FLOOR 10 SPACES  
 IN PL./REZ. SIZE 10 SPACES

PARTS, OFFICES, STORAGE, T. ROOMS, ETC.  
 107 SPACES REQUIRED  
 CUSTOMER/DISPLAY PARKING 31 SPACES  
 SERVICE/STOCK PARKING 11 SPACES  
 SPACES PROVIDED 151 SPACES



**SITE PLAN**



100% A. KRAEMER ASSOCIATES, INC. 100%  
 100% A. KRAEMER ASSOCIATES, INC. 100%  
 100% A. KRAEMER ASSOCIATES, INC. 100%  
 100% A. KRAEMER ASSOCIATES, INC. 100%

Consultants:  
 MEP Engineer:  
 Pressman and Associates, LLC  
 115 East Maple Avenue  
 Langhorne, PA 19047

Structural Engineer:  
 Sten & Thompson, P.C.  
 2615 Jenkintown Road  
 Glenside, PA 19038

Consultants:  
 Civil Engineer:  
 IBI Consulting Engineers  
 720 2nd Street Pike  
 Suite 200  
 Southampton, PA 18966

Revisions:		
Date	Comments	By

Revisions:		
Date	Comments	By

Revisions:		
Date	Comments	By

Soil:

**LRA**  
 LANCE R. KRAEMER ASSOCIATES  
 Architecture - Interiors - Design Consulting  
 750 Forest Avenue  
 Rydal, Pennsylvania 19046  
 Tel: (215) 576-6939  
 www.lkassoc.com

Project Information:  
 Project No. 1831  
 Susman Mazda Dealership  
 Easton Road & Hamilton Avenue  
 Abington Township, Pennsylvania  
 Client / Owner:  
 The Susman Organization  
 1926-40 Jenkintown Road  
 Jenkintown, Pennsylvania 19046

Sheet Title:  
 Proposed Site

Sheet:  
**LD1**

Date:  
 15 April 2019

**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

May 24, 2019

Mr. Rich Manfredi, Manager  
Abington Township  
1176 Old York Road  
Abington, Pennsylvania 19001-3713

Re: 19-0104-001 (Prop. 105189)  
Sussman Mazda  
Tract Size: 1.59 Acres  
1601 Easton Road  
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 26, 2019. We forward this letter as a report of our review.

## BACKGROUND

Sussman Automotive, the applicant, has submitted a land development plan to demolish both of the buildings on-site and replace the main building demolished with a building that has 1,199 s.f. more floor area than the building it would replace (the expansion is for service bays). The site is located in the MS-H Main Street High Intensity-Density District and the MS-L Main Street Low Intensity-Density District. The site is served by public sewer and water. The applicant has submitted a preliminary and final plan, dated April 15, 2019.

## CONSISTENCY WITH COUNTY COMPREHENSIVE PLAN

The proposed improvements are generally consistent with *MONTCO2040: A Shared Vision, The Montgomery County Comprehensive Plan*, although modifications for pedestrian improvements, and buffering from residential areas would make it even more so. The plan shows the subject property as located in the "Community Mixed Use and Services Area". Recommendations for this area include having development designed for walking and having extensive buffering next to



residential areas. See our review comments, below, for recommendations to make the proposal more consistent with *MONTCO2040*.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider. Our comments are as follows:

## REVIEW COMMENTS

### PEDESTRIAN NETWORK

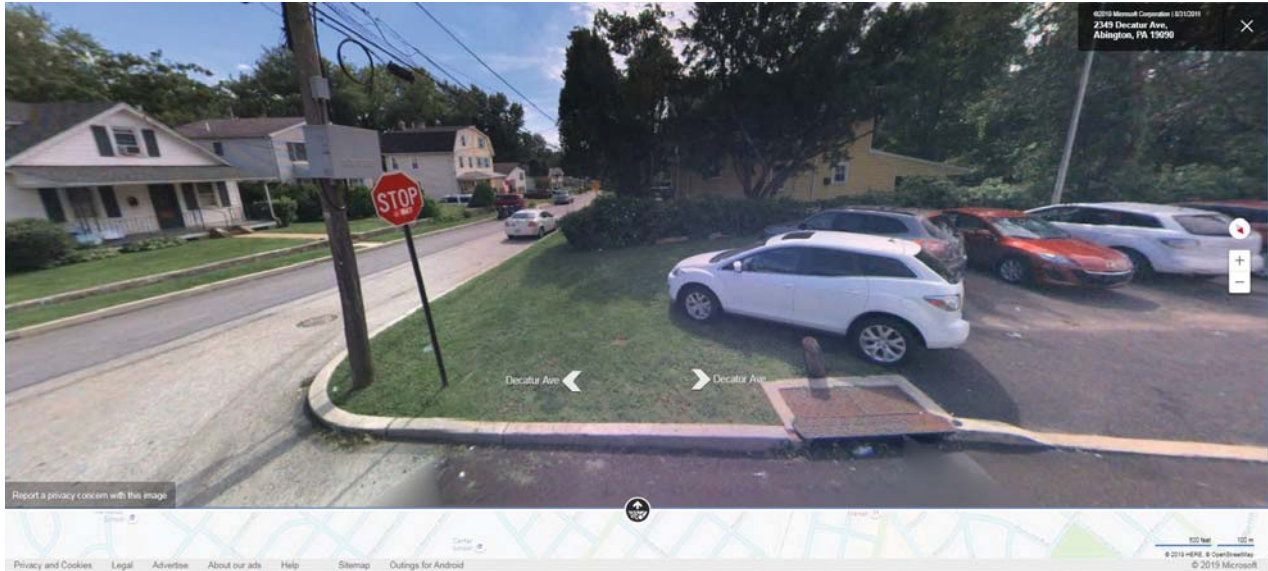
- A. Crosswalks. We recommend adding a crosswalk over Decatur Avenue at Easton Road [§146-27].
- B. Sidewalks. A sidewalk is required along the Decatur Avenue frontage. This section of Decatur Avenue connects the Easton Avenue commercial and mixed-use area with the Crestmont neighborhood; a sidewalk here would improve pedestrian connectivity and safety [§2504.D, §146-27].



- C. Building Connection to Street. In the Main Street Districts, all buildings shall be connected, by a continuous pedestrian system of crosswalks and sidewalks, to the street [§2504.C].
- D. Streetfront Sidewalk: shall be at least eight feet (8') wide [§2504.C].
- E. Verge: The street sidewalk shall be separated from the sidewalk by a verge of at least three feet (3') in width [§2504.E].

## LANDSCAPING

- A. A list of plantings shall be provided [§146-11.H.].
- B. Screening. A medium-intensity screen is required for vehicle storage [Zoning Figure 24.7]. Options include a hedge, a masonry wall with shrubs or an opaque fence meeting the requirements of §2403. Buffers and Screens (Subsection C).



*A medium-intensity screen (wall with shrubs, opaque fence or hedge) is required in this location. This would mitigate the view of the vehicle storage area on Decatur Avenue from nearby residences.*

- C. Street Trees: are required at a ratio of one per 40 linear feet of frontage [§2402.B]. This section of Easton Road would especially benefit, since the Mazda site is part of a 1,200 linear foot segment of the east side of Easton Road that has no street trees. Potential locations for street trees on the applicant’s site include the area between the building and Easton Road. Also, new grass areas will be created in front of the new service bay addition, and near Decatur Avenue. We recommend these areas host trees as well, which could be counted towards the required minimum 10% parking lot greening requirement [§2402.A.].
- D. Landscaping Plan: shall be submitted [§146-11].
- E. Parking Lot Landscaping [§2402.A.].
  - 1. No more than 15 parking spaces in a row are permitted without a parking island.
  - 2. A parking lot perimeter buffer is required where there is not a requirement for a street wall.

## BUILDING DESIGN

- A. Front Doors: are required to be emphasized by at least one of the listed architectural or landscaping features [§1007.B].
- B. Roofs Near Residential Districts. Buildings with less than 15,000 square feet of building area on the ground floor that are located within 100 feet of a single-family residential zoning district are required to have pitched roofs covering at least 80% of their surface, with a pitch of five-to-one (5:1) or 20%, to help the building fit better with the nearby residential district [§1007.C].

## STREET FURNITURE

- A. Benches and trash and recycling receptacles shall be provided at least every 100 feet, bicycle racks shall be provided at least every 200 feet, and planters shall be provided at least every 50 feet. At least half of all bike racks shall be covered or shall consist of bike lockers [§2502].

## OTHER INFORMATION

The following is some of the more important additional information required to be provided on the plan:

- A. Dimensions of buildings [§146-11.B].
- B. Employee parking areas [§2103.C].
- C. Location map [§146-11.A].
- D. Center line, cartways and rights-of-way (existing and ultimate) [§146-11.A].
- E. Trash storage location [§146-11.G].
- F. Existing vegetation [§146-11.B]

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for commercial development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.



Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

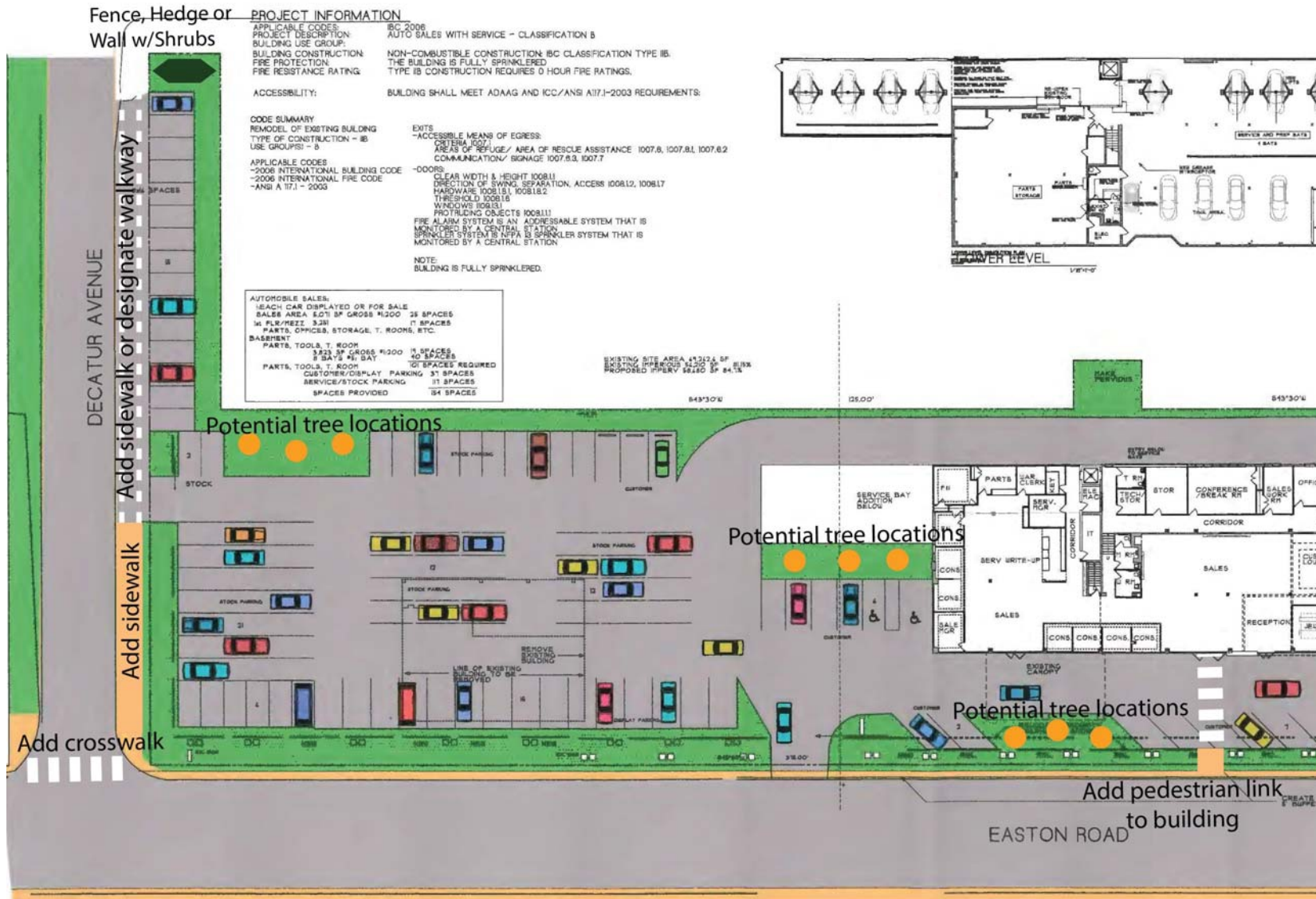


Mike Narcowich, AICP  
Assistant Section Chief: Community Planning  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: Sussman Automotive, Applicant  
Joseph Kuhls, Esq., Applicant's Representative  
TEI Consulting Engineers, Applicant's Engineer  
Amy Montgomery, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments:   Aerial Image, Project Site  
                  Aerial Image, Project Site  
                  Applicant's Plan

Annotated Plan



*Aerial Image, Project Site*



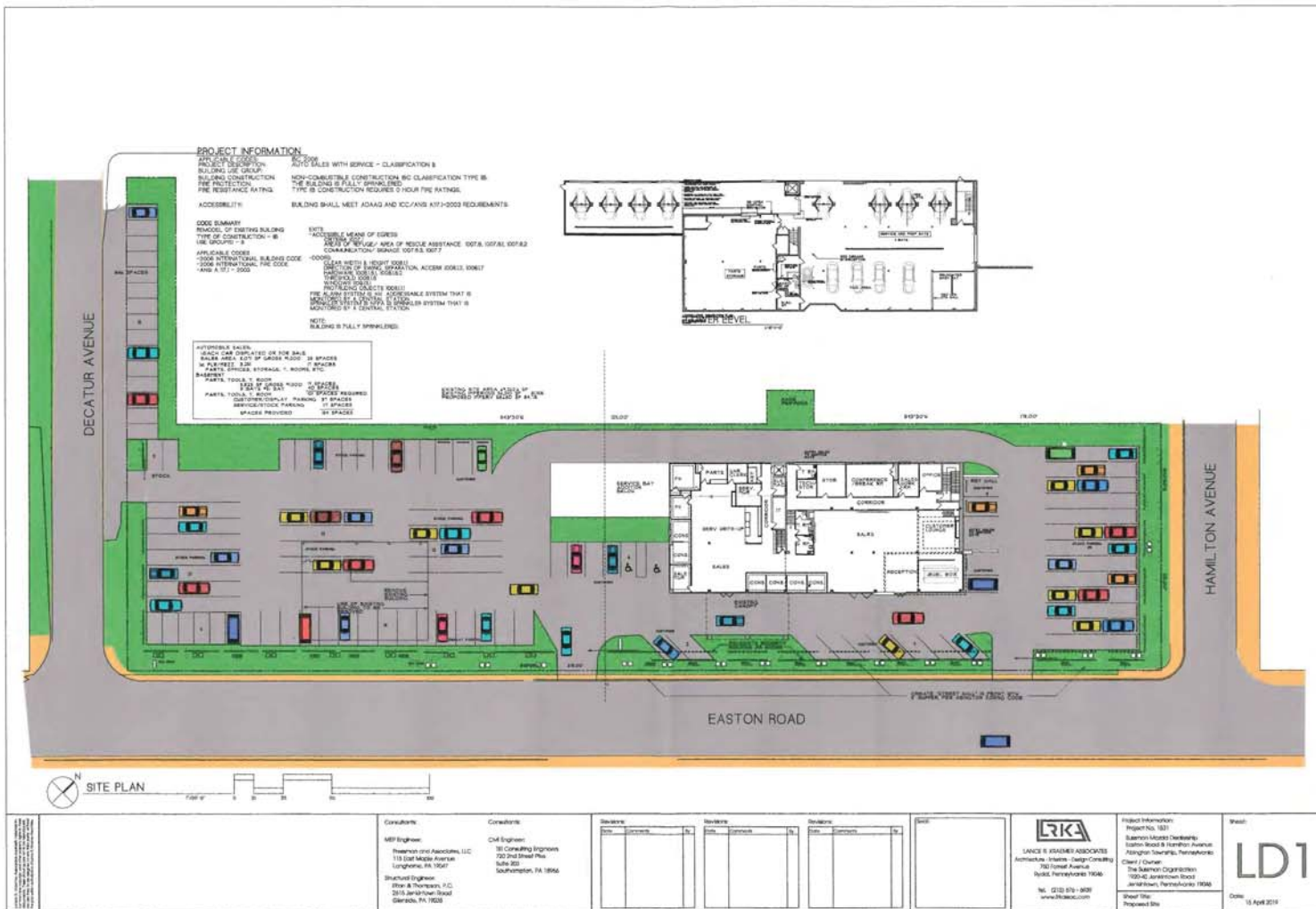
Sussman MAZDA  
190104001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19380-0311  
(p) 610.278.3722 • (f) 610.278.3941  
www.montcoopa.org/planning  
Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission

0 50 100 200 Feet

31

Applicant's Plan





PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

LD-19-04 May 28, 2019  
Application Number Date

Elaine Associates, LP  
Name

1601 Easton Road  
Address: Number + Street

Willow Grove Pa 19001  
City State Zip

Overview: Demolish a building of 3,037 square feet and construct an addition of 2,500 square feet to the remaining building. The remaining building will be used for vehicle sales and service. The Planning Module is also on the agenda.

Requested Waivers:

Section 146-11.A Property Identification Plan \* Section 146-11.B Existing Features Plan \*  
Section 146-11.F.b Street Plan Section 146-11.I Phasing Plan  
Section 146-11.J Recreational Facilities Plan Section 146-27 Sidewalk Plan {Partial Install}

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: Additional plants must be added within the required buffers. A new crosswalk must be installed at Decatur Avenue. Add a connective crosswalk from the building to the public sidewalk. revise the plan to include the right site location map. Provide the stormwater management narrative.

Recommendations:

- 1. Recommended approval of the plan with the comments listed above.
- 2. Recommended approval of the requested waivers. (\*) The vote was 8 to 1.
- 3. Recommended approval of the Planning Module.
- 4. A waiver from Section 146-39.c was also recommended for approval

[X] APPROVED [ ] DENIED VOTE: 9 OF 9  
Signature: [Handwritten Signature] Date: May 28, 2019