

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD 19-11

File Date: 12/12/19

Project Title: Self Storage Facility

Date Complete: 12/12/19

Received By: M. A. Ponecels

90 Day Date: March 18, 2020

Ward No. 14

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application **MUST** include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard
5. One (1) digital copy, ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application.

***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

**Applicant
Information**

JSF Management, LLC (Equitable Owner)

Name
100 Dunbar Street, Suite 400, Spartanburg, SC 29306

Address
(864) 585-2000

Phone Fax
hsaer@johnsondevelopment.net

Email Address

**Property
Owners
Information
(if different
than applicant)**

Name

Address

Phone Fax

Email Address

**Architect/
Planner**

Name

Address

Phone Fax

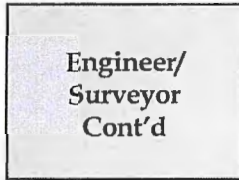
Email Address

**Engineer/
Surveyor**

Bohler Engineering PA, LLC c/o John Alejnikov, P.E.

Name
1600 Manor Drive, Suite 200, Chalfont, PA 18914

Address



(215) 996-9100

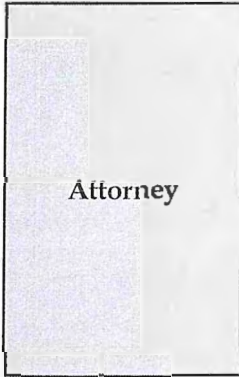
Phone

jalejnikov@bohlereng.com

Email Address

(215) 996-9102

Fax



Klehr, Harrison, Harvey, Branzburg, LLP c/o Matthew J. McHugh, Esquire

Name

1835 Market Street, Suite 1400, Philadelphia, PA 19103

Address

(215) 569-1662

Phone

mmchugh@klehr.com

Email Address

Fax

II. PROJECT INFORMATION

Application Type:

- | | | |
|--|--|---|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Minor Land Develop. | <input checked="" type="checkbox"/> Preliminary Major SD & LD |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Prelim. Major Land Develop. | <input checked="" type="checkbox"/> Final Major SD & LD |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Major Land Develop. | |

Full street address of the property: 1538-1546 Easton Road, Abington, PA 19001

Tax Parcel No.: 30-00-14124-00-3 County Deed Book No.: 5442 Page No.: 1745
30-00-14124-00-8 5766 288

Description of Proposed Work: Proposing to develop a 5-story (1 story below grade) Self-Storage Facility.

Total Tract Acreage: 1.024

Project Acreage: 1.024

Zoning District: MS-H Existing Number of Lots: 2 Proposed Number of Lots: 1

Existing Sewer Flows: 530 GPD Proposed Sewer Flows: 25 GPD

Proposed Land Use:

- | | | |
|--|---|--|
| <input type="checkbox"/> Single Family Detached | <input type="checkbox"/> Single Family Attached | <input type="checkbox"/> Single Family Semi-Detached |
| <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Office |
| <input type="checkbox"/> Other (Describe): _____ | <input type="checkbox"/> Industrial | |

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes No
- Are there known variances/any zoning relief necessary for this project? Yes No
- If YES, have you submitted an application to the Zoning Hearing Board? Yes No
- Has this plan been heard by the Zoning Hearing Board? Yes No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Cheryl Messer
Applicant signature

12/10/19
Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email TCastorina@abington.org

Attachment A

- 1) FROM SECTION 146-11.A.(4), 146-11.B(3), AND 146-11.B(7) - TO PERMIT THE USE OF AN AERIAL PHOTO PLAN TO ADDRESS THE REQUIREMENTS TO SHOW TRACT BOUNDARIES, TAX PARCEL NUMBERS, UTILITIES, OWNER'S NAMES AND APPROXIMATE ACREAGE WITHIN 400 FEET OF THE SITE.
- 2) FROM SECTION 146-35.C.2 - TO PERMIT THE USE OF PVC PIPE FOR SANITARY LATERAL IN LIEU OF THE REQUIRED DUCTILE IRON PIPE.
- 3) FROM SECTION 146-41.(5).a - TO PERMIT THE PROPOSED TRASH ENCLOSURE TO BE LOCATED 3 FEET FROM THE BUILDING IN LIEU OF THE REQUIRED 15 FEET.
- 4) FROM SECTION 146-43.C.(3).a - TO PERMIT PROPOSED GRADES OF 33.33% IN LIEU OF THE MAXIMUM PERMITTED 15%
- 5) FROM SECTION 142-405.A.2 - TO PERMIT THE APPLICATION TO NOT PROVIDE THE REQUIRED RECHARGE VOLUME.

V. SUBMISSION

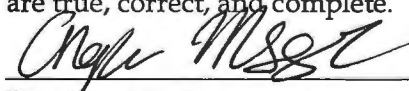
APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24" x 36"
- One (1) reduced copy of the proposed plan, no larger than 11" x 17"
- One (1) Digital PDF file of the proposed plan
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- One (1) copy of the Recreation Facilities Plan (if required by §146-40) N/A
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- Two (2) copies of Sewage Facilities Planning Module Applications
- Letter of Water availability from AQUA PA
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.



Signature of Applicant

12/10/19

Date

Signature of Property Owner (if different than applicant)

Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

Application Fee Amount: \$ 1,000⁰⁰ Check No.: # 7472844120
 Review Escrow Fee Amount: \$ _____ Check No.: # _____

DECISION INFORMATION

Approval Denial Decision Date: _____

Comments/Conditions:

PLANNING PROCESS EXTENSION AGREEMENT
FOR

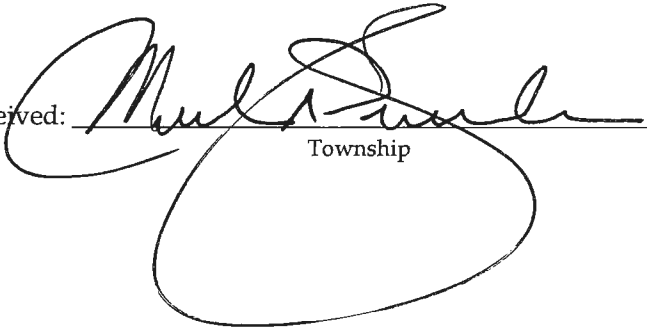
PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: 
Applicant

Date: 12/10/19

Received: 
Township

Date: 1/9/2020

**ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES
FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS**

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: 
Applicant

Date: 12/10/19



Township of Abington

Engineering & Code Department

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

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

October 16, 2019

Matthew J. Hugh, Esq.
1835 Market Street, Suite 1400
Philadelphia, Pa. 19103

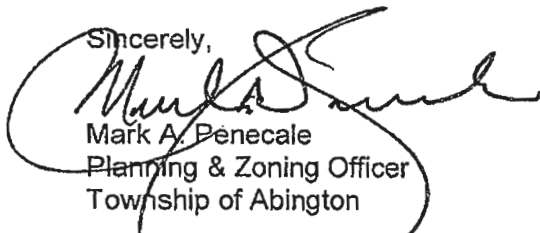
Re: Application #19-11; 1538 & 1546 Easton Road, Roslyn, Pa. 19001

Dear Mr. McHugh,

This letter is sent to inform you that on Tuesday, October 15, 2019 the Zoning Hearing Board of the Township of Abington approved the application you submitted for the properties located at 1538 and 1546 Easton Road, Roslyn, Pa. 19001. Dimensional variances from Section 1006, Figure 10.18 and Section 2403.D of the Zoning Ordinance of the Township of Abington have been approved and allows for the proposed building to constructed at a height not to exceed 45 feet in height. In addition, the requirement for foundation landscaping as per the plan submitted has been approved. The Zoning Hearing Board agrees that the loading area as shown on the plan submitted is adequate for the proposed use. The property is zoned within the Main Street High District of Ward #14 of the Township of Abington.

Please be aware that permits and/or the land development application must be applied for within 180 days of this approval letter. Failure to apply for the required permits and/or application within 180 days of the date of this letter will void the Zoning Hearing Board approval. If there are any questions that you may have, please feel free to contact me at 267-536-1010.

Sincerely,


Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Lori A. Schreiber, Commissioner Ward #14
Zoning Hearing Board Members
Bruce E. Eckel, Esq.
Engineering & Code Department Staff
File Copy (2)



Township of Abington
Zoning Hearing Board
1176 Old York Road
Abington, Pennsylvania, 19001

John DiPrimio, Zoning Hearing Board, Chairperson
Michael O'Connor, Zoning Hearing Board, Vice Chairperson
Jose Casalina, Zoning Hearing Board, Secretary
Gertrude M. Hackney, Esq. Zoning Hearing Board Member
Barbara M. Wertheimer, Zoning Hearing Board Member
Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

19-11: This is the application of **JSF Management, LLC**, applicant for the properties located at 1538 & 1546 Easton Road, Abington, Pa. 19001. The applicant has requested a dimensional variance from Section 1006, Figure 10.18 of the zoning ordinance of the Township of Abington to allow for the building height of the proposed building to be 46 feet, instead of 35 feet. A variance has been requested from Section 2403.D to eliminate the required foundation landscaping in front of the proposed building. An interpretation has been requested of Section 2312, Figure 23.2 of the Zoning Ordinance pertaining to the on-site loading area as shown on the plan. In the alternative, a variance has been requested. The applicant proposes to merge the two properties, re-develop the site for use as a Self Storage Facility, Use C-31 as defined within the Zoning Ordinance. The property is zoned within the Main Street High District of Ward #14 of the Township of Abington.

Hearing Date: August 20, 2019, September 17, 2019 & October 15, 2019
Decision Date: October 15, 2019
Copy Mailed: October 16, 2019

You are hereby notified that your application has been ~~DENIED~~ APPROVED APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on October 15, 2019.

BOARD SIGNATURES

John DiPrimio
Chairperson, Zoning Hearing Board

Vote

Aye: _____
Nay: _____

CONDITION(S)

Michael O'Connor

Michael O'Connor
Vice Chair, Zoning Hearing Board

Aye:
Nay:

José Casalina

José Casalina
Secretary, Zoning Hearing Board

Aye:
Nay:

Gertrude W. Hackney

Gertrude W. Hackney, Esq.
Zoning Hearing Board

Aye:
Nay:

Barbara M. Wertheimer
Barbara M. Wertheimer, Esq. (Ret.)
Zoning Hearing Board Member

Aye:
Nay:

Dated: October 15, 2019

There is a 30-day period after the date of this decision for an aggrieved person to file an appeal in court to contest an approval or denial by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period, do so at their own risk.

All applicable application and/or permits must be secured from the Township of Abington within six months of the date of this decision or this decision becomes null and void.



1600 Manor drive, Suite 200
Chalfont, PA 18914
215.996.9100

February 20, 2020
Revised: February 24, 2020
Via: Email

Abington Township
1176 Old York Rd.
Abington, PA 19001

Attention: Richard Manfredi

Re: Requested Waivers
Preliminary/Final Land Development
JSF Management, LLC
1538 & 1546 Easton Road
Abington Township
Montgomery County, PA
PC191166

Dear Richard:

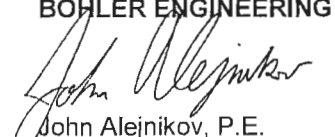
On behalf of JSF Management, LLC, the following waivers are hereby requested:

1. A waiver is requested from Section 146-11.A.(4), 146-11.B.(3), and 146-11.B.(7) – To permit the use of an aerial photo plan to address the requirements to show tract boundaries, tax parcel numbers, utilities, Owner's names and approximate acreage within 400 feet of the site.
2. A waiver is requested from Section 146-35.C.2 - To permit the use of PVC pipe for sanitary lateral in lieu of the required ductile iron pipe.
3. A waiver is requested from Section 146-41.B.(5).(a) - To permit the proposed trash enclosure to be located 3 feet from the building in lieu of the required 15 feet.
4. A waiver is requested from Section 146-43.C.(3).a - To permit proposed grades of 33.33% slope in lieu of the maximum permitted 15%.
5. A waiver is requested from section 146-25.D - To permit a curbline to have a rounded tangential arc with a radius of 15 feet in lieu of the required 20 feet. A tangential arc of 20 feet would result in the disturbance of existing site features, including a decorative light pole and a retaining wall.
6. A waiver is requested from 146-41.B(D) - To permit a building of 3 or more stories to not have two means of access a minimum of 25 feet in width from the roadway to the building.

Should you have any questions or require additional information, please feel free to contact me directly at 215.996.9100.

Sincerely,

BOHLER ENGINEERING PA, LLC



John Alejnikov, P.E.
Assistant Project Manager

cc: File

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ABINGTON TOWNSHIP FIRE MARSHAL

1176 Old York Road, Abington, Montgomery County, Pa., 19001

267-536-1056 fax 215-884-8271

LAND DEVELOPMENT – SUBDIVISION CHECKLIST

Date: 12/18/2019

ADDRESS: 1538 Easton Road Roslyn, PA LD

Reviewed By: John Rohrer

Fire prevention requirements.

(1) Fire lanes. Fire lanes shall be provided and maintained where the development of building groups is proposed, as designated by the Fire Marshal.

(a) Fire lanes shall permit access to every building by fire-fighting equipment. Fire lanes shall be of an all-weather surface not less than 20 feet of unobstructed width, able to withstand live loads (with a thirty-ton minimum) of fire-fighting apparatus and have a minimum vertical clearance of 14 feet; and they shall be located not less than five feet nor more than 30 feet from any structure. The grade of the fire lane shall be within the limits established by the Fire Marshal.

(b) No apparatus, device or structure, including but not limited to utility meters, transformers and protecting bollards, shall be located within a fire lane.

(c) All portions of the first three floors of a building must be within 150 feet of a street or an approved fire lane, as the hose would be laid. When buildings are protected throughout by an approved automatic sprinkler system, the provisions of this subsection may be modified.

(d) All buildings of three or more stories must be provided with two means of access, each not less than 25 feet wide, from the roadway or fire walkway to the building, which shall provide access for fire-fighting equipment to the entire building.

(e) A fire lane or walkway may be no closer than five feet and no farther than 30 feet from a structure.

(f) Fire lanes shall be marked with freestanding signs and/or marked curbs, sidewalks or other traffic surfaces painted in contrasting colors of a size, spacing and wording approved by the Fire Marshal.



ABINGTON TOWNSHIP FIRE MARSHAL

1176 Old York Road, Abington, Montgomery County, Pa., 19001

267-536-1056 fax 215-884-8271

LAND DEVELOPMENT – SUBDIVISION CHECKLIST cont.

(2) Overhead obstructions. No driveway, roadway, alley, fire lane or other accessway to any development site, building or group of buildings shall be obstructed in any manner and shall be maintained such that fire-fighting equipment will, at all times, have clear access to each and every structure.

(a) All tree/shrub limbs shall be pruned or trimmed back, and all above-ground utility/cable lines and freestanding signs shall be installed such that every accessway as set forth above will have a vertical clearance of at least 14 feet.

(3) A working hydrant shall be located within 500 feet of all buildings under construction. On-site hydrants and access roads shall be installed prior to and during construction. An unobstructed roadway with a stone base capable of supporting 30 tons shall be provided to allow passage of fire-fighting equipment to any building under construction.

(a) The fire flows of hydrants shall meet National Fire Protection Association (NFPA) 1231 criteria as a minimum. In addition, where the requirements for fire flow listed herein exceed NFPA standards, the requirements of this chapter shall prevail.

[b] For other buildings, fire flows shall be determined by the Fire Marshal, taking into consideration the fire area, type and occupancy, construction and exposures of the building. The minimum required fire flow of 1,000 GPM at 20 PSI residual pressure shall be required.

[c] When the structure is provided with total coverage by an approved automatic sprinkler system, the Fire Marshal may grant an exception to the fire flow requirements which could reduce up to 50% the required fire flow. For other than one- and two-family dwellings, the minimum fire flow shall be in no case less than 1,000 GPM.

(d) Fire Department connections shall be provided at locations approved by the Fire Marshal. Required sprinkler system and standpipe connections shall be located within 50 feet of public streets or fire lanes and 200 feet of a hydrant.



ABINGTON TOWNSHIP FIRE MARSHAL

1176 Old York Road, Abington, Montgomery County, Pa., 19001

267-536-1056 fax 215-884-8271

LAND DEVELOPMENT – SUBDIVISION CHECKLIST cont.

(4) Trash containers and enclosures.

(a) No trash container or enclosure may be located within 15 feet of any property line or building.

(b) No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

Additional Comments:

Fire Marshal

12/18/2019

Signature

Title

Date



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

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

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

www.bjengineers.com

April 22, 2020

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

**SUBJECT: JSF MANAGEMENT, LLC-1538 & 1546 EASTON RD
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 3
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 1926018R**

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our third review of the Preliminary/Final Land Development Plan Application for the JSF Management, LLC Self Storage Facility. The submitted information consists of the following items.

- Response letters prepared by Bohler Engineering, Inc. dated April 1, 2020 and April 20, 2020.
- Erosion & Sediment Pollution Control Calculations prepared by Bohler Engineering, Inc., dated February 6, 2019, revised March 31, 2020.
- Post Construction Stormwater Management Narrative prepared by Bohler Engineering, dated December 12, 2019, revised April 20, 2020.
- Preliminary Subdivision and Land Development Plan (22 sheets) prepared by Bohler Engineering, dated December 12, 2019, revised April 14, 2020.

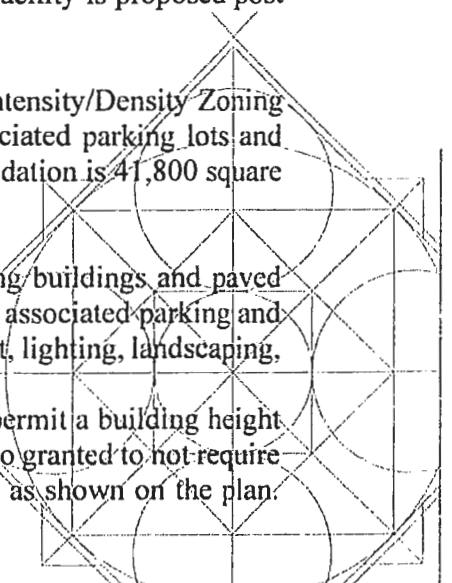
BACKGROUND INFORMATION

The Applicant, JSF Management LLC, is proposing a lot consolidation of lands located at 1538 and 1546 Easton Road. A land development consisting of a self-storage facility is proposed post consolidation.

The existing properties are located within the MS-H, Main Street High Intensity/Density Zoning District. The properties consist of three (3) existing buildings with associated parking lots and driveways taking access from Easton Road. The total lot area post consolidation is 41,800 square feet.

The proposed land development consists of the demolition of the existing buildings and paved areas, and the construction of an 800-unit or less self-storage facility with associated parking and curbed driveway taking access from Easton Road. Stormwater management, lighting, landscaping, and public water and sewer services are also proposed.

A dimensional variance from Section 1006, Figure 10.18 was granted to permit a building height of 46-feet. Variances from Sections 2403.D and 2312, Figure 23.2 were also granted to not require building foundation landscaping and to permit the proposed loading area as shown on the plan.



The variances were granted by the Zoning Hearing Board on October 15, 2019 with no conditions.

Based on our review of the above information and our previous letter dated February 24, 2020, we offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. ***(Previous Comment 1) Waivers are requested from Sections 146-11.A.(4) and 146-11.B.(3). Sheet C-201 shows immediately adjacent property owner information and an aerial photograph showing existing features within 400-feet of the project site.***
2. In accordance with Section 146-11.B.(7), 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. ***(Previous Comment 3) A waiver is requested from Section 146-11.B.(7). An aerial photograph showing existing features within 400-feet of the project site is provided.***
3. 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 greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. ***(Previous Comment 5) All submissions to and correspondence from the County Conservation District and PADEP and all approvals must be provided to the Township.***
4. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1), a letter certifying the availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module, where applicable, must be provided to the Township. ***(Previous Comment 18) A letter requesting sanitary sewer service availability prepared by Bohler Engineering, Inc. and dated November 15, 2019, was provided with this submission. (Previous Comment 10) Confirmation of sewer availability was received from the Township Wastewater Department under cover letter dated February 6, 2020. A Sewage Facilities Planning Module was submitted to the Pennsylvania Department of Environmental Protection and a review/approval is pending.***
5. In accordance with Section 146-11.J, a narrative describing recreation facilities in the proposed open space areas shall be submitted. ***(Previous Comment 11) The Applicant intends to pay a fee in-lieu-of recreational facilities.***
6. 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. ***(Previous Comment 13) A Preliminary Opinion of Probable Construction Cost was previously submitted. A review will be completed and provided under separate cover once all comments received from the Township and outside agencies have been satisfactorily addressed.***

7. In accordance with Section 146-20.B.(2)(c), the Montgomery County Department of Roads and Bridges must review and approve the proposed improvements along Easton Road. ***(Previous Comment 14) The response indicates a review with the Montgomery County Department of Roads and Bridges is ongoing, and a submission was made under transmittal dated March 31, 2020.***
8. In accordance with Section 146-25.D, curblines shall be rounded by a tangential arc having a minimum radius of 20-feet. The proposed driveway curbline meets Easton Road at a 90-degree angle with no proposed radii. The plan must be revised. ***(Previous Comment 15) The proposed radii are now 20-feet and 15-feet. A waiver from Section 146-25.D is requested for proposed the 15-foot radius. The request indicates an existing decorative light pole and retaining wall limit the proposed radius.***
9. In accordance with Section 146-28.E and 146-41, the plan shall be submitted to the Township Fire Marshal for review. ***(Previous Comment 16) A response to the Fire Marshal's comments was provided with a previous submission. No additional comments have been received to date.***
10. In accordance with Section 146-35.C.(2), all sanitary sewers shall be ductile iron pipe. ***(Previous Comment 18) A waiver from Section 146-35.C.(2) is requested to utilize PVC pipe for the proposed sanitary sewer lateral.***
11. In accordance with Section 146-41.B.(5)(a), no trash container or enclosure may be located within 15-feet of any property line or building. The proposed trash enclosure is located within 3-feet ± of the proposed building. ***(Previous Comment 19) A waiver is requested.***
12. In accordance with Section 146-41.B.(1)(d), all buildings of three or more stories must be provided with two means of access, each not less than 25-feet wide, from the roadway or fire walkway to the building, which shall provide access for fire-fighting equipment to the entire building. ***(Previous Comment 20) A waiver is requested from Section 146-41.B.(1)(d). In addition, a response to the Fire Marshal's comments was provided with a previous submission. No additional comments have been received to date.***
13. In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. Grading is proposed at slopes of four (4) to one (1). ***(Previous Comment 21) A waiver from Section 146-43.C.(3)(a) is requested. An erosion control blanket is provided along all steep slopes.***

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development has a disturbed area greater than one (1) acre. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

14. 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 greater than

one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. ***(Previous Comment 22) All submissions to and correspondence from the County Conservation District and PADEP and all approvals must be provided to the Township.***

15. 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. ***(Previous Comment 26) A Preliminary Opinion of Probable Construction Cost was previously submitted. A review will be completed and provided under separate cover once comments received from the Township and outside agencies have been satisfactorily addressed.***
16. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided. ***(Previous Comment 27) The response indicates an operation and maintenance plan and agreement will be provided prior to plan recordation.***

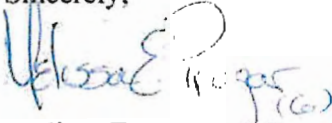
MISCELLANEOUS COMMENTS

17. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction. ***(Previous Comment 30)***

We have no further engineering related comments. We recommend the above remaining comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

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

Sincerely,



Melissa E. Prugar, P.E.
Municipal Engineer

MEP/clg

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
JSF Management, LLC – Applicant/Equitable Property Owner
John Alejnikov, P.E., Bohler Engineering – Applicant's Engineer
Michael Narcowich, Montgomery County Planning Commission

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**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

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

January 31, 2020

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

Re: MCPC #19-0302-001
Plan Name: Self-Storage Facility
1 lot on 1.02 acre
Situate: 1538-1548 Easton Rd. (cross street: Hamilton Ave.)
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced preliminary subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 18, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, JSF Management, LLC, is proposing a subdivision and land development. The subdivision would combine two lots (one is 33,450 sq. ft. and one is 11,150 sq. ft.) to form a lot 44,600 sq.ft. in size. The land development would construct a 5-story (4 stories above ground), 90,275 sq. ft. self-storage facility on the lot. The property is currently the site of a two-story metal building, a one-story masonry building (Keystone Auto & Tire Center), a two-story masonry building (Jeffrey's Auto World), a frame shed, and a wood shed. All buildings would be removed. The site is located in the MS-H Main Street-High Density/Intensity Zoning District and is served by public water and sewer.

PLAN COMPLIANCE

Abington Township Master Bicycle Plan (2018) -- The proposal is not consistent with the Abington Master Bicycle Plan (2018), which recommends bicycle lanes and signage along the part of Easton Road abutting the development site.



MONTCO 2040 – This proposal is generally consistent with *MONTCO 2040: A Shared Vision, the Comprehensive plan for Montgomery County (2015)*, which designates the area as “Community Mixed Use” future land use category. Such areas are appropriate for retail and light industrial uses, among others. Developments should be designed for walking and be compatible with residential areas and adjacent village areas.

Roslyn Revitalization Plan – This proposal is also generally consistent with the Roslyn Revitalization Plan (2010). The plan emphasizes the importance of building façade design and pedestrian connections. It also recommends that, for retail uses that are “not typically part of a pedestrian-oriented business district,” they can be integrated into a more comfortable pedestrian environment with well-maintained, landscaped property edges.

Comprehensive Plan Update for Abington Township (2007) – the proposal is generally consistent with the Comprehensive Plan Update for Abington Township.

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 prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION

- A. Lot Consolidation Plan – It is not clear where the boundaries are of the existing lots being combined; the applicant proposes combining two properties, but three are shown on the Lot Consolidation Plan.
- B. Tax parcel numbers shall be provided on the property identification [§146-11].

SITE DESIGN

- A. Front Doors - Buildings shall have working front doors which face the street [1007.B].
- B. Trash Enclosure – Self-latching gates are required [§1107, §2601.N].
- C. Traffic Island - An island is required to separate inbound from outbound travel lanes at parking lot entrances [Fig. 10.19, Comments Column]. The island may be relatively flat in order to make it easy to drive over, thus serving more as a visual cue to separate traffic than as a physical barrier.

STREETSCAPE

- A. Street Trees – The species of trees proposed to meet the street tree requirement are decorative trees; we understand that spatial constraints between the right-of-way and building were the main factor in this choice [§2402]. We recommend consulting with the Shade Tree Commission to get their opinion on the matter.
- B. Street Furniture [§2502] – Where land is under common ownership, 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.

- C. Abington Master Bicycle Plan. The plan recommends bicyclist wayfinding signage along this segment of Easton Road. The applicant should coordinate with the township as to whether bike wayfinding signage is required at the project site.

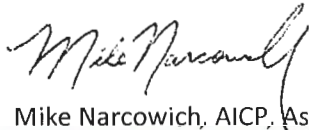
CONCLUSION

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 township and final disposition for the approval of any proposal will be made by the township.

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. Please print the assigned MCPC number (19-0302-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org - 610-278-5238

- c: JSF Management, LLC, Applicant
- John Alejnikov, P.E., Bohler Engineering, Applicant's Representative
- Amy Montgomery, P.E., Township Engineer
- Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachment A: Reduced Copy of Applicant's Subdivision and Land Development Plan

Attachment B: Aerial Image of Site

Attachment B: Aerial Image of Site



Self-Storage Facility
MCPC #190302001

Montgomery County Planning Commission
Montgomery County, Maryland - Planning Commission
300 Seneca Dr. | Montgomery, PA 19124-2217
610-275-2722 • 610-275-2264
www.montgomeryplanning.com
© 2019 Aerial Photography, provided by: Vecoma, Inc.



**1538 and 1546 Easton Road, Abington Township
Proposed Development- Self Storage Facility
STC discussion 2-12-2020**

Participants:

Bohler Engineering: D. Travis North, RLA and Megan Dingee, RLA

JDA, owner's representative: M. Russo

STC Appointees: Joe Ascenzi, Carl Andresen, John Kennedy, Rita Stevens, Colin Watson

STC Associates: Kathryn Helmsley, Roman Proczyk

Summary:

The participants reviewed the Preliminary /Final Land Development Plans for JSF Management, Proposed Self Storage to be located at 1538 Easton Road, Revision 0-2019, along with an updated Landscape Schedule provided by Bohler Engineering. Our discussion included clarification of site conditions, reasoning for requested waivers and approach to stormwater control, as well as the proposed landscape plan. Discussion points follow, organized by plan page.

The STC recommends two changes: 1) use of true canopy trees to serve as street trees along Easton Road, planted in adequately sized tree pits with root barriers along the sidewalk, and 2) substitution of *Oxydendron arborea* for a *Cornus* species, the latter which would grow more quickly into a functioning tree. Specifics are detailed below under page C701- landscape plan.

Details by page:

C101- cover sheet

- Reviewed relief granted and list of requested waivers
- Questioned relief granted #3- foundation materials- see comment on C701
- Asked about requested waiver #4- why allow disruption of 33.33% grade?
Answer: Fire service accessibility

C201 existing conditions/demolition plan

- Reviewed elevation map- helpful to understand stormwater runoff demands
- Noted that the existing tire service lower elevation than used car, and both lower than school

C301- site plan

- Pipe system for stormwater runoff selected because of the high groundwater
- Recently submitted plan to MCCD
- Applying for NPDES because just over 1 acre

C401- grading plan

- Questioned- why no filtration ?
- Answer- high water table precludes this; other improvements per NPDES application
 - Significant decrease in impervious
 - Designed to capture 2 inch event
 - Compare to current use with 83% impervious (see C904) and noted run-off of that materials from current operation of auto shop

C602- soil erosion control notes

- Need to correct that this property lies within the Wissahickon / Sandy Run watershed
- Noted that groundwater is 2 to 3 feet below surface; and right at the surface in a rainy period

C701- landscape plan

- Discussed zero foundation planting along the left hand side of the building when viewed from Easton Road; plantings would not be consistent with use patterns and ample landscaping provided otherwise
- We were provided with an updated landscape schedule, which was also submitted to the MCCD
- **STC recommendations:**
 - **Plant true canopy trees street-side: 3 Honey Locust instead of 3 ornamentals specified in the proposed design.** The new tall building needs to be softened, and there is sufficient room to plant; further, this will be in character of the streetscape that is being developed along this corridor. STC recommends the use of hardy species, e.g. honey locust, planted between right of way and sidewalk in tree pits constructed to

provide adequate room for root growth while controlling root growth by the installation of root barriers along the pavement.

- **Strive for a minimum sized tree pit of 5'x5' or 4'x6' with at least 2 feet of good soil depth.** Go wider where possible. If possible, create longer tree pits that would be continuous to plant 2 street trees within to help drive up more soil volume.
- **Install root barriers along the sidewalk.** Root barriers must be at least 18 inches (45 cm) deep and the top must be above the soil and mulch surface to be effective.
- **The question was raised about the use of columnar species.** The STC does not recommend since there is ample room for larger canopy street trees
- **Replace Oxydendrum arborea with Cornus species- any of the Rutgers hybrids; C. florida native is preferable but C. kouza is acceptable.** Oxydendrum would be slow growing, and it would take up to 20 years to get a substantially sized tree; furthermore the recommended substitution is more economical.
- **Noted that the back buffer is to be mulched and sides and front will incorporate turf perimeter- good**

C902- detail sheet

- Noted that pervious pavers at back of property are not included in the calculation of % green; considered to be impervious given the soil conditions and high water table

C904- lot consolidation plan

- Discussed that the proposed design yields 36.4% green; this does not include the pervious pavers, which in essence serve as impervious because of site condition
- Noted that the existing green is approximately 17%, hence a significant increase in pervious area



MONTGOMERY COUNTY CONSERVATION DISTRICT

143 Level Road • Collegeville, PA 19426-3313 • 610-489-4506 • Fax: 610-489-9795
www.montgomeryconservation.org

May 11, 2020

JSF Management, LLC
Attn: Michael Russo
1655 N. Fort Myers Drive, Suite 850
Arlington, VA 22209

Re: **Incompleteness Review Letter**
JSF Easton Road Storage
NPDES Permit Application No. PAD460058
Abington Township, Montgomery County
Project Acres: 1.23
Cumulative Disturbed Acres: 1.08

Dear Mr. Russo:

The Montgomery County Conservation District has reviewed the above referenced application for an Individual NPDES Permit and has determined that it is incomplete. The list below specifies the items that must be included in the resubmittal of your application and/or the submission of additional information. The *Pennsylvania Erosion and Sediment Pollution Control Program Manual* (E&S Manual) and the *Pennsylvania Stormwater Best Management Practices Manual* (BMP Manual) include information that may aid you in responding to some of the items listed below. The items are based on applicable laws and regulations, and the guidance sets forth the DEP's preferred means of satisfying the applicable regulatory requirements.

Please note that pursuant to 25 Pa. Code § 102.6(c)(2), this information must be received within 60 calendar days by **July 10, 2020** or the District may consider the application withdrawn.

Please also note that when the NPDES application is administratively incomplete, the resubmission of requested information will be handled at no additional fee.

Items for Resubmittal or Submission of Additional Information

A. Fully completed and properly signed Montgomery County District Application.

Please note, any changes made to the originally submitted Montgomery County Conservation District Application should either be initialed by the design engineer who made the changes, or a new, complete and signed MCCD Application should be submitted.

- A discrepancy exists between the Chapter 93 Classification on the MCCD Application and the Individual NPDES Permit Application.

B. Individual NPDES Application Information

The Completeness Review Item comments below taken from the Chapter 102 Individual NPDES Permit Fact Sheet from Attachment B of the Standard Operating Procedure (SOP); Review of Individual NPDES Permit Applications. The SOP can be found at the following link:

http://files.dep.state.pa.us/Water/Wastewater%20Management/EDMRPortalFiles/SOPs/BNPNSM_NPDES_SOP_Individual_Construction_SW.pdf

1. **§102.6(a)(1) – One original and one copy of the complete application form (3800-PM-BCW0408b) were submitted and were completed as instructed in the Application Instructions (3800-PM-BCW0408a).**
 - The pre-construction impervious areas provided in Earth Disturbance Information Question #2 should be consistent with the PCSM Spreadsheet information.
 - Discharges to an MS4 system are considered non-surface water discharges; Stormwater Discharge Information Questions #1 and #2 should be revised accordingly.
 - A discrepancy exists between the Stormwater Discharge Information Questions #1 and #2 and the Chapter 93 Classification on the MCCD Application.
5. **§102.6(a)(1) – One original and two copies of the complete E&S Module 1 (3800-PM-BCW0406a) were submitted and were completed as instructed in the Application Instructions.**
 - a. §102.4(b)(5)(ix) – *Details were provided for all E&S BMPs (Question 5 of E&S Plan Information) (can be provided on the E&S Plan Drawings).*
 - Details should be provided for the handling of contaminated materials.
6. **§102.4(b)(5)(ix) – Three sets or copies of E&S Plan Drawing(s) were submitted.**
 - a. Statements such as “Not for Bidding” or “Not for Construction” may not be placed on the E&S drawings. Refer to E&S Manual p. 397 for additional information. contaminants. Refer to E&S Manual 332-342 for additional information.
 - e. §102.4(b)(5)(ix) – *The Drawing(s) identify all discharge points.*
 - All pre- and post- construction discharge points should be delineated on the E&S plan sheets.
 - f. §102.4(b)(5)(vi) – *The Drawing(s) show the location of all BMPs and drainage areas to the BMPs as applicable.*
 - The E&S plans should show the location, depths, and concentrations of all known contaminants. Refer to E&S Manual 332-342 for additional information.
8. **§102.8(f)(9) – Three sets or copies of PCSM Plan Drawing(s) were submitted.**
 - e. §102.8(f)(9) – *The Drawing(s) identify all discharge points.*
 - The discharge points need to be identified on the PCSM Plans.
 - h. §102.8(f)(3) – *The Drawing(s) show existing and proposed utilities and site improvements.*
 - All utilities need to be shown on the PCSM Plans.
 - i. §102.8(f)(7) & 102.8(f)(10) – *The Drawing(s) show the sequence of PCSM BMP implementation, a long-term operation and maintenance (O&M) schedule, procedures for recycling or disposing of materials, and critical stages of BMP implementation (not necessary if a separate narrative is attached).*
 - Procedures for recycling or disposing of PCSM materials need to be provided on the PCSM Plans.
 - m. §102.8(f)(2) – *The Drawing(s) show sensitive features including sinkholes, surface depressions, soil contamination hot spots, and wetlands, if applicable.*
 - The areas of site contamination need to be identified, and specific contaminant information (what the contaminant is, depths, hot spot dimensions, handling procedures, etc.) needs to be provided on the PCSM Plans.

9. §102.6(a)(1) – Three copies of the complete Antidegradation Analysis Module 3 (3800-PM-BCW0406c) were submitted and were completed as instructed in the Application Instructions if 1) there are proposed discharges to special protection waters, and/or 2) there are proposed discharges directly to waters impaired for siltation, sediment, turbidity, water/flow variability, flow alterations/modifications, or nutrients.

- The surface water use noted on Module 3 needs to be consistent with the MCCD Application form, the Individual NPDES Permit Application and other Modules.
- It appears that an Antidegradation Non-Discharge Alternative is being utilized; the PCSM Plan portion of Module 3 should be updated accordingly.

C. Miscellaneous

1. Please note that when the NPDES application is administratively incomplete, the resubmission of requested information will be handled at no additional fee.
2. Please take note that MCCD will not accept “piecemeal” plan revisions and all revisions must be submitted as part of a complete application package. If it is agreed upon and allowed by the reviewer for individual sheets or pages to be “swapped out”, a meeting must be arranged with District staff to make the original submission available.

DEP has developed a standardized review process and processing times for all permits or other authorizations that it issues or grants. Pursuant to its Permit Review Process and Permit Decision Guarantee Policy (Document # 021-2100-001), DEP guarantees to provide permit decisions within the published time frames, provided applicants submit complete, technically adequate applications/registrations that address all applicable regulatory and statutory requirements, in the first submission. Since you did not submit a complete and/or technically adequate application, DEP’s Permit Decision Guarantee is no longer applicable to your application.

As stipulated in 25 Pa. Code § 102.6(c)(2) of DEP’s Chapter 102 rules and regulations (regarding complete applications), information requested by this office must be received within sixty (60) calendar days from the date of this letter, or DEP may consider the application to be withdrawn by the applicant and no further action will be taken. Fees are not refunded when an application is withdrawn.

If you have questions about the information contained in this letter, please contact Jeffrey McKenna by e-mail at JMckenna@montgomeryconservation.org or by telephone at (610) 489-4506, ext. 16, and refer to PAC460058, JSF Easton Road Storage.

Sincerely,

Montgomery County Conservation District



Jessica Buck
District Manager

cc: John Alejnikov, Bohler Engineering PA, LLC
DEP Application Manager
Abington Township
Montgomery County Planning Commission
File



July 10, 2019

Jordyn Strnad
Bohler Engineering
1600 Manor Dr
Chalfont, PA

Re: Water Availability
1538 Easton Rd
Abington Twp, Montgomery County

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

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

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas-Oliva of our Control Center at LATHOMAS-OLIVA@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

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

Regards,

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

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



March 10, 2020

Mr. Hayes Saer
JSF Management, LLC
1655 North Fort Myer Drive, Suite 850
Arlington, Virginia 22209

Re: **Proposed Self-Storage Facility**
Application for HOP Application Review (No. 19054) – 3rd Review
Abington Township, Montgomery County, PA

Dear Mr. Saer:

On behalf of Montgomery County, McCormick Taylor has completed a review of the Scoping Application materials submitted as part of anticipated Permit No. 19054. The plans and documents received by McCormick Taylor consisted of the following:

- Highway Occupancy Permit Plans and Also plans (10 Sheets) prepared by Atlantic Traffic Design, dated February 11, 2020;
- Drainage Narrative for Johnson Development Associates, prepared by Atlantic Traffic Design, dated December 17, 2019 and last revised February 11, 2020;
- Post construction stormwater management narrative prepared by Bohler Engineering, last revised February 6, 2020;
- Truck Turn Exhibits.

Project Overview

The project is for a proposed self-storage facility development in Abington Township, Montgomery County, Pennsylvania. The project site is located at 1538 & 1546 Easton Road. The applicant is proposing to develop two (2) adjacent parcels with an 87,600 square foot self-storage facility. The project will remove the existing three (3) driveways and provide one (1) low volume driveway access. The existing sidewalk will be replaced and designed in accordance with the latest ADA guidelines.

Review Comments

The intent of this review is to provide an assessment of compliance with Montgomery County Roads & Bridges Department's engineering-related requirements and practices associated with Highway Occupancy Permit Reviews.

General

1. Application must be in the name of the applicant and the applicant information must be consistent on all the documents such as opening of highway agreement, Application for HOP, Deed and on the plans. Deed provided in cycle 2 submission has JSF Management, LLC as the property owner. Provide updated documents to reflect the correct property owner.



Mr. Hayes Saer
March 10, 2020
Page 2

2. As previously noted, it is the responsibility of the applicant to notify the adjacent property owners of the proposed construction and the modifications along their property frontage within County Legal Right-of-Way along Easton Road. Copies of the written notification(s), including certified mail receipts, must be provided with the HOP application prior to issuance of a permit.
3. Provide documentation (developer's agreement, recorded maintenance agreement, etc.) demonstrating who will own and maintain the pipe connection on W. Germantown Pike.

Drainage

4. The applicant shall include the appropriate calculations in the drainage narrative in order to verify the pipe capacities and impact to the County Right-of-Way with the next submission for review.
5. Include the existing downstream pipe along Easton Road from where the on site drainage ties into the existing MH at approximate Sta. 1+40 in the calculations to assess the impact and resubmit the drainage calculations.

Maintenance and Protection of Traffic

6. It appears that sidewalk closure will need to be implemented for the proposed improvements. Evaluate and add the PATA figure to the plans as necessary.

Upon resubmission, the applicant's engineer must put together a letter which addresses how each of the preceding comments has been addressed, and where each can be found in the HOP.

Additional comments may follow upon review of the resubmitted application. If you have any questions pertaining to the technical aspects of this review, or if you are uncertain about how to address any portion of the indicated comments, please feel free to contact me or Manasa Kondreddi at (610) 640-3500.

Sincerely,

A handwritten signature in black ink that reads "Susan M. Guisinger-Colón".

Susan M. Guisinger-Colón, P.E., LEED AP
Senior Project Manager

SGC/mlk

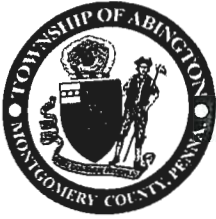


Mr. Hayes Saer

March 10, 2020

Page 3

cc: Tom O'Brien, Montgomery County Roads & Bridges Department
Richard Manfredi, Abington Township Manager
Stacey W. Jensen, Atlantic Traffic & Design, LLC
John Harter, P.E., Atlantic Traffic & Design, LLC
File



WASTEWATER DEPARTMENT

George Wrigley, Director

February 21, 2020

Ms. Stefanie Rittenhouse, Sewage Planning Specialist 2
PA Department of Environmental Protection
Southeast Regional Office
2 East Main Street
Norristown, PA 19401

RE: Township of Abington –1538 / 1546 Easton Road: Sanitary Sewer Waiver request

Dear Ms. Rittenhouse,

The Township of Abington, Montgomery County has received a Sewage Facilities Planning Waiver request from JSF Management, LLC for 1538 / 1546 Easton Road (Existing Parcels No. 300014124003 & 300014124008). We have reviewed the plans prepared by Bohler Engineering dated July 1, 2019 and investigated the existing sanitary sewer system and historical property uses to determine if public sanitary sewer capacity is available for the proposed 5 story self service storage facility. The existing three (3) structures on the site are served by the public sanitary sewer system and are planned to be demolished. The new self storage facility is proposed to be served by the existing public sanitary sewer service lateral.

The sanitary wastewater from the site has and will continue to be conveyed to the Abington Township Wastewater Treatment Plant (2018 Avg. Daily Flow = 3.481 mgd; Permit 3.91 mgd), via gravity collection sewers, to the Sandy Run Interceptor (Avg. Daily 2018 Flow = 1.715 mgd, Peak Daily = 3.655 mgd; Capacity = 8.01 mgd). The collection and conveyance gravity sewers and the treatment plant facilities have adequate existing capacity (see Figure 1). The peak historical sewer flows for 1538 Easton Road was 113 gallons per day (gpd) and 276 gpd for 1546 Easton Road, for a total site historical peak flow of 389 gpd. The proposed storage facility is anticipated to have maximum daily staffing of 1 employee for 11 hours and a projected peak daily patronage of 10 people through the office. At 10 gpd per employee and 5 gpd per patron, the projected peak daily sewer flow is 60 gpd. Therefore, there is no projected increase in wastewater flows, and there will not be a hydraulic overload within the next five years.



WASTEWATER DEPARTMENT

George Wrigley, Director

If you have any questions please call 215-884-8329 or gwrigley@abingtonPA.gov

Sincerely,

George R. Wrigley, Director
Abington Wastewater Utilities Department

pc: Ms. Amy Montgomery, PE., Abington Director of Engineering & Code Enforcement
Mr. John Alejnikov, PE, Bohler Engineering, Applicant's Engineer

Enclosure

1. Development Information

Name of Development Abington Self-Storage
Developer Name JSF Management, LLC
Address 100 Dunbar Street, Suite 400,
Spartanburg, NC 29306
Telephone # 864-594-5920
Email hsaer@johnsondevelopment.net

2. Location of Development

- a. County Montgomery County
- b. Municipality Abington Township
- c. Address or Coordinates 1538-1546 Easton Road,
Abington, PA 19001
- d. Tax Parcel # 30-00-14124-00-3 & 30-00-14124-00-8
- e. USGS Quad Name Ambler
inches up _____ over _____
from bottom right corner of map.
- f. Located in a High Quality/Exceptional Value watershed?
 Yes No

3. Type of Development Proposed (check appropriate box)

- Residential Multi-Residential
Describe _____
- Commercial Institutional
Describe Proposed 5 story (1 story below grade) self-
storage facility.
- Brownfield Site Redevelopment
- Other (specify) _____

4. Size

- a. # of lots 1 # of EDUs 2 existing, 0 requested
- b. # of lots since 5/15/72 2
- c. Development Acreage 1.024 AC
- d. Remaining Acreage 0 AC

5. Sewage Flows 60 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

- a. Sewerage System
 - Existing (connection only) New (extension)
 - Public Private
 - Pump Station(s)/Force Main Gravity
 - Name of existing system being extended
Abington Township Wastewater Collection
 - Interceptor Name Sandy Run
 - Treatment Facility Name Abington Township WWTP
 - NPDES Permit # PA0026867
- b. Construction of Treatment Facility
 - With Stream Discharge
 - With Land Application (not including IRSIS)
 - Other
 - Repair?
 - Name of waterbody where point of discharge is proposed
(if stream discharge)

- c. Onlot Sewage Disposal Systems
(check appropriate box)
 - Individual onlot system(s) (including IRSIS)
 - Community onlot system
 - Large-Volume onlot system
- d. Retaining tanks
Number of Holding Tanks _____
Number of Privies _____

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

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

Applicant or Consultant Initials _____

- b. Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

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

(Signature of Municipal Official) / Date

Name (Print) / Title

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

Telephone # _____

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

Signature of SEO / Date

Name (Print) / Certification #

Telephone # _____

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

(Signature of Project Applicant/Agent) / Date

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

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

(Signature of Municipal Official) / Date

Name (Print) / Title

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

Telephone # _____

1. PROJECT INFORMATION

Project Name: **PC191166 1538 Easton Road**
Date of Review: **7/3/2019 11:47:51 AM**
Project Category: **Development, New commercial/industrial development (store, gas station, factory)**
Project Area: **1.12 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON**
ZIP Code: **19001**
Quadrangle Name(s): **AMBLER**
Watersheds HUC 8: **Schuylkill**
Watersheds HUC 12: **Lower Wissahickon Creek**
Decimal Degrees: **40.132246, -75.126621**
Degrees Minutes Seconds: **40° 7' 56.850" N, 75° 7' 35.8366" 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

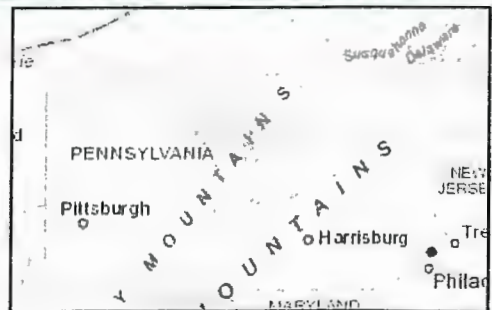
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

PC191166 1538 Easton Road



- 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
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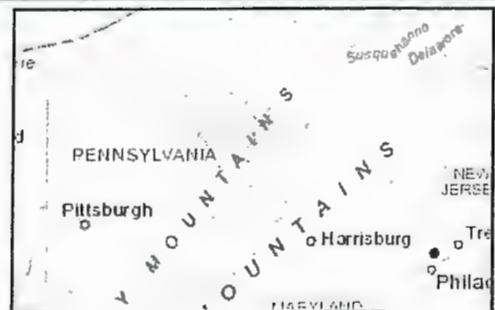


PC191166 1538 Easton Road

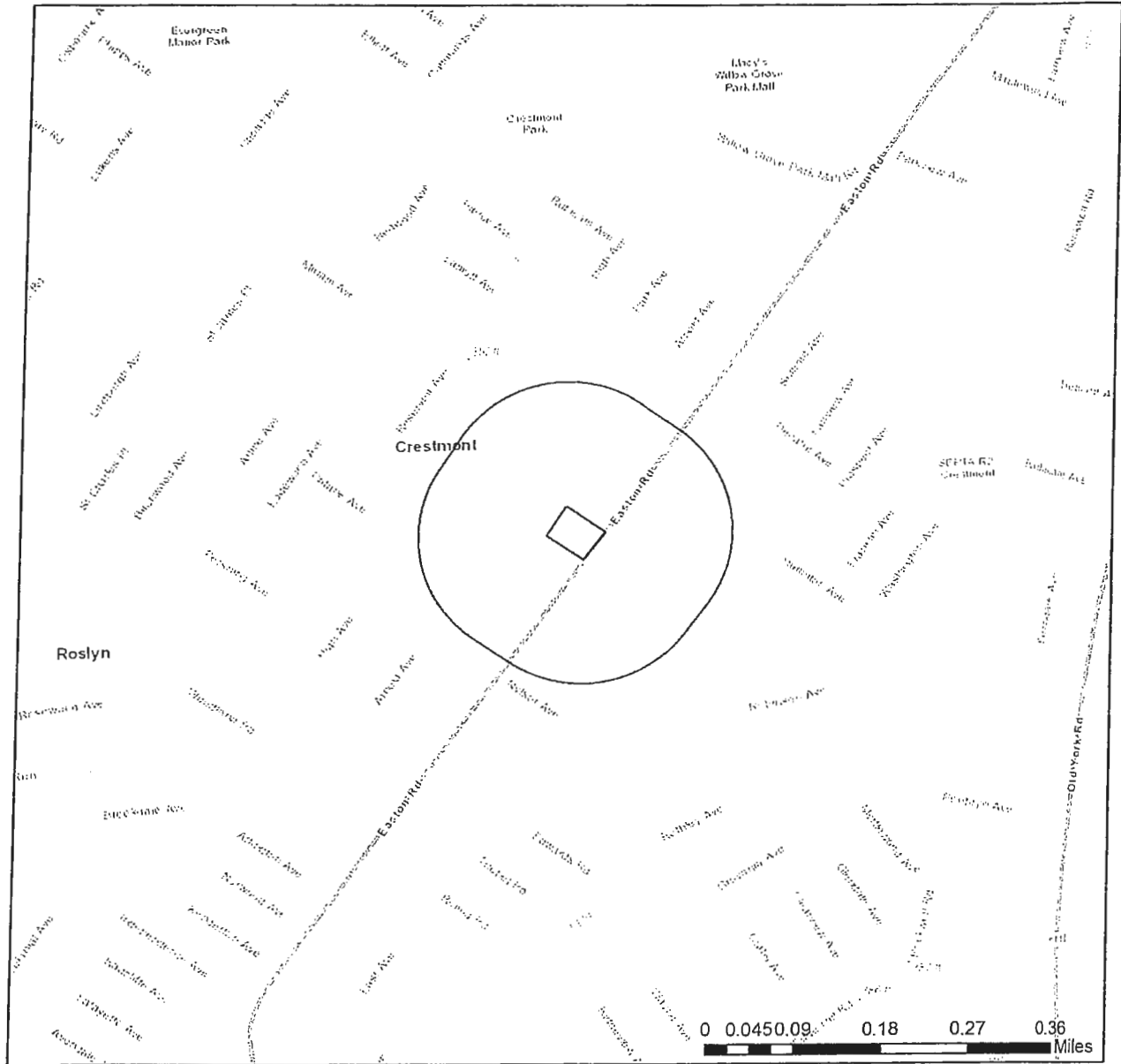


- Project Boundary
- Buffered Project Boundary

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, (c) OpenStreetMap contributors, and the GIS user community

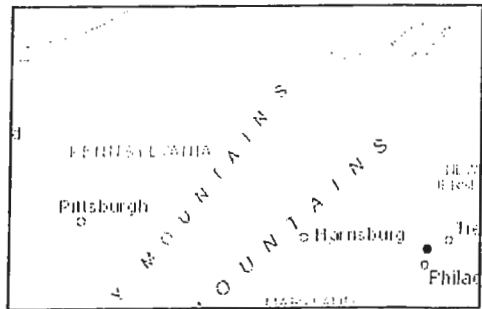


PC191166 1538 Easton Road



- 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). 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

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

PA Game Commission

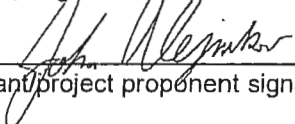
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: John Alejnikov
Company/Business Name: Bohler Engineering
Address: 1600 Manor Drive
City, State, Zip: Chalfont PA, 18914
Phone: (215) 996-9100 Fax: ()
Email: jalejnikov@bohlereng.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.


applicant/project proponent signature

07/03/2019

date



PROPOSED SELF-STORAGE FACILITY

JSF Management, LLC
Abington Township
Montgomery County, PA
PC191166
Date: 12/12/19
Revised: 2/21/2020

PROJECT NARRATIVE

JSF Management, LLC proposes to redevelop the properties located at 1538 and 1546 Easton Road in Abington Township. The proposed project includes the demolition of the existing structures, and the construction of a 5-story (1 story below grade) self-storage facility totaling 90,275 Square Feet. The proposed project would include the construction of parking, landscaping, lighting, and stormwater management features necessary to support the development. Pertinent data characterizing the existing and future site conditions are shown on the accompanying Preliminary/Final Land Development Plans.

As part of this development, the project will connect to the existing sanitary main located within Easton Road. The proposed building will have an office with one (1) employee. The employee will generally work Monday – Saturday from 8:00 to 19:00 hours. Based on water usage bills of a similar facility (Robious Road), the development is anticipating an average total flow of 25 gallons per day, with an anticipated maximum flow of 35 gallons per day. It should be noted the proposed facility has a similar employee count to the Robious Road facility. According to Abington Township, their review of the past three years of water use data shows that the maximum daily flows from the 1538 Easton Road building to be 113 gallons per day and the 1546 Easton Road building used 276 gallons per day maximum, for a total project previous max water/sewer use of 389 gallons per day (or 1.5 EDU's at 265 gpd/EDU). Due to the decrease in Sewer Flows, the Applicant is requesting a waiver of Sewer Planning.

ALTERNATIVE SEWAGE DISPOSAL INVESTIGATION

The development proposes to utilize the existing sewer lateral to connect to the existing sewer main located in Easton Road. The decision to utilize this connection location was made from an analysis of the surrounding site conditions. On-lot absorption, treatment and spray irrigation would not be practical due to the long-term maintenance need associated with such facilities and given that public facilities are located adjacent to the tract. Therefore, connection to the existing sanitary sewer system represents the most practical, environmental sensitive and economical alternative.

700122084 180424 6 023



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 PO BOX 26725
 RICHMOND, VA 23261-6725

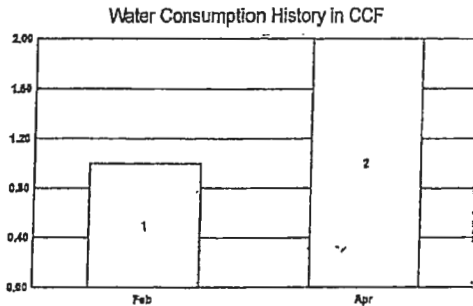


BIMONTHLY UTILITY BILL

FOR OFFICE USE ONLY
 07 - 0746
 10116 9382200

ACCOUNT SUMMARY

PREVIOUS BALANCE	ADJUSTMENTS	PAYMENTS	NEW CHARGES	BALANCE DUE			
\$46.90	\$0.00	\$45.90CR	\$61.80	\$61.80			
Account - Customer 00157216-2161911	Service Address 1671 MALL DR			For questions, please call (804) 748-1291			
Billing Date: 04/18/2018			Past Due After: 05/14/2018				
SERVICE	METER	BILLING PERIOD	DAYS	PREV. READ	CUR. READ	USAGE	UNITS
Water	36574209	02/12/2018 04/09/2018	56	8	10	2	CCF



One CCF represents 100 cubic feet (approx 748 gallons) of water

TRANSACTION DESCRIPTION	AMOUNT
Previous Balance	\$45.90
Payment - Thank You - 03/13/2018	\$45.90CR
Water Charges 2 CCF	\$24.12
Sewer Charges 2 CCF	\$37.68
Balance Due	\$61.80

This Bill is Due Upon Receipt

Important!

To register for paperless e-bills and learn about payment options, visit www.chesterfield.gov/utilities. Call 804-748-1291 for all bill questions

The annual water quality report is available at www.chesterfield.gov/WaterQualityReport/. Call 804-748-1876 if you prefer to have a copy mailed to you

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CHESTERFIELD COUNTY UTILITIES DEPARTMENT



BIMONTHLY UTILITY BILL

MAKE CHECKS PAYABLE TO: TREASURER, CHESTERFIELD COUNTY

SERVICE ADDRESS	ACCOUNT - CUSTOMER	PAST DUE AFTER	BALANCE DUE
1671 MALL DR	00157216-2161911	05/14/2018	\$61.80
			AMOUNT ENCLOSED:

#BWNDVVQ
 #2161911#



MS-1439
 PO BOX 2440
 SPOKANE WA 99210-2415



DEPARTMENT OF UTILITIES
 CHESTERFIELD COUNTY
 PO BOX 26725
 RICHMOND, VA 23261-6725

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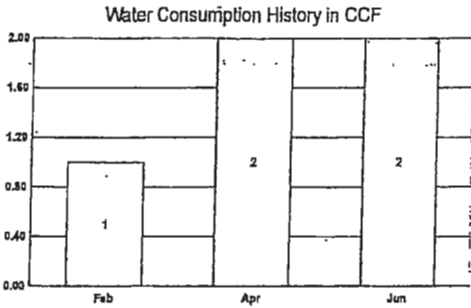


BIMONTHLY UTILITY BILL

FOR OFFICE USE ONLY
07 - 0746
10090 8495336

ACCOUNT SUMMARY

PREVIOUS BALANCE	ADJUSTMENTS	PAYMENTS	NEW CHARGES	BALANCE DUE			
\$61.80	\$0.00	\$61.80CR	\$61.80	\$61.80			
Account - Customer 00157216-2161911	Service Address 1671 MALL DR	For questions, please call (804) 748-1291					
Billing Date: 06/20/2018		Past Due After: 07/16/2018					
SERVICE	METER	BILLING PERIOD	DAYS	PREV. READ	CUR. READ	USAGE	UNITS
Water	36574209	04/09/2018 06/13/2018	65	10	12	2	CCF



One CCF represents 100 cubic feet (approx 748 gallons) of water

TRANSACTION DESCRIPTION	AMOUNT
Previous Balance	\$61.80
Payment - Thank You - 05/01/2018	\$61.80CR
Water Charges 2 CCF	\$24.12
Sewer Charges 2 CCF	\$37.68
Balance Due	\$61.80

This Bill is Due Upon Receipt

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BIMONTHLY UTILITY BILL

MAKE CHECKS PAYABLE TO: TREASURER, CHESTERFIELD COUNTY

SERVICE ADDRESS	ACCOUNT - CUSTOMER	PAST DUE AFTER	BALANCE DUE
1671 MALL DR	00157216-2161911	07/16/2018	\$61.80
Cycle - Book 07 - 0746			AMOUNT ENCLOSED:

#BWNDVVQ
#2161911#

MS-1439
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SPOKANE WA 99210-2415

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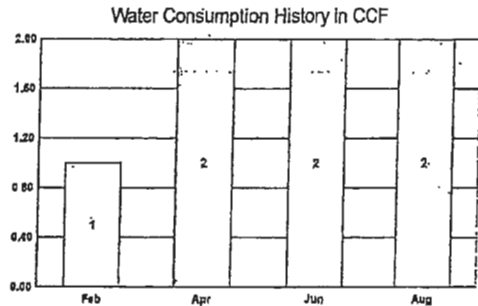
BIMONTHLY UTILITY BILL

FOR OFFICE USE ONLY
 07 - 0746
 10078 9609509

ACCOUNT SUMMARY

PREVIOUS BALANCE	ADJUSTMENTS	PAYMENTS	NEW CHARGES	BALANCE DUE
\$61.80	\$0.00	\$61.80CR	\$62.36	\$62.36
Account - Customer 00157216-2161911	Service Address 1671 MALL DR	For questions, please call (804) 748-1291		
Billing Date: 08/15/2018		Past Due After: 09/10/2018		

SERVICE	METER	BILLING PERIOD	DAYS	PREV. READ	CUR. READ	USAGE	UNITS
Water	36574209	06/13/2018 08/08/2018	56	12	14	2	CCF



One CCF represents 100 cubic feet (approx 748 gallons) of water

TRANSACTION DESCRIPTION	AMOUNT
Previous Balance	\$61.80
Payment - Thank You - 07/03/2018	\$61.80CR
Water Charges 2 CCF	\$24.50
Sewer Charges 2 CCF	\$37.86
Balance Due	\$62.36

This Bill is Due Upon Receipt

Important!

To register for paperless e-bills and learn about payment options, visit www.chesterfield.gov/utilities. Call 804-748-1291 for all bill questions

The annual water quality report is available at www.chesterfield.gov/WaterQualityReport/. Call 804-746-1876 if you prefer to have a copy mailed to you.

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CHESTERFIELD COUNTY UTILITIES DEPARTMENT



BIMONTHLY UTILITY BILL

MAKE CHECKS PAYABLE TO: TREASURER, CHESTERFIELD COUNTY

SERVICE ADDRESS	ACCOUNT - CUSTOMER	PAST DUE AFTER	BALANCE DUE
1671 MALL DR	00157216-2161911	09/10/2018	\$62.36
Cycle - Book 07 - 0746			AMOUNT ENCLOSED:

#BWNDVQ
 #2161911#

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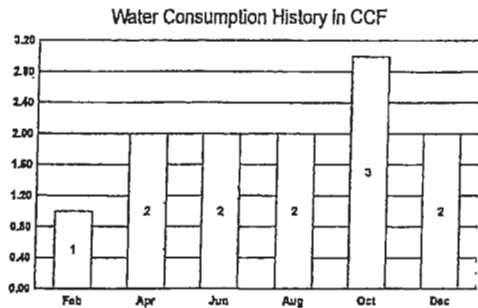
BIMONTHLY UTILITY BILL

FOR OFFICE USE ONLY
 07 - 0746
 9970 9837703

ACCOUNT SUMMARY

PREVIOUS BALANCE	ADJUSTMENTS	PAYMENTS	NEW CHARGES	BALANCE DUE
\$66.67	\$0.00	\$66.67CR	\$62.36	\$62.36
Account - Customer 00157216-2161911		Service Address 1671 MALL DR		For questions, please call (804) 748-1291
Billing Date: 12/19/2018			Past Due After: 01/14/2019	

SERVICE	METER	BILLING PERIOD	DAYS	PRV. READ	CUR. READ	USAGE	UNITS
Water	36574209	10/09/2018 12/07/2018	59	17	19	2	CCF



One CCF represents 100 cubic feet (approx 748 gallons) of water

TRANSACTION DESCRIPTION	AMOUNT
Previous Balance	\$66.67
Payment - Thank You - 10/30/2018	\$66.67CR
Water Charges 2 CCF	\$24.50
Sewer Charges 2 CCF	\$37.86
Balance Due	\$62.36

This Bill is Due Upon Receipt

Important!

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CHESTERFIELD COUNTY UTILITIES DEPARTMENT



BIMONTHLY UTILITY BILL

MAKE CHECKS PAYABLE TO: TREASURER, CHESTERFIELD COUNTY

SERVICE ADDRESS	ACCOUNT - CUSTOMER	PAST DUE AFTER	BALANCE DUE
1671 MALL DR	00157216-2161911	01/14/2019	\$62.36
			AMOUNT ENCLOSED:

#BWNDVQ
 #2161911#



MS-1439
 PO BOX 2415
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UTILITIES DEPARTMENT**
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RICHMOND, VA 23261-6725

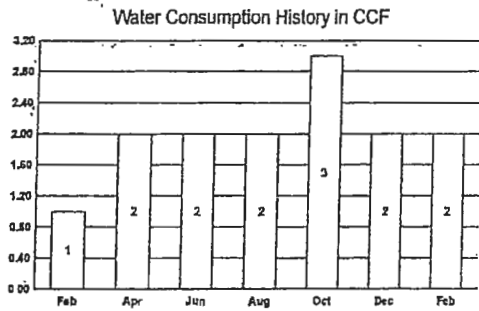


BIMONTHLY UTILITY BILL

FOR OFFICE USE ONLY
07 - 0746
9928 9951482

ACCOUNT SUMMARY

PREVIOUS BALANCE	ADJUSTMENTS	PAYMENTS	NEW CHARGES	BALANCE DUE			
\$62.36	\$0.00	\$62.36CR	\$62.36	\$62.36			
Account - Customer 00157216-2161911	Service Address 1671 MALL DR	For questions, please call (804) 748-1291					
Billing Date: 02/20/2019		Past Due After: 03/18/2019					
SERVICE	METER	BILLING PERIOD	DAYS	PREV. READ	CUR. READ	USAGE	UNITS
Water	38574209	12/07/2018 02/18/2019	73	19	21	2	CCF



One CCF represents 100 cubic feet (approx 748 gallons) of water

TRANSACTION DESCRIPTION	AMOUNT
Previous Balance	\$62.36
Payment - Thank You - 01/08/2019	\$62.36CR
Water Charges 2 CCF	\$24.50
Sewer Charges 2 CCF	\$37.86
Balance Due	\$62.36

This Bill is Due Upon Receipt

Important!

To receive paperless e-bills and learn about payment options, visit www.chesterfield.gov/utilities. Call 804-748-1291 for all bill questions.

The annual water quality report is available at www.chesterfield.gov/WaterQualityReport/. Call 804-748-1876 if you prefer to have a copy mailed to you.

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**CHESTERFIELD COUNTY
UTILITIES DEPARTMENT**



BIMONTHLY UTILITY BILL

MAKE CHECKS PAYABLE TO: TREASURER, CHESTERFIELD COUNTY

SERVICE ADDRESS	ACCOUNT - CUSTOMER	PAST DUE AFTER	BALANCE DUE
1671 MALL DR	00157216-2161911	03/18/2019	\$62.36
Cycle - Book 07 - 0746			AMOUNT ENCLOSED:

#BWNVQ
#2161911#

MS-1439
PO BOX 2415
SPOKANE WA 99210-2415

DEPARTMENT OF UTILITIES
CHESTERFIELD COUNTY
PO BOX 26725
RICHMOND, VA 23261-6725

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CHESTERFIELD COUNTY UTILITIES DEPARTMENT
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 RICHMOND, VA 23261-6725

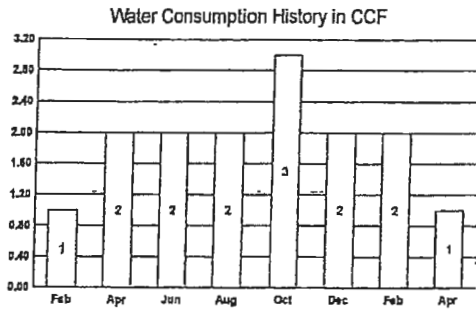


BIMONTHLY UTILITY BILL

FOR OFFICE USE ONLY
 07 - 0746
 9948 10065850

ACCOUNT SUMMARY

PREVIOUS BALANCE	ADJUSTMENTS	PAYMENTS	NEW CHARGES	BALANCE DUE			
\$62.36	\$0.00	\$62.36CR	\$58.05	\$58.05			
Account - Customer 00157216-2161911	Service Address 1671 MALL DR	For questions, please call (804) 748-1291					
Billing Date: 04/17/2019		Past Due After: 05/13/2019					
SERVICE	METER	BILLING PERIOD	DAYS	PREV. READ	CUR. READ	USAGE	UNITS
Water	36574209	02/18/2019 04/08/2019	49	21	22	1	CCF



One CCF represents 100 cubic feet (approx 748 gallons) of water

TRANSACTION DESCRIPTION	AMOUNT
Previous Balance	\$62.36
Payment - Thank You - 03/08/2019	\$62.36CR
Water Charges 1 CCF	\$22.43
Sewer Charges 1 CCF	\$35.62
Balance Due	\$58.05

This Bill is Due Upon Receipt

Important!

To receive paperless e-bills and learn about payment options, visit www.chesterfield.gov/utilities. Call 804-748-1291 for all bill questions.

The annual water quality report is available at www.chesterfield.gov/WaterQualityReport/. Call 804-748-1876 if you prefer to have a copy mailed to you.

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If paying by mail, please detach and return this stub with your payment



CHESTERFIELD COUNTY UTILITIES DEPARTMENT



BIMONTHLY UTILITY BILL

MAKE CHECKS PAYABLE TO: TREASURER, CHESTERFIELD COUNTY

SERVICE ADDRESS	ACCOUNT - CUSTOMER	PAST DUE AFTER	BALANCE DUE
1671 MALL DR	00157216-2161911	05/13/2019	\$58.05
Cycle - Book 07 - 0746			AMOUNT ENCLOSED:

#BWNDVQ
 #2161911#

MS-1439
 PO BOX 2415
 SPOKANE WA 99210-2415

DEPARTMENT OF UTILITIES
 CHESTERFIELD COUNTY
 PO BOX 26725
 RICHMOND, VA 23261-6725

00157216216191100000058055

Robious Road

Billing Period	Reading (CCF)	Reading (gal)	Days	Average Daily Usage (gal)
February-18 to April-18	2	1,496	56	27
April-18 to June-18	2	1,496	65	23
June-18 to August-18	2	1,496	56	27
August-18 to October-18	3	2,244	65	35
October -18 to December-18	2	1,496	59	25
December-18 to February-19	2	1,496	73	20
February-19 to April-19	1	748	49	15
Total Average Daily Usage				25

The proposed property consists of two existing properties. Based on both properties having at least 1 EDU assigned, and Abington Township's EDU conversion being 265 GPD/EDU, the proposed project will reduce sewer flows by an average of 505 gallons per day.

HISTORICAL MONTHLY WATER USEAGE

2016, 2017 & 2018

1538 & 1546 EASTON ROAD

RUN DATE 12/13/2016
 SR-1-2 BY ADDRESS

Abington Abington
 WATER USAGE REPORT
 FOR PERIOD FROM 01-DEC-2015 TO 30-NOV-2016

ACCOUNT NO.	NAME & SERVICE ADDRESS	READ DATE	CODE	METER NR.	READING	DAYS	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL	
124928	KEYSTONE DISCOUNT T	11/14/16	A A	5553	31					24		
	CUST: 000124928 1538 EASTON RD	10/14/16	A A	5529	30					26		
	PREM: 124928 ROSLYN PA 19001-1607	09/14/16	A A	5503	33				18			
	UOMS: HG CNSZ: 5/8 MULT: 1.0	08/12/16	A A	5485	28				15			
		07/15/16	A A	5470	31				20			
		06/14/16	A A	5450	32							
		05/13/16	A A	5431	29			19				
		04/14/16	A A	5404	31			27				
		03/14/16	A A	5369	31	18						
		02/12/16	A A	5351	29	22						
		01/14/16	A A	5329	31	21						
		12/14/15	A A	5308	28					15		
ACCOUNT TOTALS								61	81	53	65	260

3500 gal/yr OR 113 gal/day

RUN DATE 12/13/2016
 SR-1-2 BY ADDRESS

Abington
 WATER USAGE REPORT
 FOR PERIOD FROM 01-DEC-2015 TO 30-NOV-2016

PAGE 1090

ACCOUNT NO.	NAME & SERVICE ADDRESS	READ DATE	CODE	METER READING	METER NR. DAYS	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL
ACCOUNT TOTALS						182	53	107	411	753
128135	MARTY SUSSMAN HONDA									
CUST: 000128135	1543 EASTON RD									
PREM: 128135	ROSLYN PA 19001-2403									
UOMS: HG	CNSZ: E	MULT: 1.0								
ACCOUNT TOTALS										
124925	BROMAR ENTERPRISES	11/14/16	A A	5891	31				34	
CUST: 001633905	1546 EASTON RD	10/14/16	A A	5857	30				29	
PREM: 124925	ROSLYN PA 19001-1607	09/14/16	A A	5828	33			42		
UOMS: HG	CNSZ: 5/8	MULT: 1.0						28		
		07/15/16	A A	5758	31			35		
		06/14/16	A A	5723	32		40			
		05/13/16	A A	5683	29		45 = 4560 gal/mt			
		04/14/16	A A	5638	31		44			
		03/14/16	A A	5594	31	41				
		02/12/16	A A	5553	29	33				
		01/14/16	A A	5520	31	30				
		12/14/15	A A	5490	28					35
ACCOUNT TOTALS						104	129	105	98	436

RUN DATE 12/13/2017
 SR-1-2 BY ADDRESS

Abington
 WATER USAGE REPORT
 FOR PERIOD FROM 01-DEC-2016 TO 30-NOV-2017

PAGE 1082

ACCOUNT NO. NAME & SERVICE ADDRESS READ DATE CODE METER NR. READING DAYS 1ST QTR 2ND QTR 3RD QTR

or quote

1/1

		ACCOUNT TOTALS		160	170	162	173	665
124928	KEYSTONE DISCOUNT T	11/15/17	A A	5714	33			
CUST: 000124928	1538 EASTON RD	10/13/17	A A	5701	28			
PREM: 124928	ROSLYN PA 19001-1607	09/15/17	A A	5680	32			
UOMS: HG	CNSZ: 5/8	08/14/17	A A	5666	28			
	MULT: 1.0	07/17/17	A A	5656	33			
		06/14/17	A A	5643	30	12		
		05/15/17	A A	5631	28	13		
		04/17/17	A A	5618	33	13		
							13	
							21	

21 = 2100 gal/mth OR 75 gal

RUN DATE 12/13/2017
SR-1-2 BY ADDRESS

Abington
WATER USAGE REPORT
FOR PERIOD FROM 01-DEC-2016 TO 30-NOV-2017

PAGE 1083

ACCOUNT NO.	NAME & SERVICE ADDRESS	READ DATE	CODE	METER READING	NR. DAYS	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL
124928	KEYSTONE DISCOUNT T	03/15/17	A A	5605	29	13				
CUST: 000124928	1538 EASTON RD	02/14/17	A A	5592	29	10				
PREM: 124928	ROSLYN PA 19001-1607	01/16/17	A A	5582	33	15				
UOMS: HG	CNSZ: 5/8 MULT: 1.0	12/14/16	A A	5567	30				14	
ACCOUNT TOTALS						38	38	37	48	161

cont

03/15/17 A A 6138 29 61

or quote

RUN DATE 12/13/2017
 SR-1-2 BY ADDRESS

Abington
 WATER USAGE REPORT
 FOR PERIOD FROM 01-DEC-2016 TO 30-NOV-2017

PAGE 1083

ACCOUNT NO.	NAME & SERVICE ADDRESS	READ DATE	CODE	METER READING	NR. DAYS	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL	
124925	BRUMAR ENTERPRISES	11/15/17	A A	6413	33					33	
CUST: 001633905	1546 EASTON RD	10/13/17	A A	6380	28					31	
PREM: 124925	ROSLYN PA 19001-1607	09/15/17	A A	6349	32			44			
UOMS: HG	CNSZ: 5/8	08/14/17	A A	6305	28			22			
	MULT: 1.0	07/17/17	A A	6283	33			41			
		06/14/17	A A	6242	30		33				
		05/15/17	A A	6209	28		31				
		04/17/17	A A	6178	33		40				
		03/15/17	A A	6138	29	61					
		02/14/17	A A	6077	29	80					
		01/16/17	A A	5997	33	62					
		12/14/16	A A	5935	30					44	
		ACCOUNT TOTALS					203	104	107	108	522
	RAYMOND MCKENNA	11/15/17	A A	3639	34					6	
				3622	28					3	

*80 = 9000 gal with DR (2.76 gal * MATH)*

RUN DATE 04/30/2019
 SR-1-2 BY ADDRESS

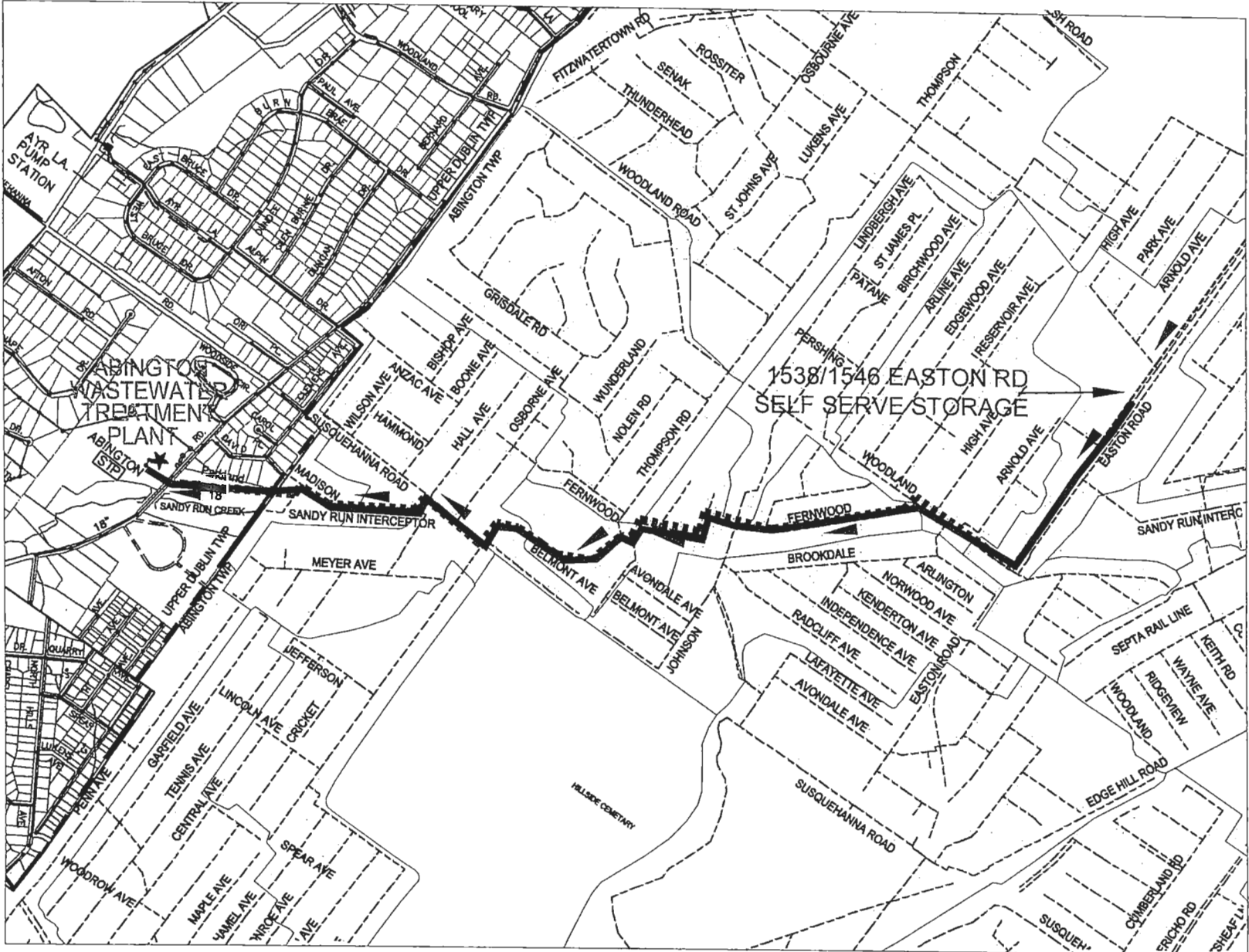
Abington
 WATER USAGE REPORT
 FOR PERIOD FROM 01-DEC-2017 TO 30-NOV-2018

PAGE 1057

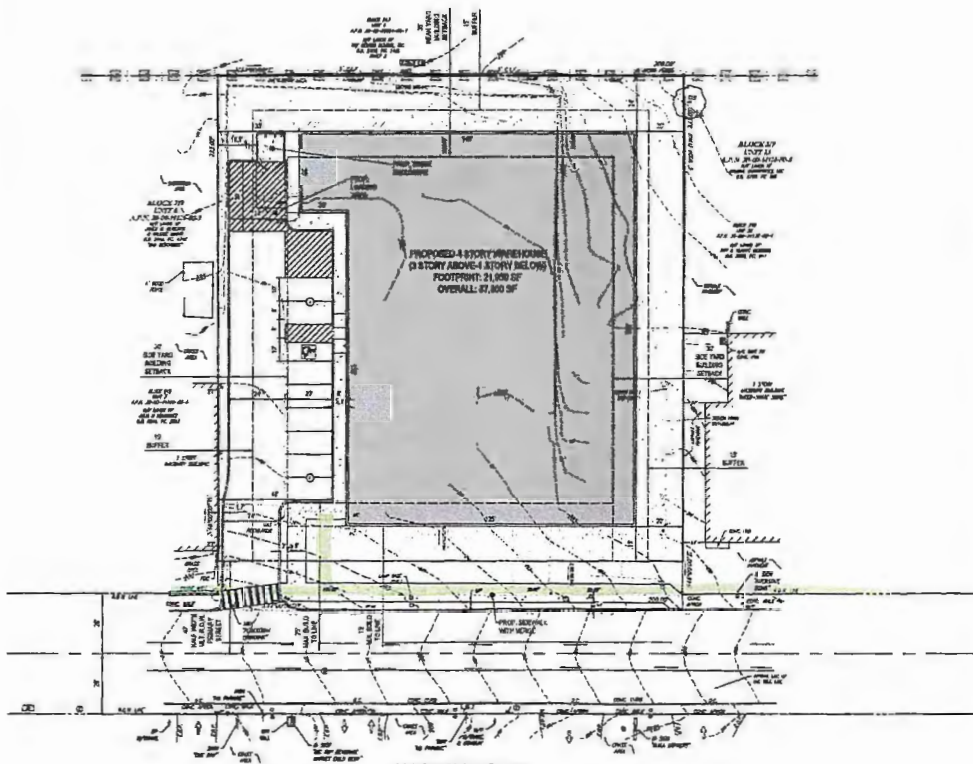
ACCOUNT NO.	NAME & SERVICE ADDRESS	READ DATE	CODE	METER READING	NR. DAYS	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL
120080	HAMILTON ANIMAL HOS	12/14/17	A A	3716	29				55	
CUST: 000120080	1530 EASTON RD									
PREM: 120080	ROSLYN PA 19001-1607									
UOMS: HG	CNSZ: 5/8 MULT: 1.0									
ACCOUNT TOTALS						177	287	353	270	1,087
124928	KEYSTONE DISCOUNT T	11/15/18	A A	5860	31				12	
CUST: 000124928	1538 EASTON RD	10/15/18	A A	5848	28				11	
PREM: 124928	ROSLYN PA 19001-1607	09/17/18	A A	5837	34			11		
UOMS: HG	CNSZ: 5/8 MULT: 1.0	08/14/18	A A	5826	29			12		
		07/16/18	A A	5814	32			15		
		06/14/18	A A	5799	31		14			
		05/14/18	A A	5785	31		12			
		04/13/18	A A	5773	30		10			
		03/14/18	A A	5763	28	12				
		02/14/18	A A	5751	30	15 = 1500 gal/mth	OR	50 gal		
		01/15/18	A A	5736	32	10				
		12/14/17	A A	5726	29				12	
ACCOUNT TOTALS						37	36	38	35	146

124925	BRUMAR ENTERPRISES	11/15/18	A A	6865	31				41	
CUST: 001633905	1546 EASTON RD	10/15/18	A A	6824	28				23	
PREM: 124925	ROSLYN PA 19001-1607	09/17/18	A A	6801	34			33		
UOMS: HG	CNSZ: 5/8 MULT: 1.0	08/14/18	A A	6768	29			12		
		07/16/18	A A	6756	32			5		
		06/14/18	A A	6751	31		20			
		05/14/18	A A	6731	31		37			
		04/13/18	A A	6694	30		42 = 4200 gal/mth	OR	140 gal	
		03/14/18	A A	6652	28		36			
		02/14/18	A A	6616	30		34			
		01/15/18	A A	6582	32		140			
		12/14/17	A A	6442	29				29	

FIGURE 1



ABINGTON TOWNSHIP, MONTGOMERY COUNTY
1538 / 1546 EASTON ROAD SELF STORAGE SANITARY PATH



EASTON ROAD
 (SEE MAP RECORD - PER D.A. 3442, PG. 1748)
 (SEE MAP RECORD - PER D.A. 3442, PG. 1748)
 (SEE MAP RECORD - PER D.A. 3442, PG. 1748)

CONCEPT PLAN GENERAL NOTES

1. THE PLAN APPROXIMATE ACCURACY IS AS SHOWN BY THE PLAN.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. THE CONCEPT PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONCEPT PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SITE CALCULATIONS

NET AREA	11,000 SF
NET AREA	11,000 SF
NET AREA	11,000 SF

BOUNDING

BOUNDING	1/4" = 1' SCALE
BOUNDING	1/4" = 1' SCALE
BOUNDING	1/4" = 1' SCALE

LEGEND

LEGEND	LEGEND	LEGEND
LEGEND	LEGEND	LEGEND
LEGEND	LEGEND	LEGEND

NOT APPROVED FOR CONSTRUCTION

THIS PLAN IS NOT APPROVED FOR CONSTRUCTION. ANY CONSTRUCTION SHALL BE AT THE RISK OF THE CLIENT.

CONCEPT PLAN

FOR THE PROJECT OF THE CLIENT.

JOHNSON DEVELOPMENT ASSOCIATES, INC.

1234 EASTON ROAD, PHILADELPHIA, PA 19101

DATE: 10/15/2023

SCALE: 1/4" = 1'

PROJECT NO: 2023-001

DATE: 10/15/2023

SCALE: 1/4" = 1'

PROJECT NO: 2023-001

DATE: 10/15/2023

SCALE: 1/4" = 1'

PROJECT NO: 2023-001

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DATE: 10/15/2023

SCALE: 1/4" = 1'

PROJECT NO: 2023-001

DATE: 10/15/2023

SCALE: 1/4" = 1'

PROJECT NO: 2023-001

DATE: 10/15/2023

SCALE: 1/4" = 1'



BOHLER ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1234 EASTON ROAD
 PHILADELPHIA, PA 19101
 TEL: 215-555-1234
 WWW.BOHLENGE.COM

REV	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMIT



NOT APPROVED FOR CONSTRUCTION
 THIS PLAN IS NOT APPROVED FOR CONSTRUCTION. ANY CONSTRUCTION SHALL BE AT THE RISK OF THE CLIENT.

CONCEPT PLAN
 FOR THE PROJECT OF THE CLIENT.
JOHNSON DEVELOPMENT ASSOCIATES, INC.
 1234 EASTON ROAD
 PHILADELPHIA, PA 19101

BOHLER ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1234 EASTON ROAD
 PHILADELPHIA, PA 19101
 TEL: 215-555-1234
 WWW.BOHLENGE.COM

J.P. ALEJNIKOV
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1234 EASTON ROAD
 PHILADELPHIA, PA 19101

CONCEPT PLAN 'C'
 SHEET NUMBER: 1

REVISION 1 - 10/15/2023



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

February 28, 2020

Mr. John Alejnikov
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

Re: Act 537, Application for Waiver from Planning
1538-1546 Easton Road Self-Storage Facility
DEP Code No. 1-46001-242-X
Abington Township
Montgomery County

Dear Mr. Alejnikov:

This letter is in reference to your application for Sewage Facilities Planning Modules for the demolition of existing structures and construction of a self-storage facility on 1.024 acres. The project is located at 1538-1546 Easton Road in Abington Township, Montgomery County.

The Department of Environmental Protection ("DEP") has determined that sewage facilities planning is not required for this project. Therefore, no planning modules are required to be submitted to the DEP.

This determination is based on the information you provided in your February 19, 2020, submission indicating that the proposed average sewage flow is 25 gallons per day ("gpd").

The project will be connected to the Abington Township collection system and will generate 60 gpd to be treated at the Abington Township Wastewater Treatment Facility.

If you have any questions or concerns, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name and DEP Code No. as referenced above.

Sincerely,

Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Montgomery County Health Department
Montgomery County Planning Commission
JSF Management, LLC
Mr. Manfredi - Abington Township
Mr. Wrigley - Abington Township Wastewater Utilities Department
Planning Section
Re 30