

BUCKLEY BRION
MCGUIRE & MORRIS LLP

MICHAEL S. GILL

p: 484.887.7534

f: 610.436.8305

e: gillm@buckleyllp.com

118 W. Market Street, Suite 300

West Chester, PA 19382-2928

MAR 4 2015

March 4, 2015

VIA HAND DELIVERY

Michael Valyo, Director of Public Works & Planning
Township of West Norriton
1630 West Marshall Street
Jeffersonville, Pennsylvania 19403

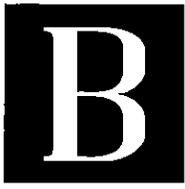
Re: VRJ Associates, L.P.
Application for Preliminary Land Development Approval
Tax Map Parcels Nos. 63-00-07744-00-5 & 63-00-07745-00-5

Dear Mr. Valyo:

This Firm represents the owner of the subject properties (collectively, the "Property"), VRJ Associates, L.P. ("VRJ Associates"), with regard to the redevelopment of the Property as a recreational use project (the "Recreational Facility") pursuant to Section 1201 of the Township Zoning Ordinance (the "Zoning Ordinance").

In that regard, **and without prejudice in any manner or form whatsoever to any rights asserted under or pursuant to the land use appeal now pending in the Court of Common Pleas of Montgomery County and styled as *VRJ Associates, L.P. v. Board of Commissioners of the Township of West Norriton, et al.*, Civil Action No. 2012-26522** (the "Pending Land Use Appeal"), VRJ Associates hereby submits to the Township of West Norriton (the "Township") the following enclosed materials (collectively, the "2015 Application for Preliminary Land Development Approval") pursuant to Section 508 of the Pennsylvania Municipalities Planning Code (the "MPC"), 53 P.S. § 10508, and Part 4 of the Township Subdivision and Land Development Ordinance (the "SLDO").

1. Township Application for Review of Subdivision or Land Development.
2. Twenty-one (21) copies of the sixty-three (63) sheet plan set by Edward B. Walsh & Associates, Inc. ("E.B. Walsh") dated December 23, 2014, and entitled *Land Development Plan for Westover Sporting Complex* (the "2015 Preliminary Land Development Plan Set").
3. Twenty-one (21) copies of the report by E.B. Walsh dated December 23, 2014, and entitled *Hydrological Study for Westover Sporting Complex* (the "Stormwater Management Report").
4. Twenty-one (21) copies of the report by E.B. Walsh dated December 23, 2014, and entitled *Erosion & Sedimentation Control Study for Westover Sporting Complex* (the "E&S Control Report").



5. One hard copy and twenty (20) electronic copies of the report by McMahon Associates, Inc. ("McMahon") dated July 12, 2012, and entitled *Traffic Impact Study for the Westover Recreational Redevelopment* (the "Traffic Impact Study").
6. Twenty-one (21) copies of a set of photographs of the Existing Restaurant and Clubhouse Facility.
7. Twenty-one (21) copies of a Sample Rendering of the Picnic Pavilions to be constructed at the Property.
8. Twenty-one (21) copies of the letter from the Township Zoning Officer dated January 18, 2012 (the "Zoning Officer's Determination").
9. Piazza Family Limited Partnership's Check No. 2710 in the amount of One Thousand Six Hundred and 00/100 Dollars (\$1,600.00) made payable to the Township as payment of the Township's Land Development Filing Fee.
10. Original and one copy of Township Contract for Professional Services (the "Contract for Professional Services").
11. Piazza Family Limited Partnership's Check No. 2709 in the amount of Five Thousand and 00/100 Dollars (\$5,000.00) made payable to the Township to establish the Township's Land Development Review Escrow Fund.
12. Montgomery County Planning Commission Municipal Request for Review.
13. Piazza Family Limited Partnership's Check No. 2711 in the amount of One Thousand Five Hundred Sixty and 00/100 Dollars (\$1,560.00) made payable to the Montgomery County Treasurer as payment of the County of Montgomery's Review Fee.

The 2015 Application for Preliminary Land Development Approval is separate and different from the land development application which is the subject of the Pending Land Use Appeal (the "2012 Application for Preliminary Land Development Approval"). There are, however, many similarities between those two (2) applications. While it reviews the 2015 Application for Preliminary Land Development Approval pursuant to the MPC and the SLDO, therefore, the Township must discharge its duty of good faith by bearing in mind those similarities.

To assist the Township in its review of the 2015 Application for Preliminary Land Development Approval, we offer the following comments relative to the review letters which the Township's Professional Consultants prepared with regard to the 2012 Application for Preliminary Land Development Approval (the "2012 Review Letters"). For ease of reference, we present the following in the order in which the original comments appeared in the 2012 Review Letters.

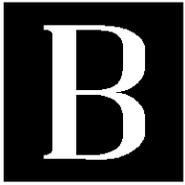


Estock Review Letter dated August 27, 2012.

Zoning Ordinance-Related Comments

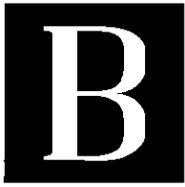
1. The zoning classifications of all properties which adjoin the Property (including those properties across adjacent streets) are indicated on the Title Plan sheets within the 2015 Preliminary Land Development Plan Set.
2. The proposed uses for the Existing Restaurant and Clubhouse Facility will be those which are presently conducted at the Property and which are identified in the Zoning Table on Sheet No. 2 of the 2015 Preliminary Land Development Plan Set. Pursuant to Section 1201 of the Zoning Ordinance, those uses are as permitted within the Township's RE-Recreational Zoning District.
3. Pursuant to the Zoning Officer's Determination, the Township Zoning Officer confirmed that the uses contemplated pursuant to the 2015 Preliminary Land Development Plan Set are permitted. The Board of Commissioners already legislatively determined that use of the Property for recreational purposes is consistent with the public health, safety and welfare. As a matter of law, therefore, those uses cannot be deemed to be noxious or offensive.¹
4. VRJ Associates is unable to locate any Ordinance-based requirements either for bus parking at the Property or that VRJ Associates justify the lack of such parking. In any event, VRJ Associates does not propose any bus parking at the Property.
5. The shape, dimensions and specifications of the Existing Restaurant and Clubhouse Facility, the Proposed Banquet, Meeting and Special Events Facility and Picnic Pavilions are provided on various Sheets of the 2015 Preliminary Land Development Plan Set, including Sheets Nos. 5 & 7 of the 2015 Preliminary Land Development Plan Set.
6. Sample renderings of the Picnic Pavilions are part of the 2015 Application for Preliminary Land Development Approval. The appearance of the Proposed Banquet, Meeting and Special Events Facility will be consistent with the appearances of the Existing Restaurant and Clubhouse Facility, as depicted on the enclosed photographs. Details of internal directional signs to be utilized at the Recreational Facility are depicted on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set. The final locations of all such signs, as

¹ A permitted use, in technical zoning jargon, refers to uses allowed absolutely and unconditionally. Once compliance with the requirements of the [o]rdinance is established, no further inquiry is authorized. The uses permitted by the [o]rdinance were determined to not be detrimental to the public health, safety or welfare of the [municipality] when it passed the ordinance.



to be determined in consultation with the Township, will be established prior to Final Land Development Approval with regard to the Recreational Facility.

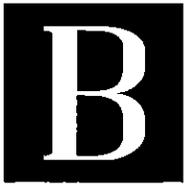
7. The landscaping plan sheets (Sheets Nos. 44 & 45) of the 2015 Preliminary Land Development Plan Set are numbered.
8. Pursuant to the Zoning Officer's Determination, the Township Zoning Officer determined that the uses contemplated pursuant to the 2015 Preliminary Land Development Plan Set are permitted. The Board of Commissioners already legislatively determined that use of the Property for recreational purposes is consistent with the public health, safety and welfare. As a matter of law, therefore, those uses cannot be deemed to be noxious or offensive. *See Laird, supra.*
9. E.B. Walsh verified the gross floor areas of all present and proposed buildings at the Property. Those areas are noted on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set.
10. As verified by E.B. Walsh, the gross floor area of the Existing Restaurant and Clubhouse Facility is 30,000 square feet. Pursuant to Section 1410 of the Zoning Ordinance, the required parking associated with the Existing Restaurant and Clubhouse Facility is twenty (20) spaces per 1,000 square feet of gross floor area (for a total requirement of 600 off-street parking spaces associated with the Existing Restaurant and Clubhouse Facility). Those off-street parking spaces are depicted on the 2015 Preliminary Land Development Plan Set.
11. As verified by E.B. Walsh, the gross floor area of the Proposed Banquet, Meeting and Special Events Facility is 40,000 square feet. Pursuant to Section 1410 of the Zoning Ordinance, the required parking associated with the Proposed Banquet, Meeting and Special Events Facility is twenty (20) spaces per 1,000 square feet of gross floor area (for a total requirement of 800 off-street parking spaces associated with the Proposed Banquet, Meeting and Special Events Facility). Those off-street parking spaces are depicted on the 2015 Preliminary Land Development Plan Set.
12. The off-street parking contemplated pursuant to the 2015 Preliminary Land Development Plan Set is inclusive of parking required for employees.
13. As more fully depicted on Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes a buffer around the entire perimeter of the Property. The width of that buffer is at least twenty-five feet (25') in all locations.
14. The loading and unloading space for the Existing Restaurant and Clubhouse Facility is depicted on Sheet No. 1 of the 2015 Preliminary Land Development Plan Set. The loading and unloading space for the Proposed Banquet, Meeting and Special Events Facility is depicted on Sheet No. 1 of the 2015 Preliminary Land Development Plan Set.



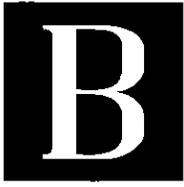
15. The FEMA Floodplain Boundary is depicted on Sheets Nos. 1, 7 & 10 of the 2015 Preliminary Land Development Plan Set.

Subdivision and Land Development Ordinance-Related Comments

1. The E&S Control Report is part of the 2015 Application for Preliminary Land Development Approval.
2. VRJ Associates is not requesting any waivers as part of the 2015 Application for Preliminary Land Development Approval.
3. VRJ Associates is not requesting any waivers as part of the 2015 Application for Preliminary Land Development Approval.
4. The Ultimate Rights-of-Way for each of South Schuylkill Avenue and Port Indian Road are depicted on Sheets Nos. 3 & 9 of the 2015 Preliminary Land Development Plan Set.
5. As more fully depicted on Sheets Nos. 3 & 9 of the 2015 Preliminary Land Development Plan Set, VRJ Associates contemplates widening the cartways of each of South Schuylkill Avenue and Port Indian Road to the required width of at least thirty-six feet (36').
6. As more fully depicted on Sheets Nos. 7, 8 & 9 of the 2015 Preliminary Land Development Plan Set, VRJ Associates will provide curbing along Port Indian Road.
7. The detailed design plans for improvements which VRJ Associates will complete along the Property's frontage (including typical sections and construction details) are depicted on Sheets Nos. 3, 7, 8, 9 & 61 of the 2015 Preliminary Land Development Plan Set.
8. Centerline geometry for the internal access way which VRJ Associates will construct through the Property (the "Internal Access Way") is depicted on the 2015 Preliminary Land Development Plan Set.
9. The Internal Access Way is designed to the standards for public streets, and the width thereof will measure at least twenty-four feet (24').
10. The paving sections for the Internal Access Way (including as depicted on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set) conform to the requirements set forth at Section 503.1.D. of the SLDO.
11. The approach grades at the respective intersections between the Internal Access Way and each of South Schuylkill Avenue and Port Indian Road are depicted on Sheets Nos. 46 & 48 2015 Preliminary Land Development Plan Set and will measure three percent (3%) for a distance of at least fifty feet (50') as measured from the nearest right-of-way line of each street.

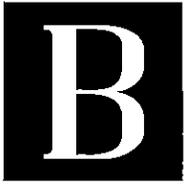


12. There are no off-street parking spaces proposed along the curbs of the Internal Access Way. As more fully depicted on Sheets Nos. 1 through 3 & 5 through 9 of the 2015 Preliminary Land Development Plan Set, all off-street parking lots and bays to be constructed at the Property will be physically separated from the cartway of the Internal Access Way by a minimum of seven feet (7') and confined by barrier curbing.
13. Hairpin pavement markings are depicted within the Pavement Marking Details on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set.
14. As more fully depicted on Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes buffer plantings around the entire perimeter of the Property including, without limitation, between off-street parking facilities and adjacent roadways, areas fronting either South Schuylkill Avenue or Port Indian Road and areas adjacent to other properties.
15. All of the off-street parking stalls depicted on the 2015 Preliminary Land Development Plan Set comply with the dimensional requirements set forth at Section 504.4.K. of the SLDO.
16. As more fully depicted on Sheets Nos. 1 through 9 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes (A) sidewalks along the Property's frontages along South Schuylkill Avenue and Port Indian Road and (B) internal pedestrian connections within and throughout the Property.
17. As more fully depicted on Sheets Nos. 13, 14, 15 & 17 of the 2015 Preliminary Land Development Plan Set, VRJ Associates designed each of the five (5) soccer fields to be constructed at the Property to ensure that all stormwater runoff from those fields is captured, conveyed and contained on-site. In particular, VRJ Associates proposes that Soccer Field No. 5 will be a U10-size field.
18. All trees six inches (6") or more in caliper at breast height extant at the Property as of the date of the 2015 Preliminary Land Development Plan Set are identified on Sheets Nos. 11 & 12 of the 2015 Preliminary Land Development Plan Set.
19. As set forth at General Note No. 11 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, "[n]o topsoil may be removed from the site."
20. The ground covers to be utilized at the Property are identified on the 2015 Preliminary Land Development Plan Set including, without limitation, Sheets Nos. 13 through 21, 44 & 45 thereof.
21. As recited in the West Norriton Township Landscape Requirements Chart on Sheet No. 45 of the 2015 Preliminary Land Development Plan Set, the landscaping which VRJ Associates

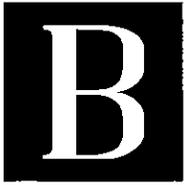


will plant at the Property complies with the requirements set forth in the Zoning Ordinance and the SLDO.

22. As recited in the West Norriton Township Landscape Requirements Chart on Sheet No. 45 of the 2015 Preliminary Land Development Plan Set, the landscaping which VRJ Associates will plant at the Property complies with the requirements set forth in the Zoning Ordinance and the SLDO. We note that VRJ Associates made a conscientious effort to preserve existing woodlands, trees and features at the Property, especially in areas along South Schuylkill Avenue and along the Property's southeastern and western boundaries. As a result of that effort, not less than seventy (70) extant trees will be preserved as part of the Recreational Facility.
23. As set forth at General Note No. 10 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, "[t]he proposed facilities and improvements will be owned and maintained as a private facility."
24. The sanitary sewer force main easement is depicted on the 2015 Preliminary Land Development Plan Set.
25. The metes and bounds description of the gas pipeline which traverses the Property is recited on the 2015 Preliminary Land Development Plan Set.
26. As set forth at General Note No. 16 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, "[c]oncrete monuments shall be set at all tract corners . . . [w]here existing iron pins are found the pin must be encased in concrete per township code."
27. As more fully depicted on Sheet No. 21 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes storm drainage infrastructure along Port Indian Road and at the uphill curb of each intersection between that road and driveways to and from the Property.
28. VRJ Associates' redevelopment of the Property will comply with all applicable Township requirements with regard to sanitary sewer.
29. There is no requirement in the SLDO (or any other Township Ordinance) that VRJ Associates "[i]ndicate the number, size, depth and location of the Transco pipelines on the" Property. Nevertheless, VRJ Associates will coordinate with the pipeline owner to provide that information on the Final Land Development Plan Set with regard to the Recreational Facility.
30. The existing water main within South Schuylkill Avenue is depicted on Sheet No. 15 of the 2015 Preliminary Land Development Plan Set. The eight inch (8") diameter water main which VRJ Associates will install within the Internal Access Way is depicted on Sheets Nos.



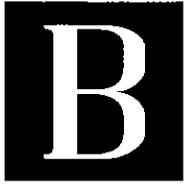
- 15, 17 & 19 of the 2015 Preliminary Land Development Plan Set. That water main is sized to provide the required flow, pressure and duration for fire protection for the Recreational Facility.
31. Fire hydrants are depicted on Sheet No. 17 of the 2015 Preliminary Land Development Plan Set. As more fully depicted in the Fire Hydrant Detail on Sheet No. 56 of the 2015 Preliminary Land Development Plan Set, those fire hydrants comply with the design requirements set forth at Section 517.7 of the SLDO. The final locations of all fire hydrants, as to be determined in consultation with the Township Fire Marshal, will be established prior to Final Land Development Approval with regard to the Recreational Facility.
 32. As set forth at General Note No. 18 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, there are no wetlands at the Property.
 33. The information with regard to existing features as required pursuant to Section 601.3.A. of the SLDO is depicted on Sheet No. 10 of the 2015 Preliminary Land Development Plan Set.
 34. The information with regard to existing features, as required pursuant to Section 601.3.B. of the SLDO, is depicted on Sheet No. 10 of the 2015 Preliminary Land Development Plan Set.
 35. Slopes in excess of fifteen percent (15%) are depicted in shading on Sheets Nos. 11 & 12 of the 2015 Preliminary Land Development Plan Set.
 36. All trees six inches (6") or more in caliper at breast height extant at the Property as of the date of the 2015 Preliminary Land Development Plan Set are identified on Sheets Nos. 11 & 12 of the 2015 Preliminary Land Development Plan Set.
 37. The measured locations of all extant buildings and large trees on the Property are identified on Sheets Nos. 11 & 12 of the 2015 Preliminary Land Development Plan Set.
 38. As set forth at General Note No. 12 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, VRJ Associates contemplates consolidation of the two (2) tax parcels of which the Property is comprised into a single lot.
 39. The statement required pursuant to Section 601.4.I. of the SLDO is set forth on Sheet No. 1 of the 2015 Preliminary Land Development Plan Set.
 40. Profile views below plan views are depicted on Sheets Nos. 46 through 55 of the 2015 Preliminary Land Development Plan Set. A typical basin embankment cross-section is set forth on Sheet No. 56 of the 2015 Preliminary Land Development Plan Set.
 41. The Certifications required pursuant to Section 601.7. of the SLDO are set forth on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set.



42. At such time as it submits the Final Land Development Plan Set for the Recreational Facility, VRJ Associates will include thereon a statement of “[r]estrictions in the deed affecting the subdivision or development of the [P]roperty[]” as required pursuant to Section 602.2.B.(8) of the SLDO. By its terms, that Section is not applicable to the 2015 Application for Preliminary Land Development Approval.
43. As depicted in the detail of a typical handicapped parking space set forth on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set, the maximum slope of any such space shall be two percent (2%).

Stormwater Management Ordinance-Related Comments

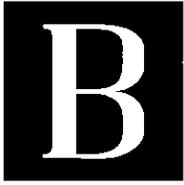
1. As more fully depicted on Sheet No. 15 of the 2015 Preliminary Land Development Plan Set, no grading by VRJ Associates will encroach onto the Bielsoski property.
2. The information required pursuant to Section 121.15.C. of the Township Stormwater Management Ordinance (the “SWMO”) is set forth on Sheets Nos. 31 through 37 of the 2015 Preliminary Land Development Plan Set.
3. As set forth at General Note No. 20 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, E.B. Walsh obtained the soils classifications set forth in the 2015 Preliminary Land Development Plan Set from the Natural Resources Conservation Services Web Soil Survey.
4. As set forth in the Stormwater Management Report, flows to the existing stormwater drainage system in the post-development condition will be less than in the pre-development condition. E.B. Walsh designed the Recreational Facility so that no stormwater runoff or natural drainage from the Property will be diverted so as to overload existing drainage systems or create flooding or the need for additional drainage structures on other private properties or public lands.
5. The information required pursuant to Section 131.2. of the SWMO is set forth on Sheets Nos. 22 through 30 of the 2015 Preliminary Land Development Plan Set.
6. The details set forth on Sheet No. 56 of the 2015 Preliminary Land Development Plan Set contain all of the information required pursuant to Section 131.2.O. of the SWMO.
7. As set forth at General Note No. 14 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, “[u]pon completion of construction of the proposed improvements an as-built survey must be performed. As-built plans must be prepared and submitted to the Township to confirm the construction is generally in conformance with the approved plans.”



8. As set forth at General Note No. 13 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, VRJ Associates will grant to the Township blanket stormwater management easements pursuant to Section 135 of the SWMO.
9. VRJ Associates will comply with the requirement (as set forth at Section 136 of the SWMO) to record with the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania the documents referenced at Section 136 of the SWMO.
10. As set forth at General Note No. 15 on Sheets Nos. 1 & 2 of the 2015 Preliminary Land Development Plan Set, “[t]he roof drains on the existing and proposed buildings will discharge at grade at the buildings. The ground will be sloped away from the buildings to ensure proper drainage.”
11. The extended detention calculations required pursuant to the SWMO are included in the Stormwater Management Report.
12. None of the emergency spillways for any of the stormwater management basins to be constructed at the Property will discharge onto adjacent residential buildings or properties. As more fully set forth on Sheets Nos. 21 & 30 of the 2015 Preliminary Land Development Plan Set, the outfall from Plunge No. 1 will be piped directly to the drainage system.
13. VRJ Associates will plant around the stormwater management basins to be constructed at the Property the landscaping as more fully depicted on Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set.
14. The infiltration drain time calculations are included in the Stormwater Management Report.
15. Details of the porous paving areas (and a cross-section of the porous pavement) are set forth on Sheets Nos. 57 through 59 of the 2015 Preliminary Land Development Plan Set. Those areas are designed in accordance with the Pennsylvania Stormwater Management Best Management Practices Manual. The maximum slope at Porous Paving Area No. 5 will measure 2.67%.
16. No water quality inlets are proposed as part of the Recreational Facility.

Additional Comments

1. A Typical Gravite Wall Detail is included on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set.
2. VRJ Associates will comply with applicable law with regard to off-site traffic improvements.

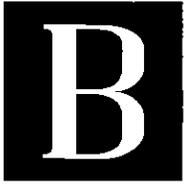


3. The Internal Access Way is designed to allow access from that drive aisle to all off-street parking areas to be constructed at the Property. The radii of all intersections between the eastbound side of the Internal Access Way and off-street parking areas will measure at least twenty feet (20') (and most will measure twenty-five feet (25')). The radii of all intersections between the westbound side of the Internal Access Way and off-street parking areas will measure at least fifteen feet (15') (and most will measure twenty feet (20')).
4. As more fully depicted on Sheets Nos. 3 & 4 of the 2015 Preliminary Land Development Plan Set, all roadway widening improvements along South Schuylkill Avenue will be constructed within the right-of-way.
5. The vehicular and pedestrian connections with Hemlock Road will serve as a point of access to the Property.
6. Except as by light intended for off-street parking areas at the Recreational Facility, the Internal Access Way will not be illuminated.
7. As more fully depicted on Sheets Nos. 6 & 7 of the 2015 Preliminary Land Development Plan Set, VRJ Associates will install protective netting along the northwestern side of the subject parking area.
8. The various features depicted on the 2015 Preliminary Land Development Plan Set are named.
9. As more fully depicted in the Standard Straight Concrete Barrier Detail on Sheet No. 57 of the 2015 Preliminary Land Development Plan Set, concrete barriers will extend six inches (6") into the virgin soil subgrade.
10. E.B. Walsh investigated whether parking planter islands above stone recharge areas will support landscaping and confirmed that landscaping will not interfere with other site improvements.

Heinrich Review Letter dated August 26, 2012.

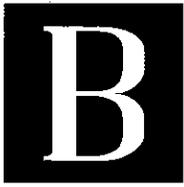
Traffic Impact Study-Related Comments

1. McMahon anticipates there will be no more than negligible use of the facilities during the weekday morning peak period. To the extent there is any use of the facilities during the weekday morning peak period, for planning purposes, the associated traffic conditions will be less than that which would be expected during the studied peak hours.
2. VRJ Associates is unable to locate at Section 1008 of the SLDO, or elsewhere, any requirement that it eliminate access to the Property from Hemlock Road. That access is a design feature selected by VRJ Associates for the Recreational Facility. VRJ Associates



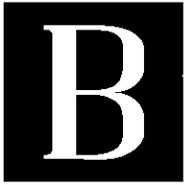
shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.

3. VRJ Associates will forward to the Township Traffic Engineer the Roadway Design Evaluation with regard to South Schuylkill Avenue and Port Indian Road.
4. As more fully set forth on Sheet No. 2 of the 2015 Preliminary Land Development Plan Set, E.B. Walsh calculated the number of off-street parking spaces depicted on the 2015 Preliminary Land Development Plan Set based upon the requirements set forth at Section 1410 of the Zoning Ordinance. The Internal Access Way is designed to the standards for public streets, and the width thereof will measure at least twenty-four feet (24')
5. McMahon confirmed that traffic generated by the Existing Restaurant and Clubhouse Facility is captured by the existing traffic counts and that fact is carried through the Traffic Impact Study. Additionally, to the extent that the Existing Restaurant and Clubhouse Facility or the Proposed Banquet, Meeting and Special Events Facility will contain locker rooms and a pro shop for the use of sports participants, it is not envisioned those facilities will generate additional traffic in their own right. As to special events and tournaments, McMahon's understanding is that such events will be all-day events, and users are generally expected to stay on site for the length of the tournament. Finally, however, VRJ Associates is unable to locate at Section 1008 of the SLDO, or elsewhere, any requirement that the Traffic Impact Study include additional discussion with regard to "special events" at the Recreational Facility, but does note the conclusion stated by the Montgomery County Planning Commission in its letter dated September 4, 2012 that "[t]he [T]raffic [I]mpact [S]tudy, as prepared, follows established PennDOT guidelines."
6. VRJ Associates is unable to locate at Section 1008 of the SLDO, or elsewhere, any requirement that the Traffic Impact Study include additional discussion with regard to "the number of fields/courts/venues for the three trip generations sites[.]" but does note the conclusion stated by the Montgomery County Planning Commission in its letter dated September 4, 2012 that "[t]he [T]raffic [I]mpact [S]tudy, as prepared, follows established PennDOT guidelines."
7. The parking supplies varied widely between the three (3) studies sites; including the parking land area in the trip generation calculation would have skewed the trip generation estimates. Furthermore, the approach adopted by McMahon produced a slightly higher and more conservative estimate of the trip generation.
8. McMahon included in its traffic counts any existing traffic generated by the Existing Restaurant and Clubhouse Facility and carried those counts throughout the Traffic Impact Study. VRJ Associates is unable to locate at Section 1008 of the SLDO, or elsewhere, any requirement that the Traffic Impact Study include additional discussion with regard to "potential future uses" of the Property. Indeed, pursuant to the 2015 Application for



Preliminary Land Development Approval, VRJ Associates seeks approval for only the Recreational Facility . . . not some potential future use. VRJ Associates also notes the conclusion stated by the Montgomery County Planning Commission in its letter dated September 4, 2012 that “[t]he [T]raffic [I]mpact [S]tudy, as prepared, follows established PennDOT guidelines.”

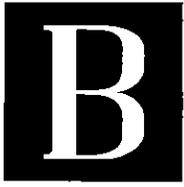
9. VRJ Associates will comply with applicable law with regard to the payment of traffic impact fees *vis-à-vis* the Recreational Facility.
10. VRJ Associates will comply with applicable law with regard to the payment of traffic impact fees *vis-à-vis* the Recreational Facility.
11. VRJ Associates is unaware of any legal basis upon which the Township Traffic Engineer could demand that it “must agree to conduct an after-study of the proposed development” VRJ Associates, however, may be willing to agree to conduct an after-study, provided there is an objectively-demonstrated need for such a study and the basic parameters of that study are prospectively laid out and agreed upon.
12. VRJ Associates will correct any factual or technical discrepancies which may appear in the Traffic Impact Study.
13. VRJ Associates is unable to locate in the SLDO, or elsewhere, any requirement that the Traffic Impact Study include additional discussion with regard to whether individuals who visit the Recreational Facility will be Township residents or “users from areas outside of [the] Township[.]” In any event, VRJ Associates anticipates that users of the Recreational Facility will include both local area residents and visitors from the larger regional area.
14. The vehicular and pedestrian connections with Hemlock Road will serve as a point of access to the Property and will not be limited to emergency access.
15. VRJ Associates proposes the improvements to Port Indian Road as set forth in the 2015 Preliminary Land Development Plan Set and the Traffic Impact Study.
16. All safe sight distance triangles are depicted on the 2015 Preliminary Land Development Plan Set including, without limitation, the Landscaping Plans (Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set).
17. VRJ Associates will comply with applicable law with regard to off-site traffic improvements including, of course, the payment of traffic impact fees *vis-à-vis* the Recreational Facility. That may include providing to PennDOT a more comprehensive traffic signal warrant analysis.
18. Though it is unaware of any Ordinance-based requirement that it does so, VRJ Associates will provide a Level of Service Matrix.



19. VRJ Associates will comply with applicable law with regard to off-site traffic improvements including, of course, with regard to the payment of traffic impact fees *vis-à-vis* the Recreational Facility.
20. VRJ Associates will comply with applicable law with regard to off-site traffic improvements including, of course, with regard to the payment of traffic impact fees *vis-à-vis* the Recreational Facility.
21. VRJ Associates acknowledges the potential need to obtain a Highway Occupancy Permit for some of the roadway improvements contemplated pursuant to the 2015 Preliminary Land Development Plan Set and the Traffic Impact Study.
22. VRJ Associates is unable to locate at Section 1202 of the Zoning Ordinance, or elsewhere, any requirement for a Parking Study and shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same. As more fully set forth on Sheet No. 2 of the 2015 Preliminary Land Development Plan Set, however, E.B. Walsh calculated the number of off-street parking spaces depicted on the 2015 Preliminary Land Development Plan Set based upon the requirements set forth at Section 1410 of the Zoning Ordinance.

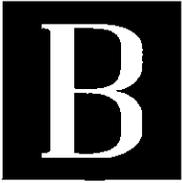
Preliminary Land Development Plan-Related Comments

23. As more fully depicted on the 2015 Preliminary Land Development Plan Set, the Internal Access Way will intersect South Schuylkill Avenue at a 90° angle and will be aligned with Westover Club Drive.
24. Sign and pavement marking details are set forth on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set. The final locations of all directional signs, as to be determined in consultation with the Township, will be established prior to Final Land Development Approval with regard to the Recreational Facility.
25. A truck circulation plan is included on Sheet No. 63 of the 2015 Preliminary Land Development Plan Set.
26. As more fully depicted on Sheets Nos. 1 through 3 & 5 through 9 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes (A) sidewalks along the Property's frontages along South Schuylkill Avenue and Port Indian Road, (B) internal pedestrian connections within and throughout the Property. VRJ Associates will utilize textured pavement to define areas where pedestrians will cross the Internal Access Way (a detail of the textured parking is provided on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set). Furthermore, E.B. Walsh designed the Internal Access Way so that the geometry of the drive aisle itself will act to calm vehicular traffic. The final locations of all speed



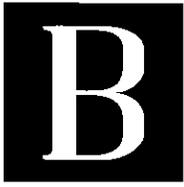
tables, as to be determined in consultation with the Township, will be established prior to Final Land Development Approval with regard to the Recreational Facility.

27. Sight distances for the intersections of the Internal Access Way with each of South Schuylkill Avenue and Port Indian Road are depicted on Sheets Nos. 1 through 3, 7 & 9 of the 2015 Preliminary Land Development Plan Set. Sight distances for each intersection of the Internal Access Way and internal drive aisles within the Recreational Facility are depicted on Sheets Nos. 1 through 3 & 5 through 9 of the 2015 Preliminary Land Development Plan Set. All sight distance triangles are superimposed on the Landscape Plans (Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set).
28. There is no need for a separate southbound left turn lane to Rivers Edge Drive (which is located approximately 1,000' south of the intersection of the Internal Access Way and South Schuylkill Avenue).
29. Dimensions for the driveway at the intersection of the Internal Access Way and South Schuylkill and points on the Internal Access Way itself are set forth on Sheets Nos. 3, 5, 7 & 8 of the 2015 Preliminary Land Development Plan Set.
30. Details for sidewalks and curb ramps are set forth on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set. Also, as more fully depicted on Sheets Nos. 1 through 3 & 5 through 9 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes (A) sidewalks along the Property's frontages along South Schuylkill Avenue and Port Indian Road and (B) internal pedestrian connections within and throughout the Property.
31. As more fully depicted on Sheets Nos. 2 & 3 of the 2015 Preliminary Land Development Plan Set, the off-street parking bay parallel to the Internal Access Way and between Station 24+00 and 31+50 on that drive aisle will be physically separated from the cartway of the Internal Access Way by a minimum of seven feet (7') and confined by barrier curbing, as required pursuant to Section 504.4.B. of the SLDO. Furthermore, E.B. Walsh designed the accesses between the off-street parking bays at the Property and the Internal Access Way in order to allow stacking for at least one exiting vehicle at a ninety degree (90°) angle to the flow of traffic along the Internal Access Way.
32. As more fully depicted on Sheet No. 5 of the 2015 Preliminary Land Development Plan Set, E.B. Walsh designed the Internal Access Way near Station 23+75 to create a four-way intersection with a smooth transition from the drop-off area in front of the Existing Restaurant and Clubhouse Facility. That design includes extension of the median in the Internal Access Way so that vehicles moving from the drop-off area in front of the Existing Restaurant and Clubhouse Facility will be directed to the intersection.
33. VRJ Associates examined, and elected to reject, the suggestion that it "consider replacement of the median with a continuous center left turn lane for a total cross-section width of 40 feet

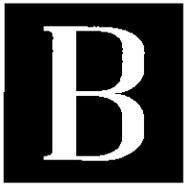


for the main road for its entire length through the site.” VRJ Associates does not conclude that design of the Internal Access Way would increase the safety and efficiency of the Internal Access Way beyond and does not desire to lose an attractive feature such as the green-cover median.

34. VRJ Associates is not aware of any Ordinance-based requirement that it design the Internal Access Way at and adjacent to the Existing Restaurant and Clubhouse Facility in a manner different from that which is depicted on the 2015 Preliminary Land Development Plan Set. Though VRJ Associates acknowledges and respects that the Township Traffic Engineer might have designed the Internal Access Way differently from how E.B. Walsh did so, VRJ Associates is comfortable with the choices its own consultant made within the confines of the Township’s Ordinances. Furthermore, VRJ Associates recalls the Township Engineer’s recommendation that “all driveways entering [the Internal Access Way] be provided with a minimum 15 foot curb radius.”
35. As more fully depicted on Sheets Nos. 1 through 3 & 5 through 9 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes (A) sidewalks along the Property’s frontages along South Schuylkill Avenue and Port Indian Road and (B) internal pedestrian connections within and throughout the Property. Pursuant to Section 505.1.C. of the SLDO (to the extent the same is applicable to internal pedestrian connections within and throughout the Property), those pedestrian ways must be located “three feet from the curbline.” That requirement is incongruous with the Township Traffic Engineer’s suggestion “to provide a grass strip at least four feet wide between the main circulation road and all adjacent sidewalks.” VRJ Associates resolved that incongruity in favor of the SLDO. As more fully depicted in the details on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set, all curb ramps will be ADA compliant. As more fully depicted on Sheets Nos. 5 & 7 of the 2015 Preliminary Land Development Plan Set (and in the detail on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set), all crosswalks at the Recreational Facility will be delineated with textured paving
36. VRJ Associates is unable to locate any Ordinance-based requirement that “[c]orner radii of at least 25 feet should be provided for the driveways that intersect the main circulation road at station 19+30 and at station 16+10.” Rather, VRJ Associates recalls the Township Engineer’s recommendation that “all driveways entering [the Internal Access Way] be provided with a minimum 15 foot curb radius.”
37. There are no perpendicular off-street parking spaces proposed in front of the Proposed Banquet, Meeting and Special Events Facility along the Internal Access Way.
38. As more fully depicted on Sheet No. 7 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes a crosswalk across the Internal Access Way in the vicinity of Station 14+75 and cut the median back accordingly.



39. The roundabout drive aisle in front of the Existing Restaurant and Clubhouse Facility is a design feature selected by VRJ Associates for this redevelopment of the Property. VRJ Associates is unable to locate in the SLDO any proscription on such a design feature and shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.
40. The layout of the parking areas and drive aisles in the vicinity of the Skate Park is a design decision made by VRJ Associates for this redevelopment of the Property. VRJ Associates is unable to locate in the SLDO any proscription on such a layout and is unable to locate in Section 504 of the SLDO any requirement that the corner radii within that vicinity should be increased to 25 feet. VRJ Associates shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.
41. As more fully depicted on Sheet No. 6 of the 2015 Preliminary Land Development Plan Set, VRJ Associates will extend the Property's internal pedestrian connections to the boundary line between the Property and Hemlock Road and, to the extent easement rights are available to connect to the extant sidewalk along Hemlock Road, to meet that sidewalk.
42. E.B. Walsh designed the parking areas near Station 10+75 and Section 12+50 of the Internal Access Way to be closed-off and to include end treatments to avoid dead-end parking aisles. To the extent that any applicable regulations govern the dimensions of corner radii along the Internal Access Way, VRJ Associates recalls the Township Engineer's recommendation that "all driveways entering [the Internal Access Way] be provided with a minimum 15 foot curb radius[.]" and E.B. Walsh designed the Internal Access Way accordingly.
43. Details of the signage and pavement markings for the nose of the median at Station 9+50 of the Internal Access Way are depicted on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set. The final locations of all such signs and markings, as to be determined in consultation with the Township, will be established prior to Final Land Development Approval with regard to the Recreational Facility
44. The alignment of the drive aisles at Station 6+00 and Station 6+75 is a design feature selected by VRJ Associates for this redevelopment of the Property. VRJ Associates is unable to locate in the SLDO any proscription on such a design feature. As more fully depicted on Sheet No. 8 of the 2015 Preliminary Land Development Plan Set, VRJ Associates, however, will provide a gate in the subject location in order to preclude anything other than a lawnmower, baseball field maintenance vehicle or emergency vehicle from accessing the baseball fields. A detail of that gate is included on Sheet No. 60 of the 2015 Preliminary Land Development Plan Set.
45. As more fully depicted on Sheets Nos. 1 through 3 & 5 through 9 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes (A) sidewalks along the Property's



frontages along South Schuylkill Avenue and Port Indian Road and (B) internal pedestrian connections within and throughout the Property. As more fully depicted in the details on Sheet No. 61 of the 2015 Preliminary Land Development Plan Set, all curb ramps will be ADA compliant.

46. Pursuant to Section 503.E. of the SLDO, the minimum required radii at the intersections with Port Indian Road are twenty feet (20'). As more fully depicted on Sheets Nos. 1 & 7 through 9 of the 2015 Preliminary Land Development Plan Set, E.B. Walsh designed those intersections with radii which meet that requirement.
47. The off-street parking spaces associated with the Batting Cage, the Swimming Pools, the Tot Lots and the Picnic Pavilions are included within the 358 off-street parking spaces allocated to non-building related uses at the Recreational Facility.
48. VRJ Associates calculated the number of off-street parking spaces depicted on the 2015 Preliminary Land Development Plan Set based upon the requirements set forth at Section 1410 of the Zoning Ordinance. VRJ Associates does not propose any bleacher seating for the Soccer Fields at the Property.

E. Van Reiker Review Letter dated August 9, 2012.

1.B.(2)

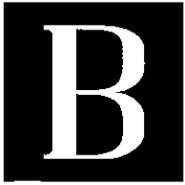
Pursuant to the Zoning Officer's Determination, the Township Zoning Officer confirmed that the uses contemplated pursuant to the 2015 Preliminary Land Development Plan Set are permitted. The Board of Commissioners already legislatively determined that use of the Property for recreational purposes is consistent with the public health, safety and welfare. As a matter of law, therefore, those uses cannot be deemed to be noxious or offensive. *See Laird, supra.*

1.B.(4)

VRJ Associates does not propose any bleacher seating for the Soccer Fields at the Property. Furthermore, and as noted above, as a matter of law the Tennis Courts and Batting Cage cannot be deemed to be noxious or offensive uses. *See Laird, supra.*

1.B.(5)

As more fully set forth on Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes a coniferous planning screen to be comprised of at least 755 evergreen trees. That screen will measure eight feet (8') in height at the time of planting and the trees will be spaced ten feet (10') to fifteen feet (15) off-center. VRJ Associates is unable to locate in the SLDO, or elsewhere, any requirement that it produce cross-sectional views and shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.



1.C

Though VRJ Associates is unable to locate in the Zoning Ordinance, or elsewhere, any requirement that it provide “additional evergreen plantings and/or screen fencing . . . as may be required to compensate for headlight glare[,]” it does propose to plant White Spruce trees in the referenced areas. Those trees will measure eight feet (8’) in height at the time of planting and will be spaced four feet (4’) to five feet (5’) apart.

1.D

As more fully depicted on Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes a buffer around the entire perimeter of the Property. The width of that buffer will measure at least twenty-five feet (25’). VRJ Associates is unable to locate in the Zoning Ordinance, or elsewhere, any requirement that such “buffer should be increased in width to allow full double row plantings” Likewise, VRJ Associates is unable to locate in the Zoning Ordinance, or elsewhere, any requirement that it provide “[a]dditional shrubs or screen fencing” and shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.

2.A

There are no objective criteria set forth at Section 507.3.F pursuant to which VRJ Associates can determine how to comply with the mandates of that Section. Nevertheless, VRJ Associates appreciates the Township Planner’s suggestion that “the required buffer yards include . . . evergreen buffer plantings providing an initial screen of no less than 8 feet high” To that end, VRJ Associates proposes a coniferous planning screen to be comprised of at least 755 evergreen trees. Those trees will measure eight feet (8’) in height at the time of planting and will be spaced ten feet (10’) to fifteen feet (15’) off-center.

2.B.(1)

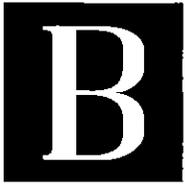
VRJ Associates does not propose any Parking Reserve Areas.

2.B.(2)

VRJ Associates does not propose any bleacher seating for the Soccer Fields.

3.A

VRJ Associates is unable to locate in the SLDO, or elsewhere, any requirement that it eliminate access to the Property from Hemlock Road. That access is a design feature selected by VRJ Associates for the Recreational Facility. VRJ Associates shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.



3.B

If the necessary easements or rights-of-way for the same exist, VRJ Associates would examine connectivity with extant sidewalks on Yorktown Drive and Brandon Road, as well as destinations south along Port Indian Road.

4.B

Pursuant to its terms, Section 504.4.C. of the SLDO applies only to “residential areas.” The Property is zoned RE–Recreation and is not within one of the Township’s several residentially-zoned areas.

5.A

VRJ Associates does not propose any sports lighting at the Property.

5.B.(3)

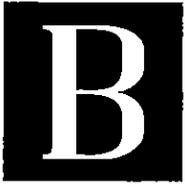
VRJ Associates does not find in any of the Township’s Ordinances the requirements set forth in the IESNA Model Light Ordinance. Therefore, and as a matter of law, those requirements cannot be imposed upon the Recreational Facility. As more fully set forth on Sheets Nos. 38 through 43 of the 2015 Preliminary Land Development Plan Set, though, VRJ Associates will provide house side shields on lighting fixtures to be installed within the off-street parking area adjacent to the Skate Park (a detail of the house side shields is depicted on Sheet No. 38 of the 2015 Preliminary Land Development Plan Set). Furthermore, all light fixtures proximate to the Westover Crossing Townhome Community will be located at least 60’ from the boundary line between the Property and that community.

5.B.(4)

VRJ Associates does not find in any of the Township’s Ordinance any requirement that parking lot and driveway lighting at the Property be extinguished after the Recreational Facility closes on any given day. VRJ Associates shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.

5.C

VRJ Associates does not propose any sports lighting at the Property.



5.D.(1)

E.B. Walsh concluded that a 3½' depth for footings for light fixtures at the Property will be structurally sufficient. VRJ Associates is comfortable with the conclusions its professional consultant reached, and finds no proscription of such footings in the Township's Ordinances.

5.D.(2)

VRJ Associates does not find in any of the Township's Ordinance any requirement that it provide "[c]alculated Max/Min and Ave/Min uniformity values[]" or that "[a] minimum of 0.5 FC is required in all paved areas . . ." Nevertheless, as set forth on Sheet No. 38 of the 2015 Preliminary Land Development Plan Set, VRJ Associates will provide a minimum of 0.5 FC in all paved surfaces.

6.A

As more fully depicted on the 2015 Preliminary Land Development Plan Set, there are no portions of the Property where protective fences would be required pursuant to Section 507.2.F of the SLDO.

6.B

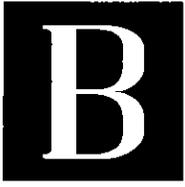
Neither a positive design prescription nor a negative design proscription is imposed pursuant to Section 507.3.A of the SLDO.

6.C

All trees six inches (6") or more in caliper at breast height existing at the Property are identified on Sheets Nos. 11 & 12 of the 2015 Preliminary Land Development Plan Set. Though, pursuant to Section 507.3.C of the SLDO, "[r]elocation of noteworthy plant material should be *encouraged* where retention is impracticable[.]" there is no objective Ordinance-based requirement for such relocation. Notwithstanding that fact, VRJ Associates made a conscientious effort to preserve existing woodlands, trees and features at the Property, especially in areas along South Schuylkill Avenue and along the Property's southeastern and western boundaries. As a result of that effort, not less than seventy (70) existing trees will be preserved as part of the Recreational Facility.

6.D

The ground covers to be utilized at the Property are identified on the 2015 Preliminary Land Development Plan Set including, without limitation, Sheets Nos. 15 through 21, 44 & 45 thereof. No waiver from the requirements of Section 507.3.D of the SLDO is necessary.



6.E

VRJ Associates does not propose to plant Northern Bayberry, Red Twig Dogwood or Shamrock Inkberry Holly within off-street parking areas at the Property.

6.F

As more fully set forth on Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes a coniferous planning screen to be comprised of at least 755 evergreen trees. Those trees will measure eight feet (8') in height at the time of planting and will be spaced ten feet (10') to fifteen feet (15) off-center. VRJ Associates is unable to locate in the SLDO, or elsewhere, any requirement that it produce cross-sectional views and shall not be bound by arbitrary requirements which the Township or its Professional Consultants may pronounce in the absence of any legislative authority for the same.

6.G

VRJ Associates is unable to locate in the SLDO, or elsewhere, any requirement for evergreen trees to be any height at all at the time of planting. Nevertheless, as more fully set forth on Sheets Nos. 44 & 45 of the 2015 Preliminary Land Development Plan Set, VRJ Associates proposes a coniferous planning screen to be comprised of at least 755 evergreen trees. Those trees will measure eight feet (8') in height at the time of planting and will be spaced ten feet (10') to fifteen feet (15) off-center.

6.H

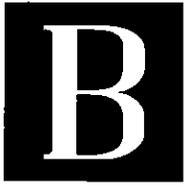
VRJ Associates does not propose to plant Leyland Cypress at the Property.

6.I

VRJ Associates made a conscientious effort to preserve existing woodlands, trees and features at the Property, especially in areas along South Schuylkill Avenue and along the Property's southeastern and western boundaries. As a result of that effort, not less than seventy (70) existing trees will be preserved as part of the Recreational Facility.

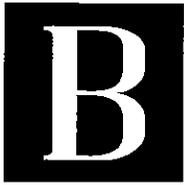
6.J

As more fully set forth on Sheet No. 45 of the 2015 Preliminary Land Development Plan Set, the caliper of all shade trees which VRJ Associates will plant at the Property will measure a minimum of two and one-half inches (2½").



Retnew Review Letter dated August 18, 2012.

1. The sanitary sewer force main easement is depicted on the 2015 Preliminary Land Development Plan Set.
2. The extant lateral from the Existing Restaurant and Clubhouse Facility will continue to be utilized. The sanitary sewer system for the Recreational Facility is depicted on Sheets Nos. 16, 17 & 19 of the 2015 Preliminary Land Development Plan Set. Details of components of that system are depicted on Sheet No. 60 of the 2015 Preliminary Land Development Plan Set.
3. The number of new EDU's required for the Recreational Facility will be set forth in the Sewage Facilities Planning Modules for the Recreational Facility. VRJ Associates will prepare and submit Sewage Facilities Planning Modules in accordance with applicable law.
4. The only structures at the Property which will have toilet facilities are the Existing Restaurant and Clubhouse and the Proposed Banquet, Meeting and Special Events Facility.
5. VRJ Associates acknowledges the need to secure EDU's for the Recreational Facility.
6. VRJ Associates acknowledges that Sewage Facilities Planning Modules will be required for the Recreational Facility and will prepare and submit Sewage Facilities Planning Modules in accordance with applicable law.

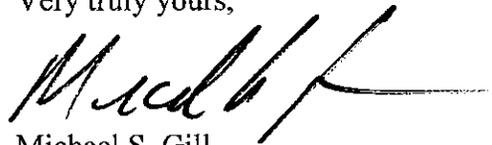


BUCKLEY BRION
MCGUIRE & MORRIS LLP

Michael Valyo, Director of Public Works & Planning
Township of West Norriton
March 4, 2015
Page 24

Kindly distribute this letter and the 2015 Application for Preliminary Land Development Approval in accordance with the MPC, the SLDO and applicable Township Ordinances. Please, also, return to us a fully counter-executed version of the Contract for Professional Services and inform us of the date and time at which any Township agency, authority, board or commission will consider the 2015 Application for Preliminary Land Development Approval. Finally, please forward to us any review comments with regard thereto which any of the Township's Professional Consultants may prepare.

Very truly yours,



Michael S. Gill

/msg
Enclosures

cc: Daniel J. Piazza, Esquire (*via electronic mail, without enclosures*)
Richard Orlow, Esquire (*via electronic mail, without enclosures*)
Adam Brower, P.E. (*via electronic mail, without enclosures*)
Joseph P. Orsatti, Jr., RLA (*via electronic mail, without enclosures*)
Patrick J. Stuart, RLA, MCRP (*via electronic mail, without enclosures*)
Chris Williams, P.E. (*via electronic mail, without enclosures*)
John Yurick, P.E., PTOE, PTP (*via electronic mail, without enclosures*)
Joseph E. Brion, Esquire (*without enclosures*)