



EDWARD B. WALSH & ASSOCIATES, INC.  
*Complete Civil Engineering Design / Consultation Services*  
Lionville Professional Center  
125 Dowlin Forge Road  
Exton, PA 19341

September 28, 2015

Mr. Jason Bobst, Township Manager  
West Norriton Township  
1630 W. Marshall Street  
Jeffersonville, Pa. 19403

RE: Westover Sporting Complex, Land Development

Dear Mr. Bobst:

Enclosed Please find 21 sets of land development plans and 3 copies of the hydrological and traffic study. They have been revised to address the Township Consultant letters that were issued in April. The means of addressing the individual review comments are noted in the following letter:

**Joseph M. Estock 4-14-15 Letter:**

**Zoning Ordinance:**

1. Applicant previously resolved this Comment.
2. The Existing Restaurant & Clubhouse Facility will continue to be used in the same manner as it is now, with the addition of facilities ancillary to the proposed outdoor swimming pool.
3. The Township Zoning Officer previously confirmed that all of the uses of the property which Applicant proposes are permitted within the RE-Recreational Zoning District.
4. The parking requirements noted on Sheet No. 2 of the Land Development Plan Set are consistent with the calculation methodology which the Township Traffic Engineer endorsed during his discussions with Applicant's Traffic Engineer.
5. Applicant included with this submission a note for specifications for the existing and proposed buildings at the property. That information is on Sheet 2 of the Land

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Development Plan Set under the zoning requirements.

6. Applicant included as a separate plan by Orsatti & Associates, renderings of the Proposed Banquet, Meeting & Special Events Facility. All signage at the property will comply with the Township Zoning Ordinance, and Applicant will submit renderings of such signs when it submits its Application for Final Land Development Approval.
7. Applicant previously resolved this Comment.
8. The Township Zoning Officer previously confirmed that all of the uses of the property which Applicant proposes are permitted within the RE-Recreational Zoning District.
9. The gross floor area of the Proposed Banquet, Meeting & Special Events Facility is correctly noted on the Land Development Plan Set as 40,000 square feet.
10. The gross floor area of the Existing Restaurant & Clubhouse Facility is correctly noted on the Land Development Plan Set as 30,000 square feet. All off-street parking at the property is properly calculated pursuant to the methodology which the Township Traffic Engineer endorsed during his discussions with Applicant's Traffic Engineer.
11. The gross floor area of the Proposed Banquet, Meeting & Special Events Facility is correctly noted on the Land Development Plan Set as 40,000 square feet. All off-street parking at the property is properly calculated pursuant to the methodology which the Township Traffic Engineer endorsed during his discussions with Applicant's Traffic Engineer.
12. All off-street parking at the property is properly calculated pursuant to the methodology which the Township Traffic Engineer endorsed during his discussions with Applicant's Traffic Engineer.
13. Applicant previously resolved this Comment.
14. Applicant previously resolved this Comment.
15. Applicant previously resolved this Comment.

**Subdivision and Land Development Ordinance:**

1. Applicant previously resolved this Comment.
2. Applicant is not seeking any waivers.
3. Applicant is not seeking any waivers.

4. Applicant previously showed the area to be dedicated for right-of-way on each of Port Indian Road and South Schuylkill Avenue. The note is offering dedication included on Sheet No. 2 of the Land Development Plan Set, General Note 22.
5. Applicant previously resolved this Comment.
6. Applicant previously resolved this Comment.
7. The requested information is included on Sheet Nos. 15 & 20 of the Land Development Plan Set.
8. The road centerline geometry was revised to be connected to the tract boundary, as requested.
9. The road cross section was revised to provide the requested paving requirements.
10. The road cross section was revised to provide the requested paving requirements.
11. Applicant previously resolved this Comment.
12. Applicant previously resolved this Comment.
13. Applicant previously resolved this Comment.
14. Applicant previously resolved this Comment.
15. Applicant previously resolved this Comment.
16. Applicant previously resolved this Comment.
17. The grate elevations and profiles were added to the profile sheets. The grading has been adjusted to ensure it is diverted to the inlets. No runoff will be diverted to adjacent properties.
18. Applicant previously resolved this Comment.
19. Applicant previously resolved this Comment.
20. Applicant previously resolved this Comment.
21. Applicant revised the Landscape Plans (Sheets Nos. 44 & 45 of the Land Development Plan Set) to add the requested shade trees in parking areas on the property.

22. The minimum amount of grading and tree removal necessary for the proposed project is that which is depicted on the Land Development Plan Set. As more fully depicted on the Landscape Plans (Sheets Nos. 44 & 45 of the Land Development Plan Set), Applicant added the requested landscaping along the tract perimeter to buffer views into the site.
23. The proposed facilities will be privately owned.
24. Applicant will confirm the depth of the subject sewer pipe during the Final Land Development Approval Process as discussed with the Township Engineer.
25. The metes and bounds description of the Transco easement is included on Sheet Nos. 1 & 2 of the Land Development Plan Set.
26. Applicant previously resolved this Comment.
27. The design was revised to provide the requested inlet. Plans and profiles for the Port Indian Road stormwater collection and conveyance infrastructure are provided at Sheets No. 57 of the Land Development Plan Set.
28. No response necessary.
29. The location of the pipelines is correctly depicted on the Land Development Plan Set. During the Final Land Development Approval Process, Applicant will confirm the diameter and depth of the pipes and will provide that information to the Township Engineer.
30. The requirements that are noted to be provided during final plans, see General Note number 23.
31. No response necessary.
32. Applicant previously resolved this Comment.
33. The requested additional information is now included on the Existing Features Aerial Plan (Sheet No. 10 of the Land Development Plan Set).
34. The requested additional information is now included on the Existing Features Aerial Plan (Sheet Nos. 10-12 of the Land Development Plan Set).
35. Applicant previously resolved this Comment.
36. Applicant previously resolved this Comment.

37. Applicant previously resolved this Comment.
38. Applicant previously resolved this Comment.
39. The requested statement is provided under the zoning data on Sheet No. 2 on the Land Development Plan Set.
40. Applicant previously resolved this Comment.
41. The certifications which the Township Engineer provided are now included on the Land Development Plan Set.
42. As noted under General Note No. 24 on the Land Development Plan Set, “[a] copy of the title report will be submitted for review with the final land development plan application.”
43. The grading plans have been revised to adjust the pavement slope in the area of the noted parking stalls to meet ADA requirements.

**Stormwater Management Ordinance:**

1. Applicant revised Sheets No. 15 of the Land Development Plan Set to show a drainage pipe in the location as suggested by the Township Engineer. Applicant will stabilize that location following installation of that pipe.
2. Applicant previously resolved this Comment.
3. Applicant previously resolved this Comment.
4. As discussed, this Comment will be addressed during the Final Land Development Approval Process.
5. The Post-Construction Stormwater Management Plan (Sheet Nos. 24-30 of the Land Development Plan Set) include the noted requirements.
6. The requested details on Sheet No. 59 of the Land Development Plan Set have been revised as required.
7. Applicant previously resolved this Comment.
8. Applicant previously resolved this Comment.

9. Applicant added General Note No. 30 on the Land Development Plan Set to confirm that the documents which the Township Engineer cited will be prepared and “recorded in conjunction with final plan approval.”
10. General Note No. 15 on the Land Development Plan Set acknowledges that the 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. Applicant included the extended detention calculations in the enclosed revised version of the report by E.B. Walsh & Associates, Inc. entitled *Hydrological Study for Westover Sporting Complex*.
12. Applicant previously resolved this Comment.
13. Applicant previously resolved this Comment.
14. Applicant included the infiltration drain time calculations in the Revised Stormwater Management Report.
15. Applicant will utilize porous parking systems only for stormwater volume control and, accordingly, no alternate path for stormwater to enter the stone recharge bed is necessary.
16. The project does not utilize water quality inlets.

**Additional Comments:**

1. Applicant previously resolved this Comment.
2. Please refer to the *Transportation Impact Study for the Westover Sporting Complex* by McMahon Associates, Inc. enclosed with this submission.
3. Applicant altered the internal access drive to allow cars to enter the noted parking lot.
4. Applicant altered the road improvements to maintain the existing eastern curbline.
5. Applicant altered the proposal for use of Hemlock Road to limit the same to emergency access and pedestrian ingress and egress.
6. Applicant does not intend to lighting the internal access drive.
7. Applicant extended the netting in the manner which the Township Engineer suggested.

8. Applicant numbered the proposed site features in the manner which the Township Engineer suggested.
9. As more fully depicted on Sheet No. 61 of the Land Development Plan Set, concrete barriers at the site will extend into the virgin soil surface.
10. It was confirmed that parking planter islands at the site can be planted with shallow root system plants.
11. The missing dimensions will be added to the final plans where directed as necessary.
12. Applicant added the missing tract bearing and distance to the Land Development Plan Set.

**Responses to Rettew Comments (3.16.15)**

1. No response necessary.
2. The Existing Restaurant & Clubhouse Facility will continue to be used in the same manner as it is now, with the addition of facilities ancillary to the proposed outdoor swimming pool. Applicant will quantify its sanitary sewage capacity needs when it submits Sewage Facilities Planning Modules with regard to the proposed outdoor recreational use.
3. Applicant will provide operational information about the outdoor swimming pool at the property when Applicant submits Sewage Facilities Planning Modules with regard to the proposed outdoor recreational use.
4. No response necessary.
5. No response necessary.
6. No response necessary.
7. No response necessary.

**Van Rieker Review Letter dated April 17, 2015**

*Zoning Issues.*

**1.A.(1)**

No response necessary.

**1.A.(2)**

No response necessary.

**1.A.(3)**

No outdoor grills or fire pits are proposed.

**1.A.(4)**

The recreational facilities will be privately owned and the facility will be managed by a professional manager pursuant to an agreement with the property owner.

**1.A.(5)**

As contemplated pursuant to the Land Development Plan Set, Applicant will merge the lots into a single parcel.

**1.A.(6)**

Pursuant to Section 602.2.B.(8) of the Township Subdivision and Land Development Ordinance, Applicant will provide title information with regard to the property when Applicant submits its Application for Final Land Development Approval.

**1.A.(7)**

No response necessary.

**1.A.(8)**

Applicant will provide fencing around the outdoor swimming pools which it will construct at the property. A note of the fencing is included on Sheet No. 5 of the Land Development Plan Set.

**1.B.(1)**

Following consultation with the Township Traffic Engineer, Applicant's Traffic Engineer completed a Parking Study using a calculation methodology which the Township Traffic Engineer endorsed. The parking requirements noted on Sheet No. 2 of the Land Development Plan Set are consistent with that calculation methodology.

**1.B.(2)**

No response necessary.

### **1.B.(3)**

Following consultation with the Township Traffic Engineer, Applicant's Traffic Engineer completed a Parking Study using a calculation methodology which the Township Traffic Engineer endorsed. The parking requirements noted on Sheet No. 2 of the Land Development Plan Set are consistent with that calculation methodology.

### **1.C.B.(1)**

As a matter of law, uses defined as outdoor recreation cannot be deemed to be noxious or offensive. Given that there is no outdoor sports lighting proposed, the uses cannot be deemed offensive by virtue of lighting. The proposed facility uses will not present any greater levels of noise than would normally be associated with outdoor recreation.

### **1.C.B.(2)**

As a matter of law, uses defined as outdoor recreation cannot be deemed to be noxious or offensive. Given that there is no outdoor sports lighting proposed, the uses cannot be deemed offensive by virtue of lighting. The proposed facility uses will not present any greater levels of noise than would normally be associated with outdoor recreation.

### **1.C.B.(3)**

The project does not propose any outdoor sports lighting or outdoor amplification systems. There is nothing to suggest that spectators at the outdoor recreational facilities which Applicant proposes will constitute or create a noxious or offensive condition.

### **1.C.B.(4)**

The plan has been revised to not propose any outdoor bleachers. There is nothing to suggest that spectators at the outdoor recreational facilities which Applicant proposes will constitute or create a noxious or offensive condition. Nevertheless, Applicant accepted the Township Planner's recommendation and modified the Land Development Plan Set to (A) remove the previously proposed Batting Cage and (B) relocate all Tennis Courts to a point at least 100' from the boundary line between the property and residences on Brandon Road.

### **1.C.C.**

There is no Ordinance-based requirement for "[a]dditional evergreen plantings and/or screen fencing . . . to compensate for headlight glare." Inasmuch as there will not be any outdoor sports lighting provided for the skate park or football field, there is no reason to conclude that headlights from cars in the parking fields near those features will be a concern.

Nevertheless, Applicant revised and upgraded the Landscape Plans (Sheets Nos. 44 & 45 of the Land Development Plan Set) to include a "double row" of 8' minimum height evergreen trees

extending the entire 2,500 foot length of the northwestern property line. As requested by the Township Planner, the purpose of these additional trees is to provide a dense evergreen buffer for the benefit of the fifteen (15) single-family homes having frontage on Brandon Road.

Applicant will also provide buffering along the property's boundaries, as follows:

- along the approximately 1,200 lineal feet of the southeast property line adjacent to the Westover Crossing Townhouse Community, Applicant will provide a single row of 8' minimum height evergreen trees (three (3) existing golf holes will remain in place, with no new recreational activities proposed in this particular area of the site);
- along the approximately 1,800 remaining lineal feet of the southeast property line between the property and the Westover Crossing Townhouse Community, Applicant will provide a "staggered row" of 8' minimum height evergreen trees (significant existing mature vegetation will remain to supplement the proposed evergreen plantings);
- along the approximately 1,500 lineal feet of the northwest property line terminating at Port Indian Road (separating the property from the Montgomery County Juvenile Detention Facility), Applicant will provide a "staggered row" of 8' minimum height evergreen trees (two (2) reconfigured golf holes will be retained in this area, and the nearest new physical improvement associated with the outdoor recreation use (a parking lot) will be located more than 200' to 300' from this particular property line;
- along the approximately 1,700 lineal feet of the property's frontage on Port Indian Road, Applicant will (A) provide a "single row" of 8' minimum height evergreen trees, (B) provide 2.5" caliper deciduous street trees spaced 40' apart, and (C) retain some number of existing mature deciduous trees; and
- along the approximately 1,000 lineal feet of the property's frontage on South Schuylkill Avenue, Applicant will provide (A) a "staggered row" of 8' minimum height evergreen trees and (B) a "single row" of 2.5 inch caliper deciduous street trees (the majority of the outdoor recreation activities along this frontage will consist of two (2) reconfigured golf holes which Applicant will retain).

**1.C.D.**

There is no Ordinance-based requirement that the required buffer be increased to a width greater than 25'. Inasmuch as there will not be any outdoor sports lighting provided for the skate park or football field, there is no reason to conclude that headlights from cars in the parking fields near those features will be a concern.

Nevertheless, Applicant revised and upgraded the Landscape Plans (Sheets Nos. 44 & 45 of the Land Development Plan Set) to include a "double row" of 8' minimum height evergreen trees extending the entire 2,500 foot length of the northwestern property line. As requested by the Township Planner, the purpose of these additional trees is to provide a dense evergreen buffer for the benefit of the fifteen (15) single-family homes having frontage on Brandon Road.

Applicant will also provide buffering along the property's boundaries, as follows:

- along the approximately 1,200 lineal feet of the southeast property line adjacent to the Westover Crossing Townhouse Community, Applicant will provide a single row of 8' minimum height evergreen trees (three (3) existing golf holes will remain in place, with no new recreational activities proposed in this particular area of the site);
- along the approximately 1,800 remaining lineal feet of the southeast property line between the property and the Westover Crossing Townhouse Community, Applicant will provide a "staggered row" of 8' minimum height evergreen trees (significant existing mature vegetation will remain to supplement the proposed evergreen plantings);
- along the approximately 1,500 lineal feet of the northwest property line terminating at Port Indian Road (separating the property from the Montgomery County Juvenile Detention Facility), Applicant will provide a "staggered row" of 8' minimum height evergreen trees (two (2) reconfigured golf holes will be retained in this area, and the nearest new physical improvement associated with the outdoor recreation use (a parking lot) will be located more than 200' to 300' from this particular property line;
- along the approximately 1,700 lineal feet of the property's frontage on Port Indian Road, Applicant will (A) provide a "single row" of 8' minimum height evergreen trees, (B) provide 2.5" caliper deciduous street trees spaced 40' apart, and (C) retain some number of existing mature deciduous trees; and
- along the approximately 1,000 lineal feet of the property's frontage on South Schuylkill Avenue, Applicant will provide (A) a "staggered row" of 8' minimum height evergreen trees and (B) a "single row" of 2.5 inch caliper deciduous street

trees (the majority of the outdoor recreation activities along this frontage will consist of two (2) reconfigured golf holes which Applicant will retain).

#### **2.B.(1)**

The stipulations suggested by the Township Planner are depicted in the site design set forth on the Land Development Plan Set.

#### **2.B.(2)**

There is no Ordinance-based requirement for "full double-row plantings[.]"

Nevertheless, Applicant revised and upgraded the Landscape Plans (Sheets Nos. 44 & 45 of the Land Development Plan Set) to include a "double row" of 8' minimum height evergreen trees extending the entire 2,500 foot length of the northwestern property line. As requested by the Township Planner, the purpose of these additional trees is to provide a dense evergreen buffer for the benefit of the fifteen (15) single-family homes having frontage on Brandon Road.

Applicant will also provide buffering along the property's boundaries, as follows:

- along the approximately 1,200 lineal feet of the southeast property line adjacent to the Westover Crossing Townhouse Community, Applicant will provide a single row of 8' minimum height evergreen trees (three (3) existing golf holes will remain in place, with no new recreational activities proposed in this particular area of the site);
- along the approximately 1,800 remaining lineal feet of the southeast property line between the property and the Westover Crossing Townhouse Community, Applicant will provide a "staggered row" of 8' minimum height evergreen trees (significant existing mature vegetation will remain to supplement the proposed evergreen plantings);
- along the approximately 1,500 lineal feet of the northwest property line terminating at Port Indian Road (separating the property from the Montgomery County Juvenile Detention Facility), Applicant will provide a "staggered row" of 8' minimum height evergreen trees (two (2) reconfigured golf holes will be retained in this area, and the nearest new physical improvement associated with the outdoor recreation use (a parking lot) will be located more than 200' to 300' from this particular property line;
- along the approximately 1,700 lineal feet of the property's frontage on Port Indian Road, Applicant will (A) provide a "single row" of 8' minimum height evergreen

trees, (B) provide 2.5" caliper deciduous street trees spaced 40' apart, and (C) retain some number of existing mature deciduous trees; and

- along the approximately 1,000 lineal feet of the property's frontage on South Schuylkill Avenue, Applicant will provide (A) a "staggered row" of 8' minimum height evergreen trees and (B) a "single row" of 2.5 inch caliper deciduous street trees (the majority of the outdoor recreation activities along this frontage will consist of two (2) reconfigured golf holes which Applicant will retain).

### **2.B.(3)**

Although there is no Ordinance-based prohibition of the Hemlock Road access, Applicant altered the proposal for use of Hemlock Road to limit the same to emergency access and pedestrian ingress and egress.

### **2.B.(4)**

Applicant will provide fencing around the outdoor swimming pools which it will construct at the property. A note for the fencing specification is included on Sheet No. 5 of the Land Development Plan Set.

### **Heinrich & Klein Associates Inc. 4-20-15 Letter:**

Refer to the McMahon Associates Letter for responses to items 1 to 24.

25. The access drive was shifted to align with Rivers Edge Drive.
26. As noted under General Note 25 on Sheet 2, the signage and striping will be provided on the Final Plans. The details for these items is provided on Sheet 63.
27. Sheet No. 65 which provides the truck circulation, was added to the plan set. No trucks in excess of a WB-50 are anticipated.
28. The site plans have been revised to add sidewalks and note the location of handicap ramps. Speed tables are not a code requirement; therefore, the applicant is not proposing them at this time.
29. The site and landscape plans were revised to note the sight lines and clear sight triangles. Parking spaces were adjusted where necessary to ensure the triangles did not have obstructions.
30. The site plans were revised to include the turn lane for Rivers Edge Drive.
31. The striping will be added to the Final Plan. The layout has been provided to include separate left and right turns exiting the site.

32. Individual ramp designs will be included on the Final Plan sets.
33. The noted parking area has been adjusted to meet Township code requirements. The driveways were reconfigured to provide the stacking as noted. The radii have been provided as required by the Township Engineer review comments.
34. The signage will be added to the Final Plan. The crosswalks were added to the site plans.
35. The Township code and studies as generated do not indicate a continuous left turn lane is required. For traffic calming purposes, it is preferred to maintain the layout as provided.
36. The drop-off lane for the existing building was revised as suggested.
37. The location of the sidewalk was adjusted to provide the grass strip. As previously noted, ramp designs will be provided with the final plans.
38. . As noted previously, the radii provided are consistent with comments by the Township Engineer. Although 25-foot radii are not necessary for the intended access drive speed limit, they have been provided where possible.
39. As previously noted, signage will be provided on Final Plans.
40. The crosswalk location was adjusted as suggested.
41. The noted circle is provided as a design feature entering a parking lot area. This is not a roadway where such a feature creates concern as noted. Signage will be added to the Final Plan as previously stated.
42. As suggested, the one access drive was eliminated.
43. Signage will be added to the Final Plans for review.
44. The one driveway is for maintenance personnel only and therefore will not have traffic utilizing it.
45. The plan set was revised to include sidewalk along Port Indian Road.
46. The noted parking area along Port Indian Road was adjusted as suggested.
- 47-48. The parking breakdown was revised to reflect the parking requirements as established by the Traffic Engineers for the applicant and Township.

49. The golf cart crossing is provided at the noted location to be consistent with the golf course layout.

Should you have any questions or comments or require additional information, do not hesitate to contact me.

Very Truly Yours:

Edward B. Walsh & Assoc. Inc.



Adam J. Brower, P.E.

Cc: Michael Gill, Esq. Buckley Brion  
Richard Orlow, Piazza Management Inc.