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Date: September 14, 2015

To: Mr. Jason Bobst, Township Manager, West Norriton Township

From: Joe Orsatti, Orsatti/Stuart Associates - Land Planners/Landscape Architects

Subject: Westover Sporting Complex, West Norriton Township - Response to E. Van Rieker's April 17, 2015 Project Review Letter (Addressing Landscape Issues)

In response to the Landscaping Comments listed in Mr. Van Rieker's 4/17/15 project review letter, please be advised the Landscape Plans have been revised and upgraded to include a "double row" of 8' min. height evergreen trees extending the entire 2,500 foot length of the northwester property line. As requested, the purpose of these additional trees will be to provide a dense evergreen buffer for the benefit of the fifteen single family homes fronting on Brandon Road, whose backyards about the proposed Sporting Complex.

For further clarification, with regard to the buffering of the other Sports Complex perimeter/property lines, be advised of the following:

- Approximately 1,200 lineal feet of the southeast property line, adjacent to the Westover Crossing Townhouse Community, will be provided with a single row of 8' min. height evergreen trees, based on the fact (3) existing golf holes will remain in place, with no new recreational activities proposed in this particular area of the site.
- The remaining 1,800 lineal feet of the southeast property line, separating the proposed Sports Complex and the Westover Crossing Townhouse Community, a "staggered row" of 8' min. height evergreen trees are being provided based on the fact significant existing mature vegetation will remain to supplement the proposed evergreen plantings.
- 1,500 lineal feet of the northwest property, terminating at Port Indian Road, will be provided with a "staggered row" of 8' min. height evergreen trees, based on the fact two reconfigured golf holes will be retained in this particular area. Further, it should be noted the nearest Sports Complex physical improvement, a parking lot, is setback 200 to 300' from this particular property line.
- The 1,700 lineal feet frontage of the Sports Complex site fronting on Indian Port Road is proposed for a "single row" of 8' min. height evergreen trees; 2.5" caliper deciduous Street Trees spaced 40' apart; and some number of existing mature deciduous trees.

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- The 1,000 lineal feet frontage of the Sports Complex Site fronting on Schuylkill Avenue is proposed for a "staggered row" of 8' min. height evergreen trees and a "single row" of 2.5 inch caliper deciduous Street Trees. The majority of the Sports Complex activities along this frontage consists of two reconfigured golf holes, to be retained.

We trust this detail explanation of the new landscaping proposed along the perimeters of the proposed Sport Complex address the landscape comments contained in the April 17, 2015 E. Van Rieker project review letter. Please contact us if additional questions or comments are required.

Respectfully submitted,

Joseph Orsatti, RLA

cc: E. Van Rieker, AICP
Michael Gill, Esquire
Daniel Piazza