



November 9, 2015

Mr. Jason M. Bobst
West Norriton Township
1630 W. Marshall Street
Jeffersonville, PA 19403

Re: **WESTOVER SPORTING COMPLEX**
West Norriton Township, Montgomery County, Pa.
Job No. 11026

Dear Mr. Bobst:

In accordance with your request, I have reviewed the preliminary land development plans for the subject project. This submission consists of a plan set containing Sixty-three sheets, a Hydrologic Study, and an Erosion and Sediment Control Study, all dated December 23, 2014.

This is a Preliminary Plan review only.

Although this is technically a new Land Development Plan submission, I do reference my previous report was dated August 27, 2012. The comments not satisfactorily addressed from that report are repeated below. Below some of these comments, but not all comments, additional clarifying remarks were added in *italics*.

My comments are as follows:

ZONING ORDINANCE

1. *Satisfied.*
2. *Satisfied.*
3. I defer to the zoning officer's opinion as to whether or not the skate park and batting cages are permitted uses. §1201.

The skate park remains as a proposed use; however, the batting cages were eliminated from the plan.

4. *Satisfied.*
5. No plans, nor specifications, nor dimensions of the existing and proposed buildings and structures were submitted for review. §1203.B.

The exterior dimensions have been added to the plan; however, neither plans, nor

specifications were submitted for review.

6. No renderings, for appearance, of the buildings and signs have been submitted for review. §1203.C.

A rendering of the proposed building has been submitted for review; however, the sign renderings have not been submitted. If the rendering is acceptable to the Board, I recommend as a condition of approval, that the building be constructed in accordance with the submitted rendering.

7. I defer to the Township Planner review of the landscaping. Sheets 37 and 38 must be numbered. §1203.D.

The sheet numbering has been provided.

8. I defer to the zoning officer's opinion as to whether or not the proposed uses are noxious or offensive. §1408.

9. *Satisfied.*

10. The Clubhouse is noted as being 50,000 sf; however, being two floors, it is actually 100,000 sf. Based upon the applicant's parking calculations, the required parking would have to be increased by an additional 900 parking spaces. §1410.

Please note on the plan that the Banquet, Meetings and Special Events Facility is a one-story building.

The plan indicates 1,758 parking spaces are provided; however, we count 1,762 parking spaces. The discrepancy must be corrected. (The four rows labeled as "12" actually contain 13 parking stalls.)

The plan indicates 28 handicap parking spaces are provided; however, we count only 26 handicap parking spaces. The handicap parking is deficient.

11. The Special Events Building is noted as being 30,000 sf; however, being two floors, it is actually 60,000 sf. Based upon the applicant's parking calculations, the required parking would have to be increased by an additional 540 parking spaces. §1410.

The Restaurant/Clubhouse Facility is noted as being 30,000 sf; however, being two floors, it is actually 60,000 sf. Furthermore, no parking is being provided for this building in the calculations.

12. *Satisfied.*

13. *Satisfied.*

14. *Satisfied.*

15. *Satisfied.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. *Satisfied.*

2. *Satisfied.*

3. *Satisfied.*

4. South Schuylkill Avenue and Port Indian Road are secondary feeder streets with an ultimate right of way width of 60 feet. This requirement is neither shown, nor described, nor offered for dedication. §503.1.C(1)(b)

This requirement is now shown and offered for dedication, but not described.

5. *Satisfied.*

6. *Satisfied.*

7. Separate detailed design plans for the frontage improvements must be provided. This must include typical sections and construction detailing. §503.1.

The base course should be 25 mm Superpave HMA; however, 9.5 mm is indicated.

8. Centerline geometry is not provided for the main road. §503.1.B.

Tie distance along the tract boundary at the ends of the centerline geometry must be indicated.

9. The main road must conform to the standards of a public street. §504.3.B.

The base course should be 25 mm Superpave HMA; however, 9.5 mm is indicated.

10. The paving section does not conform to public street standards. §503.1.D.

The base course should be 25 mm Superpave HMA; however, 9.5 mm is indicated.

11. *Satisfied.*

12. *Satisfied.*

13. *Satisfied.*
14. *Satisfied.*
15. *Satisfied.*
16. *Satisfied.*
17. *Satisfied.*
18. *Satisfied.*
19. *Satisfied.*
20. *Satisfied.*
21. *Satisfied.*
22. *Satisfied.*
23. *Satisfied.*
24. A large sanitary force main crosses this site but has not been shown on the plan. This may impact the improvements adjacent to the Brandon Road properties. This force main and easement must be added to the plans. §509.

It appears that the grading (6 foot cuts) of Soccer Fields #2 and #3 are in conflict with this force main.
25. *Satisfied.*
26. *Satisfied.*
27. *Satisfied.*
28. I defer the review of the sanitary sewers to the Township Sewer Engineer. §513.
29. Indicate the number, size, depth and location of the Transco pipelines on the plan. §514.
30. The location of the existing water main must be indicated. The proposed main extension must be sized to provide the required flow, pressure and duration for fire protection. §517.

The location of the existing water main is provided.

31. I defer to the fire marshal the review and approval of the fire hydrant layout. §517.7.
32. *Satisfied.*
33. Supplement the Existing Features Aerial Plan with those items required to be shown but not provided; such as but limited to, widths, radii and surface condition of existing streets, sanitary sewers, storm drains, utilities, etc. §601.3.A.
34. Supplement the Existing Features Plan with those items required to be shown but not provided; such as but limited to, widths and dimensions of existing streets, tie-ins, sanitary sewers, storm drains, utilities, etc. §601.3.B.
35. *Satisfied.*
36. *Satisfied..*
37. *Satisfied..*
38. *Satisfied.*
39. *Satisfied.*
40. *Satisfied..*
41. *Satisfied.*
42. *Satisfied.*
43. *Satisfied.*

STORMWATER MANAGEMENT ORDINANCE

The detention facilities have not been fully detailed and this is only a preliminary plan submission; therefore, a complete review was not performed. However, a cursory review was performed in accordance with Chapter 26, Part 1 “Stormwater Management” of the West Norriton Township Code to assist the design engineer in preparation of the proper revisions to the plan.

1. *Satisfied.*
2. *Satisfied.*
3. *Satisfied.*

4. The capacity of all receiving drainage systems must be analyzed to be sure that they can safely receive the anticipated flow. §122.6.L.
5. *Satisfied.*
6. *Satisfied.*
7. *Satisfied.*
8. *Satisfied.*
9. The Operation and Maintenance Plan, the Operation and Maintenance Agreement and the Easements must be prepared and recorded. §136.
10. Indicate the disposition of all roof drainage. §163.
Provide actual roof drain piping layout.
11. *Satisfied.*
12. *Satisfied.*
13. *Satisfied.*
14. *Satisfied.*
15. *Satisfied.*
16. Indicate where the water quality inlets are being used. Appendix. "A" §C (2) (d).
Provide details of the water quality inlets.

ADDITIONAL COMMENTS.

1. *Satisfied.*
2. Both Port Indian Road and that portion of South Schuylkill Avenue adjacent to the bike path are in condition warrant of repair and upgrade. Furthermore, the turning movements at the intersection of Port Indian Road and Egypt Road do not function well. These "global" highway conditions are of particular concern as they relate to the increased traffic that this project will generate.
3. *Satisfied.*

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4. *Satisfied.*
5. *Satisfied.*
6. Consideration should be given to lighting the main boulevard road.
7. *Satisfied.*
8. *Satisfied.*
9. I recommend that the concrete barriers extend into the virgin soil surface at each end. Pour concrete directly against the undisturbed soil surface.
10. *Satisfied.*
11. *Satisfied.*
12. *Satisfied.*

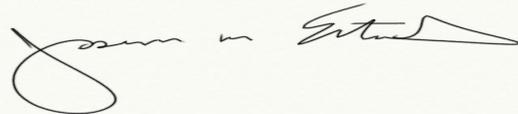
REQUIRED PERMITS AND APPROVALS.

The following permits and approvals are required.

1. Approval by the West Norriton Township Sewer Department.
2. Approval by Transcontinental Gas Pipeline Co.
3. Sewage facilities planning approval from the PaDEP.
4. An NPDES permit for stormwater discharge must be obtained.
5. Approval by the Township Fire Marshal.
6. Both Land Development and Escrow Agreements must be prepared and recorded.

Should you have any further questions, please do not hesitate to contact me.

Very truly yours,



JOSEPH M. ESTOCK, P.E., P.L.S.
Township Engineer

cc: Mr. Michael J. Valyo
Ms. Christen Pionzio, Esq.