

October 14, 2015

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

RE: Plan Review – Westover Sporting Complex
RETTEW Project No. 057702024

Dear Mr. Bobst:

RETTEW has reviewed the plans dated 9-28-15 from Edward B. Walsh Ass. for the above referenced project with regard to sanitary sewer service to the site.

We have concerns with providing sanitary sewer services to the above project. The Township is under a moratorium of connections to the sewer system imposed by the Pennsylvania Department of Environmental protection (PaDEP). The Township has additional concerns as follows:

1. The number of EDU's required for the project is unknown at this time. The existing plans show a proposed lateral and proposed sewer line to South Schuylkill Ave., depending on the flow requested the existing sewer mains may require up grading.
2. A new building is shown on the plans and the occupancy is required with plans to determine the number of EDU's required. The existing club house occupancy may be changed and plans will also be required.
3. A swimming pool is shown on the plans and information will be required on the backwashing of the pool and frequency of backwashing and if backwashing line will be connected to the sewer system. Will the pool be drained every fall by emptying into the sewer system. Number of anticipated guest using the pool. The proposed locker rooms in lower level of existing club house, what is planned assuming changing area toilets and showers.
4. The existing building will remain but the occupancy will change from what was stated at the planning commission meeting a restaurant on the upper level need seating capacity or square footage, lower level to be revised to offices, locker room, etc.
5. The connection to the existing sanitary sewers must be in accordance with the rules and regulations of West Norriton Township.
6. Tapping fees for the project will be based upon number of EDU's requested by the developer and determined by the Township which unknown at this time.

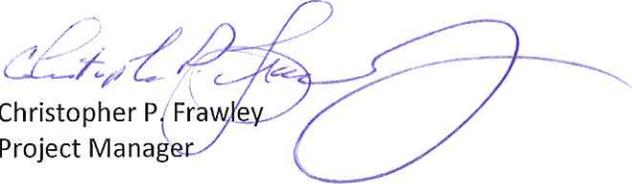
The plan did not supply much detail in regard to the existing and new structures so estimating EDU's is problematic. At the present time new EDU's are not available and acquiring EDU's from DEP will be required a full planning module. Currently, DEP has been not been generous with EDU's and we have only enough for the available for residents planning to connect to the system due to malfunctioning septic systems.



The costs for the any upgrades to the sanitary sewer system will have to be determined by the Township when additional information is provided by the developer.

If you have any questions regarding this report or wish to discuss any item(s) contained herein, please do not hesitate to call our office. We will work to give you the quality service you deserve as a valued client of RETTEW Associates, Inc.

Sincerely,


Christopher P. Frawley
Project Manager

J:\Projects\05770\057702024\EE\Ltr-jbobst westover sports complex Review 10-14-2015.docx