



September 9, 2024

File No. 24-00839

Jason Bobst, Township Manager  
West Norriton Township  
1630 W. Marhsall Street,  
Jeffersonville, PA 19403

Reference: Project Name: Southeast Psychiatric Treatment Center at Norristown State Hospital  
Plan Review: No. 1  
Owner/Applicant: PA Department of General Services  
Engineer: Stantec Architecture and Engineering, LLC/Hunt Engineering Company (Civil)

Dear Mr. Bobst:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the above project with respect to the West Norriton Township's Sanitary Sewer Standards and Specifications. The following has been submitted for sanitary sewer review:

Plan set titled "Preliminary/Final Land Development Plan For Southeast Psychiatric Treatment Center Phase 1 – Norristown State Hospital" consisting of sheets 1 through 44 of 44, dated July 26, 2024, with no revisions, as prepared by Stantec Architecture and Engineering, LLC.

The subject property consists of one parcel located at 1001 Sterigere Street (TMP #63-00-07981-00-2) located within the R-A Residential Zoning District. The subject property is approximately 65.77 acres, currently containing a building for state police, two additional buildings belonging to the state hospital with associated parking lots and pavement trails crossing throughout the property

The Applicant proposes to build a new psychiatric treatment center and C.U.P. building with associated parking lots. The plans also remove the existing walkways and driveways to the existing buildings and construct new ones to allow better access for the new buildings. Current utilities that ran to a demolished building on the site will also be relocated to accommodate the new buildings. Additional improvements include the sidewalk along Sterigere Road, landscaping and associated stormwater management facilities. The lot is currently served by both public water and sewer. Sanitary sewer service is provided by Norristown Municipal Waste Authority and is within their service area. Sanitary sewer will be privately owned and operated.

Based on our review of the plan, we offer the following comments:

### **General Comments**

1. PA One Call information should be added to the Plans, including but not limited to the utility user list and contact information.
2. Norristown Municipal Waste Authority (NMWA) is the receiving facility for wastewater flows from this property. Please contact NMWA and request a written determination as to any Industrial Pretreatment Program (IPP) requirements. Such written determined must be provided to West Norriton Township.
3. The proposed grease trap is subject to West Norriton Township's Code regarding Grease Traps. A note should be added to the Plans that states that the Applicant will comply with Chapter 18 of the Township code.

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4. Sanitary sewer profiles shall be added to the plans.
5. All manholes shall contain manhole number, rim, invert in and invert out elevations.
6. Sanitary sewers shall be constructed of SDR-35 PVC, SDR-26 PVC or ductile iron pipe based upon depths.
7. Sewer mains shall contain length, slope and material.
8. All applicable notes shall be added to the plans including but not limited to:
  - a. Sanitary sewer constructions shall be in accordance with West Norriton Township Sanitary Sewer Standards and Specifications.
  - b. All utilities shall be kept ten (10) feet apart (parallel) or when crossing, at eighteen (18) inches vertical clearance (outside edge of pipe to outside edge of pipe). A minimum of 18 inches shall be maintained between sanitary sewer lines and storm lines or water lines. If the minimum clearance cannot be maintained, a concrete encasement shall be provided.
  - c. A note shall be added to the plans stating sanitary sewer laterals shall have a minimum of 4'-0" cover.
  - d. Plantings shall not be within 10' of the sanitary sewer.
9. All applicable West Norriton Township Sanitary sewer details shall be added to the Plans.
10. The Applicant is responsible for obtaining Pennsylvania Department of Environmental Protection Act 537 Sewage Planning for the project. Determination of required Sewage Planning and preparation of Planning documents is the responsibility of the Applicant and should be submitted to West Norriton Township
11. The Applicant is responsible for obtaining any other necessary regulatory agency permits, including but not limited to approval from Norristown Municipal Waste Authority prior to construction, and copies of all permits must be provided to West Norriton Township.

These items must be addressed prior to approval and acceptance by Gilmore & Associates, Inc. and West Norriton Township. Please be advised that this review is restricted to the sanitary sewer and associated appurtenances as shown on the above referenced plan. This review does not constitute an overall compliance review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Thomas J. Figaniak, P.E.  
Project Manager  
Water Resources

TJF/km

cc: Michael Valyo, Director of Public Works & Planning – West Norriton Township (via email)  
Allan Booz, Director of Code Enforcement – West Norriton Township (via email)  
Sean P. Kilkenny, Esq., Township Solicitor – Kilkenny Law  
Kailie Melchior, Esq. - Kilkenny Law  
William Bogari, Jr., COO – Norristown State Hospital (via email)  
Ken Filson, P.E., Applicant's Civil Engineer – Hunt Engineering (via email)  
Taylor Lebo, E.I.T. – Gilmore & Associates, Inc. (via email)  
Erik Garton, P.E. – Gilmore & Associates, Inc. (via email)  
Edward Brown, P.E. – Gilmore & Associates, Inc. (via email)