



April 16, 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. The proposed uses within the Clubhouse must be identified. I caution that recreational uses are not permitted in-doors. §1201.

I defer to the zoning officer's opinion as to whether or not the indoor uses are to be interpreted as "recreational uses" and whether or not they are permitted uses.

3. I defer to the zoning officer's opinion as to whether or not the skate park and batting cages are permitted uses. §1201.
4. I defer to the traffic engineer's opinion as to whether or not the on-site parking is adequate. Either bus parking must be provided or the lack thereof must be justified. §1202; §1410.

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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.

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. The plans do not indicate why the gross floor area (GFA) is 10% less than the building area. Usually the GFA is the maximum floor area. §1410.

A discrepancy remains regarding the GFA of the Banquet, Meeting and Special Events Facility. Sheet 1 calls-out an area of 40,000 sf and Sheet 2 calls-out an area of 50,000 sf.

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.

The Banquet, Meeting and Special Events Facility is noted as being 40,000 sf; however, being two floors, it is actually 80,000 sf. Based upon the applicant's parking calculations, the required parking would have to be increased by an additional 800 parking spaces. §1410.

The plan indicates 1,760 parking spaces are provided; however, we count only 1,743 parking spaces. The total parking is deficient.

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. Based upon the applicant's parking calculations, the required parking would have to be increased by an additional 600 parking spaces.

12. It must be determined if the parking requirements given include employee parking or if employee parking an additional parking requirement. §1410.
13. *Satisfied.*
14. *Satisfied.*
15. *Satisfied.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. *Satisfied.*
2. The applicant must provide a written list of requested waivers. This waiver must also be listed on the Record Plan. §502.2.
3. The Planning Commission must provide advisory comments to the requested waivers. §502.3.
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, but neither described, nor offered for dedication.

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 sections must indicate the equivalent superpave HMA, the placement of the base course in two lifts and the extension of the subbase under the curb.

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

Tie the ends of the centerline geometry to the tract boundary.

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

The sections must indicate the equivalent superpave HMA, the placement of the base course in two lifts and the extension of the subbase under the curb. The minimum cartway width is 30 feet.

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

The sections must indicate the equivalent superpave HMA, the placement of the base course in two lifts and the extension of the subbase under the curb.

11. *Satisfied.*

12. *Satisfied.*

13. *Satisfied.*

14. *Satisfied.*

15. *Satisfied.*

16. *Satisfied.*

17. The soccer fields are graded in a manner that will trap runoff along the sidelines. The championship field discharges runoff onto the residential properties. The grading must be revised to direct the runoff into drainage facilities. §507.2.

Provide grate elevations and profiles of the newly added yard drainage. Regrade Championship Field to direct runoff away from the residential properties.

18. *Satisfied.*

19. *Satisfied.*

20. *Satisfied.*

21. The level and intensity of the landscaping provided is not commensurate with the intensity of this development. Provide the landscaping and buffering as outlined in the ordinance. §507.3.E & F.

I recommend the addition of shade trees to the parking areas.

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22. The plan needs to address both the minimization of the removal of existing perimeter landscaping. Much grading is proposed at the location of existing trees. §507.3.G.

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. The metes and bounds of the Transco easement must be added to the plans. §509.

The metes and bounds at Schuylkill Avenue are difficult to read.

26. *Satisfied.*

27. Storm drainage must be provided along Port Indian Road and at the uphill curb PC of both intersections. §511.1.

Provide plans and profiles of the Port Indian Road storm sewers. Provide an inlet at the uphill curb PC on Schuylkill Avenue.

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. Provide a statement containing the require information outlined in this section of the ordinance. §601.4.I.
40. *Satisfied..*
41. I will provide to you the standard certifications for the record plan. §601.7.
42. Provide a copy of the title report for this property with the Final Plan submission. §602.2.B(8).
43. The slope of the handicap parking stalls must be limited to 2%. ADA.

Those handicap parking spaces near the northeasterly end of the football field are too steep.

Those handicap parking spaces near the northeasterly corner of the Banquet, Meeting and Special Events Facility are too steep

No curb ramp is provided for those handicap parking stalls near Soccer Field #5; furthermore, these parking stalls are too steep.

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. It appears that the grading encroaches upon the swale behind the Michael Bieloski property. Furthermore, this ditch appears to be eroded. This condition must be corrected. §103.I.

The eroded ditch needs to be stabilized.

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. The PCSM Plan must be supplemented with those items listed in §131.2.
6. Provide to-scale details of each basin's outlet structure, anti-seep collars, berm and spillway. §131.2.O.
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. Provide extended detention calculations. Appendix. "A" §B(5).
12. *Satisfied.*
13. *Satisfied.*
14. Provide infiltration drain time calculations. Appendix. "A" §D(3)(d)(6).
15. The porous paving systems must provide both an alternate path for stormwater to enter the stone recharge bed in the event that the pavement surface becomes plugged or experiences extreme storm events and an overflow system to prevent water in the stone bed from rising into the pavement surface during extreme storm events. Porous Paving Area #5 exceeds the generally accepted maximum slope of 5%. Appendix. "A" §D (3) (d).
The slope has been corrected; however, the other comments remain.
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. The center boulevard along the main road prohibits eastbound traffic from entering the northern parking lot. It is unclear as to why this is prohibited. Furthermore, I recommend that all driveways entering this roadway be provided with a minimum 15 foot curb radius.

The radii are now satisfactory; however, the access to the northern parking lot remains.

4. Some of the roadway widening improvements along South Schuylkill Avenue are along the eastern side of the road and out of the right of way. I recommend that all of the widening be performed along the western side of the road.
5. Is the Hemlock Road an emergency only access or permanently opened to traffic?
6. Consideration should be given to lighting the main boulevard road.
7. I am concerned about the proximity of the golf holes adjacent to the northern parking lot. How are these vehicles going to be protected?

I recommend the southerly end of the netting be extended to protect the row of 12 parking stalls.

8. It would be helpful if each and every site feature (i.e. building, field, court, parking lot, road and driveway) was named and numbered.

I recommend numbering the Tot Lots (3) and Basketball Courts (5) and Golf Holes (5).

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. Will the parking planter islands above the stone recharge area support landscaping?
11. Significant layout dimensions and sizes missing from the plan.

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12. There is one tract bearing and distance missing along Port Indian Road.

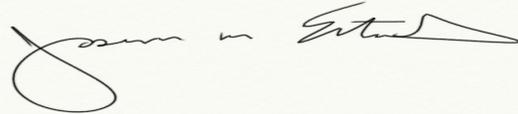
REQUIRED PERMITS AND APPROVALS.

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,

A handwritten signature in black ink on a light yellow background. The signature is cursive and appears to read "Joseph M. Estock".

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

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