



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

VIA EMAIL

May 5, 2022

File No. 22-04022 (Sewer)

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

Reference:	Project Name:	T-Mobile
	Plan Review:	No. 1
	Owner/Applicant:	T-Mobile Northeast, LLC
	Engineer:	Bercek & Associates

Dear Mr. Bobst:

Gilmore & Associates, Inc. has reviewed the above project with respect to the West Norriton Township Standards and Specifications. The following has been submitted for review:

- Plan set entitled "Lot Consolidation & Land Development Plan for T-Mobile" as prepared by Bercek & Associates, consisting of seven (7) sheets, dated March 21, 2022, with no revisions

The project proposes to construct a 3,253 S.F. building addition on T.M.P. 63-00-05335-00-2, located at 30 South Montgomery Avenue in the Townships LC&I: Limited Commercial & Industrial District. Additional improvements proposed include stormwater management facilities, driveway entrance and two (2) additional emergency generators. Also proposed as part of this plan is the consolidation of the above lot with Lot 2 (T.M.P. 63-00-05338-00-8) and Lot 3 (63-00-05332-00-5). Demolition of the existing building, garage, impervious surface and trees is also proposed on these lots. This above scope is proposed as "Phase 1." Phase 2 will be submitted at a later date but is to include the consolidation of T.M.P. 63-00-3628-00-8 and the construction of a building expansion.

The existing 29,845 S.F. building connects via a gravity sanitary sewer service lateral to the Township's existing 15 inch main along South Montgomery Avenue. Sanitary sewer service is currently and will continue to be provided by West Norriton Township. The project is located in the Jackson Street service area and is allocated one (1) EDU. No additional facilities are proposed for the Phase 1 additions that would increase discharge to the existing sanitary sewer. Additionally, there is no proposed change in staff. Therefore, no additional increase in capacity is proposed. Further, the lots to be consolidated do not have EDU's allocated, so if additional EDU's are needed, they will be required to be purchased from West Norriton Township.

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

General Comments

1. The Applicant should verify the location of any on-lot sewerage facilities of consolidating lots. A note should be added to the Plan stating that the on-lot sewage facilities will be abandoned in accordance with Montgomery County Health Department standards. If lots

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- are found to be on public sewer, the laterals should be abandoned at the main and appropriate detail added to the Plan.
2. The size and material of the existing sanitary sewer facilities should be noted on the plans.
 3. All sanitary sewer facilities should be labeled in accordance with the Township's numbering system.
 4. The Applicant should verify the existing sanitary sewer features shown on the Plans. A force main and gravity sewer are shown in South Montgomery Avenue. The Township only has a gravity sewer within South Montgomery Avenue.

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/ec

cc: Kathy Frederick, Director of Administration - West Norriton Township (via email)
Michael Valyo, Director of Public Works & Planning – West Norriton Township (via email)
Allan Booz, Direct of Code Enforcement – West Norriton Township (via email)
Diane Kummerer, Secretary, Public Works and Code Enforcement – West Norriton Township (via email)
Glen E. Kelczewski, P.E., Applicants Engineer – Bercek & Associates (via email)
Erik Garton, P.E. – Gilmore & Associates, Inc. (via email)
Edward Brown, P.E. – Gilmore & Associates, Inc. (via email)