



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**VIA EMAIL**

June 23, 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. 2
	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 Northeast LLC” as prepared by Bercek & Associates, consisting of fifteen (15) sheets, dated March 21, 2022, with one (1) revision dated June 7, 2022.
- Response letter dated June 15, 2022 from Bercek & Associates RE: T-Mobile Northeast, LLC

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 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, Lot 2 (T.M.P. 63-00-05338-00-8) to be consolidated with Phase 1 does not have any EDU’s allocated per Township records, so if any additional EDU’s are needed, they will be required to be purchased from West Norriton Township. Phase 2 consolidation of Lot 3 (T.M.P. 63-00-3628-00-8) has one (1) EDU associated with the property. Per Township sewer billing records, the address at this parcel is 1447 W. Jackson Street.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

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

**General Comments**

1. The Applicant has verified that Lot 2 and Lot 3 are connected to public sewer. The lateral for Lot 2 should be revised to be abandoned at the main (not at the right of way) and the appropriate detail (lateral abandonment detail) should be added to the Plan. Please note that the NDPEs Boundary line will have to be revised to match the abandonment at the sewer main.
2. The size and material of the existing sanitary sewer facilities should be noted on the plans. In particular, the sewer main in Jackson Street is 18" (material unknown) and the sewer main in South Montgomery Avenue is 15" VCP.

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)