



**VIA EMAIL**

July 31, 2018

File No. 16-01155T1

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

Reference:	Project Name:	Markley Farm Property – Phase II
	Plan Review:	No. 1
	Owner/Applicant:	MikeLen, LLC
	Engineer:	Woodrow & Associates, Inc.

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:

- Land Development Plan set entitled “Markley Farm Property R-2 Cluster Land Development – Phase 2” for MikeLen, LLC as prepared by Woodrow & Associates, Inc, consisting of 33 sheets, dated June 15, 2018, with no revisions.

The project proposes to develop Phase 2 of T.M.P. 63-00-01108-008, Block 001, Unit 007, located at 2325 Chestnut Avenue in the Townships R2 - Residence District. Phase 1 Development, located with access along Oakland Drive, contains 39 units, has already been approved and is under construction. Phase 2 Development, located with access along Chestnut Avenue, proposes to construct a total of 40 units on the southern side of the existing pond on the 55.5618 acre property. Sanitary sewer service will be provided by West Norriton Township. The project is located in the Townships Whitehall Pump Station service area. The Applicant has received PA DEP sewage facility approval for the project.

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

**General Comments**

1. Legal descriptions and 11” x 17” plot plans shall be submitted for all sanitary sewer easements to be dedicated to West Norriton Township.

**Sheet 2**

2. The proposed sanitary sewer easement on lots 18, 19, 22 and 23 should be called out and noted on this Plan sheet.

**Sheet 4**

3. The proposed easement schedule for the sanitary sewers should be show on the Plans.

**Sheet 8**

4. The sanitary sewer main between SA-106 and SA-108 is in very close proximity to the houses on lots 22 and 23. The sanitary sewer main should be centered in the easement and between the houses.

**Sheet 9**

5. The water main bend at approximately station 10+00 between sanitary sewer manholes SA-112 and SA-113 should be relocated to provide more horizontal clearance from the sanitary sewer main.
6. The sanitary sewer lateral from lot 30 connecting to the sanitary sewer main between sanitary sewer manholes SA-110 and SA-111 should be revised to be a 90 degree or less connection. Flow from the lateral is show directed upstream in the sewer main.
7. The “bulb” portion of the cul-de-sac of Barnwood Circle should be milled and overlaid after the manhole is replaced. The Plans should be revised accordingly.
8. The sanitary sewer run between manholes SA-114 and SA-115 should be located as close to the top of stormwater basin ‘B-2’ as possible and outside the slope.

**Sheets 16 to 22**

9. The Plan view on all sheets should show the stationing and alignment.
10. All sanitary sewer mains and laterals within the right of way shall be SDR-26 PVC. All profiles and the “Sanitary Sewer House Connection” Detail on Sheet 15 should be updated accordingly.
11. Where concrete encasement is required, it should be shown in both plan and profile views. Concrete encasement is not show on the plan view between sanitary sewer manholes SA-106 to SA-108 and on the profile view for SA-108 to SA-109. The plans should be revised accordingly.
12. Invert and slope information should be verified for all manholes and pipes. In particular, but not limited to the sanitary sewer between manholes SA-104 to SA-105 (verify inverts and slope), SA-113 to SA-114 (verify slope), SA-101 to SA-102 (verify slope).
13. All utilities shall be shown on all profiles, including, but not limited to storm, sanitary (gravity and forcemain), and water. For example, the sanitary sewer crossing is not shown on Sheet 21 on Profile View: ST-49 to ST-43 between Structure: ST-49 to ST-48.
14. Profiles should be shown for ST-43 to ST-42, SA-112 to SA-113 and SA-111 to SA-119. Profiles should show all crossings.
15. Terminal sewer runs shall be a minimum of 2.00 % slope.

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 plans. 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 Engineer  
Water Resources

TJF/el

cc: Michael Valyo, Director of Public Works & Planning – West Norriton Township  
Christen G. Pionzio, Township Solicitor – HRMML  
Erik Garton, P.E., Township Engineer – Gilmore & Associates, Inc.  
Ed Brown, E.I.T. – Gilmore & Associates, Inc.  
Leonard DelGrippo, Applicant – MikeLen, LLC.  
Timothy P. Woodrow, P.E, Applicants Engineer. – Woodrow & Assoc., Inc.  
William K. Dingman, P.E. – Gilmore & Associates, Inc.