



VIA EMAIL

September 6, 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. 2
	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 Final” for MikeLen, LLC as prepared by Woodrow & Associates, Inc, consisting of 33 sheets, dated June 15, 2018, last revised August 10, 2018.

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 9

2. The sanitary sewer lateral from lot 9 connecting to the sanitary sewer main between sanitary sewer manholes SA-112 and SA-113 should be revised to be a 90 degree or less connection. Flow from the lateral is show directed upstream in the sewer main. Verify lateral connections for all lots.
3. 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 to show the extent of paving.

4. 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. Should any maintenance/repairs be necessary in the future, the propose design does not allow for work to be accomplished.

Sheets 16 to 22

5. All sanitary sewer mains and laterals within the right of way shall be SDR-26 PVC. Sheet 22, Profile View: SA-114 to EX. MH #1139 shows the pipe run between SA-115 to SA-116 to be HDPE. This should be revised accordingly to be SDR-26.
6. Where concrete encasement is required, it should be shown in both plan and profile views. Concrete encasement is not shown on the profile view for SA-108 to SA-109 on Sheet 18. The plans should be revised accordingly.
7. Profiles should be shown for ST-43 to ST-42. Profiles should show all crossings.

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 (via email)
Christen G. Pionzio, Township Solicitor – HRMML (via email)
Erik Garton, P.E., Township Engineer – Gilmore & Associates, Inc. (via email)
Ed Brown, E.I.T. – Gilmore & Associates, Inc. (via email)
Leonard DelGrippo, Applicant – MikeLen, LLC. (via email)
Timothy P. Woodrow, P.E, Applicants Engineer. – Woodrow & Assoc., Inc. (via email)
William K. Dingman, P.E. – Gilmore & Associates, Inc. (via email)