



September 7, 2018

File No. 17-04016-02

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

Reference: Markley Farm: Final Land Development for Phase II – Review 2
TMP No. 63-00-01108-008

Dear Mr. Bobst:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the submitted plans for the above-referenced project and offers the following comments for consideration by West Norriton Township.

I. Submission

- A. Subdivision and Land Development Plans of Markley Farm Property R-2 Cluster Land Development Phase 2 prepared by Woodrow & Associates, Inc., dated June 15, 2018, last revised August 10, 2018, consisting of sheets 1 to 33 of 33.
- B. Post-Construction Stormwater Management Report prepared by Woodrow & Associates, Inc., dated June 2018, last revised August 2018.
- C. Erosion and Sediment Control Report prepared by Woodrow & Associates, Inc., dated June 2018, last revised August 2018.

II. General Information

The Applicant proposes the land development of TMP #63-00-01108-008 located within R-2 Residence Zoning District. The subject property is approximately 55.56 acres and is mostly undeveloped farm land that includes a pond and wetlands. The property also contains the existing swim club with associated accessory buildings and an existing access drive. Conditional use approval was granted to permit a Cluster Development within the R-2 Residence District consisting of 79 lots. The proposed development will be constructed in two phases. Only Phase 2 is proposed at this time. Phase 2 consists of 40 new lots, labeled 1 through 40 on the plans. Access to Phase 2 of the development is proposed from one point along Chestnut Avenue. The increase in stormwater runoff generated from Phase 2 of the proposed development will be controlled by three rain-gardens and two slow release basins. A walking path has been proposed to provide pedestrian access to the Open Space and the proposed development in Phase 1.

III. Review Comments

A. Zoning Ordinance

Upon review, we have found no outstanding issues with respect to the West Norriton Township Zoning Ordinance.

B. Waivers Granted

The following waivers were previously approved as part of the Preliminary approval:

- 1. §22-503.1.C(1)(d)(8) – From requiring a cul-de-sac to terminate at the development boundary.

2. §22-503.1.E(1) – From requiring that no more than two streets shall cross at the same point.
3. §22-503.1.C(1)(a) – To allow a residential street to have a paved width of 27 feet.
4. §22-503.1.C(1)(b) – From the requirement of widening Chestnut Avenue and Oakland Drive to have a 40-foot paved cartway.
5. §22-504.2.A – From the requirement of having a stopping area measured 20 feet behind the right-of-way line not exceeding a 4% grade for driveways.
6. §22-504.2.B – To allow driveways to be located within 40 feet of a street intersection.
7. §22-507.1.E – To allow double frontage lots along Chestnut Avenue and Oakland Drive, so long as the lots take driveway access from the proposed internal road network.
8. §22-509.2.A – To allow utilities and trail connections within the perimeter buffer.
9. Appendix A - §B(21) – From the requirement that basins must have a fenced perimeter.
10. Appendix A - §C(2)(g)(iv) – To allow the use of HDPE pipe in the storm sewer network.

C. Waivers Requested

The Applicant has requested relief from the following provisions set forth by the current West Norriton Township Stormwater Ordinance:

1. Appendix A - §B(7) – To allow a basin berm width less than 10 feet for the proposed raingardens.
2. Appendix A - §C(2)(g)(iv) – To allow storm sewer pipes to be less than 18 inches in diameter.
3. Appendix A - §B(13) – From the requirement that all basin inflow pipes be no less than 6 inches above the basin floor.

D. Subdivision and Land Development Ordinance (SALDO)

We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current West Norriton Township Subdivision and Land Development Ordinance:

1. §22-106 – The plans shall be revised to provide silt sock along the edge of the Riparian Zone in the area around ST-52, since paving, trench excavation/backfilling, and the placement of amended soils are proposed to take place upslope of the Riparian Zone.
2. §22-403 – The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.
3. §22-507.2(A) – Although it is noted that additional inlets have been provided behind units 1 through 10; the proposed grading still shows areas where water ponding will occur along the property line. The Applicant should consider a providing a defined swale along the entire property line to avoid runoff any ponding on neighboring properties.
4. §22-507.2(B) – The plans shall be revised to relocate the spillway for Rain Garden C-1 away from the neighboring properties. In the alternative, the Applicant may explore the possibility of resizing Rain Garden C-1 to accommodate the 100-year storm when the rain garden is already full.
5. §22-507.2.E(3) – As previously mentioned, the Applicant shall provide shop drawings and calculations, signed and sealed by a registered engineer in the Commonwealth of Pennsylvania for the proposed wall.

6. §22-514 – The relocated utility pole should be shown on the Layout Plan, Sheet 3. Additionally, the grading plan appears to show the relocated pole immediately adjacent to the street name sign and may obstruct the view from northwest-bound traffic on Chestnut Avenue. The pole or the sign shall be relocated so that the sign is visible from all directions of traffic. We note that the utility pole currently functions as a street light, and the plans should note if this function is to continue after the pole's relocation. In the event the relocated pole will not function as a street light, the plans shall be revised to provide an additional street light at the right-of-way for this intersection. Lastly, the utility pole and the No Parking sign shall be noted as to be relocated or removed on the Existing Features Plan.
7. §22-517.6 – The Applicant shall obtain a “will serve” letter from the water authority.
8. §22-602.B – We recommend the Township discuss the possibility of the installation of a fence around Markley Pond, specifically, in the areas where the proposed trail is in close proximity to the pond.
9. §22-1011 – The Applicant is required to provide a traffic impact fee of \$734.44 per generated peak-hour trip for each lot. We defer to the Township Traffic Engineer to determine the total fee.

E. Stormwater Management Ordinance

We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current West Norriton Township Stormwater Ordinance:

1. §26-131.2.B – The Applicant will be required to enter into a Stormwater Maintenance Agreement with the Township for the proposed stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to the release of a grading permit for the project.
2. §26-132 – The BMP Maintenance Program on Sheet 29 should be revised to state that the Homeowners Association is responsible for the maintenance of the BMPs. Likewise, a note should be added to the Record Plan stating the Homeowners ownership of and responsibility for the stormwater BMPs.
3. Appendix A - §B(5) – Detention basins shall be designed so that the stormwater will be released over a minimum of 24 hours for the one-year twenty-four hour storm event. The Applicant has indicated that Basins A-1 and B-1 are not designed as detention basins. However; Basin B-1 shall be designed to comply with the minimum 24-hour dewatering requirement since it drains into the municipal stormwater system and not into a supplemental basin.
4. Appendix A - §C(2) – The following revisions shall be made in regards to the stormsewer profiles, details, and schedule:
 - a. The details for all basin outlet structures shall be revised. Revisions include but may not be limited to:
 - i. The Outlet Structure Detail for Basin B-1 shall be revised so that the grate elevation matches the 100-year water surface elevation. The Pond Report shall be updated to reflect this change. The invert of the 15” pipe shall be consistent between the Pond Report and Detail.
 - ii. The size of the capped underdrain orifice in the Basin B-2 Outlet Structure Detail shall be consistent with the size noted in the Pond Report. The grate elevation for the structure shall be equal to the 100-year water surface elevation, and this change should be reflected in the Pond Report.

- iii. The culvert orifice list in the Pond Report for Basin B-3 shall incorporate the 6" ADS pipe and the capped underdrain. The weir structure list shall include the outlet structure top, and revise the other rectangular weir parameters for consistency.
5. In the list of requested waivers, SWM Appendix A - §C(3) should be revised to reference SWM Appendix A - §B(13).

F. Items Discussed at Township Staff Meeting on 6/20/18

1. The contractor shall install two new street lights at the intersection of Oakland Drive and Dorie Drive and the intersection of Oakland Drive and Worthington Circle as part of the Phase I development.
2. The Applicant has agreed to post a separate escrow for the PennDOT improvements. All improvements shall be completed and approved prior to the issuance of ten (10) Use and Occupancy Permits. No additional Use and Occupancy Permits will be issued until all PennDOT work has been completed.
3. The contractor shall install rip rap toe protection along the base of the wall along the Padden property, TMP 63-00-05519-41-2. The rip rap protection shall extend approximately 10 to 15 feet upstream to ensure protection. Additionally, the contractor has agreed to provide three (3) evergreen trees to the property owners in the fall (2018) to be planted. The location and the planting of the trees will be done by the property owner.
4. The existing fence along the property line of Phase II, specifically in the area of the Barnwood Circle cul-de-sac, shall remain in place. However, the contractor shall remove the barbed wire from the top of the fence. We recommend the Applicant coordinate with additional homeowners along the southeastern property line about the removal of the fence.
5. The Applicant shall submit the intersection improvement plans to PennDOT for review. Once PennDOT has reviewed and approved the plans; the Township will acquire the necessary right-of-way needed to complete the improvements.
6. The contractor shall mill and overlay Splitrail Circle curb to curb width of from Dorie Drive, through the intersection and twenty (20) feet past the sanitary manhole on Splitrail Circle. The paving limits on Oakland Drive shall extend to the curb return to the south and to include the electric trench to the North (towards Paddock Circle). Lastly, the final paving shall include Petramat.

If you have any questions regarding the above, please contact this office.

Sincerely,



Erik Garton, P.E., Vice President
Municipal Services Manager
Gilmore & Associates, Inc.

EG/eb/sl

cc: Michael Valyo, Director of Public Works and Planning
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell, & Lupin, P.C.
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