



November 21, 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 3  
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 October 11, 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 October 2018.
- C. Erosion and Sediment Control Report prepared by Woodrow & Associates, Inc., dated June 2018, last revised October 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. §22-403 – 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.
2. §22-505.2 – We note that the proposed roads within the development will be dedicated to West Norriton Township. Per discussions with the Township, the plans shall be revised to propose the installation of plain cement concrete curb. A detail of the plain concrete curb, in conformance with Township standards, should be added to the plans.
3. §22-507.2(A) – Although it is noted that additional inlets and a seepage trench have been provided behind units 1 through 10; the proposed grading still shows areas where water ponding may occur along the property line. We note the Applicant has agreed to a site meeting prior to the placement of the stormsewer structures to discuss any additional measures that can be taken to reduce stormwater impact in the area.
4. §22-507.2(B) – As previously mentioned, the plans shall be revised to relocate the spillway for Rain Garden C-1 away from the neighboring properties.

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. In addition, the Applicant should consider relocating the proposed wall closer to the roadway to reduce maintenance complications between the retaining wall and the basin. Lastly, the proposed fence shall be relocated closer to the wall and extended along the entire length of the wall to ensure fall protection.
6. §22-517.6 – The Applicant shall obtain a “will serve” letter from the water authority.
7. §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.
8. §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. Appendix A - §C(2) – The following revisions to the basin outlet structure details shall be made on the plans.
  - i. The Outlet Structure Detail for Basin B-1 shall be revised so that the grate elevation matches or exceeds the 100-year water surface elevation. The Pond Report shall be updated to reflect this change.
  - ii. The Outlet Structure Detail for Basin B-2 shall be revised so that the grate elevation matches or exceeds the 100-year water surface elevation. The Pond Report shall be updated to reflect this change.
3. In the list of requested waivers, SWM Appendix A - §C(2)(g)(iv) should be revised to disregard the underdrain as it appears to be removed from this submission, and instead reference the 15- and 12-inch pipe utilized throughout the site
4. Profile ST-19 to ST-09 should be revised to depict the current storm sewer network layout, showing ST-09A to ST-20
5. ST-08 should be depicted on the Markley Farm Circle Profile, Sheet 19. The information provided for ST-08 on Sheet 17 should also be revised to note both inward inverts.
6. We note that a temporary construction and permanent storm sewer easement is proposed across Lands N/F Hines, TMP#63-00-011111-005. The Applicant shall be required to secure written permission and execute any subsequent documents required for the easement. Operation and maintenance of the storm facilities within the easement shall be the responsibility of the homeowner's association. Lastly, a legal description of the proposed easement shall be submitted to our office for review.

7. It appears that the proposed seepage trench along the rear of Lot 9 is connected to ST-46. The size of pipe should be called out on the plans, and the invert elevation should be provided with the ST-46 information on the ST-49 to ST-43 Profile. Additionally, a detail of the seepage trench, with all associated elevations and materials called out, should be provided in the PCSM Details, Sheets 32 and 33.

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/mz

cc: Michael Valyo, Director of Public Works and Planning  
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell, & Lupin, P.C.  
Kathy Frederick, Assistant Township Secretary  
Patricia Fisher, Secretary, Recreation and Public Works  
Timothy P. Woodrow, P.E., Woodrow & Associates, Inc.  
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