



**MUNICIPAL AUTHORITY OF
THE BOROUGH OF MORRISVILLE**

35 UNION STREET
MORRISVILLE, PA 19067
(O) (215) 295-8181 • (215) 736-3760 (F)

Timothy Casey
Gilmore & Associates, Inc.
65 East Butler Road, Suite 100
New Britain, PA 18901
tcasey@gilmore-assoc.com

March 26, 2025

**RE: BUILDING 6 REVISIONS
600 BEN FAIRLESS DRIVE
MORRISVILLE, PA 19067
TAX PARCEL# 13-051-001
SITE PLAN REVIEW**

Dear Mr. Casey:

In connection with the above-referenced application, our office has received a site plan for proposed revisions at 600 Ben Fairless Drive. Information regarding the application is as follows:

- Applicant/Owner: John Hanmer, Barton Malow Builders, (248) 416-4569
john.hanmer@bmco.com
- Engineer: Gilmore & Associates, Inc., 65 E. Butler Pike, Suite 100, New Britan, Pa 18901
Phone (215) 674-9000, www.southlandind.com

We have reviewed the following documents prepared by Gilmore & Associates. The MMA only reviewed the relevant plans in regards to the modifications to the water and sewer utilities that are associated with the change in use for Building 6:

<u>Sheet</u>	<u>Description</u>	<u>Date (Revision)</u>
1 of 132	Cover Sheet	
77 of 132	Utility Plan Bldg. 6 (Southwest)	10/7/21 (3/14/25)
78 of 132	Utility Plan Bldg. 6 (Northwest)	10/7/21 (3/14/25)
79 of 132	Utility Plan Bldg. 6 (Northeast)	10/7/21 (3/14/25)
80 of 132	Utility Plan Bldg. 6 (Southeast)	10/7/21 (3/14/25)
111 of 132	Details	10/7/21 (3/14/25)
112 of 132	Details	10/7/21 (3/14/25)
113 of 132	Details	10/7/21 (3/14/25)
114 of 132	Details	10/7/21 (3/14/25)
115 of 132	Details	10/7/21 (3/14/25)

Overview

Applicant/Owner is proposing to make revisions to existing Building #6.

- Change location of existing utilities.
- Add water treatment facilities.
- Add on-site pump stations.

- Relocate and install new meter pits.
- Adding industrial wastewater conveyance

Comments

After review of the above listed document, we offer the following comments:

General

1. The required EDU calculation needs to be on the plans. We need to know if the applicant/owner is requesting additional GPD usage (1 EDU = 262 GPD). Once that is confirmed the MMA will calculate tapping fees. The property currently has 19 EDU's.
2. The legend needs to call out all utility lines. i.e. IWW, IW, F.
3. After completion of new utilities at building 6, updated Phase 2 As-builts to show all the changes made around building 6 required to be submitted to the MMA.
4. Confirm if the existing utilities installed at building 6 are to be removed or abandoned in place. If there's a demo plan for the utilities, that should be added to this plan set.
5. There are multiple inconsistencies with the notes in the detail view on sheet 77. Some utilities called out as proposed are already installed.

Sanitary Sewer

6. Provide sanitary sewer profiles identifying each utility crossing.
7. Confirm that the intent is to cut the existing main in the access drive and install a new manhole.
8. Grinder pump is labeled to discharge to Building 6. Confirm the length, slope, and elevations on the gravity line to the grinder pump.
9. Verify grinder pump force main size and length. Confirm the location of the discharge.
10. Confirm all sanitary sewer lengths and slopes. Provide manhole rim and invert elevations.

Potable Water

11. Sheet 77 shows a de-chlorination skid fed by a 2" water line prior to the meter pit. All lines coming off the main for building 6 must be after the meter pit.
12. Clarify the reason for the de-chlorination skid. The MMA will need to know what chemical(s) are being used for this process. A pre-treatment permit may be required.
13. Sheet 77 shows a 6" C900 water line for the future phase 3. A valve cluster needs to be installed at the main. In addition, all mains prior to the meter pit(s) must be DIP.
14. Call out the proposed watermain size coming off South Port Road and note that existing waterline is to be removed.
15. All meter pits must be accessible to the MMA at all times.
16. Provide details for the meter pits. Include the size of meter(s) being requested.
17. A flushing hydrant is required prior to the relocated domestic meter pit.

Service Water

18. Call out the size of the existing service water (SW) line that currently feeds building 6.
19. The fire service cannot be interconnected with the service water system. If this is a request by the tenant, then we can discuss possible options to ensure the MMA lines are protected from being over pressurized.
20. Service water system shall be used for all non-potable applications.
21. Clarify the "bypass valves" identified on the plan.

Industrial Wastewater

22. Manholes are required on all sewer sized 8" and greater. Plans identify a 10" lateral from the pretreatment plant.
23. Provide industrial wastewater profiles identifying each utility crossing.
24. A discharge sampling manhole is required on the Industrial Wastewater. Manhole shall be in an area accessible to MMA personnel.
25. Developer shall be required to conduct effluent sampling. Sampling location should be identified on the plans.
26. Plans for the non-contact cooling water (NCCW) industrial wastewater meter, valve vault, and emergency pump should be provided.

The application may require additional approvals, including but not limited to:

1. Falls Township
2. Township of Falls Authority
3. Bucks County Conservation District
4. PaDEP

The MMA reserves the right to make additional comments upon receipt of any additional or revised plans, reports, correspondence and testimony of the applicant or professionals representing the applicant.

The applicant's professionals are advised that all plan revisions shall be detailed in a cover letter and a revision date shall be included on the plan with every revision.

The MMA may require additional escrow to cover engineering cost such as plan reviews and or inspections.

All connection/tapping fees along with any additional fees must be paid prior to the MMA releasing the water meter(s).

Sincerely,

Morrisville Municipal Authority



Chris Haughey
Staff Engineer

cc: John J. Warenda, Executive Director, MMA
Beth Haws, Executive Administrator, MMA
Chris Harris, Water Plant Superintendent
Shawn Brosovich Jr., Sewer Plant Superintendent
Robert Campbell P.E., Authority Consultant Engineer
Matt Takita, Township of Falls, Twp. Manager
John Hammer, Barton Mallow Company
Eric Yovanovich, Northpoint Development