1. Approval Of March 20, 2019 Minutes

Documents:

3-20-19 MINUTES.PDF

2. 243 Shoemaker Road, Specialty Chemical - 90 Day Expiration July 12, 2019

Documents:

SPECIALTY CHEMICAL, 243 SHOEMAKER ROAD.PDF
SHOEMAKER RD PRELIMFINAL PLAN REVIEW CEG LETTER.PDF

3. Public Comments

4. Old Business
   a. Blighted Property Committee
   b. Pottstown Regional Planning
   c. Keim Street Bridge Comments

5. New Business

6. Adjournment
POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chamber Room
100 E. High St Pottstown, PA 19464
Wednesday, December 19, 2018 7:00pm

Present Members: Jim Derr, Chair
Dan Weand, Brian Hydier and Thomas Hylton

Absent Members: Andrew Monastra

Additional Present: Matthew Hovey, Borough Solicitor
Brian Olszak, Montgomery County Planning Commission
Robert Flinchbaugh, Cedarville Engineering Group
Winter Stokes, Zoning Officer
Stephanie Drobins, Licensing & Inspections Inspector

Meeting called to order by Mr. Derr at 7:01pm

Approval of Minutes: December 2018 minutes accepted by Mr. Weand, seconded by Mr. Hydier.

860 Beech St: The Hill School presented the plan submitted for the Quadrivium Project, which is a 4 story, 17,000 square foot building that will be used to link two existing buildings. This project has already been approved by the Historic Architecture Review Board. Per Cedarville Engineering, their review letter has been sufficiently addressed and the Montgomery County Planning Commission review letter has been satisfied. The only items outstanding pertain to the developer’s agreement and the posting of escrow. Regarding the waiver request for the fee in lieu of open space, Mr. Hylton discussed the shade tree ordinance and suggested a fee of $10,000. Mr. Derr & Mr. Weand want the fee to instead be calculated using the standard formula. A motion was made by Mr. Weand to agree to all waivers except the fee in lieu of. Mr. Hylton seconded the motion. All in favor. A motion was made by Mr. Weand to recommend preliminary final approval to Borough Council subject to satisfaction of the Cedarville & MCPC review letters. Mr. Derr seconded. All in favor.

Public Comments: None.

Blighted Property Committee: No new business – the Blighted Property Committee is holding a bus tour of potentially blighted properties on Wednesday, May 15, 2019.

Pottstown Regional Planning: Ready for 100 initiative discussed at last meeting. There is a presentation scheduled for the next meeting of the Pottstown Transit Development Plan.

Keim Street Bridge comments: Preliminary engineering is to begin soon.
New business: There was a review of the Downtown & Outdoor Dining Ordinance. A hearing is scheduled before Borough Council on April 7, 2019. The Planning Commission has no comments or concerns. Mr. Weand made a motion to recommend approval to Council. Mr. Hylton seconded. All in favor.

Adjournment: The meeting was adjourned at 7:28pm.
APPLICATION FOR REVIEW OF A SUBDIVISION / LAND DEVELOPMENT PLAN

1. Name of Project: Specialty Chemical Systems
   Location of Project: 243 Shoemaker Road
   Pottstown, PA 19464

2. Type of Project:
   Subdivision □
   Land Development ☑

3. Applicant:
   Name: Specialty Chemical Systems, Inc. (c/o Chris Benfer)
   Address: 243 Shoemaker Road
             Pottstown, PA 19464
   Email Address: cbenfer@hectrio.com
   Telephone: (484) 624-8353

4. Applicant’s Interest is as:
   Equitable Owner ☑
   Agent of Owner □
   Describe nature of any equitable interest

5. Property Owner of Record
   Name: Specialty Chemical Systems, Inc.
   Address: (same as applicant)
   Email Address
   Telephone
   Number of Deed Book and Page # of Deed: BK 5891 PG 02373 to 02377
   Or Attach a Copy of the Deed

6. Engineer
   Name: Nave Newell, Inc.
   Address: 900 West Valley Rd., Suite 1100
             Wayne, PA 19087
   Email Address: jbannon@navenewell.net
   Telephone: (610) 265-8323
7. Total Area of Property 10.33 acres

8. Type of Development Proposed

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>No. of Lots</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision or Expansion of Existing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conversion of Existing From</td>
<td></td>
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<tr>
<td>TO</td>
<td></td>
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<tr>
<td>Condominium of Cooperative Ownership</td>
<td></td>
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<tr>
<td>Other (please describe)</td>
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</table>

Addition of two 12,000 S.F. storage buildings to property.

9. Are there any approved zoning variances or special exceptions for this development? If so, please summarize.

No

Attach a copy of the approved variance or special exception.

10. Proposed Types of Improvements

<table>
<thead>
<tr>
<th>Item</th>
<th>New</th>
<th>Expansion of Existing</th>
<th>Revision of Existing</th>
<th>Use of Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street, curbing, or sidewalk</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water supply</td>
<td></td>
<td>X (Utility coordination still in process)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanitary sewerage</td>
<td></td>
<td>X (Utility coordination still in process)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drainage or retention basin</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking (number of spaces)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Other (please describe). Two new 12,000 S.F. storage buildings to be constructed on a portion of the existing parking lot; mill and overlay of the existing parking area; installation of four rain gardens in parking islands.

11. Have appropriate public utilities been consulted? 

Yes [ ] No [x] Not yet

12. Have plans been submitted to the Montgomery County Planning Commission for Review?

Yes [ ] X Not yet

No [ ]
The Undersigned represents that, to the best of his knowledge and belief, all the above statements are true, correct, and complete.

The undersigned further represents that, except as otherwise specifically noted on the attached sheet, all proposed public improvements and facilities, as shown on the Subdivision/Land Development Plan, are to be improved, constructed, and completed, or a bond posted with the Municipality in sufficient amount to cover full, estimated cost of construction thereof prior to sale, transfer to agreement of sale of any subdivided parcels, as shown on the plan.

Date: 3/29/19

Signature of Owner or Applicant
APPLICATION FOR REVIEW OF A SUBDIVISION AND LAND DEVELOPMENT PLAN

CHECKLIST

SUMMARY OF GENERAL SUBMISSION REQUIREMENTS FOR AN INITIAL (PRELIMINARY) PLAN OF SUBDIVISION AND LAND DEVELOPMENT

To accept a Subdivision or Land Development Plan for comprehensive review by the Pottstown Planning Commission requires all applicable information and drawings, as outlined in the Pottstown Subdivision and Land Development Ordinance. This checklist should be used as a guide for the preparation of plans. The checklist is only an outline. Applicants should refer to the requirements detailed under Plan Requirement, Section 400, and to the Design Standards, Sections A500 through A527. Incomplete submissions will not be accepted for review.

Applicant must check items:

1. ✓ Name, address, and telephone number of person who prepared plan. C0.0
2. ✓ Name, address, and telephone number of the property owner record. C0.0
3. ✓ Name of subdivision and/or development, and of Borough. C0.0 - C9.1
4. ✓ A graphic scale, written scale, and north point. C0.0 - C9.1
5. ✓ Date original plan was completed. C0.0 - C9.1
6. ✓ Street address and/or the block and lot number from County tax maps. C1.1
7. ✓ The entire tract boundary with bearings and distances. C1.1
8. ✓ Names of all abutting subdivisions or landowners. C1.1
9. ✓ A key map relating the site to known landmarks, street network, waterways, etc.. C0.6
10. ✓ A key map with match lines to show the entire development, water courses, utilities, street drives, topography, etc.. C1.1
11. ✓ A statement of total acreage. C1.1
12. ✓ Zoning district designation and a statement of required zoning data, as compared to proposed development. C3.1
13. ✓ Zoning setback lines for buildings, drives, and parking areas. C3.1
14. ✓ Existing contours and elevations and a general indication of any proposed changes to the topography. C4.0
15. ✓ Existing utility lines and a general indication of any proposed changes or additions. C5.0
16. ✓ Existing and proposed buildings, drives, fences, tree masses, and individual large trees. C0.0 - C9.1
17. ✓ Existing and proposed streets, alleys, rights-of-way, sidewalks, etc. C3.1
NOTICE

The Borough has established a procedure for maintaining review fees for all subdivision and land developments. The Borough shall maintain a record of all costs, including but not limited to engineering, legal administration, and advertising incurred for the processing of said subdivision and land development. When the initial review fee is diminished to 50% of the original amount established, the Borough shall invoice the applicant with the charges so incurred and request that the applicant provide to the Borough additional monies to replenish the initial amount of the review fee posted. A condition for final approval of the plan shall be an accounting of said cost expended by the Borough. Should the accounting establish a cost in excess of the review fees paid by the applicant, prior to final approval, and prior to release of any subdivision or land development plan, the applicant shall pay to the Borough the difference between the actual costs expended by the Borough in processing the application and the amount of review fees paid. Within six months after final approval by Borough Council, the applicant may request in writing from the Borough a refund of any review fees that are being held by the Borough that have not been expended.

Date: 3/27/19

Signature of Owner or Applicant
19. ✓ Existing flood plains, floodways, wetlands, and types of soil. (C 1.1)
20. ✓ The layout of proposed streets, sidewalks, alleys, trails, buildings, etc. (C 3.1)
21. ✗ The layout and general dimensions of proposed lots, their area, and an identification number for each lot. NO PROPOSED SUBDIVISION
22. ✓ A statement of intended use of all lots, parcels, and building units. (C 5.1)
23. ✗ A statement of the total number of lots, parcels, and parking spaces. NO PROPOSED SUBDIVISION
24. ✓ Indicate tree masses and individual large trees that are intended to be cleared. (C 1.1; C 6.1)
25. ✓ Landscape plan showing the proposed general arrangement and types of plant materials for streets, parking areas, open space, buffering, screening, ground cover, slope protection, etc. (C 6.1)
26. ✓ Any proposed detention ponds, swales, culverts, popes, and other drainage devices and preliminary storm water calculations. (C 8.1; C 8.2)
27. ✓ The location, type, use, and general size of any existing and proposed outdoor storage areas, trash stations, ground surface utilities, etc. (C 5.1)
28. ✗ The general location and size of any signs. NO SIGNS PROPOSED (EXCEPT ADA PARKING SIGNS)
29. ✓ A plan for controlling erosion and sedimentation. (C 7.1; C 7.2)
30. ✗ Any areas dedicated for conservation easements, parks, or reserved public use and a description of such governing conditions. NO DEDICATIONS PROPOSED
31. ✓ All certifications, as required. (C 8.1)

The undersigned represents that all applicable items have been considered and plans or other documents have been prepared and completed to the best of his/her ability to conform to the submission requirements.

Date: 4/8/19

Signature of Owner or Applicant
Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

<table>
<thead>
<tr>
<th>Date:</th>
<th>4/9/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipality:</td>
<td>POTTS TOWN BOROUGH</td>
</tr>
<tr>
<td>Proposal Name:</td>
<td>SPECIALTY CHEMICAL SYSTEMS, INC.</td>
</tr>
<tr>
<td>Applicant Name:</td>
<td>SPECIALTY CHEMICAL SYSTEMS, INC.</td>
</tr>
<tr>
<td>Address:</td>
<td>243 SHOEMAKER ROAD</td>
</tr>
<tr>
<td>City/State/Zip:</td>
<td>POTTS TOWN, PA, 19464</td>
</tr>
<tr>
<td>Phone:</td>
<td>484-624-8353</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:CBENFER@HECTRIO.COM">CBENFER@HECTRIO.COM</a></td>
</tr>
<tr>
<td>Applicant’s Representative:</td>
<td>JAMES P. BANNON</td>
</tr>
<tr>
<td>Address:</td>
<td>900 WEST VALLEY ROAD, SUITE 1100</td>
</tr>
<tr>
<td>City/State/Zip:</td>
<td>WAYNE, PA 19087</td>
</tr>
<tr>
<td>Business Phone (required):</td>
<td>610-265-8323</td>
</tr>
<tr>
<td>Business Email (required):</td>
<td><a href="mailto:JBANNON@NAVENEWELL.NET">JBANNON@NAVENEWELL.NET</a></td>
</tr>
</tbody>
</table>

Type of Review Requested:

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review* [*Includes parking lot or structures that are not associated with new building square footage]

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amounts of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning: FLEX OFFICE - FO

Existing District:

- Special Exception Granted: Yes
- Variance Granted: Yes

Plan Information:

- Tax Parcel Number(s): 18-00-25892-00-3
- Location: 243 SHOEMAKER ROAD
- Nearest Cross Street: ROBINSON STREET
- Total Tract Area: 10.3 ACRES
- Total Tract Area Impacted By Development: 0.9 ACRES

Land Use(s):

- Single-Family
- Townhouses/Twins
- Apartments
- Commercial
- Industrial
- Office
- Institutional
- Other

- Number of New
- Senior Housing
- Open Space Acres*
- Nonresidential New Square Feet

- Yes
- No
- oral
- 24,000
- **Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

APPLICANT IS PROPOSING TO CONSTRUCT TWO 12,000 SF STORAGE BUILDINGS

RESET
April 9, 2019

VIA FEDEX NEXT PM (610) 970-6500

Winter Stokes
Zoning Officer
Borough of Pottstown
100 East High Street
Pottstown, PA 19464

Reference: Specialty Chemical Systems
    Preliminary/Final Land Development Plans
    Pottstown Borough, Montgomery County, PA
    Nave Newell No. 1999-089.03

Dear Ms. Stokes:

On behalf of our Client, Specialty Chemical Systems, Inc., please find enclosed the following items for a Preliminary/Final Land Development submission for the above-referenced project located in Pottstown Borough, Montgomery County, PA (quantities enclosed are listed after each item):

1. Preliminary/Final Land Development Plans (C1.0-C10.0), dated April 9, 2019 (6 copies);
2. Post Construction Stormwater Management Report, dated April 9, 2019 (3 copies);
3. Borough of Pottstown Land Development Application (1 original; 2 copies);
4. Borough of Pottstown Land Development Application Checklist (1 original; 2 copies);
5. Borough of Pottstown Review Fee Escrow Notice (1 original; 2 copies);
6. Check No. 3692 in the amount $600.00 for Land Development Application Fee (1 copy);
7. Check No. 3691 in the amount $10,000.00 for Land Development Escrow Fee (1 copy);
8. Copy of Deed to the property (3 copies);
9. Montgomery County Planning Commission Municipal Request for Review (3 copies); and
10. Thumb drive containing PDFs of all submitted items for MCPC (1 copy).

Specialty Chemical Systems is planning on constructing two storage buildings on the asphalt area behind the existing building. Based on direction given by Township at our February 21, 2019 introduction meeting, this project will require Land Development approval. We are submitting these Preliminary/Final Land Development Plans and associated items for the Borough's initial review and we request to present this plan to the Pottstown Borough Planning Commission at the earliest available meeting.

If you have any questions or need additional information, please contact me at (610) 265-8323 or via email at jbannon@navenewell.net.
Winter Stokes, Zoning Officer
Nave Newell No. 1999-089.03
April 9, 2019
Page 2

Respectfully submitted,

James P. Bannon, Jr., PE
JPB/jih

Enclosures

cc (via email):

Chris Benfer / George Hresko | Specialty Chemical Systems, Inc.
P:\99Proj\99089\RevResp\Township\Stokes_ltr.19-04-09.docx
S|pecialty Chemical Systems

Situated In

MONTGOMERY COUNTY, PENNSYLVANIA
BOROUGH OF POTTSTOWN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
POST CONSTRUCTION STORMWATER MANAGEMENT REPORT
AND SITE DRAINAGE CALCULATIONS

SPECIALTY CHEMICAL SYSTEMS
243 SHOEMAKER ROAD
POTTSTOWN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

SPECIALTY CHEMICAL SYSTEMS

Issued: April 9, 2019
Nave Newell No.: 1999-089.03
DEED BK 5891 PG 02373 to 02377
INSTRUMENT #: 2013104250
RECORDED DATE: 10/04/2013 03:29:54 PM

RECORDED DATE: 10/04/2013 03:29:54 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.

Nancy J. Becker
Recorder of Deeds
THIS INDENTURE, Made the 26th
day of September, in the year of our Lord Two Thousand Thirteen
(2013)

Between, EBC SOLUTIONS, INC., a Delaware Corporation,

(hereinafter called the Grantor), of

the one part, and

SPECIALTY CHEMICAL SYSTEMS, INC., a Pennsylvania
Corporation,

(hereinafter called the Grantee), of

the other part,

Witnesseth, That the Grantor, for and in consideration of the sum of,

ONE MILLION FIVE HUNDRED THOUSAND DOLLARS ($1,500,000.00),

lawful money of the United States of America, unto it well and truly
paid by the said Grantee, at and before the sealing and delivery
hereof, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, released and confirmed and, by these presents, does
grant, bargain, sell, release and confirm unto the said Grantee, its
heirs and assigns,

ALL THAT CERTAIN lot or piece of ground, together with
the building and improvements erected thereon, situate in
Pottstown, Montgomery County, Pennsylvania, bounded and
described according to Final Lot Line Adjustment Plans for
Pottstown Center, LP and Videotek, Inc., made by Newton
Engineers, dated October 15, 2003, revised December 3, 2003, and recorded January 13, 2004, in Map Book Volume 22, Page 174, as follows:

**BEGINNING** at an existing pin on the Southern ultimate right-of-way line of Shoemaker Road, said point being the Northwest corner of property of now or formerly of Pottstown Center LP and the Northeast corner of the herein described tract;

1. Thence along said lands now or formerly of Pottstown Center LP, the three following courses and distances, viz:

   (1) South 36 degrees 34 minutes 11 seconds West 139.19 feet to a concrete monument to be set;
   
   (2) South 32 degrees 54 minutes 01 seconds West 154.22 feet to a concrete monument to be set;
   
   (3) South 22 degrees 55 minutes 23 seconds West 311.98 feet to a Survey marker to be set;

2. Along lands now or formerly of the Borough of Pottstown, South 28 degrees 36 minutes 00 seconds West 174.00 feet;

3. Along lands now or formerly of Benjamin H. Longaker (D.B.V. 4813, Page 1493), lands now or formerly of Superior Metal Products Company, Inc. (D.B.V. 4948, Page 860), and lands now or formerly of Superior Metal Products Company, Inc. (D.B.V. 5259, Page 828), North 61 degrees 08 minutes 41 seconds West 766.32 feet to an iron pin;

4. Along lands now or formerly of the Wynnestay FLP Company, Inc. (D.B.V. 5216, Page 1591), North 57 degrees 36 minutes 35 seconds East 1,064.68 feet to an iron pin;

5. Along the aforesaid Southern ultimate right-of-way line of Shoemaker Road, along a non-tangential curve to the left having a radius of 530.00 feet, a central angle of 32 degrees 25 minutes 35 seconds, an arc length of 299.95 feet, a chord bearing and distance of South 29 degrees 02 minutes 02 seconds East 295.97 feet to the point and place of beginning.

**CONTAINING:** 440,490 square feet or 10.1123 acres.
BEING the same premises which Harris Corporation, a Delaware Corporation, by Deed dated February 4, 2013, and recorded March 14, 2013, in Montgomery County, in Deed Book 5866, Page 1878, granted and conveyed unto HBC Solutions, Inc., a Delaware Corporation, in fee.

BEING PARCEL #16-00-25892-00-3.

Together with all and singular the buildings with the improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, to and for the only proper use and behoof of the said Grantee, its heirs and assigns, forever.

And the said Grantor, for itself, its heirs, executors and administrators, does, by these presents, covenant, promise and agree, to and with the said Grantee, its heirs and assigns, by these presents, that it, the said Grantor, and its heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, against it, the said Grantor, and its heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, by these presents, WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal. Dated the day and year first above written.

HBC SOLUTIONS, INC.

Global Facilities Manager

BY: John P. Watson

ATTEST:
May 9, 2019

Justin Keller, Borough Manager
Pottstown Borough
100 E. High Street
Pottstown, PA 19464

RE: 243 Shoemaker Road
     Preliminary/Final Plan Review
     Pottstown Borough
     PTB-19-115

Dear Mr. Keller:

We have completed a review of the Preliminary/Final Subdivision Land Development for 243 Shoemaker Road. The site (Parcel 16-00-25892-00-3) is located on the southwest side of Shoemaker Road. The parcel is approximately 9.97 acres and within the Flex Office (FO) Zoning District. The property contains two existing buildings and parking lot. The current application proposes to demolish part of the existing parking lot to allow for parking lot reconfiguration and the construction of an additional building.

The following information was submitted by Nave Newell, Inc., and was received by our office on April 11, 2019:

A. Application for Review of a Subdivision / Land Development Plan dated March 27, 2019.
B. Application of General Submission Requirements for an Initial (Preliminary) Plan of Subdivision and Land Development dated April 8, 2019.
C. Applicant Request for County Review form dated April 9, 2019.
D. Property Deed for the Parcel.

The Plans have been reviewed in accordance with Chapter 9 Grading and Excavating, Chapter 21 Streets and Sidewalks, Chapter 22 Subdivision and Land Development, Chapter 26 Water Part 2 Stormwater Management, and Chapter 27 Zoning of the Borough of Pottstown Ordinances.

We offer the following comments for your consideration:

Chapter 9 Grading and Excavating:

1. § 9-105.A – Whenever any subdivision and/or land development is approved under the Subdivision and Land Development [Chapter 27] Ordinance, any new construction or installation of a new structure or any change in use cause the landscape to be permanently disturbed as to either contours, soils or slope characteristics, or vegetation or any ground cover is to be permanently removed, except as hereinafter excluded under Sections 106 and 107 below, and except as otherwise subject or review and approval by the Montgomery County Soil Conservation District, as provided under Section 104 of this Part, a plan is required showing how resulting erosion and sediment shall be controlled. This plan shall include the following: The amount of site alteration proposed.
§ 9-105.D - Erosion and sediment control practices, both temporary and permanent, and the operation and maintenance arrangements.

The limits of disturbance must be revised to include all areas of earth disturbance, including but not limited to:

- The areas within the western portion of the parking lot where the 192-194 proposed contours are shown. The area where the proposed curb is to be installed, along with the surrounding area required to construct the curb, must be included within the limit of disturbance.
- The area encompassing the 18-inch compost filter sock shown at the south west corner of the western proposed building, parallel to the eastern parking area, the southeast corner of the building, and parallel to the southern edge of the parking.
- Clarification shall be provided regarding the areas excluded within the proposed buildings, shown as “Area of Mill & Overlay/Binder Build-Up”, as it appears based upon the proposed edge of pavement shown on the Site Plan (sheet 4), that all pavement is to be removed in the area of the buildings.
- The area encompassing the proposed rock construction entrance.

All “Soil Erosion and Sedimentation Control Notes” shall be completed (removing placeholder text and specifying proper designations of road names and parcel numbers, etc.).

Chapter 21 Streets and Sidewalks:

2. § 21-201 – It shall be the duty of the owner of any lot or real estate on which a right-of-way is situated or which abuts a right-of-way in which any street or alley is laid out, opened, and dedicated to the public use, or in which hereafter shall be laid out, opened, and dedicated to the public use, upon written notice from the Borough’s Department of Licensing and Inspections, or other designee, to construct at their own expense convenient sidewalks and curbing on each side of such street, land or alley, for the safety and convenience of the public, in accordance with the specifications provided for herein, within 30 days of receipt of said notice.

Construction of sidewalk along the property frontage is required in accordance with the above referenced section of the Ordinance unless waived by the Pottstown Borough Council. If sidewalks are required, the criteria set forth in §21-203 relating to construction and all other applicable sections of Chapter 21 shall apply.

Chapter 22 Subdivision and Land Development:

3. § 22-400.2. C.1 - Sanitary sewer lines and water lines.

§ 22-400.2.C.1.(b) - Existing sewer and water lines to existing buildings that are to remain shall be verified as single and separate services with the appropriate Authority and the results noted on the plan.

It shall be confirmed whether the proposed building shall require water supply and sewage disposal. All proposed sanitary and water lines must be shown for the proposed building if applicable.

4. § 22-400.4.A.2.(a) - From the proposed building(s) to front, side and rear property lines.
   § 22-400.4.A.2.(b) - From the proposed building(s) to existing building(s) on adjacent properties and building(s) to remain on the lot.

The distance from the proposed building to existing buildings on the property and to each of the property lines must be shown on the Plans.

5. § 22-400.4.A.3.(a) - "The proposed building(s) shall be staked in the location as shown on the plan and approved by the Building Inspector/Zoning Officer prior to the issuance of a building permit. Also, setback or
separation dimensions as indicated on the plan shall be maintained throughout the construction. Field adjustments for building location may require an amended plan, subject to the discretion of the Borough or its representatives."

The above referenced note must be added to the Site Plan (Sheet C3.1).

6. § 22-400.4.E - Scaled architectural/construction drawings of the new building(s) shall be submitted with the subdivision and/or land development plans.

Architectural Plans must be submitted with this application for review and approval by the Borough of Pottstown.

7. § 22-400.5.B - The plan shall include the seal and signature of the engineer or surveyor who prepared the plan and a statement verifying the accuracy of the survey. The plan shall also include blocks for the certification of the owner and approval of Borough Council, the Pottstown Planning Commission and the Montgomery County Planning Commission. Samples are included in Appendix A4, Section A408, located at the end of this Chapter.

A block for certification for the above referenced entities must be added to the Plans.

8. § 22-400.4.l - Lighting.

A Lighting Plan shall be provided by the applicant to ensure that existing and/or proposed lighting comply with all applicable sections of the Ordinance.

9. § 22-A403.1 - A statement of total acreage of the property, to the nearest tenth of an acre.

The zoning tabulation table shall be revised to also include the acreage of the property in addition to the square footage.

10. § 22-A404.1 - The total tract boundary lines of the area being subdivided or developed with accurate distances to hundredths of a foot and bearings to nearest 15 seconds. These boundaries shall be determined by accurate survey in the field, which shall be balanced and shall close with an error of closure not to exceed one foot per 10,000 feet; provided, however, the boundary(s) adjoining additional un-platted land of the sub-divider, for example, between separately submitted final plan sections, are not required to be based upon field survey, and may be calculated. These closure computations shall accompany the final plan. The location and elevation of all boundary lines or perimeter monuments shall be indicated, along with a statement of the total area of the property being subdivided or developed.

A closure report as described above must be provided with this application.

11. § 22-A404.2 - The layout of streets, alleys, crosswalks, sidewalks, and public trails, including the names and widths of cartways and ultimate rights-of-way. The following data for the cartway centerlines and right-of-way lines of all recorded, except those that are to be vacated, and/or proposed streets, and for the right-of-way lines of all existing streets within the property.

The widths of the cartway and ultimate rights-of-way for Shoemaker Road must be noted on the Plans. Additionally, a note or description pertaining to the Legal right-of-way shown along the north property line on Sheet C3.1 shall be provided.
12. § 22-A404.3 - The layout of buildings, parking lots, driveways, and access points to existing streets. Where applicable, compliance with American Disabilities Act requirements shall be shown. Plans, including sizes and materials, for private drives; parking areas and the layout of parking spaces and aisles; loading areas; and trails and plazas. A statement of the intended use of all nonresidential lots, or in the case of land developments, building units, with reference to restrictions of any type that exist or will exist as covenants in the deed for the lots or units contained in the subdivision and, if covenants are recorded, including the book and page number from the County deed records.

A statement of the intended use for the proposed buildings including any applicable restrictions or covenants for the units shall be added to the Plans.

13. § 22-A408.19 - All of the following certifications must appear on the final plat:

All certifications within the above referenced section of the Ordinance must be added to the Plan.

14. § 22-505 - Street Trees

Street trees shall be provided along the property frontage in accordance with the criteria set forth in Section 22-505.1 unless waived by Pottstown Borough Council. If the existing trees are to be applied, the species, size and tabulations demonstrating compliance shall be provided.

15. § 22-A404.3 - The layout of buildings, parking lots, driveways, and access points to existing streets. Where applicable, compliance with American Disabilities Act requirements shall be shown. Plans, including sizes and materials, for private drives; parking areas and the layout of parking spaces and aisles; loading areas; and trails and plazas. A statement of the intended use of all nonresidential lots, or in the case of land developments, building units, with reference to restrictions of any type that exist or will exist as covenants in the deed for the lots or units contained in the subdivision and, if covenants are recorded, including the book and page number from the County deed records.

A large-scale plan demonstrating compliance with current ADA shall be provided in the area of the concrete walk and proposed handicap parking spaces. Applicable grades, spot elevations, and dimensions shall be provided.

32. § 22-A504.4 - A minimum of 0.01 acre of land shall be offered for dedication for each 1,000 square feet of building, structure or improvement proposed for any nonresidential land development plan.

A minimum of 0.24 acre of land shall be offered for dedication or a fee in lieu provided to the Borough per the requirements of § 22-A505.

33. § 22-A528.8 - Parking stalls shall contain a rectangle nine feet (9') by eighteen feet (18'). Parking lots with five (5) or more spaces may designate up to twenty percent (20%) of the spaces as compact spaces with dimensions of eight feet (8') by fifteen feet (15'). Parking lot dimensions shall be those listed in the following table:

<table>
<thead>
<tr>
<th>Angle of Parking Space</th>
<th>Parking Aisle Width in Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>90 degrees to 60 degrees</td>
<td>22</td>
</tr>
<tr>
<td>60 degrees to 45 degrees</td>
<td>19</td>
</tr>
<tr>
<td>Less than 45 degrees</td>
<td>17</td>
</tr>
<tr>
<td>Parallel</td>
<td>12</td>
</tr>
</tbody>
</table>
The proposed parking area must be reconfigured to provide a minimum parking aisle width of 22 feet. Applicable dimensions shall be added to the Site Plan (sheet C3.1)

34. § 22-A530 - Sewers and Sewage Disposal.

§ 22-A531 - Water Supply.

CEDARVILLE defers comments relating to sanitary sewerage and Water Supply to the Borough Authority.

35. § 22-600.2 - All requests for a modification shall be in writing and shall be a part of the application for development. The request shall state in full:
   a. The ground and facts of unreasonableness or hardship on which the request is based.
   b. The provision or provisions of the ordinance involved.
   c. The minimum modification necessary.

The plan currently does not reference any waiver requests from the Subdivision and Land Development Ordinance. In the event that waivers or modification are to be requested upon revision to the plan, the applicable request shall be submitted as specified by Part 6: Modifications of the Borough of Pottstown Subdivision and Land Development Ordinance and shall be referenced on the plan and in letter form.

36. § 22-A700.1 - No plat shall be approved finally unless the streets, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers, and other improvements as are required by this Chapter, or are depicted on the plat, have been installed in accordance with this Chapter. In lieu of the completion of any improvements required as a condition for the final approval of a plat, including improvements or fees required by subsection (2), immediately below, the developer shall deposit with the Borough financial security in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings that may be required.

Completion of site improvements or financial security of an amount acceptable to the Borough Council must be provided to the Borough prior to Final Approval. A construction cost estimate will be required to be submitted for review and approval should the applicant elect to provide financial security.

Chapter 26 Part 2 Stormwater Management:

37. § 26-221.5.A - The measurement of impervious areas shall include all of the impervious areas in the total proposed development even if development is to take place in stages.

The total area amount of impervious area must be noted in square feet for both the existing and proposed conditions on the Plan. It shall be noted that, if it is determined that the improvements proposed will result in earth disturbance of one acre or greater, the Exemption referenced in Section 222.1 shall no longer be applicable, and stormwater management will need to be provided in accordance with the applicable criteria set forth in Sections 221, 223 and 224.

38. § 26-221.10 - Normally dry, open-top, storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm.

If it is determined that this project is not exempt from stormwater management, soils testing must be performed to document the drawdown time for each of the proposed BMPs to verify that they function within the required

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timeframe as specified by the above referenced section of the Ordinance. Additionally, the locations of each test must be shown on the Plans.

39. § 26-221.12 - For all regulated activities, SWM BMPs shall be designed, implemented, operated, and maintained to meet the purposes and requirements of this Part and to meet all requirements under Title 25 of the Pennsylvania Code, the Clean Streams Law,[1] and the Storm Water Management Act.

Significant portions of the provided stormwater report reference a different project, location, and conditions and must be revised to pertain to the 243 Shoemaker Road project in Pottstown Borough.

Drainage area maps shall be provided for both stormwater management and stormwater conveyance calculations.

Chapter 27 Zoning:

40. § 27-336.5 – Requirements for lot area, building setbacks, and building size:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area</td>
<td>30,000 square feet</td>
</tr>
<tr>
<td>Minimum open space</td>
<td>20%</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>75%</td>
</tr>
<tr>
<td>Front setback</td>
<td>20 feet</td>
</tr>
<tr>
<td>Side setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Rear setback</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>150 feet</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>200 feet</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>55 feet</td>
</tr>
<tr>
<td>Minimum floor to area ratio</td>
<td>20%*</td>
</tr>
</tbody>
</table>

* Fifteen percent if full-time employment exceeds 12 persons per acre

The front yard setback shall be dimensioned from the right-of-way line of Shoemaker Road, in accordance with the definition set forth in Pottstown Code Section 1400. The site plan currently references this dimension as a Side Yard Setback. All setbacks as dimensioned should be confirmed and revised to represent the applicable yard designation.

The setback lines shown on the plan shall coincide with the above referenced data and Zoning Table as included on the plan. The plan currently references 2 side yard setbacks of 50' and 30', a front yard setback of 30', and a rear yard setback of 30', which does not coincide with the values required by Ordinance. Existing and proposed building setbacks shall be confirmed and updated as required.

39. § 27-601.3 – Interior aisles or maneuvering lanes shall have a minimum width as follows:

<table>
<thead>
<tr>
<th>Angle of Parking Space</th>
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<td>12</td>
</tr>
</tbody>
</table>

The parking area must be reconfigured to provide a minimum aisle width of 22 feet.

40. § 27-604 – All parking areas for more than 10 vehicles serving business uses and collective residential parking shall be adequately illuminated during the hours between sunset and sunrise when the use is in
Any lighting used to illuminate any off-street parking area, whether required or not, shall be so arranged or shielded to protect any adjacent residential premises from the glare of the illumination. Fixtures shall be equipped with or be capable of being back fitted with light directing devices such as shields, visors or hoods when necessary to redirect offending light distribution. Lights shall be installed or aimed so that they do not project their output into the window of a neighboring residence, an adjacent use, directly skyward, or onto a roadway.

A lighting plan must be submitted for review with this application.

Other agency reviews and approvals

Approvals or permits from the following agencies may also be required. Written evidence of these approvals, acceptance, or exemptions need to be submitted to the Borough;

A. DEP approval of sewage facilities planning module (if sewage service is being proposed)
B. Pottstown Municipal Authority for sanitary sewer service (if applicable)
C. Pottstown Municipal Authority for potable water service (if applicable)
D. Montgomery County Conservation District (NPDES if applicable)
E. Montgomery County Planning Commission Review
F. Public Works Department, Borough of Pottstown
G. Fire Marshall, Borough of Pottstown
H. Zoning Officer, Borough of Pottstown

Please note, revisions made in response to the above may generate further review comments. Please contact us with any questions or concerns.

Best Regards,
CEDARVILLE Engineering Group, LLC

[Signature]
Robert E. Flinchbaugh, P.E.
Senior Municipal Engineer

cc: Stephanie Dobbins, Pottstown Borough Licensing and Inspections
Ginny Takach, Pottstown Borough Secretary
Charles D. Garner, Esquire, Pottstown Borough Solicitor
Keith A. Place, Pottstown Borough Director of Licensing and Inspections
Winter Stokes, Pottstown Borough Zoning/Planning Administrator
James P. Bannon, P.E., Nave Newell, Inc.
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