January 14, 2021

Borough of Pottstown
100 East High Street
Pottstown, PA 19464
Attention: Justin Keller, Manager

RE: M&M Lube
   Land Development Response Letter
   804 Farmington Avenue
   BE Project No. 15-181A

Dear Borough:

The following is the response to the December 10, 2020 review letter from Cedarville Engineering Group:

Chapter 9 Grading and Excavating
1. The limit of disturbance has been shown on Sheet 1. The proposed paving has been shown on Sheet 1 and includes spot elevations and contours. The seeding and mulching locations have been shown on Sheet 1 and the details on Sheet 3.

Chapter 22 Subdivision and Land Development
2. The height of the building has been added to zoning table on Sheet 1.
3. The proposed building, paving and pavement markings have been shown on the legend on Sheet 1.
4. The limits of demolition and items to remain or be removed have been labeled on Sheet 2.
5. A waiver is being requested to not provide the off-site information within 100 feet of the site.
6. The cartway width of Wilson Street is shown on Sheets 1 and 2.
7. The existing spot elevations, signage and ADA access grades have been shown on Sheet 1. The signage detail is on Sheet 3.
8. The shade tree requirements are tabulated on Sheet 1. No new trees are proposed.
9. A fence has been shown on Sheet 1 and detailed on Sheet 3 for the trash storage area. A waiver is being requested to not provide fencing along the existing street frontage. The 3.5’ hedge row, 4’ chain link fence and existing trees provide an existing buffer.
10. The existing fencing, trees and shrubs have been shown on Sheets 1 and 2. The landscaping is tabulated on Sheet 1.
11. A proposed light and coverage have been shown on Sheet 1 and detailed on Sheet 3.
12. The plan certifications have been revised on Sheet 1.
13. No public improvements are proposed so the improvements agreement should not be necessary.
Chapter 26 – Water – Part 2 Stormwater Management
14. Since the disturbed area is less than 1,600 square feet, no stormwater management is required.
15. The O&M plan is not required. There are no existing or proposed SWM facilities.

Chapter 27 Zoning
16. The proposed building plans are included with this submission.
17. The zoning table has been revised where required.
18. The parking has been revised to not be stacked. Nine spaces are required and 14 can be accommodated.
19. The parking has been revised to not be stacked.
20. Lighting for the building addition has been added to Sheet 1 and detailed on Sheet 3.
21. A waiver is being requested to not require fencing along the existing streets.

General Comments
22. The existing heating oil AST is shown on Sheet 2. It will be relocated to be inside the addition to be used as part of the heating system.
23. There is no PADEP closure procedure for AST heating oil tanks of this size. We believe that starts above 1,000 or 10,000 gallon tank sizes.
24. The monitoring wells are part of the UST removal. A copy of the PADEP correspondence will be provided.
25. The correct parking regulations have been applied.

If you have any questions or need additional information, please contact me.
Very truly yours,

Boyer Engineering LLC
Brian D. Boyer, P.E.
President

CC: Mike Moyer, M&M Lube