



October 20, 2021

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

RE: 200 Shoemaker Road
Preliminary/Final Plan Review – REISSUE
Pottstown Borough
145-21-0187

Dear Mr. Keller,

CEDARVILLE Engineering Group, LLC (CEG) has completed a review of the Preliminary/Final Subdivision Land Development for 200 Shoemaker Road. The site (Parcel 16-00-25833-30-5) is located on the northwest corner of the intersection of Shoemaker Road and Route 100. The parcel occupies 1.46 acres and within the Highway Business (HB) District. The current application proposes re-development of the property consisting of demolition of an existing 5,562 SF restaurant building and related improvements, and construction of a 2,235 SF Chipotle Restaurant with outdoor seating area and a pickup lane, and a separate 7,360 SF Retail Space. No stormwater management facilities are being proposed with this submission.

The following information was submitted by Bursich Associates, Inc. and was received by our office on September 28, 2021:

- A. Full size Engineering Plan Titled Preliminary/Final Land Development Plan, prepared by Bursich Associates, Inc. dated September 17, 2021.
- B. Borough Application for Review of a Subdivision/Land Development Plan and Checklist.
- C. Borough Application Fee Calculation.
- D. Post-Construction Stormwater Management Report and Drainage Area Plans, latest revision date September 2021.
- E. Waiver Request letter dated September 17, 2021.
- F. Montgomery County Planning Commission – Application Request for County Review.
- G. Cover Letter, Burisch Associates, dated September 21, 2021.

The following waivers are being requested with this application:

- A. Section 22-400.3.A and Section 22-A402.1 and Section 22-A402.2 - to not show the existing features and items within 100 feet of the project.

The Plans have been reviewed for compliance with Chapter 9 – Grading and Excavating, Chapter 22 – Subdivision and Land Development, Chapter 26 – Water; Part 2 – Stormwater Management, and Chapter 27 - Zoning. This letter shall supersede the previous review letter dated October 18, 2021.

The following comments are offered for consideration:

Chapter 9 Grading and Excavating:

1. *Section 9-105.A - The amount of site alteration proposed.*



The following information shall be provided:

- The total area of the Limit of Disturbance shall clearly be indicated on the Erosion and Sediment Control Plan.
 - An N.P.D.E.S. Permit from the Montgomery County Conservation District shall be required due to greater than 1 acre of earth disturbance being proposed. A copy of this permit shall be provided to the Borough prior to Plan recording.
 - The proposed silt sock, shown to the east and south of the proposed disturbance, shall be revised to align parallel to existing contours per the PADEP Erosion and Sediment Pollution Control Program Manual, March 2021.
 - The following shall be provided for the proposed silt sock:
 - The size of the silt sock shall be clearly shown on the Plan and designated on the Plan Legend.
 - Calculation to support the size of the silt sock proposed, based upon tributary slope.
 - General Erosion Control Note 17 shall be revised to “No slopes shall be constructed steeper than 3:1”.
 - The “Revisions” Note shall be revised to include providing the Borough with an updated E&S Plan.
 - Grading associated with the proposed sediment, located at the eastern portion of the site, shall be shown, to demonstrate that the trap contains adequate capacity in accordance with the Pennsylvania Erosion and Sedimentation Control Manual. Details of the trap along with applicable Operation and Maintenance Notes shall be provided.
 - Additional E&S BMPs shall be provided for the driveway entrances/exits so that the broad-based dips adequately convey flow to an erosion and sedimentation control facility.
2. *Section 9-109.B - A narrative report describing the project and giving the purpose and the engineering assumptions and calculations for control measures and facilities.*

An Erosion and Sediment Control Narrative and Calculations shall be provided.

3. *Section 9-112.B - No person, firm or corporation shall modify, fill, excavate, pave, grade or regrade land in any manner so close to a property line as to endanger or damage any adjoining street or alley or any other public or private property without supporting and protecting such property from settling, cracking, erosion, sediment, flooding or any other physical damage or personal injury which might result.*

A detail of the proposed retaining wall shall be provided to confirm that no grading will be required outside of the property line.

Chapter 22 Subdivision and Land Development:

4. *Section 22-202 – Formal Application Procedure.*

A Preliminary Plan must be submitted and reviewed prior to review of a Final Plan. CEG offers no objection to consideration of a waiver from this section of the Ordinance; however, this relief must be formally requested by the Applicant in writing prior to consideration.

5. *Section A205.1 No plat that will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be approved finally unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a State highway is permitted. A highway occupancy permit shall be obtained according to the rules and regulations of the Pennsylvania Department of Transportation.*



A Highway Occupancy Permit (HOP) will be required for the following improvements:

- Sidewalk construction within the S.R. 100 right-of-way, adjacent to the existing ADA ramp.
- The proposed storm sewer connection to Inlet #EX1.
- Discharge of stormwater from the swale to the north of the northernmost paved area.

A copy of the required Highway Occupancy Permits shall be provided prior Plan recording.

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

The above referenced drawings must be submitted with the Plans.

7. *Section 22-A401.10 A key map relating the site to the existing street network, waterways, railroads, or other known landmarks. The key map shall be titled and shall show a graphic and written scale and north point. In the case of a subdivision or land development located less than 1,500 feet from the boundaries of the Borough, the name and approximate distance of all other municipalities and counties within 1,500 feet perimeter shall be indicated.*

The Location Map on the Cover Sheet shall be updated to include the minimum criteria outlined in the above section of the Ordinance.

8. *Section 22-400.3.A - Show physical features and topography on the property surrounding the subject parcel for a distance of 100 feet unless a greater distance is deemed necessary by the Zoning Officer because of unconventional topographic conditions.*

§ 22-A402.1 - Within 100 feet of any part of the land being subdivided or developed: the location, names, width, radii, curbs, sidewalks, and surface conditions of existing streets and alleys; the location and dimensions of existing rights-of-way and easements; the location of watercourses, floodplains, floodways, sanitary sewers, storm drains and catchments, utilities above and below ground; the location and width of existing curb cuts and/or driveways; the location of any zoning district boundary, municipal or county boundary, or recreational area; and other similar features.

§ 22-A402.2 - Within 100 feet of any part of the land being subdivided or developed: contour lines and elevation data; the location of existing structures and their use; parking areas; and significant landscape features.

A waiver has been requested by the Applicant from the above referenced sections of the Ordinance. CEG offers no objection to consideration of a partial waiver of the referenced Ordinance section, provided that the following is shown:

- Existing grading to the north of the property, for a distance of 100 feet, shall be shown to adequately show off-site drainage being conveyed to the site.
- Ultimate Right-of-Way and Cartway Widths for Shoemaker Road and Robinson Street must be shown and properly labeled.

9. *Section 22-400.5 - Certificates and Assurances.*

Certification of a "Phase One" Environmental Site Assessment shall be attached in accordance with ASTM (American Society for Testing and Materials) standards.



The Applicant shall provide Phase 1 Environmental Site Assessment per the above referenced Ordinance section.

10. *Section 22-A403.8 – Streets, including streets recorded but not constructed, on or abutting the tract, including names, right-of-way widths, cartway or pavement width, radii, curb lines, sidewalks, and approximate grades.*

The following shall be shown:

- The legal and ultimate right-of-way for Shoemaker Road shall be shown.
- Proposed spot elevations shall be provided in the vicinity of the 2 depressed curb areas along the proposed sidewalk, located to the west of the building.

11. *Section 22-A403.10 – The location of percolation test holes and any test borings and a report of such tests.*

The locations of the Test Pits for Infiltration Testing must be shown on the Plan.

12. *Section 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.*

The following must be addressed:

- Large scale Plans shall be provided to demonstrate compliance with ADA requirements. The following shall be shown:
 - The locations and dimension of all landings, ramps, and detectible warning strips.
 - Spot elevations provided at the corners of the above-referenced improvements to confirm that grading meets current ADA requirements.
- Additional ADA facilities shall be provided within the sidewalk located between the building and the proposed ADA parking areas located to the east of the building. The above referenced details shall be provided.
- Spot elevations shall be provided in the area of the proposed ADA parking spaces to the east of the building to demonstrate compliance with current ADA requirements.
- A detail for Detectable Warning Surface (DWS) shall be added to the Plans.

13. *Section 22-A404.8 – The proposed layout shall include: The line-of-sight triangles at street intersections.*

Section 22-A521.5 – Clear-sight distance along the centerlines of neighborhood streets shall be maintained at not less than 75 feet; along avenues at not less than 100 feet, and along state roads not less than 150 feet.

The following shall be shown on the Plan:

- Sight triangles should be provided in accordance with the criteria set forth in PA Code, Title 67, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads.
- Sight triangles, in accordance with the criterial set forth for avenues, shall be shown on the Landscape Plan. Trees located within these triangles shall be relocated.



14. Section 22-A404.17 – *The proposed layout shall include: Location, type, and size of any signs.*

The following signs shall be provided:

- A “No Left Turn” and “Do Not Enter” sign shall be provided at the intersection of the eastern-most entrance to prevent traffic from entering the vehicle stacking area at the front of the building.
- A “No Left Turn” sign shall be provided with the stop sign at the eastern-most access to Shoemaker Road.

15. Section 22-A404.21 – *Stormwater runoff calculations for the entire site and the location, layout and elevations for any detention facilities or collection and conveyance facilities. See the Borough of Pottstown Stormwater Management Ordinance for additional criteria. The plan shall be noted to clearly indicate that all proposed inlets shall have the approved Pottstown standard “NO Dumping, Drains to River” placard permanently installed. A placard detail shall be provided on the plans along with any inlet details.*

The following must be addressed:

- The Inlet details shall reference that the referenced placard is to be installed.

16. Section 22-A408.2 *The seal of the engineer or surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of all monuments.*

The Professional Engineer’s seal or engineer responsible for the design must be provided on the Plans.

17. Section 22-503.1 – *Total Number. The total number of trees required by this chapter shall be determined by computing the number of trees needed for street frontage, parking lots, and open space, and adding the results. When the sum results in a fraction, the fraction shall be rounded up to the next higher whole number. Existing trees more than three inches in caliper may be counted toward the total.*

Section 22-504 - In areas of any developed lot where there are no buildings, one shade tree shall be provided for every 8,000 square feet of total lot area. This shall be in addition to trees required for street frontage and parking lots.

Section 22-505.1 - Except as modified by Chapter 25, Trees, of the Code of Ordinances of the Borough of Pottstown, as amended, shade trees shall be provided along street frontage.

Section 22-508.1 - Trees shall be uniformly distributed along the perimeter of parking areas and within the interior of parking areas in a quantity of not less than one tree per every eight parking spaces.

The following quantity of trees are required by the above referenced sections of the Ordinance.

Open Space Trees = $(63,545 \text{ sf lot area} - 9,685 \text{ sf building area}) / 8,000 \text{ sf} = 6.7$ or 7 trees

Street Trees = $\sim 731 \text{ ft lot frontage} / 30 \text{ foot} = 24.4$ or 25 tree

Parking Lot Shade Trees = $49 \text{ spaces} / 8 = 6.1$ or 7 trees

Total Required Trees = $7+25+7 = 39$

The Applicant is proposing the following number of trees:

Open Space – 0

Street Trees – 24

Parking Lot Trees – 6

Total Trees = $24+6 = 30$



The following shall be provided:

- In the area of the proposed Zelkovas shown adjacent to the east of the building, additional labeling and Plan marking shall be shown to indicate where the concrete sidewalk ends, and the landscape area begins.
- A levelling area shall be provided to the east of the easternmost parking area, to adequately accommodate the three (3) proposed Red Maple trees.
- Trees located within the A tabulation shall be provided on the Landscape Plan.

18. *Section 22-503.3 – Species and Location. All tree species required by this Part shall conform to the approved Tree List of the Borough of Pottstown, as specifically enumerated and set forth in § 104, Planting of Trees on Public Rights-of-Way, contained in Chapter 25, Trees, of the Code of Ordinances of the Borough of Pottstown, as amended. A copy of the approved Tree List is attached hereto and incorporated herein, marked as Exhibit A.[1] In addition, the location of plantings of such required tree species shall also comply with all applicable requirements of Chapter 25. In the event there is any conflict or inconsistency with respect to the requirements of this Part or Chapter 25, the requirements of Chapter 25 shall control.*

The following trees shall be revised to acceptable trees consistent with Exhibit A of the Pottstown Subdivision and Land Development Ordinance:

- Acer Rubrum ‘Firazam’
- Quercus Rubra ‘Crimson Spire’

19. *Section 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.*

§ 22-A505.1 – Subject to the discretion of Borough Council, an Applicant may elect to contribute a fee in lieu of dedication of such land. Such fee shall help the Borough defray the costs of providing open space and public recreational facilities to serve the residents and workers in the Borough.

§ 22-A505.3 – The value of any fee in lieu of land for opens space shall be equal to the average fair-market value of the land required by Section A504 above or the property value thereof. The formula to be used in computing the fee shall be fair-market value of one acre multiplied by the percent (in acres) of land to be dedicated. As an alternative, when agreed upon by the Borough, the Borough may elect to accept a flat fee of \$500 per dwelling unit or lot created for residential subdivisions/land developments that create less than five dwelling units/lots.

The following shall be addressed:

- The current note on the Plan states that a waiver is being requested. A waiver shall not be applicable, conditioned upon that the note be revised on the Plan indicating that a fee in lieu of land offered for dedication is to be provided.
- The referenced fee shall be based upon fair market value of the open space required, in accordance with the criteria set forth in Section 22-A505 of the Ordinance, or a fee as otherwise determined acceptable by the Borough. The open space required shall be computed based upon the additional building area proposed.

20. *Section 22-A509.1 Site Protection and General Planting Requirements- Existing Plantings Protection. Maximum effort shall be made to save fine specimens. No material or temporary soil deposits shall be placed within four feet of shrubs or 10 feet of trees designated on the landscape plan to be retained. Temporary protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site.*



Tree protection fence detail shall be provided on the Plans and proposed around existing vegetation to be protected as well as proposed trees. This includes the existing trees along the northern property line as shown on the Existing Features and Demolition Plan.

21. *Section 22-A512.1.C – Outdoor lighting shall be designed, located and mounted at heights no greater than 12 feet above grade for non-cut-off lights, or 20 feet above grade for cut-off lights.*

Section 22-A512.1.F - Parking lot lighting fixtures of more than 2,000 lumens shall be cutoff fixtures.

The BUG rating shall be provided for all proposed light fixtures. All fixtures with a “U” greater than 0 or a “G” greater than 2 shall be revised to be cutoff fixtures or meet comparable BUG ratings.

22. *Section 22-A512.1.E – All outdoor lighting shall be designed and located such that the maximum illumination measured in footcandles shall be 0.3 maintained footcandle at any property line, and 2.0 maintained footcandles at any street right-of-way. Fixtures should be placed to provide uniform distribution of light and to avoid intense lighting that produces excessive glare. The average intensity illumination for outdoor lighting shall not exceed 6 footcandles in intensity as measured at grade.*

The maximum illumination at a Robinson Street entrance and temporary entrance on Shoemaker Road shall be revised to a maximum footcandle value of 2.0.

23. *Section 22-A514.3 – The level of illumination shall be based upon the primary activity in each area to be lighted. The following standards for various activities prescribed by the Illuminating Engineering Society chart represents a number of exterior lighting uses for general reference. Footcandle designations represent measurements for the average intensity at grade.*

The following shall be addressed:

- The northeastern parking lot lighting shall be revised to provide a minimum footcandle value of 1 and a maximum value of 4.
- The outdoor seating area shall be revised to provide a minimum footcandle value of 2.

24. *Section 22-A518 – Street Widths. Minimum widths for proposed streets and extensions or continuations are as follows:*

Street Type	Assumed Traffic and Parking Requirements	Right-of-Way	Paved Cartway	Grading
Service (Alley)	2 traffic lanes (9') 0 parking lanes	18'	18'	Full width
Neighborhood	2 traffic lanes (10') 1-2 parking lanes (8')	50'	28-36'	Full width
Avenue	2 traffic lanes (10-12') 2 parking lanes (8')	50-80'	36-40'	Full width

The following shall be addressed:

- Ultimate right-of-way associated with Shoemaker Road shall be provided and dimensioned in accordance with the appropriate roadway classification.
- The Applicant shall reference any additional right-of-way to be offered based upon the area required as part of the Plans for the anticipated roundabout for Shoemaker Road and Robinson Street.



25. § 22-A525.2– Sidewalks shall be placed in the right-of-way and parallel to the street, unless an exception has been permitted to preserve topographical or natural features or to provide visual interest, or unless the Applicant shows an alternative pedestrian system that provides safe and convenient circulation. In commercial and in high-density residential areas, sidewalks may abut the curb. There shall be a grass strip of a minimum of four feet and a maximum of six feet between the curb and sidewalk.

The following information shall be provided:

- The Plans shall be revised as required to show the minimum right-of-way as required above. Proposed sidewalk shall be contained within the right-of-way.
- The Plans currently show proposed sidewalk located outside of the rights-of-way of Shoemaker Road and Robinson Street. If this right-of-way is to remain applicable, a pedestrian access easement will be required to encompass the full extent of the sidewalk.

26. Section 22-A527.1.B – Driveways shall be located, designed and construction in a manner which will not cause interference to the travelling public, a hazard to the free movement of normal highway traffic, or areas of traffic congestion.

The proposed trash enclosure is located directly adjacent to the access to Robinson Street. As shown, the proposed gates, along with refuse removal vehicles, will potentially encroach into the driveway and create a potential obstruction for vehicles using this entrance. The Applicant shall:

- Relocate the trash enclosure to an area which shall have a minimal impact on site circulation, or
- Provide information on the Plan outlining how this entrance will be temporarily closed during the time in which refuse is to be removed.

27. Section 22-A528.7 No less than a five-foot radius of curvature shall be permitted for all curblines in all parking areas.

The island curb next to the handicap parking next to the northeast portion of the building is proposing a 4.5' curb radius. The curb must be revised to be a minimum of 5'.

28. Section 22-A528.9 – Pavement markings, curbing and landscaped parking islands shall be placed within parking areas to force vehicles to use designated routes.

The following must be addressed:

- A detail of the pedestrian island at the right-in right-out entrance shall be provided.

29. § 22-A 700.1 - No plan shall be approved finally unless the streets, walkways, curbs, gutters, streetlights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers, and other improvements as are required by this Chapter, or are depicted on the plan, 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 include, 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 planting that may be required.

Section 22-700.2 – The developer will submit an estimate of the cost of improvements which will be reviewed by the Borough Engineer. If the developer needs more than a year to complete the improvements, the Borough may require more financial security.



Completion of site improvements or deposit of financial security of an amount acceptable to Borough Council must be provided to the Borough prior to Plan recording. If financial security is to be posted, it shall be incorporated into a Developer's Agreement to be executed prior to recording of the Plan. The Applicant or Applicant's Counsel shall contact the Borough Solicitor regarding preparation of the agreement. To determine the amount of financial security, a construction cost estimate of improvements shall be submitted for review and approval. The Applicant's Engineer shall contact the Borough Engineer to confirm the improvements to be included as part of the estimate.

Chapter 26 Water, Part 2 Stormwater Management:

30. *Section 26-221.4 - For all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this Part and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual), No. 363-2134-008 (April 15, 2000), as amended and updated.*

Section 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 requirement under Title 25 of the Pennsylvania Code, the Clean Streams Law, and the Stormwater Management Act.

The following must be addressed:

- Stormwater BMPs must be provided in accordance with the applicable criterial set forth in the Borough's Stormwater Management Ordinance, referenced below. The Plan currently proposes no stormwater BMPs.
 - An Operation and Maintenance Agreement will be required for all proposed BMPs, shall be executed prior to recording of the Plan, and shall be recorded concurrently with the Plan.
 - An easement must be giving the Borough the right but not the duty to enter the property in the event the BMPs are not being maintained properly. A Blanket Easement may be considered acceptable and must be noted on the Plan which is to be recorded if this is to be proposed.
31. *Section 26-223.A.1 - Do not increase the post-development total runoff volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation.*

The following shall be addressed:

- The Plans shall be revised to include a stormwater BMP to manage the increase in volume for the two-year, twenty-four-hour duration storm.
- No more than 25% of the required volume reduction may be met via the use of Non-Structural BMPs in accordance with Chapter 8, Section 8.8 of the PA BMP Manual.
- Operation and Maintenance requirements for all proposed BMPs shall be added to the Plan. This includes any supplemental or non-structural BMPs. The O&M requirements currently provided are general and a significant portion do not appear relevant to the site and shall be revised to remove all extraneous elements while providing site specific requirements.
 - All proposed riprap shall be shown on the Plan and applicable rip-rap design and sizing calculations provided in the Report. If the Applicant does not intend to propose riprap for this project, all Operation and Maintenance responsibilities for riprap shall be removed from the Post Construction Stormwater Management Notes Sheet (Sheet 22).
 - The Protect Existing Trees/Proposed Trees requirements shall be removed as they are specific for woodlands. New Operation and Maintenance requirements for Trees shall be provided in its place.



- All references to “Natural Area Conservation” shall be removed as the site does not contain sensitive resources per the Plan.
 - The following trees are not native/acceptable trees in accordance with Exhibit A of the Pottstown Subdivision and Land Development Ordinance. Per the PA BMP Manual Chapter 5, Section 5.6.3, non-native trees are not applicable to be counted towards volume reduction credits and shall be clearly excluded from any proposed credits:
 - Acer Rubrum ‘Firazam’
 - Quercus Rubra ‘Crimson Spire’
 - The following shall be addressed regarding the use of amended soils:
 - Soil amendment areas surrounding proposed trees shall be removed from volume reduction calculations. These areas will be reduced based on tree trunk diameters and subsequent roots and shall not be maintained with a vegetative cover in the same fashion as credited soil amendments.
 - Soil amendment on slopes greater than 30% shall be removed from the calculation for volume control in accordance with the PA BMP Manual. Excessive slopes allow for soil amendment to drain quickly into downgradient amendment areas and prevent infiltration into native soils, therefore preventing downslope areas from retaining any volume of stormwater.
 - In accordance with DEP regulations “A vegetated PCSM BMP is a permanent BMP where vegetation is a dominant or significant component within the storage area. Vegetation must include species other than grasses. Grasses may be used, but may not be the only species planted, because other species with deeper penetrating root systems are needed to achieve the infiltration and ET credits calculated by the spreadsheet. The choice of seed mixes and plantings is to be made by the designer in consultation with the site owner..” In order for the Applicant to utilize landscape restoration/soil amendment as a BMP volume credit, plantings shall be added to all proposed soil amendment areas.
32. *Section 26-224 - Post-development discharge rates shall not exceed the predevelopment discharge rates for the one-, two-, five-, ten-, twenty-five-, fifty-, and one-hundred-year, twenty-four-hour storms. If it is shown that the peak rates of discharge indicated by the post-development analysis are less than or equal to the peak rates of discharge indicated by the predevelopment analysis for one-, two-, five-, ten-, twenty-five-, fifty-, and one-hundred-year, twenty-four-hour storms, then the requirements of this section have been met. Otherwise, the Applicant shall provide additional controls as necessary to satisfy the peak rate of discharge requirement.*

The following shall be addressed:

- Stormwater management BMPs must be provided to manage peak flow rates, in accordance with the above referenced criteria. Supporting calculations for determining peak flow rate shall be included, within the Stormwater Report.
- Drainage Area Plans shall be provided, to include the following information:
 - Predevelopment drainage areas to each point of interest. Times of concentration (tc) shall be clearly shown.
 - Post development drainage areas, including applicable managed and unmanaged areas. Time of concentration (tc) shall be clearly shown. Post development points of interest shall be consistent with those referenced for pre-development calculations, and shall not propose concentrated discharge where not consistent with pre-development points of interest.
 - Drainage areas to proposed stormwater structure shall be provided.
- The pre-development curve number calculations shall be revised to use the same ground covers required by 26-223.A.2.



33. Section 26-231.D - The following signature block for the municipality:
"(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of Municipal Ordinance No. 2125."

The Design Engineer Stormwater Certification on Sheet 20 shall be revised to the language above.

34. Section 26-231.E.4 - Expected project time schedule.

The expected project time schedule shall be added to the Plan.

35. The following shall be addressed regarding the storm water conveyance design:
- The Storm Sewer Tabulation shall be revised to include all pertinent design information, including but not limited to, drainage areas, runoff coefficients, rainfall, etc.
 - Storm sewers shall be revised to provide a minimum velocity of 3 ft/s.
 - Manual flow inputs shall be removed for capture calculations and Q-capture values determined either by providing engineering calculations or calculated via the Storm Sewer design program. In either case, all calculations shall be determined based on the proposed site layout.
 - The storm profile Inlet 8 to Ex Inlet 1 provided within the Stormwater Report shall be revised to show all inlets pertinent to the run. This includes the "outfall" structure.
 - All flow added to the conveyance system from the roof drains shall be included in the conveyance piping calculations for Inlet 2 and Inlet 5.
 - All Gutter input information shall be included for each Line/Inlet ID on the Inlet Report.
 - All pertinent design and pipe information (size, type, length, slope) shown on the Profile pages shall be shown on the Utility Plan (Sheet 7 of 22). This includes, but is not limited to, callouts referencing removal of conflicting existing stormwater lines.
 - Existing storm sewer lines, proposed water service lines, proposed sanitary lines, and all pipe crossings, as applicable, shall be shown on the provided Profile Drawings to ensure proper cover and separation distances. This includes any existing utility line to be abandoned in place.
 - It is unclear why Inlet 5 is shown at an elevation significantly above proposed grade on the profile for Inlet 7-EX1. Either the inlet or proposed grade at this location on the profile shall be revised to ensure proper functioning of the inlet and stormwater conveyance system.
 - The proposed grading shown north of the northernmost paving indicates that a swale is being proposed, conveying flow to the east. The following shall be provided:
 - Supporting design calculations shall be provided.
 - A minimum 2-foot leveling area shall be provided along the rear face of curb to provide adequate backfill.
 - Grading associated with the swale shall be revised to accommodate the above referenced swale design and curb backfill.
 - A detail of the swale shall be provided.
 - Conveyance of off-site flow shall not be concentrated onto an adjoining property. Improvements shall be proposed indicating how this flow will be collected and conveyed.

Chapter 27 Zoning:

36. Section 507.9.F. The dining area shall be set back at least 10 feet from all driveways and internal vehicle circulation lanes.

The proposed outdoor dining area is directly adjacent to the Chipotle drive through lane. The Plans shall be revised to allow for 10 feet of clearance between outdoor dining areas and drive lanes.



37. *Section 27-607.2. Before a parking lot may serve multiple users, a formal written agreement shall be signed by all the parties containing a site plan and the number of spaces to be allocated to each user. A copy of this agreement shall be kept on file by the Zoning Officer, who may revoke the zoning permits of the users if the agreement is not maintained.*

Due to the two uses proposed, a parking agreement shall be submitted for review to the Zoning Officer prior to Final Land Development approval.

38. *Section 27-601.1 A parking space shall have a dimension of nine feet by 18 feet. Parking spaces in garages shall not be used to calculate the required off-street parking requirements. Parking lots with a minimum of 12 parking spaces may designate up to 10% of those spaces as compact spaces with a parking space dimension of eight feet by 15 feet.*

The Applicant shall revise the Parking Lot tabulation, Sheet 4, as follows:

- The mobile pick-up stalls shall be excluded from the provided parking.
- A maximum of four parking spaces may be designated as compact spaces. The fifth compact space shall be excluded from the required parking.

39. *Section 27-703.3. No sign or sign structure shall be erected unless it complies with all applicable requirements of the Pottstown building code.*

A sign permit is required for each proposed sign prior to the erection of signage on the site or building. The plans, as submitted, only show one freestanding sign, and do not show sufficient information to demonstrate compliance with Ordinance requirements.

40. *Section 337.5. Requirements for lot area, building setbacks, and building size:*

Standard	Size
Minimum floor to area ratio	20%*

* 15% if full-time employment exceeds 12 persons per acre

Floor Area Ratio

The building area divided by the lot size. (For example, a building with a total floor area of 40,000 square feet on a 100,000 square foot lot has a floor area ratio of 0.4 or 40%).

In accordance with the Zoning Data Tabulation, Sheet 4, the proposed floor to area ratio does not meet Ordinance requirements. The Plans shall be revised to meet this requirement. If relief from this requirement is to be requested, the Applicant shall coordinate with the Pottstown Borough Zoning Officer. Compliance or evidence of granted relief from the Zoning Hearing Board shall be required prior to consideration of Plan approval.

General Comments:

41. The Applicant is advised that traffic improvements, consisting of a roundabout at the intersection of Shoemaker Road and Robinson Street, are anticipated in the future. The following shall be addressed:
- a. The right-of-way to be required as part of the anticipated roundabout shall be shown on the Plan.
 - b. Upon completion of the roundabout, it shall be noted that the primary access to the site shall be via the access to Robinson Street. Provisions for the closing of the western access to Shoemaker Road shall be referenced on the Plan.



42. The following shall be provided regarding the proposed utility line installations proposed within Shoemaker Road (sanitary sewer) and Robinson Street (water).
 - a. Maintenance and Protection of Traffic Details and Notes shall be provided.
 - b. Roadway Restoration Details shall be shown.
43. The proposed sanitary sewer connection (6" lateral to 8' main) is subject to approval by the Pottstown Borough Authority. There is currently no manhole proposed at this connection.
44. The transformer on the west of the property must be shown as existing on the proposed Plans to prove there are no conflicts with proposed improvements or proposed trees.
45. Additional information shall be provided on the Demolition Plan to clearly reference the utilities which are to remain or be removed. This includes:
 - a. The existing 15" TCP storm sewer and associated inlet located on site, directly north of Shoemaker Road.
 - b. The existing 36" storm pipe discharging into Existing Inlet EX1.
 - c. The existing sanitary sewer labeled as "Abandoned per Borough Records."
46. The Plans propose a narrow gore striped area adjacent to the island along the entrance from Robinson Street in the parking area to the south. The purpose of this area shall be clarified, as it appears that this area could remain as landscaped.

Other Agency Approvals:

- A. Montgomery County Conservation District – NPDES Permit
- B. Fire Marshall, Borough of Pottstown
- C. Zoning Officer, Borough of Pottstown
- D. Pottstown Borough Authority
- E. PA DEP – Sewage Facilities Planning Module

Please note that Plan resubmission may result in additional comments.

Please feel free to contact me with any questions or concerns.

Best Regards,
CEDARVILLE Engineering Group, LLC

Robert E. Flinchbaugh, P.E.
Senior Municipal Engineer

cc: Charles D. Garner, Esquire, Pottstown Borough Solicitor
Keith A. Place, Pottstown Borough Director of Licensing and Inspections
Winter Stokes, Pottstown Borough Zoning /Planning Administrator
Ginny Takach, Pottstown Borough Secretary
Nicholas Feola, P.E., Bursich Associates, Inc.
Ken Lowther, Pottstown Equities, LLC - Applicant