



November 12, 2021

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

RE: 144 West High Street
Preliminary/Final Plan Review
Pottstown Borough
145-21-0204

Dear Mr. Keller,

CEDARVILLE Engineering Group, LLC (CEG) has completed a review of the Preliminary/Final Subdivision Land Development for 144 West High Street. The site (Parcels 16-00-15404-00-6 and 16-001-37600-00-3) are located on the southern side of High Street at the intersection with Manatawny Street. The parcels occupy 0.51 acres (22,361 SF) and 0.67 acres (29,100 SF) and within the Downtown (D) District. The site contains an existing parking lot and Montgomery County Community College North Hall building. The current application proposes to remove an existing parking lot and install a lawn/open space area, pavilion, landscaping, pedestrian path and replace a retaining wall along Manatawny Creek.

The following information was submitted by Cowan Associates, Inc. and was received by our office on October 13, 2021:

- A. Full size Engineering Plans Titled "Montgomery County Community College North Hall Improvement Project, Sheets 1 to 5 of 5, dated September 30, 2021.
- B. Borough Application for Review of a Subdivision/Land Development Plan and Checklist and 90-Day Waiver.
- C. Post-Construction Stormwater Management Report dated September 30, 2021.
- D. Memorandum dated September 16, 2021 regarding requirement for ADA spaces from Michael Smith, P.E., BCO.
- E. Montgomery County Planning Commission – Application Request for County Review.
- F. Applicant Request for Review Letter dated October 6, 2021.

The following information was submitted by Cowan Associates, Inc. and was received by our office on November 2, 2021:

- A. Full size Engineering Plans for the proposed retaining wall design Sheets 1 to 6 of 6, dated September 3, 2021.
- B. GP-11 Submission Package.

No Ordinance Modifications (Waivers) have been requested by the applicant.



The Plans have been reviewed for compliance with Chapter 8 – Floodplains, Chapter 9 – Grading and Excavating, Chapter 22 – Subdivision and Land Development, Chapter 26 – Water; Part 2 – Stormwater Management, and Chapter 27 - Zoning.

The following comments are offered for consideration:

Chapter 8 Floodplains:

1. *Section 8-402.A.(1) Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development, shall be permitted unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.*

Section 8-402.A.(2) No new construction or development shall be allowed unless a permit is obtained from the Department of Environmental Protection regional office.

Section 8-502.A. No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.

Section 8-502.B. Placement of fill within the one-hundred-year floodplain is prohibited.

*Section 8-504 Improvements to Existing Structures in Floodplain Conservation District.
[Ord. 2146, 2/8/2016]*

The following provisions shall apply whenever any improvement is made to an existing structure located within any Floodplain Conservation District:

- A. *No expansion or enlargement of an existing structure shall be allowed within any floodway area that would cause any increase in the elevation of the base flood elevation. Any expansion or enlargement of an existing structure shall be at an elevation of 1 1/2 feet above the base flood elevation.*
- B. *No expansion or enlargement of an existing structure shall be allowed within any AE Area/District with floodway, as defined in § 402B, which would, together with all other existing and anticipated development, increase the BFE more than one foot at any point. Any expansion or enlargement of an existing structure shall be an elevation of 1 1/2 feet above the base floor elevation.*
- C. *No expansion or enlargement of an existing structure shall be undertaken in the direction of the stream bank.*
- D. *Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to an extent or amount of 50% or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this chapter.*
- E. *Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined in this chapter must comply with all chapter requirements that do not preclude the structure's continued designation as an historic structure. Documentation that a specific chapter requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic Places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from the chapter requirements will be the minimum necessary to preserve the historic character and design of the structure.*
- F. *The above activity shall also address the requirements of the 34 Pa. Code, as amended, and the 2006 IBC and the 2006 IRC.*



The Plan proposed the following construction within the FEMA floodway:

- Placement of fill in the area of the 137 contour.
- Construction of a retaining wall adjacent to the Manatawny Creek, to the south of the parcel.
- Future anticipated construction of a pergola adjacent to the Manatawny Creek, located at the west end of the property and encroaching on the property to the west.

The following shall be provided:

- A Hydrologic and Hydraulic Analysis (HEC RAS) shall be provided, demonstrating no net increase in flood elevation upon completion of the referenced improvements.
- Applicable Chapter 105 Permits as required by DEP shall be provided prior to Plan recording.

Chapter 9 Grading and Excavating:

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

The following information shall be provided:

- A topsoil stockpile surrounded with silt sock shall be shown on the Plan. A Sequence of Construction shall be provided on the Plan. The following shall be provided:
 - The sequence shall address the removal of materials from the site and how the existing paving will be disposed of.
 - A specific sequence shall be provided for work proposed within Manatawny Creek, to clearly specifying the placement of the cofferdams, dewatering pump, and desilting facility.
- Seeding specifications proposed for the site shall be appropriate for areas subject to periodic flood inundation. The Plans propose Ernst Mix 180 or 181-1 Seed Mix (appropriate for rain gardens) in the vicinity of the proposed wall; however, the application of this mix is limited to the property to the south. This shall be clarified.
- The downstream end of the cofferdam must be closed off to prevent back flow into the work area.
- The top and bottom of bank elevations of Manatawny Creek shall be clearly shown.
- The location of the pump and desilting facility/pumped water filter bag shall be shown on the Plan.
- Erosion and sedimentation controls shall be extended to the south and west of the proposed wall to adequately manage sedimentation in the area of the wall.
- Clarification as to how construction traffic will access the rock construction entrance as shown. If the intent is to access via the existing paving, this shall be noted in the construction sequence.

3. *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, to include the following:

- Calculations to support silt sock sizing.
- Supporting calculations associated with the proposed cofferdam, to demonstrate accordance with the manufacturer's specifications, as required by the Pennsylvania Erosion and Sedimentation Control Manual.

Chapter 22 Subdivision and Land Development:

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



The Plans currently do not reference whether this is a Preliminary Plan or Preliminary/Final Plan.: this shall be referenced on the Plan. If the applicant proposes to submit this Plan as a Preliminary/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 22-400.2.A Show the boundary of the parcel and label the bearing and distances.*

The following shall be addressed:

- The reference ownership of the property to the south as “Reading Company” however there is no parcel boundary shown which defines the line associated with the right-of-way of High Street and Manatawny Street. This shall be clearly shown on the Plan. The property boundary between the Pottstown owned road between the two subject parcels and the railroad ROW must be provided.
- Ownership of the 33-foot strip of land located between Parcels 160015404006 and 160013760003 shall be clarified. This strip currently includes improvements associated with the applicant’s property, including those associated with the existing North Hall building and the existing driveway accessing the existing parking lot which is to be removed. The following shall be addressed based upon ownership of this strip:
 - If this strip is owned or is to be owned by Pottstown Borough:
 - The right-of-way associated with the proposed configuration of Manatawny Street will need to be revised to conform with the alignment and shall encompass the entire width of Manatawny Street.
 - A Subdivision Plan will be required to be submitted and recorded concurrently with the Land Development Plan to accommodate the change in parcel boundary lines.
 - The Plans show that the proposed Manatawny Street alignment is to connect with a “paved alley” located within property owned by the Reading Company and not contiguous with Borough right-of-way. Evidence of an easement or other documentation deemed acceptable to the Borough Solicitor.
 - Signage and pavement marking shall be required to ensure adequate circulation is maintained at point where Manatawny Street’s width decreases to less than 22 feet. Proposed traffic patterns shall be subject to the Borough’s review and approval.
 - If this strip is owned or is to be owned by the applicant:
 - If it is confirmed that the strip is currently owned by Pottstown Borough, vacation of the right-of-way, in a form and subject to approval by the Borough Solicitor, shall be required.
 - A Subdivision Plan will be required to be submitted and recorded concurrently with the Land Development Plan to accommodate the change in parcel boundary lines.
 - An easement or appropriate documentation, to the satisfaction of the Borough Solicitor, shall be prepared, approved, and executed to permit the connection as proposed.

6. *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.*

The Plan shall be revised to provide the above referenced information. CEG offers no objection to consideration of a partial waiver to the above section of the Ordinance; conditioned upon:

- Topography and dimensioning associated with the “Paved Alley” to the south of the existing building (North Hall) on Parcel 160013760003 shall be shown for the entire width of the alley, to the eastern edge of the building.
- Topography sufficient to clearly shown existing top and bottom of bank, from High Street south to the limits of wall construction, shall be shown.

7. *Section 22-400.4.A.2(a) From the proposed building(s) to front, side and rear property lines.*

Show dimensional lines from the future proposed pergola to the property lines. As currently shown, the lot line crosses the area labeled “Proposed Pergola (Future Work)” encroaches onto the adjoining Reading Company property to the west. The Plan shows a “Proposed right of Entry Easement No. 2” encompassing the future pergola on the Reading Company Property; the applicant shall confirm:

- If this easement is for temporary construction purposes. If this is the case, the parcel boundary will need to be reconfigured to encompass the pergola, which will require concurrent submission of a Subdivision Plan.
- If the easement is to be provided as a permanent easement for use associated with the pergola on the adjacent property, this easement shall be subject to review and approval by the Borough Solicitor.

8. *Section 22-400.4.A.3 - All plans shall clearly note:*

(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 Plan.

9. *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 architectural drawings for the future pergola shall be provided.

10. *Section 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.*

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 following must be added to the plans:



- Engineer's seal to be provided on the Plan prior to acceptance.
- In addition to the already provided Surveyor's signature, their seal must be added to the Plans.

11. *Section 22-A401.2 The name, address, and telephone number of the owner of record.*

A phone number for the owner shall be provided on the Plans.

12. *Section 22A-401.9 Zoning district lines, where applicable*

The boundary between the Gateway West District and Downtown District to be shown on the Plans.

13. *Section 22A-403.9. – Identification of features (On site) Zoning district lines, where applicable.*

The limits of wetlands shall be show on the Plan, as delineated by wetlands scientist. If no wetlands exist, certification shall be provided stating this, from a qualified wetlands scientist.

14. *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:

- Additional spot elevations, slopes, and applicable ramp details must be provided to demonstrate compliance with ADA requirements, where the proposed paved pathway meets the "cheek wall" shown adjacent to High Street along with the High Street sidewalk.
- The proposed removal of the parking areas includes the removal of handicap accessible parking. A Plan shall be provided addressing:
 - The area where the ADA parking spaces that have been removed will be replaced.
 - Full ADA accessibility from the above referenced spaces to the portion of North Hall which currently accommodates ADA access.
- Plans shall clearly show how ADA access shall be maintained from High Street and North Hall to the proposed pergola. If a portion of the proposed paved pathway is to be used for this accessibility, spot elevations shall be provided to demonstrate compliance with current ADA standards and specifications.

15. *Section 22-A404.6 - All final easements or rights-of-way where provided for or owned by public services or private agreement and any limitations on such easements or rights-of-way. Rights-of-way shall be shown and identified accurately on the plan, and easements either shall be shown or described specifically on the plan. Easements should be located in cooperation with the appropriate public facilities.*

The following must be addressed:

- If the alley to the rear of the building is to serve as an extension of public access from Manatawny Street, an access easement shall be required to encompass the paved alley to the south of North Hall. If this easement currently exists, it shall be shown on the Plan with reference to where this easement information was obtained from clearly referenced.



- A “Proposed Right of Entry Easement No. 1” is shown, encompassing the proposed and existing wall to the south of the subject tract, located on the Ready Company property. It shall be clarified as to whether this is a temporary easement used for construction purposes only. Clarification as to ownership and maintenance responsibilities associated with the wall shall be provided. If the wall is to be maintained by the applicant, the easement along with any associated agreements shall be reviewed and deemed acceptable by the Borough Solicitor. If this easement is not deemed acceptable, reconfiguration of this lot line and the submission of a concurrent Subdivision Plan may be required.
- A “Proposed Right of Entry Easement No. 2” is shown, encompassing the proposed future pergola which encroaches on the Reading Company property. It shall be clarified as to whether this is a temporary easement used for construction purposes only. Clarification as to ownership and maintenance responsibilities associated with the wall shall be provided. If the wall is to be maintained by the applicant, the easement along with any associated agreements shall be reviewed and deemed acceptable by the Borough Solicitor. If this easement is not deemed acceptable, reconfiguration of this lot line and the submission of a concurrent Subdivision Plan may be required.
- As referenced previously, ownership of the 33-foot area between Parcels 16001540006 and 16001376003 shall be clarified. If this parcel is to be owned and maintained as public right-of-way by the Borough, it will need to be reconfigured to fully encompass Manatawny Street.

16. *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.

Section 22-503.2 Planting Specifications. When planted, all trees must be at least 12 feet high, with a minimum caliper of 2 1/2 to three inches in diameter measured six inches above the ground. The trees shall be deciduous, symmetrical in shape, with a trunk that is clean and straight, and without branches for a distance of seven feet above the ground. All trees must be guaranteed for a minimum of 18 months and conform with the recent edition of the American Standard for Nursery Stock published by the American Association of Nurserymen.

Landscaping is being proposed as shown on the Landscaping Plan, Sheet SSP-3. The Proposed Tree Schedule shall be updated to demonstrate compliance with the quantities and sizes as required in accordance with the above referenced Ordinance section.

17. *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.*

The applicant shall confirm whether site lighting is proposed. If no lighting is proposed, a note shall be included on the Plan referencing this. If lighting is proposed, a Lighting Plan shall be required to demonstrate



compliance with the criteria set forth in Sections 22-A512 through 22-A514 of the Subdivision and Land Development Ordinance.

18. *Section 22-A519.2 - Storm Drainage. Provision of storm sewers, inlets, catch basins, and manholes shall meet the requirements and the approval of the Borough Engineer as regards to both design and location. All catch basins shall be connected to a manhole.*

If proposed Manatawny Street is to be owned and maintained by Pottstown Borough, a Plan and supporting calculations associated with the inlets and storm sewer shall be provided. Profiles of storm sewer shall be provided as part of the profile of Manatawny Street, as referenced below.

19. *Section 22-A520.2 - Dead-end Streets. Dead end street are prohibited, unless designed as cul-de-sac or design for access exclusively to neighboring tracts.*

If proposed Manatawny Street is to be owned and maintained by Pottstown Borough, or privately owned to be used by the public, an access easement from the Reading Company, along with approval from the Reading Company for the improvements proposed shall be required. If this information is not provided, Manatawny Street shall be designed as a cul-de-sac street in accordance with the applicable sections of the Ordinance.

20. *Section 22-A520.2 - Dead-end Streets. Dead end street are prohibited, unless designed as cul-de-sac or design for access exclusively to neighboring tracts.*

If proposed Manatawny Street is to be owned and maintained by Pottstown Borough, an access easement from the Reading Company, along with approval from the Reading Company for the improvements proposed shall be required. If this information is not provided, Manatawny Street shall be designed as a cul-de-sac street in accordance with the applicable sections of the Ordinance.

21. *Section 22-A521.3 - Streets approaching intersections shall be as near perpendicular to one another as is practical. At an intersection, the grade of the dominant street shall be continuous; the grade of the subordinate streets shall have an approach that is as near level as is practical. Intersection streets of equal classification shall have approaches that are as near level as is practical.*

If proposed Manatawny Street is to be owned and maintained by Pottstown Borough, or is to be owned an maintenance as a private street to be utilized by the public, the following shall be addressed:

- The horizontal alignment of Manatawny Street at the intersection with High Street shall be revised to align perpendicular to High Street.
 - A profile of Manatawny Street shall be provided to demonstrate that a leveling area is being provided in accordance with the above referenced section of the Ordinance.

22. *Section 22-A522 - Streets alignment*

Section 22-A522.1 - Directional Changes. Changes in street direction including horizontal curves, radii, super elevation of curves, and tangents between revers curves shall be by classification of street and in accordance with the current edition of a Policy on Geometric Design of Highways and Streets, American Association of State Highway Transportation officials.



Section 22-A522.2 - Grades. There shall be a minimum centerline grade of three-quarters percent and a maximum centerline grade of 10 percent on all streets. For distance up to 1,500 g=feet, grades exceed 10 percent may be permitted on recommendation of the Borough engineer.

Section 22-A522.3 - Vertical Curves. Vertical curves are required for changes in grade greater than one percent. The rate of change of grade on vertical crest and sag curves and sight distances shall be in accordance with the current edition of a Policy on Geometric Design of highways and streets, American Association of State Highway Transportation Officials.

Section 22-A522.4 - Surface Drainage. The slop of the crown on proposed streets shall be one-quarter inch per foot except for super elevated setting which shall be a directed by the Borough engineer. Adequate drainage shall be provided at low points along streets and where required to intercept runoff.

If proposed Manatawny Street is to be owned and maintained by Pottstown Borough or is to be owned and maintenance as a private street to be utilized by the public, Plans shall be provided demonstrating compliance with the above referenced criteria.

23. *Section 22-A525.1 - .4*

Sidewalks and/or graded areas shall be required depending on road classification and intensity of development.

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.

Width. Sidewalks shall have a clear width of at least four feet, six inches; wider clearance widths from five to 20 feet may be necessary and required near pedestrian generators and employment centers.

Construction. All sidewalks shall be constructed of concrete. They shall be six inches deep for driveways and four inches deep at all other locations. Concrete sidewalks shall have a base of 2A stone, at least four inches in depth. The grade and paving shall be continuous across driveway.

The applicant is proposing an asphalt path outside of Pottstown Borough ROW. CEG offers no objection to consideration of a waiver from the above sections of the Ordinance as it pertains to sidewalk material; however, if Manatawny Street is to be owned and maintained by Pottstown Borough, sidewalks shall be required in accordance with the above criteria unless deemed otherwise by the borough.

24. *§ 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 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:

25. 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:

- The applicant shall provide clarification to the purpose of permeable pavement and whether is being utilized as a stormwater BMP to meet the requirements set forth in the Borough's Stormwater Management Ordinance. If the permeable pavement is being used for a stormwater BMP, the following shall be noted:
 - 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.

Chapter 27 Zoning:

26. Section 27-A339. Floodway District (FW). In the Floodway District, no development shall be permitted except where the effect of such development on the flood heights is fully offset by accompanying improvements which have been approved by all appropriate local and/or Commonwealth authorities as required above.

The following shall be noted:



- Supporting Hydraulic and Hydrologic calculations shall be provided to demonstrate compliance with the above referenced Ordinance section.

Applicability of Zoning Relief required shall be subject to the determination of the Pottstown Borough Zoning Officer.

27. Section 27-601.4.A Number of Spaces.

The number of parking spaces required is as follows:

Type of Use	Parking Spaces Required
Single-family dwelling, detached or semidetached, 1 bedroom	2 spaces
Single-family townhouse, 1 bedroom	2 spaces
Single-family dwelling, detached or semidetached, more than 1 bedroom	2 spaces
Single-family townhouse with more than 1 bedroom	2 spaces
Multiple-family dwelling unit, studio apartment or 1 bedroom	2 spaces per dwelling unit
Multiple-family dwelling unit, 2 or more bedrooms	2 spaces per dwelling unit
Multiple-family dwelling units for ages 55 and older	2 spaces per dwelling unit
Commercial, office, and institutional	3 spaces per 1,000 square feet
Industrial	1 space per 1,000 square feet
Warehouse	0.25 space per 1,000 square feet

A tabulation shall be provided demonstrating that the referenced minimum parking criteria can be complied with after removal of the parking spaces proposed as part of this project.

General Comments:

28. Plan Sheet SP-1 appears to show an Autoturn analysis of a vehicle making a turning movement from Manatawny Street to the existing paved alley to the rear of North Hall. The movement is incomplete and appears to indicate that this turning movement is not possible. The following shall be addressed:

- The Autoturn analysis shall utilize an emergency vehicle approved by the Borough Fire Marshal.
- The turning movements shall be revised to show a full movement and shall clearly demonstrate that the emergency vehicle has the ability to adequately access the alley.

29. The note "CONCRETE RETAINING WALL W/ 42" GUARD IN AREAS WHERE THE WALL HEIGHT EXCEEDS 30" is not sufficient. The following shall be shown on the Plans consistent with the structural drawings:

- Top and Bottom of Wall elevations shall be labeled TW and BW and be shown at approximately 25' intervals and at critical locations.
- Legend must be added to the Structural Plans for clarification.
- Footer and drainage elements of retaining walls to be incorporated into the civil drawings.

30. Design certification from a professional Structural Engineer must be provided for the retaining walls.



31. The applicant where the parking eliminated as part of this project, previously utilized for North Hall, shall be accommodated as a result of this project.

Other Agency Approvals:

- A. Fire Marshall, Borough of Pottstown
- B. Zoning Officer, Borough of Pottstown
- C. Pennsylvania Department of Environmental Protection (Chapter 105 Permit)
- D. FEMA (Map Amendment, if applicable)

Please note that Plan resubmission may result in additional comments.

Please feel free to contact me with any questions.

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
Scott P. McMackin, P.E., Cowan Associates, Inc.
Montgomery County Community College - Applicant