



March 12, 2019

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

RE: The Hill School Quadrivium Center - 717 E. High Street
Preliminary/Final Plan Review
Pottstown Borough
PTB-18-391

Dear Mr. Keller,

We have completed a review of the Preliminary/Final Subdivision Land Development for The Hill School Quadrivium Center - 717 E. High Street. The site (Parcel 16-00-15116-00-6) is located on the northern side of High Street. The parcel is approximately 80.33 acres and within the Traditional Town Neighborhood (TTN) Zoning District. The property contains a school facility consisting of multiple buildings and parking areas. The current application proposes to add a building addition, additional sidewalk, and a mill and overlay for the affected portion of the parking area and access drive.

The following information was submitted by Pennoni Associates Inc., and was received by our office on March 8, 2019:

- A. Response letter from Pennoni Associates, Inc., dated March 5, 2019 to CEDARVILLE Engineering Group LLC., review letter dated February 15, 2019;
- B. Plan Sheets E1.2A dated December 14, 2018 and last revised February 21, 2019.

The Plans have been reviewed against 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.

The following waivers are being requested for this application:

- A. *§ 22-400.2.C - Show all existing underground features on the parcel, including but not limited to:*
 - 1. *Sanitary sewer lines and water lines*
 - a) *If any existing lines are to be abandoned, plans shall clearly note the following: "Any existing sewer or water lines to be abandoned, or any services which may have been previously abandoned not in accordance with the Authority standards, shall be cut and capped at the mains as per Pottstown Borough Authority specifications."*
 - 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.*
 - 2. *Stormwater drainage.*



- B. § 22-403.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.
- C. § 22-A401.8 - The names of all abutting subdivisions, developments, or landowners, with deed book, volume, and page numbers where recorded.
- D. § 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.
- E. § 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.
- F. § 22-A403.8 - Streets, including streets recorded but not constructed, on or abutting the tract, including names, right-of-way widths, cartway or pavement widths, radii, curb lines, sidewalks, and approximate grades.
- G. § 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.
- H. § 22-A405.1 - The plan scale shall be no smaller than one-inch equals 100 feet. The plan shall be prepared with a standard engineer's scale suitable to the size of the parcel and the required plan details.
- I. § 22-503.4. E - Steep slopes in excess of 20 percent as measured at 2 foot intervals for a cumulative grade change of 6 feet.
- J. § 22-504 - Open space and recreational facilities.
- K. § 22-A505 - Fee in lieu of open space.

We offer the following comments for your consideration:

Chapter 9 Grading and Excavating:

1. This comment has been satisfactorily addressed.

Chapter 22 Subdivision and Land Development: