



DEC 11 2019

- SITEWORK CONSTRUCTION | CIVIL ENGINEERING -

November 18, 2019

Borough of Pottstown  
Borough Hall  
100 East High Street  
Pottstown, PA 18494

Attn: Winter Stokes, Zoning Officer

Re: 58-64 King Street

Dear Ms. Stokes:

Enclosed, please find the following information concerning the Minor Land Development Plan for Lots 58 through 64 King Street, specifically the improvements on Lot 58 and Lot 60:

1. Four (4) copies of the 58-64 King Street Minor Land Development Plan drawing – Drawing No. 15262EX1, revised November 12, 2019.
2. Four (4) copies of the 58-64 King Street Waiver Request Letter, dated October 11, 2019. This letter was previously submitted to the Borough and was discussed at the Borough's October 2019 planning meeting. The Waiver Request Letter is included again with this submission for reference.

The proposed improvements (which were previously completed and currently exist) include the expansion of the paved area on Lots 58 & 60. Parking requirements are considered for Lots 58 through 64 combined; therefore, 29 spaces are required. The enclosed plan proposes 36 spaces.

Cedarville Engineering Group, LLC issued a Review Letter, dated September 13, 2019, for the previously submitted plan, dated July 26, 2019. A subsequent meeting was held on site with Mr. Bob Flinchbaugh of Cedarville Engineering Group, LLC to discuss the Review Letter, and Mr. Flinchbaugh then issued an email, dated October 1, 2019, summarizing the site meeting and providing clarification/direction for proceeding. Per the review letter, subsequent site meeting and October 1, 2019 email, we offer the following responses to the review comments (for all responses indicating "waiver requested", refer to the October 11, 2019 Waiver Request Letter):



## **Chapter 9 Grading and Excavating**

1. *Waiver Requested (waiver requested for Sections 9-105.B and 9-105.D).*
2. *Waiver Requested (waiver requested for Section 9-112.D(1)).*

## **Chapter 22 Subdivision and Land Development**

3. *A reference for the applicable section of the Zoning Ordinance has been added to the plan.*
4. *The plan legend has been updated as requested.*
5. *Responses as indicated below:*
  - a. *Waiver Requested (waiver requested for Section 22-402.3.C.1(b)).*
  - b. *A note has been added to the plan (Note 8).*
  - c. *Waiver Requested (waiver requested for Section 22-402.3.C.1(d)).*
  - d. *The plan has been updated as requested. Clarification regarding the existing vinyl fence has been added to the plan. The fence extends to the existing building to the south and is to remain. Furthermore, Note 12 has been added to the plan indicating that all existing features are to remain.*
  - e. *The plan has been updated as requested. The existing fence has been clarified as indicated above, and Note 13 has been added in reference to the 10' wide private alley.*
  - f. *Building setbacks have been added to the plan.*
6. *The requested certifications have been added to the plan.*
7. *Waiver Requested (waiver requested for Section 22-505.1, including agreeing to fee in lieu of additional landscaping).*
8. *The plan has been updated with clarification for the existing fence, as noted above.*
9. *Waiver Requested (waiver requested for Section 22-A509.3, including agreeing to fee in lieu of additional landscaping).*
10. *Waiver Requested (waiver requested for Section 22-A512).*
11. *Waiver Requested (waiver requested for Section 22-A528.1).*
12. *Waiver Requested (waiver requested for Section 22-A528.6).*



## **Chapter 26 Water – Part 2 Stormwater Management**

13. *Responses as indicated below:*

- a. *Waiver Requested (waiver requested for Section 26-221.4)*
- b. *A tabulation referencing the existing and proposed impervious area has been added to the plan.*

## **Chapter 27 Zoning**

14. *Supporting documentation regarding the adequacy of the required 29 parking spaces has been added to the plan. The supporting documentation includes a note under the Parking Requirements referencing the Borough of Pottstown Zoning/Planning Administrator's letter, dated June 20, 2019.*
15. *No plan revisions were made per this comment. Per the October 1, 2019 email from Mr. Bob Flinchbaugh of Cedarville Engineering Group, LLC, a "waiver" is supported; however, a waiver was not requested as this is a Zoning comment.*
16. *No new lighting is proposed, and no plan revisions were made per this comment. Per the October 1, 2019 email from Mr. Bob Flinchbaugh of Cedarville Engineering Group, LLC, a "waiver" is supported; however, a waiver was not requested as this is a Zoning comment.*

## **General Comments**

17. *As noted in the October 1, 2019 email from Mr. Bob Flinchbaugh of Cedarville Engineering Group, LLC, this item is deferred to the Borough Solicitor for acceptability. No plan revisions were made per this comment.*

If you require additional information or have any questions, please contact me at 484-345-0312 (cell) or at [bob@barwisconstruction.com](mailto:bob@barwisconstruction.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Stewart", is written over a light blue horizontal line.

Bob Stewart, P.E.  
Director of Engineering

cc: Derr Family Properties, LLC  
Hartman, Valeriano, Magovern & Lutz, P.C.  
File