



December 11, 2019

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

RE: 58-64 King Street  
Minor Land Development Review  
Pottstown Borough  
PTB-19-214

Dear Mr. Keller,

CEDARVILLE Engineering Group, LLC (CEG) has completed a review of the Minor Land Development Plans for 58-64 King Street. The site (Parcel 16-00-17176-00-7, 16-00-17180-00-3, 16-00-17184-00-8, 16-00-17188-00-4) is located on the southeast side of Robinson Street. The parcels occupy approximately 0.5 acres and within the Traditional Town Neighborhood (TTN) Zoning District. The site contains existing brick buildings and parking areas. The current application proposes pavement improvements south of 58 and 60 King Street.

The following information was submitted by Barwis Construction, and was received by our office on November 18, 2019:

- A. Full size plan set consisting of one (1) sheet titled "Minor Land Development Plan 58-64 King Street" prepared by Barwis Construction, dated January 13, 2016 and last revised November 12, 2019;
- B. Response letter dated November 18, 2019 to CEG review letter dated September 13, 2019;
- C. Waiver request letter dated October 11, 2019.

The following waivers have been requested by the applicant for this project:

- I. §9-105.B – requiring existing and proposed grading be shown on the plan.
- II. §9-105.E – requiring erosion and sediment controls including an operation and maintenance agreement.
- III. §9-112.D.1 – requiring existing and proposed grading be shown on the plan.
- IV. §22-402.3.C.1(b) – requiring existing sanitary and storm sewers to be shown on the plan.
- V. §22-402.3.C.1(d) – requiring existing and proposed grading be shown on the plan.
- VI. §22-505.1 – requiring additional trees be added to the plan.
- VII. §22-A509.3 – requiring a landscaping plan.
- VIII. §22-A512 – requiring a lighting plan.
- IX. §22-A528.1 – requiring a 7-foot separation between parking and cartway.
- X. §22-A528.6 – requiring sufficient back-up area for dead end parking.
- XI. §22-221.4 – requiring erosion and sediment controls be shown on the plan.

The Plans have been reviewed in accordance with Chapter 9 Grading and Excavating, Chapter, Chapter 22 Subdivision and Land Development (latest Amendment March 11, 2019), Chapter 26 Water Part 2 Stormwater Management, and Chapter 27 Zoning, of the Borough of Pottstown Ordinances.

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The following comments are offered for your consideration:

Chapter 9 Grading and Excavating:

1. § 9-105 - *Whenever any subdivision and/or land development is approved under the Subdivision and Land Development [Chapter 22] or Zoning [Chapter 27] Ordinance, any new construction or installation of a new structure or any change in use causes the landscape to be permanently disturbed as to either contours, soil or slope characteristics, or vegetation or any ground cover is to be permanently removed, except as hereinafter excluded under §§ 106 and 107 below, and except as otherwise subject to review and approval by the Montgomery County Soil Conservation District, as provided under § 104 of this Part, a plan is required showing how resulting erosion and sediment shall be controlled. This plan shall include the following:*
  - B. *Existing and proposed grades.*
  - E. *Erosion and sediment control practices, both temporary and permanent, and the operation and maintenance arrangements.*

Previous comment - Existing and proposed grading must be shown on the Plans. Additionally, proposed erosion and sediment control information must be shown on the plan, as follows:

- The limit of disturbance shall be delineated to encompass all areas of site disturbance.
- A Sequence of Construction must be provided.
- Compost filter sock shall be provided downslope of all proposed disturbed areas.

Current comment - A waiver has been requested from the above referenced sections of the Ordinance. CEG offers no objection to a waiver being granted from this section of the Ordinance.

2. § 9-112.D.(1) - *All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and to dispose of it without ponding, and all land within the disturbed area shall be graded to drain and dispose of surface water without ponding except where approved by the Borough.*

Previous comment - Existing and proposed grading must be shown on the plan to verify positive drainage is provided following the completion of construction.

Current comment - A waiver has been requested from the above referenced sections of the Ordinance. CEG offers no objection to granting a waiver from this section of the Ordinance.

Chapter 22 Subdivision and Land Development:

3. § 22-402.2.H - *A list of the basic dimensional requirement of the applicable zoning districts.*

Previous comment - The applicant shall reference the Section of the Zoning Ordinance in which the criteria referenced under "Zoning Requirements" was obtained.

Current comment - The plans have been updated to reference Section 319 of the Zoning Ordinance; however, the referenced Ordinance Section does not include the bulk requirements shown on the plan under the Zoning Requirements Table. The section of the Ordinance in which the criteria associated with Minimum Lot Area, Minimum Open Space, Maximum Building Coverage, Total Impervious Coverage, Front Yard Setback, Rear Yard Setback, and Maximum Building Height were obtained must be clearly shown. In addition, the applicable setbacks and criteria set forth in Section 308 of the Zoning Ordinance must be shown on the plan.