



December 19, 2023

West Pottsgrove Township  
980 Grosstown Road  
Stowe, PA 19464

Attention: Ms. Deborah Roesener, Manager

RE: Angelo's Cleaners Commercial Building  
Preliminary/Final Land Development Plan Application  
West High Street (between 1019 & 1057)  
Bursich Project No.: WES-01 / 228287

Dear Debi:

In accordance with your request, we have reviewed the Conditional Use Plan for Land Development application submission for the proposed Angelo's Cleaners Mixed Use Building (Commercial & R3 Residential). The submission consisted of the following materials prepared by Wilkinson Apex Engineering Group, LLC.:

- Subdivision/Land Development Application for Angelo's Cleaners – Mixed Use Building, Land Development, Preliminary Plan, Dated 10/16/2023.
- Stormwater and Erosion & Sediment Control Narrative, Dated 10/16/2023.
- Waiver Request Letter, Dated 10/20/2023.
- Sewage Planning Module Mailer, Dated 10/20/2023.
- Water Usage Records for Angelos Cleaners Location in Phoenixville for comparison, 2019-2023

The site is a vacant property (tax parcel 64-00-02389-004) in the CB - Commercial Business Zoning District (south half of property) and the R3 Residential Zoning District (north side of property) on the northern side of West High Street (S.R. 4031), across from the former intersection with Old Reading Pike. The property is bordered by W. High Street to the south, W. Vine Street to the north, an alley to the east, and a 7-Eleven to the west. The application proposes to construct a 4,960 sf carpet cleaning commercial building and a 4,960sf multifamily residential component with 4 dwelling units on the second floor, inclusive of parking and stormwater management controls.

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464  
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040  
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We offer the following for your consideration:

### ZONING ORDINANCE COMMENTS

1. §701.B – Multifamily dwellings [in accordance with §437: Multifamily Uses: Garden Apartments]

This proposal will require conditional use approval from the Board of Commissioners in accordance with Article XXI of the Zoning Ordinance.

### SUBDIVISION & LAND DEVELOPMENT ORDINANCE

1. §304.4.S – A note shall be added to the plan which states “ Preliminary Plan – Not to be Recorded”
2. §304.5.C. 2&3 – Existing Features – Sanitary Sewers need to include pipe size and materials & direction of flow.
3. §304.5.D. 2&3 - Existing Features – Storm Sewers need to include pipe size and materials & direction of flow.
4. §304.6.B)f. – Proposed features-Pipe size and materials.
5. §415 – Sidewalks shall be installed along all existing and proposed public and private streets.

*We note that the public sidewalk along W. High Street ends at the alley adjacent to this property. If sidewalk is to be installed along the property frontage, the Township should consider coordinating the improvements with the potential closing of the alley intersection with W. High Street, a portion of which encroaches on this property.*

6. §415.3 – The Sidewalk Detail on sheet 11 of 12 shall be revised to specify 4,000 psi concrete, expansion joints every 30 feet, and contraction joints every 5 feet. The Concrete Curb & Curb Depression Detail shall be revised to match the thickness of the stone base in the sidewalk detail.
7. §421.1.G & 432 – Curbs and storm sewers shall be installed along all existing and proposed public and private streets, except where.

*We note that curbing along W. High Street ends at the alley adjacent to this property.*

8. §428 – The proposed driveway access to W. High Street and any required road improvements will be reviewed by PennDOT as part of the Highway Occupancy Permit application.
9. §428.8 & 9 –The proposed driveway is designed with a section at approximately 10% slope. This is closer to the non-residential use slope of 7%, compared to the residential use slope of 15%. A variance may be required, as determined by the Township.
10. §433.1 – Permanent monuments shall be indicated (and installed) on the Record Plan.
11. §439.1.A – All trash collection equipment should be placed inside enclosures.

12. §439.1.E – All trash storage areas should be placed on a concrete pad.
13. §440.3 – Applicability - Traffic Impact Study.

*Provide any information relative to the PennDOT HOP for access to S.R. 4031 and discuss applicability with Township.*

## STORMWATER MANAGEMENT COMMENTS

1. The following comments are made in consideration that the stormwater management BMPs of this site do not have approval from the Township, PennDOT and/or PECO to be located where they are currently proposed. A review of stormwater calculations will be conducted when the locations and configurations of the BMPs are finalized.
  - a. The berm of Basin 1 appears to be located over a gas line.
  - b. The report should clarify how the rainfall intensities were established, as they do not appear to be similar to data we have seen for this area.
  - c. The report shall clarify what cover value was used for the pervious paving areas.
  - d. The Outlet Structure identification labels and elevations on the details and plans must match the design report.
  - e. A profile of each stormwater management BMP shall be provided.
2. §436.3.A(2).a.ix] – An adequate access easement around all stormwater BMPs that would provide municipal ingress to and egress from a public right-of-way.
3. §436.3.A(2).d – A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the municipality.

*This statement should include a signature and date line.*

4. §436.3.A(3).a.i] – Stormwater retention or detention basins shall be located at least 50 feet from any structure.

*Proposed Basin #1 is located approximately 10 feet from the new building. The basin is designed to be approximately 3 feet deep. Proposed Basin #2 is located approximately 35 feet from an existing residential building.*

5. §436.3.A(3).a.ii] – Whenever possible stormwater retention or detention basins shall be located at least 50 feet from any property boundary or right-of-way.

*Proposed Basin #1 is located on the Ultimate right-of-way and the property boundary along S.R. 4031 (W. High Street). Proposed Basin #2 is located approximately 5 feet from the right-of-way and the property boundary.*

6. §436.3.C – We recommend the basins be naturalized with landscaping to promote water quality and reduce maintenance within the basin and on the exterior embankments.

7. §436.3.A(3).e – Anti-seep collars shall be installed around the principal pipe barrel with in the normal saturation zone of the detention basin berms.
8. §436.3.A(3).k.ii][b]. – The top or toe of the slope of any fill shall be located 25 feet from any property line with the exception of a downstream property line where the toe of the embankment shall be placed a sufficient distance to allow for energy dissipating devices, but in no case less than 40 feet unless approved by the Township.
9. §436.3.A(3).l (*shown as a*). – Easements for all basins and storm pipes not located with the public Street right-of-way shall be provided.
10. Basin 1 shows the primary and emergency spillways top be discharging onto the Ultimate Right-of-Way and private alley, respectfully. Additional information regarding the location of the closest downstream inlets and grading of this area shall be provided to further review the proposal.
11. The plans shall clarify if the new Inlet #1 in W. Vine Street will be a Type C or Type M. If it is a Type C, then a detail shall be provided. The inlet shall be fitted with a bicycle safe grate, and a detail shall be added to the plans.
12. Basins #2 should not be sumped since the basin does not have the ability to infiltrate.
13. Storm basin, berm, and spillway cross-sections shall be added to the detail sheet.
14. The inverts of the porous paving underdrain discharge pipes shall be provided where they meet the underdrains and where they discharge. Dimensions/elevations shall also be added to the Pervious Pavement Section detail on sheet 10 of 12.
15. The size and type of the pipe leaving the proposed trench drain shall be added to the plans.
16. The purpose of the Roof Drain details shall be clarified since roof drains do not appear to be part of the design. Show Roof Drain locations.

### GENERAL COMMENTS

Article IV, §437 of the Zoning Ordinance provides for requirements of Multifamily Uses: Garden Apartments, while Article IX provides for requirements of the Commercial Business District. I would recommend that the Applicant follow the requirements of the Commercial Zoning District, as it more closely represents the land uses in this area of the Township.

It may be appropriate that the applicant also seek approval to plan the entire site under the requirements of Article IX of the Zoning Ordinance.

No further review of the plans has being conducted until the determinations and approvals required for this project are obtained.

Should you have any questions or need further information, please feel free to contact me at 484-941-0448 or [gus.meyer@bursich.com](mailto:gus.meyer@bursich.com).

Very truly yours,



Gus Meyer  
Sr. Project Designer  
Bursich Associates, Inc., Pottstown Corporate Office

pc:: Jamie Ottaviano, Esquire, Township Solicitor (*via email*)  
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