



October 20, 2023

W. Pottsgrove Planning Commission and Board of Supervisors
West Pottsgrove Township, Montgomery County
980 Grosstown Road
Stowe, PA 19464

**Re: Conditional Use/Land Development Application
Waiver Request Letter
West High Street, Stowe, PA
West Pottsgrove Township, Montgomery County, PA**

WKNAPEX No.: 2021226

Dear Planning Commission and Board of Supervisors Member,

In conjunction with the Conditional Use/Land Development Plan application for West High Street, the applicant, Angelo S. Pagnotti, Inc. is requesting waivers from Township Subdivision and Land Development Ordinance (SaLDO). The plan was

REQUESTED WAIVERS

1. §436.3.a.4.C – a waiver to allow 12-inch diameter stormwater conveyance pipes on the site rather than the minimum allowable 18-inch pipes.

Stormwater pipe capacity is achieved using smaller diameter pipe and the waiver is needed to allow for additional pipe cover throughout the site.

2. §436.3.A.4.k – a waiver to allow the cover over stormwater pipes to be less than the minimum allowable cover of 18 inches.

Minimum cover per manufacturer specifications will be provided however 18 inches is not able to be achieved in some cases. The structure schedule on the Grading and Utility Plan (sheet 6 of 12) has an asterisk (*) and an associated general note (see general note #22) next to storm structure labels where the cover is proposed to be less than 18".

3. §415 – a waiver to not install sidewalks along W. High Street.

The conditions along West High Street do not presently warrant implementation of sidewalks based on the inability to provide them in a safe accessible manner due to the existing Alley Way (Twp ROW), site distances and connectivity at this location. Providing sidewalk would require the permanent closure of the alleyway and additional off-site grading and infrastructure improvements to provide safety and eliminate the damming of stormwater runoff behind the sidewalk which may not be feasible without major improvement to adjacent areas.



4. §421.G & 432 – a waiver to not install storm sewers along West High Street.

There are no storm sewers in the vicinity of the site to tie in a storm sewer. The nearest known storm sewer along W. High Street is approximately 500 feet west of the site.

5. §436.3.A(3).a.i: – a waiver to allow stormwater retention or detention basins to be located less than 50 feet from and structure.

The proposed stormwater facility #1 is located less than 50 feet from the proposed building. The required 50 feet distance is greater than necessary based on industry standards. The proposed facility is at least 10 feet from the building and will not present any adverse effects to the building. The site has dimensional constraints which do not provide enough space to locate the facility 50 feet from the building.

6. §436.3.A.II: - a waiver to allow stormwater retention or detention basins to be located closer than 50 feet from any property boundary

The proposed stormwater facilities #1 and #2 are located less than 50 feet from the from the property boundaries and the W. Vine Street, W. High Street and Alley right-of-ways. The site has dimensional constraints which do not provide enough space to locate the facilities 50 feet from the property boundaries and right-of-ways.

Please see the proposed plans and calculations for supporting information regarding these waiver requests. Should you have any questions regarding the project, do not hesitate to contact me at this office. Thank you for your assistance in this matter.

Sincerely,
Wilkinson APEX Engineering Group, LLC

A handwritten signature in black ink, appearing to read 'Joshua A. Castillo'.

Joshua A. Castillo, P.E.
Managing Engineer
JAC