

December 4th, 2024

McCarthy Engineering Associates, Inc.
1011 N. Park Road, Suite 100
Wyomissing, PA 19610

RE: Boiler Building Site – Boiler House Island LLC
Preliminary Plan Review #4
McCarthy File 230004-31

McCarthy comments are in *italics*, BEI responses are **bold** standard typeface.

CONDITIONAL USE CONDITIONS

The following conditions imposed under the Conditional Use Hearing have not been addressed or are not properly addressed:

Condition 2. All impacts, including traffic shall be analyzed per the requirements of the Subdivision and Land Development Ordinance. The applicant is requesting a waiver of all required impact reports, but they are specifically required as a condition of the Conditional Use approval. The Planning Commission did not recommend a waiver of the impact studies. The waiver section on the cover sheet should be revised.

The waiver has been removed from Sheet 1.

Condition 5. The Applicant shall test the site for contaminants and provide a plan to remove any contaminated soil compliant with local, state and federal regulations. No soil test results have been provided to the Borough. The Borough is requiring the existing fill pile to be tested. An updated letter from January 2024 utilizing the testing from 2019 does not suffice. We have forwarded the report to Liberty Environmental for further review, and their review will follow under separate cover.

We have received a letter from Liberty Environmental about their assessment of the contaminated soils. As required in their letter a Soil Management Plan will be submitted to the Borough in the Final Plan stage.

Condition 7. The applicant shall provide evidence of DEP approval of sewage facilities planning. The sewage for this project will go through the Borough's 4th and Oley Pump Station, which is currently undergoing an expansion design. The developer of this project will need to enter into a cost sharing agreement to facilitate the expansion. No response has been received from the developer on the draft sewer agreement.

The Planning Module has been submitted and we are waiting for a response back.

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Condition 8. The Applicant must provide evidence that the existing public water system has adequate capacity and pressure to meet domestic and fire flows. Nothing has been submitted to satisfy this condition. A willingness to serve letter has been issued on behalf of the Borough for potable water. Nothing has been received to date on fire flows.

The applicant has submitted the hydrant test to the Borough Fire Marshal.

Condition 11. The applicant shall obtain approval for stormwater discharge from Norfolk Southern if required. Nothing has been submitted to satisfy this condition.

We are currently working with Norfolk Southern for obtaining their approval for stormwater discharges.

ZONING REVIEW

1. *The Planning Commission should determine if the proposed public amenities are sufficient to satisfy this section of the Zoning Ordinance. (Section 504D.1)*

Acknowledged

2. *Provide proposed building renderings to show compliance with Section 504D.2. Renderings/elevations must be provided and reviewed by the Planning Commission and Borough Council prior to action being taken on the plans.*

A model of the building rendering is provided with this submission for your reference.

3. *Upon land development approval, a \$500 fee per residential unit shall be paid to the Borough. (Section 504D.4)*

Acknowledged

4. *A note shall be added to the plan that outdoor storage is prohibited (Section 602.G)*

The note has been added to Sheet 01 of the Land Development set.

SUBDIVISION AND LAND DEVELOPMENT

1. *A Performance Guarantee or financial security shall be established with the Borough to ensure the completion of the required site improvements associated with the Preliminary/Final Plan 3 application. Upon the resolution of the review comments offered in this letter, provide a construction cost estimate for review and consideration as means to establish the amount of the financial security. (Section 308)*

A cost estimate is provided with the submission for review.

2. *Plan scale is to be 1" = 50'. (Sections 401.1/403.1) A waiver of this provision will be required to allow the provided plan scale of 1" = 30'. We support granting the waiver of Sections 401.1/403.1. A waiver of this requirement has been requested in writing and is noted on the plan.*

Acknowledged

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3. *It appears the drive aisle parallel and closest to Innovation Way tapers down to 22 feet toward the northern end. Add additional dimensions, label curb radii. We have doubts that some of the islands can be constructed as shown. (Section 403.1.P(8)). Curb radii are not shown on the plan. The curb radii and dimensions are shown on the plans as requested. See Sheet 05. Some of the islands have been removed from the proposed design and replaced with pavement markings to allow for easy maneuverability and constructability as requested.*
4. *Park Road is a PennDOT road and Highway Occupancy Permits will be required for any utility connections. (Section 404.1.AA)*
Highway Occupancy Permit for the utility connections has been issued by PennDOT, approval letter is provided with this submission for your reference.
5. *Provide evidence of an approved E&S Plan and NPDES Permit. (Section 404.2)*
We are currently working with BCCD to obtain the required E&S and NPDES Permits.
6. *Provide the location of refuse collection areas. We question the ability for a handicapped resident to physically access the dumpster given the size and configuration of the gates. We recommend, at a minimum that a wheelchair accessible man door be provided into the trash enclosure. (Section 404.5) The response letter indicated revisions were made to the dumpster enclosure and gates. It does not appear anything changed when comparing the details. Sheet 05 for the plan view of the dumpster and how it has been revised to accommodate handicapped residents. See Sheet 14 for the details for the dumpster.*
7. *An erosion and sediment control plan shall be included in the plan set. Provide evidence of approval from the county conservation District. (Section 508.2)*
Erosion and Sediment Control Plan will be provided once BCCD approval is issued.
8. *Delineate the open space on the plan to confirm the area stated is accurate. (Section 509.1)*
See Sheet 07 for the proposed open space hatch. See Sheet 1 for the revised open space percentage.
9. *Provide all impact studies as required for residential developments over 50 lots/units, including a traffic impact study. Although a waiver of these studies has been requested, the Borough Council made it a condition of the conditional use approval that all required impact studies be provided. (Sections 509.5.A & 509.5.B) The Planning Commission did not recommend a waiver of the impact studies. The waiver section on the cover sheet should be revised.*
Required impact studies are provided with this submission as requested.
10. *Any required legal agreements as recommended by the Borough Solicitor (as necessary to cover the administration of the financial security, provisions to establish the maintenance and operation requirements for the storm water management/BMP facilities, etc.) shall be prepared and then reviewed/endorsed by the Borough prior to being executed and recorded as part of the Preliminary/Final Plan. (Section 601)*

Acknowledged

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11. *Provide evidence of Act 537 Sewage planning approval.*

The Planning Module has been submitted and we are waiting for a response back.

STORMWATER MANAGEMENT

1. *Provide evidence of necessary permit from Conservation District or DEP (Section 303.e)*

We are currently working with BCCD to obtain the required E&S and NPDES Permits.

2. *Provide dewatering calculations. (Section 305.a.2.iii)*

Dewatering calculations are provided in the stormwater report as requested. See Appendix A.

3. *Storm sewer should be capable of convey the 100-year storm, given that the storm sewers are meant to drain low points within the parking area. Please provide calculations or storm sewer report showing the capacity and flow through each pipe to ensure they are properly sized. (Section 310.c.7). The storm sewer inventory report indicates that several pipes are receiving a higher flow than they are capable of conveying.*

The storm sewer shows that the pipes are properly sized for the flow that they are receiving.

4. *Storm sewers shall have a minimum velocity of 2.5 fps. It appears that there are a few pipes with a velocity of less than this. Please revise. (Section 310.c.6.iii). This comment has not been addressed.*

The pipe network has been revised to have a minimum velocity of 2.5 fps.

5. *Statement shall be signed by the landowner (Section 403.b.22).*

Acknowledged

6. *Statement shall be signed by the Design Engineer (Section 403.b.23).*

Acknowledged

7. *A Stormwater Control and BMP Operations and Maintenance Plan needs to be established and a stormwater management agreement created to ensure the perpetual function of such facilities (Section 703). This agreement will need to be recorded after being reviewed, approved, and endorsed by the Borough. Agreement was not included with this submission. (Section 705).*

Will be provided at time of final plan.

8. *The applicant/owner shall pay the required Stormwater Control and BMP Operation and Maintenance Fund in order to cover the cost of periodic inspections to be performed by the Borough for a period of ten (10) years. For this project, we estimate the costs of such to be \$5,000.00. (Section 706(a)(1) (Section 706.a.1)).*

Acknowledged

9. *Certification shall be added to the plans and signed accordingly. Certification shall be signed by the licensed engineer. (Section 310.b.4)*

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The certification has been updated to reflect the Proposed Underground MRC Detention Basin.

10. *Overall Pre- and Post-Development Drainage Areas should be shown as well on the plans. Both overall and inlet drainage plans should be labelled with acreage consistent with the model. In the next submission please include overall and inlet drainage maps in the same plan set. An existing conditions drainage area plan shall be provided.*

See Sheet 15 for the Post-Development Drainage map with the acreage labels. This matches the PCDA Table. Existing Drainage area boundary is shown on Existing Drainage Area Plan Sheet 4.

11. *The basin cross section in the bottom right corner on Sheet 8 of 18 has inconsistencies. It states 1.5' of stone media, but the dimension on the side calls out 1'. Please revise. There are still conflicting details for the MRC basin on sheet 8. Some details show 1' of stone media and other show 1.5'. In addition, the heights of the structure are not consistent.*

The MRC Basin is to have 1' of stone media. See Sheet 09.

12. *The building size shown on the plans differs from the square footage noted in the PCSM report. The building size shown on the plans now matches the square footage noted in the PCSM report. See Sheet 1.*

13. *The DA-Bypass areas listed on the drainage area plan and the report are not consistent. DA-Bypass has been revised to be consistent between plans and stormwater report as requested*

14. *There are conflicting details for the MRC basin on sheet 8. Some details show 1' of stone media and other show 1.5'. In addition, the heights of the structure are not consistent. The stone media has been revised to be 1.0'.*

15. *There are several hydraulic jumps in the storm sewer network. Proposed storm sewer has been revised accordingly.*

16. *Several of the profiles are missing inlets and invert elevation. These shall be shown on the plans to verify information provided in the storm sewer summary report.*

The missing invert elevations have been added to the profiles. The profiles that have missing inlets is where the pipe enters the underground basin and that has been labeled to make that more clear.

17. *Slopes and inverts for pipes P-2-10, P-2-11, P-2-13 are not consistent between the profiles and storm sewer report.*

The slopes and inverts for the profiles and the storm sewer report are now consistent.

18. *Provide calculations to show that the existing 18" discharge is capable of conveying the additional flow from the basin.*

Existing drainage area to 18" discharge pipe from the site area has been delineated and existing flows captured by proposed storm sewers and directed to proposed underground basin are reduced in the post-development conditions compared to the pre-existing conditions. Therefore the 18" pipe should be capable of conveying the flow from basin. See calculation sheet provided for 18" pipe drainage comparison

19. *Provide a concrete thickness for the bottom of the vault.*

The concrete thickness for the bottom of the vault is shown on Sheet 11.

GENERAL

1. *Access to the parking spaces on the east side of the property will allow driving onto the adjacent property's parking lot. Provide evidence of an easement to allow access onto the adjacent property. The response letter references the 50' access easement to Innovation Way to the North of the property. The comment was in regard to the parking lot to the East of the property.*

Applicant is currently evaluating.

2. *From a practicality standpoint, much of the construction activity is proposed against the property lines and we question how this can be done without encroaching into the adjoining property. At a minimum, a temporary construction easement will be needed.*

The applicant is a contractor and has noted that the site can be constructed as shown without encroaching into the adjoining property.

3. *Proposed water connections will require Highway Occupancy Permits.*

We are in the process of obtaining the Highway Occupancy Permit for the water connections, approval letter will be provided once obtained.

If you have any questions, please do not hesitate to call me at 610-678-3071.

Sincerely,


Gregg A. Bogia, PE, PTOE
President

December 4th, 2024

TPD
2500 East High Street, Suite 650
Pottstown, PA 19464

RE: Boiler House Island LLC – Traffic Review #2
Wyomissing Borough, Berks County PA
TPD No. WYBO.00022

TPD comments dated 09/13/2024 are in *italics*, BEI responses are **bold** standard typeface.

TRAFFIC IMPACT ANALYSIS REVIEW

1. *The study indicates that access will be provided to the proposed development at the southern end of Innovation Way, just south of the Teleflex and Drexel University College of Medicine Buildings. In addition, the figures in the study indicate that the proposed site is located on the southern side of the railroad tracks. However, the land development plans indicate that the site is located on the north side of the railroad tracks, adjacent to Park Road. Therefore, it appears that traffic entering and exiting the site will use the unnamed north-south roadway that serves access to Willoughby's on Park, Teleflex, and a conference center instead of traveling to the end of Innovation Way.*

The figures in the study have been revised to show the location of the site is on the north side of the railroad tracks, adjacent to Park Road.

2. *The intersection of the north-south access road and Innovation Way should be included in the study. The study should evaluate sight distance for this intersection and evaluate how queues on the westbound Innovation Way approach will affect the unsignalized intersection. In addition, the study should account for traffic generated by redevelopment of the former bank building adjacent to the site if the new conference center was not in operation when the traffic counts were conducted.*

The redevelopment of the bank is complete and included in the counts performed at the intersection of Innovation Drive and Innovation Road. The intersection of Innovation Drive and Innovation Road are included in the study as requested.

3. *A main east-west drive aisle is proposed along the north side of the railroad tracks, which appears to be intended for future access to the boiler building located between the railroad tracks. It is our opinion that the sight distance at this intersection will be obstructed by the bridge structure. Therefore, driver's sight distance should be evaluated for the intersection of the main east-west drive aisle and the bridge/north-south drive aisle. In addition, future access to the*

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boiler building should be considered to ensure that the proposed improvements will not preclude access to the site.

Site distance measurements were completed and evaluated as requested. Sight distance was obstructed by the shrubs and bushes. The shrubs and bushes should be removed to ensure appropriate site distance is achieved. Please see Appendix K for sight distance measurements.

PLAN REVIEW

- 1. Sight distance triangles should be provided for the intersection of the main north-south and east-west drive aisles located adjacent to the southeast corner of the proposed building. Required and available sight distances should be clearly indicated.*

Sight distance triangles have been provided for the intersection of the main north-south and east-west drive aisles as requested.

- 2. It is unclear why the north-south access drive that serves the proposed site, the former bank, and Willoughby's on Park is stop-controlled at the intersection with the proposed parking lot and the proposed loading area. The north-south approaches to this intersection should be free-flow and the parking lot approach should be stop-controlled. In addition, a STOP sign should be provided on southbound approach at the intersection located adjacent to the southeast corner of the proposed building.*

Comment acknowledged. BEI will coordinate with the Condominium Association to address the potential placement of a stop sign on the southbound approach at the intersection located adjacent to the southeast corner of the proposed building.

- 3. The crosswalk for the westbound parking aisle approach to the intersection with the north-south main drive aisle and the loading area should be located closer to the intersection so that it is on the stop-controlled approach in lieu of being at an uncontrolled location as currently shown.*

A 3-way stop has been provided for this location to address pedestrian safety concerns.

- 4. The north-south access aisle that runs parallel to Park Road and provides access to the proposed site, the former bank, and Willoughby's on Park is labeled as "Innovation Way". It appears that this access drive is unnamed. The plans should be revised accordingly.*

The plans have been revised as requested.

- 5. Truck turning templates should be provided for the largest fire truck that serves Wyomissing Borough.*

Truck turning templates have been provided as requested.

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6. *All handicap ramps should be clearly labeled with the ramp type in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M. In addition, all applicable details should be provided.*

All handicap ramps have been clearly labeled and all applicable details have been provided as requested.

7. *Stop bars and STOP signs should be provided on the eastern end of the parking aisles in the proposed parking lot.*

Stop bars and stop signs have been provided on the eastern end of the parking aisles in the proposed parking lot as requested.

8. *The proposed curb on the northwest corner of the intersection of the proposed east-west drive aisle and the existing north-south drive aisle/bridge should be aligned with the proposed medians located along the eastern side of the proposed parking lot.*

The location of the crosswalk is to meet the ADA requirements for the slope. Due to the ADA requirements for the slope, the location of the crosswalk cannot be relocated.

9. *The proposed medians at the western end of the proposed parking lot are designed with a sharp point on the northern end. The medians should be designed with an appropriate radius and should be large enough to ensure that proper sight distance is provided at the ends of the parking aisles.*

The islands have been removed to be consistent with other plans recently approved.

10. *The following general notes should be included on the plan:*

- a) *"All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".*

Note has been added to plan as requested.

- b) *"Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M.".*

Note has been added to plan as requested.

- c) *"All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following standards:*

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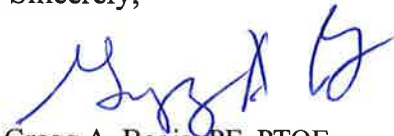
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- i. *PennDOT Design Manual 2, Chapter 6.*
- ii. *PennDOT Standards for Roadway Construction, Publication 72M, RC-67M*
- iii. *U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."*

Note has been added to plan as requested.

If you have any questions, please do not hesitate to call me at 610-678-3071.

Sincerely,



Gregg A. Bogia, PE, PTOE
President