



# BARRY ISETT & ASSOCIATES, INC.

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July 18, 2016  
BIA #343416.000

Borough Council  
Borough of Topton  
205 South Callowhill Street  
Topton, PA 19562

Dear Council Members,

## **RE: APPLICATION FOR PROPOSED PAVING PROJECTS**

As you requested we have reviewed the municipal application process for proposals to install paved surfaces on sites.

By our interpretation of the Subdivision and Land Development Ordinance (SALDO), the installation of a new paved surface, whether on existing gravel or virgin soil, on any non-residential lot can be considered a site improvement, as defined in Section 1201.33 of the SALDO. For non-residential projects which involve site improvements, the land development process is required, per the definition of land development included in Section 1201.33 of the SALDO, and also by the jurisdictional application of the SALDO to this type of development as defined in Sections 200 and 300.1 of the SALDO. For residential lots, a Zoning Permit Application is applicable when dealing with paving on a single lot and the land development process is applicable when dealing with two or more contiguous lots or a subdivision.

In either application, a determination must be made in every case, residential and non-residential, as to whether the project is subject to meeting the requirements included in the stormwater management ordinance. Generally, any project installing more than 10,000 square feet of new impervious cover, regardless of whether it is roof area, concrete or asphalt, must provide engineered plans which include improvements to address the impacts from stormwater runoff. Where projects involve less than 10,000 square feet of new impervious cover plans may still be required if the development impacts adjacent areas with altered runoff quantity, volume, velocity or direction of flow.

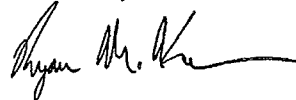
Since paving a site may also affect traffic flow on adjacent streets and surrounding properties, engineered plans which address the impacts from the proposed improvements would need to be provided for any non-residential lot. In the land development process these plans are typically provided and reviewed. In residential applications, traffic impact is addressed through an Application for Street Occupancy Permit.

Paved areas which are intended for parking lot and driveway improvements are also subject to dimensional and other standards included in Section 510 of the Zoning Ordinance, including such things as line striping, site lighting and landscaping, which must also be addressed and would be considered in the land development process. In addition to meeting SALDO requirements, if a project includes greater than 5,000 square feet of earth disturbance, then an Erosion and Sedimentation Control Plan must be prepared, submitted to and approved by the Berks County Conservation District.

We recommend for non-residential projects where paving is proposed that a Land Development Plan, prepared in accordance with the requirements of the SALDO, should be provided which shall be approved by Borough Council. If an applicant wishes to continue under the zoning permit method then a waiver from the requirement to proceed through the land development process should be requested by the applicant. The waiver request should be reviewed and recommended for approval by the Planning Commission and then granted by Borough Council.

If you should have any questions or require additional information regarding this matter, please feel free to contact me at 610-398-0904.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan M. Kern", with a long horizontal flourish extending to the right.

Ryan M. Kern, P.E.  
Borough Engineer