



"Engineering and Surveying Solutions from Concept to Construction"

Berks County Office - 37 E Penn Avenue, Wernersville, PA 19565

September 12, 2025

Borough of Wyomissing
22 Reading Boulevard
Wyomissing, PA 19610-2083
Attn: Michele Bare, Borough Manager

Re: Waiver Request Letter
Atonement Lutheran Church
Borough of Wyomissing, Berks County, PA
C2C Design Group Project No. ALC-WYO-01
McCarthy File #250004-24

Dear Ms. Bare,

The following waivers of the Borough of Wyomissing Subdivision and Land Development Ordinance of 1990 (SALDO) have been requested, for consideration by the Borough Council of Wyomissing Borough, as indicated below.

- SALDO Section 403 – Preliminary Plan Submission, Plan Requirements*
- SALDO Section 404 – Final Plan Submission, Plan Requirements*

**Due to the small nature of the project scope, the Applicant has requested a waiver from these Sections to submit a combined Preliminary/Final plan in lieu of separate Preliminary Plan and Final Plan submittals.*

Please place these waiver requests on the next available Borough Council meeting agenda.

Thank you in advance for your consideration.

Respectfully submitted,
C2C Design Group

Lawrence G. Grybosky

Larry Grybosky, P.E.
Project Manager



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Re: Waiver Request Letter

The Met II – Preliminary Plan
Borough of Wyomissing, Berks County, PA
C2C Design Group Project No. MET-WYO-08
McCarthy File #250004-30

Dear Ms. Bare,

On behalf of the Applicant, Metropolitan LLC, C2C Design Group is hereby making a formal waiver request of the following requirements of the Borough of Wyomissing Subdivision and Land Development Ordinance of 1990 (SALDO) and of the Wyomissing Borough Stormwater Management Ordinance (SWM), for consideration by the Borough Council of Wyomissing Borough, as indicated below.

The following waivers are requested in response to discussion with the Planning Commission on August 4, 2025 at which time previously requested waivers from SALDO Sections, 401.1, 403.1, 509.5.A, and 509.5.B were recommended for approval and the requested waiver from SWM Section 307 was tabled for further discussion. Upon discussion with staff the following waivers from the SWM are being requested.

1. **SWM Section 305:** Groundwater recharge calculations require infiltration volume to be provided based on *increases* in impervious surfaces. This project proposes a *decrease* in impervious surfaces and an increase in pervious surfaces. As a result, there will be an increase in the amount of water infiltrating into the ground once the proposed improvements are installed.

The Ordinance calculation used to show compliance with the requirement supports this assertion. Based on the formula, any decrease in impervious surfaces results in an increase in groundwater recharge. This calculation has been provided to the Borough Engineer to demonstrate that the quantitative requirement of this section has been met.

2. **SWM Section 306:** The Ordinance water quality calculations require that storm water detention facilities reserve a portion of stormwater captured by a BMP be treated for water quality. In this case, no stormwater BMP is proposed because rate and volume of runoff are addressed by the decrease in impervious surfaces. Without a BMP to capture stormwater runoff, the ordinance provided calculation requires no water quality volume to be provided.

Qualitatively, the decrease in impervious surfaces, the increase in landscaped green space, and routine maintenance of the property after installation of proposed improvements will improve the water quality of the runoff draining from the site.

3. **SWM Section 307:** Streambank erosion calculations require the 2-year, 24-hour design storm to be detained to the existing conditions 1-year peak flow using the SCS Type II distribution. post-developed peak flow to be reduced to the 1-year pre-developed peak flow.

Reduction of impervious surfaces will be realized for the earth disturbance area within the Project site. As such, no BMP is being proposed to control stormwater runoff rates. It is our opinion that the difference between the actual peak flow reduction as a result of reduced impervious surfaces and the required peak flow reduction is *de minimis*.

Please place these waiver requests on the next available Borough Council meeting agenda.

Thank you in advance for your consideration.

Respectfully submitted,
C2C Design Group

Lawrence G. Grybosky

Larry Grybosky, P.E.
Project Manager