

February 5, 2026

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street
Phoenixville, PA 19460

**RE: Preliminary / Final Subdivision & Land Development Application – Review #5
Kindergarten Center
100 School Lane / 41 S. Second Avenue (UPI #15-10-123 & #15-14-404)
Borough of Phoenixville
RVE File #PCBP168**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the subdivision and land development application referenced above:

- Preliminary/Final Subdivision Plans Kindergarten Center (65 sheets), dated 12/6/2024, last revised 12/17/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Response Letter, dated 12/19/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Stormwater Management Narrative for Kindergarten Center, dated 12/2024, last revised 11/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Drainage Area Plans (3 sheets), dated 12/6/2024, last revised 11/19/2025, as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Post Construction Stormwater Management Plans (21 Sheets) for Kindergarten Center, dated 6/4/2025, last revised 11/19/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Supplemental Stormwater Infiltration Report, dated 12/31/2024, last revised 8/11/2025, as prepared by Geo-Technology Associates, Inc., Quakertown, PA.
- Erosion and Sediment Control Plans, Kindergarten Center (18 sheets), dated 12/6/2024, last revised 11/19/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Erosion and Sediment Control Narrative for Kindergarten Center, dated 12/2024, last revised 11/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- ADA Location Impact on Road Profiles Letter and Exhibit (1 sheet), dated 7/24/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Impact Statement Report prepared for Toll Brothers, Inc., dated 9/16/2025, last revised 12/18/2025, as prepared by ESE Consultants, Inc., Fort Washington, PA.
- EIS Exhibit Package (53 pages), dated 9/16/2025, as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Overall Site Plan Render Exhibit (1 sheet), dated 7/24/2025 as prepared by ESE Consultants, Inc., Fort Washington, PA.
- Draft NPDES Permit No PAD150388 (unsigned) and letter prepared by PADEP.
- Water Lateral Sizing Calculations, dated 10/10/2025.

I. GENERAL INFORMATION

Owners:	School District of Phoenixville Borough 386 City Line Avenue Phoenixville, PA 19460 484-927-5010 McTiernanm@pasd.com	UPI #15-10-123
	Brook Venture Ltd. c/o James M. Pierce Attorneys 125 Stafford Avenue, Suite 110 Wayne, PA 19087 610-688-2626 Attn: James M. Pierce, Esq. jpierce179@aol.com	UPI #15-14-404
Equitable Owner & Applicant:	Toll Mid-Atlantic LP Company, Inc. 1140 Virginia Drive Fort Washington, PA 19034 215-938-8000 Attn: Michael A. Downs, Sr. V.P. MDOWNS@tollbrothers.com	
Plan Preparer:	ESE Consultants, Inc. 1140 Virginia Drive Fort Washington, PA 19034 215-914-2050 Attn: Jeffrey M. Madden, P.E. JMadden@eseconsultants.com	
Attorney:	Riley Riper Hollin & Colagreco 717 Constitution Drive, Suite 201 Exton, PA 19341 610-458-4400 Attn: Alyson M. Zarro, Esq. alyson@rrhc.com	
Proposal:	The Applicant proposes to develop a 93 unit residential subdivision, consisting of 93 residential dwelling units, comprised of 20 twin dwelling units (single-family semidetached) and 73 townhouse dwelling units (single-family attached). Also included are grading, utilities, landscaping, lighting, erosion control and stormwater management. Two of the proposed lots will be offered for dedication for public open space and municipal use.	

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide a Community Association Document in accordance with the Subdivision and Land Development Checklist (§22-304.2.A). The applicant has indicated that this will be submitted at a later date. *The applicant will forward the HOA documents once completed. The Applicant has indicated that the draft HOA documents have been provided to the Borough Solicitor for review and comment.*
2. On the Record Plan (Sheet 2) and others, show Manavon Street and its existing right-of-way. *Item satisfied.*
3. On the Record Plan (Sheet 2), Zoning Requirements, provide separate columns showing the dimensional requirements applicable to twin dwellings and townhouse dwellings, since both are proposed on the current plan (§22-304.2.A). Since the dimensional standards may be modified up to 25%, show both required and modified values for each type of dwelling. *The Zoning Requirements have been revised and moved to Sheet 4. Provide a “Modified” column to show the adjusted criteria. Item satisfied.*
4. On the Record Plan (Sheet 2), Zoning Requirements, the plan states that there will be 93 “single family detached” units. The table header also refers to “single family detached “. Revise based on the current plan to indicate the number of townhouse and twin units (§22-304.2.A). *Item satisfied.*
5. RVE understands that the developer plans to offer fee-simple dedication of the newly created Public Open Space lot (1.445 acres) to the Borough. On the Record Plan (Sheet 2), provide a note indicating “The developer hereby offers fee-simple dedication of the Public Open Space lot (1.445 acres) to the Borough.” *Note 37 added to Sheet 4. Item satisfied.*
6. RVE understands that the developer plans to offer fee-simple dedication of the newly created Parcel Dedication Area lot (1.561 acres) to the Borough. On the Record Plan (Sheet 2), provide a note indicating “The developer hereby offers fee-simple dedication of the Parcel Dedication Area lot (1.561 acres) to the Borough.” *Note 38 added to Sheet 4. Item satisfied.*
7. On the Record Plan (Sheet 3), provide new monumentation along the common property line with UPI 15-10-106, where intersected by a segment having a length of 245.08’ (§22-406.1). *Item satisfied.*
8. On the Record Plan (Sheet 3) and others, provide new monumentation along the common property line with UPI 15-10-124, at intersections of various segments having lengths of 175.00’, 25.11’, 25.87’, 7.00’, 108.74’, 170.51’, 98.12’, and 9.13’ (§22-406.1). *Item satisfied.*
9. On the Record Plan (Sheet 4), provide new monumentation along the common property line with UPI 15-14-105, at intersections of various segments having lengths of 195.60’ and 79.80’ (§22-406.1). *Item satisfied.*
10. Add a note on the Record Plan that all boundary changes in direction that are not currently monumented shall be provided with a concrete monument (§22-406.1). *Item satisfied.*
11. Add a note on the Record Plan that all internal lot corners shall be provided with metal pins (§22-406.4). *Item satisfied.*
12. On the Record Plan (Sheet 2), provide a parking analysis (§22-304.2.A). *Item satisfied.*

13. Provide a Location Map on the plans at a scale of 1"=200' (§22-304.2.A). *Item satisfied.*
14. Provide site plans showing all proposed roadway geometry, including horizontal curve information (§22-410). *Provide stop sign controls at the intersection of Alley C and Alley D. Item satisfied.*
15. Sidewalks shall be constructed in accordance with the requirements of the Phoenixville Borough Zoning Ordinance (§22-419.1.A). A 4' wide planting strip is required. Currently, the plan shows grass strip widths of 3.5' within the development and grass strip widths ranging from 2' to 4' along School Lane and Second Avenue. *Item satisfied for sidewalks within the development and along the frontage of 2nd Avenue. For the proposed trail connecting to the Borough line from Road C, consider a consistent 5' trail width. Item satisfied.*
16. The Applicant is to record an agreement made with Phoenixville Borough stating that the development roadways and alleys are not being offered for dedication (§22-408.3). *The Applicant has indicated they will comply in the future.*
17. The minimum center-line radii for horizontal curves are 200 feet for local private access roads (§ 22-410.2.A). On Road D, there are three curves that are 50 feet. *The Applicant has requested a waiver from this requirement. A waiver from this requirement was granted on 11/12/2025.*
18. Street grades at intersections shall, in general, be less than 4% on all approaches measured within 75 feet of the intersection of right-of-way lines (§22-410.6.D). Based on the current plan, the applicant is proposing to provide a 4% approach that is only 50' long at certain intersections, including the following: (1) Road A approach to Second Avenue; (2) Road B approach to Second Avenue; (3) Road B approach to Road D; and (4) Alley C approach to Alley D. The applicant should provide more detailed grading information to demonstrate the proposed roadway grades. The Road A approach to Road D also appears to exceed the requirement. *The Applicant has requested a waiver from this requirement. The applicant has noted that Road A intersection with Road D is a continuous through road and not stop controlled. Therefore, the applicant claims this condition does not need to request a waiver. This condition is subject to change based on comments 26 and 27. The applicant has also requested relief at the Road C approach to Second Avenue. Waiver requests have been submitted for the remaining intersections listed.*
A waiver from this requirement was granted on 11/12/2025.
19. A clear sight triangle shall be provided and shall be measured from a point in the center of the street 75 feet back (§22-411.3.B). The applicant appears to show clear site triangles at all street intersections and alley intersections, but with some less than 75'. *The Applicant has requested a waiver from this requirement. The applicant has revised the plans to provide 75' clear sight triangles at all 31' wide street intersections. They have stated that clear sight triangles are not required for alleys. Waiver request has been removed. Item satisfied.*
20. All driveways shall be provided with a stopping area within which the grade shall not exceed 4% (§22-414.7). The maximum driveway slope shown on the plan is 6.5%, with various other driveways exceeding 4%. The length of the stopping area shall be a minimum of 20 feet or the length of the longest vehicles anticipated to use the driveway, whichever is greater (§22-414.7.A). *The Applicant has requested a waiver from these requirements.*
A waiver from this requirement was granted on 11/12/2025.
21. All driveways shall be provided with a stopping area within which the grade shall not exceed 4% for 20 feet from the edge of the cartway (§22-414.8.C). The maximum driveway slope shown on the plan is 6.5%. *The Applicant has requested a waiver from this requirement.*

A waiver from this requirement was granted on 11/12/2025.

22. Any land development proposing one- and/or two-family structures with garages and/or townhouses with garages shall provide in each garage a 220-240-volt/40 amp outlet on a dedicated circuit and in close proximity to designated vehicle parking to accommodate the potential future hardwire installation of a Level 2 electric vehicle charging station (§22-417.7.A(3)). *Item satisfied.*
23. Curbs shall be required along all existing streets (§22-418.1.A). All existing curb along the project tracts frontage to Second Avenue and School Lane shall be replaced with new concrete curb. Replace additional segment of existing curb along 2nd Avenue frontage east of Road C. *Item satisfied.*
24. Asphalt paving will require concrete curb in all cases (§22-418.1.C). The Applicant is proposing Belgian block curb. *The Applicant has requested a waiver from this requirement.*

A waiver from this requirement was granted on 11/12/2025.

25. All curbing shall be constructed in accordance with the Borough Standard Construction Details (§22-418.2.A). *The Applicant has requested a waiver from this requirement to utilize Belgian block curb.*

A waiver from this requirement was granted on 11/12/2025.

26. On the Grading Plan (Sheet 9), the proposed crosswalk on Road A, between Units 49 & 61, has a cross slope of approximately 12%. Crosswalks and their transition to adjacent sidewalks or trails shall be designed to facilitate access and use by persons who are physically disabled, in compliance with the ADA (§22-420.2). *The applicant has stated there are grading constraints related to fill and tree removal. There is no crossing provided across Road A except at the intersection with 2nd Avenue. Residents from the northwest corner development (Units 49-60) will need to traverse up to 2nd Avenue in order to safely cross Road A and access the remaining development. This is unrealistic and impractical. There are also concerns with vehicle traffic accelerating down the steep grade of Road A into the site creating a hazard for pedestrians. Revise the plan to provide a 4-way stop controlled intersection with ADA compliant crosswalk and sidewalk connection across Road A at Road D.*

The applicant provided a profile exhibit and letter reflecting the grading challenges related to the fill and tree removal needed in order to accommodate a crosswalk on Road A at the Road D intersection. It appears that modifications can be made to the Road A profile that ties into Road D in order to accommodate the crosswalk. Provide a revised profile that accommodates a pedestrian crossing of Road A at Road D.

The applicant has updated Road A and Road D intersection and profile to comply with the US Access Board which allows crosswalks with a cross slope up to 5% on an uncontrolled intersection. The area that is less than the 5% for the crossing, is located on Road D from station 0+25 to 0+50. This location of the intersection was used to keep the road elevation down as much as possible and limit the increase in fill. Pedestrian Crossing Signage has been added on Road A and D to the approaches of the ramp location to notify the drivers of the crossing. Item satisfied.

27. On the Grading Plan (Sheet 12), the proposed crosswalk on Road A, between Unit 48 & the public open space, has a cross slope of approximately 11%. Crosswalks and their transition to adjacent sidewalks or trails shall be designed to facilitate access and use by persons who are physically disabled, in compliance with the ADA (§22-420.2). *Refer to RVE comment response to #26 above.*

Removal of intermediate crosswalks disconnects the residents of the development from each other and the Public Open Space. Revise the plan to provide an additional ADA compliant crosswalk and sidewalk connection across Road A.

The applicant requests to provide a crossing at Road D and Alley D instead of at Road D and Road A. Refer to comment response #26.

Per applicant's response to comment #26, the Road A and Road D intersection and profile have been updated to comply with the US Access Board which allows crosswalks with a cross slope up to 5% on an uncontrolled intersection. The area that is less than the 5% for the crossing, is located on Road D from station 0+25 to 0+50. This location of the intersection was used to keep the road down as much as possible and limit the increase in fill. Pedestrian Crossing Signage has been added on Road A and D to the approaches of the ramp location to notify the drivers of the crossing. Item satisfied.

28. On the Grading Plan (Sheet 13), the proposed crosswalk on Road B, between Units 37 & 36, has a cross slope of approximately 4%. Crosswalks and their transition to adjacent sidewalks or trails shall be designed to facilitate access and use by persons who are physically disabled, in compliance with the ADA (§22-420.2). *The crosswalk has been removed from the plan. Pedestrians will need to cross over to the north side of Road D or south to 2nd Avenue to cross Road B. Item satisfied.*
29. On the Grading Plan (Sheet 14), the proposed crosswalk on Road C east of Unit 21 has a cross slope of approximately 6%. Crosswalks and their transition to adjacent sidewalks or trails shall be designed to facilitate access and use by persons who are physically disabled, in compliance with the ADA (§22-420.2). *The crosswalk has been removed from the plan. Consider removing the sidewalk on the east side of Road C. Item satisfied.*
30. The width of the trail surface shall not be less than 12 feet (§22-421.8). The Applicant is proposing trails having widths of 12', 8' and 4' 5'. *The Applicant has requested a waiver from this requirement. Per the applicant's discussion with the Borough, the waiver request has been removed from the list as it is not necessary. Item satisfied.*
31. On the Landscape and Lighting Plan (Sheet 42 54) and others, provide the following notes (§27-601.6.C):
 - a. *"Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Borough for review and approval." Item satisfied.*
 - b. *"The Borough reserves the right to conduct post-installation nighttime inspections to verify compliance with the requirements of this chapter and as otherwise agreed upon by the Borough, and if appropriate, to require remedial action at no expense to the Borough." Item satisfied.*
32. Streetlighting shall adhere to the requirements described in §27-601. Refer to the Borough Standard Details. *Item satisfied.*
33. Describe how solid waste will be stored and serviced within the community (§22-426.2). *The applicant has provided a note indicating that trash will be stored in the garages or rear of the units and shielded from view. If trash is stored outside of the garage, provide additional details on where it is to be located and how it will be shielded from view. There appears to be minimal available space outside of the driveway especially for the interior units. The applicant has indicated coordination of trash pick-up operation will be done with the Borough and the storage of solids waste cans will be included in the Community Association Documents. Item satisfied.*

34. All land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs. Special consideration shall be given to major specimen trees and ecologically significant woodlands (§22-428.C.(1)). *The applicant has indicated the layout is consistent with the concept sketch that was recorded as part of the restrictive covenant. The applicant has coordinated with the Borough Planner regarding tree preservation. Item satisfied.*
35. A minimum of 70% of steep slope areas shall be preserved (§22-500.2.A). The Applicant is indicating that steep slope (15% to 25%) and steep slope (over 25%) areas will be disturbed and are manmade. *The Applicant has requested a waiver from this requirement.*
A waiver from this requirement was granted on 11/12/2025.
36. For residential land developments proposing 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes (§22-500.3.A.1). Based on 93 dwelling units, the applicant must provide 4.65 acres of open space and the current plan indicates that 6.33 acres are being provided. The Applicant should revise this figure after addressing other open space related comments. *The applicant has revised the open space calculation to indicate the amount of “Provided” open space. However, the plan does not indicate the “Required” Open Space. As mentioned above, the applicant must provide 4.65 acres of open space for 93 units, where 1.855 acres are being provided.*
Sheet 3 has been updated to clarify the reference for the open space required for this development. The calculation for “required open space calculation” is located in the bottom center of the sheet. The approval resolution has a fee-in-lieu for the remainder of the open space. Item satisfied.
37. On the Record Plan (Sheet 2), clearly label each open space area as “Public Open Space” or “Private Open Space” along with the area of each in acres. *Item satisfied.*
38. On the Record Plan (Sheet 2), Area Tabulation, the entire area of Open Space Area ‘A’ Surface is included in the tabulation of open space for the development. However, surface stormwater detention or retention basins may not be counted toward required open space (§22-500.5.C.(4)). Revise the open space area calculations accordingly. The applicant has still included the entirety of stormwater management area (Open Space Area ‘A’) in the open space area calculation. *The applicant has clarified that only areas outside of the Stormwater Basins are being calculated. Item satisfied.*
39. On the Record Plan (Sheet 2), Area Tabulation, the entire area of Open Space Area ‘A’ Surface is included in the tabulation of open space for the development. However, open space used to meet open space requirements must satisfy the Open Space Criteria (§22-501.1). It’s apparent that smaller areas (areas B, C, D, E, and F) do not meet dimensional criteria. Revise the open space area calculations accordingly. *The applicant has indicated that Open Areas ‘B’ to ‘F’ are not part of the Required Open Space Calculation. Revise the Area Tabulation to include a line item for Required Open Space and Provided Open Space with the applicable areas calculated. The applicant has revised the open space calculation to indicate the amount of “Provided” open space. However, the plan does not indicate the “Required” Open Space. As mentioned above, the applicant must provide 4.65 acres of open space for 93 units, where 1.855 acres are being provided.*
Sheet 2 has been updated to clarify the reference to the open space required for this development. The approval resolution has a fee-in-lieu for the remainder of the open space. Item satisfied.
40. The proposed block for Units 61-93, between Road A and Road C, has a length of approximately 850’. The required range of lengths for new blocks is 400’ to 600’ (§27-402.2). *The applicant has stated that street layout was previously shown and consistent with the Restrictive Covenant. The*

plan provides 32' of space between units 75 and 76 and designates the area as 'Open Area F'. Item satisfied.

41. Provide a plan note stating that “Mechanical equipment shall not be located in the front yard and in all other cases shall be screened from public views of the property through the use of fencing, walls, landscaping or a combination thereof” (§27-403.6 & §27-406). *Item satisfied.*
42. On the Grading Plan (Sheet 12), the Public Open Space area has surface grading in excess of 13%. Revise the grading of this area by using slopes (3:1) around the perimeter to maximize the amount of flat (4%) space within the open space area that is available for recreation. *The applicant has adjusted the western side to provide a 3:1 slope. The remaining flattened portion of this area is as low as 0.7% between the 119 and 118 contours. Coordinate the intended use of this space with the Borough. Provide a minimum of 2% slope in lawn and landscape areas for positive drainage. Item satisfied.*
43. The Applicant must obtain an NPDES permit for stormwater discharges associated with construction activities (§23-303.1.A(2)). *The applicant has provided a copy of the NPDES submission to the Borough on June 19, 2025. Revised NPDES plans and reports were submitted to the Borough on August 12, 2025. Any additional plan revisions required as a result of Conservation District/DEP comments shall be incorporated into the plan set and resubmitted to the Borough for review.*
The project has received draft approval from the CCCD/DEP for the Erosion and NPDES permit. The draft permit plans and letter from the agency is included. A copy of the final signed permit shall be submitted to the Borough. Item satisfied.
44. On the Landscape and Lighting Details and Notes Plan (Plan Sheet 49) – Landscape Notes 3 – Guarantee – Line 1 – change twelve (12) months to eighteen (18) months (§25-111.3.C). *Item satisfied.*
45. The Borough Tree Advisory Commission shall review the SALDO Plans (§25-109.1). *A copy of the Borough Tree Advisory Committee Letter has been provided. The applicant has indicated per discussions with Borough staff, any comments from the Borough Tree Advisory Commission would be included in the Borough Planner review letter.*
The applicant has indicated that comments would be incorporated in the Borough Planner review letter.
46. For each plan subset (Grading Plans, Utility Plans, etc.) provide an overall key sheet showing matchlines for the individual plan sheets (i.e. Overall Grading Plan, etc.). *Item satisfied.*
47. On the Cover Sheet (Plan Sheet 1) – Title – Line 3 – change TMP #15-010-0123 to UPI #15-10-123. *Item satisfied.*
48. On the Cover Sheet (Plan Sheet 1) – Owner and Applicant – change heading to Owners (remove ‘and Applicant’). *Item satisfied.*
49. On the Cover Sheet (Plan Sheet 1) – One Call – provide a list of all applicable utility owners and their emergency telephone numbers (§22-427.3). *Item satisfied.*
50. On the Record Plan (Plan Sheet 2) – Title – Line 3 – change TMP #15-010-0123 to UPI #15-10-123. *Item satisfied.*
51. On the Record Plan (Plan Sheet 2) – Owner and Applicant – change heading to Owners (remove ‘and Applicant’). *Item satisfied.*

52. On the Record Plan (Plan Sheet 2) – replace the Chester County Planning Commission signature block with the one that is attached to this review letter. *Item satisfied.*
53. On the Record Plan (Plan Sheet 2) – replace the Phoenixville Borough Engineer signature block with the one that is attached to this review letter. *Item satisfied.*
54. On the Record Plan (Plan Sheet 2) – replace the Phoenixville Borough Planning Commission signature block with the one that is attached to this review letter. *Item satisfied.*
55. On the Record Plan (Plan Sheet 2) – replace the Professional Surveyor signature block with the one that is attached to this review letter. *Item satisfied.*
56. On the Record Plan (Plan Sheet 2) – add the Phoenixville Borough Council signature block that is attached to this review letter. *Item satisfied.*
57. On the Record Plan (Plan Sheet 2) – add the Applicant Professional Engineer signature block that is attached to this review letter. *Item satisfied.*
58. On the Record Plan (Plan Sheet 2) – add the Affidavit of Ownership signature block that is attached to this review letter. *Item satisfied.*
59. On the Record Plan (Plan Sheet 2) – add the Affidavit of Equitable Ownership signature block that is attached to this review letter. *Item satisfied.*
60. On the Record Plan (Plan Sheet 2) – General Notes 40 – Line 1 – remove the words ‘New Streets and’. The development streets are to be privately owned. *Item satisfied.*
61. On the Record Plan (all sheets) – show the building and yard setback lines. *Provide callouts and dimensions for setbacks. Item satisfied.*
62. On the Record Plan (Plan Sheets 2 and 3) – Area Tabulation – revise for the proposed lot configurations. Only townhouse lots are mentioned. *Item satisfied.*
63. On the Record Plan (Plan Sheet 3) – Owner and Applicant – change heading to Owners (remove ‘and Applicant’). *Item satisfied.*
64. On the Record Plan (Plan Sheet 3) – replace the Professional Surveyor signature block with the one that is attached to this review letter. *Item satisfied.*
65. On the Record Plan (Plan Sheet 4) – Owner and Applicant – change heading to Owners (remove ‘and Applicant’). *Item satisfied.*
66. On the Record Plan (Plan Sheet 4) – replace the Professional Surveyor signature block with the one that is attached to this review letter. *Item satisfied.*
67. On the General Notes Plan (Plan Sheet 5) – add the Phoenixville Borough Notes. *Provide a heading for the Borough Notes. Item satisfied.*
68. On the General Notes Plan (Plan Sheet 5) – General Notes 40 – Line 1 – remove the words ‘New Streets and’. The development streets are to be privately owned. *Previous Note 40 appears to have been deleted. Please add to plan and revise accordingly. Item satisfied.*
69. On the General Notes Plan (Plan Sheet 5) – A typical lot layout is provided for the townhouses. Provide a similar layout for the proposed twin dwellings. *Item satisfied.*
70. On the Existing Features/ERSAP Plan (Plan Sheet 6) – General Notes 4 – coordinate the Benchmark elevation with the elevation shown on Plan Sheet 6A (145.18 vs 144.13). *Item satisfied.*

71. On the Existing Features/ERSAP Plan (Plan Sheet 6) – revise the table showing the existing features breakdowns. The alignment of the columns appears incorrect. *Item satisfied.*
72. On the Demolition Plan (Plan Sheet 6A) – label the existing contour lines. *Item satisfied.*
73. On the Overall Site Plan (Plan Sheet 8) and others – label the existing and proposed contour lines. Provide 1’ contours. *Item satisfied.*
74. On the Overall Site Plan (Plan Sheet 8) – provide individual Site Plans for each area at a more legible scale, similarly to the Grading Plans at 1” = 20’ scale. The Site Plans shall show all layouts and alignments, including labeled sight triangles. *It appears the requested information has been added as Sheets 58-65. Item satisfied.*
75. On the Overall Site Plan (Plan Sheet 8) – provide site plans that include all pavement markings. *Item satisfied.*
76. On the Grading Plans (Plan Sheets 9 – 14) – label the existing contour lines. *Minimal existing contour labels have been added. Item satisfied.*
77. On the Grading Plans (Plan Sheets 9 – 14) – remove the physical items that have been demolished. There are site features (i.e. trees, utilities, etc.) that are being removed still visible on these plans. Please turn off these features for plan clarity. *The Applicant states they have turned off as many existing features as they could without impacting information needed. Item satisfied.*
78. On the Grading Plan (Plan Sheet 12) – the proposed water main is located within the area of new sidewalk proposed along School Lane. Consider relocation of the water main for maintenance access. *The applicant has relocated the water main into the 2nd Avenue roadway. Item satisfied.*
79. On the Grading Plan (Plan Sheet 14 15) – the proposed curb ramp to connect to the existing sidewalk and proposed trail is located at the center of the frontage of the parcel to be dedicated to the Borough. This proposes a mid-block pedestrian crossing condition. The Applicant shall relocate the curb ramp and pedestrian crossing to the intersection of 2nd Avenue and Road “C”. The applicant has relocated the crossing closer to the intersection with Road C, however, the crossing shall be placed on the west side of the intersection of 2nd Avenue and Road C. Provide an additional pedestrian crossing sign on the south side of 2nd Avenue leading up to the crossing. *Curb ramp location has been revised along with signage. Revise receiving ramp for compliance. It appears a PennDOT Type 1A Ramp is proposed so the ‘ramp’ shall be depicted and included in the proposed grading design. A receiving curb ramp design has been provided along with crossing signs to both approaches. Item satisfied.*
80. On the Grading Plan (Plan Sheet 15) – show proposed contours. It appears there are several existing features (i.e. drainage swale, fences, etc.) that will be required to be modified because of the trail construction. Provide additional grading information and details. *Consider providing a consistent trail width of 5’ to connect the development from Road C to the Borough Line. Item satisfied.*
81. On the Grading Plan (Plan Sheet 15) – show the existing property lines as well as right-of-way lines. *The Applicant has included on Sheet 15. Provide Right-of-way lines on newly added Sheet 65 as well. Item satisfied.*
82. On the Grading Plan (Plan Sheet 15) – the minimum width of the trail along Second Avenue shall be 6’. There are areas where the trail is reduced to 4’. *Consider providing a consistent trail width of 5’ to connect the development from Road C to the Borough Line. Item satisfied.*

83. On the Grading Plan (Plan Sheet 15) – curb and drainage improvements shall be installed along the proposed trail route along 2nd Avenue. *Consider providing a consistent trail width of 5' to connect the development from Road C to the Borough Line. Item satisfied.*
84. On the Utility Plans (all sheets) – there are several areas with text overlap making them hard to read. Please revise the plans for clarity. *Item satisfied.*
85. On the Utility Plans (Plan Sheets 16 – 24) – label the existing contour lines. *Minimal existing contour labels have been added. Please include additional contour labels within the site and along the perimeter where the proposed contouring ties in for clarity. Item satisfied.*
86. On the Utility Plan (Plan Sheets 16 – 21) – remove the physical items that have been demolished. *There are site features (i.e. trees, utilities, etc.) that are being removed still visible on these plans. Please turn off these features for plan clarity. Item satisfied.*
87. On the Utility Plan (Plan Sheet 19) – relocate existing inlet #264 to be located within School Lane along the curb line. It appears construction of the proposed curb line will conflict with the existing location. *Item satisfied.*
88. On the Utility Plan (Plan Sheet 19) – existing inlet #262 is not shown. *Inlet 262 has been shown, but it is labeled as a Type C Inlet. Based on the inlet orientation with the proposed trench drain, it does not look like a Type C inlet configuration. Please revise inlet type or configuration accordingly. Item satisfied.*
89. On the Construction Details (Plan Sheet 31) – add a Type 4A Parallel Curb Ramp (Standard Construction Detail G9). *Item satisfied.*
90. On the Construction Details (Plan Sheet 31) – Pedestrian Crosswalk Detail – Note 2 - Line 2 – remove reference to Bristol Road and modify the note to identify any specific crosswalk locations having a width other than 6' (e.g. crosswalks for trail crossings). *Item satisfied.*
91. On the Construction Details (Plan Sheet 31) – Pedestrian Crosswalk Detail – show all proposed crosswalks on a site plan. *Crosswalks have been shown on the Striping and Signage Plans (Sheets 58-65). Item satisfied.*
92. On the Basin Details (Plan Sheet 39) – Stilling Basin Plan View (Grated Type M Top) vs Profile: OS 2-B (Stilling Basin #2-B with a Closed Concrete Slab Top). Please coordinate. *The TG in profile view does not align with the detail. Please revise accordingly. Item satisfied.*
93. On the Basin Details (Plan Sheet 39) – Profile: OS 2-B – provide the elevation of the Stilling Basin Rip-Rap. *Item satisfied.*
94. On the Basin Details (Plan Sheet 39) – Profile: OS 2-B – between the Outlet Structure 2-B and the Stilling Basin there is no way to drain the 30" RCP. The system is undrainable and will hold 1,326 cubic feet of water with the ends subject to icing. *The applicant has revised the Stilling Basin to include an open bottom with stone for infiltration. Item satisfied.*
95. On the Basin Details (Plan Sheet 41) – Split Rail Fence Detail – Note 3 – change 6" to 3". *The Applicant stated this detail was revised on Sheet 46, but this detail is not on that plan sheet. Detail is on Sheet 38. Item satisfied.*
96. On the Landscape and Lighting Plan (Plan Sheets 42 – 47) – label the existing contour lines. *Minimal existing contour labels have been added. Please include additional contour labels within the site and along the perimeter where the proposed contouring ties in for clarity. Item satisfied.*

97. Stormwater Management Narrative – Section II Hydrology – The Peak Runoff Rate Control section references that the rainfall intensities were taken from the upper bound of the 90% confidence interval. It does not appear the upper limit was utilized in the report. Revise this report section. *Item satisfied.*
98. Stormwater Management Narrative, MRC BMP Design Criteria – Note #3 states that a liner is not proposed for MRC Basin 2. Note #8 states that MRC Basins are proposed to be lined. Revise as appropriate. *Applicant has noted the design has been changed to incorporate infiltration and reference to MRC Basins have been removed from the narrative. Refer to comment response 104 below. The applicant has indicated that Basin #1 will be an infiltration basin. Basin #2 will be a conventional detention basin. Additional infiltration testing is ongoing and will be provided to the Borough once completed for review. The applicant will be required to modify the design and narrative as necessary based on the results of the infiltration testing.*
- The applicant has provided additional infiltration testing for Basin #1 and indicated only half of the basin is utilized for infiltration calculations due to testing rates and limiting zone. However, within the Supplemental Testing Report it is noted that TP-205-A, within the gray shaded area, encountered bedrock at an elevation of 108.93, only 0.32 ft below the surface bottom. The infiltration basin shall be set 2 ft above limiting zones per the PABMP manual. Bedrock was also encountered at the new TP-505 location at elevation 107.22. Item satisfied.*
99. Stormwater Management Narrative – Appendix 1 – The discharge rates do not match the rates provided in Appendix 2. *Item satisfied.*
100. Stormwater Management Narrative – Appendix 2 (2-Yr Volume) – The Pre-Development and Post-Development areas do not equal each other. *Item satisfied.*
101. Stormwater Management Narrative – Appendix 7 (Storm Sewer Design Information) – Page 2 (Storm Sewer Tabulation) – the proposed flows in the pipe runs 58-57 (EX466 to EX464) and 57-56 (EX464-462) exceed the pipe capacity. *The proposed flow still exceeds the pipe capacity. This intersection will receive increased traffic from the proposed development. Provide calculations and necessary improvements to ensure the inlets in the intersection do not overtop during the 100-year storm event. The applicant has stated that the proposed on-site piping is sized to handle the 100-year storm. Label the Existing Inlets 462, 464 and 466 on the plans. The applicant has labeled the inlets. It is understood that inlet 462 will be connected to a trench drain. Clarify if Inlet 462 is a Type C or Type M and that it is labeled accurately. It is currently labeled as a Type C Inlet, but oriented on the plans as a Type M. Item satisfied.*
102. Stormwater Management Narrative – Appendix 7 (Storm Sewer Design Information) – Page 3 (Storm Sewer Tabulation) – the proposed flows in the pipe runs 41-40 (MH258-MH256), 37-36 (EX270-EX268) and 31-30 (MH258-162) exceed the pipe capacity. *The proposed flow for EX-267 to 264 exceeds the capacity. This intersection will receive increased traffic from the proposed development. Provide calculations and necessary improvements to ensure the inlets in the intersection do not overtop during the 100-year storm event. The applicant has stated that the proposed on-site piping is sized to handle the 100-year storm. Label the Existing Inlets 270 and 266 on the plans. The applicant has labeled the inlets and stated that Inlet 270 is erroneous and has been updated in the calculations. Similar to Comment #101 above, clarify if Inlet 262 is a Type C or Type M and that it is labeled accurately. Based on the updated existing storm pipe information, it appears the applicant is proposing an additional inlet on the east side of the trench drain to connect to the existing pipe. The existing storm manhole on-site lists a bottom elevation of 129.45,*

but no invert. If the existing pipe invert is close to the bottom, stormwater will not be able to outlet through Inlet #262 without the trench drain being +/-10 ft deep. Clarify the design approach.

The applicant has indicated that Inlet #263 has been added to the plan along with a 15" pipe between Inlets #262 and #263. Show the referenced 15" RCP on the plan view (Sheet 21). Provide a detail for Inlet #263 showing the trench drain connection and 15" RCP to clarify this design approach. Add invert in and out elevation for the 15" pipe to the plan view.

103. Stormwater Management Narrative – Appendix 8 (Swale Calculations) – Channel Report – change both the Temporary and Permanent Condition Titles from SWLAE 1 to SWALE 1. *Item Satisfied.*
104. Stormwater Management Narrative – Appendix 10 (Infiltration Report) – please submit the report noted to be submitted under separate cover. Additional comments may arise as a result of the review of the report. *Infiltration Report has been added to the Stormwater Management Narrative Appendix 10. Report only includes infiltration testing for the western portion of the site. Include additional testing for Basin #2 to confirm infiltration feasibility. Additionally, include the test pit locations and rates on the Grading Plan. TP-200 encountered bedrock at elevation 110.08. This test pit appears to be located within Basin #1 which has a surface bottom elevation of 108.25. Confirm how the basin will be constructed, and infiltration will occur under these conditions.*

The applicant has indicated that Basin #1 will be an infiltration basin. Basin #2 will be a conventional detention basin. Additional infiltration testing is ongoing and will be provided to the Borough once completed for review. The applicant will be required to modify the design and narrative as necessary based on the results of the infiltration testing.

The applicant has provided additional infiltration testing for Basin #1 and indicated only half of the basin is utilized for infiltration calculations due to testing rates and limiting zone. However, within the Supplemental Testing Report it is noted that TP-205-A, within the gray shaded area, encountered bedrock at an elevation of 108.93, only 0.32 ft below the surface bottom. The infiltration basin shall be set 2 ft above limiting zones per the PABMP manual. Bedrock was also encountered at the new TP-505 location at elevation 107.22. Item satisfied.

105. All storm inlets shall have "drains to waterway" lettering cast into the top unit (§23-311.2.B). Provide a revised construction detail or note. *Plan note provided. Item satisfied.*
106. The applicant shall prepare a Stormwater Management Best Practices and Conveyances Operation and Maintenance Agreement based on the Borough's standard template for such agreements (§23-703). *The applicant acknowledges and will forward the Agreement once it is created.*
107. On the Utility Plan (Sheet 16), bypass storm sewer from the intersection of Second Avenue and School Lane is split at Storm MH #258 at the intersection of Road A and Road D. Avoid splitting this storm sewer. *Bypass storm sewer is still split at Inlet #259. Confirm how drainage will flow between the split and ensure that the pipes have adequate capacity to handle the split flow. The applicant has stated that the 30" upstream pipe flow will be dispersed between the 24" and 36" split pipes. Item satisfied.*
108. On the Utility Plan (Sheet 17), the proposed storm sewer ultimately drains to an existing storm inlet (Top Con. 109.55). Add a note to the plan indicating that the downstream storm sewer shall be inspected and cleaned or repaired during construction, as necessary, to ensure that it is in good condition. *Item satisfied.*

109. On the Utility Plan (Sheet 19), provide new storm inlets along School Lane / Second Avenue in conjunction with installing new curbing. Some new storm inlets are shown, but additional storm inlets are needed near intersections with Road B & Road C. *Item satisfied.*
110. On the Utility Plan (Sheet 19), replace the existing storm inlet #EX 264. *Item satisfied.*
111. On the Utility Plan (Sheet 20), replace the existing storm pipe from Storm MH #460 to the existing inlet at the southwest corner of the intersection of School Lane and Manavon Avenue. *Replacement of existing pipe has not been addressed. Please revise the plans accordingly. Additional existing pipe information (size, invert, material, location, outlet, etc) is needed to accurately depict the current conditions for replacement. Please include this information on the plans. The applicant has indicated that they are obtaining additional information on the existing pipe conditions under 2nd Avenue and will add this information to the plans. However, they are not proposing to replace any existing pipes. Additional pipe information obtained and added to the plans. The applicant has indicated that Proposed inlet 462 will be located to intercept the pipe from Manavon Street and bring the existing flow from offsite, through the proposed site. Item satisfied.*
112. On the Utility Plan (Sheet 20), move the storm pipe in front of Units 13-20 into the cartway of Second Avenue. *Item satisfied.*
113. On the Grading Plans (Plan Sheets 12-14) – the proposed storm sewer design connects to several existing inlets and structures. The Applicant shall coordinate the condition of these existing structures with the Borough and replace aging infrastructure as required. *Refer to comment response #111. The applicant has not addressed this comment. Based on the drainage mapping, there is a significant drainage area flowing down 2nd Avenue and Manavon Street. While not expected to manage the existing off-site drainage area, this project is changing the route of flow through the subject site and conveying the bypass through additional pipe runs. Also, this project will generate increased vehicular traffic at these intersections, so adequate drainage is necessary for residents to safely access the development. The applicant shall provide calculations of the 100-year storm event through the existing inlets and conveyance piping at the intersection of 2nd Avenue / School Lane and 2nd Avenue / Manavon Street to confirm the larger storm events can be safely conveyed without overtopping the inlets. (§23-310.3). The applicant has indicated that they are obtaining additional information on the existing pipe conditions under 2nd Avenue and will add this information to the plans. The applicant has stated that the proposed on-site piping is sized to handle the 100-year storm. The applicant has obtained additional information on the existing pipes under 2nd Street and updated the plans. Item satisfied.*
114. On the Grading Plans (Plan Sheets 12-13) – relocate the storm sewer run between MH-534 and MH-536 to be located within 2nd Avenue. *Item satisfied.*
115. On the Grading Plan (Sheet 15), the plan calls for installing an inlet with a solid top and 6” throat. Provide construction details for this inlet to clarify the intent. Note that vertical openings must be less than 4” for safety purposes. *Provide a construction detail for this inlet configuration. Provide the approximate outlet pipe direction and discharge location on the plan. Item satisfied.*
116. On the Record Plan (Sheet 3) and others, provide specific drainage easements along each storm sewer conveyance carrying runoff from School Lane or Second Avenue through the site. The drainage easements should be 20’ wide and centered along the storm pipe. The drainage easements should continue to the downstream property line. *Item satisfied.*
117. On the Erosion and Sediment Control Cover Sheet (Plan Sheet 1) – Title – Line 3 – change TMP #15-010-0123 to TMP #15-10-123. *Item satisfied.*

118. On the Erosion and Sediment Control Cover Sheet (Plan Sheet 1) – Owner and Applicant – change heading to Owners (remove ‘and Applicant’). *Item satisfied.*
119. On the Erosion and Sediment Control Cover Sheet (Plan Sheet 1) – Owners – Line 3 – add an E to PHOENIXVILL. *Item satisfied.*
120. On the Overall Site Plan (Plan Sheet 2) – list the total project disturbed area in acres. *Item satisfied.*
121. On the Erosion and Sediment Control Plans (Plan Sheets 3-8) – remove the site existing features that are being demolished. *The applicant has stated that the existing site features are pertinent to the E&S design. Please show the proposed site features as a darker gray to differentiate from the existing features. Item satisfied.*
122. On the Erosion and Sediment Control Plans (Plan Sheets 3-8) – the gutter inlet diversion berms are to be a closed loop and require a berm across the roadway. *Item satisfied.*
123. On the Erosion and Sediment Control Plan (Plan Sheets 6-8) – show the location of concrete washouts and add their symbol to the Legend. *Concrete washouts and symbols shown on plans. Stabilized Construction Entrance symbol in plan view does not match the legend and conflicts with the concrete washout hatch. Item satisfied.*
124. On the Erosion and Sediment Control Plan Details (Plan Sheet 10) – Cartway Diversion Berms – use a PADEP Standard Construction Detail. *Item satisfied.*
125. On the Erosion and Sediment Control Plan Details (Plan Sheet 12) – Standard Construction Detail #4-6 – revise the detail for the use of Compost Filter Sock. Remove references to Silt Fence or Straw Bales. *Revise “Height of Rock Filter = 5/6 height of Filter Fabric Fence” to reflect the use of Compost Filter Sock. Notes shall be revised to “A rock filter outlet shall be installed where failure OF A COMPOST FILTER SOCK has occurred...”.* *Item satisfied.*
126. On the Erosion and Sediment Plan Notes (Plan Sheet 5) – revise the plan sheet number to 14 of 14. *Item satisfied.*
127. Erosion and Sediment Control Narrative – Page 7 – First Paragraph – Line 4 – change MONTGOMERY to CHESTER. *Item satisfied.*
128. Erosion and Sediment Control Narrative – Page 7 – Fifth Paragraph – Line 3 – change TOWNSHIP to BOROUGH. *Item satisfied.*
129. Erosion and Sediment Control Narrative – Page 7 – Fifth Paragraph – Line 3 – change MONTGOMERY to CHESTER. *Item satisfied.*
130. Erosion and Sediment Control Narrative – Page 8 – Third Paragraph – Line 1 – revise the number of Rock Construction Entrances and change Fox Chase Road to the appropriate Road(s). *Item satisfied.*
131. Erosion and Sediment Control Narrative – The Runoff Curve Number Calculations reference New Britain Township. *Item satisfied.*
132. Provide Post Construction Stormwater Management Plans for review. Additional comments may arise as a result of the review of these plans. *The applicant has indicated they provided a copy of the Post Construction Stormwater Management Plans to the Borough on June 19, 2025. Revised NPDES plans and reports were submitted to the Borough on August 12, 2025 as part of the resubmission to CCCD. Any plan revisions required as a result of Conservation District/DEP comments shall be incorporated into the plan set and resubmitted to the Borough for review.*

The draft approved permit has been submitted. Once the permit is signed and finalized, submit a copy to the Borough. Item satisfied.

133. In the Impact Statement Report – Page 1 – Contents – revise the table of contents for the correct information. *Item satisfied.*

134. Provide information as to how visitor parking will be provided. *Item satisfied.*

135. The Applicant shall agree to perform full-width pavement resurfacing of School Lane/Second Avenue along the development tract's frontage, including a 1.5" depth pavement mill and overlay. The applicant has proposed to mill and overlay their half of the cartway along School Lane and Second Avenue. The project will generate an increase in vehicular traffic along both directions of School Lane/Second Avenue. *The applicant only agrees to mill and overlay their half of the cartway. However, due to the increase in vehicular traffic, a full-width mill and overlay shall take place.*

The applicant has agreed to mill and overlay the full-width of the road within the development frontage. Item satisfied.

136. In September 2021, RVE conducted a Phase I Environmental Site Assessment (ESA) for UPI #15-10-123. The Phase I ESA identified two recognized environmental conditions (RECs): one a potential 6,000-gallon heating oil underground storage tank (UST) and the other, former agricultural use of the property. There is no indication whether the potential UST was investigated or removed. A Phase II including ground penetrating radar and a soil investigation shall be conducted to evaluate for the potential UST. If found, collect and analyze soil samples. In addition, the parcel should be evaluated for agricultural arsenic and lead. *Item satisfied.*

137. On UPI #15-14-404, the plans indicate a soil investigation was conducted for the facility and included a contaminant distribution map depicting elevated concentrations of arsenic, lead, and manganese detected in the soil. The compounds were detected above their respective residential Statewide Health Standards in many soil samples. Given the intended residential use, the site should be entered into the Pennsylvania Department of Environmental Protection (PADEP) Land Recycling Program. The impacted soil will require remediation through excavation and disposal, or the placement of an engineering control (cap) and a deed restriction. *The Applicant has indicated that the remediation components will be presented in an Act 2 Cleanup Plan that will be submitted to PADEP. Impacted soils above applicable PADEP standards at the UPI #15-14-404 parcel will be remediated in conjunction with the planned redevelopment of the site. The components of the remediation will be presented in an Act 2 Cleanup Plan to be submitted to PADEP, which will include items such as quantitative risk assessment, engineering and institutional controls (e.g., soil caps and Environmental Covenant), as part of demonstrating attainment of a combination of the Act 2 Site-Specific Standard and SHS. The parcel was entered into the Act 2 Program in February 2025 via submission of a Notice of Intent to Remediate (NIR) to PADEP by Toll as the Remediator.*

The applicant shall continue to include the Borough in all correspondence with PADEP regarding the Act 2 process.

In addition, any hazardous materials located within lots intended to be dedicated to the Borough shall be removed and disposed of in accordance with PADEP regulations.

138. The Phoenixville Fire Department shall review the project plan and provide comment on any requirements. The Fire Department has provided review and comment. *On the Utility Plan (Sheet 21), revise the text overlap for the stormwater pipe overtop of the fire hydrant on Road A for clarity. Item satisfied.*

139. On the Grading Plan (Sheet 9) and others, at internal intersections the ADA curb ramp locations should be adjusted closer to the intersections. As a general recommendation, the ADA curb ramps can be the orientation of the ADA curb ramp can differ from the crosswalk by 20°. This will result in crosswalks and stop bars being closer to the intersections, improved visibility, and more space for on-street parking. *Item satisfied.*
140. On the Grading Plan (Sheet 10), at the intersection of Road B and Road D, provide a bumpout or NO PARKING signage and gore striping on the north side of the intersection to prevent parking within the intersection. *The applicant has proposed No Parking signs to delineate the no parking zone and provided gore striping to prevent parking in the intersection. Item satisfied.*
141. On the Grading Plan (Sheet 9), provide a NO PARKING sign along the north side of Road D near Unit 63, offset 20' before the crosswalk (§22-419.D). *Item satisfied.*
142. On the Grading Plan (Sheet 9), adjust the NO PARKING sign along the west side of Road A near Unit 49, offset 20' before the crosswalk (§22-419.D). *Item satisfied.*
143. On the Grading Plan (Sheet 10), on Road D near Unit 80, provide a bump out or NO PARKING signage and gore striping offset 15' on both sides of the fire hydrant (§15-419.B). *The applicant has proposed No Parking signs to delineate the no parking zone. Provide gore striping to prevent parking in the intersection. Item satisfied.*
144. On the Grading Plan (Sheet 12), provide a NO PARKING sign along the west side of Road A near the public open space, offset 20' before the crosswalk (§22-419.D). *Item satisfied.*
145. On the Grading Plan (Sheet 12), provide NO PARKING signs along the north side of Road D near Unit 53, offset 20' before the mid-block crosswalk (§22-419.D). *Item satisfied.*
146. On the Grading Plan (Sheet 12), provide an additional DO NOT ENTER (R5-1) sign at the southwest corner of the intersection of School Lane and Second Avenue. *Item satisfied.*
147. On the Grading Plan (Sheet 12), provide STOP (R1-1) signs and corresponding stop bars at the east and west approaches to the intersection of School Lane and Second Avenue. *Item satisfied.*
148. Structural Design plans and calculations for the proposed retaining walls shall be provided. The wall design shall include the appropriate fall protection. Provide a note on the plan stating that structural plans and calculations shall be provided to the Borough for review and approval prior to construction. *Note #44 added to Sheet 5. The applicant acknowledges and will provide structural design plans for review once completed. On the Construction Details (Sheet 38), add notes to the wall details indicating that (1) fall protection, (min. 42" high) shall be provided along the top of all retaining walls, and (2) guiderail shall be provided along the high side of retaining walls in vehicle areas. Item satisfied.*
149. Provide construction details for the amenities proposed for the open space areas. The applicant has provided a bench detail (Borough of Phoenixville ST15). Applicant shall coordinate with the Borough for any additional amenities planned for the proposed open space areas. *The applicant has provided two bench areas along the 12' trail with a detail on Sheet 51. Any additional amenities will need to be coordinated with the Borough. Item satisfied.*
150. On the Grading Plan (Sheet 12) and others, provide new ADA curb ramps on the southeast and southwest corners of the intersection of Second Avenue and School Lane. The applicant shall install ADA curb ramps at the intersection with crosswalks. The proposed development will generate increased pedestrian traffic and adequate provisions shall be provided for connectivity to the Borough. *Comment not addressed. The applicant states that they have agreed to multiple other off-*

site improvements and this comment should not apply since these upgrades are not located within the development frontage. Applicant has coordinated with the Borough's staff and will provide a contribution to the Borough for the upgrades to this intersection since these upgrades will require coordination with neighbors in this area. Item satisfied.

151. On the Grading Plan (Sheet 12) and others, provide new ADA curb ramps on the southeast corner of the intersection of Second Avenue and Manavon Street. The applicant shall install ADA curb ramps at the intersection with crosswalks. The proposed development will generate increased pedestrian traffic and adequate provisions shall be provided for connectivity to the Borough. *Comment not addressed. The applicant states that they have agreed to multiple other off-site improvements and this comment should not apply since these upgrades are not located within the development frontage. Applicant has coordinated with the Borough's staff and in consultation with Borough staff, has confirmed that crosswalks at this intersection are not needed due to the proximity of the crosswalk proposed at Second Avenue and Road C. Item satisfied.*
152. The existing school zone signals along School Lane and Second Avenue should be removed since they no longer meet current signal warrants. *Item satisfied.*
153. The existing school zone signage along School Lane and Second Avenue should be removed since it is no longer appropriate. *Item satisfied.*
154. On the Grading Plan (Sheet 13), the radius of the existing curb at the southwest corner of the intersection of Second Avenue with Manavon Street is less than 25'. This development will introduce significant new traffic turning right from Second Avenue onto Manavon Street. Reconstruct this curb radius. An increased curb radius shall be provided for the increased traffic circulation. *Comment not addressed. The applicant states that they have agreed to multiple other off-site improvements and this comment should not apply since these upgrades are not located within the development frontage. Applicant has coordinated with the Borough's staff and will provide a contribution to the Borough for the upgrade to the existing radius of the existing curb at the southwest corner. Item satisfied.*
155. On the Grading Plan (Sheet 14), the ADA curb ramp for the proposed trail crossing of Second Avenue is not located at an intersection. Relocate this crossing west of Road C. *The ADA curb ramp is East of the intersection. Relocate this crossing to the west of Road C. Provide a compliant ADA receiving curb ramp on the south side of 2nd Avenue. Item satisfied.*
156. On the Grading Plan (Sheet 14), provide a 36' wide concrete driveway apron for the Parcel Dedication Area lot (1.561 acres). The driveway apron should be located offset 60' from the beginning of the curb radius for Road C. *The applicant has noted that they have located the Dedicated Parcel access across from Alley BC in coordination with the Borough. Item satisfied.*
157. Indicate areas reserved for snow storage and/or depressed curb at key locations to allow snow to be pushed off the streets by plows. *The applicant has provided depressed curbs and snow removal easements throughout the site. Item satisfied.*
158. On the Grading Plan (Sheet 15), the proposed construction of the Freedom Trail to the municipal boundary with Schuylkill Township ranges in width from 4' to 8'. Provide a minimum of 6' width for this connection. In addition, the construction of this trail connection will require curbing, driveway aprons, and drainage improvements to convey runoff. *Consider providing a consistent trail width of 5' to connect the development from Road C to the Borough Line. Item satisfied.*
159. The Applicant shall coordinate directly with Borough Staff to determine the proposed environmental conditions, site improvements, and any other work that should be provided for the

municipal use lot as part of this plan. The applicant acknowledges the required coordination with Borough Staff.

160. On the Grading Plans (Sheets 10-16) – There appears to be site related callouts, labels, and stationing on the grading plans. Turn off for clarity as these items are now labeled on the Signage and Striping Plans. *Item satisfied.*
161. On the Demolition Plan (Sheet 6A) – Include the Limit of Disturbance on the Demolition Plan and Grading Plans of the Land Development Plan Set. *Item satisfied.*
162. On the Grading Plan (Sheet 13) – In the Public Open Space area, the area between the 5’ wide pathway and the 12’ wide trail contains a significant slope. Consider providing a segment of fencing between the two paths along the slope to deter residents from walking down the steep slope rather than utilizing the pathways. *Applicant has agreed to provide fence in this area only. Item satisfied.*

III. WATER & SEWER COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). The applicant has requested and is working with the Borough for the letter. This comment will remain until the requested letter has been received. The applicant has requested and is working with the Borough for the availability letter. Item satisfied.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). The applicant has requested and is working with the Borough for the letter. This comment will remain until the requested letter has been received. The applicant has requested and is working with the Borough for the availability letter. Item satisfied.
3. Provide a letter from the Borough’s Fire Chief indicating that a sufficient number of fire hydrants have been included in the design. The applicant notes that the plans have been reviewed by the Borough’s Fire Chief and an approval letter will be forwarded, once received.
The Borough Fire Chief provided recommendations for fire hydrant locations. Provide confirmation that the Fire Chief has reviewed the revised plans.
4. The Applicant shall provide a gravity sanitary sewer within the development leading to a single traditional pump station. The Borough will not permit a pressure sewer system where a gravity sewer system is feasible. Provide sizing calculations for a new pump station and force main. The site has been revised, as discussed, to provide a gravity sanitary sewer system to a pump station. Provide design plans and calculations for the proposed sanitary pump station and sanitary force main for review and approval by the Borough prior to construction. The applicant states that design plans for the Pump Station and forcemain will be forwarded once complete. Design plans have been received and reviewed. On 12/3/2025, RVE issued Review #1 for the Pump Station Design Report and Plans. This comment will remain until all pump station review items have been addressed.
5. Provide a statement clarifying the intent with respect to public and private ownership of all water infrastructure within the proposed development. RVE understands that the Borough will take dedication of all water mains within the development. All the watermain infrastructure in the development for the water system will be owned and maintained by the Borough. Item satisfied.

6. Provide a water easement plan for all proposed water mains. Water easements shall be 20' wide and centered along the water mains. *All watermain will be located within the right of way and an easement will be provided the entire right of way width. Borough requires an easement 10 feet on either side of the watermain centerline. Provide a statement on the drawings that a 20' wide easement centered on the water main will be provided. Note 42, on sheet 4 has been added for the easement centered on the water utility. Item satisfied.*
7. Provide a statement clarifying the intent with respect to public and private ownership of all sanitary sewer infrastructure within the proposed development. RVE understands that the Borough will take dedication of all sanitary sewer infrastructure within the development, including a pump station. *The Applicant shall acknowledge the requirement to coordinate with the Borough regarding any operation of the pump station prior to dedication. All the sanitary sewer and infrastructure, including the pump station, in the development for the sewer system will be owned and maintained by Borough. Pump station shall not be operated without prior Borough approval. The Developer shall coordinate pump and haul operations until pump station is ready for dedication.*
The applicant has indicated that if a pump and haul permit is needed because of timing, the applicant will obtain. Define more clearly the extent of the infrastructure to be dedicated to the Borough and that which will be the responsibility of the developer/HOA.
8. Provide a sewer easement plan for all proposed sanitary sewer infrastructure. Sewer easements shall be 20' wide and centered along the mains. *All sewers will be located within the right of way and an easement will be provided the entire right of way width. Borough requires an easement 10 feet on either side of the sewer force main centerline. Provide a statement on the drawing that an easement 20' wide centered along the sewer force main will be provided. Note 43, on Sheet 4 has been added for the easement centered on the forcemain utility. Change comment to read "20' wide easements centered on the sanitary gravity lines and sanitary forcemain will be provided." Note 43, on sheet 4 has been updated for the easement centered on the gravity and forcemain utility. Item satisfied.*
9. On the Utility Plan (Sheet 16) and others, sanitary force mains are shown within common areas between the proposed dwellings. Relocate all mains to be located within the development roadways. *The sanitary sewer system has been adjusted from the several smaller pumps located throughout the site to a single pump station with forcemain and gravity sewer. All the piping will be located within the roadways and one area in an easement. Provide a minimum of 10' wide separation between the forcemain and any structure (i.e. building stairs). All the sanitary forcemain will be located within the road and separated from any structure (building stairs.). Item satisfied.*
10. On the Utility Plan (Sheet 16) and others, gravity sanitary sewers are shown running through private lots throughout the development. This configuration would require easements across each property. *The sanitary sewer system has been adjusted from the several smaller pumps located throughout the site to a single pump station with forcemain and gravity sewer. All the piping will be located within the roadways and one area in an easement. Provide a minimum of 10' wide separation between the forcemain and any structure (i.e. building stairs). All the sanitary forcemain will be located within the road and separated from any structure (building stairs). Item satisfied.*
11. On the Utility Plan (Sheet 16) and others, gravity sanitary sewers are shown 6' from proposed dwellings. *Relocate all gravity sanitary sewers and manholes into roadways. The sanitary sewer system has been adjusted from the several smaller pumps located throughout the site to a single pump station with forcemain and gravity sewer. All the piping will be located within the roadways*

and one area in an easement. Gravity sewers must be a minimum 10 feet from all building foundations. Some gravity sewers on the plans are only 7 feet from building foundations. Relocate as required. Gravity sewers are located within the road, except for the area of lots 1 to 20. These sewer mains are located at least 10' from the dwelling entry stairs. See Sheets 21 through 23. Provide justification for why the gravity sewer serving lots 1 to 20 cannot be placed within the roadway. The applicant states that gravity sewers are being located within roadways, except for the area of lots 1 to 20. These gravity sewers will be located at least 10' from the dwelling entry stairs (See Sheets 21 through 23). The applicant notes that there are several utilities already located within 2nd Avenue (and construction could be a concern. The developer shall locate the proposed sanitary sewer in front of Unit Nos. 1-20 into the cartway of 2nd Avenue or demonstrate why this is not feasible.

The applicant has indicated that due to future Aqua watermain construction within 2nd Avenue, the proposed sanitary sewer remains in the front yards of Unit Nos. 1-20, but that should not preclude installation of sanitary sewer within the cartway. The developer shall revise the plans to relocate the sanitary sewer into the cartway.

12. On the Utility Plan (Sheet 16) and others, gravity sanitary sewers are shown without terminal manholes. *The sanitary sewer system has been adjusted from the several smaller pumps located throughout the site to a single pump station with forcemain and gravity sewer. All the piping will be shown with manholes at bends and terminal areas. Item satisfied.*
13. On the Utility Plan (Sheet 16) and others, sanitary laterals to units are shown without clean outs. Show the location of clean outs. *Cleanouts have been added to the sanitary laterals on Sheets 17 to 23. Item satisfied.*
14. On the Utility Plan (Sheet 21), the proposed force main discharge is shown connecting to an existing sanitary sewer manhole in Second Avenue, but is discharging against the prevailing flow direction in the manhole. *Sheet 23 shows the connection of 2 sanitary sewer run to the existing system near Road C and Second Avenue. The forcemain from the proposed pump station will tie into this new sanitary run. Item satisfied.*
15. On the General Notes (Plan Sheet 5) – The sanitary sewer specifications make reference to CNBSA rather than the Borough of Phoenixville Department of Public Works. Revise. *Note 25.1.F on sheet 5 has been revised to make reference to Borough of Phoenixville Department of Public Works and not the CNBSA as requested. Item satisfied.*
16. On the General Notes (Plan Sheet 5) – The water specifications make reference to the Phoenixville Borough Water Authority and not the Borough of Phoenixville Department of Public Works. Revise. *Note 26 on sheet 5 has been revised to make reference to Borough of Phoenixville Department of Public Works and not the Phoenixville Borough Water Authority as requested. In the remainder of the note, “Authority” is still mentioned. Replace “Authority” with “Borough” in the entire text of note 26. Note 26, on Sheet 5, has been updated to reference “Borough” in the notes. Note 26 still references “Authority” in no less than three (3) places. Review Note 26 in its entirety and make corrections to remove references to “Authority” and replace with “Borough”. Note 26, on sheet 5, has been updated to reference “Borough” in the notes. Item satisfied.*
17. On the Utility Plan (Sheet 16) and others, show the location of new gate valves on each leg of each water main node (e.g. wet tap, tee, cross, etc.), including fire hydrant laterals. *The gate valves, wet taps, tees, crosses, and bends have all been added to Sheets 17-23. Item satisfied.*

18. On the Utility Plans (Plan Sheets 16-22) – Show the locations of curb stops on the water service lines. *The curb stops have been added to all water service laterals along the row line on Sheets 17-23. Item satisfied.*
19. On the Utility Plans (Plan Sheets 16-22) – Show the location and sizes of all wet tap connections. *The location and size have been added to the wet tap connection on Sheet 23. Item satisfied.*
20. On the Utility Plans (Plan Sheets 16-22) – Show the location of cleanouts on the sanitary laterals. *Cleanouts have been added to the sanitary laterals along the row line on Sheets 17-23. Item satisfied.*
21. On the Utility Plans (Plan Sheets 16-22) – Show the location of the proposed control panels for the proposed grinder pump stations. *The grinder pumps throughout the site have been removed. Item satisfied.*
22. On the Utility Plans (Plan Sheets 16-22) – Call out the size and materials of construction of the sanitary sewer lines and force mains. *Sheets 17 to 23 show the size and material. Size and material of the sanitary force main still needs to be called out. Sheets 17 to 23 have been updated to clarify that the forcemain will be 4" PVC in the legend. Change the legend text. Delete "Low Pressure" so that legend text reads "4" PVC Sanitary Force Main". Sheets 17 to 23 have been updated to clarify that the forcemain will be 4" PVC in the legend. Delete the manhole symbol next to "4" PVC Sanitary Forcemain" in the legend. Item satisfied.*
23. On the Utility Plans (Plan Sheets 16-22) – Call out the pipe material, length and slope of the proposed sewer lines entering the grinder pump stations. Call out or provide a table of the invert elevations of the sewer lines entering the grinder pump stations. Provide a cleanout at the terminal end of each sewer line. *The grinder pumps throughout the site have been removed. Item satisfied.*
24. On the Utility Plans (Plan Sheets 16-22) – Provide terminal and in-line cleanouts on the sanitary force mains in accordance with PA Domestic Wastewater Facilities Manual and manufacturer recommendations. *The grinder pumps throughout the site have been removed. Item satisfied.*
25. On the Utility Plans (Plan Sheets 16-22) – Where 90° bends are shown on the sanitary force mains, replace with two (2) 45° bends. Provide thrust blocks at changes of direction. *The grinder pumps throughout the site have been removed. Provide thrust blocks and thrust block detail for proposed sanitary force main. Utility Plans, sheets 18 to 23, have been updated to call out for thrust blocks (typical at bends) for the forcemain at the bends. A detail has been added to Sheet 40 for thrust blocks (buttness detail). Item satisfied.*
26. On the Utility Plans (Plan Sheets 16-22) – Where 90° bends are shown on the water mains, replace with two (2) 45° bends. *The 90 degree bend on the water main has been replaced with 2-45 degree bends on sheets 17 to 23. Water main lines are shown as curved lines when turning at intersections. Show the water main change in direction using fittings such as 45 bends. Sheet 18 has been updated to include bends in the watermains. Item satisfied.*
27. On the Utility Plans (Plan Sheets 16-22) – Call out the size and materials of construction of the water mains. *Sheets 17 to 23 show the size and material. Item satisfied.*
28. On the Utility Plans (Plan Sheet 20) – Show the existing fire hydrant at the intersection of Road "B" and Manavon Avenue to be replaced. *The existing fire hydrant within the site on Road B will be adjusted for location as needed and replaced. The fire hydrant is on Sheet 22. Item satisfied.*
29. On the Sanitary Sewer Details (Plan Sheet 35) – On the grinder pump station details, provide details on the sub-base for the stations. *The details for the grinder pumps on Sheet 40 have been removed*

from the planset. The applicant indicates that a separate plan set will be done for the single pump station and forwarded once complete. This comment will remain until the pump station plan set has been reviewed and approved.

The pump station plan set has been received and reviewed. On 12/3/2025, RVE issued Review #1 for the Pump Station Design Report and Plans. This comment will remain until all pump station review items have been addressed.

30. Provide calculations to support the sizing of the proposed water services (both domestic and fire). The applicant is responsible for testing available static pressure in water mains. Contact Borough Staff to schedule testing. The applicant indicates that this information will be forwarded, once completed. This comment will remain until the request information has been received, reviewed and approved.

The applicant has indicated that calculations from Northern Mechanical Contractors, Inc., show that the 1" lateral from the main will handle the required flow and allow for a 1" domestic lateral to the house and a 1" fire flow lateral. State what, if any, hydrant testing was done to determine the pressures and flows stated in the calculations.

31. The Applicant shall provide additional information on proposed flow calculations. The applicant indicates that this information will be forwarded, once completed. This comment will remain until the requested information has been received, reviewed and approved.

The applicant has indicated that calculations from Northern Mechanical Contractors, Inc., show that the 1" lateral from the main will handle the required flow and allow for a 1" domestic lateral to the house and a 1" fire flow lateral. State what, if any, hydrant testing was done to determine the pressure and flows stated in the calculations.

32. The Applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *The applicant will coordinate payment of sewer and water tapping fees directly with the Borough. Item satisfied.*

33. Add a note to the proposed sanitary pump station plans that the Applicant will coordinate with the Borough's SCADA integrator to determine what station I/O is to be provided. The Applicant will provide the station with necessary hardware to integrate with the Borough's SCADA system and will pay for integration services from the Borough's SCADA Integrator. *Note 25.2.A has been added to sheet 5. Add the same note to the proposed pump station plan set. Item satisfied.*

34. On the Easement Profile Plan (Plan Sheet 32) – Show the proposed sanitary force main entering Manhole #18 and indicate at what elevation it is entering. Provide a detail for force main drop connection to sanitary manhole. *The forcemain that is tied into manhole #18 has been removed. The forcemain tie into the new proposed san MH#100 is shown on Sheets 23 and 25. Please also provide a detail showing the force main entering the manhole with a tee and drop pipe connection within to prevent sewage from cascading into the manhole. Sheet 25 has been updated to include a detail for a drop connection for the forcemain. Item satisfied.*

35. Provide an emergency generator for the proposed sanitary pump station. The applicant indicates that the separate pump station plan set will address this comment. This comment will remain until the pump station plan set has been received, reviewed and approved. On 12/3/2025, RVE issued Review #1 for the Pump Station Design Report and Plans. This comment will remain until all pump station review items have been addressed.

36. Relocate the forcemain from between the buildings and along the individual properties to be located within the roadway. *The forcemain has been relocated to be located within the street for all piping. A new sanitary MH #100 will tie the forcemain into the existing system in 2nd Avenue. Item satisfied.*
37. On the Utility Plans (Sheets 20 and 23) – The buried utility line appears to interfere with Sanitary MH #10. Revise. *Sheets 20 and 23 have been updated to shift Sanitary MH toward Road C and away from utility line. Item satisfied.*
38. On the Plan and Profiles (Sheet 26) – The profile does not show the water line serving the fire hydrant crossing the sanitary sewer between SMH #3 and SMH#4. Revise. *Sheet 26 has been updated to show the location of the waterline location going toward the fire hydrant. In the profile on Sheet 26, label the watermain line more clearly. Additionally, on the profile, fix the label for the 55 LF 18” RCP storm line between inlet 310 and inlet 308 which appears to touch the waterline. Item satisfied.*
39. On the Plan and Profiles (Sheet 26) – The buried utility line crossing the sanitary sewer between SMH #4 and SMH#5 is not shown on the profile. Revise. *The profile on page 26 has been updated to show the utility crossing on Road “D” around station 8+80. Item satisfied.*
40. On the Plan and Profiles (Sheet 27) – The buried utility line crossing the sanitary sewer between SMH#9 and SMH#10 is not shown on the profile. Revise. *The profile on page 27 has been updated to show the utility crossing on Road “D” around station 17+25. Item satisfied.*
41. On the Plan and Profiles (Sheet 32) – The water line for the hydrant which crosses the sanitary sewer is between SMH#15 and SMH#16 is not shown on the profile. Revise. *Sheet 32 has been updated to show the location of the waterline crossing the sanitary line for the fire hydrant. Item satisfied.*
42. On the Plan and Profiles (Sheet 32) – The segment between SMH# 15 and SMH#16 has a slope of 0.49%. Revised the profile so that the segment has the minimum required slope of 0.5%. *Sheet 32 has been updated to have a minimum of 0.5% for the pipe between sanitary MH’s 15 and 16. Item satisfied.*

IV. REQUESTED WAIVERS

The Applicant was granted the following waivers at the Borough Council Meeting on 11/12/2025:

1. §22–410.2.A – to reduce the minimum radii of 200’ on private access roads to 50’ for three (3) curves along Road D near Units 54, 55 and 60. RVE has no objection to this waiver request.
2. §23-410.6.D – to reduce the distance where 4% street grades are required at intersection approaches from 75’ to 50’ at four (5) locations: (1) Road A approach to Second Avenue; (2) Road B approach to Second Avenue; (3) Road C approach to Second Avenue (4) Road B approach to Road D; and (5) Alley C approach to Alley D. RVE has no objection to this waiver request.
3. §22–414.7, §22–414.7.A and §22–414.8.C – to allow a maximum 6.5% driveway grade in the 20’ stopping area (of residential driveways) rather than the maximum 4% permitted. RVE supports this waiver request.
4. §22–418.1.C and §22–418.2.A – to allow Belgian block curbing where concrete curbing is required. For curb located along private streets, RVE has no objection to this waiver request.

5. ~~§22-421.8 to reduce the width of a trail from 12' to 8' in some areas. RVE notes that portions of the connection along Second Avenue are shown having a width of 4' 5'. In light of the constraints along Second Avenue and conditioned on the applicant providing a 5' trail width along Second Avenue between Road C and the Borough Line, RVE has no objection to this waiver request.~~
6. §22-500.2.A – to allow additional areas of steep slopes (15%-25%), very steep slopes (>25%) and woodlands to be impacted by the development. The Borough requires 70% of steep slope areas to be preserved and the current plan preserves 0% (0.0 acres). The Borough requires 80% of very steep slopes to be preserved and the current plan preserves 0% (0.0 acres). The applicant states that the steep slopes are manmade. The Borough requires 50% of woodlands to be preserved and the current plan preserves 22.9% (0.63 acres). The removal of the woodlands is due to the constraints in the rear of the site and in order to locate the open space parcels and municipal parcel along 2nd Avenue. The basins will be located near the low points of the site and where the stormwater leaves the site during the existing conditions. The sloped terrain of the site will be shaped for the proposed roads and lots and disturbed areas of cut and will be needed to adjust the site. The woodlands to remain will be along the perimeter of the site and will adjoin other wooded areas.
7. §22-502.1.C(3)(a) – any removal of trees measuring over 6" in DBH is defined as disturbance of woodlands. The applicant seeks to justify the waiver request with new, native landscape plantings by installing two (2) new trees for every existing tree to be removed over the permissible 50% woodland disturbance. Replacement trees will be installed with a minimum caliper of 2" for deciduous trees and a minimum height of 8' for both evergreen and flowering trees.

RVE's recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Owen M. Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/kg/er

cc: School District of Phoenixville Borough, Owner (via email)
Brook Venture Ltd., Owner (via email)
Michael A. Downs, Sr. V.P., Toll Mid-Atlantic LP Company, Inc., Applicant (via email)
Jeffrey M. Madden, P.E., ESE Consultants, Inc., Plan Preparer (via email)
Alyson M. Zarro, Esq., Riley Riper Hollin & Colagreco, Applicant's Attorney (via email)
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
Leanna M. Colubriale, P.E., CFM, Senior Associate (via email)
James Bulicki, P.E., Associate (via email)