

September 2, 2022

Mr. E. Jean Krack
Borough Manager
Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Re: Preliminary/Final Subdivision & Land Development – Review #1
414 Property Group LLC (245-249 Bridge Street)
Borough of Phoenixville
RVE File #PCBP139**

Dear Jean:

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

- Plans entitled “414 Property Group LLC, Lot Consolidation - Land Development” (5 sheets), dated July 27, 2022, prepared by Bercek & Associates of Royersford, PA;
- Subdivision and Land Development Application, dated August 1, 2022;
- Act 247 County Referral form, dated 8/10/2022;
- Waiver Request Letter, dated August 2, 2022, prepared by Bercek & Associates of Royersford, PA;
- Subdivision & Land Development Checklist, undated;
- Sewage Facilities Planning Module Application Mailer;
- Deeds (UPI Nos. 15-9-133, 15-9-134, 15-9-135 & 15-9-136).

I. GENERAL INFORMATION

Owner & Applicant: 414 Property Group, LLC (UPI Nos. 15-9-133, 15-9-134 & 15-9-135)
272 Ruth Road
Harleysville, PA 19438
(610) 213-7172
Attn: Nicholas A. Bernardo, Manager
bernardo242@gmail.com

Owner: FGTG Development Group, LLC (UPI 15-9-136)
962 Gallery Drive
Schwenksville, PA 19473
Equitable Owner - 414 Property Group, LLC

Plan Preparer: Bercek & Associates
358 Main Street
Royersford, PA 19468

(610) 948-8947
Attn: Glen E. Kelczewski, P.E.
gkelczewski@bercekassociates.com

Attorney: O'Donnell, Weiss & Mattei, P.C.
347 Bridge Street, Suite 200
Phoenixville, PA 19460
(610) 323-2800 x188
Attn: Michael B. Murray, Jr., Esq.
MMurray@owmlaw.com

Proposal: The applicant proposes the consolidation of four (4) adjacent parcels, demolition of an existing building on parcel #15-9-135, construction of a three (3) story building addition with an additional fifteen (15) apartment units. The existing land use includes five (5) apartment units and four (4) commercial units. The proposed land use includes twenty (20) apartment units and three (3) commercial units. Also included in the development are proposed utilities, grading, and erosion control.

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. On the Land Development Cover Sheet (Sheet 1), provide an index of all plan sheets.
2. On the Land Development Cover Sheet (Sheet 1), indicate which record owner owns each parcel (§22-304.2.A).
3. On the Land Development Cover Sheet (Sheet 1) – Surveyor Signature Block – replace the signature block with the one attached to this review letter, including error of closure (§22-304.2.A).
4. On the Land Development Cover Sheet (Sheet 1) – Affidavit of Ownership – revise the current affidavit to reference the three (3) parcels owned by 414 Property Group, LLC and add a second affidavit for the parcel owned by FGTG Development Group, LLC (§22-304.2.A).
5. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 2), show existing topographic survey of features within 100' of the project tract (§22-304.1.A). The applicant is requesting a waiver from this requirement.
6. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 2), show the location of existing property corner monumentation or provide a note indicating that existing property corner monumentation could not be found (§22-304.2.A).
7. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 2), label the cartway widths for Bridge Street, Gay Street (S.R. 0113) and Taylor Alley (§22-304.2.A).

8. On the Land Development Cover Sheet (Sheet 1), list the required open space area, proposed open space area and open space ratio provided (§22-304.2.A).
9. On the Land Development Cover Sheet (Sheet 1), indicate the percentage of uses by gross floor area (§22-304.2.A).
10. On the Land Development Cover Sheet (Sheet 1), provide the dwelling unit mix, if known (§22-304.2.A).
11. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 2), show all existing sanitary sewers, water mains, gas mains, underground electric, communications duct banks (§22-304.2.A). Contact the Borough Engineer for available record plan information.
12. Provide a delineation of freshwater wetlands determined by the criteria of the US Army Corps of Engineers or include a statement indicating that no freshwater wetlands exist on the tract (§22-304.2.A).
13. Note whether any flood hazard areas exist on the project tract and reference the current FEMA Flood Insurance Rate Map (#42029C0060G, effective 9/29/2017) (§22-304.2.A).
14. Provide a utility plan showing existing and proposed utilities (water, sewer, gas, electrical, communications, etc.) (§22-304.2.A).
15. Provide permanent stone or concrete monuments at the intersection of all lines forming angles and at changes in direction of lines in the boundary of the property (§22-406.1). The applicant is requesting a waiver from this requirement.
16. Provide a statement on the plans indicating that all utilities shall be installed underground (§22-407.5 & §22-427.1). The applicant is requesting a waiver from this requirement.
17. Where developments abut existing streets, the Borough may require dedication of additional right-of-way (§22-408.1.C). On the Record Plan, Bridge Street is shown having a 60' legal right-of-way width. The applicant should offer the area of land between the tract boundary and the legal right-of-way line for fee-simple dedication to the Borough. The area to be offered for dedication shall be fully described on the plan with bearings, distances and the area thereof.
18. Provide new curb along the south side of Taylor Alley (§22-408.2.G & §22-418.1.A). The applicant is requesting a waiver from this requirement.
19. Provide a 75' clear site triangle at the intersection of Bridge Street and Gay Street (S.R. 0113). It appears that there will be an existing encroachment, but no further encroachment may be created.
20. Provide adequate site distance at the garage entrance onto Taylor Alley (§22-414.9.A). The applicant is requesting a waiver from this requirement.
21. Provide notes on the plan indicating that all parking garage spaces will be made EV capable with conduit installed throughout the structure and electrical subpanels sized to accommodate Level 2 EVCS for each parking space (§22-417.7.A.(2)).

22. Provide a sidewalk along the south side of Taylor Alley (§22-419). The applicant is requesting a waiver from this requirement.
23. The proposed solid waste storage area appears to be undersized for 20 apartment units plus commercial spaces (§22-426). In addition, solid waste storage for commercial spaces should be separated from solid waste storage for residential uses.
24. Provide a landscaping plan (§22-428.1.A & §22-502.1.A). Landscaping should be developed along the west side of the project tract. The applicant is requesting a waiver from this requirement.
25. Provide wheel stops for proposed perpendicular parking spaces in the parking garage.
26. In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside 1 acre per 20 units or fraction thereof for open space and recreational purposes (§22-500.3.A.(1)).
27. On the Improvements Construction Plan (Sheet 3), show new hardscaped area at the northeast corner of the intersection of Bridge Street and Gay Street (S.R. 0113). This area should include Borough streetscape features and be developed as a pedestrian gateway between Bridge Street, Gay Street and public parking across Taylor Alley. This area should also be developed as an entry to the proposed building entrance on the west side of the project tract (depicted on project renderings).
28. Verify whether the existing concrete sidewalk along the west side of the tract is ADA compliant. In addition to maximum running slopes of 8.33% for ADA ramps, note that a 5' long landing must be provided along the sidewalk for every 30" of vertical grade change.
29. Provide Borough streetscape pedestrian lighting for the sidewalk along the west side of Gay Street (S.R. 0113).
30. Provide a Market Analysis impact statement (§22-600). The applicant is requesting a waiver from this requirement.
31. Provide an Environmental Impact Analysis impact statement (§22-601). The applicant is requesting a waiver from this requirement.
32. Provide a Traffic Impact Study prepared by the Borough Traffic Engineer (§22-602). This project includes less than 30 dwelling units. If the project is also less than 30,000 square feet of building floor area and will produce less than 300 trips per day, then a Traffic Impact Study is not required. The applicant is requesting a waiver from this requirement.
33. Provide a Community and Fiscal Impact Analysis impact statement (§22-603). The applicant is requesting a waiver from this requirement.
34. This project includes more than 1,000 square feet of proposed impervious surface. A Stormwater Management Plan is required for this project (§23-301.1).

35. There are existing aerial utility lines across the northwest corner of the tract. The applicant shall coordinate utility relocation, as necessary to provide required clearances between the proposed addition and aerial utilities.
36. On the Improvements Construction Plan (Sheet 3), it appears that a portion of the existing building encroaches into the right-of-way along Gay Street (S.R. 0113).
37. On the Improvements Construction Plan (Sheet 3), it appears that an existing building owned by 243 World Domination LLC on UPI 15-9-137 encroaches onto UPI 15-9-135. 243 World Domination, LLC should obtain an easement from 414 Property Group, LLC and this easement should be reflected on the plan.
38. On Improvements Construction Plan (Sheet 3), provide bollards on each side of the garage entrance. Provide a detail for proposed bollards.
39. On the Land Development Cover Sheet (Sheet 1) – General Notes 13.j – revise the ordinance section from §22-428 to §22-428.1.A.
40. On the Land Development Cover Sheet (Sheet 1) – Location Map – provide a North Arrow.
41. On Plan Sheet 2 – show the location and size of the water main, water lateral, sanitary main, sanitary lateral and the location of the nearest fire hydrant (§22-304.2.A).
42. On Plan Sheet 3 – indicate the number of bedrooms in each of the twenty (20) residential units (§22-304.2.A).
43. On the Erosion & Sediment Control Plan (Sheet 4), provide dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H).
44. On the Erosion & Sediment Control Plan (Sheet 4), provide compost filter sock along Gay Street (S.R. 0113) and Taylor Alley.
45. On the Erosion & Sediment Control Plan (Sheet 4), provide a rock construction entrance along Taylor Alley.
46. Within the Town Center Zoning District, parking is not required for buildings fronting along Gay Street or Bridge Street (§27-405.4). However, a parking analysis should be provided to indicate the parking demand from the project and intended utilization of proposed parking spaces (§22-304.2.A). According to ITE Parking Generation Manual, 5th Edition, the average parking generation rate for multifamily housing (mid-rise) is 1.31 parked vehicles per dwelling unit (20 apartments * 1.31 = 27 parking spaces) or 0.75 parked vehicles per bedroom (if the unit mix is known). The analysis should also reflect parking generation for the commercial spaces according to their uses (restaurant, retail, etc.).
47. Provide notes indicating that temporary construction fencing will be installed around the project area throughout construction.
48. On the Improvements Construction Plan (Sheet 3), note that Taylor Alley will be resurfaced at the end of construction activities. Pavement resurfacing shall include a 1.5” mill and overlay for the full width of the cartway along the project frontage along Taylor Alley.

49. Provide a van accessible ADA parking space. Provide proposed grades to demonstrate ADA compliant grading for the ADA parking space and aisle. Provide details showing the layout, signage and striping of ADA parking spaces.
50. Indicate the pavement type for the proposed parking garage area.

III. REQUESTED WAIVERS

1. Section §22-304 – to allow the combination of Preliminary and Final Plan submission and review. Inasmuch as a waiver is not required for the combination of Preliminary and Final plan submissions, RVE does not support this waiver request.
2. Section §22-304.1.A – to not require existing features and topographic contours within 100 feet of the tract. RVE has no objection to this waiver request.
3. Section §22-406.1 – to not require stone or concrete monuments placed at boundary corners. Subject to the applicant providing other suitable property corner monumentation, RVE has no objection to this waiver request.
4. Section §22-408.2.G – to not provide curbing along the south side of Taylor Alley. RVE does not support this waiver request.
5. Section §22-414.9.A – to not provide the required sight distance for the proposed driveway access to Taylor Alley. Provided that appropriate warning signage is installed along Taylor Alley, RVE has no objection to this waiver request.
6. Section §22-418.1.A – to not provide curbing along the south side of Taylor Alley. RVE does not support this waiver request.
7. Section §22-419 – to not provide sidewalk and/or a planting strip along the south side of Taylor Alley. RVE does not support this waiver request.
8. Section §22-426.1.A – to not provide the required trash enclosure. A trash collection area / dumpster area is provided within the proposed building. Inasmuch as this requirement applies to trash collection areas outside of buildings, RVE does not support this waiver request.
9. Section §22-427.1 – to not provide underground electric service lines for the proposed site improvements. RVE does not support this waiver request.
10. Section §22-428.1.A – to not provide the required landscaping. RVE does not support this waiver request.
11. Section §22-502.1.A – to not provide the required landscaping. RVE does not support this waiver request.
12. Section §22-505.5.B – to allow grading within three (3) feet of existing property lines. RVE has no objection to this waiver request.

13. Section §22-600 – to not provide a Market Analysis.
14. Section §22-601 – to not provide an Environmental Impact Analysis. RVE has no objection to this waiver request.
15. Section §22-602 - to not provide a Traffic Impact Study. RVE does not support this waiver request.
16. Section §22-603 – to not provide a Community & Fiscal Impact Analysis.

IV. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B).
2. Provide --a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2).
3. Add the following note to the utility plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.”
4. The plans shall indicate the size and material of all proposed water services.
5. The plans shall indicate the size and material of all proposed sewer services.
6. Include calculations to support the sizing of the proposed water services (both domestic and fire).
7. Specify whether the buildings will be sprinklered or served by fire hydrants. If the buildings will be sprinklered, there must be a dedicated fire service which is metered separately from the domestic water service, and all meters shall be placed in outside meter pits.
8. Provide a Sewage Facilities Planning Module Mailer Application. A copy of the completed mailer application shall be submitted to RVE for review and for recommendation for signature by the Borough. Note one Borough EDU is equal to 238.5 gpd. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE.
9. The plans shall show all existing sewers and water mains and shall call out the size and materials of construction (if known).
10. The plans shall show all existing water services and sanitary laterals and shall call out the size and materials of construction (if known).
11. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough.

Our approval is contingent upon the applicant addressing the items in the letter and responding using the numbering system in this review letter and the applicant obtaining all other permits and approvals

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required for this project. Additional comments may arise when the submission and design is more complete.

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

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



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

OMH/jrw

Enclosure

cc: 414 Property Group, LLC, Owner & Applicant
FGTG Development Group, LLC, Owner & Applicant
Bercek & Associates, Plan Preparer
Law Offices of O'Donnell, Weiss & Mattei, P.C., Attorney
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
Scott Denlinger, Esq., Wisler Pearlstine,
John Yurick, P.E., McMahon Associates
Adrienne Blank, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.

