

October 2, 2025

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

**RE: Preliminary/Final Major Subdivision & Land Development Application – Review #2
Breckenridge Towers (UPI #15-12-287, #15-12-288 & #15-13-001)
Borough of Phoenixville
RVE File #PCPBP174**

Dear Jean:

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

- Preliminary/Final Subdivision and Land Development Plan for Breckenridge Towers (12 sheets), dated 1/7/2025, last revised 7/21/2025, prepared by Carta Engineering of Bethel, PA.
- Landscape Plan (1 sheet), dated 9/4/2025, prepared by InFocus Planning of Spring House, PA.
- Lighting Plan (1 sheet), dated 9/4/2025, prepared by illuminations of West Chester, PA.
- Response Letter, dated 8/11/2025, prepared by Carta Engineering of Bethel, PA.
- Waiver Request Letter, dated 8/11/2025, prepared by Carta Engineering of Bethel, PA.
- Letter of Transmittal, undated, prepared by Carta Engineering of Bethel, PA.
- Post Construction Stormwater Management Report & Erosion Control Plan Narrative, dated 11/2024, last revised 8/2025, prepared by Carta Engineering of Bethel, PA.
- Zoning Calculations (4 sheets), undated, prepared by Carta Engineering of Bethel, PA.
- PADEP Sewage Facilities Planning Module Application Mailer, undated.

I. GENERAL INFORMATION

Owners: CN Properties, LLC UPI #15-12-287
566 Bridge Street
Phoenixville, PA 19460
(610) 935-7111
Attn: J. Bradford DiCriscio
brad@collieconstructioninc.com

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J. Bradford DiCriscio UPI #15-13-1
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Applicant: Collie Construction, Inc.
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Phoenixville, PA 19460
610-935-7111
Attn: J. Bradford DiCriscio, President
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Plan Preparer: Carta Engineering
9533 Old US 22
Bethel, PA 19507
717-742-4245
Attn: Brynn A. Schaffer, P.E., P.L.S.
bas.carta@outlook.com

Proposal: The proposed development tract is comprised of three (3) existing parcels, two (2) of which will be consolidated (UPI Nos. 15-12-287 & 15-12-288) and subdivided to create five (5) new lots in addition to one (1) existing parcel to remain (UPI No. 15-13-1). Lot 1 contains an existing apartment building with 5 apartment dwellings and office space, which will be converted to create an additional apartment dwelling (6 total). Lot Nos. 2-5 will be developed with 4 new townhouse dwelling units. The existing duplex dwelling unit on UPI 15-13-1 is planned to remain. The development tract includes a total of 11 residential dwelling units. The development is proposed to be served by the public water and public sewer system. This project also includes parking, grading, utilities, stormwater management, and other related improvements.

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. Preliminary/Final Plan Requirements Checklist – The applicant has provided plans with 2' contours. It appears that 1' contours can be provided with minor plan adjustments. *Item satisfied.*
2. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1), rename the sheet "Cover Sheet" or similar so it is not confused with the title of the overall plan set. Update sheet index. *Item satisfied.*
3. On the ~~Preliminary/Final Subdivision and Land Development Plan~~ Cover Sheet (Sheet 1), Parking Tabulation, update the parking analysis based on ITE Parking Generation Manual, 6th Edition. Indicate appropriate land use codes used for analysis of existing and proposed residential dwellings. *Item satisfied.*

4. ~~On the Preliminary/Final Subdivision and Land Development Plan Cover Sheet (Sheet 1), Parking Tabulation, include a parking analysis for the existing office space. For office space less than 10,000 sf, use 1.85 parking spaces per 1,000 sf of gross floor area per ITE Parking Generation Manual, 6th Edition (land use code 712). The applicant has indicated the revised plan will convert the office space to additional apartment dwelling unit. This comment is no longer applicable.~~
5. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1), Parking Tabulation, revise the minimum perpendicular parking space size to 9'x18' (§22-417.2.E.(2)). *Item satisfied.*
6. On the Record Plan (Sheet 3), there is a 53' wide legal right-of-way line shown along Bridge Street and another right-of-way line (ultimate right-of-way?) shown offset approximately 3.5'. Label the ultimate right-of-way line. *Item satisfied.*
7. On the Record Plan (Sheet 3), the perpendicular parking spaces along Wheatland Street are approximately 17' deep. The minimum size of perpendicular parking spaces is 9'x18' (§22-417.2.E.(2)). *Item satisfied.*
8. A minimum width of 20 feet shall be provided for common utilities and drainage when provided in undedicated land for one use (§22-407.3). The Proposed Stormwater Easement shall include bearings and distances. This shall also be included on the Record Plan (Sheet 3).
9. Provide a note on the plans stating that all utilities shall be installed underground (§22-407.5.B). *Item satisfied.*
10. Resurface Wheatland Street from Bridge Street to ~~Wheatland Street~~ Breckenridge Street (§22-408.1.D). *Item satisfied.*
11. Provide a new stop sign at the eastbound approach to the intersection of Wheatland Street and Breckenridge Street (§22-408.1.F). *Item satisfied.*
12. ~~Provide a new stop sign at the eastbound westbound approach to the intersection of Wheatland Street and Breckenridge Street (§22-408.1.F). The portion of Breckenridge Street between Wheatland Street and Buchanan Street is restricted to one-way traffic traveling eastbound.~~
13. Provide new crosswalk striping across Wheatland Street and Breckenridge Street (§22-408.1.F). *Item satisfied.*
14. The plan shows the new construction of Breckenridge Street west of Wheatland Street. Breckenridge Street shall be constructed as a local access street to accommodate 2-way vehicular traffic (§22-408.2) The proposed street is shown as 15' wide for 2-way vehicular traffic. The minimum cartway width should be 20' wide.
15. Widen Wheatland Street to have uniform cartway width and provide new concrete curb and sidewalk along the east side of Wheatland Street (§22-408.2.G). *Item satisfied.*
16. Show 75' clear site triangles on the project tract at the intersection of Wheatland Street with Bridge Street (S.R. 0113) and Breckenridge Street (§22-411.3.B). It appears that the proposed building will encroach into the required clear site triangles. The applicant is requesting a waiver from this requirement to modify the clear site triangle to be 45'.
17. Provide a minimum radius of 25' for intersections involving only local access streets (§22-411.6). The applicant is requesting a waiver from this requirement to modify the requirement to be a minimum radius of 10'.

18. The edge of any driveway shall be at least 60 feet from the nearest end of the paving radius at a street intersection (§22-414.10.E). The entrance to the parking stalls on the east of Wheatland Street is less than 60 feet from Breckenridge Street. *The applicant is requesting a waiver from this requirement to allow the parking spaces on the east side of Wheatland Street to be 20' from Breckenridge Street.*
19. Regardless of the driveway classification, all driveways shall be provided with a stopping area within which the grade shall not exceed 4% (§22-414.7 and §22-414.8.C). It appears that the driveway stopping area will exceed 4%. Provide additional contours and spot elevations to demonstrate the grading. *There still appears to be portions of the driveway that do not meet these requirements. Demonstrate that all portions of the driveway do not exceed 4%.*
20. Show the driveway stopping sight distance (SSSD) (§22-414.9.A). *The plan shows the required sight distance is 250' but only 150' is being provided.*
21. ~~The edge of any driveway shall be at least 60' from the nearest end of the paving radius at a street intersection (§22-414.10.E).~~ *Duplicated comment eliminated.*
22. A single property access shared by more than two lots or units shall be considered a private street and as such shall conform to the applicable requirements for residential private streets (§22-414.11.A). *The applicant has requested a waiver from this requirement to allow the access to be considered a driveway and not a private street.*
23. Angled or perpendicular parking shall not be permitted along public or private streets, except where specifically permitted (§22-417.1.C). *The applicant has requested a waiver from this requirement to allow perpendicular parking.*
24. Parking areas shall not be located closer than two feet from any tract boundary line or less than 2' from any ultimate right-of-way line (§22-417.2.B). The proposed parking areas are less than 2' from the right-of-way line along Wheatland St and the property line shared with UPI 15-12-285.1. *The applicant has requested a waiver from this requirement. Parking stalls are located within 2' from the tract boundary lines on both the east and west side of Wheatland Street.*
25. The entire parking lot perimeter shall be buffered and landscaped in accordance with §22-428 (§22-417.3.D). *On the Landscape Plan (LP-1), the applicant has indicated that a variance has been requested from §27-406.2.A to waive the requirement to provide screening for off-street parking and loading areas that can be viewed from public streets. A waiver request will also be required from §22-417.3.D).*
26. Clarify whether the townhouses will have garages. 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)). *General Land Development Note #18 has been added to the Cover Sheet (Sheet 1). Item satisfied.*
27. For any land development proposing at least ten (10) parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D(1)). *Item satisfied.*

28. Provide new ADA curb ramps at the northwest, northeast and southeast corners of the intersection of Wheatland Street and Breckenridge Street (§22-419). Additional spot elevations shall be shown for the ADA curb ramps to demonstrate that the proposed ramps are ADA compliant. Consider providing a blown up view for the ramps for clarity if the additional information will be difficult to decipher.
29. Provide new streetlights along the newly constructed portion of Breckenridge Street (§22-423). *The applicant has submitted a lighting plan. However, the new streetlight and other site lighting must also be shown on the Site Improvements Plan (Sheet 4).*
30. Infiltration facilities shall be set back at least 25 feet from all buildings and features with subgrade elements. Any infiltration practice within 25 feet of a building or other feature with subgrade elements shall incorporate vertical impermeable barriers for protection. Any infiltration practice within 10 feet of a building or other feature with subgrade elements shall require certification from a licensed professional indicating that the foundations are adequately designed for this condition (§23-306.1.J(2)). StormTank Facility #1B is located within 10 feet of the building. *Impermeable liners have been added to StormTank Facility #1B and it has been indicated that it is not intended for infiltration. Item satisfied.*
31. The area of the Infiltration Beds shall be protected from compaction by construction equipment during construction. A tree protection fence or other means shall be provided on the plan. (§23-306.1.L). Infiltration Facilities #2and #3 also need to be protected.
32. Provide specific dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H). *Standard Erosion & Sediment Control Plan Note #29 has been added to Grading Permit and Erosion Control Plan (sheet 12). Item satisfied.*
33. The property owner shall sign and record an Operations and Maintenance Agreement with the Borough (§23-402.2.F(2)). The applicant has acknowledged this requirement.
34. Provide a Chester County Conservation District Letter of Adequacy for earth disturbance less than one acre (14,500 SF) (§23-303.1.A(1); §23-402.2.G). The applicant has stated that this has been submitted and will be provided upon receipt.
35. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – Borough Planning Commission Signature Block – Line 3 – remove the previous resolution number (2020-6) and provide a space for the future resolution number. *Item satisfied.*
36. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – add the Borough Council Signature Block that is located as an attachment to this review letter. *Item satisfied.*
37. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – replace the Chester County Planning Commission Signature Block with the one that is attached to this review letter. *Item satisfied.*
38. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – revise Tom Carnevale in the Borough of Phoenixville Planning Commission Signature Block to Catherine Bianco. *Item satisfied.*
39. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – add the Applicant’s Professional Engineer Signature Block (regulatory compliance) that is attached to this review letter. *Item satisfied.*

40. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – Design Engineer’s Certification Signature Block – Line 1 – remove the date and leave a blank line for the appropriate date. *Item satisfied.*
41. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – Design Engineer’s Certification Signature Block – Line 4 – remove 2239 and add 2022-2359. *Item satisfied.*
42. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – replace the Applicant’s Professional Land Surveyor Signature Block with the one that is attached to this review letter. *Item satisfied.*
43. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – replace the Recorder of Deeds Signature Block with the one that is attached to this review letter. *Item satisfied.*
44. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – Borough Engineer Signature Block – Line 2 – remove the previous resolution number (2020-6) and provide a space for the future resolution number. *Item satisfied.*
45. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1) – Location Map – spell Infill (not Infall). *Item satisfied.*
46. On the Existing Features and Demolition Plan (Sheet 2) – Plan Legend – add proposed double solid lines. *Item satisfied.*
47. On the Existing Features and Demolition Plan (Sheet 2) – Plan Legend – change Proposed PennDOT Pavement to Proposed Roadway Paving. *Item satisfied.*
48. On the Existing Features and Demolition Plan (Sheet 2) – add the Phoenixville Borough Standard Notes. *Item satisfied.*
49. On the Existing Features and Demolition Plan (Sheet 2) – show a Wheatland Street one way traffic flow arrow. *Item satisfied.*
50. On the Existing Features and Demolition Plan (Sheet 2) – on the northeast corner of Wheatland Street and Breckenridge Street, show the existing no parking sign. *Item satisfied.*
51. On the Existing Features and Demolition Plan (Sheet 2) – on the northwest corner of Wheatland Street and Breckenridge Street, add a note to relocate the existing DO NOT ENTER sign. The sign should be called out as to be relocated on the Existing Features and Demolition Plan (Sheet 2) and the proposed sign location shall be shown on the Record Plan (Sheet 3).
52. On the Record Plan (Sheet 3) – Zoning Data – provide separate zoning charts for Lot 1 (Town Center Detached) and Lots 2 through Lot 5 (Residential Infill Townhouses). It appears that variances may be required. The Lot 1 Zoning chart should include existing and proposed dimensional information.
53. On the Record Plan (Sheet 3) – provide labels with bearings and distances for the areas to be offered for dedication. *Item satisfied.*
54. On the Record Plan (Sheet 3) – provide bearings and distances for 564 Bridge Street after right-of-way dedications. The western boundary line shall be labeled with bearings and distances.
55. On the Record Plan (Sheet 3) – provide property corner markers where none exist (§22-406.1) (8 Concrete Monuments, 2 Drill Holes, 2 PK Nails and 4 Iron Pins). Verify the property corner marker at the northeast corner of Lot 1 and the southeast corner of Lot 2.

56. On the Record Plan (Sheet 3) and others – distinguish between existing and proposed features. For example, existing and proposed curbs are shown with the same line style. *Item satisfied.*
57. On the Record Plan (Sheet 3) – provide proposed asphalt dimensions. Additional dimensions shall be added. A Site Improvements Plan has been added. There appears to be only one width dimension for Breckenridge Street and Wheatland Street. The paving limits need further dimensioning to clearly show extent of limits.
58. On the Record Plan (Sheet 3) – provide radii for proposed asphalt and concrete items. *Item satisfied.*
59. On the Record Plan (Sheet 3) – provide proposed concrete sidewalk dimensions. Dimensions shall be added to clearly define where the sidewalk limits end.
60. On the Record Plan (Sheet 3) – provide a Type 1A Curb Ramp on the northeast corner of Wheatland Street and Breckenridge Street. *Item satisfied.*
61. On the Record Plan (Sheet 3) – provide a Type 2 Curb Ramp on the northwest corner of Wheatland Street and Breckenridge Street. Any ramp areas for the ADA Curb Ramp shall be shown on the plans.
62. On the Record Plan (Sheet 3) – show the driveway apron and depressed curb at the shared driveway entrance. The plans shall clearly differentiate/callout the difference between regular proposed curb and depressed curb.
63. On the Record Plan (Sheet 3) – show and dimension the proposed roadway paving for Breckenridge Street. Additional dimensions shall be added. A Site Improvements Plan has been added. There appears to be only one width dimension for Breckenridge Street and Wheatland Street. The paving limits need further dimensioning to clearly show extent of limits.
64. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Plan View – label the double solid lines between Wheatland Street and the six (6) proposed parking spaces. The lines are called out as Concrete Curbing. The proposed grading makes it appear that is full height curbing however there are proposed parking spaces that need to be accessed.
65. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Plan View – label the proposed retaining wall. Provide elevation information and required fall protection. As the proposed retaining wall is greater than 4' in height, the wall needs to be structurally designed and the design and calculations shall be provided for review. Additional spot elevations shall be added for the wall along the steps.
66. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Plan View – label the sidewalk from the existing building to the proposed retaining wall. This sidewalk has been removed and replaced with steps. A Proposed Handrail callout is provided but the stairs shall be called out as well to include the material of the stairs.
67. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Plan View – provide spot elevations for the pedestrian accesses to the proposed retaining wall. *Item satisfied.*
68. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Plan View – provide cleanouts at the bends in the 6" PVC Roof Leaders. *Item satisfied.*
69. On Plan Sheet 4 (Grading / Drainage Plan and Details) – provide a minimum one (1) foot sump for Inlet 1 and Inlet 2. *Item satisfied.*

70. On Plan Sheet 4 (Grading / Drainage Plan and Details) – provide a sediment trap on each roof leader prior to entering the StormTank Facility. *Plan Note #1 has been added on Sheet 4. Item satisfied.*
71. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Maintenance Plan for Inlets, Pipes & RipRap Aprons – remove ‘& RipRap Aprons’. *Item satisfied.*
72. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Maintenance Plan for Inlets, Pipes – last bullet – Line 1 – start the sentence with ‘StormTank Modules, Infiltration Facilities’. *Item satisfied.*
73. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Stormwater Management Facility #1B – provide a detail for and show the location of access for inspection and cleanout. *The #1B Outlet Structure Detail shows pipes in and out of the outlet structure as 6” diameter, however the other details show 15” diameter pipes.*
74. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Stormwater Piping is to be a minimum 15” diameter (§23-311.1.B). *Item satisfied.*
75. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Stormwater Piping is to have a minimum slope of 0.50% (§23-311.1.C). *Plan Note #2 has been added to Plan Sheet 4 to note the minimum slope. The proposed length and slope of the piping shall be labeled on the plans.*
76. On Plan Sheet 4 (Grading / Drainage Plan and Details) – Stormwater Inlets shall be pre-cast concrete (§23-311.2.A). *Plan Note #3 has been added to Plan Sheet 4. This note states “Stormwater inlets shall be pile cast concrete.” This should be revised to state that they should be pre-cast concrete.*
77. On Plan Sheet 5 (Grading / Drainage Plan and Details) – Infiltration Facility #2 and #3 Enlargement – show spot elevations on the ends of the concrete curb and the two (2) river stone trenches. *Item satisfied.*
78. On Plan Sheet 5 (Grading / Drainage Plan and Details) – Infiltration Facility Seepage Bed Operations and Maintenance Notes – fourth bullet – line one – show the referenced test well locations for each infiltration facility. *Item satisfied.*
79. On Plan Sheet 6 (Construction Details) – remove Construction Detail G5. There is no verge on this project. *Item satisfied.*
80. On Plan Sheet 6 (Construction Details) – provide a detail for the proposed retaining wall. *The proposed retaining wall is greater than 4’ in height and therefore structural calculations and designs shall be provided.*
81. On Plan Sheet 6 (Construction Details) – provide a detail for the traffic rated inlet grate. *A detail titled “Standard Precast Concrete 2’x2’ Storm Inlet Box with Grate Top” has been added to Sheet 5. This detail does not specify or provide requirements that the inlet grate is traffic rated.*
82. On Plan Sheet 6 (Construction Details) – provide a detail for the Outlet Structure grate. *A detail titled “Standard Precast Concrete 2’x2’ Storm Inlet Box with Grate Top” has been added to Sheet 5. This detail does not specify or provide requirements that the inlet grate is traffic rated. The Outlet Structure should be called out to specify that it is also a 2’x2’ inlet for clarity.*
83. On Plan Sheet 9 (Erosion and Sediment Control Plan) – provide an E & S materials LEGEND. *Item satisfied.*

84. On Plan Sheet 9 (Erosion and Sediment Control Plan) – Plan View – show the Limit of Disturbance lines and provide the total Limit of Disturbance in square feet. *The Limit of Disturbance does not include the extension of Breckenridge Street or the proposed sidewalk and ADA ramp to the east of Wheatland Street.*
85. On Plan Sheet 9 (Erosion and Sediment Control Plan) – show a detail for the stone trenches erosion protection. *Item satisfied.*
86. On Plan Sheet 9 (Erosion and Sediment Control Plan) – Plan View - extend the perimeter E&S control (CFS-2 (18”)) to the end of the proposed common driveway. *Item satisfied.*
87. On Plan Sheet 9 (Erosion and Sediment Control Plan) – Plan View – show Inlets 1 and 2 with inlet protection. *Item satisfied.*
88. On Plan Sheet 9 (Erosion and Sediment Control Plan) – provide a detail for Inlets 1 and 2 erosion protection. *Item satisfied.*
89. On Plan Sheet 9 (Erosion and Sediment Control Plan) – show inlet protection for the three (3) existing M inlets (both ends of Wheatland Street). *Item satisfied.*
90. On Plan Sheet 9 (Erosion and Sediment Control Plan) – Plan View – show the location for a topsoil stockpile. *Item satisfied.*
91. On Plan Sheet 9 (Erosion and Sediment Control Plan) – Plan View – show the location for a concrete washout. *Item satisfied.*
92. On Plan Sheet 9 (Erosion and Sediment Control Plan) – Plan View – show the location for the construction entrance. *Item satisfied.*
93. On Plan Sheet 10 (Grading Permit and Erosion Control Plan) – remove the detail for Standard Silt Fence (18” High). Compost Filter Sock (CFS) is specified for this project. *Item satisfied.*
94. On Plan Sheet 10 (Grading Permit and Erosion Control Plan) – revise the Rock Filter Outlet Detail for the use of CFS (not straw bale or filter fabric). *The detail still mentions Straw Bale.*
95. On Plan Sheet 10 (Grading Permit and Erosion Control Plan) – provide a detail for a topsoil stockpile. *The detail shall provide a note mentioning the allowable maximum height for the stockpile.*
96. On Plan Sheet 10 (Grading Permit and Erosion Control Plan) – provide a detail for a Type M Inlet Protection. *Item satisfied.*
97. On Plan Sheet 10 (Grading Permit and Erosion Control Plan) – provide a detail for Inlets 1 and 2 Inlet Protection. *Item satisfied.*
98. On Plan Sheet 10 (Grading Permit and Erosion Control Plan) – provide a detail for the Stone Trench Protections. *The applicant has stated that a detail for the protection of the infiltration area has been provided, however, the detail could not be found.*
99. Post Construction Stormwater Management Report & Erosion Control Plan Narrative – the Cover Sheet should be signed and sealed. *Item satisfied.*
100. Post Construction Stormwater Management Report & Erosion Control Plan Narrative – Cover Sheet – Title – replace Bridge Street Development with Breckenridge Towers. *Item satisfied.*

101. Post Construction Stormwater Management Report & Erosion Control Plan Narrative – Page 2 and beyond – Header – replace Bridge Street Development with Breckenridge Towers. *Item satisfied.*
102. Post Construction Stormwater Management Report & Erosion Control Plan Narrative – provide calculations that the proposed inlets and pipes will accommodate the 100-year storm.
103. Provide cross easement agreements for all of the proposed lots. *The applicant acknowledges this requirement and will provide prior to final plan approval.*
104. Provide new legal descriptions for the proposed lots. *The applicant acknowledges this requirement and will provide prior to final plan approval.*
105. On the Grading/Drainage Plan and Details (Sheet 4), the plan shows sanitary sewer laterals connecting to an existing sanitary sewer manhole located on UPI 15-12-289. An easement will be needed to connect to existing sanitary sewer on the adjacent property. *The plan now shows the existing sanitary within the Breckenridge Street right-of-way. Item satisfied.*
106. On the Grading/Drainage Plan and Details (Sheet 4), connect the overflow/discharge from each new stormwater BMP to the existing storm sewer located along the west side of Wheatland Street.
107. On Plan Sheet 4 (Site Improvements Plan) – the proposed grading contours for the parking spaces on the east side of Wheatland Street do not all tie into existing contours.
108. Post Construction Stormwater Management Report & Erosion Control Plan Narrative – the Drainage Exhibit has not been updated. Additionally, the areas will need to be updated to encompass the entire Limit of Disturbance see comment #84. All calculations shall be updated to reflect these updates.
109. Post Construction Stormwater Management Report & Erosion Control Plan Narrative – the Drainage Exhibit shows a portion to the west of the units being captured by Facility I.B, however a large portion of the area as shown would continue to flow offsite and not be captured.
110. On Plan Sheet 12 (Grading Permit and Erosion Control Plan) – the plan title appears to be mislabeled and should match the Sheet Index – Erosion and Sediment Control Details.
111. On Plan Sheet 4 (Site Improvements Plan) – provide notes on the trash receptacle area to specify if individual containers for each lot or how the intended area will be used. Provide a detail for the concrete pad for this area. This area lies over multiple lots, an easement may be required for this area.
112. The Lighting Plan shall show property boundaries. Lights are being proposed to the east of the parking spaces to the east of Wheatland Street. There appears to only be 2’ between the spaces and the property boundary.
113. The Landscape Plan shows that a total of 14 street trees are required but only 2 street trees are proposed.
114. On the Record Plan (Sheet 3), Parking Analysis, separate the parking analysis, including parking space demand and parking spaces provided, for Lot Nos. 1-5 versus the existing parcel on the east side of Wheatland Street (UPI No. 15-13-1). Note that the required parking spaces needed for each lot should be provided on each lot, which is not achieved by the current plan.

115. *In accordance with the Infill Development Standards, no new building type may be introduced in a block... (§27-301.1.B). The plan includes 4 new townhouse dwelling units, but it has not been demonstrated that existing townhouse dwellings are located on the block.*

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). This letter must be provided prior to Council consideration. A letter of public sanitary sewer service has been requested from the Borough and will be provided when available.*
2. *Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). This letter must be provided prior to Council consideration. A letter of public water service has been requested from the Borough and will be provided when available.*
3. *The applicant shall coordinate the payment of sewer and water connection fees directly with the Borough. The applicant shall be responsible for providing any necessary background information on previous usage if requesting any credits for connection fees. The applicant has acknowledged that payment for water and sewer connection fees will be necessary prior to final approval.*
4. On Plan Sheet 7 – (Utilities Plan and Details) – Add the following note: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.”. *The requested notation regarding internal water and sewer lines has been added to the plan. Item satisfied.*
5. *The Sewage Facilities Planning Module Application Mailer is incomplete. A marked up copy has been included with this letter. A revised mailer should be submitted to RVE for review. After approval, RVE will recommend execution by the Borough and submit on the applicant’s behalf. An updated sewage facilities planning mailer has been provided for consideration. The mailer requires further correction. # of EDUs should state 5 and clarify that 2 are existing. The sewage flows should be $5 \times 238.5 \text{ gpd} = 1192.5 \text{ gpd}$.*
6. On Plan Sheet 7 – (Utilities Plan and Details) – Specify the sizes and materials of construction of the existing water and sewer mains. *The sizes and materials of existing sewer and water mains has been added to the plan. Item satisfied.*
7. *On Plan Sheet 7 – (Utilities Plan and Details) – Call out the size and materials of construction of the proposed water and sewer mains that will be extended to accommodate the proposed development. The sizes and materials of proposed water and sewer mains have been added to the plan. Call out the size and material of the proposed water main extension.*
8. *On Plan Sheet 7 – (Utilities Plan and Details) – Distinguish between existing water and sewer mains in the street and any proposed extensions that are to be constructed as part of this project. Existing sewer and water facilities are disguised by linetype with vertical symbol lettering for proposed utility lines and slant symbol lettering for the existing lines. Call out the size and material of the proposed water main extension.*
9. 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. *The project is proposed to be served by existing hydrants in the vicinity of the project. Existing hydrants are located less than 300 feet from all proposed and existing dwellings with a hydrant located along Breckenridge Street to serve the new attached dwellings and one along Bridge Street to continue serving the apartment building. Item satisfied.*

10. On Plan Sheet 7 – (Utilities Plan and Details) – Extend the water and sewer mains westward along Breckenridge Street so that the sewer lateral and water service for the west most proposed house intersects perpendicularly and do not cross in front of the adjoining house. Eliminate the 45 bends. *The plan is revised to extend water and sewer lines along Breckenridge Street to permit perpendicular tie-ins for all new homes. Item satisfied.*
11. On Plan Sheet 7 – (Utilities Plan and Details) – Show the location of proposed water meter pits. *The location of proposed water meter pits are added to the plan. Item satisfied.*
12. On Plan Sheet 7 – (Utilities Plan and Details) – Provide a fire hydrant or blow-off on the water main at the west end of Breckenridge Street. *A blow off valve has been provided at the water main extension in Breckenridge Street. Item satisfied.*
13. On Plan Sheet 7 – (Utilities Plan and Details) – Specify the sizes and materials of construction of the proposed water service connections and sewer laterals. *The plan is updated to note the sizes and materials for the water and sewer service laterals. Item satisfied.*
14. Include calculations to support sizing of water services and sewer laterals. Note that the Borough’s standard details are intended mainly for residential connections and that multi-family buildings may require larger services and laterals. *Although the units are attached, each unit will be served by its own lateral. No multi-family units are proposed or associated multi-family service lines are necessary. The Borough’s standard details are sufficient to serve the individual attached units. Item satisfied.*
15. On Plan Sheet 8 (Utility Plan and Details) – Show a cleanout on each sewer lateral.
16. On Plan Sheet 8 (Utility Plan and Details) – Show a shutoff valve on each water service line.
17. On Plan Sheet 9 (Utility Construction Details) – Show a water meter pit detail.

IV. REQUESTED WAIVERS

The Applicant has requested the following waivers:

1. §22-411.3.B – to reduce the requirement to provide a clear sight triangle that measures from a point in the center of the street 75 feet back to 45 feet back.
2. §22-411.6 – to reduce the requirement of street curbing at intersections involving only local access street from a minimum radius of 20 feet to 10 feet.
3. §22-414.10.E – to waive the requirement that the edge of any driveway shall be at least 60 feet from the nearest end of the paving radius at a street intersection.

4. §22-414.11.A – to waive the requirement that a single driveway may be shared by not more than two lots or units. A single property access shared by more than two lots or units shall be considered a private street and as such shall conform to the applicable requirements for residential private streets.
5. §22-417.1.C – to waive the requirement that angled or perpendicular parking shall not be permitted along public or private streets, except where specifically permitted by this chapter or other ordinances.
6. §22-417.2.B – to waive the requirement that parking areas shall not be located closer than two feet from any tract boundary line or less than two feet from any ultimate right-of-way line.
7. §22-502.1.C.(3).(a) – to waive the requirement that any trees over six inches in diameter at breast height within a tract proposed for subdivision or land development shall not be removed unless any of the following conditions are met: immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees.

V. REQUESTED VARIANCES

The Applicant has requested the following variances:

1. §27-406.2.A – to waive the requirement that off-street parking and loading areas that can be viewed from public streets shall be screened through the use of landscaping, fencing and/or walls.

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

OMH/rg/er

cc: J. Bradford DiCriscio, CN Properties, LLC and Collie Construction, Inc. (via email)
Brynn A. Schaffer, P.E., P.L.S., Carta Engineering (via email)
David Boelker, Borough of Phoenixville, Director of Planning & Code Enforcement (via email)

Scott Denlinger, Esq., Wisler Pearlstine (via email)
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