



October 4, 2025

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

**Re: Preliminary / Final Land Development – Review #6
224-226 Nutt Road Redevelopment
Borough of Phoenixville
RVE File #PCPBP164**

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 “Preliminary/Final Major Land Development Plan of 224-226 Nutt Road” (9 sheets), dated 4/1/2024, last revised 6/2/2025, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Response letter to Remington & Vernick Engineers (4 pages), dated 2/6/2025, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Deed of Consolidation Letter (2 pages), dated 2/6/2025, prepared by Hopkins and Scott, Inc. of Phoenixville, PA.
- Declaration of Shared Sidewalk Easement and Maintenance Agreement, dated 8/6/2025.
- PennDOT Highway Occupancy Permit (No. 06122738), dated 8/29/2025.
- Chester County Conservation District Letter of Adequacy, issued 1/22/2025.
- Sewer Planning Exemption Determination Letter, dated 4/22/2025, issued by PA DEP.
- Water Will Serve Letter, dated 6/19/2025, issued by the Borough of Phoenixville.
- Sewer Will Serve Letter, dated 6/19/2025, issued by the Borough of Phoenixville.

I. GENERAL INFORMATION

Applicant & Owner (226 Nutt Rd):	226 Nutt Road LLC 18 Putter Lane Pottstown, PA 19464 (484) 332-4505 zhoffmann@hotmail.com
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Owner (224 Nutt Road):	Craig L Jr & Jessica A. Lander 1802 Hares Hill Road Phoenixville, PA 19460
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Plan Preparer: Hopkins and Scott, Inc.
207 Franklin Avenue
Phoenixville, PA 19460
(610) 933-1754
Attn: Jerry L. Miller, P.L.S.
hands6@verizon.net

Stormwater Engineer: Edward B. Walsh & Assoc., Inc.
855 Springdale Drive, Suite 102
Exton, PA 19341
(610) 903-0060
Attn: Adam J. Bower, P.E.

Proposal: The consolidation of two (2) parcels into one (1) parcel. Demolition of the existing dwellings, accessory structures and utilities. Construction of a four (4) story apartment building with associated parking, walkways, and utilities. Also included in the development are proposed erosion control and stormwater management.

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. The printed plans are not all printed at the scale listed on the plan sheet, some of the printed sheets are not at the correct scale. The electronic PDFs of the sheets are shown at the correct scale (§22-304.2.A). *For example, the property boundary line along Nutt Road is labeled as 100', but a scaled measurement of this boundary is 98.2'. Item satisfied.*
2. On the Layout Plan / Reverse Subdivision Plan (Sheet 1) and others, the tract boundary should be shown as a weighted line (§22-304.2.A). In addition, the property boundary and right-of-way lines shown on the plans do not match the legend. The right-of-way lines should not be solid line types. The easement line in the Consolidation Plan viewport does not match the legend. *Item satisfied.*
3. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), in the titleblock, provide the addresses for the owners of the two (2) parcels to be consolidated (§22-304.2.A). *Item satisfied.*
4. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), Zoning Requirements, provide existing, required and proposed zoning requirements for comparison. Columns for existing zoning parameters should be provided for both of the existing parcels. The proposed lot area should be renamed as Tract Area. *Item satisfied.*
5. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the location map to be at a scale of 1"=200' per the SALDO checklist (§22-304.2.A). *Item satisfied.*
6. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), verify and list the owner of the center 25.50' parcel in the Consolidation Plan viewport. Per the supplied deed, it appears the owner is

- Craig L. Jr & Jessica A. Lander. Revise the owner names on the 50.00' wide lot to match the owner information in the titleblock (§22-304.2.A). *Item satisfied.*
7. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), in the Consolidation Plan viewport for the adjacent lot at 228 Nutt Road, revise the Deed Book to be 11150 and Deed Page to be 81 per the Chester County ChescoViews GIS Website (§22-304.2.A). *Item satisfied.*
 8. On the Layout/Reverse Subdivision Plan (Sheet 1), the zoning requirements table should be modified to include columns for required, existing and proposed conditions (§22-304.2.A). *Item satisfied.*
 9. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), display the proposed site area in the main site viewport (§22-304.2.A). *Item satisfied.*
 10. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the proposed impervious cover to be 68.01% in the Impervious Area Calculation and the Zoning Requirements (§22-304.2.A). *Item satisfied.*
 11. On the Layout/Reverse Subdivision Plan (Sheet 1), provide a breakdown of proposed uses by gross floor area (§22-304.2.A). *Item satisfied.*
 12. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide a parking analysis (§22-304.2.A). Use the ITE Parking Generation Manual to display a parking calculation listing the proposed number of apartment units along with the proposed amount of parking spaces. The parking analysis should show existing and proposed conditions. (§27-405). *Per ITE Parking Generation Manual, 6th Ed., average parking rate for Land Use Code 221 is 1.23 parking spaces per dwelling unit. Revise accordingly. Item satisfied.*
 13. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), list the size of the units (in bedrooms) (§22-304.2.A). *Item satisfied.*
 14. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), display the roadway centerlines (§22-304.2.A). *Item satisfied.*
 15. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide a note on the plan which states “A highway occupancy permit is required from PennDOT before any work can be performed within the state-right-of-way.” (§22-304.3.B). *Item satisfied.*
 16. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide verification that property corners have been set per the monuments listed in the Consolidation Plan viewport. Revise the plan to note that monuments are to be set at property corners as opposed to the pins displayed (§22-406). *Item satisfied.*
 17. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), dimension the proposed driveway width (§22-417.2.E.(2)). *Item satisfied.*
 18. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), show compliance with the maximum residential parking lot section of 20 cars pending the parking calculation verification (§22-417.3). *Item satisfied.*
 19. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), label the proposed materials for the parking area and walkways (§22-417.3.E). *Item satisfied.*

20. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide curb for the common parking area (§22-418). *Item satisfied.*
21. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan that the applicant shall provide financial security for the land development prior to recording of the plan (§22-700 & 702). *Item satisfied.*
22. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan that the developer shall provide as-built plans after completion of construction (§22-707). *Item satisfied.*
23. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan in conformance for the maintenance of improvements (§22-709). *Item satisfied.*
24. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), add a note on the plan in conformance for the required contracts with the Borough (§22-710). *Item satisfied.*
25. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), do not display the existing and proposed contour lines or spot elevations. This will help highlight the site layout information, as the contours and spot elevations are already displayed on the Grading Plan. *Item satisfied.*
26. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), do not display the proposed stormwater features, those features are already displayed on the Stormwater Management Plan. *Item satisfied.*
27. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), revise the label for the existing passage, utility, and alley easement to include the area of the easement. *Revise area of easement, listed as 281 sf, the easement is noted as 2.81 ft wide along the 150 ft long property line, therefore area should be 421.50 sf. Item satisfied.*
28. On the Grading/E&S/Utilities (Sheet 2), the property boundary does not match the legend (§22-304.2.A). *Item satisfied.*
29. On the Grading/E&S/Utilities (Sheet 2), move the scale bar to not overlap the plan information (§22-304.2.A). *Item satisfied.*
30. On the Grading/E&S/Utilities (Sheet 2), move the E&S features to a separate sheet to highlight the temporary E&S controls that are to be removed at the end of construction (§22-304.2.A). *Create a new sheet for E&S and only show the temporary E&S features on the E&S sheet. Move all sequence/seeding notes/E&S notes/etc. to the E&S sheet. Rename the Grading/Utility sheet to remove “E&S”. Revise the Sheet Index on Sheet 1. Revise the titleblock for the total number of plan sheets. Item satisfied.*
31. On the Grading/E&S/Utilities (Sheet 2), provide compliance with the stopping area, maximum grade, and sight distance for the proposed driveway (§22-414.7 & .8 & .9). *Item satisfied.*
32. On the Grading/E&S/Utilities (Sheet 2), no parking lot shall have a slope in excess of 5%, revise the parking grading accordingly (§22-417.2.D). *Item satisfied.*
33. On the Grading/E&S/Utilities (Sheet 2), demonstrate compliance with topsoil requirements (§22-505). *Item satisfied.*
34. On the Grading/E&S/Utilities (Sheet 2), update the limit of disturbance line and area to include

all construction including for example, the proposed electric line that is within the tree protection area. *Item satisfied.*

35. On the Grading/E&S/Utilities (Sheet 2), update the Sequence of Construction to include typical notes including placing a One-Call, notifying the Conservation District/Borough/Township Engineer, installing the Rock Construction Entrance, etc. *Adjust the sequence to have the Rock Construction Entrance installed as item #2 prior to any work being completed on the site. The applicant notes that they have coordinated the Sequence of Construction with the Chester County Conservation District. Item satisfied.*
36. On the Stormwater Management Plan (Sheet 3), the property boundary does not match the legend (§22-304.2.A). *Item satisfied.*
37. On the Stormwater Management Plan (Sheet 3), move the scale bar to not overlap the plan information (§22-304.2.A). *Item satisfied.*
38. On the Stormwater Management Plan (Sheet 3), add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs (§23-402.1.B.(18).(c).2). *Item satisfied.*
39. On the Stormwater Management Plan (Sheet 3), provide alteration of BMPs notes (§23-805). *Provide the notes from §23-805 on the plan. Item satisfied.*
40. On the Stormwater Management Plan (Sheet 3), provide slopes of all stormwater pipes, for example, the roof drain pipe and basin overflow pipes. *Item satisfied.*
41. On the Stormwater Management Plan (Sheet 3), show connection of the stormwater basin outflow pipe to the existing stormwater drainage main. Run additional storm pipe as necessary in Nutt Road to connect to the existing stormwater main. *Item satisfied.*
42. On the Existing Conditions Plan/Demo Plan (Sheet 4), the sheet title does not match the sheet index on Sheet 1 (§22-304.2.A). *Item satisfied.*
43. On the Existing Conditions Plan/Demo Plan (Sheet 4), the property boundary does not match the legend by linetype or color. The easement line does not match the legend (§22-304.2.A). *Item satisfied.*
44. On the Existing Conditions Plan/Demo Plan (Sheet 4), the labels for the zoning districts need to be adjusted to match the zoning map. Display a zoning line in the plan and legend to show the zoning boundary along Milligan Street and Gay Street (§22-304.2.A). *Display the zoning boundary line running south down Gay Street. The actual zoning boundary needs to be shown in accordance with the Borough's Zoning Map. For simplicity, we recommend eliminating zoning boundaries and labels from plan and instead including a scaled inset of the Borough's Zoning Map (scaled 1":200') with the project site marked. Item satisfied.*
45. On the Existing Conditions Plan/Demo Plan (Sheet 4), list the ultimate right-of-way size for both streets (§22-304.2.A). *Add "Ultimate" to the right-of-way labels. Note: Per deeds and other records, the 60' right-of-way associated with Nutt Road and the 30' right-of-way associated with Milligan St are existing legal right-of-ways. Change right-of-way labeling from "ULTIMATE" to "LEGAL" (also see PennDOT Plan Presentation Comment #4). Item satisfied.*

46. On the Existing Conditions Plan/Demo Plan (Sheet 4), show the existing property lines within 100 feet of the tract boundaries (§22-304.2.A). *Add property lines to the north and south within 100 feet. Item satisfied.*
47. On the Existing Conditions Plan/Demo Plan (Sheet 4), show the soil type symbol in the plan view (§22-304.2.A). *Item satisfied.*
48. On the Existing Conditions Plan/Demo Plan (Sheet 4), as no wetlands are shown on the plan, provide a statement on the plan that freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers do not exist on the tract (§22-304.2.A). *Item satisfied.*
49. On the Existing Conditions Plan/Demo Plan (Sheet 4), list the FEMA zone for the site. It appears the site is within Zone X, Area of Minimal Flood Hazard (§22-304.2.A). *Item satisfied.*
50. On the Details Plan (Sheet 5), the sheet title does not match the sheet index on Sheet 1 (§22-304.2.A). *Item satisfied.*
51. On the Details Plan (Sheet 5), provide details for the EV Charging stations (§22-417.7). *Item satisfied.*
52. On the Details Plan (Sheet 5), provide a detail for the proposed concrete aprons for the driveway and dumpster pad. Provide appropriate details from the Borough Standard Construction Details. *Item satisfied.*
53. Note the plans as “Major Land Development” (§22-301.2.B.(2)). *Item satisfied.*
54. Provide a landscaping plan (§22-304.2.A & §22-428.1.A). *Item satisfied.*
55. Provide a Market Analysis per the SALDO checklist (§22-304.2.A & §22-600). The applicant has requested a waiver from this requirement. *Market Analysis provided; waiver no longer requested. Item satisfied.*
56. ~~Provide an Environmental Impact Analysis per the SALDO checklist (§22-304.2.A & §22-601). The applicant has requested a waiver from this requirement. Comment no longer applicable.~~
57. ~~Provide a Community and Fiscal Impact Analysis per the SALDO checklist (§22-304.2.A & §22-603). It appears the applicant has listed some features of the Community and Fiscal Impact Analysis on page 6 of the Stormwater Narrative. An example of items not addressed are, an analysis of the potential cost/benefits of the development. Comment no longer applicable.~~
58. Provide a letter of adequacy from the Chester County Conservation District (§22-304.3.B). *The applicant indicates that this is addressed per e-mail from CCCD on 8/4/2024. The applicant should provide RVE with a copy of this correspondence. Item satisfied.*
59. Nutt Road (S.R. 0023) is a state route. The applicant must obtain a highway occupancy permit for any improvements within a state highway. Once an HOP is issued, a copy of the HOP permit shall be provided to the Borough and RVE (§22-304.3.B). *The applicant has submitted a HOP permit application to PennDOT. On 8/29/2025, PennDOT issued a highway occupancy permit (No. 06122738). Item satisfied.*
60. The applicant shall address any comments from the Chester County Planning Commission (§22-304.3.B). *Item satisfied.*

61. The applicant shall address any comments from the Borough Planning Commission (§22-304.3.C). *The applicant indicates that plans have been revised to address comments from the Planning Commission. There are items that have not yet been satisfactorily addressed, but which are discussed by other comments in consultant review letters.*
62. Provide calculations showing adherence to the Water Quality and Runoff Volume Requirements (§23-305). *Item satisfied.*
63. Provide calculations showing adherence to the Infiltration Requirements (§23-306). *Item satisfied.*
64. Provide a detailed soils evaluation showing infiltration rates, limiting zones, and the elevation of the water table. Display the soil test locations on the plans (§23-306.H). *Item satisfied.*
65. Display the recharge bed meets the separation to the limiting zone and dewater time (§23-306.I). *Item satisfied.*
66. In the Stormwater Management Narrative – Page 5 – Add a row to show the required storm runoff for each year for Predevelopment considering Redevelopment Activities (§23-308.A – Table 308.1). *Provide a table listing the allowable storm event year/flow with the proposed year/flow. It appears that edits were made to Page 4 of the report, but they are not legible. Item satisfied.*
67. In the Stormwater Management Narrative – Page 9 & 10 – there are notes on these pages stating “Need to modify below”. Revise the narrative accordingly. *Item satisfied.*
68. Provide pre-development and post-development drainage area plans to support the drainage areas listed in the stormwater calculations. The drainage area to the basin should consider all off-site drainage to size the basin properly, do not cutoff the basin drainage area at the property lines. Further review of the stormwater calculations is pending receipt of the drainage area plans (§23-308.E). *Revise the final page of the stormwater report to show the post drainage area lines separate from the pre-drainage area lines, remove the pre-drainage lines from the post-drainage map. Also provide a pre-development drainage area map displaying the pre-development drainage area lines showing the existing site features. Item satisfied.*
69. Provide NOAA Atlas 14 rainfall data (§23-309.2). *Provide the rainfall data report used in modeling the stormwater. Item satisfied.*
70. Provide conveyance calculations for all of the proposed stormwater conveyance pipes (§23-311). *Item satisfied.*
71. Provide a note on the plans if karst topography exists on the site (§23-402.1.B.(8).(1)). *Item satisfied.*
72. Display the time of concentration paths on the pre-development and post-development drainage area plans (§23-402.1.B.(14)). *Create Pre-Development and Post-Development Drainage Plans for the stormwater report and display the time of concentration path lines. The applicant has added time of concentration to “Drainage Plan Pre Site” and “Drainage Plan Post Site” attachments to the Stormwater Report. Item satisfied.*

73. The property owner shall sign and record an Operations and Maintenance Agreement with the Borough (§23-402.1.F.(2)). *The applicant has acknowledged this requirement.*
74. Provide a landscaping plan that shows screening of the parking area through the use of landscaping, fencing and/or walls (§27-406.2). *Remove the tree protection fence from the Landscape plan, only display tree protection fence on the E&S plan. Item satisfied.*
75. Provide a lighting plan showing illumination levels and adherence to the lighting requirements of the zoning ordinance (§27-601.6). *Reduce the off-site foot candles to 0.1 maximum (§27-601.4.C.(8)). Add the notes listed in §27-601.6.C to the Lighting plan. On the Layout Plan / Reverse Subdivision Plan (Sheet 1), move text for proposed lighting to the Lighting Plan and ensure legibility. Revise the lighting plan to include adequate illumination of the public sidewalk along Nutt Rd. Revise the lighting plan to show the entire site in a single viewport with scale shown. If multiple viewports are used, a key plan is required. The applicant states that they are working with a lighting designer to provide a single lighting plan and details. The applicant revised the lighting plan to add 3 bollards along western sidewalk. Item satisfied.*
76. The applicant shall note the location of any proposed signs for the proposed apartment building. All signage shall be in accordance with the zoning ordinance (§27-606). *Provide details for the signage showing dimensions, area, etc. Add a plan note indicating that a sign permit shall be obtained from the Borough. Item Satisfied.*
77. If fencing is to be proposed to meet the screening requirement, all fencing shall be in accordance with the zoning ordinance (§27-607). *Item satisfied.*
78. Provide a new legal description for the consolidated property. *Add the easement to the description. The applicant has provided a new legal description for the consolidated property. RVE will provide any comments on the legal description under separate cover.*
79. The land development plans and stormwater reports are engineering work which must be signed and sealed by a licensed professional engineer. The law delineates that a professional engineer is required for work involving engineering judgement. It is our determination that the stormwater management design for this project requires engineering judgement (a complex recharge bed, and complex stormwater O&M requirements). *Item satisfied.*
80. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), clarify where all building entrances are located. Entries appear to be located at all four corners of the building and mid-way along the westerly side of the building. *Item satisfied.*
81. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), offset the 6' sidewalk along Nutt Road to provide a uniform 4' grass strip (§27-401). This will eliminate the need to carve out an area of sidewalk around the existing 36" Sycamore tree. *Item satisfied.*
82. On the Layout Plan/Reverse Subdivision Plan (Sheet 1), provide curbing around the parking lot perimeter. *Item satisfied.*
83. Provide details for the proposed EV Charging Stations and associated signage. *Show the signage for each EV parking space on the Layout plan. Adjust the EV Charging detail on the Detail plan to show signage for each parking space. Item satisfied.*

84. Provide a Lighting Plan with light specifications, mounting heights, photometric data. *Item satisfied.*
85. Verify that the space allocated for the proposed electrical transformer is sufficient. Recent applications have required 12'x12' areas for placement of a transformer. *The applicant has provided correspondence indicating an 8'x'8 area will be required, but also indicating that PECO will not permit screening. The transformer should be located to that it's accessible from on-site parking lot or driveways, so the transformer can still be screened from the public street. Item satisfied.*
86. Provide screening to prevent mechanical equipment, including any condensing units and transformers, from being visible from the public streets. *Revise the transformer location to provide tree/shrub screening between the transformer and the street. As noted above, PECO has indicated that they will not permit screening that interfered with their access to the transformer. The transformer should be located so that it's accessible from on-site parking lot or driveways, so the transformer can still be screened from the public street. Item satisfied.*
87. *On the Stormwater Management Plan (Sheet 3), provide dimensions for the infiltration bed. Item satisfied.*
88. *It appears that the proposed ramp/landing/railing will be in conflict with the existing 2.81 ft easement, revise accordingly. As noted, the 5' wide concrete ramp, railing, bollard lights encroach into the easement. The improvements should be shifted east, closer to the proposed building, so that they do not encroach into the easement. Possibly, the illuminated bollards could be shifted to the east side of the ramp. The applicant indicates that the existing easement will be amended and/or a new easement will be created to accommodate the proposed improvements. Provide a copy of the revised easement. An easement agreement has been executed. Item satisfied.*
89. *List the waivers on the Layout plan (Sheet 1) in numerical order. The applicant has withdrawn all requested waivers. This comment is no longer applicable.*
90. *Add a new note for variances requested from the Zoning Ordinance on the Layout plan (Sheet 1). Move the requested variance for 27-401 from the waiver requests to the variance requests. The applicant has withdrawn all variance waivers. This comment is no longer applicable.*
91. *Plant the second street tree closer to the property line along Milligan Street as shown on the Landscape Plan (Sheet 7). Item satisfied.*
92. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), there are 2 ADA parking spaces currently shown. Based on the total number of parking spaces provided, only 1 ADA parking space is required. To maximize parking flexibility on the site, convert the non-van accessible ADA parking space to a standard parking space. Item satisfied.*
93. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), 4 of the standard parking spaces are proposed in a "stacked" configuration. This configuration is acceptable. However, the applicant must note how these parking spaces will be managed. Each set of stacked parking spaces should be assigned to a single apartment unit. RVE notes that even when discounting the*

stacked parking spaces, there are 18 on-site parking spaces so that each of the 16 apartments can have parking access. Item Satisfied.

94. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), the applicant is proposing a separate driveway apron for the solid waste storage. Properties with frontages of 100' or less may be permitted not more than one driveway intersection with the street (§22-414.3). Please configure access to solid waste storage from proposed parking lots or driveways. This will also result in more on-street parking availability along Milligan St. Item satisfied.*
95. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), label proposed signage and striping. Provide a STOP sign (R1-1) and stop bar to control traffic exiting from the parking lot. Provide a ONE WAY sign (R6-1) on the south side of Milligan St to direct traffic exiting from the parking lot. Item satisfied.*
96. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), provide a note indicating that the new main electrical switchgear will provide sufficient space and capacity to support the operation of Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.A.(1)). Item satisfied.*
97. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), provide an additional EVPS. For any land development proposing at least 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)). For the 22 parking spaces being proposed, 3 EVPS are required (2 currently shown on the plan). The applicant has reduced the number of proposed parking spaces to 20, with 2 being EVPS. Item satisfied.*
98. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1) and others, there is a "Future Patio/Walk Common Area" shown on the plans. The applicant should clarify whether this as a proposed feature and provide associated construction details. Otherwise, this area must be removed from the plan. The applicant has eliminated the future patio from the plan. Item satisfied.*
99. *On the Stormwater Management Plan (Sheet 4), the applicant shows a level spreader device to discharge stormwater from the proposed underground recharge bed. Per the PA BMP Manual, the minimum length of a Level Spreader is 10'. Also, the slope below the level spreader should be evenly graded to avoid channelization (currently shown with a minor swale). Provide erosion control matting downstream from the level spreader to mitigate erosion. Item satisfied.*
100. *This project will result in additional vehicular and pedestrian traffic along Milligan Street between Lincoln Ave. and Gay St. Due to the tight radii at the existing northeast and southeast corners at the intersection of Lincoln Ave and Milligan St., the applicant should reconstruct the ADA curb ramps at these corners with larger radii to facilitate vehicle turning (§22-408.1.D). The applicant has indicated that ADA ramp designs with larger radii will be provided, but these improvements are not shown or noted on the current plan. Provide a plan note stating that "The developer shall improve the southeast and northeast corners of the intersection of Milligan Street and Lincoln Avenue with larger radii and new ADA curb ramps. Prior to construction, the developer shall provide a plan to the Borough Engineer for review and approval." Item satisfied.*

101. *At the end of the construction, the applicant shall resurface the full width of the existing roadway pavement along their project's frontage to Milligan Street. Include a note on the project plans indicating that this work will be performed. Item satisfied.*
102. *On the Layout Plan / Reverse Subdivision Plan (Sheet 1), the plan shows curb-adjacent sidewalk along Milligan St. This configuration matches other existing sidewalk along Milligan St. However, this configuration does not include a planting strip (§22-419.1.A). Item satisfied.*

III. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). *Applicant has acknowledged the requirement and is working with the Borough to provide. This letter must be provided prior to Council consideration. Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *Applicant has acknowledged the requirement and is working with the Borough to provide. This letter must be provided prior to Council consideration. Item satisfied.*
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." *Note that there is a typo on the word "compliance". Item satisfied.*
4. Specify the sizes and materials of construction of the existing water mains on the Utility Plan. *Item satisfied.*
5. Specify the sizes and materials of construction of the proposed service connections on the Utility Plan. *Water services proposed are 4" domestic water line and 6" fire service line though one water service line is shown. Applicant shall clarify if two separate lines are being tapped onto the existing water main or one line will be tapped and split. If the line is proposed to be split, it should be indicated where that would be. Item satisfied.*
6. 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. *Applicant has stated that lines are sized appropriately, though give little indication how that was concluded. Additional information is provided to justify this conclusion. Item satisfied.*
7. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *Applicant has acknowledged this requirement.*
8. Replace all water and sewer details with current Borough Standard Details. *Details provided do not seem to reflect current Borough Standards. Applicant should review and replace as necessary. Both S1 and S2 are either out of date, or appear to have been modified from their original CAD file. Plans should include only pdf copies of those provided by RVE or the Borough. Water service details should be included and other Borough Standard details are not reflected in the Details sheet. Item satisfied.*
9. Provide a water meter vault and appropriate plan details. *Internal meter rooms shall be made available to Borough staff at all times via an external access point. Provide confirmation that this requirement is to be met and reflect these changes on the plan set. The Borough does not have a standard meter room detail. The applicant should provide the detail, which would reflect the*

layout and orientation of fittings, valves, meters, etc. as shown in the Borough Water Details. The applicant is now proposing an exterior water meter vault. Item satisfied.

10. The Sewage Facilities Planning Module Application Mailer must be completed prior to endorsement. *Applicant stated that they had revised mailer and issued to the PA DEP. Any submissions for sewer planning should be submitted by the Borough Engineer. This comment will persist until sewer planning approval has been received by PA DEP. Applicant should provide status of existing mailer that was submitted to PA DEP. Revised mailer and sent to RVE email date 1/14/25. On 4/22/2025, PA DEP issued a Sewer Planning Exemption Determination Letter. Item satisfied.*

- | | |
|---|------------------------------|
| a. # of lots | 1 |
| b. # of EDUs | 16 |
| c. # of lots since 5/15/72 | 2 |
| d. Sewage Flows | 3816 gpd |
| e. Existing (connection only) | checked |
| f. Name of existing system being extended | Borough of Phoenixville |
| g. Interceptor Name | N/A |
| h. Treatment Facility Name | Borough of Phoenixville WWTP |
| i. NPDES Permit | PA0027154 |
| j. Section 8a. | Provide answer |

IV. REQUESTED WAIVERS

- ~~1. Section 22-417.2.B – Design Standards for Parking Lots – 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. A waiver is requested to propose parking curbing to be setback 0.33 feet from the right-of-way line of Milligan Street. RVE has no objection to this waiver request. The applicant has withdrawn this waiver request.~~
- ~~2. Section 22-417.3.D – Vehicular Parking, Residential Parking Lots – The entire parking lot perimeter shall be buffered and landscaped in accordance with 22-428. The applicant has withdrawn this waiver request.~~
- ~~3. Section 22-428.3 – Landscaping and Plantings. The plant materials used to create the buffer shall be of a minimum six feet in height. A waiver is requested to not install six foot high plantings for the southern property line to assist with sight distance and the size of the planting bed. The applicant has withdrawn this waiver request.~~
- ~~4. Section 22-601 – Environmental Impact Analysis – A waiver is requested to not provide the Environmental Impact Analysis. RVE has no objection to this waiver request. The applicant has withdrawn this waiver request.~~

~~V. REQUESTED VARIANCES~~

- ~~1. Section 27-401 Streets, Alleys, and Sidewalks – Street trees shall be planted in planting strips along residential streets at intervals of forty (40) feet on center. A variance is requested to plant two (2) trees 25 feet apart along Milligan Street and 70 feet from the property line. The applicant will need to apply to the Zoning Hearing Board. The applicant has withdrawn this variance request.~~

Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.

Accordingly, all engineering concerns have been satisfied. Contingent upon final approval of the plan by the Borough Council, the Applicant shall provide the following:

1. Seven (7) copies of the final plan for signature and recordation. Once the required agreements have been executed, the Borough Solicitor will facilitate recording of the final plan.

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. After the required agreements have been executed, the Applicant must contact RVE to schedule a pre-construction meeting. In addition to the plans provided for recording purposes, the Applicant shall provide five (5) copies of the final plans to RVE to be stamped “Approved for Construction” and distributed as follows: Borough (1 copy), RVE (2 copies), Developer (1 copy), and Contractor (1 copy).

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/ehd/rg

Preliminary / Final Land Development – Review #6
224-226 Nutt Road
Borough of Phoenixville
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cc: Craig L. Jr. & Jessica A. Lander, Owner
226 Nutt Road LLC, Owner & Applicant
Hopkins and Scott, Inc., Plan Preparer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine
John Yurick, P.E., Bowman Consulting Group Ltd.
Judith Stern Goldstein, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.