

June 5, 2025

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

**RE: Preliminary / Final Land Development – Review #4
Spotless Carwash LD
Borough of Phoenixville
RVE File #PCPBP169**

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 Land Development Plans for Proposed Spotless Car Wash” (23 sheets), dated 10/10/2024 and last revised 3/31/2025, prepared by BL Companies of King of Prussia, PA.
- Waiver Request Letter, dated 1/22/2025, prepared by BL Companies of King of Prussia, PA.
- Phoenixville Fire Department Review Letter, dated 1/30/2025.
- Flow Test Report, dated 2/13/2025, prepared by Victory Fire Protection of Pottstown, PA.
- Spill Prevention, Containment and Control Plan, Flagship Carwash, dated 3/28/2025.
- Preliminary Opinion of Probably Cost, dated 3/28/2025, as prepared by BL Companies of King of Prussia, PA.
- Response Letter, dated 3/31/2025, as prepared by BL Companies of King of Prussia, PA.
- Transmittal Sheet, dated 4/1/2025, as prepared by BL Companies of King of Prussia, PA.
- Sewage Planning Exemption letter, dated 4/30/2025, issued by PA DEP.
- Sewer “Will Serve” letter, dated 5/1/2025, issued by the Borough of Phoenixville.
- Sewer “Will Serve” letter, dated 5/1/2025, issued by the Borough of Phoenixville.

I. GENERAL INFORMATION

Owner: Giuseppe Ventimiglia
660 Kings Highway, Suite 201
Cherry Hill, NJ 08034
ventirealty@verizon.net

Applicant: Flagship Pennsylvania Propco, LLC
2 Mid America Plaza, Suite 450
Oakbrook Terrace, IL 60181
(610) 952-5100

jlombardo@spotlessbrands.com

Project Engineer: BL Companies
1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 994-4611
kkelly@blcompanies.com

Project Surveyor: Partner Engineering and Science, Inc.
21 West 38th Street, 8th Floor
New York, NY 10018
(830) 302-4473
kpeterson@partneresi.com

Project Attorney: Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
123 S. Broad Street, Suite 2102
Philadelphia, PA 19109
(215) 661-0400
BKearney@HRMML.com

Proposal: Proposed 11,272 square foot full-service carwash development with 13 vacuum spaces as reuse of the existing building with associated parking, walkways, and utilities.

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 Cover Sheet (Sheet G0.00), the developer address listed on the plan does not match the address shown on the Subdivision and Land Development Application. The zip code is not complete. Revise as appropriate. *Item satisfied.*
2. On the Cover Sheet (Sheet G0.00), the sheet does not include required numbering. All sheets shall be numbered relative to the total number of sheets (22-304.2.A). *Item satisfied.*
3. On the Existing Conditions Plan (Sheet V1.00), show the location of existing property corner monumentation (22-304.2.A). The deed provided indicates the presence of existing property corner monumentation. *The applicant indicates that a revised ALTA survey will be provided.*
The applicant has indicated that no property corner monumentation was found and that new property corner monumentation shall be set. Item satisfied.
4. On the Record Plan Sheet (C1.00), bold the text for the bearing and distance labeling along the tract boundary. *Item satisfied.*
5. On the Existing Conditions Plan (Sheet V1.00), dimension the cartway widths of Nutt Rd (S.R. 23) and Kimberton Rd (S.R. 113) (22-304.2.A). *Item satisfied.*

6. On the Cover Sheet (Sheet G0.00), Act 287 List of Utilities, Phoenixville Borough Water is listed twice and Phoenixville Borough Sewer is not listed (22-304.2.A). Revise accordingly. *Item satisfied.*
7. On the ALTA survey plan by Ludgate Engineering, the municipal boundary is shown based on the Borough's Zoning Map following the westerly boundary line of the tract. The municipal boundary line should be shown based on the current effective tax maps of Chester County. Based on the property deed, it appears that a portion of the project tract lies within Schuylkill Township. *The applicant has revised the Record Plan to show the municipal boundary crossing the project tract. Item satisfied.*
8. Since it appears that a portion of the project tract lies within Schuylkill Township, the applicant shall submit the plan to Schuylkill Township for their consideration or issuance of a Letter of No Interest. The applicant shall provide the Borough with copies of any correspondence with Schuylkill Township related to this plan. *The applicant states that they attended Schuylkill Township's Board of Supervisors Meeting in December 2024 and have initiated meetings with the Township. The applicant states that they will provide updates to the Borough. On 2/4/2025, a review letter was issued by Schuylkill Township's engineer stating that they have no additional comments to be addressed.*
9. On the Record Plan (Sheet C1.00), Zoning Information, list the building spacing requirement (22-304.2.A). *Item satisfied.*
10. On the Record Plan (Sheet C1.00), provide a breakdown of the percentage of uses by gross floor area. Based on the Subdivision and Land Development Application we understand that the intended use of the 11,186 SF building will be a full-service car wash. Provide a statement on the Record Plan indicating the purpose of the plan. *On the Record Plan, Gross Floor Area Uses, the table can be revised to simply show the building use (full-service car wash) and gross percentage of floor space allocated to this use (100%). Also, note that the floor area shown in this chart (11,186 sf) should match the floor area shown in other documents (11,272 sf). Item satisfied.*
11. On the Record Plan (Sheet C1.00), the applicant cites similarly sized carwashes to establish a parking demand of 14 parking spaces (14 parking spaces are provided on the plan). The ITE Parking Generation Manual does not include parking generation data for carwash uses. The applicant should provide examples used to justify the parking demand indicated, including staffing and parking spaces provided (§27-405.3). *The applicant has provided a parking demand evaluation memo, dated 12/18/2024, based on the capacity of 13 vacuuming spaces and typical employee shift staffing (11 employees). Item satisfied.*
12. On the Existing Conditions Plan (Sheet V1.00), show the location of existing water mains, gas mains in Nutt Rd (S.R. 23) and Kimberton Rd (S.R. 113). *Item satisfied.*
13. Per the Traffic Impact Assessment (TIA) prepared by TPD, Inc., the applicant must provide data from existing Spotless carwash facilities to verify the anticipated site trip generation and queuing. Once received, the TIA should be updated based on this information. *Item satisfied.*
14. Per the Traffic Impact Assessment (TIA) prepared by TPD, Inc., the proposed carwash use will generate less traffic than the former retail use (Rite Aid) during a typical weekday and during the weekday P.M. peak hour. During the Saturday midday peak hours, the carwash is anticipated to generate 54 more trips than the Rite Aid, or less than 1 additional trip per minute during the peak hour. *Item satisfied.*

15. Per the Traffic Impact Assessment (TIA) prepared by TPD, Inc., a queuing analysis was prepared shows that the expected queuing for weekday peak hours is 1-2 vehicles (<50') and for Saturday peak hour is 3-4 vehicles (<100'). The TIA states that based on the estimated que calculations, the carwash stacking area can sufficiently accommodate the anticipated queue without impacting Schuylkill Road (S.R. 23) or interfering with site circulation. The TIA indicates that the site has approximately 82% excess queuing capacity in the proposed stacking area. *The applicant has provided a revised TIA incorporating data collected from 4 similar carwash facilities. On 1/6/2024, Bowman issued a review commenting regarding the queueing, procedures and physical barriers to restrict vehicle entry from Kimberton Road in the event that queueing exceeds on-site capacity.*

The applicant has indicated a temporary and removable barrier will be placed within the Nutt Road entrance. The applicant shall provide details of the barrier. The applicant shall consider a permanent swing gate at the Nutt Road entrance to mitigate the queuing. This gate shall have a reflective placard to warn those entering from Nutt Road. The applicant has proposed an 18' swing gate with receiver post on Sheet C1.01. A proposed light post has been relocated to facilitate gate operation. Item satisfied.

16. On the Record Plan (Sheet C1.00), provide the tax parcel number for the subject tract on the (22-304.2.A). *Item satisfied.*
17. On the Existing Conditions Plan (Sheet V1.00) and Record Plan (Sheet C1.00), label the cartway and existing & ultimate rights-of-way for all streets (22-304.2.A). *Item satisfied.*
18. On the Existing Conditions Plan (Sheet V1.00) and Record Plan (Sheet C1.00), show and describe any responsibilities or restrictions associated with the Notice of Condemnation of Easements, Rights-of-Way and Rights by the Borough of Phoenixville (DB 4618, PG 2260). *The applicant indicates that a revised ALTA survey will be provided.*

The applicant has added these descriptions on the Existing Conditions Plan and Record Plan. Item satisfied.

19. On the Existing Conditions Plan (Sheet V1.00) and Record Plan (Sheet C1.00), describe the restrictive covenant by and between Steico and SMCB Properties, Inc. (DB 4924, PG 1257). *The applicant indicates that a revised ALTA survey will be provided.*

The applicant has added these descriptions on the Existing Conditions Plan and Record Plan. Item satisfied.

20. On the Existing Conditions Plan (Sheet V1.00) and Record Plan (Sheet C1.00), describe the Supplemental Highway Occupancy Permit (DB 7242, PG 2060). *The applicant indicates that a description of this HOP will be provided after further coordination with PennDOT.*

The applicant has added these descriptions on the Existing Conditions Plan and Record Plan. Item satisfied.

21. On the Existing Conditions Plan (Sheet V1.00) and Record Plan (Sheet C1.00), show information from a recorded plan relating to the site, record plan of site, rights-of-way, and setbacks (Plan No. 18295). *Item satisfied.*

22. On the Existing Conditions Plan (Sheet V1.00), label the diameter at breast height (DBH) for all trees in excess of 6" DBH (22-304.2.A). *The applicant indicates that a revised ALTA survey will be provided. Item satisfied.*

23. On the Grading and Drainage Plan (Sheet C2.00), provide the vertical datum used to establish existing elevations (22-304.2.A). *Item satisfied.*
24. On the Grading and Drainage Plan (Sheet C2.00), indicate top-of-wall and bottom-of-wall elevations along the proposed retaining wall. If the retaining wall is in excess of 4' high, then provide a note on the plans stating that detailed plans and structural calculations shall be provided for review and approval by the Borough Engineer prior to construction. *Retaining wall does not exceed 4' in height. Item satisfied.*
25. On the Grading and Drainage Plan (Sheet C2.00), provide detailed grading at the proposed sidewalk connection to existing sidewalk along Kimberton Road. This intersection must be a level (<2%) turning area. Replace portions of the existing sidewalk along Kimberton as necessary to achieve level turning area. *Item satisfied.*
26. On the Record Plan (Sheet C1.00), label and dimension the Front and Side Yards (22-304.2.A). *Item satisfied.*
27. On the Existing Conditions Plan (Sheet V1.00), provide the vertical datum used (22-304.2.A). *Item satisfied.*
28. On the Existing Conditions Plan (Sheet V1.00), show Steep Slopes (15% to 25%) and Very Steep Slopes (>25%) (22-304.2.A). *Item satisfied.*
29. On the Site Plan (Sheet C1.01), label the Front, Side and Rear Yards (22-304.2.A). *Item satisfied.*
30. On the Site Plan (Sheet C1.01), provide the cartway and existing & ultimate rights-of-way for all streets (22-304.2.A). *Item satisfied.*
31. On the Site Plan (Sheet C1.01), provide the sight distance for vehicles exiting from driveways on both Nutt Rd. and Kimberton Rd. (22-414.2.A). Confirm there are no visual obstructions located within the required site distances. *The applicant has added the required sight distance triangles and has provided notes on the Landscaping Plan indicating trimming existing vegetation. Item satisfied.*
32. On the Utilities Plan (Sheet C3.00), label the existing fire hydrant location (22-304.2.A). *Item satisfied.*
33. ~~Provide a Market Analysis (22-304.2.A).~~ *In accordance with Ordinance 2024-2392, a Market Analysis is not required.*
34. ~~Provide an Environmental Impact Analysis (22-304.2.A).~~ *In accordance with Ordinance 2024-2392, an Environmental Impact Analysis is not required for this project.*
35. ~~Provide a Community and Fiscal Impact Analysis (22-304.2.A).~~ *In accordance with Ordinance 2024-2392, a Community and Fiscal Impact Analysis is not required.*
36. On the Record Plan (Sheet C1.00), provide new property corner monumentation along the tract boundary (§22-406.1). If existing property corner monumentation is found, it may remain in place. *The applicant indicates that a revised ALTA survey will be provided.*

The applicant has indicated that no property corner monumentation was discovered and that new property corner monumentation must be set. Show new monuments on the Record Plan.

Applicant Response: Survey has reports that no property corner monumentation was discovered during their field work. New property corner monumentation will be set at locations identified on the Record Plan Sheet C1.00. Item satisfied.

37. On the Landscaping Plan (Sheet C5.00), provide a landscaped planting strip, min. 6' wide, around the entire perimeter (§22-417.4.A). *Item satisfied.*
38. On the Site Plan (Sheet C1.01), consider reconfiguring the dumpster enclosure so that it does not open towards any street (Nutt Rd.). If wheeled trash bins are used, they can be pulled out for waste collection. *Item satisfied.*
39. On the Landscaping Plan (Sheet C5.00), landscape around the trash enclosure. *Item satisfied.*
40. On the Utilities Plan (Sheet C3.00), provide a note indicating that all utilities will be installed underground (§22-427.1). *Item satisfied.*
41. On the Landscaping Plan (Sheet C5.00), the entire perimeter of the non-residential parking lot shall be buffered and landscaped in accordance with §22-428 (§22-417.4.D). *The applicant has added additional landscaping around the perimeter of the parking lot, including vacuum station parking spaces. However, buffering appears to be incomplete at the southernmost vacuum station parking space along Kimberton Road. Item satisfied.*
42. On the Grading and Erosion Control Plans demonstrate compliance with topsoil requirements (22-505). *Site soil import and export is not expected to exceed 20 cubic yards. All topsoil notes have been added to the Erosion & Sediment control Notes on sheet C4.00. Item satisfied.*
43. Provide the reduction of impervious area on the Record Plan that coincides with the value listed in the PCSM Narrative on page 4. *Item satisfied.*
44. On the Grading & Drainage Plan (Sheet C2.00), show the location of all existing stormwater BMPs, including record As-Built information for the existing underground stormwater basin and associated outfall structure. *Additional information regarding the outlet structure of the existing underground infiltration basin has been added to the Grading & Drainage Plan on Sheet C2.00. Label the underground infiltration basin, including its tributary area (in acres). Label all other existing BMPs, including "Snout" devices on inlets connecting to the underground infiltration basin. List Long-term Operation and Maintenance responsibilities for each type of BMP.*
Provide elevation information for the Storm Manhole on the northeast corner of the underground basin. Item satisfied.
45. Revise the peak flow summary table on page 5 of the PCSM Narrative to list all three (3) Points of Interest (POI) and conformance to the code for each POI. *Item satisfied.*
46. The peak flow for the 100-year post-development condition is listed higher than pre-development flow on page 5 of the PCSM Narrative, revise accordingly (§23-308.1A). *Item satisfied.*
47. On the Erosion and Sediment Control Plan (Sheet C4.00), list the Limit of Disturbance area (LOD) on the plans. A LOD of 1.0 acre or more will require an NPDES Permit from PADEP (§23-402.1.A.(2).(a)). *The plan shows a Limit of Disturbance area of 22,920 sf (0.53 acres), therefore an NPDES permit is not required. Item satisfied.*
48. On the Grading & Drainage Plan (Sheet C2.00), provide the signature blocks listed in sections §23-402.1.A.(4) & §23-402.1.A.(5). *Item satisfied.*
49. Provide a note on the plans if karst topography exists on the site (23-402.1.B.(8).(1)). *Item satisfied.*
50. Add a note to the Record Plan & Drainage Plan 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.*

51. The property owner shall sign and record an Stormwater Operations and Maintenance Agreement with the Borough (23-402.1.F.(2)). *The applicant has acknowledged this requirement. Item satisfied.*
52. On the Grading & Drainage Plan (C2.00), provide alteration of BMPs notes (23-805). *Item satisfied.*
53. Provide the existing site values within the Zoning Information table. *Item satisfied.*
54. Where feasible, street trees should be installed in the planting strip between the sidewalk and curb (§27-406.1). *Existing trees are being preserved, which are located between the parking lot and sidewalk. Item satisfied.*
55. 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 (§27-406.2.A). *The applicant has added additional landscaping around the perimeter of the parking lot, including vacuum station parking spaces. However, buffering appears to be incomplete at the southernmost vacuum station parking space along Kimberton Road. Item satisfied.*
56. On the Lighting Plan (Sheet C6.00), provide the minimal footcandles per code within all areas of parking/driveway areas on the Lighting Plan (27-601.4.A.(2)). Presently, the sidewalks along Nutt Rd. and Kimberton Rd., including the new sidewalk connection to the public way, are not shown with sufficient lighting (1.0 avg. fc). *Item satisfied.*
57. If fencing is to be proposed to meet the screening requirement, all fencing shall be in accordance with the zoning ordinance (§27-607). *Proposed fencing should be equal to or less than 4' in height. Presently, the plan shows that fencing will be used to screen a pad mounted piece of equipment along Kimberton Rd. Item satisfied.*
58. On the Record Plan and Waiver Request Letter, revise the waiver requests to include a decimal between the section number and code sections. Reference the waiver format shown at the end of this letter. *Item satisfied*
59. In accordance with the conditions of the Special Exception Approval that was granted by Borough Council on 10/2/2024, the architectural façade shall be subject to the review and approval of the Borough Council during the land development review process. *The applicant has provided updated renderings along with the current submission. Item satisfied.*
60. In accordance with the conditions of the Special Exception Approval that was granted by Borough Council on 10/2/2024, all exterior fixtures, equipment (i.e. HVAC), trash container enclosures, and exterior vacuums shall be screened with landscaping and/or fencing to the satisfaction of the Borough and its consultants, which shall be demonstrated through the land development review process. *Item satisfied.*
61. Kimberton Rd. (S.R. 119) is a state highway. Any improvements located within a state highway will require obtaining a Highway Occupancy Permit (H.O.P.) from PennDOT. *The applicant has acknowledged this requirement. On 3/6/2025, TPD, the applicant's traffic engineer, resubmitted HOP application to PennDOT. On 4/23/2025, PennDOT issued comments. In accordance with the approval resolution, the developer has agreed to provide required approvals and permits from PennDOT prior to the issuance of any approvals and/or permits for site work/construction or earth disturbance for the development. Item satisfied.*

62. On the Fire Truck Turning Plan (Sheet C1.21), show fire truck circulation around the southwest corner of the building. If necessary, curbed island in this area may be replaced with mountable curb or striping and flexible delineators. *Item satisfied.*
63. On the Site Details (Sheet C1.100), replace the Paint Striping detail with a PennDOT Type C (“piano key”) style crosswalk. *Item satisfied.*
64. On the Site Details (Sheet C1.101), Monolithic Retaining Wall with Guide Rail & Chain link Fence Fall Protection, consider alternative fence types, since this will be visible from Nutt Rd. Also, consider 42” fence height (adequate for fall protection) and mounting fencing to back of guide rail posts to simplify attachment to concrete retaining wall. *The detail notes state that decorative fence paneling or aesthetic screening can be added to the chain link fence. If guiderail is proposed, the chain link fence can be attached directly to the guiderail posts.*

The applicant has provided a metal baluster railing in addition to the guiderail. Item satisfied.

65. On the Record Plan (Sheet C1.00) and others, 4 EVPS are shown. For any land development proposing at least 20 parking spaces serving non-residential uses, at least 5% of the parking spaces shall be EVPS served by a Level 2 connection (§22-417.7.D.(2)). Based on the total number of proposed parking spaces (9 standard parking spaces, 1 ADA parking space, 4 EVPS and 13 vacuum stations = 27 parking spaces), only 1.35 or 2 EVPS are required. Consider designating 1 or 2 EVPS as standard parking spaces to provide greater parking flexibility on the site. *Item satisfied.*
66. At least one EVPS shall serve an ADA accessible parking space (§22-417.7.D.(2)). Consider relocating the EVPS adjacent to the proposed ADA parking space. *Item satisfied.*
67. On the Site Details (Sheet C1.101), the Monolithic Retaining Wall with Guide Rail & Chain Link Fence Fall Protection shows guiderail and chain link fencing along the top of the retaining wall. This does not match the railing shown on the renderings. *Item satisfied.*
68. On the Grading & Utilities Plan (Sheet C2.00), ensure that all existing storm structures immediately upstream from the existing underground infiltration basin (e.g. CB GR=141.49, Storm MH RIM=143.32) have snouts or other permanent measures to prevent sediment and debris from entering the basin (§23-306.1.M).

The applicant has indicated that the revised ALTA plan indicates that snout devices exist on all upstream inlets. Provide the revised ALTA plan. These BMPs should be identified on the current plans. Item satisfied.

69. The plan must be provided to the Phoenixville Fire Department for their comment. The applicant has indicated they are working with the Fire Department on incorporating their comments. On 1/30/2025, the Phoenixville Fire Department issued a review letter for this application. *Item satisfied.*
70. On the Grading and Drainage Plan (Sheet C2.00) – revise the plan legends that overlap. *Item satisfied.*
71. On the Grading and Drainage Plan (Sheet C2.00) – confirm the BOS elevation for the Storm Manhole on the southeast corner of the underground infiltration basin. *Item satisfied.*
72. The information in the material Safety Data Sheets (SDSs) indicate that the majority of the chemicals are detergents, some degreasers, and metal protectants some of which may be harmful to the human health and the environment if not handled properly. The SDSs indicate for all of the chemicals that it is critical to avoid dispersal of any spilled material and runoff, contact with soil,

waterways, drains and sewers. The relevant authorities are required under certain situations to be contacted if a product has caused environmental pollution (sewers, waterways, soil, or air).

The Applicant provided a spill prevention plan that includes requirements to contact the Borough in the event of a spill. Item satisfied.

73. *If a spill were to enter the storm sewer and flow to French Creek, a Trout Stocking (TSF) and Migratory Fish (MF) stream, it could be a significant impact to aquatic life. A spill prevention plan should be created to direct staff what to do in case of a spill, until emergency services can arrive.*

The Applicant provided a spill prevention plan that includes requirements to contact the Borough in the event of a spill. Item satisfied.

74. *A car wash recycles the process waste and eventually it is discharged to the sanitary sewer and the effluent is managed at the treatment plant is this the plan. A copy of the SDSs should be supplied to the Borough treatment plant.*

The Applicant has indicated that they will provide a copy of the SDSs to the Borough treatment plant. RVE has provided copies of the SDSs to the Borough Wastewater Treatment Plant Staff. 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). This letter must be provided prior to Council consideration. *Acknowledged & currently coordinating. Final letter to be provided. It is this office's understanding that the letter of availability of public sanitary sewer service will be provided after the Sewage Facilities Planning Module Mailer Application is approved by PADEP, and final fees/applications are provided to the Borough of Phoenixville. Currently pending PADEP approval. On 5/1/2025, the Borough issued a sewer will serve letter. Item satisfied.*
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. *Acknowledged & currently coordinating. Final letter to be provided. Acknowledged and currently coordinating. Final letter to be provided. On 5/1/2025, the Borough issued a water will serve letter. 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." *Item satisfied.*
4. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *Acknowledged. Item satisfied.*
5. Complete Sewage Facilities Planning Module Mailer with the following information: *Item satisfied.*
 - a. Name of existing system being extended: Borough of Phoenixville.
 - b. "The PNDI Project Environmental Review Receipt is attached" should be checked.
6. RVE has reviewed the provided Sewage Facilities Planning Module Mailer Application for signature by the Borough. The applicant shall provide justification for the percentage of evaporation and carry and reclaimed water. This could include information from similarly sized

carwashes or other pertinent data. After confirmation on this figure, RVE will recommend signature on the mailer, and will submit the application to DEP. A copy of the exemption status letter, once received from DEP, shall be forwarded to the applicant. *Revised Sanitary information provided in resubmitted Sewage Facilities Planning Module Mailer Application. The car wash equipment provider referenced 'Water Use Evaporation and Carryout in Professional Car Washes' by Chris Brown, in justifying the percentage of evaporation and reclaimed water. This document is included in the resubmittal package. RVE will submit the mailer to PA DEP. This comment will remain outstanding until formal approval of sewage planning is provided by PA DEP. On 4/30/2025, PA DEP issued an exemption from sewer planning. Item satisfied.*

7. Show and describe if any proposed water or sewer infrastructure are intended to be dedicated to the Borough. *No proposed infrastructure is intended to be dedicated to the Borough. See note #4 on sheet C3.00. Item satisfied.*
8. Include calculations to support the sizing of the proposed water services (both domestic and fire). *Fire protection is not required for this building and the depiction of a fire protection line has been removed. Domestic calculations that support the service sizing will be provided after a fire flow test has been coordinated at the adjacent hydrant. A fire flow test was conducted on February 13, 2025 by Victory Fire Protection and witnessed by Borough of Phoenixville staff. The results of this test require a 3" domestic service and a booster pump will be incorporated into MEP design. Item satisfied.*
9. Applicant to provide water connection details in compliance with Borough Standard Details. *Applicable details provided. See sheets C3.100 and C3.101. Item satisfied.*
10. On the Utilities Plan (Sheet C3.00), the proposed 6" fire water service is shown tying into the existing storm sewer within Kimberton Rd (S.R. 119). Show the location of existing water mains and revise the tie-in accordingly. *Existing water lines at connection are unclear. Revise to show which water line segments are to be abandoned or removed and which remain in service. Item satisfied.*
11. On the Utilities Plan (Sheet C3.00), provide cleanouts for each sewer lateral exiting the building. Provide a detail for sanitary sewer clean outs on the plan. *Sanitary cleanouts have been added along each sewer lateral and accompanying details provided. Item satisfied.*
12. On the Utilities Plan (Sheet C3.00), there are (2) 2" domestic water services shown entering the south side of the existing building. It is unclear what the service closest to Kimberton Rd. is tying in to. Clarify if the service closest to Kimberton Rd. is intended to be a sanitary lateral and revise the plan accordingly. *Plans have been revised and corrected to reflect a single 2" domestic water service entering the south side of the existing building. This service is tying into an existing water line within the site. Item satisfied.*
13. ~~Kimberton Rd. (S.R. 119) is a state highway. Since the Borough owns the water mains in Kimberton Rd., RVE will facilitate submission of a Utility H.O.P. application on the Borough's behalf for the water main tie in. Once revised plans are provided showing the necessary information, RVE can prepare and submit this application to PennDOT. The applicant has acknowledged this comment, but the current plan does not show any water main tie-in within the right-of-way of Kimberton Rd. Therefore, this comment is no longer applicable.~~
14. On the Utilities Plan (Sheet 3.00), manhole SMH-1 should be called out as a doghouse manhole. *Item satisfied.*

15. *On the Utilities Plan (Sheet 3.00), all lateral piping must be minimum slope of 2.00%, please revise those laterals that are not minimum 2.00%. Item satisfied.*
16. *On the Utilities Details Plans (Sheet C3.100 and C3.101), provide a detail for the oil/water separator. A detail has been provided. The detail should also include information about high/low alarms. The Utility Plan shows a 2,000 gallon separator with 2 accesses while the detail shows a 1,600 gallon separator with 3 accesses. Revise as appropriate. Revised accordingly, see sheet C3.00.*
17. *On the Utilities Details Plans (Sheet C3.100 and C3.101), provide a Borough of Phoenixville doghouse manhole detail (Detail S4). Item satisfied.*
18. *On the Utilities Details Plan (Sheet C3.100), replace the detail “Standard Meter Combination Vault for 4” Domestic & 6” Fire Services”, with Borough of Phoenixville detail “Standard Water Meter Pit for 1-1/2” & 2” Domestic Services”, Detail W8. Item satisfied.*
19. *On the Utilities Plan (Sheet C3.00), the existing fire hydrant along Kimberton Road requires a utility easement to facilitate use and service by the Borough. An easement has been provided on the current plan, but should follow the hydrant lateral and upstream service out to Kimberton Road. The easement should have a width of 20’, centered along the water pipes. Provided utility easement encapsulating required pipe and hydrant has been provided. See sheet C3.00. Item satisfied.*

IV. REQUESTED WAIVERS

The Applicant has been granted the following waivers by the Phoenixville Borough Council on March 11, 2025:

1. Section 22-414.10.D - Driveway Construction - Driveway entrances into all nonresidential, single-use properties shall be no less than 22’ in width, shall not exceed 36’ in width at the street line unless provided with a median divider, and shall be clearly defined by the use of curbing. A waiver is requested to allow for a 63’ driveway entrance along Kimberton Road and exceed the required 36’ width. The Applicant is proposing to modify existing vehicle circulation patterns within the site, but will maintain the width of the existing driveway. RVE supports this waiver request.
2. Section §22-419.2.B & §22-419.3.A - Sidewalks and Planting Strips Design and Layout - The Borough Council may require additional sidewalk width in areas where higher volumes of pedestrian traffic are anticipated. A waiver is requested to allow the existing 4’ sidewalks along Kimberton Road and Nutt Road to be widened to 5’ width, instead of the 10’ width otherwise required for commercial streets. RVE has no objection to this waiver request.

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 office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By



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

OMH/kag/lc/jb

cc: Giuseppe Ventimiglia, Owner
Flagship Pennsylvania Propco, LLC, Applicant
BL Companies, Project Engineer
Partner Engineering and Science, Inc., Project Surveyor
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., Project Attorney
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., Associate
Leanna M. Colubriale, P.E., CFM, Senior Associate