



August 31, 2022

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

**Re: Preliminary / Final Land Development Plans – Review #6
252 Morgan Street
Borough of Phoenixville
RVE File # PCBPB117**

Dear Jean:

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

- Plans entitled “Preliminary / Final Land Development Plan for BAW Group” (15 sheets), dated 7/27/2020 and last revised 7/19/2022, as prepared by InLand Design of West Chester, PA.
- Response to Municipal Engineers Review Letter, dated 6/30/2022, prepared by InLand Design of West Chester, PA.

I. GENERAL INFORMATION

Applicant & Owner: 252 Phoenixville, LLC
P.O. Box 706
Devon, PA 19333
(610) 983-8383
Attn: Brandon Whitaker
brandon@thebawgroup.com

Engineer & Surveyor: InLand Design
16 Hagerty Boulevard
West Cheter, PA 19382
(484) 947-2928
Attn: William R. Cujdik, P.E., P.L.S.
bill@inlanddesign.net

Proposal: Land Development to construct two (2) new 3-story multifamily buildings with a combined fifteen (15) residential units. An existing 3-story building with twenty (20) residential units is on site. The existing parking lot will be improved and access will be changed from Morgan Street to Gay Street. The plan also includes grading, utilities, stormwater management, landscaping, lighting and erosion control.

I. 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 1) and others, revise the name of the adjoining property owner for UPI 15-9-667 based on current Chester County Recorder of Deeds information (§22-304.1.A). *Item satisfied.*
2. Rename the Existing Conditions Plan (Sheet 2) to “Existing Features and Demolition Plan” to match the sheet index. *Item satisfied.*
3. On the Existing Conditions Plan (Sheet 2), show the location of any property corner monumentation or indicate that no existing property monuments exist (§22-304.1.A). *The applicant states that no existing property monuments were found. Item satisfied.*
4. On the Cover Sheet (Sheet 1) and others, revise the Location Map to use the required scale of 1” = 200’ (§22-304.1.A). *Item satisfied.*
5. On the Existing Conditions Plan (Sheet 2), dimension the existing built-to line for adjoining properties along Gay Street and Morgan Street. If other properties were used in the determination of the built-to line for this project, indicate which properties were used and list their built-to line dimension(s) (§22-304.1.A). *Item satisfied.*
6. On the Cover Sheet (Sheet 1) or others, provide the percentage of uses by gross floor area (§22-304.1.A). *Item satisfied.*
7. On the Cover Sheet (Sheet 1) or others, provide the dwelling unit mix (§22-304.1.A). *Item satisfied.*
8. On the Cover Sheet (Sheet 1), the parking tabulation bases required parking on a value of 1.2 parking spaces per dwelling unit. This value is close to the 1.21 parking space per dwelling found by the ITE Parking Generation Manual, 5th Edition, for low low-rise buildings. Since this is a mid-rise building, a value of 1.31 parking spaces per dwelling unit should be used in the parking tabulation (§22-304.1.A & §27-405.1). *Item satisfied.*
9. On the Existing Conditions Plan (Sheet 2) and others, show the location of existing water mains, sanitary sewer mains, storm sewers and gas mains in Gay Street and Morgan Street (§22-304.1.A). *Item satisfied.*
10. On the Layout & Geometry Plan (Sheet 3), dimension the distance between the existing building and Proposed Building No. 2 (§22-304.1.A). *Item satisfied.*
11. The plan shall indicate the limit of proposed pavement restorations for curb and utility work along Gay Street and Morgan Street (§22-304.1.A). *Item satisfied.*

12. The plan shall clearly note the limits of proposed curb, sidewalks and driveway apron work (§22-304.1.A). *Item satisfied.*
13. On the Layout & Geometry Plan (Sheet 3) and others, it appears that existing sidewalk along Gay Street will be replaced for storm sewer work and installation of a new entrance. It also appears that portions of the sidewalk along Morgan Street will be disturbed for utility installations and eliminating an existing driveway. Consider replacement of all of the sidewalk along Gay Street and Morgan Street to avoid patchwork appearance. *Item satisfied.*
14. On the Cover Sheet (Sheet 1) and others, provide an ADA accessible path from the ADA accessible entrance to the existing 3-story building at the proposed ramp to the public way (§22-419.2.E.). *The applicant indicates that additional information has been added to the plan. It appears that the ADA accessible path would go through the parking area towards the Gay Street sidewalk. If parking area paving will serve as part of the ADA accessible path, then a striped crosswalk is needed for this route. Consider eliminating any path through the parking area by providing sidewalk along the east side of the existing building connecting to the proposed paver areas and sidewalk along Morgan Street. Item satisfied.*
15. Provide dust control as part of the earth disturbance activities (§22-506.4.C.2)). *Item satisfied.*
16. On the Layout & Geometry Plan (Sheet 3) and others, provide new concrete monuments (or a drill hole in concrete surfaces) at all property corners (§22-406.1). *Item satisfied.*
17. Provide a market analysis impact statement (§22-600). *The applicant indicates that this will be provided under a separate submission. Item satisfied.*
18. Provide an Environmental Impact Analysis (§22-601). *The applicant is requesting a waiver from this requirement. A waiver was granted from this requirement.*
19. Provide a Traffic Impact Study (§22-602). *Item satisfied.*
20. Provide a Community and Fiscal Impact Analysis (§22-603). *Item satisfied.*
21. On the Layout & Geometry Plan and Landscaping Plan (Sheets 3 & ~~12~~ 13), show the required clear site triangle at the intersection of Gay Street and Morgan Street (§22-411.3.B). *The applicant is requesting a waiver from this requirement to instead provide a 67.5' clear site triangle at the intersection, but this is not depicted on the plan. The waiver request has been removed. Item satisfied. Add the clear sight triangle to the Lighting & Landscaping Plan (Sheet 13). Clear sight triangles added to the Lighting & Landscaping Plan (Sheet 13). Item satisfied.*
22. On the Layout & Geometry Plan (Sheet 3), provide a 25' radius at the southwest corner of the intersection of Gay Street and Morgan Street (§22-411.6). The existing inlet shall be replaced with a new PennDOT Type M inlet and bicycle safe inlet grate. *The applicant plans to replace the existing inlet. The applicant is requesting a waiver from the requirement to provide a 25' radius. A waiver was granted from this requirement.*
23. When streets of different classes are involved, access shall be provided to the street of the lesser classification (§22-414.6). The existing site is served by an entrance onto Morgan Street, which is a one-way, local access street. The proposed plan would eliminate the existing entrance onto

Morgan Street and create a new entrance onto Gay Street, which is a collector street. *The applicant has made the driveway on Gay Street “enter only” and the driveway on Morgan Street “exit only”. Item satisfied.*

24. On the Grading & Utility Plan (Sheet 4), the proposed surface grading at the entrance onto Gay Street is graded at 4.5%. Provide a 20’ long stopping area with a maximum grade of 4% (§22-414.7). *By making the entrance to Gay Street “enter only” the need for a 4% stopping area is mute. However, the applicant has revised the grading to achieve 4% in this area. Item satisfied.*
25. On the Grading & Utility Plan (Sheet 4), provide spot grades indicating that the cross slope of sidewalk across the entrance onto Gay Street does not exceed 2% (§22-414.D). *Item satisfied.*
26. On the Layout & Geometry Plan and Landscaping Plan (Sheets 3 & ~~4~~ 13), provide the required site distance for the entrance onto Gay Street in accordance with AASHTO requirements (§22-414.9). *The applicant has provided the site distance. However, since the Gay Street entrance has been changed to “enter only”, the site distance for exiting vehicles can be removed from the plan. Item satisfied.*
27. Dead-ended parking areas are discouraged when the required parking capacity can be accommodated by a layout that permits more convenient vehicular movements (§22-417.2.C). In addition, for parking areas with more than 30 spaces, dead-ended parking areas require a turnaround area. Consider adding an entrance to Morgan Street to address this issue. *The applicant has revised the plan to avoid any dead-ended parking areas. Item satisfied.*
28. Parking spaces designed for exclusive use by disabled persons shall be installed in all parking lots... (§22-417.2.G). The United States Access Board requires 2 standard and 1 van ADA accessible parking spaces (3 total). The proposed plan currently has a total of ~~50~~ 58 parking spaces with 2 being ADA accessible parking spaces. *The applicant is now providing 3 ADA accessible parking spaces, ~~##~~ 2 of which appear to be van accessible. Item satisfied.*
29. The entire parking lot perimeter shall be buffered and landscaped (§22-417.3 & §27-406.2.A). A proposed fence is indicated along the existing parking areas along the south and east sides of the property. The fence should be solid and of sufficient height to effectively screen headlights (provide a construction detail). Consider reducing the parking aisle to 22’ wide to allow room along the perimeter of the parking area for landscaping. No buffering is proposed for existing parking areas along Gay Street and Morgan Street. Consider adding a landscaping wall between these parking spaces and the back of sidewalk along Morgan Street. *The parking along the south and east sides of the property are existing. The applicant has reconfigured parking near Morgan Street and has reduced the parking lot aisle width to 22’, creating a 2’ grass strip along the new fencing. A detail of the perimeter fence has been provided on Sheet 14. Item satisfied.*
30. Curbing shall be installed along all existing and proposed...common driveways and common parking areas (§22-418). The proposed plan does not show any curbing along most of the driveways and parking areas. *The applicant is now proposing curbing along the interior edges of the parking lot, at landscaped islands and entrances. The applicant is requesting a waiver from the requirement to curb the exterior edges of the parking lot. A waiver was granted from this requirement.*

31. On the Layout & Geometry Plan (Sheet 3), provide additional grading and dimensions for the proposed ADA ramp and landings (§22-419.2.E). Provide a spot elevation for the top landing. Revise the grading for the intermediate landing to provide slopes less than 2%. *The applicant has provided spot grades for the ADA curb ramp. Provide a grate elevation for the storm inlet to be reconstructed that demonstrates positive gutter flow from the ADA curb ramp depression. Item satisfied.*
32. On the Layout & Geometry Plan (Sheet 3), revise the crosswalk across Morgan Street to provide a parallel crosswalk with (2) 6” white lines, spaced 6’ apart. *The applicant has shown a new crosswalk on the plan. The new crosswalk should be labeled with information on the line width, color and spacing. Item satisfied.*
33. On the Layout & Geometry Plan (Sheet 3), provide a new 24” white stop bar at Morgan Street’s approach to Gay Street. *The applicant has shown a new stop bar. The new stop bar should be labeled with information on the stop bar width and color. Adjust the location of the stop bar so that it is spaced at least 4’ from the crosswalk. Item satisfied.*
34. On the Existing Conditions Plan (Sheet 2) indicate that the existing crosswalk striping shall be eradicated. *Item satisfied.*
35. The Phoenixville Fire Department must review and comment on the proposed plan. *The Applicant has revised the plans to address comments from the Fire Chief’s letter dated 8/18/2020 and has submitted revised plans to the Fire Chief for review and comment.*
36. On the Construction Details Plan (Sheet 11), provide additional detail on the dumpster enclosure detail (§22-426.1). The detail should include information as to the height of the enclosure, material used for the enclosure, concrete pad detail. *The applicant has added a dumpster enclosure detail. The dumpster enclosure shows both a chain link fence gate and a cedar board gate. Please clarify the construction of the dumpster enclosure gate and revise details accordingly. Item satisfied.*
37. On the Construction Details Plan (Sheets 10-11), provide construction details for the proposed ADA ramp and railing. *Item satisfied.*
38. On the Sediment & Erosion Control Plan (Sheet 7), show the size of the compost filter sock being used (§23-303.1.B). *The applicant has noted that they will use 8” silt sock. Item satisfied.*
39. On the Sediment & Erosion Control Plan (Sheet 7), provide additional compost filter sock along Morgan Street at the northeast corner of the site (§23-303.1.B). *Item satisfied.*
40. On the Sediment & Erosion Control Plan (Sheet 7), provide the location of temporary soil stockpiles (§23-303.1.B). *The sequence of construction states that topsoil shall be hauled off-site. However, given the building foundation work and stormwater management BMP construction, there must be some location available for temporary stockpiles to facilitate excavation activities and no stockpile location is shown on the plan. Item satisfied.*
41. On the Sediment & Erosion Control Plan (Sheet 7), provide the location of the concrete washout (§23-303.1.B). *Item satisfied.*

42. On the Sediment & Erosion Control Plan (Sheet 7), label the existing contours (§23-303.1.B). *Item satisfied.*
43. In the Post Construction Stormwater Management Report, the Water Quality and Runoff Volume Requirements and Infiltration Requirements show an increase in the 2-year storm runoff of 2,833 cubic feet and indicates that 4,363 cubic feet of infiltration volume has been provided. However, the proposed infiltration bed only provides a volume of 1,066 cubic feet. *The present infiltration bed includes 3,076 cubic feet of infiltration storage. Item satisfied.*
44. On the Post Construction Stormwater Management Plan (Sheet 5), provide information for each drainage structure and pipe, including structure grate/cover elevations, invert(s) elevations, pipe materials, and slopes, etc. *The applicant has added additional information to the plan. Add a note identifying Proposed Storm Manhole #13. Revise numbering for Proposed Storm Manhole Nos. 10, 11 & 12 to match Storm Sewer Structure Table and profiles. Item satisfied.*
45. On the Post Construction Stormwater Management Plan (Sheet 5), the minimum storm sewer size from any storm inlet on site (including yard drains) shall be 12” diameter. *Item satisfied.*
46. On the Post Construction Stormwater Management Plan (Sheet 5), provide pre-treatment in the drainage structures immediately upstream from the proposed infiltration bed (§23-306.N). *Item satisfied.*
47. All infiltration practices shall be set back at least 25’ from all buildings and features with subgrade elements (§23-306.K.(2)). The proposed infiltration bed is offset 14’ from the existing 3-story building, which has a basement. Consider relocating the infiltration bed in the existing paved area at the southwest corner of the site, where acceptable setbacks from the existing 3- story building and buildings on neighboring properties may be achieved. *Item satisfied.*
48. On the Post Construction Stormwater Management Details Plan (Sheet 6), provide information for the proposed outlet structure, including outlet(s) sizes and elevations. When designing the outlet structure, consider providing a manual release valve that will allow the complete dewatering of the infiltration basin for maintenance in the event that it becomes clogged. *Item satisfied.*
49. On the Post Construction Stormwater Management Plan (Sheet 5) – Soils Description – Depth to Bedrock – 20” to 40” – the Stormwater Management Report lists the depth to bedrock as 10” to 100”. Please coordinate. *Item satisfied.*
50. On the Post Construction Stormwater Management Details Plan (Sheet 6), Infiltration Bed No. 1 Detail – Plan View – show pipe interconnection for pipe rows 2 and 3. Currently these pipes only able to fill or drain through the perforations. However, the storage pipes should be interconnected to promote distribution of runoff throughout the infiltration bed for even infiltration. *Item satisfied.*
51. On the Grading & Utility Plan (Sheet 4) and others, note the proposed storm sewer tie-in to the inlet at the southeast corner of the intersection of Gay Street and Morgan Street. *Item satisfied.*
52. On the Grading & Utility Plan (Sheet 4) and others, the proposed storm sewer is located in the sidewalk on the east side of Gay Street, between existing street trees and an existing landscaping

wall scheduled to remain. Construction of a storm sewer in this area would present challenges. Consider relocated the proposed storm sewer in the cartway along Gay Street. *Item satisfied.*

53. The Applicant shall enter into an Operation and Maintenance Agreement with the Borough (§23-701.D(1); §23-703.1). *The applicant has acknowledged this requirement and RVE understands that it will be completed prior to closeout of the project. Item satisfied.*
54. Provide notes on the plan indicating that the construction activity will be protected by temporary construction fencing. This is especially important due to the project's proximity to sidewalks along Gay Street and Morgan Street and nearby residential areas. *The applicant has added a note stating that construction activities are to be protected by temporary construction fencing. Item satisfied.*
55. The Existing Conditions Plan (Sheet 2), indicates that existing 8" & 10" dia. trees will be removed along Gay Street. These trees are located in the right-of-way and are classified as regulated trees and a tree work permit will be required (§25-108). Provide a note on the plan stating that the applicant will obtain a tree work permit from the Borough prior to removal of the trees. *Item satisfied.*
56. The Landscaping Plan (Sheet ~~12~~ 13) shall indicate the location of any proposed replacement trees or indicate a fee-in-lieu will be paid to the Borough. Provide a calculation of the replacement trees required based on the regulated trees being removed. *Tree replacement calculations have been provided. However, it appears that the quantities of trees to be removed have been entered into the incorrect rows and should be revised. Item satisfied.*
57. On the Grading & Utilities Plan (Sheet 4) and others, show the Tree Protection Zone (TPZ) for each regulated tree on the project tract (§25-105.4.A). *Item satisfied.*
58. On the Grading & Utilities Plan (Sheet 4), provide a spot elevation at the high point between Proposed Building 2 and the existing 3-story building. *Item satisfied.*
59. Indicate the location of proposed HVAC equipment and note any proposed screening to be provided (§27-406.2.F). *Item satisfied.*
60. On the Cover Sheet (Sheet 1) – Waiver Requested #3 – change '2SECTION 3-' to 'SECTION 23-'. *Item satisfied.*
61. On the Cover Sheet (Sheet 1) and others, add a north arrow for the Location Map. *Item satisfied.*
62. On the Layout & Geometry Plan (Sheet 3), show handicap parking and van placard sign locations. *The applicant has added sign symbols to the plan, but corresponding notes must be added indicating where ADA parking and van accessible signage is to be installed. Item satisfied.*
63. On the Layout & Geometry Plan (Sheet 3), provide radii for all curb and asphalt non-tangential lines. *Item satisfied.*
64. On the Sediment & Erosion Control Details Plan (Sheet 8) – Standard Construction Detail #4-6 – replace with Detail #4-4. *Item satisfied.*

65. On the Construction Details Plan (Sheet ~~11~~ 12) – provide a detail for a handicap parking sign (van accessible). *Item satisfied.*
66. ~~On the Construction Details Plan (Sheet 11) – Cast Iron Manhole Cover – replace the detail with Borough Detail G12. The Borough Standard Construction Details have recently been updated and the storm manhole detail is no designated G15. If any storm manholes will be located in Borough Streets, then this detail must be used. The revised plan does not propose any manholes in Borough streets.~~
67. On the Landscaping & Lighting Plan (Sheet 12) – provide a Landscape Legend. *The applicant has identified landscape hatching in the legend. Item satisfied.*
68. On the Landscaping & Lighting Plan (Sheet 12) – Landscape Plans are to be prepared by a certified planting professional (§22-428.1.A). *The applicant indicates that only grass landscaping is proposed and a certified planting professional is not required. Item satisfied.*
69. On the Landscaping & Lighting Plan (Sheet 12) – provide a landscape symbol for landscaped areas and another for grass. *The applicant has identified landscape hatching in the legend. Item satisfied.*
70. On the Layout & Geometry Plan (Sheet 3), provide new wheel stops for all parking spaces not bounded by curbing. *Item satisfied.*
71. RVE recommends that the applicant consider providing electrical vehicle charging stations for 10% of parking spaces (§22-508). *The Applicant states that they are not planning to provide vehicle charging stations at this time.*
72. On the Existing Conditions Plan (Sheet 2), the existing 3-story building is shown, but not the existing fire escapes on the north and south sides of the building which appear in online imagery. Show where the existing fire escapes are located on the plan or indicated that they are being eliminated. *The applicant states that the fire escapes are not required and are being eliminated. Item satisfied.*
73. Indicate whether the existing 3-story building will be occupied during the construction. If this building is to be occupied during construction, provide appropriate phasing information and barriers on the plans. *The applicant states that the building will be occupied during construction and has included a plan note requiring a phasing and safety plan prior to construction. Item satisfied.*
74. *On the Layout & Geometry Plan (Sheet 3) and others, there is a hatched area in the middle of the bank of 17/19 parking stalls that should be removed from the plan since no landscaped island is proposed there. Item satisfied.*
75. *On the Grading & Utility Plan (Sheet 4), show proposed storm sewer and stormwater management improvements. Item satisfied.*
76. *On the Layout & Geometry Plan (Sheet 3), the note indicated depressed curb at the entrance on Morgan Street should have a leader pointing to the depressed curb. Item satisfied.*

77. *On the Grading & Utility Plan (Sheet 4), show proposed contours in the parking areas. Item satisfied.*
78. *On the Grading & Utility Plan (Sheet 4), the proposed surface grading at the entrance onto Morgan Street appears to be steeper than 4%. Provide a 20' long stopping area with a maximum grade of 4%. Item satisfied.*
79. *On the Layout & Geometry Plan (Sheet 3) and others, revise the limits of the proposed wall to avoid conflicts with the new entrance on Morgan Street. Also, clarify whether there will be a break in the proposed wall for an on-grade connection between the Morgan Street sidewalk and the proposed paver patio. Item satisfied.*
80. *On the Layout & Geometry Plan (Sheet 3), provide a new Stop Sign (R1-1) and stop bar at the entrance to Morgan Street. Item satisfied.*
81. *On the Layout & Geometry Plan (Sheet 3), provide new parking restriction signage along the south side of Morgan Street, 20' on each side of the entrance. Item satisfied.*
82. *On the Layout & Geometry Plan (Sheet 3), provide new Hidden Driveway (W11-103) signage on Morgan Street, east of the proposed entrance. Item satisfied.*
83. *On the Layout & Geometry Plan (Sheet 3), provide two (2) new Do Not Enter (R5-1) signage on both sides of the Gay Street entrance, to prevent vehicles from exiting onto Gay Street. Item satisfied.*
84. *On the Lighting & Landscaping ~~Grading & Utility~~ Plan (Sheet 13), provide a streetlight at the entrance to Morgan Street. Item satisfied.*
85. *On the Layout & Geometry Plan (Sheet 3), reconstruct the ADA Curb Ramp on the northeast corner of the Gay Street and Morgan Street intersection. Item satisfied.*
86. *On the Landscaping and Lighting Plan (Sheet ~~12~~ 13), provide evergreen shrubs as a buffer in the landscaped areas between parking stalls and both Morgan Street and Gay Street (§22-417.3 & §27-406.2.A). Item satisfied.*
87. *On the Post Construction Stormwater Management Details Plan (Sheet 6), Infiltration Bed No. 1 detail - revise the 15.5' dimension in the plan view and the 60' dimension in the section view to match the proposed dimensions. The PCSWM Plan (Sheet 5) shows BMP 1 with a length of 60', but the PCSWM Details Plan (Sheet 6) shows BMP 1 with a length of 55'. Revise as appropriate. An additional dimension was added to the detail to indicate the overall length of 60' (Sheet 6). Item satisfied.*
88. *On the Post Construction Stormwater Management Plan and Details Plan (Sheet Nos. 5 & 6), change the cover on Proposed Storm Manhole #~~10~~ #11 to a slotted grate manhole cover to permit visual inspection of the snout. Disregard if the snout is to be relocated to Structure #12 (an inlet). The snout has been relocated to Structure #12.*

89. *On the Post Construction Stormwater Management Plan (Sheet 5), change Proposed Storm Manhole Nos. 4, 5 & 13 to Type C inlets (or Type M inlets if near depressed curb) to provide additional utility. The manholes have been changed to 18” Nyloplast Inlets. Item satisfied.*
90. *On the Post Construction Stormwater Management Plan (Sheet 5) and others, there is a tree in conflict with proposed storm sewer near Proposed Storm Manhole #5. Provide 10’ clearance between trees and proposed utilities. The storm piping has been revised. Item satisfied.*
91. *On the Cover Sheet (Sheet 1) and others, there is a dashed oval on the west side of the site. Provide notes indicating what this oval is or remove from the plan. The oval has been removed. Item satisfied.*
92. *On the Layout & Geometry Plan (Sheet 3), dimension the width of the gore stripped area next to the proposed dumpster and refuse area. Requested dimension has been added. Item satisfied.*
93. *On the Layout & Geometry Plan (Sheet 3), the ADA parking space to the west does not have an 8’ aisle and should not have van accessible sign. All ADA parking spaces should have R7-8F signs. Revised proposed signage accordingly. Item satisfied.*
94. *On the Layout & Geometry Plan (Sheet 3), “No Parking Here To Corner” signs, change the sign wording to “No Parking Between Signs” and provide an arrow beneath each sign pointing in the direction of the restricted area. Requested signs and associated details have been added to the plans (Sheets 3 & 12). Item satisfied.*
95. *On the PCSWM Plan (Sheet 5), note on the Storm Sewer Structure Table, which Nyloplast Inlets get a solid cover and which get a grate. Item satisfied.*
96. *On the PCSWM Plan (Sheet 5), note on the Storm Sewer Structure Table, the standard inlet Type M. All standard inlets have been noted in the Storm Sewer Structure Table. Item satisfied.*
97. *On the PCSWM Plan (Sheet 5), note on the Storm Sewer Structure Table, that structure #10 is the outlet structure (not an inlet). Item satisfied.*
98. *On the PCSWM Plan (Sheet 5), note on the Storm Sewer Structure Table, add the Nyloplast inlet diameters – 18” (inlet #5 is 10”). The diameters of the Nyloplast drains have been added to the Storm Sewer Structure Table. Item satisfied.*
99. *On the PCSWM Details Plan (Sheet 6), coordinate the Nyloplast inlet sizes. The cover and grate details are for 24” while the profiles show 18”. Nyloplast drains are all shown as 12” diameter. The plan view, profiles, and details have been revised accordingly. Item satisfied.*
100. *On the Erosion & Sediment Control Plan (Sheet 7), change the shape of the topsoil stockpile to clear the storm pipe trenching. Item satisfied.*
101. *On the PCSWM Profiles Plan (Sheet 10), if any of the Nyloplast inlets in the sidewalk area are proposed to have a grate top, provide a detail for an ADA acceptable grate spacing top. ADA compliant grate details provided on Sheet 6. Item satisfied.*

102. *On the Construction Details Plan (Sheet 12), Dumpster Details, dimension the pedestrian access gate width. A note has been added to indicate the width of the pedestrian access gate. Item satisfied.*
103. *On the Construction Details Plan (Sheet 12), Dumpster Details, the pedestrian access gate cane bolt is located on the wrong side of the gate. Item satisfied.*
104. *On the Construction Details Plan (Sheet 12), Dumpster Details, provide a description of the sides and back material & color. Item satisfied.*
105. *On the Construction Details Plan (Sheet 12), Reserved Parking Space Signs Detail, provide a detail for bollard mounting to prevent knock-downs. Detail has been provided. Add a note to the detail indicating that the bollards should be filled with concrete. A note has been added to the detail. Item satisfied.*
106. *On the Construction Details Plan (Sheet 12), Stop Sign Detail, specify the size. Item satisfied.*
107. *On the Construction Details Plan (Sheet 12), No Parking Sign Detail, change the wording from 'Here to Corner' to 'Between Signs' and note that an arrow must be installed beneath the sign pointing in the direction of the restricted area. Item satisfied.*
108. *On the Construction Details Plan (Sheet 12), provide a detail for a sign mounting post referenced in the No Parking Sign Detail. Item satisfied.*
109. *On the Construction Details Plan (Sheet 12), ADA Ramp and Railing Detail, revise the detail to show the landing midway up the ADA ramp. Item satisfied.*
110. *On the Layout & Geometry Plan (Sheet 3) and others, show the proposed railings along the ADA ramp. Item satisfied.*
111. *On the Lighting & Landscaping Details Plan (Sheet 14), provide a detail for the proposed perimeter fencing. Item satisfied.*
112. *On the Layout & Geometry Plan (Sheet 3), steps with four (4) risers are shown connecting a patio area to the corner of Gay Street and Morgan Street. Provide handrails and associated details. Handrail detail provided on Sheet 12. Item satisfied.*
113. *On the PCSWM Plan (Sheet 5), Structure #11 is indicated to be a manhole with a snout device, two (2) 18" outlet pipes (manifold pipes for BMP 1) and no sump. Consider relocating the snout to the outlet pipe of Structure #12 and adding a sump to this inlet (as per the snout detail on Sheet 10). The plans have been revised to show the Snout in Structure #12 as per the snout detail on Sheet 10. Item satisfied.*
114. *On the PCSWM Plan (Sheet 5), the Structure Table does not appear to show correct information for Structure #10 (outlet manhole structure), #11 (missing (2) 18" inverts). Pipe inverts have been added to the Structure Table. Item satisfied.*

115. *On the PCSWM Plan (Sheet 5), consider making Structure #2, #6 and #9 inlets for additional utility. Structures #2, #6, & #9 have been revised to inlets. Item satisfied.*
116. *On the Lighting & Landscaping Plan (Sheet 13), there are (5) Valley Forge American Elms proposed along Gay Street that would conflict with proposed storm sewer. Provide 10' clearance between trees and proposed utilities. The proposed trees have been relocated to a minimum of 10' between the trees and the storm sewer. Item satisfied.*
117. *On the Lighting and Landscaping Plan (Sheet 13), the Yoshino Cherry tree proposed near the northeast corner of the existing building is conflicting with the storm sewer run between RD-2 and Structure #11. This tree should be removed or relocated as to not conflict with the proposed storm sewer. The cherry tree has been moved to avoid conflict with the proposed storm sewer. Item satisfied.*
118. *On the PCSWM Plan (Sheet 5), the Structure Table indicates the sump elevation for Structure #11 to be 148.50, whereas the BMP 1 detail on the Post Construction Stormwater Management Details Plan (Sheet 6) shows the sump elevation to be 147.75. Revise the sump in the Structure Table to match the elevation shown in the BMP 1 detail. The structure table has been revised. Item satisfied.*
119. *On the Post Construction Stormwater Management Details Plan (Sheet 6), the BMP 1 Detail plan view identifies two structures as #9 & #10. Revise these callouts to match the structure numbering on the PCSWM Plan (Sheet 5). The call-out numbers on the BMP 1 detail Sheet 6 have been revised. Item satisfied.*
120. *On the Grading & Utilities Plan (Sheet 4), the Grading & Utility Notes are overlapping other text. Sheet 4 has been revised so that the notes are no longer overlapping. Item satisfied.*

II. GRANTED WAIVERS (October 12, 2021)

1. Section §22-304.1.A – to not provide existing features within 100 feet of the tract boundaries. Conditioned on the applicant providing missing existing feature information previously noted, RVE has no objection to this waiver. *A waiver was granted from this requirement.*
2. ~~Section §22-411.3.B – to allow a clear site triangle less than 75' (67.5') at the intersection of Gay Street and Morgan Street. Conditioned on the 67.5' clear site triangle being shown on the plans, RVE has no objection to this waiver. The applicant has withdrawn this waiver request.~~
3. Section §22-411.6 – to allow a curb radius less than 25' at the corner of Gay Street and Morgan Street. The applicant proposes a 10' radius, which is similar to the existing radius on this corner. RVE has no objection to this waiver. *A waiver was granted from this requirement.*
4. Section §22-418 – to allow common driveways and parking areas without curbing. ~~The applicant proposes to leave existing parking facilities without curbing.~~ The applicant is now proposing curbing along the interior edges of the parking lot, at landscaped islands and entrances. The applicant is requesting a waiver from the requirement to curb the exterior

edges of the parking lot. RVE has no objection to this waiver. *A waiver was granted from this requirement.*

5. Section §22-601 – to not provide an Environmental Impact Analysis. RVE has no objection to this waiver. *A waiver was granted from this requirement.*
6. ~~Section §23-306.K(2) – to allow infiltration facilities to be setback less than the required twenty five (25) feet from all buildings and features with subgrade elements. RVE does not support this waiver. *The applicant has withdrawn this waiver request.*~~
7. ~~Section §25-108 & 109 – to not provide tree replacements. RVE recommends that the applicant provide tree replacement calculations on the plan for the Borough’s consideration of this waiver request. *The applicant has withdrawn this waiver request.*~~

III. WATER AND SEWER COMMENTS

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). *The applicant states that a letter has been requested from the Borough of Phoenixville. Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *The applicant states that a letter has been requested from the Borough of Phoenixville. 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. Include water main and sanitary sewer main on utility plan, particularly at the connection points. *Item satisfied.*
5. Specify whether the building will be sprinklered or served by fire hydrants. If the building will be sprinklered, there must be a dedicated fire service which is metered separately from the domestic water service. *The applicant states that the buildings will be sprinklered and has provided a dedicated fire service. The revised plan no longer shows a separate fire service. There must be separate domestic and fire services from the public water main to the dedicated meter room of each multi-family building. Item satisfied.*
6. Specify the sizes and materials of construction of the proposed water and sewer service connections on the Utility Plan. *The applicant has included notes on the plan indicating that the water service will be Type K copper and sewer will be SDR-35 PVC. However, the size of utility connections is to be determined. Note that water services in excess of 2.5” are typically D.I.P. material. On Sheet 4, a note indicates that the size of water services will be determined by the mechanical designer. The sizes of water services must be determined and shown on the plan. Item satisfied.*
7. Include calculations to support sizing of water services and sewer laterals. Note that sewer lateral shall be 6” diameter from the sewer main to a clean out behind the curb, in accordance with the

Borough's standard details. *The applicant has revised the plan to indicate a 6" sanitary lateral. The sizes of water services must be determined and shown on the plan. Item satisfied.*

8. RVE has received and commented separately on the Sewage Facilities Planning Module Mailer Application. RVE understands that this application has been submitted to PA DEP for consideration. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE. *The applicant will comply. Item satisfied.*
9. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *The applicant has acknowledged this requirement. Item satisfied.*
10. On the Grading & Utility Plan (Sheet 4), show the domestic and fire water services from the water meter vault to each building. *Separate fire services are required for buildings utilizing sprinklers. Domestic and fire services can enter through a combination meter vault, as depicted on the attached Phoenixville Borough Detail W9 (enclosed). If metering is to be installed inside each multi-family building, the meters shall be housed in dedicated meter rooms that will be accessible to Borough staff from the building exteriors. On Sheet 4, a note indicates that dedicated meter rooms will be provided for each multi-family building. There must be separate domestic and fire services from the public water main to the dedicated meter room of each multi-family building. Item satisfied.*
11. ~~Provide a detail for the water meter vault. See Comment 10:~~ *The applicant is proposing dedicated meter rooms and so an outside meter vault is not applicable.*
12. The existing building water service and sanitary sewer lateral cannot be encased beneath buildings and must be rerouted around the proposed building. *Item satisfied.*
13. *On the Grading & Utilities Plan (Sheet 4), the proposed buildings share a common sewer lateral and single connection to the sanitary sewer main in Morgan Street. Each of the proposed buildings shall have a separate sewer lateral and connection to the sanitary sewer main. Item satisfied.*
14. *On the Grading & Utilities Plan (Sheet 4), the proposed buildings share a common water service meeting both domestic and fire water needs for both buildings. In addition, the water service to the existing apartment building is scheduled to be replaced to avoid conflict with the proposed buildings. In light of comments requiring separate domestic and fire services leading to a combined meter vault for the proposed buildings, the applicant should consider providing the existing apartment building with water from the same combined meter vault. The applicant does not intend to provide an outdoor meter vault. The existing building will continue to be served by its own (relocated) water service. Item satisfied.*
15. *On the Grading & Utilities Plan (Sheet 4), the new water service to the existing building is shown with valves at each bend, which can be eliminated. Item satisfied.*

IV. PLANNING

At the request of the Borough, RVE has reviewed this submission for conformance with the most recent review letter issued by Ray Ott & Associates, dated 8/18/2021.

1. Street Trees. Section 27-406. Buffering/Screening/Street Trees.
 - a. We note that the applicant plan has been revised to rebuild sidewalks along Gay and Morgan Streets. Care should be taken to preserve the existing street trees. *The applicant has acknowledged this comment.*
 - b. At the right (in Ray Ott & Associates letter) are details from the Existing Conditions and Landscape Plan sheets. We recommend the two street trees proposed to be removed along Gay Street be replaced in the approximate locations shown at the right. *On the Lighting & Landscaping Plan (Sheet 13), the applicant has added 2 street trees at the locations requested. Item satisfied.*

2. General. We recommend that the new triplex building be designed to resemble brick row and twin houses with front porches to compliment the historic streetscape along Morgan Street. Below (in Ray Ott & Associates letter) is a detail of the new buildings from the plan renderings and a view of adjacent twin unit building. *The applicant has indicated that this will be reflected on their architectural plans. Item satisfied.*

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. The Borough will contact the applicant once the plans have been signed so that the applicant can pick up the plans and complete the recording process.

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. Prior to scheduling the pre-construction meeting, the Applicant shall execute development and financial security agreements, record plans and 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. Hynes, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/tbj

cc: 252 Phoenixville, LLC, Applicant & Owner
InLand Design, Engineer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
Scott Denlinger, Esq., Wisler Pearlstine

Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.