

August 18, 2021

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Re: Preliminary/Final Plan – 4th Review
252 Morgan Street

Project Scope: 18 new dwelling units within 2 sets of triplex units and associated parking
Applicant: 252 Phoenixville, LLC. / BAW Group
Property Address: 252 Morgan Street
Parcel Number: 15-9-661
Parcel Size: 1.05 acres / 45,547 square feet
Zoning District: RI-Residential Infill
CN: 1042.01.267

Dear David:

We have reviewed the above-referenced Preliminary/Final Plan composed of fifteen sheets labeled and dated as follows.

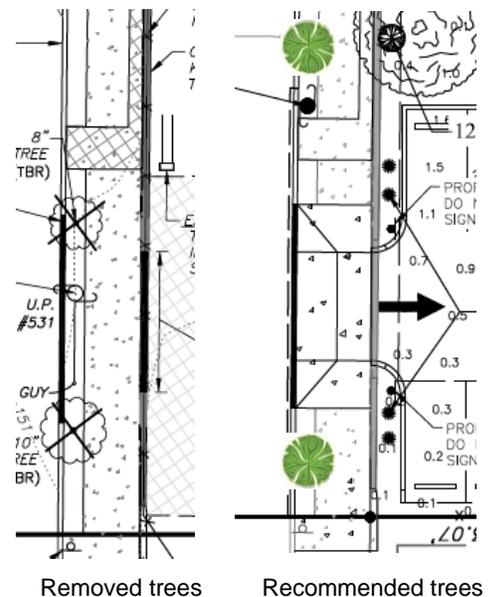
Title	Date/Latest Revision
BAW Group – 252 Morgan Street	07/21/2021

Comments:

Below are comments from our last (June 25, 2021) review which have not been addressed.

1. Section 27-406. Buffering/Screening/Street Trees.

- a) We note that the applicant plan has been revised to rebuild the sidewalks along Gay and Morgan Streets. Care should be taken to preserve the existing street trees.
- b) At the right 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 show at the right.



RAY OTT & ASSOCIATES

TOWN AND LAND PLANNING

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2. General. We recommend that the new triplex building be designed to resemble brick row and twin houses with front porches to complement the historic streetscape along Morgan Street. Below is a detail of the new buildings from the plan renderings and a view of adjacent twin unit building.



Proposed buildings



Adjacent twin building

Should you wish to discuss these comments, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink that reads "Ray H. Ott, Jr." in a cursive style.

Ray H. Ott, Jr., AICP
Borough Planner

cc: BAW Group (brandon@thebawgroup.com)
William Cujdik, (bill@inlanddesign.net)