

July 2, 2024

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

**RE: Preliminary / Final Land Development Application – Review #2
375 Morgan Street (TMP #15-9-572)
Borough of Phoenixville
RVE File #PCBP161**

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 consolidation and land development application referenced above:

- Plans entitled “Preliminary/Final Land Development” for 375 Morgan Street (14 sheets), dated 4/4/2024 and last revised 6/20/2024, prepared by Wilkinson APEX Engineering Group, LLC of Pottstown, PA.
- Post Construction Stormwater Management Report for 375 Morgan Street, dated 4/4/2024 and last revised 6/20/2024, prepared by Wilkinson APEX Engineering Group, LLC of Pottstown, PA.
- Response Letter dated 6/20/2024, prepared by Wilkinson APEX Engineering Group, LLC of Pottstown, PA.
- Waiver Request Letter dated 6/20/2024, prepared by Wilkinson APEX Engineering Group, LLC of Pottstown, PA.
- Description of Combined Premises A, dated 6/19/2024, prepared by Wilkinson & Associates, Inc. of Phoenixville, PA.
- Description of Premises B, dated 6/19/2024, prepared by Wilkinson & Associates, Inc. of Phoenixville, PA.
- Community, Fiscal, & Market Impact Assessment for 375 Morgan Street, dated 6/13/2024, prepared by Seidel Planning & Design, Ltd. of Pottstown, PA.
- Architectural Plans entitled “An Adaptive Reuse for 217 Pizza Bagel LLC” for 375 Morgan Street (4 sheets), dated 5/26/2024, prepared by Carnevale Eustis Architects, Inc. of Phoenixville, PA.
- Architectural Renderings (4 sheets), prepared by Carnevale Eustis Architects, Inc. of Phoenixville, PA.

I. GENERAL INFORMATION

- Owner & Applicant:** 217 Pizza Bagel, LLC
515 Skylark Lane
Dresher, PA 19025
(215) 432-2326
Attn: Christopher Imperato
imperato3@aol.com
- Plan Preparer:** Wilkinson APEX Engineering Group, LLC
1000 Conshohocken Road, Suite 101
Conshohocken, PA 19428
(484) 803-4098
Attn: Joseph C. Mongeluzi, Jr., P.E.
jmongeluzi@wknapex.com
- Surveyor:** Wilkinson & Associates
374 Circle of Progress Drive
Pottstown, PA 19464
(610) 323-3400
Attn: Clark Cree, P.L.S.
ccree@wilkinsonassoc.com
- Attorney:** O'Donnell, Weiss & Mattei, P.C.
347 Bridge Street, Suite 200
Phoenixville, PA 19460
(610) 917-9347
Attn: Michael B. Murray, Jr., Esq.
mmurray@owmlaw.com
- Proposal:** The renovation and conversion of the existing 4-story building into twenty-nine (29) one- and two-bedroom dwelling units, and the consolidation of two (2) lots. The project also includes expanded parking, relocated driveways, grading 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 existing building is located within the Zone AE Special Flood Hazard Area (SFHA). Any modification, alteration, reconstruction, or improvement of any kind to an existing structure to an extent or amount of 50% or more of its market value shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this chapter (§8-702.1.C). Applicant acknowledged.
2. For residential structures, any substantial improvement shall have the lowest floor elevated up to or above the regulatory floor elevation (§8-502.1.A). *Item Satisfied.*
3. Fully enclosed space below the lowest floor (excluding basements) which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement

- shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on exterior walls (§8-502.3.A). *Item Satisfied.*
4. Substantial improvement of the existing building shall be subject to design and construction standards, including water supply, sanitary sewer, other utilities (e.g. gas, electrical, telephone, etc.), building materials, paints and adhesives, electrical components, equipment, fuel supply systems, etc. (§8-503). *Applicant acknowledged.*
 5. On the Existing Conditions and Demolition Plan (Sheet 2), indicate the lowest floor elevation, the elevation of any space below the lowest floor, and the Base Flood Elevation (BFE). *Item Satisfied.*
 6. As noted on the Existing Conditions and Demolition Plan (Sheet 2), a portion of the subject tract is located within the Zone AE Special Flood Hazard Area. The nearest studied sections show Base Flood Elevations of 109.7 upstream from the subject property and 108.5 downstream from the subject property. Use the upstream Base Flood Elevation or determine the appropriate Base Flood Elevation at the subject tract by calculation. *Item Satisfied.*
 7. This building is proposed to be redeveloped for residential use and the applicant should ensure that required building exits are located properly in relation to the Base Flood Elevation. The Grading Plan (Sheet 4) shows a proposed spot elevation of 108.65 at the entrance along Walnut Street, revise the plan to show the proposed risers and spot elevation at the first floor that is above the Base Flood Elevation.
 8. On the Erosion and Sediment Control Details (Sheet 6), change the sheet number to “7”. *Item Satisfied.*
 9. On the Grading and Utilities Plan (Sheet 10), change the sheet title to “Construction Details”. *Item Satisfied.*
 10. On the Cover Sheet (Sheet 1), Sheet Index, update the title of Sheet 11 to “Stormwater Management Construction Details”. *Item Satisfied.*
 11. Provide the address of the professional land surveyor responsible for the plan (§22-304.2.A). *Item Satisfied.*
 12. On the Existing Conditions and Demolition Plan (Sheet 2), General Notes, change “Total Area” to “Total Tract Area” (§22-304.2.A). *Item Satisfied.*
 13. On the Existing Conditions and Demolition Plan (Sheet 2), label the cartway width of Walnut Street (§22-304.2.A). *Item Satisfied.*
 14. On the Existing Conditions and Demolition Plan (Sheet 2), label the cartway width of Morgan Street (§22-304.2.A). *Item Satisfied.*
 15. On the Existing Conditions and Demolition Plan (Sheet 2), update the right-of-way width for Walnut Street to 37’ (§H-101). Show the legal right-of-way line for both sides of Walnut Street on the plan (§22-304.2.A). Clearly label Walnut Street as having a “37’ Right-of-Way”. *Item Satisfied.*
 16. On the Existing Conditions and Demolition Plan (Sheet 2), accurately show the legal right-of-way line for both sides of Morgan Street (§22-304.2.A). Currently, the right-of-way shown on the plan is approximately 68’ wide. Clearly label Morgan Street as having a “48’ Right-of-Way”. *Item Satisfied.*
 17. On the Existing Conditions and Demolition Plan (Sheet 2) and others, revise the scale of the location map to 1” = 200’ (§22-304.2.A). Revise each Location Map to show the surrounding street names depicted within the Location Map.

18. On the Record Plan (Sheet 3), the location map is labeled as having a scale of 1" = 200', but the scale is not correct. *Revise the Location Map to show the surrounding street names depicted within the Location Map.*
19. On the Existing Conditions and Demolition Plan (Sheet 2), Utility Notes – provide contact phone numbers for each listed utility (§22-304.2.A). *Item Satisfied.*
20. On the Record Plan (Sheet 3), provide the proposed unit mix of 1- and 2-bedroom units (§22-304.2.A). *Item Satisfied.*
21. On the Existing Conditions and Demolition Plan (Sheet 2), show the location of gas mains in Walnut Street (§22-304.2.A). There are gas meters visible in front of properties along Walnut Street indicating the presence of gas mains. *Item Satisfied.*
22. On the Existing Conditions and Demolition Plan (Sheet 2), show the location of the existing sanitary sewer lateral (§22-304.2.A). *Item Satisfied.*
23. On the Existing Conditions and Demolition Plan (Sheet 2), indicate the vertical datum used (§22-304.2.A). *Item Satisfied.*
24. On the Existing Conditions and Demolition Plan (Sheet 2), show the location of any steep slope (>15%-25%) and very steep slope (>25%) areas (§22-304.2.A). It appears there are existing slopes on this site that meet these definitions. *Item Satisfied.*
25. On the Erosion & Sediment Control Notes (Sheet 8) or elsewhere, list the soil types and names (§22-304.2.A). Chester County references the USDA Web Soil Survey, which shows that the soil type for the project area is Urban Land 0 to 8 percent slopes (UrB). *List the slopes of the soil within the Soil Table on Sheet 6.*
26. Provide a delineation of freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers. If not such lands exist on the tract, the plan must include a statement so indicating (§22-304.2.A). *Revise the Existing Condition Note #5 on the Existing Conditions and Demolition Plan (Sheet #2) to specify the presence of wetlands by a professional trained in wetland delineation.*
27. On the Utility Plan (Sheet 5), if the project requires a new transformer, show its location on the project plans. Coordinate the location of any transformer with PECO requirements for clearance from building openings, etc. *Item Satisfied.*
28. In residential land developments proposed to contain 20 or more dwelling units, the applicant shall set aside 1 acre per 20 units or fraction thereof for open space and recreational purposes (§22-500.3.A.(1)).
29. On the Record Plan (Sheet 3), Zoning Notes, update the listed zoning requirements to reflect mid-rise building standards for the Town Center zoning district (§22-304.2.A). *Item Satisfied.*
30. On the Record Plan (Sheet 3), dimension the building setbacks on all sides (§22-304.2.A). *Item Satisfied.*
31. On the Record Plan (Sheet 3), update the setback lines shown based on the dimensional standards for mid-rise buildings in the Town Center zoning district (§22-304.2.A). *Dimension the Build-To-Line for Morgan Street.*
32. On the Record Plan (Sheet 3), dimension the curb radii for the parking lot (§22-304.2.A). *Item Satisfied.*
33. On the Record Plan (Sheet 3), dimension the driveway aisle width (§22-304.2.A). *Item Satisfied.*

34. On the Record Plan (Sheet 3), dimension a typical parking stall length and width (§22-304.2.A). *Item Satisfied.*
35. On the Record Plan (Sheet 3), dimension the width of the sidewalk at various locations within the site (§22-304.2.A). Provide additional dimensions for the sidewalk at changes in size (example at the exterior stairway), as well as at the roadways.
36. Provide a lighting plan for the parking area with light fixture location, mounting height, photometric data, etc. (§22-304.2.A & §27-601.6). *Item Satisfied.*
37. Consider reversing the proposed one-way traffic circulation through the site: entering from Walnut Street and exiting onto Morgan Street. This circulation pattern will facilitate a more direct vehicle route between the site and Bridge Street, which is a major collector (§22-401.4). *Item Satisfied.*
38. On the Record Plan (Sheet 3), the proposed property corner monumentation shown at the southeast corner of the tract appears to be slightly off the true intersection of the right-of-way and property line. *Item Satisfied.*
39. On the Record Plan (Sheet 3), provide new parking restriction signage on the public street approach to the entrance driveway (§22-408.1.F). Use “No Parking Between Signs” (R7-12) positioned 20’ in advance of the entrance and after the entrance. Provide a detail for the (R7-12) signs.
40. On the Record Plan (Sheet 3), provide new parking restriction signage on the public street departure from the exit driveway (§22-408.1.F). Use “No Parking Between Signs” (R7-12) positioned 20’ in advance of the entrance (or as determined SSSD) and 20’ after the entrance. *Item Satisfied.*
41. On the Record Plan (Sheet 3), provide a “Do Not Enter” (R5-1) sign facing any vehicles on site attempting to exit via the entrance driveway (§22-408.1.F). *The parking lot is reconfigured to have a two-way driveway. Item Satisfied.*
42. On the Record Plan (Sheet 3), provide a “Do Not Enter” (R5-1) sign facing vehicles on the public street attempting to enter via the exit driveway (§22-408.1.F). *The parking lot is reconfigured to have a two-way driveway. Item Satisfied.*
43. On the Record Plan (Sheet 3), provide a “Stop” (R1-1) sign and “All Traffic Must Turn Right” (R3-7-1R) sign facing vehicles exiting the site (§22-408.1.F). Provide a detail for the (R3-7-1R) sign.
44. On the Grading Plan (Sheet 4), the sidewalk cross slope shown at the driveway along Walnut Street is approximately 5%. The maximum cross slope for an ADA compliant path is 2% (§22-414.8.D). The spot grades of 109.46 & 109.16 as well as the spot grades of 110.10 & 109.81 taken at the width of approximately 6.6 feet results in a slope of approximately 4.4%.
45. On the Grading Plan (Sheet 4), the ramp running slope approaching the east side of the driveway is approximately 10%. The maximum running slope for an ADA compliant path is 8.33%. *Item Satisfied.*
46. On the Grading Plan (Sheet 4), show spot elevations at the sidewalk and driveway apron on Morgan Street to demonstrate that satisfactory grading will be provided, including an ADA compliant path across the driveway. *Item Satisfied.*
47. On the Grading Plan (Sheet 4), provide a 20’ long stopping area graded at no more than 4% at the driveway on Morgan Street (§22-414.7). Provide spot elevations and slopes for all vertices of the 20 foot rectangular area at both entrances.

48. On the Grading Plan (Sheet 4), no parking lot may have a slope in excess of 5% (§22-417.1.2.D). The proposed parking lot has slopes of approximately 7%. A waiver is requested.
49. On the Record Plan (Sheet 3), provide wheel stops 2' from the head of all parking spaces along curb-adjacent-sidewalk (§417.2.E.(4)). There is a wheel stop missing in the southwest parking area near the inlet/stairwell, and a wheel stop missing from the ADA stall at the northwest corner. There appears to be an extra wheel stop at the Concrete Refuse Area in the northeast corner of the parking lot.
50. The entire parking lot perimeter shall be buffered and landscaped (§22-417.3.D). Add the Trex privacy fence to the southeast property line where the proposed retaining wall ends. Verify the eastern retaining wall will provide appropriate screening, for example, at the southern end of the wall, the wall appears to be 0.75 feet high. Provide a detail for the retaining wall.
51. On the Record Plan (Sheet 3), include the following statement: “The electrical switchgear shall provide sufficient space and capacity to support the operation of Level 2 EVCE to at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection of each Level 2 EVCS” (§22-417.7.A.(1)). Revise the statement on the plans to match the comment above.
52. For any land development proposing at least 10 parking spaces, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(2)). For the proposed 29 parking spaces, 3 EVPS are required (2 EVPS currently proposed). *Item Satisfied.*
53. On the Record Plan (Sheet 3), the proposed EVCS is located in the sidewalk area and bollards are shown mounted to the curb. Mount bollards in the asphalt pavement in front of the curb or in the sidewalk behind the curb. EVCS equipment and cables can be 1' to 2' deep. Provide additional sidewalk width in this area to ensure adequate space for pedestrian passage (§22-417.7.B.(4)). *Item Satisfied.*
54. Provide street lighting along Walnut Street and Morgan Street (§22-423). *Item Satisfied.*
55. Provide a trash enclosure detail. A fencing detail has been provided, but it is not clear whether it is intended to be used for the trash enclosure. The detail should include the enclosure and concrete pad construction, if different from other concrete pavement on the site. *Item Satisfied.*
56. The entrance to the trash enclosure should be at least 10' wide (§22-426.1.D). *Item Satisfied.*
57. The entrance to the proposed trash enclosure is located along an area of the driveway sloped at approximately 9%. It may not be practical to service the trash containers due to this slope (§22-426.2) *Item Satisfied.*
58. Provide bollards to protect the trash enclosure from vehicle impacts. *Proposed curb is surrounding the trash enclosure and the enclosure is setback from the parking area. Item Satisfied.*
59. On the Utility Plan (Sheet #4), provide a note stating that “All utility lines, including, but not limited to, electric, gas, cable, fiber optics, and telephone, shall be placed underground” (§22-427.1). *Item Satisfied.*
60. On the Landscaping Plan (Sheet 9), provide street trees spaced at 40' O.C. (§27-401). Currently, 3 street trees are proposed along the frontages of both Walnut Street and Morgan Street, but the spacing exceeds 40' O.C.
61. Floodplains are categorized as environmentally sensitive features and may not be altered, regraded, filled or built upon (§22-500.2). A waiver is requested.
62. On the Erosion & Sediment Control Plan (Sheet 6), the compost filter sock should break on each side of the temporary stabilized construction entrance and be turned upslope (§22-506). Extend

the eastern silt sock to meet the southeastern silt sock similar to the placement of silt sock on the west side.

63. Provide a Market Analysis impact study (§22-600). *Item Satisfied.*
64. Provide an Environmental Impact Analysis impact study (§22-601). A waiver is requested.
65. Provide a Community and Fiscal Impact Analysis impact study (§22-603). Applicant notes additional information is required for the study and will be submitted.
66. On the Grading Plan (Sheet 4), provide a note stating: “For all retaining walls with a height of 4’ or greater, a detailed design and structural calculations shall be provided to the Borough Engineer for review and approval prior to construction.” *Applicant notes structural calculations will be provided.*
67. Provide a detail plan for the sidewalk and steps in the middle of the site. Show where handrails will be provided for any set of steps with 3 or more risers. *Item Satisfied.*
68. On the Record Plan (Sheet 3), show a clear site triangle based on the safe stopping site distance (SSSD) for the exit driveway (§22-414.2.A & §22-414.9.A). *Item Satisfied.*
69. The subject property contributes stormwater runoff to the intersection of Bridge Street and Church Street, which is a location with known flooding issues that was identified by the Borough and included in the 2024 Phoenixville Drainage Study. Since the downstream stormwater conveyances are undersized, it’s critical that redevelopment projects such as this one reduce post-development peak discharge rates below pre-development levels to the maximum extent practical (§23-301.12 & §23-301.16.C). This project proposes a minimum release rate (MRC) BMP, which is designed with more stringent rate control requirements (i.e. the 2-year post-development peak rate discharge is reduced to 1-year pre-development rate). *Item Satisfied.*
70. The discharge pipe from the proposed Subsurface MRC SWM Facility is at elevation 108.00, which is below the Base Flood Elevation. Provide a backflow prevention device on the outlet pipe to protect the BMP from backflow during a flooding event. *Item Satisfied.*
71. In the Post Construction Stormwater Management Report, the Existing Conditions Overview and Proposed Conditions Overview mention an existing 8” storm sewer in Walnut Street. Historical plans from 1937 note the presence of a 12” storm drain in Walnut Street with an unknown location. *Item Satisfied.*
72. On the Utility Plan (Sheet 5), add a note stating: “An impervious liner shall be installed along any side of the proposed MRC SWM BMP that is within 25’ of a building.” Note that this requirement applied to buildings on neighboring properties as well. Revise the note on the plan to match the comment above. The MRC detail on sheet #11 should note the liner as “impermeable”.
73. On the Utility Plan (Sheet 5), number the proposed drainage structures for reference. Number all of the proposed manholes on the plan as well, example: the proposed dog house manhole.
74. On the Utility Plan (Sheet 5), provide a storm manhole where the discharge pipe from the inlet in the lower parking lot area connects to the discharge pipe from the site. *Item Satisfied.*
75. On the Utility Plan (Sheet 5), provide a storm inlet or trench drain to capture runoff at the driveway to Walnut Street.
76. On the Utility Plan (Sheet 5), the storm pipe from the inlet in the lower parking area is 8” diameter and connects to a discharge pipe from the site which is 8” diameter. The minimum size of a storm pipe receiving flow from any storm inlet shall be 15” diameter (§23-311.1.B). If the

applicant is seeking a waiver, these storm sewers shall maintain a minimum diameter of 12". A waiver is requested.

77. On the Utility Plan (Sheet 5), provide additional storm inlet(s), as necessary to capture the drainage area for the proposed MRC BMP. Currently, stormwater runoff from the eastern half of the parking lot will flow down to the lower level of the parking lot and bypass the single storm inlet that's proposed.
78. On the Utility Plan (Sheet 5), provide a Snout or similar water quality device to prevent floatable debris from entering the proposed MRC BMP (§23-301.12). Pretreatment is required upstream from underground SWM BMPs. *Item Satisfied.*
79. In the Post Construction Stormwater Management Report, the Post-Development Drainage Area Map includes the roof area of the south portion of the existing building. Imagery shows an additional existing roof leader for the roof area near the stairs leading to the 1st floor entrance that must be connected to the proposed roof drain collection pipe. On the Utility Plan (Sheet 5), provide an additional roof leader to collect roof runoff. *Item Satisfied.*
80. In the Post Construction Stormwater Management Report, the Summary of Site Runoff (Page 27) indicates that the pre-development peak rate discharges are 0.00 cfs for the 1- and 2-year storm events, and 0.1 cfs for the 5- through 100-yr storm events. Review and revise as appropriate. *Item Satisfied.*
81. In the Post Construction Stormwater Management Report, calculations reference NJ DEP 1-hr rainfall depth of 1.2". PA DEP has a similar requirement. Update reference. *Item Satisfied.*
82. A volume equal to 1" of runoff from all regulated impervious areas shall be infiltrated (§23-306). RVE notes that infiltration testing performed by the applicant measured infiltration rates of 0.00 in/hr. The applicant may need to request a waiver from this requirement. A formal waiver is required. Note that a MRC BMP is proposed for the volume requirement. Update the Record Plan to list the additional waiver.
83. Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent clogging by unwanted debris (e.g. leaf guards, etc.) (§23-306.1.N). *Item Satisfied.*
84. In the Post Construction Stormwater Management Report, the applicant is using the rational method and should use rainfall intensities from PennDOT Pub. 584 for the appropriate storm event and region (§23-309.3). For example, the 2-year storm event with $T_c=5$ min, the rainfall intensity would be 0.35 in/hr, not 0.13 in/hr. Applicant notes NOAA data was used; provide NOAA data for intensity (in/hr) as only depth (inches) was provided.
85. In the Post Construction Stormwater Management Report, the table showing the hydraulic capacity of storm pipes includes segments which do not connect on the Utility Plan (Sheet 5) (e.g. RL#1 to RL#3). Similarly, there are slopes listed which do not appear to match the segments shown on the plan (e.g. RL#1 to RL#2). Revise table as appropriate.
86. In the Post Construction Stormwater Management Report, rainfall intensity appears to be modeled using a uniform rainfall intensity instead of a Type 2 distribution. Runoff calculations shall use a Type 2 rainfall distribution (§23-309.9.B). Distribution has not been revised to a Type 2-rainfall distribution.
87. On the Utility Plan (Sheet 5), provide a statement that: "any revision to the approved SWM site plan shall be submitted to and approved by the municipality, and that a revised erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features" (§23-402.1.A.(3)). *Item Satisfied.*

88. On the Utility Plan (Sheet 5), provide Operation & Maintenance responsibilities, including a statement indicating that the property owner is responsible for operation and maintenance, a list of all maintenance requirements, and a maintenance schedule. *Item Satisfied.*
89. Section §23-402.2.F(2) – The property owner shall enter into a Stormwater Management BMP & Conveyances Operations & Maintenance Agreement with the Borough. The agreement will be prepared by the Borough Solicitor based on the Borough’s template for such agreements. *Applicant acknowledged.*
90. On the Record Plan (Sheet 3), provide a blanket stormwater management easement over the property granting the Borough the right, but not the obligation, to access, inspect, maintain, or repair every stormwater BMP and conveyance on the property (§23-704). *Item Satisfied.*
91. On the Record Plan (Sheet 3), Zoning Notes, clarify whether the existing building is classified as a detached building or a mid-rise building. From the architectural elevations provided, it appears that the distance from the highest roof to the mean ground level exceeds 35’ and would cause the building to be classified as a mid-rise building (§27-202). *Item Satisfied.*
92. On the Landscaping Plan (Sheet 3), all permanent or pad-mounted mechanical equipment, such as air conditioning and heating units, shall be screened from public view through the use of fencing, walls, landscaping, etc. (§27-406.2.F). *Item Satisfied.*
93. On the Existing Conditions and Demolition Plan (Sheet 2), the bearings and distances shown along the property boundary of the subject tract do not match the legal description found in the property deed. Provide a new legal description based on the surveyed property boundary and file a deed of correction. *Provide documentation for the filed deed of correction.*
94. On the Existing Conditions and Demolition Plan (Sheet 2), remove the Tract One and Tract Two notations. *Item Satisfied.*
95. On the Existing Conditions and Demolition Plan (Sheet 2), remove the existing Tract Line – the County Tax Map shows only one lot. *Item Satisfied.*
96. On the Record Plan (Sheet 3), add or replace the signature blocks that are attached to this review letter. Revise the Affidavit of Ownership to match the information provided exactly, example: list “Commonwealth of Pennsylvania”.
97. On the Record Plan (Sheet 3), provide the Borough’s Standard Notes.
98. On the Record Plan (Sheet 3), dimension the handicapped parking spaces, handicap access aisle, the one-way drive aisle and at least one of the perpendicular parking spaces (§22-304.2.A). *Item Satisfied.*
99. On the Record Plan (Sheet 3), Waivers Requested 2 – change Attachment 33 to Attachment 3. *The waiver has been removed from the plans. Item Satisfied.*
100. On the Record Plan (Sheet 3), Professional Responsible for the Preparation of the SWM Site Plan Signature Block – Line 2 – spell Standards. *Item Satisfied.*
101. On the Record Plan (Sheet 3), provide one bearing and distance across the Morgan Street and Walnut Street frontages (the Tract Line has been removed). *Item Satisfied.*
102. On the Landscaping Plan (Sheet 9), Subdivision and Land Development Landscape Guidelines 7 – Line 1 – spell OR. *Item Satisfied.*
103. On the Landscaping Plan (Sheet 9), Subdivision and Land Development Landscape Guidelines 8 – Line 1 – change ONE YEAR to EIGHTEEN MONTHS (§25-111.3.C). *Item Satisfied.*

104. On the Construction Details (Sheet 10), ADA Accessible Parking Striping – dimension both the parking stall and access aisle as being eight (8) feet wide. *Item Satisfied.*
105. On the Construction Details (Sheet 10), Bollard Detail – revise the Note for this project indicating where bollards are to be placed. Show the bollards on the Record Plan (Sheet 3). *Item Satisfied.*
106. On the Construction Details (Sheet 10), Type 2 ADA Curb Ramp – replace the picture of a Type 1 Curb Ramp with the correct Type 2 Curb Ramp. *Item Satisfied.*
107. On the Stormwater Management Construction Details (Sheet 11), Proposed Stormwater Pipe System Liner Detail – revise the pipe diameter and stone thickness for this project. *Item Satisfied.*
108. On the Landscaping Plan (Sheet 9), consider creating a private open space by landscaping the southwest corner of the tract and adding seating, etc. The area may be fenced to preserve its private use for residents only. *Item Satisfied.*
109. The Phoenixville Fire Department review letter, dated 5/1/2024, notes that if a fence will stay in place on the Morgan Street side of the building, then the FDC needs to be moved outside of the fence for accessibility. *Item Satisfied.*
110. On the Record Plan (Sheet 3), revise the proposed impervious coverage to account for the proposed transformer pad, the additional concrete pads for mechanical equipment on the southeast and southwest sides of the building, and the concrete surrounding the proposed park bench. The impervious amount should be updated on the Record Plan in three (3) places, in the Zoning Notes, the Added Impervious Coverage notes, and the Proposed Impervious Coverage notes.

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 will provide upon receipt.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Applicant will provide upon receipt.
3. Provide calculations to support the sizing of the proposed water services (both domestic and fire). The applicant is responsible for testing available static pressure in water mains. Contact Borough Staff to schedule testing. Applicant is requesting pressure testing and will provide report and calculations upon completion.
4. A completed Sewage Facilities Planning Module Mailer Application has been submitted to Borough Staff for review and signature. Note one Borough EDU is equal to 238.5 gpd. RVE has provided a marked-up application with this letter. Applicant shall address the comments and resubmit to RVE for review. If satisfactory, RVE shall recommend signature by the Borough and RVE shall submit the signed application on the Borough's behalf. Revised mailer could not be located within the revised submission. Please provide as soon as possible and RVE can review and submit to DEP if appropriate.
5. The plans shall show all existing and proposed water and sewer piping size and materials of construction (if known). Water and sewer mains sizes and materials have not been identified on the plans. Please provide additional information.
6. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *Applicant acknowledged.*

7. On the Existing Conditions and Demolition Plan (Sheet 2), Demolition Notes – Add a note stating that any existing water and sewer services scheduled to be abandoned shall be capped at the main. *Item satisfied.*

IV. REQUESTED WAIVERS

The applicant has requested waivers from the following requirements:

1. Section §22-417.1.2.D – a waiver from the requirement that no parking lot shall have a slope in excess of 5%, where 5.8% slopes are proposed.
2. Section §22-500.2 – a waiver from the requirement that no environmentally sensitive feature may be altered, regraded, filled or built upon, where a portion of the proposed improvements are within the 100-year floodplain.
3. Section §22-601 – a waiver from the requirement that an impact study shall be submitted for all proposed uses or zoning changes involving more than 10 residential units, where the applicant has determined that a study will not be logically necessary to understand the high level environmental impact.
4. Section §23-311.1.B – a waiver from the requirement that the minimum size of storm pipe receiving flow away from any storm inlet shall be 15 inches for circular pipe, where the applicant is proposing 12” outlet pipes from inlets #2 and #3.

Our approval is contingent upon the applicant addressing the items in the letter and responding using the numbering system in this review letter and the applicant obtaining all other permits and approvals required for this project. Additional comments may arise when the submission and design is more complete.

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/pd/jeb

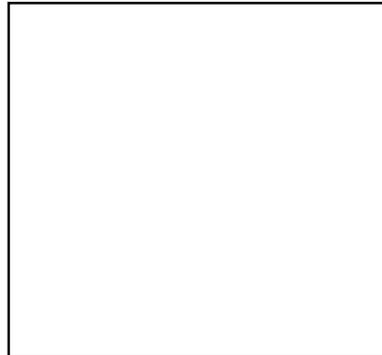
Attachments

cc: 217 Pizza Bagel, LLC, Owner & Applicant
Wilkinson APEX Engineering Group, LLC, Plan Preparer
O'Donnell, Weiss & Mattei, P.C., Applicant's Attorney
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.

1. I hereby certify that the Borough of Phoenixville Planning Commission reviewed this plan and issued its comments to Borough Council prior to Council's adoption of Resolution 202__-_____, which approves this plan as a final plan pursuant to the Borough's Subdivision and Land Development Ordinance.

Tom Carnevale
Planning Commission Chairperson

2. We hereby certify that the Borough Council of the Borough of Phoenixville, Chester County, Pennsylvania, by its Resolution 202__-_____, adopted _____, 202__, approved this plan as a final subdivision and/or land development plan, pursuant to the Borough's then current Subdivision and Land Development Ordinance and the Pennsylvania Municipalities Planning Code and that the Borough, on _____, 202__, hereby authorizes this plan for recording.



E. Jean Krack
Borough Manager

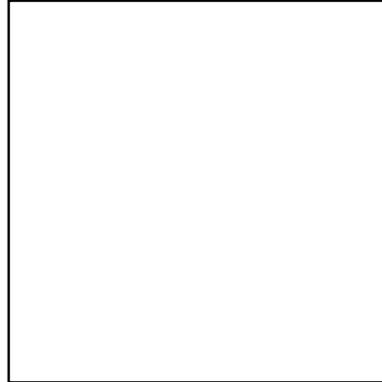
Jonathan M. Ewald
Council President

3. This plan or an earlier version hereof was reviewed by the Chester County Planning Commission on _____, _____.
CCPC # _____

Secretary

5. *Borough Engineer's Certification:*

I, Owen M Hyne, a Pennsylvania Professional Engineer, have reviewed this plan, for the Borough, and have determined that it has been amended as required by Borough Resolution _____, and that, based on the information provided by the Applicant and with any waivers specifically identified and shown hereon, the plan complies with the Borough Subdivision and Land Development Ordinance.



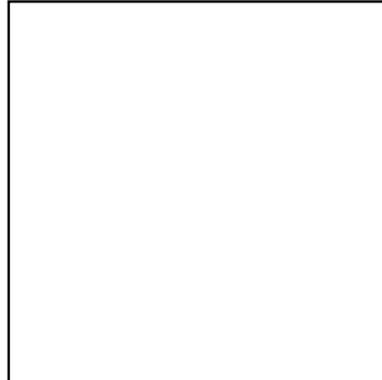
_____, P.E.
Owen M. Hyne

(seal)

Date:

6. *For use by Applicant's Professional Engineer to certify regulatory compliance:*

I, _____ *[name]* _____, a Pennsylvania Professional Engineer, hereby certify that the subdivision and land development shown hereon complies with all applicable regulations including but not limited to the Borough zoning and subdivision and land development regulations.

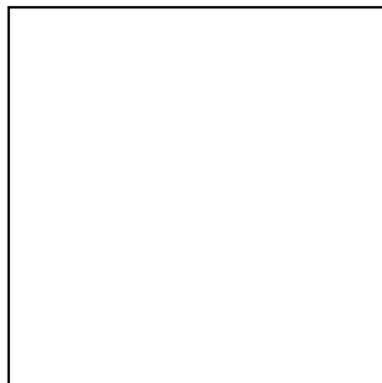


_____, P.E.
[name]

(seal)

7. *For use by Applicant's Professional Land Surveyor to certify regulatory compliance:*

I, _____ *[name]* _____, a Pennsylvania Professional Land Surveyor, hereby certify that the lot lines, streets, rights-of-way and easements shown on this plan were surveyed and plotted by me and are accurate. I further certify that the subdivision and land development shown hereon complies with all applicable regulations including but not limited to the Borough zoning and subdivision and land development regulations and that the error of closure is not greater than 1:10,000.



_____, P.L.S.
[name]

(seal)

8. Recorder of Deeds

Recorded in the Office for the Recording of Deeds in and for the County of Chester, at West
Chester, PA, in Plan Book _____,

Page No. _____ on _____, 20 ____.

Recorder of Deeds