

December 7, 2023

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

**Re: Preliminary / Final Land Development Application – Review #4
Starr Street Shopping Center Expansion (UPI #15-14-279.1)
Borough of Phoenixville
RVE File #PCPBP143**

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:

- Preliminary / Final Land Development Plan for Phoenixville Shopping Center (12 sheets), dated 2/2/2023 and last revised 11/20/2023, prepared by E.B. Walsh & Associates, Inc. of Exton, PA.
- Post-Construction Stormwater Management Study for Phoenixville Shopping Center, dated 3/31/2023 and last revised 9/11/2023, prepared by E.B. Walsh & Associates, Inc. of Exton, PA.
- Response Letter, dated 11/22/2023, prepared by E.B. Walsh & Associates, Inc. of Exton, PA.
- Waiver Request Letter, dated 11/22/2023, prepared by E.B. Walsh & Associates, Inc. of Exton, PA.

I. GENERAL INFORMATION

Owner & Applicant: Starr Street Partners, LLC
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Devon, PA 19333
(610) 476-2981
kurtwolter@gmail.com

Plan Preparer & Surveyor: E.B. Walsh & Associates, Inc.
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, PA 19341
(610) 903-0031
Attn: Adam J. Brower, P.E.
Abrower@ebwalshinc.com

- Attorney:** The Granger Firm
1800 East Lancaster Avenue, Suite K
Paoli, PA 19301
(610) 640-7500
Attn: David J. Scaggs, Esq.
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- Architect:** Hex 9 Architects, LLC
620 E. Oregon Road
Litiz, PA 17543
(717) 442-9034
Joet@hex9architects.com
- Proposal:** The construction of an 8,800 square foot building on the existing grass pad fronting on Starr Street adjacent to the existing shopping center entrance. The rendering shows up to five proposed tenants. Also included in the development are proposed utilities, grading, stormwater management, landscaping, lighting and erosion control.

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 Overall Site Plan (Sheet 1), describe the property boundary along the curve of Valley Road (§22-304.2.A). *Item satisfied.*
2. On the Overall Site Plan (Sheet 1), Borough of Phoenixville Planning Commission Signature Block – add the name Tom Carnevale below the signature line and spell Chairperson (see attached). *Item satisfied.*
3. On the Overall Site Plan (Sheet 1), Borough of Phoenixville Borough Council Signature Block – change Borough Secretary to Borough Manager (see attached). *Item satisfied.*
4. On the Overall Site Plan (Sheet 1), Borough of Phoenixville Borough Council Signature Block – add Jonathan M. Ewald below the signature line for Council President. *Item satisfied.*
5. On the Overall Site Plan (Sheet 1), replace the Borough Engineer Signature Block with the one that is attached to this review letter. *Item satisfied.*
6. On the Overall Site Plan (Sheet 1), add the project Surveyor’s Signature Block that is attached to this review letter (§22-304.2.A). *Item satisfied.*
7. On the Existing Features Plan (Sheet 3), show the location of all existing property corner monumentation (§22-304.2.A). The checklist provided states that no existing monumentation was found, but the property deed (B9838 P1539) describes several existing monuments that should be located and shown on the plan. *Item satisfied.*

8. On the Overall Site Plan (Sheet 1), Location Map – change the scale of the Location Map to 1” = 200’ (§22-304.2.A). *While the Location Map scale says 1” = 200’, the map appears to be a sketch not drawn to any particular scale. Item satisfied.*
9. On the Overall Site Plan (Sheet 1), Utility Users List – add the emergency telephone numbers for each utility (§22-304.2.A). *Item satisfied.*
10. On the Overall Site Plan (Sheet 1), Zoning Data – the required Build To Line is listed as 23’. Provide the rationale used to establish the existing Built To Line (§22-304.2.A). *Item satisfied.*
11. On the Existing Features Plan (Sheet 3), provide 1’ contours for the project tract and areas within 100’ of the project tract (§22-304.2.A). Contours are presently shown for a limited area of the project tract. *Item satisfied.*
12. On the Existing Features Plan (Sheet 3), show all existing trees larger than 6” caliper (§22-304.2.A). *Item satisfied.*
13. On the Overall Site Plan (Sheet 1), Proposed Parking – the plan indicates a net increase of 12 parking spaces (§22-304.2.A). However, the net increase shown on the plan is 11 parking spaces. *Item satisfied.*
14. On the Existing Features Plan (Sheet 3), show other existing utilities in Starr Street and Valley Road (§22-304.2.A). Contact the Borough Engineer to obtain available record plans under separate cover. *Item satisfied.*
15. On the Site Plan (Sheet 2), label the radii of all curb in the proposed parking lot (§22-304.2.A). *Item satisfied.*
16. On the Site Plan (Sheet 2), dimension the turnaround area at the west end of the proposed parking lot (§22-304.2.A). *Item satisfied.*
17. On the Site Plan (Sheet 2), dimension typical parking stall length and width (§22-304.2.A). The plans include a detail showing 9.5’ parking space width, but the plans scale to a 9’ parking space width. *Item satisfied.*
18. Provide a bike rack and benches for seating along Starr Street (§22-401.4). *Item satisfied.*
19. On the Overall Site Plan (Sheet 1) and others, provide new property corner monuments at unmarked property corners (§22-406). *Item satisfied.*
20. ~~On the Existing Features Plan (Sheet 3), the existing shopping center monument sign is located within the existing utility easement. Nothing shall be permitted to be placed, set, or put within the areas of an easement unless it is a portable or removable object (§22-407.1.B). Relocate the existing monument sign outside of the utility easement area.~~ *The Applicant notes that the sign is existing and that there will not be any new encroachment in the easement area. The applicant has provided additional easement width to maintain a 20’ width at the monument sign. RVE has provided information to the Borough’s Public Works department for a determination as to whether the existing monument sign can remain in the easement area. RVE understands that the Borough’s Public Works department has no objection to the existing shopping center sign remaining in place.*

21. On the Existing Features Plan (Sheet 3) and others, the existing utility easement is shown across the westerly corner of the tract near Starr Street. The current depiction of this existing utility easement is not centered along the existing storm sewer. Confirm the layout of this existing utility easement and, if necessary, have the existing easement vacated and provide a new 20' wide utility easement that is centered on the storm sewer (§22-407.3). *The Applicant states that the relocation of the easement can be evaluated if the owner of the easement requests it to be relocated. RVE has provided information to the Borough's Public Works department for a determination as to whether the existing easement is adequate. The applicant has proposed additional easement width, although it will not be centered on the storm sewer. Item satisfied.*
22. Provide a statement on the plan indicating that all utilities (e.g., electric, telephone, cable, internet, etc.) will be installed underground (§22-407.5). *Item satisfied.*
23. On the Site Plan (Sheet 2), widen the sidewalk along the east side of the proposed building to at least 6' wide or provide wheel stops to mitigate overhang from parked vehicles (§22-417.2.E.(4)). *The sidewalk has been removed. Item satisfied.*
24. On the Site Plan (Sheet 2), the current ADA parking spaces measure 8' wide with a 5' access aisle. At least one of these ADA parking spaces must be made van accessible, with an 8' access aisle (§22-417.2.E.(5)). Note that for parking lots having up to 25 parking spaces, only 1 ADA parking space (van accessible) is required. *Item satisfied.*
25. Provide a note indicating that the main electrical switchgear will have sufficient space and capacity to support operation of Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.A.(1)). *Item satisfied.*
26. For any land development proposing at least twenty (20) parking spaces serving nonresidential uses, at least 5% of the parking spaces shall be EVPS served by a Level 2 EVCS connection. At least one EVPS or 10% of the EVPS provided to meet this requirement, whichever is greater, shall be available for public use. At least one EVPS shall serve an ADA accessible parking space (§22-417.7.D.(2)). *Item satisfied.*
27. Provide a detail showing the configuration of EVCS. A detail has been provided on Sheet 10. Add a detail showing wheel stops and/or bollards to protect the EVCS from vehicle impacts. *Item satisfied.*
28. On the Landscape Plan (Sheet 8), provide landscape screening along the north side of the proposed parking lot (§22-417.4.D). *Item satisfied.*
29. On the Construction Improvement Plan (Sheet 5), show the proposed limits of new pavement construction, ~~pavement patching, and pavement resurfacing.~~ *Item satisfied.*
30. On the ~~Construction Improvement~~ Site Plan (Sheet 5 2), provide wheel stops for parking spaces adjacent to depressed curb (at ADA curb ramp) (§22-418.1.D). *Item satisfied.*
31. On the Site Plan (Sheet 2), widen the proposed sidewalks along the east side of the project area to at least 5' width (§22-419.2). *Item satisfied.*

32. On the Construction Improvement Plan (Sheet 5), provide detailed grading for the ADA curb ramp near the ADA parking spaces to ensure coordination with building façade (§22-419.3.C). *Item satisfied.*
33. On the Construction Improvement Plan (Sheet 5), provide detailed grading for the ADA curb ramps across the entrance/exit to the proposed parking area (§22-419.3.C). Label each ADA curb ramp with the appropriate ramp type. *Item satisfied.*
34. On the Site Plan (Sheet 2), provide stop control (stop signs and stop bars) for the north, east, and south approaches to the plaza’s initial entrance intersection. The west approach (entering the plaza) should be uncontrolled. Provide a striped crosswalk across the south leg (§22-420.1). *The plan now shows stop signs and stop bars at the north and east approaches.*
35. On the Site Plan (Sheet 2), provide stop control (Stop sign and stop bar) for the proposed parking lot entrance/exit to the existing parking lot driveway. Provide a striped crosswalk across the south leg (§22-420.1). *Item satisfied.*
36. Provide a detailed design for the proposed trash enclosure, including the enclosure, entrance gates, and concrete pad (§22-426.1). *Item satisfied.*
37. Provide a path for building occupants to access the trash enclosure (§22-426.1.E). Currently, there are landscaped islands and parking on both sides of the proposed trash enclosure, with no aisle for occupants to travel from the sidewalk to the trash enclosure entrance. *A five (5) foot wide striped aisle has been provided. Item satisfied.*
38. Provide a plan showing detailed grading and contours for the entire project area (§22-505.5). Currently, grading information is only shown for the proposed parking area. In addition, some of the spot elevations do not have leaders and it’s unclear which spot elevation they refer to. *Item satisfied.*
39. Provide a Market Analysis impact statement (§22-600). *The Applicant states that given the small size of the project the need for a Market Analysis will be discussed with Borough staff. The applicant is requesting a waiver from this requirement.*
40. Provide an Environmental Impact Analysis impact statement (§22-601). *The Applicant states that given the small size of the project, and the acknowledgement that the existing condition is grass, the need for an Environmental Impact Analysis will be discussed with Borough staff. The applicant is requesting a waiver from this requirement.*
41. Provide a Traffic Impact Study impact statement (§22-602). *A Traffic Impact Study will be required for this development if it generates more than 300 trips per day. Provide an analysis showing trip generation for this development. If a Traffic Impact Study is required, the applicant must coordinate with the Borough Traffic Engineer to have it prepared. The applicant has authorized a traffic study to be conducted by the Borough Traffic Engineer.*
42. Provide a Community and Fiscal Impact Analysis impact statement (§22-603). *The Applicant states that given the small size of the project the need for a Community and Fiscal Impact Analysis will be discussed with Borough staff. The applicant is requesting a waiver from this requirement.*

43. On the Erosion & Sediment Control Plan (Sheet 6), show the location of all existing trees (including in parking lot planters) and provide tree protection fencing for any near the project area (§23-301.10). *Item satisfied.*
44. On the renderings, a fence is depicted along the south side of the proposed building. However, the fence is not shown on the project plans. *Item satisfied.*
45. Starr Street is known to be a location with existing stormwater problems in the Borough. This project should be graded to direct runoff from all proposed impervious surfaces to the proposed underground detention basin where it can be managed for volume and peak rate. The new underground basin should be oversized to offset any impact from bypass flows on Starr Street and downstream areas. *Item satisfied.*
46. On the Site Construction Improvement Plan and the Post Construction Stormwater Management System and General Detail Sheet (Sheets 5 & 9 10), provide pretreatment upstream from the underground basin in accordance with the PA Stormwater BMP Manual (§23-301.17). This may include leaf guards, ~~snot devices~~ and sumps at Inlets 1 and 2. *The stormwater inlets associated with the underground basin have been designed with sumps. Item satisfied.*
47. In the Post Construction Stormwater Management Study, the analysis shows a required recharge volume of 3,405 cf, but a recharge volume of 732 cf is provided. The applicant has made use of infiltration, but other methods of permanent retention are also available. ~~Provide additional permanent retention in the form of reuse, evaporation, transpiration or Managed Release Concept (MRC) (§23-305.A).~~ *The Applicant is proposing infiltration and amended soils, but measured infiltration rates are minimal in the project area (<0.1 in/hr). The applicant is able to infiltrate the first ½” of runoff volume (§23-306.1.D), but is unable to permanently capture and retain or infiltrate the runoff volume generated by the 2-year storm event (§23-305.1.A). A waiver would be needed from this requirement. The waiver request has been added to the plan set. It is noted that amended soils are being provided to offset the volume that is not being infiltrated.*
48. On the Site Construction Improvement Plan (Sheet 5), provide a summary of the infiltration testing depths and results at each test pit. *Item satisfied.*
49. In the Post Construction Stormwater Management Study, provide dewatering calculations demonstrating that the basin will dewater within 72 hours (§23-306.I.(3)). *Item satisfied.*
50. On the Erosion & Sediment Control Plan (Sheet 6), provide orange construction fence or other barrier to protect the area of the proposed underground basin (with infiltration) from construction activity (§23-306.L). *Item satisfied.*
51. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), specify the type of geotextile fabric to be used for the underground basin. Consider eliminating the geotextile fabric from the bottom of the basin due to the low infiltration rate measured (to maximize infiltration). *Item satisfied.*
52. In the Post Construction Stormwater Management Study, amended soils are discussed. However, the construction detail for the underground basin needs to be revised to show this amended soil and its specifications. *Item satisfied.*

53. On the Site Construction Improvement Plan (Sheet 5), label each storm inlet and manhole with grate/cover elevation, invert elevation(s). Label each storm pipe with pipe size, material and slope. *Item satisfied.*
54. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), Inlet Boxes, note that the inlets shall have “DRAINS TO WATERWAY” lettering cast into the top unit (§23-311.2.B). *Item satisfied.*
55. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), Storm Manhole, note that the manhole shall have “STORM” lettering cast into the cover (§23-311.2.C). *Item satisfied.*
56. Provide a statement, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality prior to construction of the revised features (§23-402.A.(3)). *Item satisfied.*
57. Provide a statement signed and sealed by the qualified licensed professional responsible for the preparation of the SWM site plan as follows (§23-402.A.(4)): *Item satisfied.*

“I, (name), on this date (date of signature), hereby certify to the best of my knowledge that the SWM Site Plan meets all design standards and criteria of the Borough of Phoenixville Ordinance No. 2022-2359, Borough of Phoenixville's Stormwater Management Ordinance.”
58. Provide a profile for the storm sewer between Inlet 1 and the tie-in to existing storm sewer (§23-402.B.(13)). *Item satisfied.*
59. Add the Borough Standard Plan Notes to the plan set. *The applicant has added the Borough's Standard Plan Notes to Sheet 2. Note 1 shall be revised to reflect the current SALDO adoption. Notes which are not applicable to the plan may be removed (e.g. re: dwelling units). Item satisfied.*
60. On the Site Plan (Sheet 2), Plan View – show the ADA curb ramps. *Item satisfied.*
61. On the Site Plan (Sheet 2), Plan View – show the parking space dimensions. *Item satisfied.*
62. On the Existing Features Plan (Sheet 3), call out / show the project Benchmark. *Item satisfied.*
63. On the Lighting Plan (Sheet 7), coordinate the location of the proposed lighting poles with the ADA curb ramp and the underground basin. The 2' diameter light pole foundation will obstruct a portion of the sidewalk and would conflict with the underground basin. *Item satisfied.*
64. On the Lighting Plan (Sheet 7), recalculate the proposed footcandles with the revised light pole locations. *Item satisfied.*
65. On the ~~Construction Improvement Plan~~ Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), provide a detail for a 12” HDPE Riser. *Item satisfied.*
66. On the Erosion & Sediment Control Plan (Sheet 6), E&S Control Legend – call out the filter sock size. *Item satisfied.*
67. On the Erosion & Sediment Control Plan (Sheet 6), Construction Sequence – add the installation of tree protection fencing. *Item satisfied.*

68. On the Erosion & Sediment Control Plan (Sheet 6), Plan View – adjust the topsoil stockpile layout to avoid the proposed roof drain system. *Item satisfied.*
69. On the Erosion & Sediment Control Plan (Sheet 6), call out the Limit of Disturbance in square feet. *Item satisfied.*
70. On the Erosion & Sediment Control Plan (Sheet 6), Plan View – show the Limit of Disturbance Line to include the entire project area, including the tie-in to existing storm sewer and the trash enclosure installation. *Item satisfied.*
71. On the Erosion & Sediment Control Plan (Sheet 6), Plan View – what is the heavy line on the north and west sides of the proposed parking lot? Clarify or remove, as appropriate. *Item satisfied.*
72. On the Erosion & Sediment Control Plan (Sheet 6), Plan View – label the Concrete Washout. *Item satisfied.*
73. On the Erosion & Sediment Control Plan (Sheet 6), Plan View – relocate the Concrete Washout to the area with the stop sign. An existing tree and proposed light are in the current area. *Item satisfied.*
74. On the Landscape Plan (Sheet 8), revise the Plan View and Plant Schedules to account for the existing trees. *Item satisfied.*
75. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), Inlet Boxes Detail – call out Bicycle Safe Grates and provide a detail for Bicycle Safe Grates. *Item satisfied.*
76. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), Subsurface Stormwater Management Bed – identify Inlet 1 and 2 as Type C Inlets. *Item satisfied.*
77. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9), provide a Trash Enclosure Detail. *Item satisfied.*
78. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), provide a detail for the handicap sign(s) in a bollard to prevent knock-down. *Item satisfied.*
79. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9), provide a PennDOT Type 1A Curb Ramp Detail. *Item satisfied.*
80. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9), replace the PennDOT Type 1 Curb Ramp Detail with Phoenixville Borough Standard Construction Detail G7. *Item satisfied.*
81. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10), provide Phoenixville Borough Standard Construction Detail G15 (Storm Manhole Frame & Cover). *Item satisfied.*
82. On the Erosion & Sedimentation Control Detail Sheet (Sheet 10 11), provide Standard Construction Detail # 4-4. *Item satisfied.*

83. On the Erosion & Sedimentation Control Detail Sheet (Sheet 10), replace Standard Construction Detail #4-16 with Standard Construction Detail #4-15. *Item satisfied.*
84. Section §23-402.2.B(18)(c)[2] – Add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs. *Item satisfied.*
85. Section §23-402.2.F(2) – The property owner shall execute and record a Stormwater Management Operations and Maintenance Agreement with the Borough. The SWM OMA shall be prepared using the Borough’s template agreement. *The Applicant states that this will be done in advance of plan recordation.*
86. Provide dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H) (§22-506.4.C.2)). *Item satisfied.*
87. In the Post Construction Stormwater Management Study, provide a Table of Contents. *Item satisfied.*
88. In the Post Construction Stormwater Management Study, Drainage Area Plan – expand the Drainage Area Boundary to include areas of earth disturbance, etc. (Approximately 30,240 SF / 0.69 Ac). *Item satisfied.*
89. In the Post Construction Stormwater Management Study, recalculate the SWM using the entire grass pad (0.57 AC +/- with a Point of Interest (POI) at Storm MH #5) to evaluate the pre and post controls for new development. *Item satisfied.*
90. This project shall be reviewed by the Phoenixville Fire Department. *The Applicant states that any comments provided by the fire department will be addressed. Item satisfied.*
91. On the Landscape Plan (Sheet 8), revise landscaping along Starr Street to avoid screening the frontage of the proposed building. *The Applicant states that the landscaping was updated as discussed with Borough staff. Item satisfied.*
92. On the Landscape Plan (Sheet 8) and others, provide a 6’ high solid fence and landscaping along the south side of the proposed building. The plan shows a 6’ high solid fence. Can the fence be connected to the southwest corner of the building to prevent visibility from Starr Street? *Item satisfied.*
93. The primary façade of buildings shall be oriented parallel to/facing existing streets (§27-403.5). The proposed layout shall orient the building façade towards Starr Street, including a building entrance. Currently, the renderings show some glazing and a seating area, but these are not consistent with the building facing Starr Street. *The Applicant states that the facade was revised as discussed with Borough staff. Item satisfied.*
94. In the renderings, a fenced seating area is shown along Starr Street, but this fencing is not shown on the proposed plans. If a fenced seating area is proposed, it should be shown on the project plans. *The Applicant states that the plans were revised to be consistent. Item satisfied.*
95. *In the Post Construction Stormwater Management Study, provide a Table showing compliance with New Development Peak Rate Control (§23-308.1.A). Item satisfied.*
96. In the Post Construction Stormwater Management Study, the Cover Sheet should be signed. *Item satisfied.*

97. On the Overall Site Plan (Sheet 1) – SWM design certification signature block – add a signature line. *Item satisfied.*
98. On the Construction Improvement Plan (Sheet 5) – Inlet #1 to Storm MH #5 Profile – change Inlet #1 T.G elevation to 174.15 (to agree with the subsurface SWM bed detail). *Item satisfied.*
99. On the Construction Improvement Plan (Sheet 5) – Inlet #1 to Storm MH #5 Profile – Storm MH #5 – show the 15” HDPE pipe from Inlet #8. *Item satisfied.*
100. On the Construction Improvement Plan (Sheet 5) – Inlet #8 to Storm MH #5 Profile – revise the profile to provide 180 LF of 15” HDPE pipe (not 158 LF). *Item satisfied.*
101. On the Construction Improvement Plan (Sheet 5) – Inlet #8 to Storm MH #5 Profile – revise the finished grade and show the sidewalks. *Item satisfied.*
102. On the Construction Improvement Plan (Sheet 5) – Inlet #8 to Storm MH #5 Profile – show the 6” HDPE and 4” PVC pipe crossings. *Item satisfied.*
103. On the Construction Improvement Plan (Sheet 5) – Yard Drain #7 to Storm MH #4 Profile – provide a one (1) foot sump for the yard drain. *Item satisfied.*
104. On the Construction Improvement Plan (Sheet 5) – Yard Drain #7 to Storm MH #4 Profile – add the finished grade and show the sidewalks. *Item satisfied.*
105. On the Construction Improvement Plan (Sheet 5) – Yard Drain #7 to Storm MH #4 Profile – show the 15” HDPE pipe crossing. *Item satisfied.*
106. On the Construction Improvement Plan (Sheet 5) – Yard Drain #7 to Storm MH #4 Profile – show the 4” PVC in MH #6. *Item satisfied.*
107. On the Erosion & Sedimentation Control Plan (Sheet 6) – show the tree protection fencing for the existing 6” maple tree. *Item satisfied.*
108. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9) – Customer Parking Stall Detail – change 9.5’ wide to 9’. *Item satisfied*
109. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9) – Standard Straight Concrete Curb Detail – call out the curb reveal (8”). *Item satisfied.*
110. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10) – provide a detail for the stop sign post. *Item satisfied.*
111. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9 10) – provide a detail for the handicap parking sign post in a bollard. *Item satisfied.*
112. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 9) – provide a detail for the six (6) foot screening fence along the rear of the proposed building. *Item satisfied.*
113. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 10 11) – Subsurface Stormwater Management Bed Cross-Section – change the Inlets from M to C. *Item satisfied.*

114. On the Post Construction Stormwater Management System and General Detail Sheet (Sheet 10) – provide a detail for the Amended Soil. *The soil amendment detail is provided on Sheet 11. Item satisfied.*
115. On the Overall Site Plan (Sheet 1), provide a parking analysis demonstrating that adequate parking capacity will be provided (§27-405.1). *Item satisfied.*
116. On the Landscaping Plan (Sheet 8), label the final condition proposed for the 3’ strip along the east side of the proposed building. *Item satisfied.*
117. On the Landscaping Plan (Sheet 8), consider adding additional evergreen vegetation near the south corner of the building along Starr Street, to better screen the rear access to tenant suites from street view. *Item satisfied.*
118. On the Existing Conditions Plan (Sheet 3), there is an existing storm sewer shown from an inlet on Starr Street to an inlet in the ACME Plaza entrance, crossing over a corner of the tract, which will be used to connect stormwater discharge form the site. Label the size and material of this storm sewer on the plan. *Item satisfied.*
119. On the Construction Improvement Plan (Sheet 5), the storm pipe from Inlet 8 is shown tying into an existing storm pipe at the same location as the storm pipe from Inlet 1. A structure will be required at any junction of two (2) storm sewers. Also, the angle of the storm pipe from Inlet 8 is such that a larger inlet box (e.g. PennDOT Type 6) may be needed to accommodate the proposed layout. *The structure for the pipe connection was revised to a Type M. Item satisfied.*
120. RVE has learned of additional historical plans relevant to the project site, “Site Layout Plan for American Stores Properties” (3 sheets), dated 6/26/1986 and last revised 1/12/1988, prepared by E.B. Walsh & Associates, Inc. of Exton, PA (Project #1052). The plans show an existing 12” CIP to be abandoned and a proposed 42” RCP storm sewer pipe within the project site. The designer should investigate these records and reflect any abandoned pipes on the current plans. *The applicant states a site investigation did not provide any evidence of additional subsurface piping then what is noted on the plans. Item satisfied.*
121. On the Overall Site Plan (Sheet 1), indicate the total number of EVCS and EVPS that will be provided. Typically, one EVCS can have two (2) charging ports. If four (4) EVPS are proposed, then two (2) EVCS may be needed. Also, show a pavement marking legend to clearly designate the EVPS. *Item satisfied.*
122. *On the Overall Site Plan (Sheet 1), Note 18 indicates that stop signs and stop bars will be installed if permission is granted by the property owner (of UPI 15-14-279). The applicant must obtain said permission prior to plan approval. The applicant states that they will coordinate with the adjacent property owner. Note that per Comment #34, the west approach should be uncontrolled (remove the existing stop sign and stop bar).*
123. *The Borough is aware of ongoing drainage issues along Starr Street and downstream from the ACME property at Cedar Drive and Valley Drive. The existing parking lot area on the project tract could potentially accommodate a future structural BMP to provide additional stormwater management. To facilitate this, an easement could be established through the current development plan. The applicant should discuss this item with the Borough. The applicant states the existing easement that is provided across the corner of the tract provides the Borough the use*

of the easement for drainage facilities. The Borough has provided the applicant with a concept for the drainage easement for discussion.

124. On the Preliminary/Final Overall Site Plan (Sheet 1) and others, provide bearing and distance information for the proposed storm sewer easement. Clearly label the proposed storm sewer easement and provide the area in square feet. Provide a statement on the plan indicating that “The owner offers the Borough dedication of a storm sewer easement as shown on the plan.” RVE notes that the existing storm sewer easement should either be amended to include the additional area or vacated and replaced.
125. On the Preliminary/Final Overall Site Plan (Sheet 1), General Notes, revise Note 14 as follows: “The Owner offers a blanket stormwater easement across the project tract for access, inspection, and maintenance of stormwater conveyance and stormwater management BMPs.”

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 to provide.
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Applicant to provide.
3. Provide separate domestic and fire water services from the water main to the new building. Identify wet tap connections and curb stop locations for each. *Item satisfied.*
4. The plans shall indicate the size and material of all proposed water services. *The applicant has shown sizes and materials. Domestic service shall be Type K copper. Item satisfied.*
5. Proposed usage should be provided. Include calculations to support the sizing of the proposed water services (both domestic and fire). Applicant to provide.
6. Provide a new exterior water meter vault. The vault can be a combination vault to accommodate the separate domestic and fire water services. Provide a detail of the vault showing all meters, check valves, and gate valves.
7. Indicate the size and material of the proposed sanitary lateral. *Item satisfied.*
8. The following standard details shall be added to the plans and conflicting details should be deleted from the plans. A copy is attached to this letter. *Item satisfied.*

Detail S-1: Typical Lateral Detail
Detail S-3: Sewer Lateral Cleanout Detail
Detail W-4: ¾” & 1” Water Service Connection Detail
9. Attached to this letter find a marked-up Sewage Facilities Planning Module Mailer Application. Revise the application based on the comments in red. A copy of the completed mailer application shall be submitted to RVE for review and for recommendation for signature by the Borough. Note one Borough EDU is equal to 238.5 gpd. Applicant shall provide narrative and calculations method to determine capacity necessary for sewer planning.

10. The plans shall show all existing sewers and water mains size and materials of construction (if known). *Item satisfied.*
11. The plans shall show all existing water services and sanitary laterals and shall call out the size and materials of construction (if known). *Item satisfied.*
12. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *The applicant has acknowledged this requirement.*
13. Provide a new fire hydrant along Starr Street to provide adequate firefighting coverage for the proposed building §22-425.4.A). The applicant has shown a new fire hydrant near the entrance of the ACME plaza. The Phoenixville Fire Depart shall indicate whether the proposed fire hydrant location is acceptable.

IV. REQUESTED WAIVERS

The applicant has requested the following waivers:

1. §22-600 (Market Analysis) – Applicant’s rationale: *Given the small size of the project and that it is an expansion of an existing retail center, a market analysis would not show an impact on the community and should not be necessary.*
2. §22-601 (Environmental Impact Assessment) – Applicant’s rationale: *The area to be developed is part of an existing retail center is a maintained lawn area. An environmental impact assessment would not show an impact on the environment; therefore it is requested that it not be required.*
3. §22-602 (Traffic Study) – Applicant’s rationale: *The project is an expansion of an existing retail center and is a small increase in overall retail space. It is noted that it is an existing shopping center and no new driveways are proposed. The trips generated by the new building will utilize the existing driveways. The retail center parking availability concludes that the parking lot has a substantial number of open parking spaces and presumably less trips to and from the center than anticipated. As the increase in trips from the retail center is limited it is requested that a traffic study not be required. RVE does not support this waiver request.*
4. §22-603 (Community Impact Analysis) – Applicant’s rationale: *Given the small size of the project and that it is an expansion of an existing retail center, a Community and Fiscal Impact analysis would not show an impact on the community and should not be necessary.*

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.

Preliminary / Final Land Development Application – Review #4
Starr Street Shopping Center Expansion
Borough of Phoenixville
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Sincerely,

REMINGTON & VERNICK ENGINEERS

By



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

OMH/jrw/jb/jls

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The Granger Firm, Attorney
Hex 9 Architects, LLC, Architects
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
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