

July 27, 2023

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

**Re: Preliminary / Final Land Development – Review #3
Bluebird Distilling
Borough of Phoenixville
RVE File #PCPBP140**

Dear Jean:

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

- Plans entitled “Preliminary/Final Land Development Plan of 100 Bridge Street” (7 sheets), dated 10/1/2022 and last revised 6/8/2023, as prepared by Hopkins and Scott Inc. of Phoenixville, PA.
- Response letter, dated 4/20/2023, as prepared by Hopkins and Scott Inc. of Phoenixville, PA.
- Waiver Request Letter, dated 4/20/2023, as prepared by Hopkins and Scott Inc. of Phoenixville, PA.
- Stormwater Management / Erosion and Sediment Control Narrative and Run-off Calculations for Bluebird Distilling, dated 10/1/2022 and last revised 4/20/2023, as prepared by Hopkins and Scott Inc. of Phoenixville, PA.
- Stormwater Management Calculations, dated 5/9/2023, as prepared by Hopkins and Scott Inc. of Phoenixville, PA.
- Highway Occupancy Permit Response Letter, dated 3/15/2023, as prepared by PennDOT.

I. GENERAL INFORMATION

Owner: Brick & Copper Holdings, LLC
117 Gerloff Road
Schwenksville, PA 19473

Applicant: Jared Adkins
100 Bridge Street
Phoenixville, PA 19460
(610) 933-7827
jareda@bluebirddistilling.com

Plan Preparer: Hopkins and Scott, Inc.
207 Franklin Avenue

Phoenixville, PA 19460
(610) 933-1754
Attn: Jerry L. Miller, P.L.S.
hands6@verizon.net

Proposal: The construction of a two (2) story addition to the existing building and existing addition. Construct a second floor on the existing addition. The utilities will be tied into the existing building. Also included in the development are proposed erosion control 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. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), label Prospect Street and show the full width of the cartway on the plan (§22-304.2.A). *The curb ramp detail on Sheet 3 is not sufficient. A plan scale of 1"=20' would allow the tract and surrounding area to be shown on one sheet. An Existing Conditions Plan (Sheet 3) has been added to show the extent of Prospect Street. Item satisfied.*
2. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), Bridge Street becomes a local street west of the intersection of Bridge Street and Starr Street (S.R. 0029). Revise labeling of Bridge Street. Show the correct boundary between state and local right-of-way (§22-304.2.A). *Item satisfied.*
3. Starr Street (S.R. 0029) is a state route. The applicant must obtain a highway occupancy permit for any improvements within a state highway (§22-304.2.A). *The applicant has indicated that a highway occupancy permit was submitted to PennDOT (HOP App# 300329). The applicant shall provide the Borough and RVE with copies of any review comments and permit. The applicant has provided RVE with PennDOT comments dated 3/15/2023. Once an HOP is issued, a copy of the HOP permit shall be provided to the Borough and RVE.*
4. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), show the location of all zoning boundaries within 300' of the project tract. The zoning areas can be depicted on the location map (§22-304.2.A). *Depicted on the Location Map found on Sheet 1. Item satisfied.*
5. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), the zoning requirements table should be modified to include columns for required, existing and proposed conditions (§22-304.2.A). *Item satisfied.*
6. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), the zoning requirements list the build-to line requirement as existing. This project is subject to the Infill Development Standards (§27-301.1.A), which include build-to line standards. On the plans, describe the range of front built-to lines of existing buildings on the same street frontage of the block. *Depicted under Zoning Requirements found on Sheet 1. Item satisfied.*
7. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), the zoning requirements list the lot size requirement as 3,000 sf. This project is subject to the Infill

Development Standards (§27-301.1.A), which include lot size standards. On the plans, describe the median area of lots on the block face or the size of either of the two adjacent lots. *Item satisfied.*

8. On the Layout / Post Construction Stormwater Management / *Landscaping* Plan (Sheet 1), the zoning requirements list the side yard requirement as 5'. This project is subject to the Infill Development Standards (§27-301.1.A), which include side yard standards. On the plans, dimension the building side yard setbacks on the adjacent lots. Note that the side yard shall not be less than 5' or as required to provide a building separation of 10'. *The Zoning Requirements list an existing/proposed setback of 0.44' as "existing non-conforming". However, because the 10' building separation is achieved, there is no side yard non-conformity. Revise accordingly. Item satisfied.*
9. This project is subject to the Infill Development Standards (§27-301.1.A), which include lot depth standards. On the plans, state the median depth of lots on the block face. *Item satisfied.*
10. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide a breakdown of proposed uses by gross floor area (§22-304.2.A). *The applicant notes that this information is provided on architectural plans. However, this information shall also be noted on the land development plans. Item satisfied.*
11. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide a parking analysis (§22-304.2.A). Note that there is no parking requirement in the Town Center zoning district for buildings fronting along Bridge Street east of Church Street (§27-405.4). Assuming 6,758 sf of light industrial (0.65 spaces per 1,000 sf GFA) and 4,788 sf of high-turnover restaurant, (4.5 spaces per 1,000 sf GFA), parking demand for this property would be 26 spaces. Parking generation rates are based on ITE Parking Generation Manual, 5th Edition. The parking analysis should show existing and proposed conditions. *The applicant has requested a waiver from this requirement. The waiver request has been removed. The parking tabulation shall include the type of use used for each floor area. Item satisfied.*
12. On Sheet 2, show the existing street name sign at the intersection of Starr Street (S.R. 0029) and Prospect Street (§22-304.2.A). *Item satisfied.*
13. On all sheets, show existing and proposed elevation contours, as appropriate (§22-304.2.A). *Proposed spot elevations have been shown on the plans and existing contours have been provided on the Existing Conditions Plan (Sheet 3). Proposed contours shall appear on a sheet that shows the proposed improvements, such as Sheet 1 or another sheet created for this purpose.*
14. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), dimension the build-to line from the front the existing and proposed building to the face of curb along Bridge Street (§22-304.2.A). *Item satisfied.*
15. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), *label* the radii of curb at street intersections (§22-304.2.A). *Item satisfied.*
16. Provide a landscaping plan (§22-304.2.A & §22-428.1.A). *The applicant has added street trees to Sheet 1 and the Borough's Streetscape – Tree Assembly detail on Sheet 4. The applicant has specified Magnolia Stellata – Star Magnolia species due to the presence of overhead utility line.*

Landscaping should be shown on a stand-alone landscaping plan. The types of trees are listed on the plan but each tree symbol is the same and it is unclear which tree is which type. Applicant states that due to the scope and size of project, landscaping features, trees, lights, and benches to be on layout plan (sheet 4).

17. Provide a new property corner marker at the southeast property corner near the intersection of Starr Street (S.R. 0029) and Prospect Street (§22-406.1). *The applicant shows a mag nail to be set at corner of property. Item satisfied.*
18. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), an existing sanitary sewer main is located across the north side of the property. Provide a new 20' wide sanitary sewer easement along the existing sanitary sewer main (§22-407.3). The easement can be laid out to exclude areas with existing buildings. *As discussed at a meeting with Borough Staff on 2/1/2023, the plan now shows a utility easement between Bridge St. and the building face. Item satisfied.*
19. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), the existing sanitary sewer main will require a new sanitary sewer easement. This easement will impact the layout of proposed building additions (§22-407.1.B). *As discussed at a meeting with Borough Staff on 2/1/2023, the plan now shows a utility easement between Bridge St. and the building face. Item satisfied.*
20. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), Bridge Street is shown having a 60-foot legal right-of-way width. Where developments abut existing streets, the Borough may require dedication of additional right-of-way (§22-408.1.C). The applicant should offer the area of land between the tract boundary and the legal right-of-way line for fee-simple dedication to the Borough. The area to be offered for dedication shall be fully described on the plan with bearings, distances and the area thereof. *Item satisfied.*
21. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), remove the existing driveway apron and depressed curb along Bridge Street. Replace with new curb and brick sidewalk for consistency with Phoenixville's streetscape. Provide appropriate details from the Borough Standard Construction Details. *Item satisfied.*
22. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), remove the existing unused driveway apron and depressed curb along Starr Street. Replace with new curb and patterned concrete sidewalk for consistency with Phoenixville's streetscape. Provide appropriate details from the Borough Standard Construction Details. *Item satisfied.*
23. On the Layout / Post Construction Stormwater Management / Landscaping Plan (Sheet 1), much of the existing concrete sidewalk and curb along Starr Street (S.R. 0029) is in poor condition. Replace with new curb and patterned concrete sidewalk for consistency with Phoenixville's streetscape. Provide appropriate details from the Borough Standard Construction Details. *The applicant states that existing sidewalks along Starr St. are not in poor condition. All proposed limits of sidewalk replacement shall be clearly shown on the plans for consideration by the Borough.*
24. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide new driveway aprons and depressed curbing aligned with existing building garage doors, if necessary.

Provide driveway apron and curbing detail from the Borough Standard Construction Details. *The applicant has added the detail to Sheet 3. The driveway aprons must be adjusted to align with vehicle entrances. For instance, both aprons appear to overlap with existing fenced enclosures (and therefore are not well aligned with existing overhead doors). The driveway aprons have been realigned. Item satisfied.*

25. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide the construction of new ADA curb ramps on the north and south sides of Prospect Street. Provide appropriate ADA curb ramp details. *ADA curb ramps and details have been provided. Design of ADA curb ramps at Prospect St. intersection is subject to PennDOT's review. Item satisfied.*
26. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide street name sign at the intersection of Starr Street (S.R. 0029) and Prospect Street (§22-416.3). *Item satisfied.*
27. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), existing fencing is shown within the right-of-way of Starr Street (S.R. 0029). Indicate whether this fencing is enclosing mechanical equipment, solid waste storage or other storage. PennDOT may require encroachments to be removed. *The applicant indicates that the fenced enclosure contains solid waste storage. The applicant will remove the enclosures upon request by PennDOT. Based on discussion at a meeting on 2/1/2023, the applicant is prepared to relocate the solid waste storage inside or to west side of building. The solid waste storage and fencing is being proposed to be relocated to the west side of the building. Item satisfied.*
28. Indicate where solid waste will be stored. If stored outside, a trash storage area must be provided in accordance with Borough standards (§22-426.1). *The applicant indicates that the fenced enclosure contains solid waste storage, but this must be noted on the plans. The applicant will remove the enclosures upon request by PennDOT. Based on discussion at a meeting on 2/1/2023, the applicant is prepared to relocate the solid waste storage inside or to west side of building if necessary. The solid waste storage area has been relocated to the west side of the building and noted on the plans. Provide a trash enclosure detail showing fencing (stocked fencing is not sufficient), gated opening, concrete pad, etc. Since rainwater cisterns are located behind trash enclosure, clear width of gates at front and back of trash enclosure should be wide enough to accommodate maintenance/replacement of cisterns if needed.*
29. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), clearly identify any necessary loading zones. Loading zone needs and on-street parking along Starr Street should be reviewed with Borough Staff. *The plans show (2) existing "Loading Zone" signs and (1) proposed "Loading Zone" sign along Starr Street (S.R. 0029). Item satisfied.*
30. Provide a market analysis impact statement (§22-600). The applicant has requested a waiver from this requirement. *The applicant has requested a waiver from this requirement. On 5/9/2023, the Borough granted a waiver from this requirement.*
31. Provide an environmental impact analysis impact statement (§22-600). The applicant has requested a waiver from this requirement. *The applicant has requested a waiver from this requirement. On 5/9/2023, the Borough granted a waiver from this requirement.*
32. Provide a traffic impact study (§22-602). A traffic impact study would only be required if the plan generates more than 300 trips per day. The applicant has requested a waiver from this

requirement. *The applicant has requested a waiver from this requirement. The waiver request has been removed and the applicant has noted that the study will be done by others. A traffic study was provided by the Borough Traffic Engineer, dated 5/5/2023. Item satisfied.*

33. Provide a community and fiscal impact analysis impact statement (§22-603). The applicant has requested a waiver from this requirement. *The applicant has requested a waiver from this requirement. On 5/9/2023, the Borough granted a waiver from this requirement.*
34. Along Bridge Street and Starr Street (S.R. 0029), provide new street trees at 40' on center. Provide tree pit detail from the Borough Standard Construction Details (§27-401). *Item satisfied.*
35. Provide decorative street lighting along the property's Starr Street (S.R. 0029) frontage (§27-601.2.A). Streetlights should be consistent with the details shown in the Borough Standard Construction Details. *The applicant has added streetlights and details (currently showing cast aluminum post). However, the Borough uses ductile cast iron posts for streetlights along Borough Streets. RVE can provide the correct detail under a separate transmission.*
36. The stormwater management design for this project does not include any infiltration (§23-306.C). *The applicant has requested a waiver from this requirement. On 5/9/2023, the Borough granted a waiver from this requirement.*
37. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), two (2) 2,500 gallon (335 CF each) vertical water tanks are proposed to handle the increased rainfall runoff for the site. The combined storage volume is 670 CF. The increase in the two-year storm runoff is 587 CF. Sufficient storage is available. The increase in the 100-year storm runoff is 745 CF. Additional storage is required for the 100-year storm. *The applicant is providing an additional 1,000 gallon (134 CF) cistern added to handle volume from the 100-year storm. Item satisfied.*
38. Provide design of filters or screens to ensure that leaves and other debris do not enter the cisterns. *Provide manufacturer details on the plans for the cisterns and associated foundations, piping and filters. The applicant has added a "leaf eater" detail to Sheet 5. However, this does not appear to be sized appropriately for the 6" PVC roof drain piping. The O.D. of a 6" Schedule 35 PVC pipe is 6.3" and it's not clear that this would fit into the receiver of the proposed device. If cisterns are only receiving roof runoff, it would be acceptable for screens/baskets to be incorporated into the roof drains.*
39. In the Stormwater Management Calculations – Page 3 - the required storm year reduction shown is for new development. Show the required pre & post years required for redevelopment (§23-308.A – Table 308.1). *Item satisfied.*
40. In the Stormwater Management Calculations – Page 2 – describe how the storage tanks will be kept from freezing. *Item satisfied.*
41. In the Stormwater Management Calculations – Page 2 – second paragraph – discusses an overflow outfall pipe (1" PVC) discharging to Prospect Street. The outlet pipe shall be a minimum of 4" diameter and have clean outs at each bend to prevent clogging. If necessary, an orifice can be used to control discharge. It's desirable that a minimum orifice size of 2" is used. *The applicant is sizing a 2" dia. primary outlet for rainwater harvesting, which is acceptable. However, the emergency overflow pipe shall have a minimum size of 4" but may need to be*

larger to accommodate the peak rate from the 100-year storm event. Provide calculations demonstrating peak flow from the site and sizing for this pipe. If the emergency overflow pipe cannot be tied into storm drain in building (as proposed), then a piped connection to nearby storm sewer will be required. The pipe flow capacity calculation for a 4" PVC pipe at 1% is incorrect, actual capacity of this pipe is about 0.25 cfs, depending on the coefficients used.

42. In the Stormwater Management Calculations – Page 2 – Listed Elevations – coordinate the names of the outfall pipes and their elevations and their control feature – main outfall pipe into the existing building (size) with spigot, overflow outfall pipe (size) (control), and emergency outfall pipe (1") (may require manual control). *Item satisfied.*
43. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide the elevation of the 6" PVC entering the first water tank. *Item satisfied.*
44. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide the size and elevation of the pipe connecting the two water tanks. *The applicant shows the size and elevation of the pipe connecting the water tanks. However, there must be a conveyance capable of handling the peak rate from the 100-yr storm event between the 6" influent pipe and the outlet pipe. Currently, runoff enters the tanks from a 6" pipe, then would need to flow through a 2" pipe to reach the 1,000-gallon cistern with the emergency overflow pipe. The Applicant has provided 4" dia. linking pipes to allow bypass. However, as commented elsewhere, a 4" pipe is not adequate to convey runoff from a 100-year storm event. The bypass should not route through the tanks. It should bypass them to reach the outlet.*
45. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), a main outfall pipe with spigot is listed for reuse inside the building while in the Stormwater Management Calculations, Page 2, Second Paragraph, lists an Emergency Outfall Pipe to empty or reuse the Stormwater Runoff. Please coordinate. *Item satisfied.*
46. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), the stormwater discharge is currently shown discharging to the curb of Prospect Street. This storm discharge must be directly connected to nearby storm sewer infrastructure at the intersection of Starr Street (S.R. 0029) and Prospect Street. *The applicant is currently showing the emergency overflow pipe connecting to a storm drain inside the building. If the emergency overflow pipe cannot be tied into storm drain in building (as proposed), then a piped connection to nearby storm sewer will be required. The overflow is now proposed to tie into the stormwater within the building footprint. Item satisfied.*
47. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), in the Stormwater Management Calculations – Page 2 – Second Paragraph - who will be responsible to empty the water storage tanks before and after any major storm when the tanks are full? *The applicant has noted on the plans that the property owner and operator of the business will be responsible for maintenance and draining of cisterns. Item satisfied.*
48. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), 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 BMP. *Note 10 sheet 1. Item satisfied.*

49. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), Section §23-402.2.F(2) – The property owner shall sign and record an Operations and Maintenance Agreement with the Borough. *The applicant has acknowledged this requirement with a plan note. Note 11 Sheet 1. Item satisfied.*
50. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), provide final as-built plans of the BMP and stormwater conveyance and facilities (§23-502.1). *The applicant has acknowledged this requirement with a plan note. Note 11 Sheet 1. Note 12 Sheet 1. Item satisfied*
51. On Sheet 2 – Erosion and Sedimentation Control Notes – Paragraphs 8 through 11 – remove these activities – they are not used on this project. *Item satisfied.*
52. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), the property boundary shown varies from the legal description found in the property deed. Provide a new legal description for the property. *The applicant indicates that a new legal description and deed will be prepared. RVE will review legal descriptions under separate cover. The applicant has noted that the legal descriptions will be supplied.*
53. *A Technically Infeasible Form has been provided related to the design of curb ramps at Prospect Street. These curb ramps are located within the state right-of-way and are subject to review and approval by PennDOT in conjunction with issuance of a highway occupancy permit. In addition, please note that there is an updated version of this form available, dated 3/2020. PennDOT’s review letter dated 3/15/2023 has indicated that as the ADA ramps only cross Prospect Street which is not a State Route, that it is not subject to their review. RVE accepts PennDOT’s position and will review the ADA curb ramps. Item satisfied.*
54. *On the Layout / Post Construction Stormwater Management Plan (Sheet 1), there is too much information shown making the plan difficult to read. Consider moving the proposed grading and utility information to a separate “Grading & Utility (or Post Construction Stormwater Management)” plan. A separate existing conditions plan has been created. Sheet 1 is still cluttered and although some information has provided in smaller viewports add other sheets as mentioned for clarity. The Applicant has adjusted some of the plan information for better presentation. Item satisfied.*
55. *On the Existing Conditions Plan / Demolition / Erosion & Sediment Control Plan / Handicap Ramp Plan (Sheet 2) and others, show existing features within 100’ of the tract boundary (§22-304.2.A). This would extend across the right of way of Bridge St., Starr St., and Prospect St. Sheet 3 has been provided at a 1”=20’ scale to show existing features within 100’. Item satisfied.*
56. *On the Existing Conditions Plan / Demolition / Erosion & Sediment Control Plan / Handicap Ramp Plan (Sheet 2), the erosion & sediment control plan and proposed handicap ramps cannot be shown on a plan for existing conditions and demolition. Remove all proposed features from the Existing Conditions Plan / Demolition (plan). Create a separate erosion & sediment control plan. Create a separate grading detail plan showing the curb ramp design (or as required by PennDOT during review of a highway occupancy permit application). The applicant included separated erosion & sediment control plan/demolition and separated existing conditions plan. Item satisfied.*

57. The land development plans and stormwater reports are engineering work which must be signed and sealed by a licensed professional engineer. The plan preparer states that Pennsylvania permits a land surveyor to design stormwater management features (a.k.a. “storm water land survey”). However, the law delineates that a professional engineer is required for work involving engineering judgement. It is our determination that the stormwater management design for this project requires engineering judgement (i.e. 3 cisterns in series, complex rainwater harvesting and bypass configuration, complex stormwater O&M requirements, storm outlet inside a building).
58. Provide a formal, dated response letter along with all future submissions listing all materials submitted and the applicant’s response to each comment. A response letter was provided, but in the future shall also include a listing of all materials resubmitted.
59. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), the location map must identify state route numbers (§22-304.2.A). Item satisfied.
60. Provide a note on the plan which states “A highway occupancy permit is required from PennDOT before any work can be performed within the state-right-of-way.” Note #14 has been added to Sheet 1. Item satisfied.
61. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), revise the label for the proposed utility easement to include the area of the easement. A Final Boundary/Easement Plan viewport has been added to Sheet 1 that shows bearing and distances and the areas. Item satisfied.
62. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), there are adjacent areas of brick sidewalk and brick patio. Are both to be constructed to the same standard? If not, provide a detail for the brick patio. Is there a grade change between them? Note that a portion of the brick patio appears to extend into the state right-of-way along Starr Street. The applicant has changed brick patio callouts to be brick walk and has stated that all brick walks will be per Borough standards. They also stated that there will be no grade change between brick walk and concrete areas. Item satisfied.
63. On the Layout / Post Construction Stormwater Management Plan (Sheet 1), move the proposed “Loading Zone” sign to provide 20’ separation from the existing crosswalk (§15-419). The “Loading Zone” sign has been moved. Item satisfied.
64. On the Demolition / Erosion and Sediment Control Plan (Sheet 2), the entire limit of disturbance shall be shown on the plans. The ADA ramp on the south side of Prospect Street is not shown within the LOD. The LOD should be shown on a plan that has the proposed improvements so it can be clearly seen that all work will be within these limits.
65. The proposed ADA ramp on the south side of Prospect Street calls out an existing depression of 6.2%, however, the spot elevations here show an 8.0% slope, please verify. The ramp also calls out a 5% max slope but there is a 7% slope between the 106.00 and 105.65 spot elevations. For ADA curb ramp replacement, PennDOT’s Publication 72M states that curb ramp construction should extend up to 15’ to achieve the most compliant slope feasible.

66. On the handicap layout inset, there is a spot elevation that shows TC=106.20 and BC=105.45 which would result in a 9" high curb. Verify the spot elevations at this location.
67. Provide a north arrow and graphical scale on all sheets with plan views (check Sheet Nos. 1, 2, 3, & 6).
68. On the Layout / Post Construction Stormwater Management / Landscape Plan (Sheet 1) and others, revise the label for Prospect Street to "Prospect Street 20' Right-of-Way."
69. On the Layout / Post Construction Stormwater Management / Landscape Plan (Sheet 1), the 4" PVC outlet pipe from the cisterns is shown with a minimum slope of 1%. However, the minimum slope of 4" dia. drain pipes shall be 2%. Revise the plans and narrative accordingly. In addition, show a clean out on the plan before the outlet pipe goes into the building.
70. The applicant is showing a 6"x4" double reducing wye fitting, which limit the inlet pipe capacity to any cistern to that of a 4" pipe. Maintain a 6" pipe diameter or other appropriately sized pipe all the way into the cisterns.
71. On the Details / Notes Phoenixville Borough Plan (Sheet 5), show the pipe connections, bypass pipes, series of cisterns and outlet pipes in detail plan and section information with notes and dimensions to allow construction.
72. On the Details / Notes Phoenixville Borough Plan (Sheet 5), provide a pad foundation detail to support the two proposed cistern sizes.
73. On the Layout / Post Construction Stormwater Management / Landscape Plan (Sheet 1), Handicap Layout – for the ADA curb ramp on the north side of Prospect Street, increase the length of the ADA curb ramp to allow a running slope to be less than 8.33% without relying on sloping the curb.
74. On the Layout / Post Construction Stormwater Management / Landscape Plan (Sheet 1), Handicap Layout – for the ADA curb ramp on the south side of Prospect Street, there should be a landing to accommodate turning movements from pedestrians along the south side of Prospect Street and the west side of Starr Street. For ADA curb ramp replacement, PennDOT's Publication 72M states that curb ramp construction should extend up to 15' to achieve the most compliant slope feasible. Also, provide additional spot elevations where ADA curb ramps transition to existing sidewalk to ensure compliant slopes.

III. WATER & SEWER

1. Provide existing sanitary sewer service allocation from the Borough of Phoenixville and average water usage to ensure sufficient capacity of tapping fees have been acquired. Comment to be addressed by applicant.
2. Provide existing public service allocation from the Borough of Phoenixville and average water usage to ensure sufficient capacity of tapping fees have been acquired. Comment to be addressed by applicant.
3. The applicant shall communicate with Borough Staff to determine whether replacement of the existing water service in Prospect Street is necessary. In the past there have been water leaks in this area. Comment to be addressed by applicant.

4. Applicant has submitted a completed Sewage Facilities Planning Module Mailer Application. This application may require revision depending on the response to Comment #1 above. 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. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE. Comment to be addressed by applicant.
5. The plans shall show all existing water services and sanitary laterals and shall call out the size and materials of construction (if known). Comment to be addressed by applicant.
6. Note: The applicant shall coordinate the any necessary payment of sewer and water tapping fees directly with the Borough. Comment to be addressed by applicant.

IV. REQUESTED WAIVERS

1. ~~Section §22-304.2.A to not provide a parking analysis. RVE does not support this waiver request. The applicant has withdrawn this waiver request.~~
2. Section §22-600 – to not provide a Market Analysis. *On 5/9/2023, the Borough granted a waiver from this requirement.*
3. Section §22-601 – to not provide an Environmental Impact Analysis. RVE has no objection to this waiver request. *On 5/9/2023, the Borough granted a waiver from this requirement.*
4. ~~Section §22-602 to not provide a Traffic Impact Study. The applicant must determine whether they will generate more than 300 trips to determine whether a Traffic Impact Study is required. The applicant must provide an analysis demonstrating whether trips generated will exceed 300, which will determine whether a full TIS is required. The applicant has withdrawn this waiver request.~~
5. Section §22-603 – to not provide a Community & Fiscal Impact Analysis. *On 5/9/2023, the Borough granted a waiver from this requirement.*
6. ~~Section §22-306.C.1~~ §22-306 – to not provide infiltration. RVE has no objection to this waiver request. *On 5/9/2023, the Borough granted a waiver from this requirement.*

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.

Preliminary / Final Land Development – Review #3
Bluebird Distilling
Borough of Phoenixville
Page 12 of 12

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. Hynes, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/rag

cc: Brick & Copper Holdings, LLC, Owner
Jared Adkins, Applicant via email
Hopkins and Scott, Inc., Plan Preparer via email
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement via e-mail
Scott Denlinger, Esq., Wisler Pearlstine (via email)
John Yurick, P.E., McMahon Associates
Adrienne Blank, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
James Bulicki, P.E. (via email)