

September 8, 2023

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

**Re: Subdivision & Land Development Application – Review #2  
Main Street Lofts 3 (TMP #15-9-336)  
Borough of Phoenixville  
RVE File #PCPBP149**

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 subdivision and land development application referenced above:

- Record Plan entitled “Main Street Lofts 3, 34 Main Street” (2 sheets), dated 6/6/2023 and last revised 8/23/2023, prepared by Site Engineering Concepts, LLC of Southeastern, PA.
- Preliminary/Final, Proposed Mixed-Use Development, Main Street Lofts III (14 sheets), dated 6/6/2023 and last revised 8/23/2023, prepared by 3GHC Architects, LLC of Paoli, PA.
- Response Letter, dated 8/23/2023, prepared by Site Engineering Concepts, LLC of Southeastern, PA.
- Environmental Impact Analysis, dated 8/23/2023, prepared by Site Engineering Concepts, LLC of Southeastern, PA.
- The Borough of Phoenixville Sanitary Sewer Service Will Serve Letter, dated 7/20/2023.
- The Borough of Phoenixville Potable Water Service Will Serve Letter, dated 7/20/2023.
- Pennsylvania Department of Conservation & Natural Resources PNDI Receipt, dated 6/24/2023, indicating that no known impacts to threatened and endangered species and / or special concern species and resources are within the project area.
- Legal Description, undated, prepared by Site Engineering Concepts, LLC of Southeastern, PA.
- Trip Generation Investigations of 34 S. Main Street, dated 6/17/2023, prepared by F. Tavani and Associates, Inc. of Wynnewood, PA.

## **I. GENERAL INFORMATION**

**Owner &  
Applicant:** Main Street Lofts, LLC  
16 N. York Road  
Hatboro, PA 19040  
(267) 707-3347  
Attn: Dexter Lanigan  
[shaunlyons5454@gmail.com](mailto:shaunlyons5454@gmail.com)

**Plan Preparer:** 3GHC Architects, LLC  
189 W. Lancaster Avenue  
Paoli, PA 19301

(610) 543-7881  
Attn: Carl C. Guttilla, RA  
[john@3ghc.net](mailto:john@3ghc.net)

**Plan Preparer:** Site Engineering Concepts, LLC (Record Plans, 1 & 2))  
622 Lancaster Avenue  
Berwyn, PA 19312  
(610) 240-0450  
Attn: Robert M. Lambert, P.E.  
[rlambert@site-engineers.com](mailto:rlambert@site-engineers.com)

**Attorney:** Law Offices of Brendan P. Burke, LLC  
1450 E. Boot Road, Suite 400D (Second Floor)  
West Chester, PA 19380  
(610) 994-9799  
Attn: Brendan P. Burke, Esq.  
[brendan@burkelawpa.com](mailto:brendan@burkelawpa.com)

**Proposal:** The conversion of the second and third floors of the existing building to provide twenty-two (22) residential apartments. The two (2) ground floor commercial spaces will remain. A two-story addition will be constructed over the existing commercial space (207 Church Street). The first floor will be converted into a lobby, meeting room and access to a stair tower and elevator. One ADA accessible apartment will be located on the third floor. Also included in the development are proposed ADA curb ramps, utilities and modifications to the existing utilities.

## 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 Record Plan (Sheet 1), Phoenixville Planning Commission Signature Block – change William Davidson to Tom Carnevale and change ‘Chairman’ to ‘Chairperson’. *Item satisfied.*
2. On the Record Plan (Sheet 1), Phoenixville Borough Council Signature Block – add the first name initial E. before Jean Krack. *Item Satisfied.*
3. On the Record Plan (Sheet 1), Plan View – add S. before Main Street. *Item satisfied.*
4. ~~On the Record Plan (Sheet 1 of 2), Waivers Requested – revise the list of waivers to reflect each of the waivers listed in the waiver request letter. Revise the description of each waiver to match the descriptions listed within this review letter. The Applicant is no longer requesting waivers.~~
5. On the Record Plan (Sheet 1 of 2), provide a sheet index (§22-304.2.A). Since the Proposed Utility Plan and Proposed Site Details sheets are a different sheet size, they cannot be part of the plan set and should instead be listed beneath the sheet index as reference plans. *Item satisfied.*
6. On the Proposed Utility Plan and Proposed Site Details (Sheet Nos. ~~3~~ 1 and ~~4~~ 2 of ~~4~~ 14), these plan sheets are not part of the two-sheet Record Plan set and should have their own independent numbering (1 of ~~2~~ 14 & 2 of ~~2~~ 14) (§22-304.2.A). Update the ~~sheet index~~ *List of Drawings* shown on the Proposed Utility Plan for this separate ~~two~~ fourteen-sheet set. *Item satisfied.*

7. On the Record Plan (Sheet 1 of 2), the Location Map shall be at a scale of 1" = 200'. Label S. Main Street. *Item satisfied.*
8. Revise the Legal Description for UPI #15-9-336 per the following comments:
  - a. 1<sup>st</sup> paragraph – revise the plan date to 6/6/2023. *Item satisfied.*
  - b. 2<sup>nd</sup> paragraph – revise to read as follows: “at the northwest intersection of the curb line projected of Church Street (53’ right of way) and the curb line projected of South Main Street (60’ right-of-way), said point being the First Mentioned Point and Place of Beginning.” *Item satisfied.*

### III. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). *Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *Item satisfied.*
3. The applicant had provided calculations to support domestic water supply sizing with a previous application. The applicant is still responsible for testing available water pressure in water mains and for the design and sizing for any fire suppression system. *The applicant has indicated that they will comply with this requirement. Based on the applicant’s acknowledgement of these requirements, this item is considered to be satisfied.*
4. Due to the presence of existing underground utilities in the sidewalk, it’s infeasible to install a new exterior water meter vault. Instead, the metering for both the domestic water service and fire water service must be located inside the existing building. The location and means of access to metering must be coordinated to the satisfaction of Borough Staff. *The applicant has agreed to install metering inside the basement of the building. The applicant will coordinate means of access to metering with Borough Staff. Item satisfied.*
5. The complete Sewage Facilities Planning Module Mailer Application has been submitted to Borough Staff for review and signature. Provide PNDI Project Environmental Review Receipt. *The applicant has provided a PNDI receipt. RVE will review the Sewage Facilities Planning Module Application Mailer and will provide comments under separate correspondence. All sewer planning submissions will be made by RVE on behalf of the Borough.*
6. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *The applicant has acknowledged this requirement. Item satisfied.*

### IV. REQUESTED WAIVERS

The applicant has *no* requested waivers ~~from the following requirements:~~

1. ~~Section §22-303.1.c—to not provide topographic contours. Due to the limited site improvements that are part of this project, RVE has no objection to this waiver.~~
2. ~~Section §22-303.1.c—to not provide soil classifications. Due to the limited site improvements that are part of this project, RVE has no objection to this waiver.~~
3. ~~Section §22-601—to not provide an Environmental Impact Analysis.~~
4. ~~Section §22-602—to not provide a Traffic Impact Study.~~

5. ~~Section §22-304 to allow an Architect to sign the record plan. The proposed improvements involve the practice of engineering. In accordance with the Engineer, Land Surveyor and Geologist Registration Law, it is unlawful for any person to practice engineering in the Commonwealth unless they are licensed and registered as a professional engineer. Therefore, RVE does not support this waiver request.~~

Accordingly, all engineering concerns have been satisfied. Contingent upon final approval of the plan by the Borough Council, the Applicant shall provide the following:

1. Construction Cost Estimate for the site improvements. The estimate will be reviewed by RVE to establish financial security and inspection escrow requirements.
2. Seven (7) copies of the final plan for signature and recordation. The Borough will contact the applicant once the plans have been signed so that the applicant can pick up the plans and complete the recording process.

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. Prior to scheduling a pre-construction meeting, the Applicant shall execute development and financial security agreements, record plans, and provide five (5) copies of the final plans to RVE to be stamped “Approved for Construction” and distributed as follows: Borough (1 copy), RVE (2 copies), Developer (1 copy), and Contractor (1 copy)

Should you have any questions, please feel free to contact our 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/jrw/jeb

Enclosure

cc: Main Street Lofts, LLC, Owner & Applicant  
3GHC Architects, LLC, Plan Preparer (Preliminary / Final)  
Site Engineering Concepts, LLC, Plan Preparer (Record Plans)  
Law Offices of Brendan P. Burke, LLC, 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.