

June 13, 2025

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

**RE: Preliminary / Final Land Development Application – Review #5
Oakwood Apartments (UPI #15-12-196, 15-12-197, 15-12-197.2, & 15-12-197.4)
Borough of Phoenixville
RVE File #PCBP146**

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 “Oakwood Apartments – Preliminary / Final Land Development” (20 sheets), dated 4/21/2023, last revised 5/14/2025, prepared by Bercek & Associates of Royersford, PA.
- Plan sheet entitled “Record Lot Consolidation Plan” (1 sheet), dated 11/25/2024, last revised 5/14/2025, prepared by Bercek & Associates of Royersford, PA.
- Engineer’s Cost Estimate for Oakwood Apartments, dated 5/1/2025, prepared by Bercek & Associates of Royersford, PA.
- Arborist Report – Tree Review, dated 4/25/2025, prepared by the Rockwell Associates
- Response Letter #4, dated 5/14/2025, prepared by Bercek & Associates of Royersford, PA.
- Legal Description for Lot Consolidation, dated 5/14/2025, prepared by Bercek & Associates of Royersford, PA.

I. GENERAL INFORMATION

Owner &
Applicant: SYT Bridge Street, LLC (UPI #15-12-197, 15-12-197.2 & 15-12-197.4)
2015 Locust Street, Suite 100
Philadelphia, PA 19103
(347) 265-6270
Attn: Steve Drebin
sdrebin@sytholdings.com

Owner &
Applicant: SYT Oakwood Apartments, LLC (UPI #15-12-196)
Oakwood Apartments II, LLC
Greenzang Properties IX, LLC
2015 Locust Street, Suite 100
(347) 265-6270
Attn: Steve Drebin
sdrebin@sytholdings.com

Plan Preparer: Bercek & Associates
112 North Lewis Road
Royersford, PA 19468
(610) 948-8947
Attn: Glen E. Kelczewski, P.E.
gkelczewski@bercekassociates.com

Proposal: The applicant proposes to consolidate four (4) adjacent parcels, preserve five (5) existing buildings with ninety-six (96) multifamily dwelling units, demolish three (3) existing single-family detached dwelling units, construct two (2) new 3-story apartment buildings with thirty-two (32) multifamily dwelling units (resulting in a combined 128 multifamily dwelling units, existing and proposed). Also included in the development are proposed utilities, grading, lighting, landscaping, stormwater management 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. The plans must include the signature and seal of the professional land surveyor responsible for the plan (§22-304.2.A). *The applicant states that the plans will be signed and sealed prior to final plan recording. Item satisfied.*
2. Identify York Street (§22-304.2.A). *Item satisfied.*
3. On the Land Development Title Plan (Sheet 1), adjust the location map scale to 1"=200' (§22-304.2.A). *Item satisfied.*
4. On the Land Development Title Plan (Sheet 1), the location map is being used to show zoning boundaries and should identify the Residential Infill (RI) zoning district (§22-304.2.A). *Item satisfied.*
5. Provide the percentage of uses by Gross Floor Area on the plans (§22-304.2.A). *The applicant indicates that 100% of the proposed use on the project tract will be multi-family residential. Item satisfied.*
6. Show the existing water main in West Bridge St. (S.R. 1019) (§22-304.2.A). Records show a 12" cast iron water main on W. Bridge St. and a 6" transite water main on Deger Avenue (§22-304.2.A). RVE will provide historical plans under separate cover. *Item satisfied.*
7. Show the existing fire hydrant along W. Bridge St., near the municipal boundary (§22-304.2.A). *Item satisfied.*
8. Show the existing crosswalk(s) along W. Bridge St, including mid-block locations and at the intersection of Deger Avenue. *Item satisfied.*
9. Show and identify all existing signage along W. Bridge St., Deger Ave., and Cherry St. *Item satisfied.*
10. Revise the sanitary main shown along Cherry Street and Deger Avenue based on available records (§22-304.2.A). RVE will provide historical plans under separate cover. *Item satisfied.*

11. The existing sanitary main cuts across the property corner on the west corner of the intersection of Deger Avenue and Cherry Street. Provide a 20' utility easement along this sanitary main (§22-407.2). *The applicant has shown an acceptable easement on Sheet 4 with bearing, distance and areas information on Sheet 1. The easement boundaries, bearing, distance and area information should be depicted on the Lot Consolidation, Existing Features & Demolition plan (sheet 3) as well. Item satisfied.*
12. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show all steep slope (>15% to 25%) and very steep slope (>25%) areas (§22-304.2.A). Some steep grades appear to be present along Cherry Street. *Note #17 has been added to Sheet 1. Item satisfied.*
13. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show all existing trees over 6" caliper (§22-304.2.A). *Item satisfied.*
14. Provide a delineation of freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers. If no such lands exist on the tract, the plan must include a statement so indicating (§22-304.2.A). *Item satisfied.*
15. Provide floodplain information based on the current effective FEMA FIRM for the project area (§22-304.2.A). *Item satisfied.*
16. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), provide dimensions from each building to the roadway curblin, rear yard setbacks, side yard setbacks, and separation from other existing and/or proposed buildings. *Item satisfied.*
17. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4) and others, adjust the weight of the existing contours to differentiate them from proposed contours. *Item satisfied.*
18. Provide new property corner monumentation at all property corners where no existing monumentation exists (§22-406.1). *Item satisfied.*
19. Provide a note on the plan indicating that all utilities shall be installed underground (§22-407.5). *Item satisfied.*
20. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), show the proposed limits of roadway restoration work. *The applicant has shown a boundary around roadway excavation areas. However, PennDOT has commented that the eastbound travel lane of W Bridge St. (S.R. 1019) must be resurfaced. Due to the significant work proposed, the full width of Deger Avenue must be resurfaced between W. Bridge St. and Cherry St. as part of this project. Resurfacing includes a 1.5" mill and overlay of the existing asphalt pavement. Provide notes on the plan indicating that this pavement resurfacing work will be performed. On Sheet 1, Note #29 has been added. However, the note should be revised to state "... , from W. Bridge St. to Cherry St." or the area shall be clearly shown with hatching on the plan. Item satisfied.*
21. The plan shall be reviewed by the Phoenixville Fire Department (§22-304.2.A). *The Phoenixville Fire Department issued a review letter dated 7/20/2024. Among other comments, the letter required installation of a new fire hydrant at the corner of W. Bridge St. and Deger Ave. The applicant has added the fire hydrant to the plan. The applicant must add a detail for the proposed fire hydrant. Item satisfied.*

22. On the Site Grading, Construction Improvements & PCSM Plan and Landscaping Plan (Sheets 4 & 11), show the 75' clear site triangle at the intersection of Deger Avenue with W. Bridge St. (S.R. 1019) and Cherry Street (§22-411.3.B). *Item satisfied.*
23. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), a total of ~~162~~ 149 parking spaces are proposed, including 9 8 ADA parking spaces. At least 1 of the ADA parking spaces shall be van accessible with a 96" wide access aisle (§22-417.2.G). Indicate which space(s) are van accessible. *Item satisfied.*
24. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), there are proposed striped islands being added within the existing parking lot. These striped islands shall be changed to curbed landscaped islands to reduce impervious coverage and heat island effect (§22-417.3.C). *Item satisfied.*
25. In conjunction with this development, install a new electrical switchgear capable of accommodating 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 ten (10) parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). *Item satisfied.*
27. Reconstruct the ADA curb ramps at the intersection of Deger Avenue with W. Bridge Street (S.R. 1019) and Cherry Street to comply with current ADA standards (§22-419.3.C). *The applicant is proposing to reconstruct the ADA curb ramps on the south corner of the intersection of W. Bridge St. and Deger Ave. However, the ADA curb ramp on the east corner of the intersection of W. Bridge St. and Deger Ave. should also be reconstructed. Also, the diagonal slope for the turning areas appears to be greater than 2.0%. Contour labels for the ADA ramp views on Sheet 7 shall be relocated to better callout the corresponding contour line. Item satisfied.*
28. Provide a streetlight at the intersection of W. Bridge Street & Deger Avenue (§22-423.2). *Item satisfied.*
29. Provide a detail for the proposed trash enclosure and associated concrete pad (§22-426.1). *No trash enclosure is being proposed and the one that was to be removed now will remain. Item satisfied.*
30. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), indicate whether additional pavement will be installed for trash truck access to the proposed trash enclosure. *The proposed trash enclosure has been removed. Item satisfied.*
31. In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes (§22-500.3.A.(1)). *The applicant is requesting a waiver from this requirement and offers to provide a fee in lieu of providing the required open space area. At the Planning Commission meeting on 10/10/2024, it was determined that a waiver is not required when the applicant is proposing to provide a fee in lieu of required open space area.*
32. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), show proposed grading from the proposed apartment building finished floor elevations to nearby sidewalk and pavement grades. *Contour labels shall be provided for all proposed contour lines. Additional spot elevations*

shall be shown at proposed sidewalk connections. Consider a separate Grading Plan for clarity. Item satisfied.

33. On the Land Development Title Plan (Sheet 1), Parking Calculations – Proposed Conditions – 216 total bedrooms X 0.82 parking spaces per bedroom = 178 required parking spaces. Our office found 151 parking spaces. *Per RVE’s email dated 8/9/24, an average rate of 0.75 parking spaces per bedroom shall be utilized. This project will result in a total of 197 bedrooms which results in the need for 148 parking spaces. This project will result in a total of 149 parking spaces. Item satisfied.*
34. On the Land Development Title Plan (Sheet 1), Affidavit of Ownership – provide two signature blocks for the two LLCs. *Item satisfied.*
35. On the Land Development Title Plan (Sheet 1), Signature Blocks – revise, modify, and / or add the signature blocks that are attached to this review letter. *The Pennsylvania Professional Land Surveyor Title Signature block states that the error of closure is 1 : 4,084,930; however, the error of closure can not be greater than 1 : 10,000 as stated in the standard signature block. All signature blocks must be signed, sealed and dated as applicable prior to final plan recording. The applicant has provided an acceptable response regarding survey accuracy. The applicant states that the plans will be signed and sealed prior to final plan recording.*
36. On the Land Development Title Plan (Sheet 1), Location Map – provide a North Arrow. *Item satisfied.*
37. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show the location and size of the water main, water lateral, sanitary main, sanitary lateral and the location of the nearest fire hydrant (§22-304.2.A). *There are no water lines shown to the fire hydrant. Item satisfied.*
38. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), the south corner of the tract boundary line does not close. *Item satisfied.*
39. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3), show demolition of the smaller existing dumpster along the southwest property line. Both existing dumpsters are to be replaced with the proposed 15’ X 28’ dumpster location. *The plans have been revised and the existing dumpsters will remain and no new dumpsters are being proposed. Item satisfied.*
40. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Site Construction Sequence 23 – remove ‘and proposed landscape plantings’. Only trees are proposed. *Additional landscaping has been proposed and provided on the Landscaping Plan (Sheet 17). Item satisfied.*
41. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – along the SW property line – restripe the parking spaces. Some of the parking spaces are not nine (9) feet wide. *A typical dimension or parking space striping detail shall be provided to indicate the length and width for all standard parking spaces. The applicant has verified the width of existing parking spaces to be 9’, has agreed to restripe existing parking spaces and has provided details for ADA accessible parking spaces and EV parking spaces on Sheet 5. However, an additional dimension or callout should be provided on the plans dimensioning the width of standard parking stalls. Item satisfied.*

42. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – along the SW property line – there is a hanging 20’ dimension line. Remove this dimension or realign it. *Item satisfied.*
43. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the SW property line area – the five (5) space parking should have an eight (8) foot wide ADA parking access aisle. The corner parking stall will conflict with the extension of parking stalls with the removal of the trash dumpster enclosure. Revise the total parking stalls in each run. *Item satisfied.*
44. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the center front row of parking spaces – the two ADA spaces cannot stand alone without a striped access aisle. Move both spaces to the sides of the new proposed striped island to satisfy this requirement. *Striping locations have been revised. Item satisfied.*
45. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – in the existing NE parking lot – the first ADA parking space in a lot requires an eight (8) foot wide striped aisle (Van Accessible). Reline the row and revise the total of spaces. *Item satisfied.*
46. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 4), Plan View – the proposed dumpster location is thirteen (13) feet offset from the existing apartment building. A northwest wind will carry the dumpster odor directly to the apartment building. The second and third floor apartments will look down directly into the dumpsters. Provide a dumpster enclosure with three (3) CMU sides, front swinging doors and a roof to contain the potential odors and provide a visual obstruction to the contents. *The existing dumpster location on the northeastern end of the primary parking lot will be approximately 15’ from the proposed apartment building. These comments still apply for this dumpster location. The applicant anticipates that the existing dumpster enclosure will be replaced with a new masonry wall enclosure with a roof and swinging gates. Provide a note on the plans stating that “The existing dumpster enclosure will be replaced with a new masonry wall enclosure, gates and roof. Plans for the new enclosure shall be provided for Borough review and approval prior to construction.” The note has been provided on Sheet 1. Item satisfied.*
47. On the PCSM Details & Notes Plan (Sheet 5), add Snouts to Inlets A5, A7 and A8. *Item satisfied.*
48. On the PCSM Details & Notes Plan (Sheet 5), Flex Storm Inlet Filters – highlight filters for the twelve-inch yard drains also. *The applicant is proposing NDS square catch basins for yard drains #9, 13, 14, 16, 17 & 18. Item satisfied.*
49. On the PCSM Details & Notes Plan (Sheet 6), provide a detail for the twelve-inch yard drains. *Item satisfied.*
50. On the PCSM Details & Notes Plan (Sheet 6), provide details for Bicycle Safe Grates for the Type M Inlets and the twelve-inch Yard Drains. *Item satisfied.*
51. On the E&S Details & Notes Plan (Sheet 9), provide Standard Construction Detail #4-4. *Item satisfied.*
52. On Plan Sheet 10 – provide a statement that the proposed lighting shall meet IESNA full-cut-off criteria (§27-601.4.B(2)). *The applicant states that Note #13 has been provided, however no Note #13 is shown on the plan. A Note has been added to the Lighting Plan (Sheet 16). Item satisfied.*

53. On the Lighting Plan (Sheet ~~10~~ 17), show a lighting distribution pattern and label the footcandle lines. *As shown, parts of the driveway entrance are not illuminated however there are other existing lights on the plan. The applicant notes that there are existing cobra head lights near each of the existing driveways. These lights can be added to the lighting plan to demonstrate compliance with lighting requirements.*
The lighting distribution pattern has been provided to meet the footcandles required §27-601.4.A.(2). Item satisfied.
54. On the Lighting Plan (Sheet 10), Installation Notes 6 – change CITY to BOROUGH. *Item satisfied.*
55. On Plan Sheet 11 – Plan View – along W. Bridge Street – the proposed street trees (classified as large) are within ten (10) feet of existing overhead wires. Only medium trees are permitted where overhead wires exist (§25-106.2). Trees should be offset ten (10) feet from buildings (§22 – Attachment 3 – Landscape Guidelines). These same trees are seven (7) feet off of the building. Please select medium trees for this location. *There are trees to the northeast that appear to be closer than 10' to the buildings, verify these distances. Item satisfied.*
56. On the Landscaping Plan (Sheet 11), Plan View – along Deger Avenue – three trees are within the ten (10) foot minimum offset to utilities (3', 4' & 5' off the proposed sanitary main extension) (Plan Sheet 12- General Landscape Notes 5 – Line 1). *Trees have been moved greater than 10' away from the utilities, but other plantings are being proposed directly on top of utility lines. Item satisfied.*
57. On the Landscaping Details & Notes Plan (Sheet 12), General Landscape Notes 26 – remove this note. The Landscape Details are shown on this sheet. *Item satisfied.*
58. On the Landscaping Details & Notes Plan (Sheet 12), label the Paver Patio Detail. *A label is still needed for this detail. Item satisfied.*
59. On the Landscaping Details & Notes Plan (Sheet 12), provide a Concrete Sidewalk Detail. *Item satisfied.*
60. On the Landscaping Details & Notes Plan (Sheet 12), provide a Dumpster Detail. *The plans have been revised and the existing dumpsters will remain and no new dumpsters are being proposed. Item satisfied.*
61. The plans must state that there are no wetlands on the property (§22-304.2.A). *Item satisfied.*
62. The plans must state that the project does not fall within the French Creek 100 year floodplain (§22-304.2.A). *Item satisfied.*
63. Section §23-402.2.A(3) - Add a statement signed by the owner that shall prohibit any revision to the approved SWM plan unless approved by the Borough in writing. *Item satisfied.*
64. ~~Provide a Chester County Conservation District Letter of Adequacy for earth disturbance less than one acre (§23-303.1.A(1); §23-402.2.G). The applicant states that an approval letter will be provided prior to final plan approval. Since this plan now requires an NPDES permit, this comment is no longer applicable (See comment #73).~~

65. Provide final as-built plans of all BMPs and stormwater conveyance and facilities (§23-502.1). *The applicant states that they will be provided and Note #22 on Sheet 1 has been provided. Item satisfied.*
66. Provide a Market Analysis impact statement (§22-600). *Item satisfied.*
67. Provide an Environmental Impact Analysis impact statement (§22-601). *Item satisfied.*
68. Provide a Traffic Impact Study (§22-602). *Item satisfied.*
69. Provide a Community and Fiscal Impact Analysis (§22-603). *Item satisfied.*
70. Provide a stand-alone Lot Consolidation Plan to be recorded separately. *Setback lines shall be shown on this plan. This should be a separate plan and shall show the proposed improvements as to show the final conditions of the project. The applicant has provided a lot consolidation plan showing consolidation of four (4) parcels, without proposed improvements. Item satisfied.*
71. Provide concrete monuments at the property perimeter corners and at any changes in direction (§22-406.1). *Item satisfied.*
72. On the Lot Consolidation, Existing Features & Demolition Plan (Sheet 3) and others, there is a property boundary type line crossing Cherry Street diagonally. Please review and revise as necessary. *The line still exists that crosses Cherry Street. The applicant notes that this diagonal line appears on ChescoViews, Chester County's GIS database, and is accurate. However, the plan currently shows this diagonal line disconnected from the project tract. Item satisfied.*
73. *The Limit of Disturbance for Phase 2 has been revised and is now greater than one acre. This will require a PADEP NPDES Permit. The applicant states that an approval letter will be provided prior to final plan approval. On 3/14/2025, PA DEP issued an NPDES Permit (PAC150407) for this project. Item satisfied.*
74. *Show 220' contours on the new islands. Item satisfied.*
75. *On the Parking Lot Cross-Walks Plan (Sheet 8), provide spot elevations for the proposed sidewalk tie-in. Item satisfied.*
76. *The Landscaping Plan (Sheet ~~17~~ 18 19) shows a patio and block seat wall overtop of a proposed sidewalk. Any improvements should be shown on the Site Grading, Construction Improvements & PCSM Plan. The proposed sidewalk runs directly through the patio and shall be revised. Item satisfied.*
77. *The Landscaping Plan (Sheet ~~17~~ 18) shows plantings on proposed sidewalk near the northeast property boundary. Item satisfied.*
78. *On the Phase – 2 Erosion and Sediment Control Plan (Sheet 13), provide inlet protection for the proposed inlets. Item satisfied.*
79. *The Post-Construction peak discharge rates on the PADEP Rate Control Sheet do not match what is shown for POI #1 in the tables shown on what is labeled sheet 81 of the PCSM Report. Item satisfied.*
80. *On the Lighting Plan (Sheet 10), there is a proposed street light that is projecting light onto nearby residential properties greater than 0.1 footcandle. Item satisfied.*

81. *The “Typical EV Charging Station Detail” shall have dimensions for the bollards to show how close they are to the charging stations and to show how much parking length is left. Item satisfied.*
82. *Provide a detail for the bollards to be placed in front of the EV charging stations. Item satisfied.*
83. *On the Land Development Title Plan (Sheet 1), Zoning Regulations, update the proposed lot area to subtract the area of the proposed sewer easement. Item satisfied.*
84. *On the Land Development Title Plan (Sheet 1), provide a listing of all waivers being requested. Waiver requests have been removed. Item satisfied.*
85. *On the Site Grading, Construction Improvements, and PCSM plan, provide a note indicating that handrails shall be provided for all steps with more than 3 risers. Provide a construction detail for handrails. Item satisfied.*
86. *PennDOT’s comment letter, dated 8/23/2024, indicates that the two (2) existing mid-block crossings on W. Bridge St. ~~should be eliminated~~ “are under review and if found unwarranted, will need to be removed.” Considering that there is already a crosswalk at the intersection of W. Bridge St. and Deger Ave., RVE agrees with this determination by PennDOT. If found to be unwarranted, ~~The~~ mid-block crossings should be eliminated, and appropriate curb and sidewalk should be installed on each side of W. Bridge St. PennDOT’s comment letter, dated 10/25/2024, states that the existing mid-block crosswalk near Sta. 200+39 (nearest to the northeast driveway along W. Bridge St.) should be removed, and does not make any statement about the other existing mid-block crosswalk. The applicant has revised the plan accordingly. Item satisfied.*
87. *On the Landscaping Plan (Sheet 17), show the location of any mechanical equipment that might be visible from public streets. Provide screening to ensure that any mechanical equipment is not visible from the public street. The Applicant states that for the proposed buildings, all mechanical equipment will be provided in the interior of the buildings. On Sheet 1, Note #28 has been added regarding the screening requirement. Item satisfied.*
88. *From the Traffic Impact Study, completed January 2024, recommendations for bike racks are made. Provide bike racks on the plan and provide a construction detail. Item satisfied.*
89. *From the Traffic Impact Study, completed January 2024, recommendations for signage at mid-block crosswalks along W. Bridge Street are made. Since it is our recommendation to eliminate the two (2) existing mid-block crosswalks, we suggest that warning and advanced warning signage only be provided for approaches to the crosswalk at the intersection of W. Bridge St. and Deger Ave. Item satisfied.*
- ~~90. *On the General Details & Notes Plan, provide a construction detail for concrete driveway aprons. Item satisfied.*~~
91. *The observation ports for the Underground Stormtank System shall be shown on a plan view to show that there are no conflicts with the proposed sidewalk and patio or if they will be within these areas. Item satisfied.*
92. *The applicant has provided a separate legal description and exhibit plan for a proposed sanitary sewer easement. RVE will review these materials and provide any comments under separate cover. Item satisfied.*

93. *Provide a new legal description for the consolidated tract. RVE will provide any comments under separate cover. Item satisfied.*
94. *For parking lots with 101 to 150 parking spaces, only 5 ADA accessible parking spaces (including 1 ADA van accessible parking space) are required. Currently, the plan shows 8 ADA accessible parking spaces. Consider converting 3 ADA accessible parking spaces to standard parking spaces to maximize parking flexibility. Item satisfied.*
95. *On the Land Development Title Plan (Sheet 1), reference the Record Lot Consolidation Plan (1 sheet), dated 11/25/2024, prepared by Bercek & Associates of Royersford, PA. 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). Applicant acknowledged. This letter must be provided prior to Council consideration. Copies of a letter of availability for public sanitary sewer service from the Borough of Phoenixville are included with this plan resubmission to the Borough of Phoenixville. Item satisfied.*
2. *Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Applicant acknowledged. This letter must be provided prior to Council consideration. Copies of a letter of availability for public water service from the Borough of Phoenixville are included with this plan resubmission to the Borough of Phoenixville. Item satisfied.*
3. *The plans shall indicate the size and material of all proposed water services and sewer laterals. Item satisfied.*
4. *If any existing water services or sewer laterals are to be abandoned or reused, add the following note to the utility plan: The existing water services and sewer laterals to be abandoned shall be shown capped directly at the mains. Any service lines intended to be reused shall be cut and capped prior to the demolition of the existing building. Per conversations between the applicant and the Borough, sewer laterals along W Bridge Street shall be capped at the right-of-way. Provide a note on the Lot Consolidation, Existing Features & Demolition Plan indicating this. On Sheets 3&4 on the stand alone Lot Consolidation Plan, Note #3 of the Site Improvements & Utilities Notes has been updated regarding the existing sanitary sewer laterals and water laterals along W. Bridge Street. Item satisfied.*
5. *New water services for both proposed apartment buildings shall be connected to the existing water main on W. Bridge St. (S.R. 1019). Water service piping is currently proposed to be shared between both buildings. Water and fire services should be unique to each building proposed. The applicant has provided separate domestic and fire services from the water main to the proposed combination water meter vault, splitting downstream to each building. Item satisfied.*
6. *Provide an external combination water meter vault for both domestic and fire water services. The private domestic and fire water services from a single combination water meter vault can serve both proposed apartment buildings. Item satisfied.*
7. *The existing sanitary line along Deger Avenue to Cherry Street must be replaced with a new 8” diameter SDR-35 PVC sewer main. Installation shall include capping the old 4” connection in Cherry Street, new tie-in manhole, new terminal sewer manholes, and reinstatement of all existing sewer laterals. Applicant shall provide a legal description and exhibit of sanitary sewer to be*

dedicated to the Borough. Applicant should consider extending sanitary sewer main for both buildings to connect directly in Deger, rather than installing sewer laterals along the frontage of the adjacent building. Item satisfied.

8. Include calculations to support the sizing of the proposed water services (both domestic and fire). *Applicant states calculations will be provided in a future submission. Item satisfied.*
9. Add the following note to the utility plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.” *Comment could not be located on Sheet 1, Note 25. Item satisfied.*
10. The following standard detail shall be added to the plans. A copy is attached to this letter. *Item satisfied.*
 - Detail S-1: Sanitary Lateral 3’ to 10’ Depth
 - Detail S-6: Standard Sanitary Manhole Section Detail
 - Detail S-8: Sanitary Manhole Frame and Cover
 - Detail S-9: Connection to Existing Sanitary Manhole
11. RVE has reviewed and will recommend the provided Sewage Facilities Planning Module Mailer Application for signature by the Borough, who will submit the application to DEP. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE. *Project has been deemed exempt from Sewer Planning.*
12. The plans shall show all existing sewers and water mains and shall call out the size and materials of construction (if known). *Item satisfied.*
13. The plans shall show all existing water services and sanitary laterals and shall call out the size and materials of construction (if known). *A note should be added to the project plans describing locating of unknown services and appropriately capping as necessary. Item satisfied.*
14. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *Applicant acknowledged. The applicant shall be responsible for providing any necessary background information on previous usage if requesting any credits for connection fees. Review comment is acknowledged.*
15. Utility plan should denote all water or sewer mains that are proposed to be dedicated to the Borough. *Comment was noted on Sheet 1, Note 26. Legal description and exhibit should be provided as detailed in Comment 7. Item satisfied.*
16. Provide a profile for the sewer main extension including all known conflicts, utilities, slope, pipe materials and sizes. *Item satisfied.*
17. If the buildings will be sprinklered, there must be a dedicated fire service which is metered separately from the domestic water service, and all meters shall be placed in outside meter pits. *Applicant shall provide appropriate meter pit detail as necessary. Item satisfied.*

IV. REQUESTED WAIVERS

The following waiver have been requested:

96. ~~Section §22-500.3.A.(1) — In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes. At the Planning Commission meeting on 10/10/2024, it was determined that a waiver is not required when the applicant is proposing to provide a fee in lieu of required open space area.~~

Pursuant to Ordinance 2024-2392, adopted by Borough Council on September 10, 2024, Part 6 “Impact Statements” of the Borough’s Subdivision and Land Development Ordinance was amended to remove the requirement for a Market Analysis and Community & Fiscal Impact Study, and the update the applicability and provisions of the Traffic Impact Study and Environmental Impact Study. To the extent that the Applicant determines that the SALDO Amendment is beneficial to its Application, then the Applicant may elect to apply the entire amendment to its project – meaning that the new Environmental Impact Study and Traffic Impact Study requirements would apply, but the Market Analysis and Community & Fiscal Impact Study would no longer be required. To the extent that the Applicant determines that the version of Part 6 of the SALDO that was effective as of the date of the Application is preferable, then the Applicant must comply with the entire prior version of Part 6 of the SALDO, including by providing a Market Analysis and Community & Fiscal Impact Study.

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. Seven (7) copies of the final plan for signature and recordation. Once the required agreements have been executed, the Borough Solicitor will facilitate recording of the final plan.

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. After the required agreements have been executed, the Applicant must contact RVE to schedule a pre-construction meeting. In addition to the plans provided for recording purposes, the Applicant must furnish 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 office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By



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

OMH/lmc/ehd

cc: SYT Bridge Street, LLC, Owner & Applicant
SYT Oakwood Apartments, LLC, Owner & Applicant
Oakwood Apartments II, LLC
Greenzang Properties IX, LLC
Bercek & Associates, Plan Preparer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine (via email)
John Yurick, P.E., McMahon Associates
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
James Bulicki, P.E., Associate (via email)
Leanna M. Colubriale, P.E., CFM, Senior Associate (via email)