

April 7, 2023

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

**Re: Major Revision – Review #3
Odessa Development
Borough of Phoenixville
RVE File # PCBP037**

Dear Jean:

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

- Plans entitled “Final Subdivision and Land Development Plans Odessa Development – Major Revision” (73 Sheets), dated 5/27/2020 and last revised 3/16/2023, prepared by BL Companies of King of Prussia, PA.
- Major Revision – Review #2 (Engineering) response letter, dated 3/16/2023, prepared by BL Companies of King of Prussia, PA.
- Final Subdivision and Land Development – Second Plan Review (Major Revision) (Planning) response letter dated 3/16/2023, prepared by BL Companies of King of Prussia, PA.
- Odessa Residential Project Site Lighting – RSX (1 Sheet), dated 6/13/2022, prepared by Illuminations, Inc. of West Chester, PA.
- Post-Construction Stormwater Management Narrative, dated 7/22/2021 and last revised 3/16/2023, prepared by BL Companies of King of Prussia, PA.
- Ashburn Road Connection Concept – Odessa Development (Sheet Nos. 23, 33, 39, 45, 69, and lighting plan Sheet No. 1), dated 5/27/2020 and last revised 10/27/2022, excepting the lighting plan which is dated 1/11/2022) prepared by BL Companies of King of Prussia, PA.
- Subdivision / Lot Line Adjustment Plan for Franklin Phoenixville, L.P. (1 Sheet) dated 9/22/2021 and last revised 10/26/2022, prepared by Bercek & Associates of Royersford, PA.

A preliminary land development plan for the Odessa Development was approved by the Borough on 1/12/2016. A final land development plan for the Odessa Development was approved by the Borough on 12/14/2021. Both the preliminary and final land development plans included a roadway connection to Ashburn Road. However, the Applicant has been unable to provide the Borough with information establishing its legal right to construct the roadway connection to Ashburn Road. In anticipation of this, the applicant has proposed eliminating the roadway connection to Ashburn Road. It was determined that the proposed amendment represents a major revision.

Based on our review of the materials submitted, RVE has provided comments listed below. An abridged listing of outstanding comments from the most recent engineering review letter has been provided, followed

by a list of waivers and comments from the Major Revision determination letter. Please note that any underlined comments represent items that must be addressed prior to receiving approval.

I. ENGINEERING COMMENTS

1-11. *Per the RVE review letter dated 3/28/2022, these items were previously satisfied or waived.*

12. Provide the seal of the professional land surveyor responsible for the plan (§22-402.2.5). *The Applicant states that the seal and signature will be added to Plan Sheet 15 of 70 prior to final approval after all other outstanding comments are addressed.*

13-147. *Per the RVE review letter dated 7/8/2022, these items were previously satisfied or waived.*

148. *On the Site Plan (SP-06), at the corner of Road C, revise the inner and outer curb radii to 20' and 42', respectively, to match the radii used on Road C just to the north. Label the outside radius on the plan. The radii are not labeled. Item satisfied.*

149. *On the Grading Plan (Sheet GD-02), revise proposed contours 206-211 at the parking lane along Road C. Item satisfied.*

150. *On the Overall Site Plan (Sheet SP-01), the sheet number is not appearing correctly. Item satisfied.*

151. *On the General Notes (Sheet GN-01), revise Note 117 to include the date when the ordinance was enacted and to ~~leave a blank for the resolution to be hand-written in later~~. The conditions of approval resolution has been approved and the ordinance date has been added. Item satisfied.*

152. *On the Sanitary Utility Easement Plan, Water Utility Easement Plan & Utility & Right-of-Way Plan (EP-01, -02 & -03), include a note for each right-of-way and easement (construction easement, water, sewer, drainage, trail) stating that the Borough is offered a perpetual offer of dedication for each. Site Work General Note 143 has been added. Item satisfied.*

153. *On the Sanitary Utility Easement Plan (EP-01), provide a 30' easement width for sanitary sewer between SMH-24 & SMH-28 due to bury depths in excess of 20'. The 30' easement has been provided from SMH-11 to SMH-28. Item satisfied.*

154. *On the Site Plan (SP-06), the curb at the end of the emergency access road should be called out as depressed curb. Item satisfied.*

155. *On Grading Plan (GD-06), the 201 contour to the south of the emergency access road entrance should stop when it changes direction, and a portion of the line should be trimmed.*

156. *On Grading Plan (GD-06), there is a callout for retaining wall in the ravine that should be removed. Item satisfied.*

157. *On Grading Plan (GD-06), there is text overlap at the roadway centerline stationing, at the intersection of Road A and Road C. Item satisfied.*

158. *On Fire Truck Circulation Plan (TT-01), the fire truck used for the emergency access road appears to be a different model but should be the same model as shown throughout the rest of the site. The fire truck is double overlapping printed. Item satisfied.*
159. *On Site Utility Plan (SU-06), the water and gas lines should be shown to connect to the existing utilities even if the locations of existing utilities are approximate. The end of the gas line is currently approximately 40' away from the existing gas line. The callouts for the lines should also point to the lines shown. They currently do not point to the correct locations. Item satisfied.*
160. *On Details-Stormwater (DN-06), the MRC Control Structure Detail does not match with what is shown on the plans. The CS-A outlet pipe invert elevation is 189.21 on the plans. The CS-C structure top elevation is 202.52 on the plans. CS-A outlet pipe invert elevation revised to 189.21. CS-C structure top elevation revised to 202.20. Item satisfied.*
161. *On Details-Stormwater (DN-06), BMP-1 has a top elevation of 198.00 but also has a grade elevation at the lowest at 198.00. There should be cover over the BMP at all points. Lowest elevation is 198.50. Item satisfied.*
162. *On Details-Stormwater (DN-06), the MRC Basin Detail appears to be different than the one on the approved plans. Please clarify the reasoning for this change. The Applicant states that the stormwater design has been modified based on the NPDES review and approval. Item satisfied.*
163. *On Storm Profiles (PR-03), profile EW-1.A to MRC-A there is text overlap and it appears that may be pipes or structures that are not shown. Item satisfied.*
164. *On Utility Profiles (PR-10), profile SMH-31 to SMH-37 does not show SMH-37 on the profile. Profile SMH-35 to SMH-36 does not show SMH-35. Item satisfied.*
165. *On Utility Profiles (PR-11), profile Water Main (± Road C) shows a conflict at 2+00 as there is a utility pipe crossing through the water main. Item satisfied.*
166. *On Landscaping Plan (LL-06), the plaza area does not match up with the area shown on the site plans. It appears that the plaza area extends onto the trail which is not depicted on the site plan. The plaza appears to be smaller on the Landscape Plan and plantings are shown in that area. The plaza area should match on both these plans. Item satisfied.*
167. *On the Site Lighting Plan, the plan should include the proposed trees and vegetation that might interfere with lighting (§27-601.6.A.1). Item satisfied.*
168. *On the Site Lighting Plan, the following two notes shall be included on the plan. "Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Borough for review and approval." "The Borough reserves the right to conduct post-installation nighttime inspections to verify compliance with the requirements of this chapter and as otherwise agreed upon by the Borough, and if appropriate, to require remedial action at no expense to the Borough" (§27-601.6.C). Added to Sheet GN-01 as Site Work General Note 142. Item satisfied.*
169. *On the Record Plan (RP-01), there is some text overlap, and some text is hard to read. The previous plans had a background mask for text to make it easier to read. Some text overlap remains. Item satisfied.*

170. An updated Stormwater Management Report shall be provided as a BMP has been removed and the other BMP's sizes have been changed. Item satisfied.
171. On the Record Plan (RP-01) and others, adjust the boundary of Lot 2 to include the area of Road C to its intersection with Township Line Road. This adjustment provides the townhouse portion of the development with two (2) entrances without the need for access agreements and other such agreements.
172. On the Record Plan (RP-01) and each easement plan, include a statement that "The developer shall offer in perpetuity to the Borough the dedication of all water mains constructed as a part of the development and an easement for the area thereover for access, operation, and maintenance of the same."
173. On the Record Plan (RP-01) and each easement plan, include a statement that "The developer shall offer in perpetuity to the Borough the dedication of all sewer mains constructed as a part of the development and an easement for the area thereover for access, operation, and maintenance of the same."
174. On the Record Plan (RP-01) and each easement plan, include a statement that "The location of any water easements and sewer easements shown on Sheet Nos. EP-01, EP-02, and EP-03 of the development plans shall be adjusted at the completion of the project based on the final constructed locations of water and sewer infrastructure".
175. On the Record Plan (RP-01) and each easement plan, include a statement that "The developer shall offer in perpetuity to the Borough the dedication of a blanket stormwater easement across the project tract for access, inspection and maintenance of stormwater conveyances and stormwater management BMPs. This easement shall not be construed to obligate the Borough to inspect or maintain stormwater conveyances and stormwater management BMPs".
176. On the Record Plan and Easement and Right-of-Way Plan (RP-01 & EP-03), provide a proposed right-of-way along the area of Road C from 15' west of staked townhouse Unit 1/2 to its intersection with Township Line Road.
177. On the Record Plan and Easement and Right-of-Way Plan (RP-01 & EP-03), provide a 16' emergency access easement from the Schuylkill River Trail to the intersection of Road A and Road C.
178. On the Record Plan and Easement and Right-of-Way Plan (RP-01 & EP-03), provide a 16' emergency access easement along the proposed trail from Township Line Road to the Schuylkill River Trail.
179. On the Record Plan and Easement and Right-of-Way Plan (RP-01 & EP-03), adjust the specific storm easement shown near the Schuylkill River Trail to ONLY capture areas that are outside of the project tract. Areas within the project tract will be covered by the blanket stormwater easement discussed above.
180. On the Record Plan (RP-01), include a statement that "All roads and sidewalks within the development shall be open to public use."

181. On the Subdivision/Lot Line Adjustment Plan (or on the Record Plan), remove topographic features and add proposed lots for each stacked townhouse, apartment building, etc. for property description and assessment purposes.

II. SEWER & WATER COMMENTS

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. Provide an updated sewer and water feasibility report based on the revised plan (§22-402.2.E). *Item satisfied.*
4. Provide a letter from the Borough's Fire Marshal indicating that a sufficient number of fire hydrants have been included in the design. Fire hydrants shall be placed at minimum 500' intervals. *A note has been provided that states "Fire hydrant location and spacing to be confirmed by Borough's Fire Marshall prior to construction." Item satisfied.*
5. 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." *Item satisfied.*
6. Extend a new sewer main along the west side of Unit Nos. 84-92 for future connectivity of adjoining properties. *Item satisfied.*
7. Extend a new sewer main to facilitate connection of adjacent properties east of Unit Nos. 162, 160, 136 & 138. *Item satisfied.*
8. The plans shall call out the size and materials of construction (if known) of the existing water and sewer mains (§22-304.2). Borough records indicate that the existing water main in Ashburn Road is 8" diameter and the existing water main in High Street is 10" diameter. Borough records indicate that the existing sanitary main in High Street is 8" diameter vitrified clay pipe. *Piping sizing does not seem to agree with given dimensions. Please provide additional explanation. Additionally, provide piping materials, when known. Item satisfied,*
9. The Site Utility Plan (SU-6) shows an existing water main installed from Fillmore Village, across the ravine and ending near the Schuylkill River Trail. It is our understanding that this water main has not yet been installed. Please revise the plan to show this new water main connecting the development to existing water mains at the intersection of Ashburn Road and Simmons Al. & Lopata Rd. *Item satisfied.*
10. The Site Utility Plan (SU-6) does not show the new water mains recently installed along the Schuylkill River Trail. Revise the plans to show current as-built information. *Item satisfied.*

11. The Site Utility Plan (SU-6) shows an apparent realignment of water main near the ravine. As mentioned previously, we have no record of any water main being installed in this area and would believe a meeting between the RVE, Borough Staff and the designer would be appropriate to coordinate this part of the design. *Item satisfied.*
12. Specify whether the buildings will be sprinklered or served by fire hydrants. 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. *Add a note to the plans stating “Sprinkler Rooms will be accessible to Borough Staff from the exterior of the building. Sprinkler Rooms will be solely utilized for the purpose of housing meters. Storage and other purposes shall be prohibited within the Sprinkler Rooms.” Item satisfied.*
13. Specify the sizes and materials of construction of the proposed water service connections on the Utility Plan. *Item satisfied.*
14. Include calculations to support sizing of water services and sewer laterals. Note that the Borough’s standard details are intended mainly for residential connections and that multi-family buildings may require larger services and laterals. *Calculations will be provided under separate cover. Item satisfied.*
15. PA DEP has approved the Sewer Facilities Planning Module for this project. RVE will meet with the Borough and design engineer to discuss any additional steps to be taken based on the revised design, including discussion of how adjacent properties would be connected to new sanitary sewer mains proposed by this project. *Applicant states that they are submitting a Sewer Facilities Planning Module for the neighboring Trieste Development. As the Sewage Facilities Planning Module has been approved for a higher number of EDU’s than are currently proposed, this item will be considered satisfied at this time.*
16. Note: The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *Acknowledged.*
17. On the Overall Site Utility Plan (SU-01) and others, there are numerous combined sanitary sewer laterals serving the stacked townhome units. Provide a sanitary main with a terminal manhole collecting sewer laterals from the stacked townhome units. Each set of stacked townhomes (2 units) can have a single shared sewer lateral connected to the sanitary main. *Item Satisfied.*
18. Provide 18” vertical separation or 10’ horizontal separation between all sanitary mains and potable water mains. All crossings should be shown on the respective sanitary sewer profiles. Any crossings that cannot maintain the separation required shall be encased as given on the Borough’s Standard Construction Details. Multiple crossings have not been shown on the proposed Sanitary Sewer main profiles. All utilities crossings should be shown and labeled. Applicant states this will be comply in a future submission. Sanitary sewer mains shall be installed beneath water mains or encased.
19. *Provide separation as required in Comment #15 near SMH-23. Applicant states this will be comply in a future submission. Horizontal separation is less than 10’ and SMH is less than 5’ in depth. It is not clear how required separation is being maintained. Item satisfied.*

20. *On the Site Utility Plan (SU-02) and others, identify the following sanitary manholes with exterior drops: SMH 10, SMH-15, SMH-16, SMH-19 & SMH-24. Applicant states this will be comply in a future submission. Item satisfied.*
21. *Water and sewer details should be revised to comply with the Borough's most recent standard details. Current details will be provided under a separate cover. Item satisfied.*
22. *On the Site Utility Plan (SU-02), provide a fire hydrant or permanent blow-off near Units 99/100. Item satisfied.*
23. *On the Site Utility Plan (SU-02 & -04) provide a looped water main from Units 91/92 along Road C to proposed water main at the intersection of Road C & Alley 4. Provide a fire hydrant at the intersection of Road A and Road C. Hydrant should be provided on Western intersection of Road A and Road C. Item satisfied.*
24. *On the Site Utility Plan (SU-03), provide a fire hydrant or permanent blow-off near Units 153/154 or provide a loop around Units 155/156 to proposed water main in Fillmore Street (preferred). Item satisfied.*
25. *On the Site Utility Plan (SU-04), provide a 10' horizontal offset between the water main and sanitary main from SMH-35 to SMH-37. Vertical offset appears to be less than 18". Item satisfied.*
26. *On the Site Utility Plan (SU-05), relocate the fire hydrant near Units 67/68 to the intersection of Road A and Alley 4. Item satisfied.*
27. *On the Site Utility Plan (SU-05), provide a separate domestic water and fire service from the water main to the proposed apartment building. Currently, separate domestic water and fire services are shown from the water meter vault to the building. A combination type water meter vault is permitted. Provide a detail similar to Borough requirements of the proposed meter vault. Item satisfied.*
28. *On the Site Utility Plan (SU-05), the sanitary main from SMH-25 to SMH024 is more than 24' deep and only 3' away from proposed porches of Units 111-130. Provide a 15' offset from dwelling units (consider switching with storm sewer from MH-C.2 to MH-C.4). Item satisfied.*
29. *On the Site Utility Plan (Sheet SU-06), provide a 10' horizontal offset between the water main and sanitary main from SMH-8 to SMH-10. Vertical offset appears to be less than 18". Item satisfied.*
30. *On the Site Utility Plan (Sheet SU-06), provide a straight alignment for the proposed water main from Ashburn Rd (near SMH-7). The existing water main installed along the Schuylkill River Trail can be cut and spliced with a 45° bend leading to a tee connection to the proposed water main from Ashburn Rd. Item satisfied.*
31. *On the General Notes (Sheet GN-01) revise Note 110, to require SDR-26 PVC due to bury depths in excess of 15'. Item satisfied.*

III. WAIVERS

In a Waiver Request Letter, dated 9/23/2021, the Applicant listed the following waivers that were previously granted (Resolution No. 2016-08):

1. ~~Section §22-305.C – Impact statements. The developer states that they have previously paid for a traffic impact study for the northern section of the Borough including alignments for the Northern Relief Road and has an agreement with the Borough that this previous traffic impact study releases the requirement for a future traffic impact study. Due to the significant differences made by the applicant between the approved preliminary land development plan and the current final land development plan, RVE does not believe that this waiver remains valid. The Applicant indicates that this waiver is no longer applicable.~~
2. Section §22-402.2.F – Hydrogeology Study. No wells are proposed and the property will be serviced by public water.
3. Section §22-605.2.B(2) – If parking is to be permitted along a collector or local access road, an additional 10 feet of cartway width shall be required for parking along each side of the street. The Applicant is providing an additional eight (8) feet in width to accommodate parallel parking.
4. Section §22-605.3.D – Street grades at intersections shall be less than 4% on all approaches measured within 75 feet of the intersection of right-of-way lines. The road from the Odessa Development at the Northern Relief Road is greater than 4% to accommodate the through connection to Fillmore Street (this is a function of the onsite grade difference).
5. Section §22-605.3.E – The slope ratio of basin banks shall not be less than four to one horizontal to vertical. The proposed slopes are industry standard and still allow for maintenance. Flatter slopes would not allow sufficient space that is allocated.
6. Section §22-605.5.F – Local access streets with minimum radius of 20'. The applicant states that 15' radii are provided which allow a 40' long fire truck to maneuver without 'jumping' the curb. *RVE will carefully review the vehicle circulation plans to ensure maneuverability for design vehicles. Condition satisfied.*
7. Section §22-605.10.H – Suitable species of street trees. The Applicant will coordinate with the Borough Planner for trees that are not within the acceptable list. The proposed street trees have been used elsewhere within the Borough.
8. Section §22-606.C.(5) – ADA curb ramps shall be provided for sidewalks of all new street intersections. ADA curb ramps shall be placed in line of travel, not on curved curb sections. ADA curb ramps will be provided for sidewalks at all intersections and will comply with current PennDOT criteria.
9. ~~Section §22-608.3.D – The entire parking lot perimeter shall be buffered and landscaped. The parking lots are adjacent to the buildings that they serve and additional landscaping would impede access to the buildings. The Applicant indicates that this waiver is no longer applicable.~~
10. Section §22-612.4.D.(2) – No slope in excess of 25% shall be built on without a conditional use approved by Borough Council. Requirement is not applicable in this zoning district, however, a waiver was granted.

11. Section §22-613.4.F – The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical. The proposed slopes (3:1) are industry standard and still allow for maintenance. Flatter slopes cannot be accommodated in the space that is allocated.
12. Section §22-613.6.C(6) – Storm sewers outside of the right-of-way require a 20' wide easement. The Applicant will provide a blanket easement for the property.

Per Resolution 2021-46, the Applicant has been granted additional waivers as follows:

1. Section §22-402.2.C – to not provide existing features within 100' of the tract boundaries. *With the exception of the proposed improvements on UPI No. 15-4-53, RVE agrees that adequate survey information has been provided. ~~Additional survey information must be shown for the proposed improvements shown on UPI 15-4-53.~~ Additional survey information has been added for UPI 15-4-53. Waiver granted 12/14/2021.*
2. Section §22-603.2 – to allow a block length less than the minimum 800' (474'). *RVE has no objection to this waiver. Waiver granted 12/14/2021.*
3. Section §22-605.3.B – to allow street grades to exceed the maximum 10%. *Approximately 120' of Road B will exceed the maximum allowable grade of 10% (12.1%). The grade of Road B is reduced to 7.4% before reaching the intersection of Road C. RVE has no objection to this waiver. Waiver granted 12/14/2021.*
4. Section §22-605.4.B(1) – to allow roadway centerline radii to be less than the recommended AASHTO standards. *The applicant is proposing to provide signage and a speed table to ensure safety. Contingent on the applicant addressing various signage related comments, RVE has no objection to this waiver. Waiver granted 12/14/2021.*
5. *Section §22-608.4.A – to allow landscaped planting strips around non-residential parking lots to be less than 10' wide (4'). The parking lot is in close proximity to an alley. RVE has no objection to this waiver request. Waiver granted 12/14/2021.*

IV. MAJOR REVISION

1. The applicant must provide a revised land development plan showing the new layout, including the elimination of a roadway connection to Ashburn Road, for review by the Borough Planning Commission and Borough Council. *Item satisfied.*
2. The applicant should provide the Borough with an offer of dedication for right-of-way necessary for a future roadway connection from Township Line Road to Ashburn Road (Section 22-605.1.J). Site improvements, stormwater management facilities and other utilities should be laid out to facilitate the future construction of a roadway connection. *Item satisfied.*
3. The TIS shows that the project will decrease the overall Level of Service for the intersections of Fillmore Street & Franklin Avenue and Schuylkill Road (S.R. 0023) and Township Line Road. The applicant should incorporate recommendations from the TIS to mitigate these impacts. *The applicant*

has agreed to a post-construction traffic study upon PennDOT's completion of analysis and improvements at Route 23. Item satisfied.

4. On Fillmore Street, the existing railway bridge is posted with a 3-ton weight limit that restricts truck traffic. Without the connection to Ashburn Road, trucks will continue to avoid Fillmore Street and will be required to access the site from Township Line Road. *The applicant has acknowledged this comment.*
5. If the roadway connection to Ashburn Road is not made, the TIS includes recommends improving the Fillmore Street/Ashburn Road/Bunning Road intersection to address awkward geometric and operational conditions. *RVE is providing a concept plan and cost estimate. The applicant has agreed to contribute towards a percentage of these costs. Item satisfied.*
6. If the roadway connection to Ashburn Road is not made, the TIS recommends upgrading Schuylkill River Trail crossing of Fillmore Street with a signalized pedestrian signal and crossing improvements. *RVE is providing a concept plan and cost estimate. The applicant has agreed to contribute towards a percentage of these costs. Item satisfied.*

3/8/2023 Meeting Comments:

7. Ashburn Extension required plan notes: *Item satisfied.*

“If easement rights to construct a full-access connection from Road ‘A’ in the Odessa development to the existing Ashburn Road across the property located to the southeast of the development tract do not become available until after the issuance of certificate(s) of occupancy for the apartment building and 50% of the townhomes, then the Applicant, its successors and/or assigns, shall deposit a financial contribution to the Borough for improvements along Fillmore Street as conceptually outlined in the recommendations of the “Transportation Impact Study, Odessa Mixed-Use Development”, dated 4/19/2022, prepared by McMahon Associates, Inc. of Exton, PA, or as otherwise determined by the Borough to be in the best interest of the community, in an amount equal to the estimated cost of construction of the Ashburn Road full-access connection. Such contribution shall be made in full to the Borough before any additional certificate(s) of occupancy are issued and before the financial security posted for the project may be released. If the Ashburn Road full-access connection is constructed, then no financial contribution related to the Fillmore Street improvements shall be required.

In the event that easement rights to construct a full-access connection from Road ‘A’ in the Odessa development to the existing Ashburn Road across the property located to the southeast of the development tract are offered to the Applicant, its successors and/or assigns on or before the issuance of certificate(s) of occupancy for the apartment building and 50% of the townhomes, then such full-access connection and associated improvements shall be constructed by the Applicant, its successors and/or assigns, as a part of the development as shown on the plans entitled “Ashburn Road Connection Concept” (6 sheets), dated 10/27/2022, prepared by BL Companies of King of Prussia, PA.”

8. At each vehicle access to the trail, provide a plan note as follows: ‘Provide two (2) lockable swing gates (Borough Standard)’. *Item satisfied.*

9. “In the event that easement rights to construct an emergency access road, but not a full-access connection, from Road ‘A’ in the Odessa development to the existing Ashburn Road across the property located to the southeast of the development tract are offered to or secured by the Borough, on or before the later of the issuance of certificate(s) of occupancy for the apartment building and 50% of the townhomes, then the Applicant, on the behalf of itself, its successors and assigns, agrees to construct a 12 foot wide asphalt emergency access road between the Schuylkill River Trail and the existing Ashburn Road to the satisfaction of the Borough. In the event that the Ashburn Road full-access connection is constructed, the construction of an emergency access road is no longer required.” *Item satisfied.*
10. Provide a plan note as follows regarding water valves: ‘Provide gate valves on each branch of all water main nodes and on all fire hydrants.’ *Item satisfied.*
11. Provide a note on the lighting plan regarding providing wall packs on the south side of the apartment building. *Item satisfied.*
12. Provide a note in the Post-Construction Stormwater Management Narrative regarding the installation of MRC-D. *Item satisfied.*
13. On the Cover Sheet (CV-01) – Sheet List Table - add an asterisk next to Sheet Number 19 (Overall Site Plan) to be recorded. Sheet 19 includes required project notes.

RVE’s recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office in King of Prussia, PA at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



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

OMH/rag/jb

cc: Franklin Phoenixville, LP, Applicant
BL Companies, Applicant’s Engineer
Baer Romain & Ginty LLP, Attorney
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
Scott Denlinger, Esp., Wisler Pearlstine
John Yurick, P.E., McMahon Associates
Adrienne Blank, Gilmore & Associates, Inc.

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Christopher J. Fazio, P.E, C.M.E., Executive Vice President
James Bulicki, P.E.