

December 11, 2023

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

**Re: Preliminary / Final Land Development Plan – Review #3  
Paradise Village Land Development  
Borough of Phoenixville  
RVE File #PCPBP138**

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:

- Paradise Village Preliminary / Final Land Development (32 sheets), dated 2/15/2023 and last revised 11/21/2023, prepared by Bercek & Associates of Royersford, PA.
- Presentation Plans (2 sheets), dated 8/28/2023, prepared by Bergmann of Philadelphia, PA.
- Elevation Views (7 sheets), dated 11/16/2023, prepared by Bergmann of Philadelphia, PA.
- Response Letter, dated 11/22/2023, prepared by Bercek & Associates of Royersford, PA
- Waiver Request Letter, dated 11/22/2023, prepared by Bercek & Associates of Royersford, PA.
- Fiscal Analysis, dated 11/9/2023, prepared by Emmanuel C. DeMutis.
- PECO Gas and Electric Service Application Forms

**I. GENERAL INFORMATION**

**Owner:** Paradise Street, LLC  
1691 Maple Avenue  
Paoli, PA 19301  
(610) 933-5858  
[dhmoskowitz@gmail.com](mailto:dhmoskowitz@gmail.com)

**Applicant:** Paradise Development, LLC  
101 Bridge Street, 2<sup>nd</sup> Floor  
Phoenixville, PA 19460  
(484) 716-1097  
[dhmoskowitz@gmail.com](mailto:dhmoskowitz@gmail.com)

**Engineer:** Bercek & Associates  
358 Main Street  
Royersford, PA 19468  
(610) 948-8947

Attn: Glen E. Kelczewski, P.E.  
[gkelczewski@bercekassociates.com](mailto:gkelczewski@bercekassociates.com)

**Architect:** Bergmann Architects  
1500 John F. Kennedy Boulevard  
2 Penn Center, Suite 624  
Philadelphia, PA 19102  
(215) 735-1524

**Proposal:** The applicant proposes a major land development including the construction of a new five (5) story building with 12,670 sf of retail space on the ground floor and 200 apartment units on floors two through five. Construction will also include a twenty-two (22) foot wide extension of Hall Street, parking, grading, retaining walls, stormwater management, utilities, lighting, and landscaping.

## 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 Hall Street Grading & Construction Improvements Plan (Sheets 6 & 7) and others, provide reduced scale key plan with match lines where 2 or more sheets are needed to show the entire tract (§22-304.2.A). *Scale Key Plan provided. Item satisfied.*
2. On the Hall Street Grading & Construction Improvements Plan (Sheets 6 & 7) and others, correct match line sheet numbering (§22-304.2.A). *Match line sheet numbering corrected. Item satisfied.*
3. All future plan revisions shall include revision descriptions and revision dates on each plan sheet (§22-304.2.A). *Space for revision descriptions and dates provided. Item satisfied.*
4. On the Land Development Title Plan (Sheet 1), revise Note 11 to reference tract area (§22-304.2.A). *Note revised. Item satisfied.*
5. On the Existing Features & Demolition Plan (Sheet 3), show the location of existing property monuments (§22-304.2.A). *No existing monuments found. Two (2) existing iron pins found along tract boundary, as shown on Sheet 3. Item satisfied.*
6. On the Existing Features & Demolition Plan (Sheet 3) and others, dimension the width of existing right-of-way and cartways (§22-304.2.A). *Widths have been dimensioned. Item satisfied.*
7. On the Land Development Title Plan (Sheet 1), provide a location plan at a scale of 1" = 200' (§22-304.2.A). *Location plan provided. Item satisfied.*
8. On the Land Development Title Plan (Sheet 1), provide a calculation of the public open space required and provided (§22-304.2.A). The information is shown on the Landscaping Plan but should also be presented alongside the zoning table. *Open space calculation provided. Item satisfied.*

9. On the Existing Features & Demolition Plan (Sheet 3), label the cartway width of Paradise Street (§22-304.2.A). *Width dimensioned. Item satisfied.*
10. On the Existing Features & Demolition Plan (Sheet 3), identify the caliper of any large tree over 6” caliper standing alone (§22-304.2.A). *Per the applicant’s discussion with the Borough Planner, 30 existing vigorous trees are required to be delineated on the plans to satisfy this review comment. Sheet 3 has been revised identifying and listing 30 existing vigorous trees. Item satisfied.*
11. On the Existing Features & Demolition Plan (Sheet 3), provide soil types and names from the Chester County Soil Survey (§22-304.2.A). Show soil type boundaries on the plan. Note that the soils listed on the Land Development Title Plan does not match data from the soil survey. *Applicant has provided soil types and soil boundaries on Sheet 3 from data obtained from the Web Soil Survey website. Item satisfied.*
12. Provide a delineation of any freshwater wetlands in accordance with U.S. Army Corps of Engineers or state that no wetlands are present (§22-304.2.A). *Per the wetland presence/absence verification letter, no wetlands are present on the site. Note 9 on Sheet 1 has been updated to indicate the findings. Item satisfied.*
13. A CLOMR/LOMR application associated with the French Creek West (Steelpointe) development is currently under review by FEMA. Once approved by FEMA, there may be changes to the Special Flood Hazard Area (SFHA) boundaries that are shown on the plan based on current effective mapping. RVE recommends reviewing the proposed SHFA boundaries to ensure that new mapping will not have a negative impact on the proposed design. *The applicant acknowledges the anticipated Flood Insurance Rate Map (FIRM) change and notes that the proposed site improvements will not have a negative impact on the SFHA. The proposed SFHA boundaries are not yet shown on the current plan. The new FIRM is scheduled to become effective on 1/29/2024 and the plans will need to be updated accordingly.*
14. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 9), label all curb radii at street intersections, internal parking lots and at driveway entrances to Paradise Street and Hall Street. *Curb radii labels provided. Item satisfied.*
15. On the Existing Features & Demolition Plan (Sheet 3), show all existing property monuments (§22-304.2.A). *As indicated under comment 5, no existing monuments found. Two (2) existing iron pins found along tract boundary, as shown on Sheet 3. Item satisfied.*
16. On the Land Development Title Plan (Sheet 1), revise the Zoning Regulations table to show public open space required and proposed (§22-304.2.A). *Open space calculation provided. Item satisfied.*
17. On the Existing Features & Demolition Plan (Sheet 3), show the location of the nearest fire hydrant. *The applicant identified three (3) existing nearby fire hydrants. However, none of these fire hydrants are located within the extent of site area shown on Sheet 3. Item satisfied.*
18. On the Land Development Site Plan (Sheet 5), clearly identify the location of each public open space area, along with boundaries and area. *Proposed public open space identified. Item satisfied.*
19. On the Record Lot Consolidation Plan, show proposed permanent monuments. Applicant indicates this item will be provided prior to final plan recording. The location of and a detail for proposed monuments is required for plan approval (§22-406.1). *Proposed concrete monuments*

*have been shown on Sheet Nos. 4 & 5. The concrete monument detail is provided on Sheet 13. Item satisfied.*

20. Provide a Market Analysis (§22-600). Applicant indicates this item will be provided prior to final plan recording. *Market analysis provided. Item satisfied.*
21. Provide an Environmental Impact Analysis (§22-601). Applicant indicates this item will be provided prior to final plan recording. This item should be addressed prior to plan approval. *Phase I Environmental Site Assessment was previously provided with the first submission. Item satisfied.*
22. Provide a Traffic Impact Study (§22-602). Applicant indicates this item will be provided prior to final plan recording. This item should be addressed prior to plan approval. *Traffic impact study provided. Item satisfied.*
23. Provide a Community and Fiscal Impact Analysis (§22-603). *A Fiscal Analysis has been provided with the third submission. The analysis covers financial aspects of the development but should be updated to also include the other community impacts outlined in §22-603.1.*
24. On the Lighting Plan (Sheet 29), revise the Lighting Calculation Summary Table to reflect the locations and required footcandles found in §27-601.4.A(2). *The table on Sheet 31 has been updated to reflect the required footcandles. Item satisfied.*
25. On the Lighting Plan (Sheet 29), provide a lighting note that all lighting is to meet IESNA full cut-off criteria (§27-601.4.D(3)). *Note added. Item satisfied.*
26. On the Pavement Marking, Signage, Traffic Flow & Details Plan (Sheet 22), provide a street name sign at the intersection of Paradise Street and Hall Street (§22-416.3). *Sign provided. Item satisfied.*
27. On the Pavement Marking, Signage, Traffic Flow & Details Plan (Sheet 22), provide an additional “No Parking/Loading Zone” (R7-6-1) signs along the length of the loading zone (§22-416.3). *Item satisfied.*
28. On the Land Development Site Plan (Sheet 5), ADA parking spaces are proposed at an intersection in the parking lot. Parking shall not be permitted along driveways which serve as the entrance or exit to parking areas with a capacity of 50 cars or more (§22-417.2.A). *The ADA spaces have been relocated. Item satisfied.*
29. ~~Provide wheel stops at the top of each ADA parking space, since there is curb adjacent sidewalk in that area (§22-417.2.E.(4)).~~ *The applicant has eliminated curb adjacent sidewalk in front of ADA parking spaces (or any other parking spaces). If future design iterations include any curb adjacent sidewalks in front of parking spaces, then either 6’ wide sidewalk or wheel stop protection will be required.*
30. Provide detailed grading information to demonstrate ADA compliance of accessible parking spaces, sidewalks and curb ramps (§22-417.2.H, §22-419.2.E & §22-419.3). *The design plans for the building are incomplete, the applicant indicated that detailed grading information for the accessible parking spaces and sidewalks will be provided at the time of building permit application. Sheets 20 and 21, construction details with spot elevations have been provided for the proposed handicap curb ramps on the exterior of the building. Item satisfied.*
31. Provide a note indicating that the main electrical switchgear will have sufficient space and capacity to support operation of Level 2 EVCS for at least 20% of the parking spaces, with a

- dedicated branch circuit an overcurrent protection for each Level 2 EVCS (§22-417.7.(1)). *Note has been added on Sheet 5. Item satisfied.*
32. Provide a note indicating that all parking spaces within the parking structure shall be EV capable with conduit installed throughout the structure and electrical subpanels sized to accommodate a Level 2 EVCS for each parking space (§22-417.7.A.(2)). *Note has been added on Sheet 5. Item satisfied.*
33. 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)). *Per the total number of parking spaces for residential use (241 spaces), 25 EVPS spaces with Level 2 EVCS are required. A total of 36 spaces with Level 2 EVCS connection have been provided, 9 of which are provided for non-residential use. Calculations are provided on Sheet 5. Item satisfied.*
34. For any land development proposing at least twenty (20) parking spaces serving nonresidential uses, at least 5% of the parking spaces shall be EVPS served by a Level 2 EVCS connection. At least one EVPS or 10% of the EVPS provided to meet this requirement, whichever is greater, shall be available for public use. At least one EVPS shall serve an ADA accessible parking space (§22-417.7.D.(2)). *Per the total number of parking spaces for non-residential use (42 spaces), 2 EVPS spaces with Level 2 EVCS are required and 9 are proposed; and 2 spaces are accessible. Calculations are provided on Sheet 5. A note has been added on Sheet 5 that at least one EVPS or 10% of the EVPS, whichever is greater, will be available for public use. Item satisfied.*
35. Provide a detail showing the configuration of EVCS. *Typical EVCS detail has been provided on Sheet 5. Item satisfied.*
36. On the Hall Street Grading & Improvement Plan (Sheet 6), fill the area along the south side of Hall Street, between the proposed curb and retaining wall, with concrete pavement to reduce maintenance requirements. *Concrete pavement has been proposed between curb and retaining wall. Item satisfied.*
37. The Phoenixville Fire Department must review and comment on the proposed plan (§22-425.4). *The Phoenixville Fire Department has reviewed per review letter dated 4/14/2023 and 4/18/2023. Item satisfied.*
38. Provide a letter indicating the availability of gas and electric service from the Utility Company (§22-427). *The applicant provided copies of the PECO applications for services and indicated that letter(s) from PECO will be obtained and provided upon receipt and prior to final plan approval. Proof of application to PECO for gas and electric has been provided.*
39. Provide a note indicating that all utility lines shall be placed underground (§22-427.1). *Note added. Item satisfied.*
40. Provide open space equal to 1 acre per each 20 dwelling units. Alternatively, the Borough may consent to the applicant paying a fee in lieu of meeting the open space requirement (§22-500.3.A & §22-500.6.A). *Per the total number of residential units proposed (200 units), 10 acres of open space is required. The applicant is proposing 0.29 acres of open space (see Sheet 1 & 5) and a fee in lieu for the remaining 9.71 acres. The applicant suggests that the Borough consider allowing the construction of a future trail and Hall Street as a partial substitute for the fee in lieu.*

41. Landscaping plan must be prepared by a certified planting professional. The plan should include complete planting information and clearly designate the proposed location of each species (§22-428.1.A & §22-502.1.A). *The applicant will comply and submit the Landscaping plan that will be certified by a landscape architect prior to final plan approval. Sheets 24 and 25 delineate the locations of proposed plantings.*
42. The demolition plan must indicate which freestanding trees, mature trees of woodland areas are to be removed (§22-428.1.C.3 & §22-502.1.C.3). *Sheet 3 has been updated to indicate tree/woodland areas to be removed. Item satisfied.*
43. On the Existing Features & Demolition Plan, Site Erosion & Sedimentation Control Plan, Landscaping Plan (Sheets 3), indicate any trees scheduled to remain (§22-428.1.C.(3)). *Sheet 3 has been updated to indicate tree/woodland areas to remain. Item satisfied.*
44. Refer to the Phoenixville Tree Advisory Committee for tree planting and replacement requirements (§22-428.6). *Review comments from Phoenixville Tree Advisory Committee have not been received. The applicant notes that the Phoenixville Tree Manual has been used to meet tree planting requirements.*
45. On the Landscaping Plan (Sheet 24), provide 4” topsoil, seeding or sodding requirements for lawn areas (§22-428.8). *Item satisfied.*
46. Provide a schedule for the development including a deadline for the plans to be filed (§22-702.1). *The applicant will comply prior to final plan approval.*
47. This project involves the disturbance of more than 1 acre. Therefore, an NPDES permit must be obtained from PADEP (§23-401.B). *The applicant will comply and obtain NPDES approval prior to final plan approval.*
48. On the PCSM Details & Notes Plan (Sheet 12), extent the impervious liner to all portions of the proposed underground basin that are within 25’ of the building (§23-306.J.(2)). *Item satisfied.*
49. A new drainage easement is required across a portion of UPI 15-8-10 in order to construct the proposed stormwater discharge. *Sheet 5 has been revised to include a level spreader drainage easement for the proposed level spreader area on UPI 15-8-10. A legal description with a metes and bounds description for the proposed level spreader drainage easement will be provided prior to final plan approval. Revise the proposed level spreader easement to be 20’ wide.*
50. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 9), adjust the storm sewer at Inlet B3 to facilitate a future pedestrian connection to Hall Street from the east side of UPI #15-8-25.1 (§22-402.3). *Pedestrian connection has been provided, which did not necessitate the relocation of Inlet B3. Item satisfied.*
51. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 9), provide additional storm inlets and piping to collect the stormwater runoff from the site’s driveway onto Paradise Street. This can be connected to the proposed bypass drainage storm sewer along the north side of the proposed building. *Storm sewer pipe run A10 to A9 to A8 has been provided on Sheet 9. Item satisfied.*
52. On the Site Grading, Construction Improvements & PCSM Plan (Sheet 9), provide additional storm inlets and piping to collect the stormwater runoff the area on the west side of the proposed building. Revised grading may be required to allow runoff in this area to be collected behind the sidewalk along Paradise St. This can be connected to the proposed bypass drainage storm sewer along the north side of the proposed building. *Item satisfied.*

53. Provide a proposal for ownership and maintenance of the proposed open space (§27-407.1). *The applicant is offering dedication of the public open space to the Borough. The applicant shall confirm whether the Borough desires to accept dedication of the public open space.*
54. Provide a general note stating that all construction and materials are to be in accordance with PennDOT Publication 408, latest edition (§22-704.6). *Note added. Item satisfied.*
55. Replace the Surveyor's signature block that is attached to this review letter. *Signature block revised. Item satisfied.*
56. Add the Borough's Standard Notes to the plans. *Notes added. Item satisfied.*
57. ~~Add the Recorder of Deeds signature block that is attached to this review letter.~~ *Recorder of Deeds signature block has not been provided. The applicant indicates that the County no longer uses the signature block.*
58. Provide a note or detail that indicates that all pavement joints, structures, etc. are to be sealed with joint sealer that is a minimum of 6" wide. *Note added. Item satisfied*
59. Retaining walls over a height of four (4) feet require calculations prepared by a Pennsylvania Professional Engineer and must be submitted to the Borough for review and approval prior to plan approval (not prior to construction) and be incorporated into the land development plan set. Fall protection shall be included with the retaining wall design. *The applicant will comply and will provide required calculations prior to final plan approval. A note (#30) on Sheet 1 has been added indicating that detailed design and structural calculations will be provided to the Borough Engineer for review and approval prior to construction. Item satisfied.*
60. On Plan Sheet 1 (Land Development Title Plan) – replace the Surveyor's signature block. *Item satisfied.*
61. ~~On Plan Sheet 1 (Land Development Title Plan) – add the Recorder of Deeds signature block.~~ *Recorder of Deeds signature block has not been provided. The applicant indicates that the County no longer uses the signature block.*
62. On Plan Sheet 1 (Land Development Title Plan) – add the Borough Standard Plan Notes. *Notes added. Item satisfied.*
63. On Plan Sheet 1 (Land Development Title Plan) – Chester County Planning Commission signature block – add CCPC # \_\_\_\_\_ to the left of the Secretary signature line. *Signature block modified. Item satisfied.*
64. On Plan Sheet 1 (Land Development Title Plan) – Borough Engineer's Certification – shift P.E. to the end of the signature line. *Item satisfied.*
65. On the Land Development Title Plan (Sheet 1), Note 3 – revise the benchmark elevation to 103.31 to agree with Plan Sheet 3. *Note revised. Item satisfied.*
66. On the Land Development Title Plan (Sheet 1), Note 15 – rework the description for trash removal. Do not park in the Paradise Street driveway. The building waste collection is on the Lower Level. Confirm that a standard trash truck has the proper horizontal and vertical clearances to maneuver around the Lower Level and exit back out to Paradise Street. *The applicant proposes 12' vertical clearance at the entrance to the ground level parking from Paradise Street, but less vertical clearance in other areas. The note indicates that the trash truck will circulate through the lower level parking, but it's not clear that there's adequate*

*vertical clearance throughout the lower level parking. The applicant must confirm the adequacy of trash collection for the development with the Borough's sanitation department.*

67. On the Land Development Title Plan (Sheet 1), Note 16 – revise the calculation to use the Proposed Gross tract area. *As UPI 15-8-22 and UPI 15-8-24 are proposed to be consolidated, the gross area of the consolidated property should be utilized. The Proposed Gross Area does not include the Hall Street right-of-way area proposed to be dedicated to the Borough. Note 16 has been revised. Item satisfied.*
68. On the Land Development Site Plan (Sheet 5), Parking Calculations – the calculations do not match the information shown on the provided Architectural Plans. *Sheet 5 and rendered plan have been revised to match. Item satisfied.*
69. ~~On the Land Development Site Plan (Sheet 5), where is the parking for the Outdoor Market? The site plan has been revised removing the potential open space area as “reserved for future outdoor market”.~~ *The outdoor market has been removed from the current plan.*
70. On the Hall Street Grading & Construction Improvements Plan (Sheet 6), the storm sewer inlet and piping design at the Paradise Street intersection does not match other plan sheets. *Item satisfied.*
71. On the Hall Street Grading & Construction Improvements Plan (Sheet 6), provide an inlet behind the sidewalk at the south corner of the intersection of Paradise Street and Hall Street to prevent flow from running over top of new sidewalk and curb along Paradise Street. *The applicant has provided storm sewer pipe run C20 to C19 to C17 on Sheet 6, 7, 9 & 10. Item satisfied.*
72. On the Hall Street Grading & Construction Improvements Plan (Sheet 6), redesign the storm sewer from Inlet C18 to C19. Reinforced Concrete Pipe cannot deflect around the 30' curb radius. *Item satisfied.*
73. On the Hall Street Erosion & Sedimentation Control Plan (Sheet 14), relocate the Concrete Washout. Washout facilities should not be placed within fifty (50) feet of storm drains, open ditches or surface waters (Pennsylvania Erosion & Sediment Control Program Manual, Page 57). *Item satisfied.*
74. On the Site Erosion & Sedimentation Control Plan (Sheet 16), relocate the Concrete Washout. *Item satisfied.*
75. On the E&S Details & Notes Plan (Sheet 18), provide Standard Construction Detail #4-4. *Detail provided. Item satisfied.*
76. On the Intersection Detail Plan (Sheet 20), label the curb radii. *Curb radii have been labeled (Sheets 20 & 21). Item satisfied.*
77. On the Intersection & Turn Around Detail Plan (Sheet 21), label the curb radii. *Curb radii have been labeled (Sheets 20 & 21). Item satisfied.*
78. On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 22), remove the R6-1L and R6-1R signs along Hall Street opposite the Rittenbaugh property. *Signs have been removed. Item satisfied.*
79. On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 22), remove the R6-1L and R6-1R signs at both turnaround locations. *Signs have been removed. Item satisfied.*

80. On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 22), remove the R6-1L and R6-1R signs along Hall Street opposite Superior Beverage. *Signs have been removed. Item satisfied.*
81. On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 23), remove the R6-1L to the left of the Steelworks Driveway. *Signs have been removed. Item satisfied.*
82. On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 23), shift the R6-1R to the west to be positioned opposite the Steelworks Driveway. *Sign has been removed.*
83. On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 23), remove the R6-1L Detail. *Sign has been removed.*
84. On the Record Lot Consolidation Plan (Sheet 2), revise the right-of-way along Hall Street to reflect recent condemnation of a portion of UPI #15-9-91.1.
85. The applicant is advised that there is a land development plan for UPI #15-8-23 which would provide additional right-of-way for the extension of Hall Street. *The plans delineate a 45-ft-right-of-way area for Hall Street to match the Tague Lumber land development plan. Item satisfied.*
86. Mixed-use projects shall provide parking according to a shared parking analysis that projects parking needs based on peak hour of parking demand (§27-405.2). *A shared parking analysis has been provided in Appendix N of the Traffic Impact Study prepared by McMahon & Associated, dated 3/15/2023. Item satisfied.*
87. Provide a table identifying each type of environmentally sensitive feature, the existing and proposed area of each, and both the required percentage to be preserved of each and the proposed percentage to be preserved of each (§22-500.2). *A table has been provided on Sheet 3 pursuant to this requirement. Item satisfied. The applicant is requesting a waiver for the percentage of natural features to be preserved for the floodplains (55.7%), steep slopes (0%), very steep slopes (0%), and woodlands (13.2%).*
88. On the Fire Truck Turning Template Plan (Sheet 26/27), show emergency vehicle circulation entering and exiting each driveway along Hall Street. *The applicant indicated that fire trucks are not anticipated to enter/exit the driveways along Hall Street. Fire truck turning templates have been provided for Paradise Street and Hall Street intersection and both travel lanes of Hall Street (Sheet 27). The Phoenixville Fire Department should confirm whether the current plan provides adequate access to the north side of the building. The applicant has added geoblock reinforcement in addition to paved trail areas to facilitate emergency access to the north side of the building. The applicant also proposes depressed curbing as an off-site improvements on UPI 15-8-10. Item satisfied.*
89. On the Box Truck Turning Template Plan (Sheet 28), show box truck circulation entering and exiting the westerly driveway along Hall Street. Box trucks turning right to exit the development (westbound) must do so without encroaching on the eastbound travel lane of Hall Street. *The applicant indicated that due to the height restrictions of the proposed building on the ground level, box truck vehicles cannot circulate through the western driveway on Hall Street. However, this is the location of the proposed loading zone. A truck turning template for the eastern driveway on Hall Street has been provided to accommodate a box truck. A vertical clearance marker will be provided for the western Hall Street driveway to prevent an SU-30 design vehicle (box truck) from entering the Ground Level of the proposed building. A DL-23 design vehicle (delivery truck) is the largest design vehicle anticipated to enter/exit the western*

*Hall Street driveway. On Sheet 28, provide a turning template showing a DL-23 vehicle turning right out of the driveway. On Sheet 22, show proposed signage to restrict entry of larger trucks.*

90. On the Hall Street Grading & Construction Improvements Plan (Sheet 7), Hall Street is shown as a one-way street with a cartway width of only 12'. New half or partial streets shall not be approved (§22-408.1.E). Hall Street shall be a two-way street with a minimum cartway width of 22' (§22-408.2.F). PennDOT does not consider a roadway eligible for liquid fuels funding unless it has a cartway width of 16'. *Plans have been revised accordingly to have a two-way street with a 22 ft. cartway width. Item satisfied.*
91. Provide notes indicating that Hall Street will be offered for dedication to the Borough (§22-408.2.A). *Note added. Item satisfied.*
92. On the Land Development Site Plan (Sheet 5), show stopping site distance for the intersection of Hall Street with Paradise Street calculated in accordance with PennDOT and AASHTO standards (§22-411.3.A). *Sight triangle calculations have been provided on Sheets 22 and 23. Sight triangles should also be shown on Sheet 5 and the landscaping plan (Sheet 24), to ensure that no plantings are impeding the drivers' visibility. Adjust the site distance areas at the intersection of Hall St & Paradise St. and at driveway entrances for the development to be measured from a point offset 10' from the edge of the travel lane. It appears that some plantings may be located within these clear site distance areas. Relocate planting as necessary.*
93. On the Land Development Site Plan and Landscaping Plan (Sheets 5 & 24), show clear site triangles at street intersections (§22-411.3.B). *While sight triangle calculations have been provided on Sheets 22 and 23, the sight triangles should also be shown on Sheet 5 and the landscaping plan (Sheet 24), to ensure that no plantings are impeding the drivers' visibility. The required 75' Clear Sight triangles have been provided on Sheet Nos. 22, 23, 24 & 25. Item satisfied.*
94. On the Land Development Site Plan (Sheet 5), provide a trail easement for any areas on the which would be within 10' of the centerline (20' width) of the proposed French Creek Trail extension along the north side of the development tract (§22-421.1). The easement should be described with bearing and distance information and be clearly labeled, including the total area thereof. This easement can be narrowed where necessary to follow the footprint of the proposed building. The plan should include a note indicating that this easement is offered for dedication to the Borough in perpetuity. *Trail easement for the future French Creek Trail has been provided on Sheet 5. Legal descriptions with metes and bounds will be provided prior to final plan approval. Item satisfied.*
95. On the Land Development Site Plan (Sheet 5), label and show the boundary of the proposed public open space. *Boundary of proposed open space has been provided on Sheet 5 and calculation on Sheet 1.*
96. On the Land Development Site Plan (Sheet 5), show the French Creek Trail extension (§22-421.1). *The French Creek Trail extension has been delineated on Sheet 5.*
97. On the Land Development Site Plan (Sheet 5), provide a sidewalk connection from sidewalk along Paradise St. to proposed building doorways. *Consider providing a pedestrian entrance along Paradise Street. The applicant has added a sidewalk and pedestrian entrance to the lower level of the building on the Paradise Street frontage of the proposed building. Per the applicant's response letter, it is anticipated that this pedestrian entrance to the lower level of the*

*building will only be utilized by apartment residents and not by retail customers or the general public.*

98. On the Land Development Site Plan (Sheet 5), provide a sidewalk connection from sidewalk along Hall St. to proposed building doorways. *Pedestrian connection provided. Item satisfied.*
99. On the Land Development Site Plan (Sheet 5), provide a sidewalk connection from ADA parking spaces to proposed building doorways. A layout is shown on the Landscaping Plan but should be shown on the Land Development Site Plan and other sheets as well. In addition, there should be ADA curb ramps at each ADA parking aisle. *The applicant proposes that all ADA parking spaces are located inside of the building footprint area and will be located in a concrete deck area on the inside of the building. No curbing and/or curb ramps have been provided in the ADA parking space areas. Pedestrian pathways will be delineated by paint striping on the concrete deck. The layout and design of the ADA parking spaces and pedestrian pathways are anticipated to be completed by the architect during the building permit application process. A plan of the ADA parking spaces and pedestrian path to building entrances must be provided for review.*
100. On the Land Development Site Plan (Sheet 5), provide a sidewalk connection from the bike racks to the French Creek Trail extension and to the proposed buildings. *The site plan has been revised to include a pedestrian connection (sidewalk) from Hall Street to the proposed building adjacent to the future trail. The bike rack for public use has been relocated next to the bus shelter east to the loading zone on Hall Street. The applicant also anticipates an indoor bike rack on the ground level for the use of the residents. The applicant should ensure that there is sufficient space between the relocated bike rack and the bus shelter to allow for safe pedestrian flow and access.*
101. On the Land Development Site Plan (Sheet 5), consider locating the bike racks for easy access to the ~~outdoor market~~, trail or proposed building. *The site plan has been revised to include a pedestrian connection (sidewalk) from Hall Street to the proposed building adjacent to the future trail. The bike rack has been relocated next to the bus shelter east of the loading zone on Hall Street. The applicant also anticipates an indoor bike rack on the ground level for the use of the residents. The applicant should ensure that there is sufficient space between the relocated bike rack and the bus shelter to allow for safe pedestrian flow and access.*
102. ~~On the Land Development Site Plan (Sheet 5), provide sidewalks to accommodate pedestrian access to the outdoor market.~~ *The site plan has been revised removing the potential open space area as “reserved for future outdoor market”.*
103. On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 22), show a stop sign and stop bar at the westerly driveway exit onto Hall Street. *Sign provided. Item satisfied.*
104. ~~On the Pavement Marking, Signage & Traffic Flow Plan (Sheet 22), provide a “Begin One Way” (R6-2) sign where Hall Street is proposed to become one way. Per comment #90, the plans have been revised accordingly to have a two-way street with a 22 ft. cartway width.~~
105. On the Lighting Plan (Sheet 29), provide additional lighting for the gap along Paradise St., the interior parking lot off of the westerly driveway on Hall Street, the ADA parking spaces, and on the north side of the building where the French Creek Trail extension will be located (§22-423.1). *The applicant indicated that proposed lighting for these areas is yet to be determined, which will be provided as part of the future building permit application. Lighting should also be provided for the loading zone.*

106. ~~On the Lighting Plan (Sheet 29), is any lighting proposed for the outdoor market? The site plan has been revised removing the potential open space area as “reserved for future outdoor market”.~~
107. ~~Provide solid waste storage for the Outdoor Market area (§22-426). The site plan has been revised removing the potential open space area as “reserved for future outdoor market”.~~
108. ~~Provide water service for the Outdoor Market area. The site plan has been revised removing the potential open space area as “reserved for future outdoor market”. While the outdoor market is no longer proposed, site amenities for the “public open space” area should still be addressed, including lighting, benches, trash receptacles, etc.~~
109. ~~Provide restroom facilities for the Outdoor Market area. The site plan has been revised removing the potential open space area as “reserved for future outdoor market”.~~
110. On the Record Lot Consolidation Plan (Sheet 2), update the plan to reflect the consolidation of UPI #15-8-26 with UPI #15-8-25.1. *Item satisfied.*
111. On the Plan & Profile of Hall Street (Sheet 19), label the radii of horizontal curves in the centerline of Hall Street. Note that the minimum centerline radii for horizontal curves for local public access roads is 200’ (§22-410.2.A). *The applicant has shown the radii of horizontal curbs along Hall Street. The applicant is seeking a waiver from the 200’ minimum centerline radii requirement.*
112. ~~On the Plan & Profile of Hall Street (Sheet 19), a tangent of at least 100’ shall be introduced between horizontal curves (§22-410.3). The applicant notes that the 100’ tangent is not required since this is a local road.~~
113. On the Hall Street Grading & Construction Improvements Plan (Sheet 7), the developer should coordinate with the Steelworks development and plan to remove the cul-de-sac shown in Hall Street. *The applicant indicates that they will coordinate with the design engineer regarding the cul-de-sac area.*
114. *The use designation of the proposed public open space should be established, as required under §200-500.5(C). Thus, if the open space is to remain as a lawn area, with or without trees, for variety of purposes, the plan should include a note stating, “Open space land may not be separately sold, nor shall such land be further developed or subdivided.” The plan should also provide the type of maintenance proposed for the open space. Note #31 has been added on Sheet 1. The applicant notes that the type of maintenance proposed for the open space will be provided prior to final plan approval.*
115. *There are inconsistencies in the plan design between the Land Development Site Plan (Sheet 5) and Landscape Plan (Sheet 24). Plans should be revised to match. Sheets 5 and Sheets 24 to 26 have been revised to match. Item satisfied.*
116. Accessible ramps should be provided for the loading zones. *Sheets 5 & 2 have been revised to include a handicap ramp for the loading zone along Hall Street. For the loading zone within the courtyard area on the Ground Level of the proposed building, the design of all curbs, sidewalks, ADA parking spaces and handicap ramps are anticipated to be completed by the architect during the building permit application process. A plan of the ADA ramps and pedestrian paths to building entrances must be provided for review.*
117. *Provisions for pedestrian safety within the parking areas shall be required by providing sidewalks and delineated crosswalks. Where possible, sidewalks and crosswalks connections*

*shall be provided from parking areas to the proposed building (§22-417.2(H)). Pedestrian connections have been provided along Paradise Street from sidewalk to proposed building and along the north side of outdoor parking lot area. The mid-block crosswalk on Hall Street should be revised to a PennDOT Type C - Perpendicular crosswalk.*

118. *Architectural elevations should be provided prior to plan approvals to confirm compliance with the design standards for structured parking (§ 22-417.5). Elevations have been provided. Item satisfied.*

119. *On the Lighting Plan (Sheet 29), the following notes shall be added (§ 27-601.6(C)):*

- *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.*

*Notes have been added on Sheet 31. Item satisfied.*

120. *On the Intersection / Handicap Ramps Detail Plan (Sheet 20), the proposed curb ramp on the south side of the Paradise St. entrance has a running slope in excess of 12%. The maximum running slope is 8.33% or a maximum curb ramp length of 15' to avoid chasing grade indefinitely along existing streets (current ramp design is <11' long). Item satisfied.*

121. *On the Intersection / Handicap Ramps Detail Plan (Sheet 20), the proposed curb ramp on the south side of the intersection of Paradise St. and Hall St. has a running slope in excess of 10%. The maximum running slope is 8.33%. Item satisfied.*

122. *On the Intersection / Handicap Ramps Detail Plan (Sheet 21), the proposed curb ramp on the west side of the easterly entrance on Hall St. has a running slope in excess of 10%. The maximum running slope is 8.33%. Item satisfied.*

123. *Provide a pedestrian sidewalk connection and entrance to the building from Paradise Street. A pedestrian connection has been provided along Paradise Street from the sidewalk to the proposed building.*

124. *At the northeast corner of the intersection of Paradise St. and Hall St., label railings for the switchback ramp and widen the ramps and landing to 6' wide to ensure 5' clear width is provided once railings are in place. Item satisfied.*

125. *On the Sight Distance, Pavement Marking, Signage & Traffic Flow Plan (Sheet 22), provide a Pedestrian Warning Sign (W11-2) with a supplemental plaque (W16-7P) on each side of the proposed mid-block crosswalk on Hall Street. Provide an advance Pedestrian Warning Sign (W11-2) with a supplemental warning plaque (100 Feet) at each approach to the mid-block crosswalk along Hall Street.*

### **III. WATER AND SEWER COMMENTS**

1. *Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). Approval letter will be provided upon receipt.*

2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). Approval letter will be provided upon receipt.
3. 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.*
4. Provide a letter from the Borough’s Fire Chief indicating that a sufficient number of fire hydrants have been included in the design. Fire hydrants shall be placed at minimum 500’ intervals along Hall Street. *The applicant is providing fire hydrants along Hall Street and Paradise St spaced at 500 feet. In the Fire Departments letter of 4/14/2023, an additional fire hydrant was also requested along Paradise St, near the property line of the Fire Department (UPI 15-8-10).*
5. Show profiles for all proposed water and sanitary sewer services to ensure potential conflicts have been avoided. A sewer lateral profile has been provided. Water services profiles to be provided at a later date.
6. The plans shall call out the size and materials of construction of the proposed sewer and water lines. All sewer laterals 8-inch and larger may be tied into manholes; however, sewer laterals smaller than 8-inch must be tied into the main. *Item satisfied.*
7. The plans shall call out the size and materials of construction (if known) of the existing sewer and water mains. The existing sanitary main on Paradise St. and through the project tract is 10” vitrified clay pipe. The existing water main in Paradise St. is 10” DIP. *Item satisfied.*
8. Show elevations of all sewer connections, including lateral connections. *Item satisfied.*
9. Meter pits shall be constructed of concrete or other masonry and covered with a steel, iron or reinforced concrete cover of sufficient strength to withstand the traffic over the same. A hinged steel door shall be placed in the pit cover over the meter for easy access for the removal and reading of the meter. All meter pits shall be drained to keep them free from water, and the property owner shall keep all foreign material out of the pit. The covers and doors of meter pits shall be of sufficient strength as determined by the Borough standards. (26-309.24.F). *The applicant indicates that detailed drawings for the meter pit will be submitted for approval prior to construction. Provide a note on the plan indicating this requirement. Item satisfied.*
10. Show locations of all proposed water meter pits on the utility plan. *Item satisfied.*
11. A detail showing the construction and pipe and meter locations within the proposed water meter vault shall be added to the plans.
12. Note: The matter of sewer and water tapping fees shall be coordinated directly with the Borough. Tapping fees must be paid prior to authorization to proceed with construction. *Item satisfied.*
13. 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 commercial or multi-family buildings may require larger services and laterals.
14. A Sewage Facilities Planning Module Mailer Application has been submitted in conjunction with this application. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE. Applicant to provide upon approval.
15. The following standard detail shall be added to the plans and conflicting or outdated details removed. A copy is attached to this letter. *Item satisfied.*

Detail S-1: Typical Lateral Detail

Detail S-6: Standard Sanitary Sewer Manhole Section Detail

Detail S-7: Standard Drop Sanitary Sewer Manhole Section Detail

Detail S-8: Standard Sanitary Manhole Lid Detail

Detail W-8: Standard Water Meter Pit for Copper Domestic Service Lines 1 ½” & 2”

16. All manholes to be adjusted must be vacuum tested in accordance with newly constructed manholes. Manholes unable to pass vacuum testing should be lined until able to pass vacuum testing. *Item satisfied.*
17. Install a new 8” D.I.P. water main from the existing water main on Paradise Street to the existing water main in Hall Street. This water main will facilitate new fire hydrants along Hall Street and water service for the Outdoor Market area. *Correction, the new water main shall be 10” diameter to match existing water main sizes. Item satisfied.*

#### **IV. REQUESTED WAIVERS**

1. §22-410.2.A – to not provide the required minimum horizontal curve radius of 200 ft. for one proposed horizontal curve along the proposed Hall Street centerline. *The applicant has coordinated with the Borough Traffic Engineer to optimize the alignment of Hall Street with Paradise Street. RVE supports this waiver request.*
2. §22-419 – to not provide sidewalks and planting strip along the southwest side of Hall Street. *The applicant is providing a sidewalk along the northeast side of Hall Street. The applicant proposes to install concrete pavement in the narrow space between the proposed retaining wall and back of curb along the southwest side of Hall Street. In addition, the applicant is providing sidewalk and a crosswalk for a new connection to the French Creek Trail. RVE supports this waiver request.*
3. §22-423.2 – to not provide streetlighting along the southwest side of Hall Street. *The applicant is providing street lighting along the entire length of Hall Street, but for a portion of the street the light poles will only be located on the northeast side to accommodate a proposed retaining wall. RVE supports this waiver request.*
4. §22-500.2.A – to allow a floodplain preservation, steep slope preservation, very steep slope preservation, and woodland preservation that is less than the required minimum preservation. *RVE has no objection to this waiver request.*
5. §22-502.1.C.(3).(a) – to allow the removal of existing trees that are over 6” in DBH. *RVE has no objection to this waiver request.*

Our recommendation for final plan approval is contingent upon the applicant addressing the underlined items in the letter and responding using the numbering system in this review letter. Additional comments may arise when the submission and design is more complete.

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

Sincerely,

**REMINGTON & VERNICK ENGINEERS**

By



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

OMH/jrw

cc: Paradise Street, LLC, Owner  
Paradise Development, LLC, Applicant  
Bercek & Associates, Plan Preparer  
Bergmann Architects, Architects  
David Boelker, Director of Planning and Code Enforcement / Zoning Officer (via email)  
Scott Denlinger, Esq., Wisler Pearlstine, Borough Solicitor  
Adriane Blank, Gilmore & Associates, Borough Planner  
John Yurick, P.E., McMahon & Associates, Borough Traffic Engineer  
Christopher J. Fazio, P.E., C.M.E., Executive Vice President  
James Bulicki, P.E.