

February 3, 2022

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

**Re: Final Land Development Plan – Review #5
Steelworks Land Development
Borough of Phoenixville
RVE File #PCBP061**

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:

- Steelworks, Final Land Development Plans (30 sheets), dated 9/25/2020, and last revised 1/19/2022, prepared by Ludgate Engineering Corporation of Reading, PA.
- Response Memo, dated 1/20/2022, prepared by Ludgate Engineering Corporation of Reading, PA.
- SWM Report, Steelworks, dated November 2020 and last revised December 2021, prepared by Ludgate Engineering Corporation of Reading, PA.
- Floodplain Memorandum, dated 10/12/2021 and last revised 12/21/2021, prepared by Ludgate Engineering Corporation of Reading, PA.
- Transportation Impact Study dated 11/23/2020 and last revised 1/14/2022, prepared by McMahon Associates, Inc. of Exton, PA.

I. GENERAL INFORMATION

Applicant & Owner:	Steelworks Acquisition LP 184 Bridge Street Phoenixville, PA 19460 Attn: Emmanuel C. DeMutis edemutis@aol.com
Engineer:	Ludgate Engineering Corporation Lincoln Corporate Center 10 Vanguard Drive, Suite 100 Reading, PA 19606 (610) 404-7330 Attn: Thomas B. Ludgate, P.E., P.L.S. tludgate@ludgate-eng.com
Landscaper:	Cee Jay Frederick Associates

103 East Miner Street
West Chester, PA 19382

Proposal: Major Land Development to construct 375 (Preliminary Plan 336) Residential Apartment Units and 40,700 (Preliminary Plan 36,700) square feet of Retail Space located on a currently developed series of parcels. Construction will also include public roadway improvements, parking garage, stormwater management facilities, utilities, lighting, landscaping, and erosion control. On 12/13/2016, the Borough approved a preliminary land development plan for Steelworks.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

Comment Nos. 1-86 are carried over from RVE's previous review letter, dated 11/30/2016, which was prepared based on the preliminary land development plan for Steelworks.

1. Provide a plan showing proposed features overlaid on a recent aerial photograph of the project area (§22-303.1.B). *The Applicant has provided a plan with aerial imagery of the project area. Proposed features must also be shown on this plan. The aerial plan is not included with the current plan set. Provide the aerial plan overlain with proposed features and insert it as Plan Sheet 4. The Applicant states that they will comply. The Aerial Overlay (Sheet 4) plan does not have aerial imagery. The plan now has aerial imagery, but it needs to be faded so that the proposed improvements are is legible. Item satisfied.*
2. Provide a plan revisions block (§22-303.1.C). *A revision block has been added. The date indicated for the current plan revision must be corrected. Item satisfied.*
3. Include a note with the Dimensional Standards table describing the range of build-to lines on adjacent blocks. Include an analysis of parking requirements (§22-303.1.C). *A note has been added to Plan Sheet 6. The Applicant states that the analysis used to determine the site parking requirement will be submitted to the Borough. On the Required Certification and Notes (Sheet 1), Note 17 mentions parking data for apartments (mid-rise) and parking for retail (variety) but does not mention the source of the data. Item satisfied.*
4. Show existing property monuments (§22-303.1.C). *The Applicant states that this will be provided for final plan approval. Item satisfied.*
5. List all applicable utilities with their emergency telephone numbers (§22-303.1.C). *The Utilities are listed. However, emergency contact telephone numbers must be provided. This item must be addressed for final plan approval. Verizon was listed as a utility on the preliminary plan. Provide their contact information or clarify whether they have indicated no facilities in the area. Item satisfied.*
6. Provide zoning information and calculations to include: open space and impervious surface ratios, variances or special exceptions granted, percentage of uses by gross floor area, parking

analysis/predictions (§22-303.1.C). *The Applicant states that they will comply. On the Required Certification and Notes (Sheet 1), Note 2 mentions the number of residential units and retail area, but does not provide gross square footage attributed to residential uses or give percentages for each use. Item satisfied.*

7. Provide complete information regarding the location of existing storm sewers (§22-303.1.C). *The Applicant states that they will comply. This item must be addressed for final plan approval. The applicant has shown the approximate location of existing storm sewers on the site and has noted that they must be located by the contractor before beginning site work. Item satisfied.*
8. Provide information regarding any easements or deed restrictions existing within the project tract (§22-303.1.C). *The Applicant states that they will comply. The Applicant states that there are no planned restriction easements outside of a blanket stormwater easement. Item satisfied.*
9. Provide survey horizontal and vertical datum (§22-303.1.C). *The Applicant states that they will comply. Item satisfied.*
10. Provide a local site benchmark (§22-303.1.C). *The Applicant states that they will comply. No specific benchmark is listed. However, existing storm and sanitary facilities can be used. Item satisfied.*
11. Identify areas with slopes between 15% and 25% (§22-303.1.C). *Item was previously satisfied. However, this information was not found on the current plan set. The applicant states that this information has been identified, but it could not be found on the plans. The applicant has identified some of the existing slopes between 15% and 25%, but the existing contours show that there are other areas that need to be labeled. Item satisfied.*
12. Identify areas with slopes greater than 25% (§22-303.1.C). *Item was previously satisfied. However, this information was not found on the current plan set. The applicant has not identified any areas with existing slopes in excess of 25%, but the existing contours show that there are areas that should be labeled. Item satisfied.*
13. Show existing lone trees over 6” caliper (§22-303.1.C). The Applicant states that they will comply. This item must be addressed for final plan approval. The applicant is requesting a waiver from this requirement.
14. Provide floodplain boundary information on a plan showing the proposed features in accordance with current FEMA flood insurance rate mapping and datum (§8 & §22-303.1.C). *Add the 100-year flood plain boundary to ~~Sheet 6 & Sheet 10~~ the Ground Floor Plan, First Floor Plan, Ground Floor Utility Plan, Ground Floor Grading Plan, 1st Floor Grading Plan, Post Construction Stormwater Management Plan and Erosion & Sedimentation Pollution Control Plan sheets. Item satisfied.*
15. This development includes activities within a Special Flood Hazard Area (Zone AE). The cumulative effect of the proposed development may not, together with all other existing and anticipated development, increase the Base Flood Elevation *more than 1’ at any point* (§8-402.AB). *The Applicant states that they will show this on the Final Land Development Plans. The Applicant states that the flood elevation should not increase more than one (1) foot and that*

data will be supplied under separate cover. The applicant has provided a Floodplain Memorandum addressing the effect of proposed development on the floodplain. In order for this item to be satisfied, other comments pertaining to the Floodplain Memorandum must be satisfactorily addressed. Item satisfied.

16. Provide profiles, typical cross sections (Hall Street), radii and site distances for all driveways and improved streets (§22-303.1.C). The Applicant states that they will comply. Profiles for Bridge Street, Hall Street and the emergency access have been provided. A cross section for Bridge Street has been provided. Radii have been provided.
17. Show the location of open space, public areas and parcels of land proposed to be dedicated or reserved for public use (§22-303.1.C). *The Applicant states that this comment is not applicable since all site property will be privately owned. However, privately owned open space and public areas must still be identified on the plan. ~~The Applicant has provided a Preliminary Architectural Site Plan (Sheet 5) that identifies various areas on the plan.~~ This plan should be modified to identify areas meeting the definitions of open space or public areas. Item satisfied.*
18. Show the location and/or information regarding proposed open spaces and easements and indicate whether they are to be offered to be dedicated for public use (§22-303.1.C). *The Applicant states that this comment is not applicable. All site property will be privately owned. Open Space is shown. Item satisfied.*
19. Provide the size, material, slope and profiles for the storm and sanitary sewer piping (§22-303.1.C & §23-402). *The Applicant states that they will show this on the Final Land Development Plans. Item satisfied.*
20. Show the location of proposed monuments (§22-303.1.C). *The Applicant states that they will show this on the Final Land Development Plans. Item satisfied.*
21. Provide a Market Analysis (§22-303.1.C & §22-600). The Applicant states that this will be provided as part of the final design. At the Planning Commission meeting, the applicant stated that they will provide this information.
22. Provide an Environmental Impact Analysis (§22-303.1.C & §22-601). The Applicant previously requested a waiver from this requirement with the preliminary plan. However, the waiver request is not included in the list of Waivers Requested found on the Required Certification and Notes plan. The waiver request has been added to the plan.
23. Provide a Community and Fiscal Impact Analysis (§22-303.1.C & §22-603). The Applicant states that this will be provided as part of the final design.
24. Provide a Stormwater Management Plan (§22-303.1.C). *The Applicant states that this will be provided as part of the final design. Item satisfied.*
25. The proposed development must be coordinated with existing nearby neighborhoods. In particular, the plan should implement all elements of the Borough of Phoenixville’s current streetscape along Bridge Street (§22-402.3). *The Applicant states that this will be provided as part of the final design. RVE understands that this work is being designed by McMahon*

Associates, the Borough Traffic Engineer TPD, Inc. on a separate plan. A Streetscape Plan (Sheet 10) has been provided. Item satisfied.

26. Provide stone or concrete monuments. Provide a detail for the construction of monuments (§22-406.1). *The Applicant states that this will be provided as part of the final design. The locations of proposed monuments are shown. However, the plan does not differentiate between stone, concrete or iron pin monumentation. Provide appropriate details and legend information. Item satisfied.*
27. Provide utility easements along the alignment of all common utilities and stormwater management facilities (§22-407). *A note has been added to the Utility Plan that all utility easements within the site will be a minimum of twenty (20) feet wide. This item must be fully addressed for final plan approval. The applicant proposes a blanket easement allowing the Borough access to all utilities and stormwater facilities for inspection and maintenance. However, only a 10' wide specific easement is provided along the storm sewer relocated around the northwest portion of the project site. The minimum width of utility easements is 20'. The applicant has revised the drainage easement to approximately 18' wide, not 20'. In addition, the drainage easement is labeled as 10' wide. Item satisfied.*
28. Provide a lighting plan demonstrating compliance with all lighting requirements, including illumination grid and all other requirements listed (§22-407.5.D; §22-423 & §27-601.6). *The Applicant states that this will be provided as part of the final design. On the Streetscape Plan (Sheet 10), streetlight locations are shown, but without any photometric data, light fixture or light pole specification. Provide a full lighting plan for the project showing outdoor lights, including decorative streetlights, parking lot lighting, retail amenity patio lighting, etc. The plan should include specifications for all lighting products used, mounting heights, etc. Enlist a lighting professional to provide this.*
29. Provide a plan showing all proposed traffic control signs and pavement markings (§22-408.1.F). *The applicant states that this will be provided as part of the final design. Item satisfied.*
30. Extend the construction of Hall Street from Bridge Street to the common property line of adjoining tracts to facilitate further extension or connection by future developments (§22-408.1.G). *The length of Hall Street has been reduced by approximately 135' when compared to the layout shown on the preliminary plan. The applicant is showing the construction of Hall Street up to the limits of the Tague Lumber property, for which there is an approved land development plan that will provide additional right-of-way along Hall Street. Item satisfied.*
31. Provide clear site triangles at the intersection of Bridge Street and Hall Street (§22-411.3.B). *The applicant states that they will comply. A 75' clear site triangle has been added to a portion of the intersection of Bridge Street and Hall Street, but not on the north side of the intersection, which is relevant since work is proposed on that side of the intersection.*
32. Indicate the radii used for street curbing at intersections (§22-411.6). *The applicant states that they will comply. Item satisfied.*

33. Provide pavement section details for PennDOT streets, Borough streets, driveways, heavy duty pavement areas, parking areas and any other distinct paving area (§22-413.1). *The Applicant states that this will be provided as part of the final design. Item satisfied.*
34. Provide a circulation plan demonstrating turning movements for design vehicles entering and exiting each driveway and circulating through internal driveways (§22-414.1). *The Applicant states that this will be provided as part of the final design. Item satisfied.*
35. Provide street name signs at the intersection of Bridge Street and Hall Street (§22-416.3). *The Applicant states that this will be provided as part of the final design / construction.*
36. Provide a parking analysis and calculations demonstrating compliance with parking requirements (§22-417.1.B & §27-405). *The Applicant states that they will provide the parking analysis to the Borough. Item satisfied.*
37. Indicate the location and number of accessible parking spaces, van accessible parking spaces and aisles to demonstrate compliance with accessible parking requirements (§22-417.2.G). *The location of accessible parking spaces has been indicated. The plan must include a calculation of the required number of accessible parking spaces. The plan must identify which accessible parking spaces are van accessible and how many are required. Item satisfied.*
38. ~~Provide wheel stops for all pull-in parking stalls without curbing (§22-417.2). Show the proposed wheel stops in the plan view. This item must be fully addressed for final plan approval. The plan does not show any pull-in parking stalls abutting sidewalks. Comment eliminated.~~
39. Provide sidewalks along Hall Street (§22-419.1). *The Applicant provided new 10' 6' wide sidewalks along Hall Street. Provide curb ramps and crosswalks at the new driveway entrance along Hall Street. Item satisfied.*
40. The sidewalks along parallel parking spaces on Bridge Street are less than 10 feet wide when obstacles are considered (trees, streetlights, etc.). The sidewalks may need to be widened to accommodate these obstacles or a waiver will be required (§22-419.2.C). *The applicant is requesting a waiver from this requirement.*
41. Provide a crosswalk across Bridge Street for public safety and convenience. Design should incorporate measures from the Pennsylvania Traffic Calming Handbook (§22-419.2.D & §22-420.3). ~~Crosswalks have been provided along Bridge Street in two locations.~~ *Provide curb ramps at the new crosswalk locations. A crosswalk is shown near the intersection of Bridge Street and Buchanan Street. This is being designed by the Borough Traffic Engineer TPD, Inc. on a separate plan. The TPD, Inc. plan must be shown on the development plan so that the development can be seen as a whole. Item satisfied.*
42. Provide detailed grading information to demonstrate ADA compliance of accessible parking spaces, sidewalks and curb ramps (§22-419.2.E & §22-419.3). *The Applicant states that this will be provided as part of the final design. Item satisfied.*

43. Indicate the location of each crosswalk and the pavement markings to be used (§22-420). *Provide crosswalk striping at each of the driveway entrances along Bridge Street and Hall Street and at the intersection of Bridge Street and Hall Street. This is being designed by TPD, Inc. on a separate plan.*
44. Provide sanitary sewer planning modules (§22-424.1). The Applicant states that this is a condition of final approval and will be provided with the final design.
45. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1). The Applicant states that this is a condition of final approval.
46. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). The Applicant states that this is a condition of final approval.
47. The Phoenixville Fire Department must review and comment on the proposed plan (§22-425.4). *The Applicant states that this will be provided as part of the final design. Typically, the entire building perimeter must be within 150' of emergency vehicle access. Buildings cannot overhang emergency vehicle access routes. Show the building overhang on the Profiles plan (Sheet 19 3) and dimension the clearance. The building overhang does not occur above the emergency access. Item satisfied.*
48. Indicate the location of central trash storage locations and provide a detail for concrete pads and enclosures (§22-426). *The Applicant states that this will be provided as part of the final design. General Note 7 states that solid waste storage and disposal shall be the responsibility of individual property owners. On Sheet 2, a central trash location is shown indoors. Trash will be picked up from Hall Street. Item satisfied.*
49. Provide a letter indicating the availability of gas and electric service from the Utility Company (§22-427). The Applicant states that this is a condition of final approval.
50. 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 states that the final landscape plan will be signed by a registered landscape architect. This item must be fully addressed for final plan approval. Item satisfied.*
51. 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). *A note has been added to the plans indicating that all vegetation will be removed as part of the land clearing process the entire site is to be cleared and grubbed. Item satisfied.*
52. Provide a buffer along Hall Street reverse-frontage and any other areas required by ordinance (§22-428.2). A note has been added to the plans referencing the buffer along Hall Street. The applicant is requesting a waiver from this requirement.
53. Refer to the Phoenixville Tree Advisory Committee for tree planting and replacement requirements (§22-428.6). The Applicant states that coordination with the Tree Advisory Committee will be completed as part of the Final Design.

54. Public shade trees should be spaced an average of 40' apart and be separated from lamp posts and fire hydrants by 8' and 10', respectively (§22-428.7 & §25-206). *Item satisfied.*
55. Provide topsoil, seeding or sodding requirements for lawn areas (§22-428.2 & §22-505). *The Applicant states that this will be provided. A topsoil note has been added to Plan Sheet 14. Item satisfied.*
56. Provide a proposal for ownership and maintenance of the proposed open space (§22-500.8 & §27-407.1). *The Applicant states that this comment is not applicable because any open space being proposed will be privately owned and maintained. A plan note on Plan Sheet 3 indicates the open space / public area will not be dedicated to the Borough. Item satisfied.*
57. 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). The Applicant will discuss this with the Borough.
58. Indicate whether hydric soils are present on the site. If hydric soils are present, then a wetlands study should be performed. If hydric soils are present and no wetland study is performed, then hydric soils will be assumed to be wetlands and must be noted as such on the plans (§22-503.1). *The Applicant will have a study conducted as part of the final design. General Note 12 indicates that no wetlands or hydric soils exist as determined by USACOE Criteria. Item satisfied.*
59. Provide a Stormwater Management Plan (§23-401.B). *The Applicant states that this will be provided as part of the final design. Item satisfied.*
60. Provide additional spot elevations along the new curbs, sidewalks and pavement in order to determine flow directions and grades. *The Applicant states that this will be provided as part of the final design. Additional information is shown on Plan Sheets 8 & 9. Item satisfied.*
61. This project involves the disturbance of more than 1 acre. Therefore, an NPDES permit must be obtained from PADEP (§23-401.B). The Applicant states that this will be provided as part of the final design.
62. Provide a schedule for the development including a deadline for the plans to be filed (§22-702). The Applicant states that this will be provided as part of the final design.
63. Provide bearings and distances for the proposed ultimate rights-of-way around the new property limits (§22-303.1.A). Clearly designate and describe each area that is to be dedicated to the State and to the Borough. *The Applicant states that they will comply. General Note 18 indicates that the Ultimate Right-of-Way (for Bridge Street) is offered for dedication to Phoenixville Borough. Bearings and distance information for areas to be dedicated remain incomplete. Item satisfied.*
64. Provide a statement that the boundary error of closure does not exceed 1' in 10,000' (§22-303.1.A). *Item satisfied.*

65. This project involves work along Bridge Street, which is a state route. Therefore, a Highway Occupancy Permit (HOP) must be obtained from PennDOT (§22-414.2.C). The work within the state right-of-way includes the connection of storm piping to the existing storm system, revision of curb lines, new grading and the milling and paving of the site frontage. The Applicant states that this will be provided as part of the final design.
66. Add the signature blocks attached to this review letter. *The Applicant states that this will be provided as part of the final design. Item satisfied.*
67. Add the Borough's Standard Notes attached to this review letter. *The Applicant states that this will be provided as part of the final design. Item satisfied.*
68. Add the Recorder of Deeds signature block attached to this review letter. *The Applicant states that this will be provided as part of the final design. Item satisfied.*
69. Show a detail that all joints, structures, etc. are to be sealed with joint sealer that is a minimum of 6 inches wide. *The Applicant states that this will be provided as part of the final design. The Borough detail for concrete curb shows the joint sealer. Item satisfied.*
70. Provide a general note stating that all construction and materials are to be in accordance with PennDOT Publication 408, latest edition (§22-704.6). *The Applicant states that they will comply. The note appears on as Demolition Note 7 on Plan Sheet 5. Add the note to the General Notes on the Required Certifications and Notes plan (Sheet 1). Item satisfied.*
71. No construction is permitted on existing slopes greater than 25% without Conditional Use approval (§22-506.4.D.2). *The Applicant states that all slopes in excess of 25% are man-made and not natural which exempts them from requiring a Conditional Use approval. RVE agrees with this assessment. Item satisfied.*
72. 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 (§22-615.C). *The Applicant states that this will be provided as part of the final design. In lieu of providing prior to plan approval, a note can be added to the plan stating that retaining wall design plans and calculations must be provided for review by the Borough Engineer prior to construction. The applicant states that this will be provided. General Note 26 has been added to Plan Sheet 1. Item satisfied.*
73. On the First Floor Plan (Sheet 4 3) – define Amenity Deck and Piazza Deck. *The Amenity Deck will be a private access area for residents of the apartments and their guests. It will provide an open space area that will contain cooking and seating facilities. The Piazza will be a public access area that will be available for the customers of the project's commercial space. It will be available for public gatherings. The First Floor Plan now shows a Retail Amenity Patio (22,000 square feet) designated as open spaced/public area that will be privately maintained. Provide a statement that the Retail Amenity Patio will be maintained by the property owner. The applicant states that this will be provided. A note has been added to Plan Sheet 3. Item satisfied.*

74. On the Detail Sheet (Sheet ~~5~~ 17 20) – provide a detail for proposed storm pipes connecting to the existing stormwater system. *The Applicant states that this will be provided as part of the final design. Item satisfied.*
75. On the Detail Sheet (Sheet ~~5~~ 17 20) – provide a detail for the conversion of an existing inlet to a manhole. *The Applicant states that this will be provided as part of the final design. Item satisfied.*
76. On the Detail Sheet (Sheet ~~5~~ 17 20) – provide a detail for a doghouse storm manhole. *The Applicant states that this will be provided as part of the final design. Item satisfied.*
77. On the First Floor Plan (Sheet ~~8~~ 3) – provide the upper level parking layout(s). *The Applicant states that this will be provided as part of the final design. Item satisfied.*
78. On the Ground Floor Utility Plan (Sheet ~~8~~ 6) – revise the symbol to an existing manhole for the storm line from Buchanan Street tying into the ‘double’ storm line in Bridge Street near Walnut Street. *The Applicant states that they will comply. Item satisfied.*
79. On the Ground Floor Grading Plan (Sheet 7) and others – provide TW and BW elevations for the proposed walls. *The Applicant states that this will be provided as part of the final design. Item satisfied.*
80. On the Erosion & Sedimentation Pollution Control Plan (Sheet ~~9~~ 13) – the inlet protection symbol does not show up in the plan view. Revise the symbol or expand the plan view size. *The Applicant states that they will comply. Item satisfied.*
81. The Traffic Impact Study should be sealed by the Professional Engineer that signed the Study. *The Applicant states that they will comply. Study not submitted. RVE is in receipt of a draft TIS, dated 11/19/2020, prepared by McMahan Associates, Inc.*
82. In the Traffic Impact Study – Page 3 – label or describe which is the Medium Volume Driveway of the three driveways. *The Applicant states that they will comply. Study not submitted. RVE is in receipt of a draft TIS, dated 11/19/2021, prepared by McMahan Associates, Inc.*
83. In the Traffic Impact Study – last page – provide a similar plan in the plan set showing the upper level parking. *The Applicant states that they will comply. Study not submitted. RVE is in receipt of a draft TIS, dated 11/19/2021, prepared by McMahan Associates, Inc.*
84. In the Due Diligence Report of Geotechnical Investigation – B. Existing Features and Project Description – second paragraph – revise this paragraph to reflect the current proposal. *The Applicant states that they will comply. Report not submitted.*
85. In the Due Diligence Report of Geotechnical Investigation – Boring Profiles for 437 Bridge Street – show the locations of Borings B-1 and B-2. *The Applicant states that they will comply. Boring locations for B-1, B-2 and B-3 are shown on the Existing Conditions Plan. Item satisfied.*

86. Limited Environmental Site Assessment – remove this report from the end of the Geotechnical Investigation. It should be a ‘stand-alone’ report. *The Applicant states that they will comply. Assessment not submitted.*
87. Floodplains are classified as environmentally sensitive features and shall be preserved at a rate of 100%. Preserved floodplain areas shall not be altered, regraded, filled or built upon (§22-500.2). In light of this requirement, a waiver would be required for the proposed project. *The applicant is requesting a waiver from this requirement. The waiver is not requested on Plan Sheet 1.*
88. On the Required Certification and Notes (Sheet 1) and others, number each plan sheet relative to the total number of plan sheets in the set (§22-304.2.A). *Item satisfied.*
89. On the Required Certification and Notes (Sheet 1) – Sheet Index – add “Aerial Plan” as Sheet 4. *Item satisfied.*
90. On the Required Certification and Notes (Sheet 1) – Sheet Index – add “Landscape Plan” to the list of sheets. *Item satisfied.*
91. On the Required Certification and Notes (Sheet 1) – Sheet Index – Sheet 6 – add ‘- GROUND FLOOR’. *Item satisfied.*
92. On the Required Certification and Notes (Sheet 1) – Sheet Index – Details – add ‘, 18’, 20, 21, 22 & 23. *Item satisfied.*
93. On the Required Certification and Notes (Sheet 1) – Waivers Requested – change §22-303.1C to §22-303.1.C. *Item satisfied.*
94. On the Required Certification and Notes (Sheet 1) – Waivers Requested – change §22-478.2 to §22-428.2 and verify where to find §22-2-406. *Remove §22-478.2 & §22-2-406 from the waiver request list. Item satisfied.*
95. On the Required Certification and Notes (Sheet 1) – Dimensional Standards Chart – add a column for ~~provided~~ *proposed* items. *Item satisfied.*
96. On the Required Certification and Notes (Sheet 1) – Dimensional Standards Chart – add a line for Open Space. *Item satisfied.*
97. On the Required Certification and Notes (Sheet 1) – Revision Block – add a description for the activities performed in Revision #1 and #2. *Item satisfied.*
98. On the Required Certification and Notes (Sheet 1) – General Note 18 – revise the note to “The ultimate right-of-way area along Hall Street (as shown on Sheet 3) is offered for dedication to the Borough of Phoenixville.” *Item satisfied.*
99. On the Required Certification and Notes (Sheet 1) – Dimensional Standards table –The table should be revised to reflect the building spacing requirement for mid-rise buildings as 20’. *Upon review, the zoning requirements in effect when the preliminary plan was submitted*

required 30' building spacing. Please revise the Dimensional Standards table accordingly. Item satisfied.

100. On the Required Certification and Notes (Sheet 1) – Dimensional Standards table – In addition to the column for requirements, provide columns for ~~both existing and~~ proposed conditions. *Item satisfied.*
101. ~~On the Ground Floor Plan (Sheet 2) – consider retitling this plan sheet “Site Plan – Ground Floor.”~~
102. On the Ground Floor Plan (Sheet 2) – add a sign legend and show sign locations. *Item satisfied.*
103. On the Ground Floor Plan (Sheet 2) – dimension the typical perpendicular parking space size. *Item satisfied.*
104. On the Ground Floor Plan (Sheet 2) – show two-way 22' aisles where appropriate. *Item satisfied.*
105. On the Ground Floor Plan (Sheet 2) – show Hall Street stationing to match the Hall Street profile. *Item satisfied.*
106. On the Ground Floor Plan (Sheet 2) – the current directional arrows prevent anyone from leaving the parking level. Revise the 24-foot aisle near the entrance to be two-way. *The aisle running past the handicapped parking spaces needs to be two-way and “Do Not Enter” signage must be provided where two-way traffic changes to one-way traffic. Item satisfied.*
107. On the Ground Floor Plan (Sheet 2) – the northwest corner perpendicular parking space is not 18 feet deep. *It is 14 feet deep. Item satisfied.*
108. On the Ground Floor Plan (Sheet 2) – show the access to the maintenance / laydown area (which is the location of BMP #5). *Item satisfied.*
109. On the Ground Floor Plan (Sheet 2) – label the parking area paving type. *Item satisfied.*
110. On the Ground Floor Plan (Sheet 2) – Legend – add the dark circle with a dot in the center to the symbols list. *Item satisfied.*
111. On the Ground Floor Plan (Sheet 2) – parking area entrance – show and call out Type 4A curb ramps for the proposed sidewalk along Hall Street. *Item satisfied.*
112. On the Ground Floor Plan (Sheet 2) – parking area entrance – show a crosswalk for the proposed sidewalk. *Item satisfied.*
113. On the Ground Floor Plan (Sheet 2) – angled parking stalls shall have a minimum effective parking dimension of 9' wide (§22-417.2.E(3)). Currently, they are shown with a width of 8.5'. A waiver has been requested for this requirement.

114. On the First Floor Plan (Sheet 3) – angled parking stalls shall have a minimum effective parking dimension of 9’ wide (§22-417.2.E(3)). Currently, they are shown with a width of 8.5’. A waiver has been requested for this requirement.
115. On the First Floor Plan (Sheet 3) – add a sign legend and show sign locations. *Item satisfied.*
116. On the First Floor Plan (Sheet 3) – dimension the perpendicular parking space size. *Item satisfied.*
117. On the First Floor Plan (Sheet 3) – show two-way 22’ aisles where appropriate. *Item satisfied.*
118. On the First Floor Plan (Sheet 3) – Retail Space D – change 20,00 to 20,000. *Item satisfied.*
119. ~~On the First Floor Plan (Sheet 3) – Hall Street parking entrance – show the curb ramps and crosswalk. Comment eliminated.~~
120. On the Existing Conditions Plan (Sheet 5) – Demolition Note 9 – after BRIDGE add STREET. *Item satisfied.*
121. On the Existing Conditions Plan (Sheet 5) – Demolition Note 10 – after BRIDGE add STREET. *Item satisfied.*
122. On the Existing Conditions Plan (Sheet 5) – provide the dimensions / cross section of the existing ‘arch and span’ pipe that is being tied into and removed. *The Applicant states that information has been provided. Information was not found. The Applicant has added notes for the contractor to provide as-builts of the existing pipe prior to the start of site work.*
123. On the Ground Floor Utility Plan (Sheet 6) – add a Legend to define JB (Junction Box?) and CB (Catch Basin – Inlet). *Item satisfied.*
124. On the Ground Floor Utility Plan (Sheet 6) – what is the pipe leading from the inlet (add symbol to the Legend) just west of Buchanan Street to a JB on the other side of Bridge Street. The JB does not connect to anything, is not numbered and is not shown in the profiles. *Item satisfied.*
125. On Post Construction Stormwater Management Plan (Sheet 9 21) – provide details for JC#B2 showing the ‘arch and span’ pipe entering and the 36” CPP exiting. *Item satisfied.*
126. On ~~BMP #5 Detail Plan~~ (Sheet ~~10~~ 20), retitle the plan sheet “~~BMP Plans & Details – 1~~” *Detail Sheet 1* to match sheet naming convention used in the Sheet Index. *Item satisfied.*
127. ~~On BMP #5 Detail Plan (Sheet 10) – provide a detail for the pipe penetrations through the non-porous liner. The Applicant states that no pipes penetrate the liner. Comment eliminated.~~
128. On ~~BMP #5 Detail Plan~~ (Sheet ~~10~~ 11) - provide dimensions for the BMP. *Item satisfied.*
129. On ~~BMP #5 Detail Plan~~ (Sheet ~~10~~ 11) – provide a ~~debris trap snout~~ on the ~~pipes inlet~~ before entering BMP#5. *Item satisfied.*

130. On ~~BMP #5 Detail Plan (Sheet 10)~~ ~~Non Porous Liner Note~~ —change ~~BMP#2~~ to ~~BMP#5~~.
131. On ~~BMP #5 Detail Plan (Sheet 10 11)~~ – provide additional details for ~~BMP#5#3~~ – how many pipes and how long, distance between pipes, label the parking floor drain pipe, label the roof leader pipe, etc. *Item satisfied.*
132. On ~~BMP #1 Detail Plan (Sheet 11 21)~~, retitle the plan sheet “~~BMP Plans & Details—2~~” *Detail Sheet 2* to match sheet naming convention used in the Sheet Index. *Item satisfied.*
133. On ~~BMP #1 Detail Plan (Sheet 11)~~, provide a detail for the pipe penetrations through the non-porous liner. *The Applicant states that no pipes penetrate the liner. Comment eliminated.*
134. On ~~BMP #1 Detail Plan (Sheet 11 12)~~, provide dimensions for the BMP. *Item satisfied.*
135. On ~~BMP #1 Detail Plan (Sheet 11)~~, provide a ~~debris trap snout~~ on the pipes before entering ~~BMP#5#1~~. *Item satisfied.*
136. On ~~BMP #1 Detail Plan (Sheet 11)~~, add the ~~Non Porous Liner Note~~.
137. On ~~BMP #1 Detail Plan (Sheet 11)~~, provide a detail for the ~~modular stormwater detention box outlet structure~~. *Item satisfied.*
138. On ~~BMP #1 Detail Plan (Sheet 11)~~, label the parking floor drain pipes *size and material*. *Item satisfied.*
139. On ~~BMP #1 Detail Plan (Sheet 11)~~, provide a detail of the ‘~~stone w/95% voids~~’. *Comment eliminated.*
140. On ~~BMP #1 Detail Plan (Sheet 11)~~, ~~Plan View~~ —what is the three (3) foot offset measuring to? *Comment eliminated.*
141. On ~~BMP #1 Detail Plan (Sheet 11)~~, this underground basin is located within the floodplain. ~~Provide a backflow prevention device to prevent backflow from inundating the BMP during flood event. Show the location of the backflow prevention device. This is a dry extended basin.~~ *Comment eliminated.*
142. On ~~BMP #1 Detail Plan (Sheet 11)~~, provide ~~clean-out/inspection ports for inspection and maintenance of the BMP. Provide a detail for clean-out/inspection ports. Show their locations and provide details. This is a dry extended basin.~~ *Comment eliminated.*
143. On ~~BMP #3 Detail Plan (Sheet 12)~~, retitle the plan sheet “~~BMP Plans & Details—3~~” to match sheet naming convention used in the Sheet Index. *Comment eliminated.*
144. On ~~BMP #3 Detail Plan (Sheet 12)~~—provide a detail for the pipe penetrations through the non-porous liner. *Comment eliminated.*
145. On ~~BMP #3 Detail Plan (Sheet 12)~~ - provide *additional* dimensions for the BMP. *Item satisfied.*

146. On ~~BMP #3 Detail Plan~~ (Sheet 12) – provide a ~~debris trap on the pipes before entering BMP#5 snout detail~~. *Item satisfied.*
147. On ~~BMP #3 Detail Plan~~ (Sheet 12) – ~~add the Non Porous Liner Note~~. *Comment eliminated.*
148. On ~~BMP #3 Detail Plan~~ (Sheet 12) - provide a detail for the ~~modular stormwater detention box outlet structure~~. *Item satisfied.*
149. On ~~BMP #3 Detail Plan~~ (Sheet 12) – label the parking floor drain pipe *size and material*. *Item satisfied.*
150. On ~~BMP #3 Detail Plan~~ (Sheet 12) – ~~provide a detail of the ‘stone w/95% voids’~~. *Comment eliminated.*
151. On ~~BMP #3 Detail Plan~~ (Sheet 12) – ~~Plan View – what are the 4.3 foot offsets measuring to?~~ *Comment eliminated.*
152. On ~~BMP #3 Detail Plan~~ (Sheet 12), this ~~underground~~ basin is located within the floodplain. Provide a backflow prevention device to prevent backflow from inundating the BMP during flood event. *Show its location and detail. Item satisfied.*
153. On ~~BMP #3 Detail Plan~~ (Sheet 12), ~~provide clean-out/inspection ports for inspection and maintenance of the BMP. Provide a detail for clean-out/inspection ports~~. *Comment eliminated.*
154. On Plan Sheet ~~13~~ 14 – Plan View – inlet protection is not shown. *Item satisfied.*
155. On the Erosion & Sedimentation Pollution Control Plan (Sheet ~~13~~ 14 17) – Plan View – show the following items ~~from that are found in the Legend – filter fabric fence, orange construction fence and stone filter~~. *The stone filter symbol has been removed from the Legend. Item satisfied.*
156. On the Erosion & Sedimentation Pollution Control Plan (Sheet ~~13~~ 23) – provide E&S item details. *Item satisfied.*
157. On the Erosion & Sedimentation Pollution Control Plan (Sheet ~~13~~ 22) – provide a Construction Sequence list. *On the E& S Narrative, update the notes and construction sequence for this project. Item satisfied.*
158. On the Erosion & Sedimentation Pollution Control Plan (Sheet ~~13~~ 14) – Plan View – relocate the temporary topsoil stockpile – it is on the new potable water line and an existing utility pole. *The Applicant states that the topsoil stockpile will be relocated off site.*
159. On the Profiles plans (sheets 14, 15 & 16), ~~retitle the plan sheets “Profiles –1”, “Profiles –2” and “Profiles –3” to match sheet naming convention used in the Sheet Index.~~
160. On the Profiles plan (Sheet ~~14~~ 15) – provide size and invert elevation of pipes entering a CB on the side (junction CB). *The sizes are not called out. Item satisfied.*

161. On the Profiles plan (Sheet ~~14~~ 15) – label each CB whether it is a ‘C’ or ‘M’ and the inlet box Type. *Item satisfied.*
162. On the Profiles plan (Sheet ~~14~~ 15) – revise the sanitary sewer profile for SMH2 to SMH8 to be consistent with the sanitary layout and labeling shown on the Ground Floor Utility Plan. *Item satisfied.*
163. On the Profiles plan (Sheet ~~15~~ 16) – provide size and invert elevation of pipes entering a CB on the side (junction CB). *The sizes are not called out. Item satisfied.*
164. On the Profiles plan (Sheet ~~15~~ 16) – label each CB whether it is a ‘C’ or ‘M’ and the inlet box Type. *Item satisfied.*
165. On the Profiles plan (Sheet ~~15~~ 16) – the By-Pass Storm Sewer Profile CB #B7 to CB #B12 shows additional storm sewer structures (CB #B8 & CB #B9) not shown on the Ground Floor Utility Plan. Revise the plan or profile accordingly. *Item satisfied.*
166. On the Profiles plan (Sheet ~~15~~ 16) – Provide a profile for the storm sewer between CB #P1 and JB #B2. *Item satisfied.*
167. On the Profiles plan (Sheet ~~15~~ 16) – Provide a profile for the storm sewer between CB #P7 and CB #B12. Include information on existing water, sewer, and gas line crossings elevations in this segment. *Item satisfied.*
168. ~~On the Profiles plan (Sheet 15) – Update the profile with information on an existing gas line crossing the storm sewer near JB #B10. *Comment eliminated.*~~
169. ~~On the Profiles plan (Sheet 15) – Update the profile with information on an existing sewer and gas line crossing the storm sewer near CB #P6. *Comment eliminated.*~~
170. ~~On the Profiles plan (Sheet 15) – Update the profile with information on an existing sewer and gas line crossing the storm sewer near CB #P5. *Comment eliminated.*~~
171. On the Profiles plan (Sheet ~~15~~ 16) – Update the profile with information on a proposed sewer line crossing the storm sewer near CB #B5. *Item satisfied.*
172. On the Profiles plan (Sheet ~~16~~ 17) – Hall Street Profile – provide the proposed profile with geometric controls and elevations. Show the ‘turn-around’ curb at the end of the paving. *Item satisfied.*
173. On the Profiles plan (Sheet ~~16~~ 17) – Hall Street Profile – show the proposed storm drainage, proposed potable water line and the existing / proposed sanitary sewer. *Item satisfied.*
174. On the Detail Sheets (sheets ~~17 & 18~~ 19 & 20), retitle the plan sheets “Details - 1” and “Details - 2” to match sheet naming convention used in the Sheet Index. *Item satisfied.*
175. On the Detail Sheet (Sheet ~~17~~ 20) – remove the PennDOT RC-67M, Sheet 2 of 13 curb ramp details and add PennDOT RC-67M, Sheet 4 of 13 for the Type 4A curb ramp. *Item satisfied.*

- 176. On the Detail Sheet (Sheet ~~17 20~~) – add PennDOT RC-34M46M, Sheet 8 of 10 6 of 45 for Standard Inlet Boxes. *Item satisfied.*
- 177. On the Detail Sheet (Sheet ~~17 20~~) – Curb Stop Detail – show where these are used on the plan views. ~~Remove the detail.~~ Show curb stops at the two (2) handicap parking spaces at the Open Corridor to the Patio.
- 178. On the Detail Sheet (Sheet ~~17 20~~) – All Trucks Must Turn Right sign – show where this is being used on the plan views. *This sign detail has been removed.*
- 179. On the Detail Sheet (Sheet ~~17 20~~) – Asphalt Paving Detail (Car Parking Lot Areas Only) – label on the plan views where this is being used. *Item satisfied.*
- 180. On the Detail Sheet (Sheet ~~17 21~~) – provide a detail for a Bicycle Safe Inlet Grate (add a note that all inlets in this project are to have bicycle safe grates). ~~The note could not be located.~~ *Item satisfied.*
- 181. On the Detail Sheet (Sheet ~~17 20~~ 24) – provide a detail for a crosswalk. ~~The detail could not be located.~~
- 182. On the Detail Sheet (Sheet ~~17 20~~) – provide a detail for a sign post. *Item satisfied.*
- 183. On the Detail Sheet (Sheet ~~17 20~~) – provide a detail for a stormwater pipe ~~debris trap~~ snout. *Item satisfied.*
- 184. On the Detail Sheet (Sheet ~~17 20~~) – provide details for the following signs: *Item satisfied.*

NO RIGHT TURN	R3-1
NO LEFT TURN	R3-2
DO NOT ENTER	R5-1
VAN ACCESSIBLE	R7-8
STOP	R1-1
EXIT →	
← EXIT	

- 185. On the Detail Sheet (Sheet ~~18 21~~) – remove the details that are covered in the Bridge Street Improvements and Borough Streetscape Improvements and that are shown on the Traffic Planning and Design Plans. *Item satisfied.*
- 186. On the Detail Sheet (Sheet ~~18 21~~) - Borough Detail G2.2 – Sidewalk Scoring Pattern – where is this being used? *Expected to be used and will be adjusted before final approval. Item satisfied.*
- 187. On the Detail Sheet (Sheet ~~18-21~~) - Borough Detail G5 – Concrete Driveway Apron & Curb Depression – where is this being used? *Expected to be used and will be adjusted before final approval.*

188. On the Detail Sheet (Sheet ~~18 21~~) - Borough Detail G6 – Type 1A Driveway Apron – where is this being used? Expected to be used and will be adjusted before final approval.
189. On the Detail Sheet (Sheet ~~18 21~~) - Borough Detail ST1 – Streetscape - Driveway Apron Detail – where is this being used? *Expected to be used and will be adjusted before final approval. Item satisfied.*
190. On the Detail Sheet (Sheet ~~18 21~~) - Borough Detail ST4 – Streetscape – Bicycle Hitching Post on Concrete Pavement Detail – where is this being used? *Expected to be used and will be adjusted before final approval. Item satisfied.*
191. On the Detail Sheet (Sheet ~~18 21~~) - Borough Detail ST6 – Streetscape – Light A / A - HSS – where is this being used? *Expected to be used and will be adjusted before final approval. Item satisfied.*
192. On the Detail Sheet (Sheet ~~18 21-25~~) - Borough Detail ST7 – Streetscape – Light C – where is this being used? Expected to be used and will be adjusted before final approval. Remove this detail – all proposed lights are free-standing.
193. On the Detail Sheet (Sheet ~~18 21~~) - Borough Detail ST8 – Tree Assembly Detail – where is this being used? *Expected to be used and will be adjusted before final approval. Item satisfied.*
194. On the Detail Sheet (Sheet ~~18 21~~) - Borough Detail ST9 – Tree Grate Modified Detail – where is this being used? *Expected to be used and will be adjusted before final approval. Item satisfied.*
195. ~~Wherever possible, infiltration should be designed to accommodate the entire water quality and runoff volume required (§23-306). No infiltration is being proposed. Comment eliminated.~~
196. On the Stormwater Management Report – the cover should be signed and sealed. The applicant states that they will comply.
197. In the Stormwater Management Report – Appendix C – Calculation Narrative – Design Storm Identified – Paragraph 1 – add the 5 year and 25 year storms for pre vs. post calculations (§23-308.A Table 308.1). *The years have not been added to the text. Item satisfied.*
198. In the Stormwater Management Report – Appendix C – Calculation Narrative – Design Storm Identified – Paragraph 3 – remove this paragraph - it deals with infiltration that is not being used on this project. *The paragraph has not been removed. Item satisfied.*
199. In the Stormwater Management Report – Appendix C – Calculation Narrative – PCSM BMPs Identified / Described – rewrite this section – it describes 2 above ground detention basins. ~~There are three (3)~~ *is one (1) underground detention basin and one above ground basin on this project. Item satisfied.*
200. In the Stormwater Management Report – Appendix E – E&S Standard Worksheets with Calculations – there are no worksheets in this Appendix. *Item satisfied.*

201. In the Stormwater Management Report – Appendix G – Basin Routing – BMP 1 – the Pond Report is titled BMP 1 Above and lists a 36” pipe storage. Revise BMP 1 to reflect this project. *Item satisfied.*
202. In the Stormwater Management Report – Appendix G – Basin Routing – BMP 3 – the Pond Report is titled BMP 3 Below Ground MRC and goes on to describe thirteen (13) rows of 36” pipe. Revise BMP 3 to reflect ~~this project~~ *the nine (9) rows shown on the plans. The plans have been revised. Thirteen (13) is correct.*
203. ~~In the Stormwater Management Report – Appendix G – Basin Routing – BMP 5 – there is no Pond Report for BMP 5. Add BMP 5 for this project. There is no BMP 5 on the project. Comment eliminated.~~
204. In the Stormwater Management Report – Appendix H – Non NPDES SWM Calculations – there is no information in this Appendix. *Item satisfied.*
205. In the Stormwater Management Report – Appendix I – PCSM Standard Worksheets – revise the section to include all BMPs. *Item satisfied.*
206. ~~In the Stormwater Management Report – Appendix J – Soil Testing – provide missing appendix. Comment eliminated.~~
207. In the Stormwater Management Report – Appendix ~~K J~~ – Drainage Maps – ~~Ground Floor Grading Plan – this map only shows two (2) detention basins. Provide the current plan sheet that shows three (3) detention basins and revise plans showing the drainage area lines for both basins and the bypass area. Item satisfied.~~
208. In the Stormwater Management Report – provide information / calculations for stormwater runoff volume requirements and water quality provisions (§23-305.A; §23-305.E). *Item satisfied.*
209. In the Stormwater Management Report – for redevelopment projects, the area of existing impervious surface shall assume at least 20% of the area to be disturbed is ‘meadow’ ground cover (§23-309.4.B(3)). *Item satisfied.*
210. Provide a General Note that the Stormwater Management Facilities shall be operated, maintained and inspected by the land owner (§23-501.5). *Item satisfied.*
211. Provide a General Note that the Applicant shall provide to the Borough final as-built plans (signed and sealed by a qualified licensed professional) of all Stormwater Management Facilities (§23-502.1). *Item satisfied.*
212. The Applicant shall enter into an Operation and Maintenance (O&M) agreement with the Borough and once approved, recorded as a public record (§23-701.D; §23-703.1.A). The Applicant states that they will comply. The applicant should provide a draft SWM O&M Agreement based on the Borough’s template SWM O&M Agreement populated with project information for review. The Applicant states that a draft O&M Agreement will be provided.

213. Provide a Lot Consolidation Plan or Subdivision Plan showing all existing properties, property lines and the overall tract boundary. This plan should state whether the intention is to consolidate the properties and should indicate where existing property lines are to be extinguished. This plan should show all existing easements, if any, and all proposed easements. This plan should show all legal rights-of-way and ultimate rights-of-way. *The applicant states that they will comply. Item satisfied.*
214. On the Ground Floor Plan (Sheet 2) and others, the cartway dimension for Bridge Street (S.R. 113) is obscured by proposed pavement markings. Revise for readability. *Item satisfied.*
215. On the Existing Conditions plan (Sheet 5), retitle the sheet “Existing Conditions & Demolition Plan” since demolition work is being shown on the plan. Update the plan index accordingly. *Item satisfied*
216. On the Existing Conditions plan (Sheet 5) and others, the tract boundary differs from the preliminary plan and deeds. In particular, the area described as Premises “A” in the deed for UPI Nos. 15-9-82, etc., includes an additional triangular area at the northwesterly point of the tract. Revise the tract boundary based on the preliminary plan and deeds or provide an explanation to justify the change. *Item satisfied.*
217. On the Ground Floor Utility Plan (Sheet 6), provide an additional inlet or manhole along the storm sewer pipe between CB #B7 & JB #B10 to avoid segments longer than 300’ without an access point. *Item satisfied.*
218. On the Ground Floor Plan (Sheet 2) and others, label proposed curb along both sides of Hall Street. *Item satisfied.*
219. On the Ground Floor Plan (Sheet 2) and others, the plan indicates that “Bridge Street Improvements and Borough Streetscape Improvements” will be shown on plans by TPD. ~~RVE understands that this work is being designed by McMahon Associates, the Borough Traffic Engineer. Revise this note accordingly.~~ *Item satisfied.*
220. On the Ground Floor Plan (Sheet 2) and others, the new 6’ sidewalk along the north side of Hall Street stated “by others” but should be constructed by the Steelworks development. *Item satisfied.*
221. On the Ground Floor Plan (Sheet 2) and others, the proposed 6’ sidewalk on the south side of Hall Street needs to be adjusted at the beginning of the proposed cul-de-sac. *Item satisfied.*
222. On the Ground Floor Plan (Sheet 2) and others, provide a new driveway to 425 Bridge Street (UPI 15-9-91.1) from Hall Street. The final location of the driveway should be coordinated with the owner of 425 Bridge Street, but it’s desirable that it aligns with Steelworks’ driveway. *Item satisfied.*
223. On the Ground Floor Plan (Sheet 2) and others, eliminate the existing driveway to 425 Bridge Street (UPI 15-9-91.1) from Bridge Street (S.R. 113) and construct a new ADA curb ramps at the northwest corner of the intersection of Bridge Street and Hall Street. *Item satisfied.*

224. On the Required Certification and Notes (Sheet 1), General Note #18 indicates that right-of-way is to be offered for dedication to the Borough as shown on Sheet 3. However, the note should be revised as follows: “The Ultimate Right-of-Way area along Hall Street, as described on these plans, is perpetually and irrevocably offered for dedication to the Borough of Phoenixville.” *Item satisfied.*
225. On the First Floor Plan (Sheet 3), dimension the width of the driveway on Hall Street. *Item satisfied.*
226. On the Required Certification and Notes (Sheet 1), General Note #17 indicates that 370 parking spaces are located on the ground floor. However, we count ~~371~~ 373 parking spaces, ~~including a single parking stall located along north side of the building.~~ *The revised count is 367.*
227. On the Ground Floor Plan (Sheet 2), provide at least 8 ADA accessible parking spaced with 2 being van accessible. ADA accessible parking spaces should be located close to the building entrance. Revise parking counts accordingly. *Item satisfied.*
228. On the Required Certification and Notes (Sheet 1), General Note #17 indicates that 241 parking spaces are located on the first floor. However, we count ~~240~~ 242 parking spaces. One bank of 28 parking spaces is labeled as 29 parking spaces. ~~Also, there appear to be at least 2 columns which conflict with proposed parking spaces.~~ *The revised count is 240.*
229. On the First Floor Plan (Sheet 3), for 211 parking spaces provide at least 7 ADA accessible parking spaces with 2 being van accessible. ADA accessible parking spaces should be located close to the building entrance. Revise parking counts accordingly. Six (6) are shown. Add one (1) more space.
230. ~~On the Ground Floor Plan (Sheet 2) and others, five (5) three (3) ride share spaces are proposed along Hall Street. Since this will be a dedicated Borough Street, operation of ride share spaces must be coordinated with the Borough. The ride share space labels have been removed. Comment eliminated.~~
231. On the Ground Floor Grading Plan (Sheet 7 8) and others, provide proposed grading contours and spot elevations for the site. *Call-out provided. Item satisfied.*
232. The preliminary plan for Steelworks was approved with the conditions to provide “terraced and cascading steps, and accessibility to the open-to-the-public piazza”. This feature is not shown on the current plan. *Call-out provided. Item satisfied.*
233. The preliminary plan for Steelworks was approved with the conditions to provide “planted ‘living walls’ along Bridge Street”. This feature is not shown on the current plan. *Call-out provided. Item satisfied.*
234. The preliminary plan for Steelworks was approved with the conditions to provide “open public access from Hall/Bridge Streets corner”. This feature is not shown on the current plan. *Item satisfied.*

235. The preliminary plan for Steelworks was approved with the conditions to provide “architecturally developed building façade along Hall Street extension”. This feature is not shown on the current plan. Provide renderings to illustrate the appearance of the Hall Street frontage. Current renderings show the elevation along Hall Street, which include an exposed parking garage.
236. The preliminary plan for Steelworks was approved with the conditions to provide “additional landscaped public open spaces”. This feature is not shown on the current plan. *A pocket park has been called out. Item satisfied.*
237. *The proposed gravel-paved access road encroaches on the Mirabile property. Provide agreements for the proposed use. General Note 27 has been added. Item satisfied.*
238. *On the Required Certification & Notes (Sheet 1) – revise the Waivers Requested list as previously noted and provide a brief description of each waiver next to the sections listed. Item satisfied.*
239. *On Plan Sheet 2 – add a DO NOT ENTER sign at the end of the cul-de-sac (the beginning of the emergency gravel access road). Item satisfied.*
240. On Plan Sheet 7-10 – add landscaping, notes and details to the ~~Landscaping-Landscape / Hardscape Plan~~. ~~The Landscape / Hardscape Plan will be provided by others under separate cover. A landscaping Landscape / Hardscape plan is included in the plan set, but it should be prepared by a registered landscape architect for this project. The Landscaping Plan has been removed from the plan set, but a Landscaping Plan “by others” is noted in the index on Sheet 1.~~
241. *On Plan Sheet 11 – show the inspection ports and the maintenance access manholes. Item satisfied.*
242. *On Plan Sheet 11 – change the NOTE to read BMP #3. Item satisfied.*
243. *On Plan Sheet 11 – change the NOTE to read Impervious Liner. Item satisfied.*
244. *On Plan Sheet 11 – OS#3 Cross Section – change POROUS LINER to IMPERVIOUS LINER. Item satisfied.*
245. *On Plan Sheet 12 - change the NOTE to read Impervious Liner. Item satisfied.*
246. *On Plan Sheet 12 – provide a snout detail. Item satisfied.*
247. *On Plan Sheet 12 – show fence gates for maintenance access. Item satisfied.*
248. *On Plan Sheet 12 – Outlet Structure #1 Detail – show impervious liner. Item satisfied.*
249. *On Plan Sheet 14 18 – E&S Legend - remove the temporary stockpile symbol. The topsoil is going to be stored off site. ~~The symbol remains.~~ Item satisfied.*

250. *On Plan Sheet 15—Profile BMP#5 to CB#23—change BMP#5 to BMP#3 (two places). Structure numbers have changed.*
251. *On Plan Sheet 15 – Profile BMP#3 to CB#23 – add a snout to CB#22. Item satisfied.*
252. *On Plan Sheet 15 – Profile BMP#1 to CB#15 – add a snout to CB#3. Item satisfied.*
253. *On Plan Sheet 16 – By-pass Storm Sewer Profile CB #B8 to CB #B12 – the inlet box types are not adequate enough to handle a 36” pipe in the side wall. Revise the inlet box types. The pipe sizes have been reduced.*
254. *On Plan Sheet 20 – provide a detail for a depressed curb for access to the emergency gravel road from the cul-de-sac. ~~No detail was located.~~ Item satisfied.*
255. *On Plan Sheet 21 – Type M Inlet Detail – ~~remove the ‘Replace Lid ———’ note.~~ Used to convert an inlet to a manhole.*
256. *On Plan Sheet 22 – replace this sheet with references to Phoenixville Borough, Chester County and Steelworks. Item satisfied.*
257. *On Plan Sheet 23 – remove the references to Bethel Township, Berks County and NP Bethel Industrial, LLC. Item satisfied.*
258. *On Plan Sheet 23—Topsoil Stockpile Detail—remove this detail. The stockpile is off site.*
259. *On Plan Sheet 23 – many details for slope protection and sediment basins do not apply to this project or have no been shown on the plans. Revise accordingly. Item satisfied.*
260. *On Plan Sheet 23 – Riprap Apron Detail – remove the detail. No riprap aprons are shown on the plans. Item satisfied.*
261. *On Plan Sheet 23 – Riprap @ Spillway Detail – remove this detail. No spillway is shown on the plans. Item satisfied.*
262. *In the Stormwater Management Report – Page 7 – PCSM BMPs identified / describe – ~~remove the Second paragraph.~~ Revise the entire section for this project proposed BMPs. Item satisfied.*
263. *In the Stormwater Management Report – Page 7 – PCSM BMPs identified / describe – Third Paragraph – Line 1 – change BMP 3 to BMP 1. Item satisfied.*
264. *In the Stormwater Management Report – Page 7 – PCSM BMPs identified / describe – add a paragraph describing BMP 3. Item satisfied.*
265. *In the Stormwater Management Report – Page 7 – PCSM BMPs identified / describe – Fourth Paragraph – Line 2 – remove the word ‘underground’ and the words ‘and for the runoff from Bridge Street’. Item satisfied.*

266. *On the Required Certification & Notes (Sheet 1), the parking analysis uses 1.25 spaces per residential unit. According to the Parking Generation Manual, 5th Edition, the average parking demand for multifamily housing (mid-rise) is 1.31 vehicles/dwelling unit. 1.5 used. Item satisfied.*
267. *On the Required Certification & Notes (Sheet 1), the parking analysis uses 3 spaces per 1,000 square feet of retail and references 40,000 square feet of retail. According to the Parking Generation Manual, 5th Edition, the average parking demand for retail (variety) is 1.13 vehicles/1,000 square feet. Also, the total area of retail space shown on the plans is 40,600 square feet. 1.0 used. Item satisfied.*
268. *On the Ground Floor Plan (Sheet 2), ADA parking spaces are shown without required access aisles. Access aisles must be 5' wide for standard ADA parking spaces and 8' wide for van accessible spaces. Item satisfied.*
269. *On the Required Certifications and Notes (Sheet 1), revise the section for the waiver from landscaped buffering reverse frontage along Hall Street to §22-428.2. Item satisfied.*
270. *On the ~~Landscaping~~-Landscape / Hardscape Plan (Sheet 7 10-13), show proposed landscaping (§22-616). ~~The Landscaping Plan is to be designed by others and submitted under separate cover.~~ Item satisfied.*
271. *On Plan Sheet 1 – Sheet Index – remove sheets 24 & 25 from the reserve sheets list. Sheets 17 & 23 remain as a reserved profile sheet. Revise the note below the index to list the correct sheet numbers being held in reserve.*
272. *On Plan Sheet 2 – remove the One-Way Right sign, sixty (60) feet right of the parking level exit. It will be confusing for the vehicles looking to exit from the middle aisle. Item satisfied.*
273. *On Plan Sheet 2 – remove the DO NOT ENTER sign next to the 13 spaces number. It is a two-way aisle. Item satisfied.*
274. *On Plan Sheet 2 – revise the parking spaces per row numbers. Item satisfied.*
275. *On Plan Sheet 3 – add a STOP sign next to the 28 spaces number. Item satisfied.*
276. *On Plan Sheet 3 – shift the perpendicular parking space dimensions north to the perpendicular spaces. Item satisfied.*
277. *On Plan Sheet 3 – revise the parking spaces per row numbers. Item satisfied.*
278. *On Plan Sheet 7 – Lot Consolidation Note – Line 1 – after A-G add 'AND FOUR (4) OTHER PARCELS FRONTING ON BRIDGE STREET'. Item satisfied.*
279. *On Plan Sheet 7 – provide the notes for i & ii. Symbols i & ii have been removed.*
280. *On Plan Sheet 23 – remove the text overlay in column 2. Item satisfied.*

281. *On the Streetscape Plan (Sheet 10), the entrances to both levels of the parking garage are clipped out of the plan in separate viewports. Show the entrances with the rest of the plan so that it is continuous. Item satisfied.*
282. *On the Detail Sheet-1 & 2 (Sheet 10 & 22), increase the size of details so that they are legible. Additional sheets may be necessary. Item satisfied.*
283. *On the Ground Floor Plan (Sheet 2) and others, call out any areas where the building will overhang the surrounding site. The overhang line should be identified with a line legend and the clearance below the overhang must be labeled. Buildings cannot overhang emergency vehicle access routes. Show the building overhang on the Profiles plan (Sheet 19) and dimension the clearance. Item satisfied.*
284. *On the Post Construction Stormwater Management Plan (Sheet 11), BMP#3 Underground Recharge Bed is proposed. However, this is also identified a minimum release rate type BMP and the detail calls for an impervious liner. If this is not an underground recharge bed, rename the BMP appropriately. The facility is labeled BMP #3 – MRC Underground Bed with 36” Pipes. Item satisfied.*
285. *On the Post Construction Stormwater Management Plan (Sheet 11), BMP#3 Underground Recharge Bed is proposed which will need to support emergency vehicles using the access above. The underground basin is currently comprised of HDPE pipe surrounded by open graded aggregate. Although HDPE storm pipe may be rated for traffic loading when installed conventionally, this underground system is not rated for large vehicle traffic. Provide a system that is rated for HS-25 vehicle loading. The BMP cross section shows a minimum four (4) foot of cover. Item satisfied.*
286. *On the Post Construction Stormwater Management Plan (Sheet 11), BMP#1 Dry Extended Detention Basin occupies the largest area of the site not assigned to the building structure. Consider making this basin an underground basin with grass cover to provide some usable open space or other amenity to serve the residents. The BMP remains a dry extended detention basin.*
287. *On the Post Construction Stormwater Management Plan (Sheet 11), BMP#3 Underground Recharge Bed is proposed which will need to support emergency vehicles using the access above. The underground basin is currently comprised of HDPE pipe surrounded by open graded aggregate. This system has less than 2’ of cover and is not rated for large vehicle traffic. Provide a system that is rated for HS-25 vehicle loading. The BMP cross section shows a minimum four (4) foot of cover. Item satisfied.*
288. *On the Ground Floor Plan (Sheet 2) and others, the area above BMP#3 Underground Recharge Bed is identified as a maintenance laydown area. Will this area be paved? Provide striping and signage to ensure the emergency access route is not obstructed. The maintenance laydown area will be stone and the emergency access will be paved. The access road is currently labeled “gravel access road” and must be revised to Asphalt Access Road.*
289. *On the Ground Floor Utility Plan (Sheet 6) and others, label the size/type of storm structure proposed to intercept the existing storm sewer near BMP#3 Underground Recharge Bed. The storm pipe sizes and types are shown on the profile sheets. Item satisfied.*

290. *On the Ground Floor Utility Plan (Sheet 6) and others, label the size/type of storm structure proposed to intercept the existing storm sewer near the downstream 72" storm sewer. The applicant states that storm pipe sizes and types are shown on the profile sheets, but this information must be shown on the plan as well.*
291. *On the Ground Floor Utility Plan (Sheet 6) and others, an existing storm sewer is shown to be re-routed around the proposed building. At its downstream end (Tague property), this pipe is a 72" RCP. The current plan shows a 36" corrugated plastic pipe to replace this storm sewer. What size, material and slope is the existing storm sewer? Provide hydraulic modeling to demonstrate that the new pipe is sized to either equal existing flow capacity of downstream storm sewer segment or to handle flow from the upstream drainage area. The report entitled "Steelworks: Offsite and road runoff through bypass pipes on site" shows hydraulic grade lines exceeding surface elevations for 10 segments of the bypass. Revise design accordingly. Item satisfied.*
292. *In the SWM Report, provide hydraulic modeling for each segment of stormwater conveyance piping. This could not be found in the current report. A separate Conveyance Report has been provided but should be incorporated within the SWM report. Item satisfied.*
293. *On the Post Construction Stormwater Management Plan (Sheet 11) or another plan with drainage improvements shown, provide information for each drainage structure including description, rim/grate elevation, invert elevation(s) and sump information (if applicable). All required information is provided on the profiles. A note has been added to the plan and BMP#2 has been relocated within the property. Item satisfied.*
294. *On the BMP Plans and Details – 1 (Sheet ~~12~~ 15), identify the type of stone to be used in the BMP#3 Underground Recharge Bed. The plans indicate that the stone bedding is per the manufacturer's requirements. Specify what the manufacturer's requirements are for the bedding and specify what type of stone is required for the stone around and above the piping. Item satisfied.*
295. *On the BMP Plans and Details – 2 (Sheet 13), the snout detail references catch basin #2, which is not identified on the drainage plans as having a snout. Update the detail to accurately reflect the catch basins where snouts will be used and the sizes needed. The plans and profiles show the three (3) inlets that require snouts. Item satisfied.*
296. *On the Post Construction Stormwater Management Plan (Sheet 11) and others, identify the snout devices as BMPs that need to be maintained. Provide operation and maintenance information. Item satisfied.*
297. *On the Profiles – 1 (Sheet 16), call out that catch basin #1 and #3 will have snout devices and indicate an appropriate sump elevation. Item satisfied.*
298. *On the Profiles – 1 (Sheet 16), revise the sanitary piping material from SDR-25 to SDR-26 PVC. Item satisfied.*

299. *On the ~~Streetscape~~-Landscape / Hardscape Plan (Sheet ~~11~~ 10-13), pedestrian curb ramps, planters and steps are shown without any design detail. These features must be shown fully and detailed on the land development plans. Item satisfied.*
300. *On the Detail Sheet – 1 (Sheet 21), eliminate the street and driveway restoration detail. The Borough has a standard detail for utility trench restorations that should be used. Item satisfied.*
301. *On the Detail Sheet – 1 (Sheet 21), revise the emergency access path detail to show asphalt pavement (1.5" Superpave WMA Wearing, 3.5" Superpave WMA Base and 6" PennDOT No. 2A coarse aggregate). Item satisfied.*
302. *On the Ground Floor Utility Plan (Sheet 6), include a note indicating that all inlets top units shall be ordered with cast iron trout logo plate (drains to rivers) by East Jordan Iron Works. Item satisfied.*
303. *On the Required Certification and Notes (Sheet 1), General Note #26 – revise note to read “For all retaining walls in excess of 4’ height, detailed plans and calculations shall be submitted for review and approval by the Borough Engineer prior to construction.” Item satisfied.*
304. *On the Required Certification and Notes (Sheet 1), General Note #20 – change to a reference that “Bridge Street improvements are shown based on a plan entitled “XXXXX” dated XX/XX/XXX, prepared by Traffic Planning & Design, Inc.” As stated in earlier comments, Bridge Street improvements must be shown on the land development plan. Item satisfied.*
305. *On Plan Sheet 6 – Notes 10 – Line 1 – change (2) Proposed Snouts to (3). Item satisfied.*
306. *In the Steelworks: Offsite and road runoff through bypass pipes on site SWM Report – CB#B8 through ~~CB#B2~~ CB#B6 proposed flows exceed the pipe full flow capacity.*
307. *On the Ground Floor Plan (Sheet 2), revise the plan title to “Site Plan – Ground Floor Plan” to match the index on Sheet 1. Item satisfied.*
308. *On the First Floor Plan (Sheet 3), revise the plan title to “Site Plan – 1st Floor Plan”. Accordingly, the index on Sheet 1 should be revised with the same plan sheet title. Item satisfied.*
309. *On the Aerial Overlay (Sheet 4), revise the plan title to “Aerial Plan” to match the index on Sheet 1. Item satisfied.*
310. *On the Ground Floor Utility Plan (Sheet 6), revise the plan title to “Utility Plan – Ground Floor” to match the index on Sheet 1. Item satisfied.*
311. *On the Ground Floor Grading Plan (Sheet 8), revise the plan title to “Grading Plan – Ground Floor” to match the index on Sheet 1. Item satisfied.*
312. *On the 1st Floor Grading Plan (Sheet 9), revise the plan title to “Grading Plan – 1st Floor” to match the index on Sheet 1. Item satisfied.*

313. *On the Streetscape Plan & Street Lighting Plan (Sheet Nos. 10-13), add “- 1”, “- 2”, etc. to the sheet titles, similar to the convention used for other plan sheets with the same names. Item satisfied.*
314. *On the Required Certifications and Notes (Sheet 1), update the index to include the correct names of the E&S Narrative (Sheet 27), PCSM Narrative (Sheet 28), E&S Detail Sheet (Sheet 29). Item satisfied.*
315. *In the Floodplain Memorandum, a flood elevation (Base Flood Elevation or BFE) of 109 is referenced. However, even though FEMA has approved a CLOMR (Case No. 18-03-1957R, issued 5/23/2019), no LOMR has yet been submitted to or approved by FEMA and this plan must be evaluated based on the effective flood insurance rate map (FIRM No. 42029C0060G, effective 9/29/2017). Based on the current effective mapping, the project appears to be located between Sections F (BFE = 110.4) and Section G (BFE = 111.3). The elevation used for the Floodplain Memorandum is notably lower at 109.0 and must be revised. Item satisfied.*
316. *In the Floodplain Memorandum, provide a determination of the BFE used for analysis at the project site. The BFE varies across the project site and proper interpolation should be used to establish a BFE for analysis at a representative cross section for the project site. Alternatively, the upstream BFE can be used for analysis. Provide a location/stationing to identify where the analysis cross sections are located on the project site. Item satisfied.*
317. *In the Floodplain Memorandum, the calculation of existing floodplain volume should exclude the volume of existing buildings. Likewise, the calculation of proposed floodplain volume should exclude the volume occupied by the proposed building structure (columns, walls, rooms, etc.) not available for flood storage. Item satisfied.*
318. *In the Floodplain Memorandum, provide the name, signature, and seal of the professional engineer responsible for providing the analysis. In addition, the memorandum must state that the project “will not result in any increase to the Base Flood Elevation more than 1’ at any point.” Item satisfied.*
319. *On the Profiles (Sheet 22), provide a baseline alignment for the emergency access in the plan view showing the path of the profile. Item satisfied.*
320. *~~On the Streetscape Plan & Street Lighting Plan (Sheet Nos. 12-13), correct “Bridge Road” to “Bridge Street” in the cross sections.~~ Plans revised to eliminate cross sections.*
321. *On the Streetscape Plan and Street Lighting Plan (Sheet 10) and others, adjust the location of proposed street trees to be directly adjacent to the back-of-curb, consistent with the Tree Assembly Detail (ST-8) shown on Sheet 25. Item satisfied.*
322. *On the Streetscape Plan and Street Lighting Plan (Sheet 10) and others, hatch all ~~concrete~~ brick paving sidewalk areas. Item satisfied.*
323. *On the Streetscape Plan and Street Lighting Plan (Sheets 11-13) and others, correct the plan scale in the title block to 1”=20’. Item satisfied.*

324. *On the Streetscape Plan and Street Lighting Plan (Sheet 11), some streetlights are shown in the middle of the sidewalk and should be relocated to provide a consistent appearance along the streetscape (behind the curb line). Item satisfied.*
325. *On the Streetscape Plan and Street Lighting Plan (Sheet 11), provide missing curb along Hall Street on the north side of the Trash Room. Item satisfied.*
326. ~~*On the Streetscape Plan and Street Lighting Plan (Sheet 11), provide grades for the finish floor elevation of the trash room and grades at the curb line to demonstrate adequate surface drainage away from the building. See Grading Plan. Item satisfied.*~~
327. *On the Streetscape Plan and Street Lighting Site Plan – Ground Floor (Sheet 11 & 13 2), clarify if the median shown at the entrances to the garage will be raised/curb median or a striped median, etc. Provide details.*
328. *On the Streetscape Plan and Street Lighting Plan (Sheet 10) and others, provide regular streetlight spacing. The plan currently shows gaps of 139', 345', 91' 191', 132' between decorative streetlights along the Bridge Street and Hall Street frontages. 50' spacing is typical for streetscapes. Item satisfied.*
329. ~~*On the Streetscape Plan and Street Lighting Landscape / Hardscape Plan (Sheet 10-13), clarify the final condition of the bump outs: will they be sidewalk or landscape areas? Hall Street = Landscape, Bridge Street = Both. Item satisfied.*~~
330. *On the Streetscape Plan and Street Lighting Plan (Sheet 10), clarify what the miscellaneous square line work is at the northeast corner of the building (or remove). Line removed. Item satisfied.*
331. *On the Ground Floor Grading Plan and 1st Floor Grading Plan (Sheets 8 & 9), show the top-of-curb and bottom-of-curb elevation information that is shown on the Streetscape Plan & Street Lighting Plan (Sheet 10). Ensure that text is enlarged for readability. Item satisfied.*
332. ~~*On the Streetscape Plan and Street Lighting Plan (Sheet 12), provide grades for the finish floor elevation of the of the tenant space and sidewalk outside the building to demonstrate there will be adequate surface drainage and ADA compliance. A finished floor elevation of 115.5 is shown at one location with a top-of-ramp elevation of 115.5 shown nearby, which would not provide any slope for adequate drainage. Grading shown on grading plans. Item satisfied.*~~
333. *On the Streetscape Plan and Street Lighting Landscape / Hardscape Plan (Sheet 13), show the proposed ADA curb ramps crossing the parking entrance onto at Bridge St.*
334. ~~*On the Streetscape Plan and Street Lighting Landscape / Hardscape Plan (Sheet 13), the stop bar at the entrance onto Bridge Street is 24' behind the curb line of Bridge St. The stop bar has been removed.*~~
335. ~~*On the Streetscape Plan and Street Lighting Plan (Sheet 13), there are finished floor elevations of 115.5, 112.25, and 110.5 shown with the same spot elevations used for sidewalk nearby,*~~

~~which would not provide any slope for adequate drainage. Revise to provide adequate surface drainage. See the grading plans. Item satisfied.~~

336. ~~On the Required Certifications and Notes (Sheet 1), a note below the index indicates that a Landscaping Plan is being provided by others. When the Landscaping Plan is provided, this reference should refer to the landscaping plan title, number of sheets, preparer and plan date. The Landscape / Hardscape plans have been provided in the plan set.~~
337. A report entitled “Steelworks: Offsite and road runoff through bypass on site” has been provided. In addition, a Conveyance Report has been provided. Both of these reports should be incorporated within the overall SWM report. Item satisfied.
338. In the report entitled “Steelworks: Offsite and road runoff through bypass on site”, the Storm Sewer Tabulation provided does not match the worksheets for each segment. Pipe slopes, hydraulic grade line elevations and surface elevations are not the same. Item satisfied.
339. On the Profiles, the slopes used do not match the slopes used in the report entitled “Steelworks: Offsite and road runoff through bypass on site”. For instance, the slope shown for Segment B6-B7 is shown as 0.68% and 0.38% in the report and 0.37% on the profile. Item satisfied.
340. Plan Sheet 1 – General Notes 17 – ADA Parking Spaces – for the Ground Floor 367 parking spaces require 8 spaces and 8 are provided. For the 1st Floor 211 parking spaces require 7 spaces but only 6 are provided. Change the ADA Required to 15 and add one more 1st Floor space so that the ADA provided can be changed to 15.
341. Plan Sheet 3 – Bridge Street center turning lane – opposite Retail Space B, remove the left turn arrow toward the retail space. There is no place to turn in.
342. Plan Sheet 3 – parking lot driveway - coordinate the location for a stop bar with the brick paver crosswalk.
343. Plan Sheet 10 – plan view – label Bridge Street and Hall Street.
344. Plan Sheet 11 – plan view – label Hall Street.
345. Plan Sheet 11 – provide curb ramp details at the brick paving sidewalk with standard curb and at the traffic island with mountable curb.
346. Plan Sheet 12 – plan view – label Bridge Street.
347. Plan Sheet 13 – plan view – label Bridge Street.
348. On the Landscape/Hardscape Plan-2 (Sheet 11), provide detail on the dog walk area along Hall Street. Will this area be fenced? Will a pet waste station be provided?
349. On the Landscape/Hardscape Plans (Sheets 10-14), benches, trash receptacles, bollards, lighted bollards and local area lighting products should be specified to be consistent with the Borough’s existing streetscape.

III. REQUESTED WAIVERS

1. Section §22-303.1.C - to not show existing trees with a caliper greater than six (6) inches. RVE has no objection to this waiver.
2. Section §22-419.2.C – to not provide a minimum sidewalk width of ten (10) feet between any obstructions and the face of the building.
3. Section §22-428.2 – to not provide a buffer along Hall Street. The preliminary plan was approved with the condition that Hall Street’s façade be architecturally developed. Based on this condition, RVE has no objection to this waiver.
4. *Section §22-500.2 – to allow land development within a floodplain area, which is an environmentally sensitive feature required to be 100% preserved. Add to Plan Sheet 1. Item satisfied.*
5. *Section §22-601 - to not provide an Environmental Impact Analysis. Add to Plan Sheet 1.*
6. *NEW – Section §22-417.2.E(3) – to allow an 8.5 foot wide parking stall.*
7. *NEW – Section §22-417.2.E(3) – to allow angled parking stall dimensions.*

IV. WATER AND SEWER COMMENTS

1. All proposed infrastructure, as well as the text labels and leaders, shall be bolded as to differentiate it from existing infrastructure. *Applicant states that this will be provided as part of the final design. Item satisfied.*
2. The entire length of water and sewer laterals shall be shown, from the building of origin to the connection with the existing main. *Applicant states that this will be provided as part of the final design. Item satisfied.*
3. All proposed manholes shall be labeled as such. *Applicant states that this will be provided as part of the final design. Item satisfied.*
4. Show profiles for all proposed stormwater and sanitary sewer which includes existing and proposed ground surface over the center line of the sewer with elevations at top of manholes showing type and size of pipe, proposed invert grade, and manhole locations. Each profile shall be stationed, and matching stationing shall be shown on the plan view. All profiles shall show locations of all crossing utilities with accurate elevation information. (22-402.2.D.16.B) *Applicant states that this will be provided as part of the final design. Item satisfied.*
5. Plan views shall be labeled with stations corresponding to the profile. (22-402.2.D.16.A) *Sheet 6 should include labeling to correspond with the sanitary sewer profiles. Item satisfied.*

6. Include manhole information in plan and profile view, including rim elevations and invert elevations of all pipes entering and exiting each manhole. All “Out” inverts should be a minimum of 0.02’ below any “In” inverts to manholes. Additionally, all sanitary sewer mains should be a minimum of 4’ below grade. Revise these elevations as shown on Sheet 6 and 19.
7. Note on the utility plan all proposed connections to existing manholes. *Connections should be shown on utility plan and sewer profiles. Item satisfied.*
8. 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. *Sanitary sewer mains are listed as SDR-25. Profiles should be revised to SDR-26. Item satisfied.*
9. ~~Wherever proposed sanitary laterals are proposed to connect to existing sanitary manholes, the sanitary manholes must be replaced with new structures. Applicant states that this will be provided as part of the final design.~~ *No connections are being proposed at existing sanitary manholes. Comment eliminated.*
10. The plans shall call out the size and materials of construction (if known) of the existing sewer and water mains. *Applicant states that this will be provided as part of the final design. Item satisfied.*
11. All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code. This note shall be added to the utility plan. *Applicant states that this will be provided as part of the final design. Item satisfied.*
12. All water and/or sewer laterals for existing buildings that are to be abandoned shall be shown and labeled as such on the Utility Plan, and shall be cut and capped as they are abandoned. A note and detail shall be added to the plans detailing cutting and capping procedures. *Item satisfied.*
13. Sewer laterals of less depth than three feet six inches of cover shall be of Schedule 40 PVC pipe, minimum four-inch diameter (§18-107.D). *Applicant states that this will be provided as part of the final design. Detail provided. Item satisfied.*
14. Show elevations of all sewer connections, including lateral connections. Connections could not be located on the sanitary sewer profiles. One lateral connection was seen on Sheet 6 between SMH-3 and SMH-4. Any other connections need to be shown.
15. ~~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)~~ *Applicant states that meters will be housed in a meter room. If metering is to be installed inside each multi-family building, the meters shall be housed in dedicated meter rooms that will be accessible to Borough staff from the building exteriors. Show the location of this meter room along with Borough access to the meter room on the plan.*

16. Show locations of all proposed water meter pits on the utility plan. *Item satisfied.*
17. A detail showing the construction and pipe and meter locations within the proposed water meter vault shall be added to the plans. *Item satisfied.*
18. The water line at station 12+17 is in conflict with a proposed street light. *Item satisfied.*
19. The fire hydrant lateral at station 12+93 is in conflict with a proposed stormwater inlet. *Fire hydrant has been relocated. Item satisfied.*
20. The proposed sanitary manhole at station 1+67 is in close proximity to and potentially in conflict with a proposed tree. *The manhole has been relocated to avoid a conflict with the proposed tree. Item satisfied.*
21. The applicant must prepare a Sewage Facilities Planning Module Mailer Application for PADEP to determine if the project is eligible for a planning exemption. A copy of the mailer application shall be submitted to us for review and for recommendation for signature by the Borough. Note one Borough EDU is equal to 238.5 gpd. A copy of the exemption status letter, once received from DEP, shall be forwarded to us. Applicant states that this will be provided as part of the final design.
22. 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. *Comment acknowledged by Applicant.*
23. On the Existing Conditions plan (Sheet 5), revise Note 5 to clearly indicate that all water and sewer services shall be terminated at the point of connection to the public water mains and sewer mains. *Item satisfied.*
24. On the Detail Sheet (Sheet 5 17) – provide a detail for a doghouse sanitary manhole. *The detail could not be located on the Detail Sheets. Connection will be done via bypass pumping and proposed manhole will not be a doghouse manhole. Item satisfied.*
25. On the Ground Floor Utility Plan (Sheet 6), provide separate service lines for domestic and fire water services. *Item satisfied.*
26. On the Detail Sheet (Sheet 17) – provide a detail for a combination meter vault for both domestic and fire water services. Separate fire services are required for buildings utilizing sprinklers. Domestic and fire services can enter through a combination meter vault, as depicted on the attached Phoenixville Borough Detail W9. The applicant is providing a meter room, which must be shown on the plan. Provide detailing showing the metering configuration.
27. Include calculations to support sizing of water services and sewer laterals. Note that sewer laterals shall be 6” diameter from the sewer main to a clean out behind the curb, in accordance with the Borough’s standard details.
28. Per RVE’s e-mail dated 11/1/2021, approx. 500 LF of the existing sanitary sewer main along Bridge Street, downstream from the Steelworks site, is currently at capacity based on current

flows and must be enlarged to accommodate the Steelworks project. Approximately 500 LF of the 12” sanitary sewer main downstream from the project will need to be replaced with a larger 24” pipe. The applicant must agree to facilitate these upgrades prior to approval of the land development application, sewer planning mailer application and will serve letter.

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 Conshohocken Office at (610) 940-1050.

Sincerely,

REMINGTON & VERNICK ENGINEERS

By



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

OMH/jrw/jb

cc: Steelworks Acquisition LP (via email)
Ludgate Engineering Corporation (via email)
David Boelker, Director of Planning and Code Enforcement / Zoning Officer (via e-mail)
Scott Denlinger, Esq., Wisler Pearlstine (via e-mail)
John Yurick, P.E., McMahon & Associates, Borough Traffic Engineer (via e-mail)
Adrienne Blank, R.L.A., Gilmore & Associates, Inc. (via e-mail)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via e-mail)
James Bulicki, P.E. (via e-mail)