



October 18, 2024

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

**Re: Land Development Application – Review #4
119 Main Street (TMP #15-9-433)
Borough of Phoenixville
RVE File #PCPBP158**

Dear Jean:

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

- Preliminary/Final Land Development Plans for 119 Main Street, LLC (8 sheets), dated 3/7/2024, last revised 10/17/2024, as prepared by InLand Design, LLC of West Chester, PA
- Transmittal Letter, dated 8/29/2024, as prepared by InLand Design, LLC of West Chester, PA.
- Response to Township Consultant Review Letters, dated 8/29/2023, prepared by InLand Design, LLC of West Chester, PA.
- Site Development Cost Estimate, dated 8/29/2024, prepared by InLand Design, LLC of West Chester, PA.
- (Water) Demand Calculation Worksheet, prepared by InLand Design, LLC of West Chester, PA.
- Sewer Planning Exemption letter, dated 10/10/2024, issued by PA DEP.

I. GENERAL INFORMATION

Owner & Applicant: 119 Main Street, LLC
28 Jenkins Drive
Downingtown, PA 19335
(888) 503-7503
Attn: Patrick Christopher
PChristopher21@gmail.com

Plan Preparer: InLand Design, LLC
16 Hagerty Boulevard
West Chester, PA 19382
(484) 947-2928
Attn: Joel D. Comanda, P.E.
Joel@InlandDesign.net

Proposal: The renovation and conversion of the existing building into a mixed-use building. The basement and first floor are to be retail/commercial space

and the second and third floors are to have six (6) efficiency apartments on each floor for a total of twelve (12) dwelling units. The existing parking lot and driveways will be reconfigured.

II. COMMENTS

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

1. On the Existing Features & Demolition Plan (Sheet 2), for each of the two premises described by the property deed, dimension their lengths along Hall St (currently, a combined dimension of 211.5' is shown) (§22-304.2.A). *Item satisfied.*
2. On the Cover Sheet (Sheet 1), provide the name, address and seal of the registered land surveyor responsible for the plan. In addition, enter the name of the surveyor beneath the signature line in the surveyor's signature block (§22-304.2.A). A note has been added to state that the survey is based on a plan of boundary and topographic survey from Howell Surveying and the survey block has been removed. Provide a copy of the referenced plan, signed, and sealed by the professional land surveyor. *Item satisfied.*
3. On the Existing Features & Demolition Plan (Sheet 2), correct the spelling of the owner of UPI #15-9-441 ("Tully") (§22-304.2.A). *Item satisfied.*
4. On the Existing Features & Demolition Plan (Sheet 2), show the location of any existing property corner monumentation (§22-304.2.A). The property deed notes the presence of existing property corner monumentation. *The applicant indicates that the existing features shown are based on the Plan of Boundary and Topographic Survey from Howell Surveying. There are no corner markers shown on that plan. The Title Plan has called out the placement of monuments at each corner. If existing corner monumentation is found at the time of the installation of proposed monumentation, it will be left in place and the as-built plan will reflect the existing monumentation. In addition, the applicant has requested a statement from the Surveyor indicating that no existing monumentation was found at the site. This will be provided to the Borough once it is received. Item satisfied.*
5. On the Existing Features & Demolition Plan (Sheet 2) – add Traffic Directional Flow Arrows next to the Street Names (all plan view sheets). *Item satisfied.*
6. On the project plans, list the gross floor area of each proposed use and the percentage of each (§22-304.2.A). The floor areas for the 2nd and 3rd floor listed do not match what is listed on SK-2 of the Architectural Plans. Correct for consistency. *Item satisfied.*
7. On the project plans, provide the dwelling unit mix for proposed residential units (efficiency units, 1 bedroom, etc.) (§22-304.2.A). *Item satisfied.*
8. On the project plans, provide a parking rational based on the proposed uses. Note that there is no parking requirement in the Town Center zoning district for buildings fronting along Main Street (§27-405.4). Parking generation rates are based on ITE Parking Generation Manual, 5th Edition. The parking analysis should show existing and proposed conditions (§22-304.2.A). The applicant has added a parking analysis to the Layout & Geometry Plan (Sheet 3). Add a note to the Parking Tabulation indicating that there is no parking requirement in the Town Center zoning district for buildings fronting along Main Street and reference the section. *Item satisfied.*
9. On the Existing Features & Demolition Plan (Sheet 2) – show 1 foot contours (§22-304.2.A). *Item satisfied.*

10. On the Existing Features & Demolition Plan (Sheet 2) – indicate the datum to which contour elevations refer (§22-304.2.A). *Item satisfied.*
11. Dimension the setback from the building to the curblines (built-to line dimension) along Main Street, Hall Street and Jackson Street (§22-304.2.A). *Item satisfied.*
12. On the Layout and Geometry Plan (Sheet 3), label the number of parking stalls on the plan (§22-304.2.A). *Item satisfied.*
13. On the Layout and Geometry Plan (Sheet 3), dimension the handicapped parking space and at least one of the angled parking spaces (§22-304.2.A). A dimension for an angled parking stall has been added. However, it does not appear a dimension has been added to the handicapped space. *Item satisfied.*
14. Provide new property corner monumentation at the intersections of all lines forming angles and at changes in direction of lines in the boundary of the property (§22-406.1). *Iron pins have been added to all corners. Item satisfied.*
15. On the Layout and Geometry Plan (Sheet 3), show 75' clear site triangles at the northeast and northwest corners of the intersections of Hall Street with Main Street and Jackson Street, respectively (§22-411.3.B). *Item satisfied.*
16. On the Layout and Geometry Plan (Sheet 3), dimension the curb radii at the northeast and northwest corners of the intersections of Hall Street with Main Street and Jackson Street. Provide a 10' radius. *Item satisfied.*
17. On the Layout and Geometry Plan (Sheet 3) – Jackson Street proposed depressed curb – label the width. The minimum width of non-residential driveways shall be 11' per lane for ingress and egress (§22-414.10.B). *Item satisfied.*
18. On the Layout and Geometry Plan (Sheet 3) – Hall Street proposed depressed curb – label the width. The minimum width of non-residential driveways shall be 11' per lane for ingress and egress (§22-414.10.B). *Item satisfied.*
19. On the Layout and Geometry Plan (Sheet 3), the distance from the proposed driveway entrance on Jackson Street to the Hall Street intersection is approximately 15'. The edge of any driveway shall be at least 60' from the nearest end of a curb radius at an intersection (§22-414.10.E). Confirm that the proposed driveway entrance on Jackson Street is no closer to the intersection than the existing driveway entrance. *The applicant has added Site Note #6 to the Layout & Geometry Plan. Item satisfied.*
20. On the Layout and Geometry Plan (Sheet 3), ~~provide new parking restriction signage along the west side of Jackson Street, extending 20' north of the entrance. There is an existing permitted handicapped parking space in this area that must be discussed with the Borough.~~ Alternatively, signage may be appropriate, such as the “Hidden Driveway” (W11-103) sign. The applicant has stated that Borough staff is researching this space and will provide a recommendation and that they will comply. If the driveway on Jackson Street remains part of the plan, the “Hidden Driveway” (W11-103) sign shall be added to the plan. *The driveway on Jackson Street has been eliminated from the plan. Item satisfied*
21. ~~Perpendicular parking spaces shall have minimum dimensions of 9'x18' with a 22' parking drive aisle (§22-417.2.E.(2)). The parking lot layout has been revised with 45° angled 8'x18' parking spaces with a 15' wide one-way drive aisle. This comment relating to perpendicular parking is no longer applicable.~~
22. ~~Angled parking spaces shall have minimum effective parking dimensions of 9'x18' (§22-417.2.E.(3)). Parking drive aisles for areas with angled parking shall be one-way with a~~

~~minimum width of 18' for 60° stalls (§22-417.2.E.(2)). The parking lot layout has been revised with 45° angled 8'x18' parking spaces with a 15' one-way drive aisle. The applicant has requested a waiver from this requirement. This comment is no longer applicable.~~

23. On the Layout and Geometry Plan (Sheet 3), the handicapped parking space and adjacent aisle can be reduced to each be 8' wide to meet ADA standards for van accessibility (§22-417.2.E.(5)). A dimension shall be added to the plan indicating the size of the ADA space. *Item satisfied.*
24. On the Layout and Geometry Plan (Sheet 3), show new signage for the handicapped parking space, including van placard. Indicate how the signage will be installed (post in bollard, wall mounted, etc.) and provide construction details. *Item satisfied.*
25. On the Grading and Utilities Plan (Sheet 4) – the slope of the existing parking lot at the handicapped parking spaces exceeds 2% (§22-417.2.G). Provide revised grading to ensure ADA compliance. *Item satisfied.*
26. On the Layout and Geometry Plan (Sheet 3) – the entire parking lot perimeter shall be buffered and landscaped (§22-417.3.D). *The applicant has requested a waiver from this requirement. The applicant has been granted a waiver from this requirement.*
27. ~~On the Layout and Geometry Plan (Sheet 3), provide a DO NOT ENTER (R5-1) sign at the Jackson Street entrance to prevent vehicles from entering. Provide a STOP (R1-1) sign facing existing vehicles. A callout for the Do Not Enter sign has been shown but the sign itself doesn't appear on the plans. The parking lot layout has been revised, the signage has been removed from the plan along with the callouts. This comment is no longer applicable.~~
28. On the Layout and Geometry Plan (Sheet 3), provide wheel stops offset 2' from the existing wall to help prevent vehicles from impacting the wall (§22-418.1.D). *Item satisfied.*
29. On the Layout and Geometry Plan (Sheet 3) – add a Note: The existing parking lot is to be restriped as shown on this plan. *Item satisfied.*
30. On the Layout and Geometry Plan (Sheet 3), provide two (2) arrow legends in the parking drive aisle to indicate the direction of one-way circulation. *Item satisfied.*
31. On the Layout and Geometry Plan (Sheet 3), show the location of gates for the proposed trash enclosure. In addition, the trash enclosure on the plan does not match the size shown on the detail. Finally, show the location of bollards to protect the trash enclosure from vehicle impacts. *Item satisfied.*
32. On the Construction Details (Sheet 6), the proposed trash enclosure must have an entrance that is 10' wide and have a concrete pad (§22-426.1). *Item satisfied.*
33. The proposed trash enclosure will serve both commercial and residential tenants. Describe how dumpster access will be managed, whether the Borough will perform trash collection, and whether trash collection will be scheduled weekly or on a more frequent basis. *The applicant states that trash will be collected by a private contract and there is a note on the plan to indicate this. Item satisfied.*
34. Provide a landscaping plan (§22-428.1.A). A Landscaping Plan has been added. The street tree, 'Bailnce' as noted on the plans is not on the Borough of Phoenixville's List of Approved Street Trees (Chapter 25 Trees – Attachment 2). Response: After discussion with Adrienne L. Blank, R.L.A., Landscape Architect at Gilmore & Associates, (email dated May, 14, 2024), Ivory Silk Tree Lilac "Bailnce" was recommended for consistency with matching the proposed trees across the street. *Item satisfied.*
35. Provide landscaping where feasible on the east end of the property (along Hall Street and Jackson Street). Add landscaping in areas not needed for parking or vehicle circulation. *Item satisfied.*

36. Replace the existing street tree along Main Street. New tree wells shall be 3'x6'. Provide construction details for tree wells. *Item satisfied.*
37. Provide a Market Analysis (§22-600). The applicant is requesting a waiver from this requirement. *A Market Analysis has been provided and the waiver request has been withdrawn. Item satisfied.*
38. Provide an Environmental Impact Analysis (§22-601). The applicant is requesting a waiver from this requirement. *The applicant has been granted a waiver from this requirement.*
39. Provide a Community and Fiscal Impact Analysis (§22-603). The applicant is requesting a waiver from this requirement. *A Community and Fiscal Impact Analysis has been provided and the waiver request has been withdrawn. Item satisfied.*
40. Provide new street trees spaced at 40' on center along Hall Street (§27-401). *Item satisfied.*
41. Provide a lighting plan for the parking area with light fixture location, mounting height, photometric data, etc. (§27-601.6). *A lighting plan has been provided. On 4/22/2024, RVE measure existing light levels at the site and issued a memo, dated 4/23/2024, finding that the existing site lighting does not meet the Borough's ordinance requirements. The applicant must prepare a lighting design to meet the Borough's lighting requirements and provide a photometric plan for review. The applicant has provided a lighting plan. The lighting plan should be updated to also include lighting described on the site lighting plan submitted as part of the approved HARB application. Item satisfied.*
42. On the Grading and Utilities Plan (Sheet 4) – Main Street and Hall Street corner blow-up – since there is no grass strip, change the ADA curb ramps to Type 1 ADA Curb Ramps with Shared Landing. *Item satisfied.*
43. On the Grading and Utilities Plan (Sheet 4) – Jackson Street and Hall Street corner blow-up – since there is no grass strip and there is limited sidewalk width (especially if providing a 10' radius) change the ADA curb ramps to either a Blended Transition or Type 2 ADA Curb Ramp. *The ramp has been changed to be a Type 2 ramp. Item satisfied.*
44. On the Erosion and Sediment Control Plan (Sheet 5) – show the location of the concrete washout. *Item satisfied.*
45. On the Erosion and Sediment Control Plan (Sheet 5) – show the location of the ~~silt fence~~ *compost filter sock. The silt fence as shown runs through multiple inlet protections. Compost filter sock along Hall Street and Jackson Street has been revised on the E&S plan to end at the proposed inlet protection. Item satisfied.*
46. On the Erosion and Sediment Control Plan (Sheet 5) – show the inlet protection. *Item satisfied.*
47. On the Erosion and Sediment Control Plan (Sheet 5) – Sequence of Construction - First Paragraph – Line 3 – change Clearing and Grubbing to Demolition. *Item satisfied.*
48. On the Erosion and Sediment Control Plan (Sheet 5) – Sequence of Construction 7 – rework the last stage to eliminate vegetated areas and their uniform cover. *Item satisfied.*
49. On the Construction Details (Sheet 6) – replace Borough of Phoenixville Construction Detail G9 with G7 – ADA Curb Ramp 1 with shared landing. *Item satisfied.*
50. On the Construction Details (Sheet 6) – provide Borough of Phoenixville Construction Detail G11 – Utility Lateral Trench Restoration. *Item satisfied.*

51. On the Construction Details (Sheet 6) – provide Borough of Phoenixville Construction Detail G6 – Driveway Apron Type 1A. *Item satisfied.*
52. On the Construction Details (Sheet 6) – provide a detail for a steel bollard filled with concrete. *Item satisfied.*
53. On the Construction Details (Sheet 6) – provide a detail for a post mounted Van Accessible Handicap Parking Sign in a bollard to prevent knock-down. *Item satisfied.*
54. On the Erosion and Sediment Control Details (Sheet 7) – remove the Topsoil Stockpile Detail – this project does not have existing or proposed topsoil. *Item satisfied.*
55. On the Erosion and Sediment Control Details (Sheet 7) – provide an inlet protection detail – Standard Construction Detail #4-15 and #4-16. *Item satisfied.*
56. On the Cover Sheet (Sheet 1) and others – General Notes – Note 1 – the plan indicates that the first floor will be used for offices. Unless the tenant is known, consider planning for the possibility of retail use. *Item satisfied.*
57. Confirm that first floor commercial uses will have ADA compliant access. Grade ramps cannot be located in the public right-of-way. *Architectural plans have been provided to show that the finished floor elevation and doors will be at sidewalk grade. Item satisfied.*
58. On the Grading & Utilities Plan (Sheet 4), adjust the location of the proposed ADA curb ramp on Jackson Street so that the crosswalk area will not include the proposed Type M Inlet. *Item satisfied.*
59. On the Construction Details (Sheet 6) – provide a detail for coupling the proposed storm pipe from the proposed Type M Inlet to the existing storm piping. The detail should include a bond break material wrapped around the pipes and at least 1’ of concrete in all directions around the joint. *Item satisfied.*
60. Indicate whether proposed roof runoff is being discharged to grade or directly connected to existing storm sewers. *A note has been added to the Utility Plan indicating that all roof leaders are to be televised to determine condition and discharge location. Item satisfied.*
61. The new storm inlet at the intersection of Hall Street and Jackson Street shall be shown on the Layout & Geometry Plan. *Item satisfied*
62. On the Grading & Utilities Plan (Sheet 4), it is unclear where the storm pipe from the existing/proposed storm inlet is discharging to. Provide a note indicating that a televised inspection of this storm sewer will be provided to the Borough for review. *The Utility Notes on the Grading & Utility Plan has been revised to indicate that the storm sewer will be inspected and televised and must be approved by the borough engineer. Item satisfied*
63. On the Grading & Utilities Plan (Sheet 4), add a callout for the proposed storm pipe that includes pipe size, material, and slope. *A callout has been added to the Grading & Utility Plan for the proposed storm pipe which includes size, material, and slope. Item satisfied.*
64. There are different rectangular lines in the sidewalk in front of the entrances on Main Street that now appear on the plans. Please add plan call outs to clarify the work in these areas. *The lines have been removed from the plans. Item satisfied.*
65. ~~On the Layout & Geometry Plan (Sheet 3), the current parking layout shows the 15’ drive aisle bending around the last angled parking space before exiting to Jackson Street. This path will effectively create an angled approach to Jackson Street that’s counter to the right turn movement onto Jackson Street and may also increase the probability of impacts with vehicles parking in the~~

~~last angled parking space.~~ *The parking lot has been revised. This comment is no longer applicable.*

66. On the Layout & Geometry Plan (Sheet 3), consider a single driveway entrance on Hall Street, with a dead-end, 2-way parking aisle, double-loaded parking (5 spaces + 1 ADA access aisle) and a 5' backup area along the existing wall. This configuration would yield 1 additional on-site parking space and 1 additional on-street parking space along Jackson Street (due to the eliminated driveway). The trash enclosure could be accessed via the ADA access aisle, if pull-up service is not needed. *The parking lot has been revised. Item satisfied.*
67. On the Grading & Utilities Plan (Sheet 4), Utility Notes, Note #9 states that the existing buried structure in the parking lot will be inspected and repaired as necessary. Add a call-out on the plan. *Item satisfied.*
68. On the Grading & Utilities Plan (Sheet 4), Utility Notes, Note #8 states that roof leaders will be televised to determine their condition and discharge location. Add a statement: "If any roof leader is found to discharge to a sanitary sewer line, it shall be reconfigured to discharge to an appropriate storm line." *Item satisfied*
69. On the Grading & Utilities Plan (Sheet 4), Utility Notes, Note Nos. 6, 7, 9 - Change "Township" to "Borough". *Item satisfied.*
70. On the Grading & Utilities Plan (Sheet 4), since the proposed storm inlet will be a PennDOT Type M, use a Type M metal frame and grate, instead of a concrete Type M top unit. Provide the associated details. *The type M inlet detail has been revised to show metal frame and grade details to the Grading & Utilities Plan. Item satisfied.*
71. On the Grading & Utilities Plan (Sheet 4), due to the angle of the proposed storm tie-in, provide a clean out for inspection purposes. *A 6" storm cleanout has been added at the angle of the proposed storm tie-in to the existing pipe. Also, a 6" storm detail has been added to the Construction Details sheet. Item satisfied.*

III. WATER & SEWER

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). *A letter will be provided when it is received. RVE understands that will serve letters are being issued by the Borough. Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *A letter will be provided when it is received. RVE understands that will serve letters are being issued by the Borough. Item satisfied.*
3. On the Grading and Utilities Plan, it is not clear if existing sewer laterals are to be reused. If any existing sewer laterals are to be reused, add the following note: "Any existing sewer laterals to be reused shall be televised. Prior to being reinstated, the Borough shall either approve the condition of the existing sanitary sewer lateral or the sewer lateral shall be replaced." *A note has been added to the plans. This and all notes should be revised to state that televised lateral must be approved by the "Borough Engineer". Item satisfied.*
4. Provide calculations to support the sizing of the proposed water services (both domestic and fire). The applicant is responsible for testing available static pressure in water mains. Contact Borough Staff to schedule testing. *Calculations will be provided in a future submission. Item satisfied.*
5. On the Grading and Utilities Plan, it is not clear if any existing water services are to be reused. Existing water services should be identified on the plans and notes added explaining their reuse or abandonment. *Item satisfied.*

6. On the Grading and Utilities Plan, show cleanouts for the any new sanitary laterals. *Item satisfied.*
7. Applicant shall provide additional information on proposed flow calculations. The plans indicate the first floor is to be office space. Provide additional information describing the proposed flow calculations to determine the flow is less than or equal to 1 EDU. *Calculations will be provided in a future submission. Item satisfied.*
8. Provide the following details from the Borough Standard Construction Details:
Detail S1: Typical Lateral Detail 3' to 10' Depth
Detail S2: Sewer Lateral Connection to Existing Sewer Main
Detail S3: Sewer Lateral Cleanout Detail
A water service connection detail should be provided. Detail W4: ¾" & 1" Water Service Connection has been provided as a template/example. Detail should be revised to reflect proposed water service dimensions. Item satisfied.
9. A completed Sewage Facilities Planning Module Mailer Application has been submitted to Borough Staff for review and signature. Note one Borough EDU is equal to 238.5 gpd. RVE shall submit the completed application after receiving additional information as requested in Comment 7 above. *This will be addressed in a future submission. On 10/10/2024, PA DEP issued a determination that this project is exempt from sewer planning.*
10. The plans shall show all existing water mains shall call out the size and materials of construction (if known). *Item satisfied.*
11. The plans shall show all existing water services and sanitary laterals and shall call out the size and materials of construction (if known). *Item satisfied.*
12. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *Item acknowledged.*

IV. REQUESTED WAIVERS

The applicant has requested waivers from the following requirements:

1. Section §22-414.10.E – to allow a driveway closer than 60' from an intersection. RVE has no objection to this waiver request. *The applicant was granted a waiver from this requirement.*
2. Section §22-601 – to not provide an Environmental Impact Analysis. Due to the limited site improvements that are part of this project, RVE has no objection to this waiver.
3. Section §22-417.3.D – to not provide parking lot buffering and landscaping requirements. Given the site constraints of the tract and conditioned on the applicant agreeing to satisfy other landscaping comments, RVE has no objection to this waiver.
4. Section §22-417.4.A – to not provide raised, curbed landscaped planting strip, a minimum of 6' wide around the entire parking lot perimeter. Given the site constraints of the tract and conditioned on the applicant agreeing to satisfy other landscaping comments, RVE has no objection to this waiver.

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

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

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. After the required agreements have been executed, the Applicant must contact RVE to schedule a pre-construction meeting. In addition to the plans provided for recording purposes, the Applicant shall provide five (5) copies of the final plans to RVE to be stamped “Approved for Construction” and distributed as follows: Borough (1 copy), RVE (2 copies), Developer (1 copy), and Contractor (1 copy)

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

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



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

OMH/rag/jmb

cc: 119 Main Street, LLC, Owner & Applicant
InLand Design, LLC, Plan Preparer
Howell Surveying
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
Scott Denlinger, Esq., Wisler Pearlstine
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.