

January 4, 2021

Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

**Attn: Mr. E. Jean Krack
Borough Manager**

**Re: Preliminary / Final Land Development Plans – 4th Review
Bridge Street Residential – East
TMP #15-9-173 & #15-9-260
Borough of Phoenixville
RVE File # PCBP115**

Dear Jean:

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

- Plans entitled “Preliminary / Final Land Development Plans Bridge Street Residential - East” (13 sheets), dated 6/4/2020, last revised 10/21/2020, as prepared by Barry Isett & Associates, Inc. of Phoenixville, PA.
- Transmittal letter, dated 11/10/2020, prepared by Barry Isett & Associates of Phoenixville, PA.
- Response letter, dated 11/10/2020, as prepared by Barry Isett & Associates, Inc. of Phoenixville, PA.
- Market Analysis, dated 11/23/2020, as prepared by Clarion/Samuels Associates of Wayne, PA.
- Sewer Planning Exemption letter, dated 8/28/2020, issued by PA DEP.

I. GENERAL INFORMATION

Applicant & Owner:	Thomas A. Clark, Jr. 1306 Black Walnut Drive Phoenixville, PA 19460 484-614-1999 skipcl1@gmail.com
Plan Preparer:	Barry Isett and Associates, Inc. 1003 Egypt Road Phoenixville, PA 19460 Attn: Paul Schmoll, P.E.

610-935-2175
pschmoll@barryisett.com

Proposal: Land Development to demolish an existing parking lot and construct a mixed use, commercial / residential building with on-site parking. The project will also widen a portion of Prospect Street. Included in the project is grading, utilities, stormwater management, landscaping, and erosion control.

II. COMMENTS

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

1. Provide a certification from a registered professional as to whether the proposed development will result in an increase in the Base Flood Elevation in excess of 1' at any point within the community (§8-304.3.D.(4)). *The applicant notes that they have provided an Elevation Certificate. However, an Elevation Certificate does not demonstrate or certify that the proposed development will not result in an increase in the Base Flood Elevation in excess of 1' at any point within the community. On the Site Development Plan (Sheet 2), the applicant has provided a certification note. Item satisfied.*
2. Provide a certification from a registered professional as to whether the proposed construction has been adequately designed to withstand the pressures, velocities, impact, and uplift forces associated with the base flood (§8-304.3.D.(5)). Include a description of the type and extent of floodproofing measures which have been incorporated into the design. *The applicant has added a note to the Site Development Plan (SP-1) addressing these requirements. Item satisfied.*
3. Provide a Letter of Adequacy from the Chester County Conservation District (CCCD) (§8-305 & §23-303.A.1). *The applicant states that a submission has been made to CCCD and a Letter of Adequacy will be forwarded upon receipt. A Letter of Adequacy, dated 8/21/2020, has been issued by the Chester County Conservation District. Item satisfied.*
4. Provide information indicating proposed measures to anchor structures, minimize flood damage, building materials are flood resistant, building equipment and systems are designed and located to prevent water entry or accumulation (§8-304.2). *The applicant has added a note to the Site Development Plan (SP-1) addressing these requirements. Item satisfied.*
5. If the Space Below the Lowest Floor (i.e. the proposed parking garage) is to be fully enclosed, meet prescriptive requirements or provide certification by a registered professional that the design allows the automatic entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on exterior walls (§8-502.3). *The applicant has provided an Elevation Certificate which demonstrates that the proposed elevation of the lowest floor (retail space and lower parking garage levels) will be above the Base Flood Elevation. Item satisfied.*
6. On the Site Development Plan (Sheet SP-1), the site data indicates that the development includes property UPI Nos. 15-9-251, 15-9-254, 15-9-257, 15-9-258, 15-9-259, 15-9-260 & 15-9-173. However, the plan only shows improvements on UPI 15-9-260 & 15-9-173. Provide an overall plan showing the entire project tract or revise the site data notes accordingly (§22-303.2.A). Revise the location map and zoning map on various sheets accordingly. *The applicant has*

clarified that the current application consists of UPI Nos. 15-9-173 & 15-9-260 and has revised the plan accordingly. Item satisfied.

7. On the Site Development Plan (Sheet SP-1), adjust the location of bearing and distance information along the easterly line of UPI #15-9-173 for visibility (§22-303.2.A). *Item satisfied.*
8. On the Site Development Plan (Sheet SP-1), revise the tract boundary for the Bridge Street Residence – East project to follow the westerly line of UPI 15-9-260 if no development is proposed on other parcels (§22-303.2.A). If the current application is to include additional parcels, then the complete tract must be shown. *The applicant has clarified that the current application consists of UPI Nos. 15-9-173 & 15-9-260 and has revised the plan accordingly. Item satisfied.*
9. On the Site Development Plan (SP-1) and others, label the existing 24’ legal right-of-way along Prospect Street (§22-303.2.A). *Item satisfied.*
10. On the Site Development Plan (SP-1), update the zoning data to show proposed data columns for UPI Nos. 15-9-260 & 15-9-173 (§22-303.2.A). Proposed information should include new area for each lot, after dedication of Prospect Street right-of-way. *The Zoning Data table indicates that the proposed lot area for UPI 15-9-173 excludes the area being dedicated along Prospect Street. However, the proposed lot area for UPI 15-9-260 should also be revised to exclude area being dedicated along the west side of Prospect Street. Item satisfied.*
11. On the Site Development Plan (SP-1), provide the percentage of uses by gross floor area (§22-303.2.A). *Item satisfied.*
12. On the Site Development Plan (SP-1), update the zoning data to include rationale for establishing build-to line, lot size, side yard and lot depth based on infill development standards (§22-303.2.A). *Item satisfied.*
13. On the Site Development Plan (SP-1), provide the parking rationale used. The parking generation analysis provided considers the hourly distribution of average parking demand generated by residential (multi-family housing), retail (shopping center) and brewery (high-turnover restaurant) uses. The analysis considers that the 7,600 square foot retail space is divided into 5,400 square feet of retail and 2,200 square feet of brewery space. *The applicant states the proposed parking will only be used for the residences. However, the rationale has not been summarized on the plan. Item satisfied.*
14. On the Site Development Plan (SP-1), indicate whether some number of parking spaces will be reserved for residential occupants and which spaces they would be. How will the 17 double-loaded parking stalls be utilized? *The applicant states that parking will be for the residences of the building only, no public parking will be provided and added note to the Site Development Plan (SP-1). The applicant states that the double-loaded parking spaces will be assigned to owners of 2 bedroom units. Item satisfied.*
15. On the Site Development Plan (SP-1), dimension the rear yard setback (§22-303.2.A). *The applicant states the since the property has 3 street frontages, there is only a side yard and no rear yard. Item satisfied.*

16. On the Site Development Plan (SP-1), provide a note indicating that the strip of additional right-of-way along the west side of Prospect Street is perpetually and irrevocable offered for dedication to the Borough of Phoenixville (§22-303.2.A & §22-408.2.A). *Item satisfied.*
17. On the Site Development Plan (SP-1), a portion of the additional right-of-way offered for dedication along the west side of Prospect Street is occupied by an existing building. The areas of the existing building should not be included in the area being offered for dedication (§22-303.2.A). *Item satisfied.*
18. On the Site Development Plan (SP-1), provide new sidewalk along the south side of the proposed building, providing connectivity from sidewalk along the north side of Prospect Street to new sidewalk along the west side of the proposed building. Sidewalk should be constructed as concrete driveway apron with depressed curb wherever vehicle traffic is anticipated. *The applicant has provided continuous 2' wide concrete sidewalk (2.61' including top of curb) along the south side of the building. However, this sidewalk does not meet minimum 5' width requirement (§27-401) and is obstructed at various points by bollards and a fire hydrant. Finally, the new sidewalk does not provide a connection to existing sidewalk along Prospect Street. On the Site Development Plan (SP-1), the applicant proposes widening Prospect Street to a 24' width to accommodate 2-way traffic along the south side of the building. Note that this portion of Prospect Street has an existing cartway width of approx. 14' and a width of only 16' is required for 2-way traffic along alleys. The applicant should consider reducing the proposed cartway width along the south side of the building to accommodate a suitable sidewalk and offset between the cartway and the edge of the building. The applicant as reduced the cartway width of Prospect Street on the south side of the proposed building and provided a 5' (min.) sidewalk along the south and west sides of the proposed building. Item satisfied.*
19. On the Site Development Plan (SP-1), show the location of permanent stone or concrete property corner monuments to be set at the intersection of all lines forming angles and at changes in directions of lines in the boundary of the property (§22-406.1). *Item satisfied.*
20. Provide a note on the plans indicating that all utilities (not limited to electrical, telephone, cable and internet) shall be installed underground (§22-407.5.B). *Item satisfied.*
21. On the Site Development Plan and Landscaping Plan (Sheets SP-1 & LA-1), provide AASHTO site distance at the intersection of Bridge Street and Prospect Street (§22-411.3.A). *The applicant has added the required site distance to the Site Development Plan. However, the applicant shall label and dimension the sight distance and update the legends accordingly on Sheets SP-1 & LA-1. Item satisfied.*
22. On the Site Development Plan and Landscaping Plan (Sheets SP-1 & LA-1), provide a 75' clear site triangle at the intersection of Bridge Street and Prospect Street (§22-411.3.B). *The applicant is requesting a waiver from this requirement. The applicant has received a waiver from this requirement. Item satisfied.*
23. On the Site Development Plan (Sheet SP-1), provide 25' radii at the corners of Bridge Street and Prospect Street (§22-411.6). *The applicant is requesting a waiver from this requirement. The applicant has received a waiver from this requirement. Item satisfied.*
24. On the Site Development Plan (Sheet SP-1), provide "stop" sign (R1-1) at exit from proposed garage and provide "hidden entrance" warning sign for eastbound Prospect Street approach. *Stop signs have been added. Revise the plan to provide the "hidden entrance" signage. The*

applicant has added a hidden entrance sign along Prospect Street, but the sign should be located east of the project site so that vehicles traveling west along Prospect Street are warned about the garage entrance on the south side of the building. Item satisfied.

25. On the Site Development Plan (Sheet SP-1), where necessary, provide “no parking” signage along Prospect Street. *No parking signage is shown on the plan along the north/south portion of Prospect Street. Revise the plan to also provide “no parking” signage along the east/west portion of Prospect Street. Item satisfied.*
26. On the Site Development Plan (Sheet SP-1), provide bollards at the garage entrance and at building corners on the interior of the bend in Prospect Street. Provide a detail for metal bollards filled with concrete and painted yellow. *Item satisfied.*
27. Floodplains are categorized as environmentally sensitive features and may not be altered, regraded, filled or built upon (§22-500.2). A waiver must be obtained for this project. *The applicant is requesting a waiver from this requirement. The applicant has received a waiver from this requirement. Item satisfied.*
28. Provide a market analysis (§22-600). *The applicant states the market analysis was submitted under separate cover. RVE has not received a copy of the market analysis. Item satisfied.*
29. Provide a traffic impact study (§22-602). The traffic study shall be prepared by the Borough Traffic Engineer. *Item satisfied.*
30. Provide a Community and Fiscal Impact Analysis (§22-603). *Item satisfied.*
31. On the Title Sheet (TS-1), replace the surveyors signature block with the one that is attached to this review letter. *Item satisfied.*
32. On the Title Sheet (TS-1), revise the Borough Engineer’s signature block to spell “Hyne”. *Item satisfied.*
33. On the Title Sheet (TS-1), revise the Affidavit of Ownership to provide the owner signature line and notary information. *Item satisfied.*
34. On the Title Sheet (TS-1), revise the Borough Planning Commission Signature Block to replace Chairman with Chair Person. *Item satisfied.*
35. On the Site Development Plan (SP-1), provide a new PennDOT Type C (“piano key”) crosswalk across Prospect Street at the intersection with Bridge Street. *Item satisfied.*
36. On the Site Development Plan (SP-1), add concrete monument and drill hole symbols to the legend. *Item satisfied.*
37. On the Site Development Plan (SP-1), update the site data to include the physical address of UPI 15-9-173. *Item satisfied.*
38. On the Site Development Plan (SP-1), add “end one way” signs (R6-7) on Prospect Street. *Item satisfied.*
39. On the Site Development Plan (SP-1), provide 50’ length of double-yellow centerline striping along Prospect Street at intersection with Bridge Street. Add double-yellow striping to

pavement markings legend on Site Development Plan. *The applicant has added double-yellow centerline striping along Prospect Street and added information to the legend. The centerline striping along Prospect Street should end 50' from the intersection with Bridge Street or at the garage entrance, whichever comes first. Item satisfied.*

40. On the Existing Features Plan & Demolition Plan (EF-1), label Prospect Street as one way. *Item satisfied.*
41. On the Site Development Plan (SP-1), relabel the lawn call out to landscaped area. *Item satisfied.*
42. On the Site Development Plan (SP-1), show the proposed tree pit on Bridge Street. *Item satisfied.*
43. On the Site Development Plan (SP-1), identify UPI #15-9-173 and UPI #15-9-260 as Lot 1 and 2. *The applicant has identified these lots as Lot Nos. 173 & 260, respectively. Item satisfied.*
44. On the Existing Features Plan & Demolition Plan (EF-1), existing trees shown to be removed appear to be located on the neighboring property (UPI #15-9-173.1). The adjoining property owner's permission is needed to remove these trees. *The applicant states these trees are to remain and revised the plan. Item satisfied.*
45. On the Existing Features Plan & Demolition Plan (EF-1), show the concrete removal to facilitate the new tree pit along Bridge Street. *Item satisfied.*
46. On the Existing Features Plan & Demolition Plan (EF-1), remove the surveyor's signature block since it appears on the Title Sheet already. *Item satisfied.*
47. On the Utility Plan (Sheet UP-1), realign the proposed storm sewer pipe from Inlet 2 to the inlet in Bridge Street to avoid installation under the curb alignment and opposing the flow of the existing storm sewer at the tie-in in Bridge Street. Install a new storm manhole near the intersection of Prospect Street and Bridge Street to facilitate a bend that will also allow stormwater tie-in perpendicularly to the existing storm sewer in Bridge Street. *Item satisfied.*
48. On the Utility Plan (Sheet UP-1), provide a back-flow preventer on the proposed storm sewer line between the Outlet Control Structure (OCS 1) and Inlet 2. *Item satisfied.*
49. On the Utility Plan (Sheet UP-1), show proposed piping carrying stormwater runoff into the proposed detention basin. *Item satisfied.*
50. On the Post Construction Stormwater Management Details (PCD-1), provide a section detail of the proposed underground detention vault. *The applicant states that the required detention volume will be provided, but that the vault will be designed in conjunction with the building foundation. List the required volume on the Post Construction Stormwater Management Plan (PC-1). Provide a note on the plan stating that the complete vault design shall be submitted for review and approval prior to construction. Item satisfied.*
51. On the Utility Plan (Sheet UP-1), increase the diameter of the storm sewer pipe from Inlet 2 to the inlet in Bridge Street. *Item satisfied.*

52. On the Landscape Plan (Sheet LA-1), revise the size of the ZS tree from 10 gallons to a minimum of 2" dia. (§25-208). *Item satisfied.*
53. On the Landscape Plan (Sheet LA-1), provide a note indicating that all shrubs shall have a minimum 2-gallon container (§22-428.11). *Item satisfied.*
54. On the Construction Details (Sheet DE-1 or DE-2), provide a detail for the tree pit. *On the Construction Details 2 (Sheet DE-2) a tree pit detail is provided. The applicant shall revise the detail for legibility and add a detail label. Revise the tree pit detail to match the details ST8, ST9 & ST10 of the Phoenixville Borough Standard Construction Details (enclosed). Item satisfied.*
55. Provide stormwater volume control by permanently retaining the water quality volume calculated as the difference in pre-development and post-development 2-year, 24-hour duration period storm (§23-305.A). *The applicant is requesting a waiver from this requirement. The applicant has received a waiver from this requirement. Item satisfied.*
56. Meet stormwater management infiltration requirements by infiltrating a minimum of 1" of runoff from all proposed impervious surfaces or the total water quality runoff volume (§23-306). *The applicant is requesting a waiver from this requirement. The applicant has received a waiver from this requirement. Item satisfied.*
57. Provide a Stormwater Management Operation & Maintenance Plan for stormwater BMPs and conveyances constructed with this project (§23-701). *The applicant states an Operation and Maintenance Agreement will be provided once the plans have been approved. On the Post Construction Stormwater Management Details (Sheet PCD-1), the applicant has provided operation and maintenance information for proposed stormwater BMPs. This plan, along with the Post Construction Stormwater Management Plan (Sheet PC-1) shall be recorded as exhibits with the required O&M Agreement.*
58. *On the Site Development Plan (Sheet SP-1), the Zoning Data chart indicates that Lot 173 will have impervious coverage of 84%. However, the approx. 785 square foot landscaping strip along the east side of the building results in 95.5% impervious coverage. Item satisfied.*
59. *On the Site Development Plan (SP-1), the Zoning Data chart should be revised to show existing information, including existing impervious coverage, for both UPI Nos. 15-8-173 & 15-9-260. Item satisfied.*
60. *On the Site Development Plan (Sheet SP-1), show complete bearing and distance information for the two area where right-of-way is to be offered for dedication. In addition, provide legal descriptions for review. Item satisfied.*
61. *On the Site Development Plan (Sheet SP-1) and others presenting the proposed conditions, revise and add Prospect Street direction labels to accurately reflect the locations of one-way or two-way vehicular traffic. Item satisfied.*
62. *On the Site Development Plan (Sheet SP-1), provide dimensions of the tree pit including a dimension from the street corner. Item satisfied.*
63. *On the Post Construction Stormwater Management Details (Sheet PCD-1), add the backflow preventer to the underground detention vault and include a detail for the backflow preventor.*

The applicant states that the complete product name is given on the plans, so no detail is needed. On the Post Construction Stormwater Management Plan (PC-1), there is a note for the backflow preventer which says, "See Note 19", but this note is not found on the plan sheet. Ensure that Note 19 is represented on this plan sheet since it is the record of the stormwater management facilities installed. Item satisfied.

64. *On the Post Construction Stormwater Management Details (Sheet PCD-1) include operation and maintenance instructions for the proposed backflow preventor. Item satisfied.*
65. *On the Site Development Plan (SP-1) and others, in the Site Data notes, the total area should be revised to show the total tract area, being the sum of the areas for UPI Nos. 15-9-173 & 15-9-260. Item satisfied.*
66. *On the Existing Features & Demolition Plan (EF-1), the Site Data notes should be revised so that text is not cut off. Item satisfied.*
67. *On the Site Development Plan (SP-1), the Prospect Street Right-of-Way dedication note should also include the area along the south side of the proposed building. Both dedication areas should be clearly described by bearing and distance information. In addition, provide leaders and notes on the plan clearly identifying the two areas along Prospect Street which are being offered for dedication. Item satisfied.*
68. *On the Site Development Plan (SP-1), the Zoning Data chart includes on footnote marked by a single asterisk which could not be located on the table. Item satisfied.*
69. *On the Site Development Plan (SP-1), the Zoning Data chart lists mid-rise dimensional standards, which is appropriate for the proposed 5-story building with a maximum height of 60'. However, the chart's reference to the high-rise building type should be revised. Item satisfied.*
70. *On the Existing Features & Demolition Plan (EF-1), an existing utility pole is shown to be relocated. The plans must indicate the proposed location of the relocated utility pole. The applicant indicates that the proposed location of the utility pole has been shown on the plan, but the proposed utility pole location on the south side of the proposed building could not be located. Item satisfied.*
71. *On the Site Development Plan (SP-1), the curb radius label on the west side of the intersection of Bridge Street and Prospect Street is obscured. Item satisfied.*
72. *On the Site Development Plan (SP-1), the curb along the west side of Prospect Street at the intersection of Bridge Street appears to extent straight out into Bridge Street. Revise accordingly. Item satisfied.*
73. *On the Site Development Plan (SP-1), identify what work is proposed behind the sidewalk along the west side of Prospect Street (gravel hatch area). If necessary, provide a detail for the construction of this area. Item satisfied.*
74. *RVE recommends that the applicant consider providing electrical vehicle charging stations for 10% of parking spaces (§22-508). The applicant states that the developer will review this during building design.*

75. *On the Existing Features & Demolition Plan (EF-1), an existing curb depression along Bridge Street is shown to be removed and replaced. The plan should also reflect the removal and replacement of the existing driveway apron and detectable warning surfaces. Item satisfied.*
76. *On the Post Construction Stormwater Management Plan (PC-1), update the PCSM Planning and Design Notes for this project. Item satisfied.*
77. *On the Title Sheet (TS-1), update the list of waivers to indicate the date when waivers were granted. Item satisfied.*
78. *On 8/20/2020, a video conference was conducted with PennDOT, the developer and the Borough to discuss a pedestrian crossing for Bridge Street. The crossing would facilitate sidewalk closure during construction along the project's Bridge Street frontage. The crossing could also provide a permanent pedestrian crossing desired by the Borough. The location for the permanent pedestrian crossing was suggested as the area between the intersection of Bridge Street and Prospect Street and the driveway entrance to Borough Hall on the north side of Bridge Street. The crossing would involve the creation of bump-outs with new ADA curb ramps, striped crosswalk and signage, similar to another pedestrian crosswalk across Bridge Street between the intersections of Main Street and Gay Street. PennDOT has reviewed permitting plans for improvements within the state right-of-way, including a new crosswalk over Bridge Street. PennDOT has determined that bump-outs are not necessary for this crosswalk.*

III. REQUESTED WAIVERS

The Applicant has indicated that they are requesting waivers from the following requirements:

1. Section (§22-411.3.B) – to provide a 75' clear site triangle at the intersection. The applicant proposed the building at or close to the property corner of Bridge Street and Prospect Street. Prospect Street has a stop control for vehicles prior to turning onto Bridge Street. RVE has no objection to this waiver being granted. *The applicant has received a waiver from this requirement.*
2. Section (§22-411.6) - to provide 25' radii at the corners. The applicant is proposing 10' radii for both corners of the intersection of Bridge Street and Prospect Street. The applicant has provided a Trash Truck Turning Movement plan to demonstrate that a vehicle on Prospect Street will not encroach into the westbound lane of Bridge Street when turning right onto Bridge Street. However, the plan should also demonstrate a vehicle traveling east on Bridge Street turning right onto Prospect Street. *The applicant has received a waiver from this requirement. However, the applicant must provide a plan showing vehicle turning for a vehicle traveling east on Bridge Street turning right onto Prospect Street. The applicant has satisfied this comment through PennDOT's highway occupancy permit review process. Item satisfied.*
3. Section (§22-500.2) - Floodplains are categorized as environmentally sensitive features and may not be altered, regraded, filled or built upon. The existing site is a paved parking lot. RVE has no objection to this waiver being granted. *The applicant has received a waiver from this requirement.*

4. Section (§23-305.A). - Provide stormwater volume control by permanently retaining the water quality volume calculated as the difference in pre-development and post-development 2-year, 24-hour duration period storm. The existing site is a paved parking lot. RVE has no objection to this waiver being granted. *The applicant has received a waiver from this requirement.*
5. Section (§23-306) - Meet stormwater management infiltration requirements by infiltrating a minimum of 1" of runoff from all proposed impervious surfaces or the total water quality runoff volume. The existing site is a paved parking lot. RVE has no objection to this waiver being granted. *The applicant has received a waiver from this requirement.*

IV. WATER AND SEWER COMMENTS

1. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). *The applicant indicates that a letter will be provided under separate cover. Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *The applicant indicates that a letter will be provided under separate cover. Item satisfied.*
3. The domestic and fire water services shall have separate connections to the water main. A pre-piped water meter vault at the edge of the right-of-way shall be provided for both water services. A detail of the vault shall be added to the plans. If metering is proposed inside the new building, accommodations shall be made to ensure that the Borough has access. *The applicant notes that separate fire and domestic water services will enter the building and that the Borough will be provided access to the metering location. Item satisfied.*
4. On the Utility Plan (UP-1), provide the size of the proposed fire and domestic water service along with demand calculations. *The applicant has added the size of the fire and domestic water services to the Utility Plan. The applicant indicates that demand calculations will be provided under a separate cover. The applicant has revised the plans to indicate a 4" domestic water service size and a 6" fire service size. The applicant has provided demand calculations. Item satisfied.*
5. On the Utility Plan (UP-1), provide the size of the proposed sanitary service. *The applicant has added the size of the sanitary service to the Utility Plan. Item satisfied.*
6. Prior to connecting a sanitary lateral to an existing manhole, the manhole shall be inspected to confirm material of construction and condition. An inspection report, including photographs, shall be provided to the Borough for review and approval. *The applicant notes that the new sanitary lateral will be connected to an existing sanitary main instead of at a sanitary manhole. Item satisfied.*
7. Add the following note to the plan: All internal water and sewer lines are considered private and subject to compliance with the Phoenixville Borough Plumbing Code. *Item satisfied.*
8. The applicant must prepare and submit a Sewage Facilities Planning Module Mailer Application to PA DEP to determine if the project is eligible for a planning exemption. A copy of the mailer

application shall be submitted to RVE 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. *The applicant notes that the application has already been sent to PA DEP and a copy of the exemption letter will be forwarded to RVE upon receipt. Item satisfied.*

9. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *The applicant has acknowledged this requirement.*
10. On the Utility Plan (UP-1), show the relocated fire hydrant and associated lateral.

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. Construction Cost Estimate for the site improvements. The estimate will be reviewed by RVE to establish financial security and inspection escrow requirements.
2. Seven (7) copies of the final plan for signature and recordation. The Borough will contact the applicant once the plans have been signed so that the applicant can pick up the plans and complete the recording process.

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. Prior to scheduling the pre-construction meeting, the Applicant shall execute development and financial security agreements, record plans and 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 Conshohocken Office at (610) 940-1050.

Very truly yours,
Remington & Vernick Engineers



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

cc: Thomas A. Clark, Jr., Owner/Applicant
Barry Isett and Associates, Inc., Plan Preparer
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
John Yurick, P.E., McMahon Associates, Inc.
Thomas F. Beach, P.E., C.M.E., Executive Vice President
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Robert Praga, P.E.