

July 3, 2025

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

**RE: Preliminary/Final Major Subdivision and LD Application – Review #4
Christman Street Subdivision (UPI # 15-05-338 & 15-05-336)
Borough of Phoenixville
RVE File# PCPBP165**

Dear Jean:

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

- Preliminary/Final Major Subdivision Plan for Providence Capital Group Christman Street Subdivision (12 sheets), dated 8/8/2024 and last revised 3/10/2025, prepared by InLand Design of West Chester, PA.
- Post Construction Stormwater Management Report for Christman Street Subdivision, dated 8/8/2024 and last revised 3/11/2025, prepared by InLand Design of West Chester, PA.
- Response Letter, dated 3/12/2025, prepared by InLand Design of West Chester, PA.
- Legal descriptions for lot numbers 1 through 5, each dated 3/10/2025, each prepared by InLand Design of West Chester, PA.
- Legal description for the sidewalk easement, dated 3/10/2025, prepared by InLand Design of West Chester, PA.
- Legal description for the right of way dedication, dated 3/10/2025, prepared by InLand Design of West Chester, PA.
- Sewer Planning Exemption, dated 4/4/2025, issued by PA DEP.
- Water Will Serve Letter, dated 4/24/2025, issued by the Borough of Phoenixville.
- Sewer Will Serve Letter, dated 4/24/2025, issued by the Borough of Phoenixville.

I. GENERAL INFORMATION

Owners: Nicola Dellaquila, Andrew & Brunetta Dellaquila
1075 Balfour Circle
Phoenixville, PA 19460

Applicant: Providence Capital Group, LLC
153 Persimmon Drive
Collegeville, PA 19426
(484) 886-2266
Attn: Mark Geraghty
mgeraghty@provcapitalgroup.com

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

Proposal: The proposed development consolidates two (2) existing residential parcels and then subdivides the new parcel into five (5) lots. Lot 1 will contain the existing dwelling and each of the four (4) new lots will contain detached duplex units. This project also includes grading, utilities, landscaping, stormwater management 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 the name, address and seal of the registered professional land surveyor responsible for the plan (§22-304.2.A). *The applicant states that this information has been added to the Cover Sheet. Add the seal of the professional land surveyor. The applicant states that the surveyor's seal will be added to the plans prior to recording. Item satisfied.*
2. On the Existing Conditions and Demolition Plan (Sheet 3), the existing boundary of UPI 15-5-338 is shown having a radius at the intersection of Heckle St. with Christman St. However, a radius is not referenced in the effective property deed. The property boundary should be shown to reflect the current effective deed, unless there is record of a prior right-of-way dedication. This will form the basis of right-of-way dedications for this current development plan. *The applicant states that the existing deed did not close and that new legal descriptions will be provided to reflect the additional right-of-way being dedicated. Item satisfied.*
3. On the Existing Conditions and Demolition Plan (Sheet 3), indicate where the nearest fire hydrant is located. *Item satisfied.*
4. On the Cover Sheet (Sheet 1), show the parcel boundary and ownership, deed book and page number for UPI 15-5-334 (§22-304.2.A). *Item satisfied.*
5. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-333 (§22-304.2.A). *Item satisfied.*
6. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-332 (§22-304.2.A). *Item satisfied.*
7. On the Cover Sheet (Sheet 1), show the current parcel owner, deed book and page number for UPI 15-5-330 (§22-304.2.A). *Item satisfied.*

8. On the Title Plan (Sheet 2), Zoning Table, Build To Line, Christman St, the existing built to line for Christman St should reflect the existing structures on UPI 15-5-335 (435 Freemont St.) that have proximity to Christman St. *In the Zoning Table, revise Note 6 to reference 435 Freemont St. Item satisfied.*
9. On the Title Plan (Sheet 2), Zoning Table, Note 5, it is incorrect to say that there are no other structures on the block face. Revise the note as follows: “In no case shall the side yard be less than 5’ or structures closer than 10’ (§27-301.1.A.(3)). *Item satisfied.*”
10. On the Title Plan (Sheet 2), Zoning Table, Minimum Lot Depth, “Required” column, revise to state existing lot depth. List the lot depth of each proposed lot. Add a reference note beneath the Zoning Table indicating that these lot depths are an existing nonconformity. *Item satisfied.*
11. Provide the size of units (in bedrooms), if known (§22-304.2.A). *Item satisfied.*
12. On the Existing Conditions and Demolition Plan (Sheet 3), identify all Steep Slope (15%-25%) and Very Steep Slope (>25%) areas on the project tract (§22-304.2.A). Revise Note 11 as appropriate. *Item satisfied.*
13. Where developments abut existing streets, the Borough may require dedication of additional right-of-way (§22-408.1.C). On the Title Plan (Sheet 2), Christman St. has an existing legal right-of-way width of 20’. The applicant should offer the strip of land along Christman St. between the property boundary and a 25’ ultimate right-of-way (12.5’ half-width). *Item satisfied.*
14. On the Proposed Layout & Geometry Plan (Sheet 4), the required 75’ clear site triangle should be redrawn based on the extension of the linear centerlines of both Christman St. and Heckle St. It appears that the corner of the dwelling shown on Lot 5 will be very close to this revised clear site triangle. On the Landscaping Plan, remove any proposed trees from this clear site triangle area. *Item satisfied.*
15. On the Existing Conditions & Demolition Plan (Sheet 3), the plan shows 6 existing trees in excess of 12” diameter. All land development shall be laid out in a manner as to minimize the removal of healthy trees and shrubs (§22-428.1.C.(1) & §22-502.1.C). *The applicant notes that a retaining wall has been added to Lot 2 to preserve an existing 14” dia. tree. The applicant was not able to preserve other trees due to the building and site grading conditions. The applicant is requesting a waiver from this requirement. On 2/11/2025, the Borough granted a waiver from this requirement.*
16. On the Proposed Layout & Geometry Plan (Sheet 4), label the curb radius at the intersection of Heckle St. and Christman St. Note that the minimum radius for street curbs shall be 20’ at intersections involving only local access streets (§22-411.6). *Item satisfied.*
17. On the Grading & Utilities Plan (Sheet 5), provide a sidewalk crossing within the right-of-way that includes an ADA compliant pedestrian access route with a maximum cross-slope of 2% (§22-414.8.D). *The applicant is providing a new ADA crosswalk. Due to the lack of ADA curb ramps or sidewalks at other corners of this intersection, a crosswalk is not necessary at this time. Item satisfied.*

18. On the Proposed Layout & Geometry Plan (Sheet 4) and others, the driveway for Lot #5 is located close to the end of the curb radius at the intersection of Christman St. and Heckle St. The edge of any driveway shall be located at least 60' from the curb radius at an intersection (§22-414.10.E). *The applicant has requested a waiver from this requirement. On 2/11/2025, the Borough granted a waiver from this requirement.*
19. For any new development with at least 10 parking spaces serving residential uses, at least 10% of the parking spaces shall be EVPS served by a Level 2 EVCS connection (§22-417.7.D.(1)). *On Sheet 5, Grading & Utilities Plan, Note 13, the applicant states that 2 EVPS will be provided. Item satisfied.*
20. Curb shall be installed along common driveways and parking areas (§22-418.1.A)). *The applicant has requested a waiver from this requirement. On 2/11/2025, the Borough granted a waiver from this requirement.*
21. On the Proposed Layout & Geometry Plan (Sheet 4), proposed curbs along Christman St. and Heckle St. shall be vertical concrete curbs in accordance with the Borough Standard Construction Details (§22-418.2.A). Provide appropriate construction details on the plans. *Item satisfied.*
22. Sidewalks shall be provided along Christman St. (§22-419.1.A & §27-401). *Item satisfied.*
23. ADA curb ramps shall be provided where curbs and/or sidewalks are replaced at existing intersections (§22-419.3.C). Design a new ADA curb ramp at the Northwest corner of the intersection of Christman St. and Heckle St. *Item satisfied.*
24. Provide streetlighting (§22-423.2). ~~The applicant has requested a waiver from this requirement.~~ *At the applicant's request, RVE prepared a memo regarding existing lighting conditions. The memo indicates that there is a need for additional street lighting. A photometric plan has been added. Provide a detail of the light foundation, pole and fixture. Item satisfied.*
25. On the Existing Conditions & Demolition Plan (Sheet 3), the plan shows 6 existing trees with a diameter at breast height greater than 6" diameter. All land development shall be laid out in a manner as to minimize the removal of healthy trees and shrubs (§22-428.1.C). Trees over 6" DBH within a tract... shall not be removed unless any of the following conditions exist: immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees (§22-502.1.C.(3).(a)). *The applicant notes that a retaining wall has been added to Lot 2 to preserve an existing 14" dia. tree. The applicant was not able to preserve other trees due to the building and site grading conditions. The applicant is requesting a waiver from this requirement. On 2/11/2025, the Borough granted a waiver from this requirement.*
26. On the Grading & Utilities Plan (Sheet 5), provide additional information for the proposed retaining wall shown between Lot 1 and Lot 2, including corresponding Top of Wall and Bottom of Wall elevations along the length of the wall. If the retaining wall height is in excess of 4', then include a note stating that detailed plans and structural calculations for retaining walls shall be provided to the Borough Engineer for review and approval prior to construction. *The applicant has provided a construction detail and confirmed that all retaining walls will be less than 4' high. Item satisfied.*

27. On the Proposed Layout & Geometry Plan (Sheet 4), provide fencing to serve as fall protection along the top of the proposed retaining wall. *The applicant indicates that fall protection fencing is not proposed since the retaining walls are less than 4' high. However, fall protection is required wherever there is a walking surface within 3' of a vertical drop of that's 2.5' or more. The retaining wall between Lot 1 & Lot 2 falls under this criterion. The applicant proposed a wall and fence between Lot 1 and 2. The plan view depicts the fence directly on top of the wall. The construction details for the wall and fence do not appear to depict the interaction between the wall and fence including any clearance between the wall and fence. Please revise to show the interaction. The plan details show the fence spaced 18" behind the top of the segmental block retaining wall, but each Standard Unit Keystone Wall unit is 18"-21" deep. Prior to construction, provide product submittals for the retaining wall with additional detail for proper installation of fencing. RVE will review and approve prior to construction.*
28. On the Grading & Utilities Plan (Sheet 5), a large portion of the rear yards in Lot No. 2-5 are sloped at 3:1. Consider the use of retaining walls or landscaping walls to increase the utility of the rear yards. *Item satisfied.*
29. On the Grading & Utilities Plan (Sheet 5), provide spot elevations at apparent high points in driveways to result in at least 1% slope for paved areas and 2% slope for lawn areas. *Item satisfied.*
30. On the Grading & Utilities Plan (Sheet 5), the grate elevation for Yard Drain 3.1 should be revised to be consistent with the proposed grading. *Item satisfied.*
31. The property owner shall enter into a Stormwater Best Management Practices (BMPs) and Conveyances Operations and Maintenance Agreement (O&M Agreement) with the Borough (§23-703.1). *The applicant has acknowledged this requirement.*
32. On the PCSWM Details (Sheet 7), the bottom of the proposed recharge beds are lower than where infiltration testing was performed by Ingram Engineering Services. On the Typical Infiltration Facility Construction Sequence, indicate that upon excavation to the bottom of bed elevation for each proposed recharge bed, infiltration testing shall be performed to confirm availability of acceptable infiltration at the required depth. If acceptable infiltration is not confirmed, then a revised design for the recharge beds shall be submitted and approved by the Borough Engineer. *On Sheet 6, the applicant has updated the Infiltration Facility Sequence of Construction to include infiltration testing during construction. Item satisfied.*
33. For each underground infiltration bed, add a note to the plan indicating the tributary area and the volume of stormwater permanently managed. *Item satisfied.*
34. On the PCSWM Plan (Sheet 6), show proposed roof drain collector piping and clean outs routed to the proposed recharge beds. *The applicant shows roof drain collection reaching the rear of each proposed duplex. However, the Post Development Drainage Area Plans show that the entire roof must be collected and routed to the BMPs. Accordingly, show proposed roof drain collector piping to the front corners of each proposed duplex. Item satisfied.*

35. On the PCSWM Plan (Sheet 6), provide new storm sewer along the curb line on the north side of Christman St. (§22-408.2.G). Provide a storm inlet in the new curb line at the upstream end of the storm sewer, in front of Lot 2. Connect all discharges from proposed BMPs into new storm sewer. Tie-in storm sewer to existing storm inlet at the northwest corner of Christman St. and Heckle St. *Item satisfied.*
36. On the PCSWM Plan (Sheet 6), replace the existing Type M inlet at the intersection Christman St. and Heckle St. with a new Type C inlet. *The applicant has shown the storm inlet replacement on the plan. On the PCSWM Profiles & Details (Sheet 8), profile for Storm Inlet #2 to #1, show the existing 18" RCP discharging and show associated invert information. The applicant has added the existing pipe and invert information to the drawing. Item satisfied.*
37. On the PCSWM Plan (Sheet 6), the proposed underground recharge bed on Lot 2 is within 8' of the existing building on Lot 1. Maintain 10' separation from the existing building or provide an analysis from a structural engineer certifying that the infiltration facilities will not have any negative effect on the foundations of the existing building. *The applicant has adjusted the location of the BMP. Item satisfied.*
38. On the PCSWM Details (Sheet 7), modify the 24" Nyloplast Yard Inlet / Manhole Riser Installation Detail to include a min. 12" sump to provide pre-treatment for runoff routed into the recharge beds. *Item satisfied.*
39. On the PCSWM Details (Sheet 7), modify the Typical Downspout Configuration Detail to include a wye clean out. *The applicant shows a surcharge pipe discharging to a splash block, but there should be an upturned wye fitting that acts as both an overflow and clean-out. There is no need for a surcharge pipe discharging to a splash block. Item satisfied.*
40. Provide legal descriptions for each of the newly created lots. *The applicant indicates that this will be provided prior to plan recording. Legal descriptions have been received and any comments will be provided under a separate cover. Item satisfied.*
41. Add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs (§23-402.2.B(18)(c)[2]). *On the PCSWM Plan (Sheet 6), the applicant has added PCSWM Note #6 granting the Borough a blanket easement. Item satisfied.*
42. Add a statement signed by the owner that shall prohibit any revision to the approved SWM plan unless approved by the Borough in writing (§23-402.2.A(3)). *Item satisfied.*
43. Provide specific dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H). *On the Erosion & Sediment Control Notes and Details (Sheet 10), the applicant has added Note 34 addressing this requirement. Item satisfied.*
44. On the Cover Sheet (Sheet 1) – Borough Planning Commission Signature Block – change the Chair Person from William Davidson to Tom Carnevale. *Item satisfied.*

45. On the Title Plan (Sheet 2) – provide the bearing and distance information for the boundary of the proposed sidewalk easement (2 sides missing). *The applicant has added bearing and distance information. However, distances are missing along the westerly tract boundary and at each common lot line. Provide missing distance information. Item satisfied.*
46. On the Existing Conditions and Demolition Plan (Sheet 3) – show the existing sidewalk on UPI 15-5-336.1C along Heckle Street. *Item satisfied.*
47. On the Proposed Layout & Geometry Plan (Sheet 4) – show the existing mill and overlay limit on Heckle Street. *The applicant has added this information to the Existing Conditions & Demolition Plan (Sheet 3). Item satisfied.*
48. On the Proposed Layout & Geometry Plan (Sheet 4) – show the proposed mill and overlay limits at the intersection of Christman and Heckle Streets. *On the Proposed Lot & Geometry Plan (Sheet 4), Site Note #1 has been added that states that full-width resurfacing will be performed along Christman St. and Heckle St. Item satisfied.*
49. ~~On the Proposed Layout & Geometry Plan (Sheet 4) – provide an ingress / egress agreement between UPI 15-5-336.1 (N/L Evergreen Lane Properties LLC) and Lot 1. The applicant notes that ingress/egress for UPI 15-5-336.1 through Lot 1 is being eliminated. This comment is no longer applicable.~~
50. On the Proposed Layout & Geometry Plan (Sheet 4) – provide concrete monuments at the proposed property corners along Christman Street (§22-406). *Item satisfied.*
51. ~~On the Proposed Layout & Geometry Plan (Sheet 4) – show the limit of the proposed mill and overlay for Christman Street to match the proposed rolled curb limit. Rolled curb is no longer proposed. This comment is no longer applicable.~~
52. On Plan Sheet 5 (Grading & Utilities Plan) – the 24” Yard Drain grate elevations in the Yard Drain call-out for Lots 3, 4 & 5 do not match the plan view elevations shown. *Yard drain inlet grate elevations are now only shown on the storm profiles. Item satisfied.*
53. On the PCSWM Details (Sheet 7) – Standard Rolled Concrete Curb Detail – move this detail to the Construction Details (Sheet 11). *Rolled curb is no longer proposed. This comment is no longer applicable.*
54. On the PCSWM Details (Sheet 7) – BMP Dimension Chart – the overflow pipe (spillway) elevation is to be at the full capacity of the storage BMP. All four BMPs start to drain prior to reaching the maximum elevations shown in this chart and in the Post Construction Stormwater Management Report. *Item satisfied.*
55. On the PCSWM Details (Sheet 7) – provide profiles of the outlet pipes showing the utility crossings. *On the PCSWM Profiles and Details (Sheet 7), the applicant has added profiles for each of the storm discharges. On the profile for Cleanout 1.3 to Inlet 5, show the proposed water services. Item satisfied.*

56. On the Landscaping Plan (Sheet 10) – Plant Scheule – Street Trees – add the three (3) TS trees. *Item satisfied.*
57. On the Construction Details (Sheet 11) – replace Construction Detail Sheet G6 (Type 1 Driveway Apron) with Construction Detail G9 (Type 4A Curb Ramp). *Item satisfied.*
58. On the Construction Details (Sheet 11) – remove Construction Detail Sheet G5 (Concrete Driveway Apron & Curb Depression). They are not being proposed. *This element is now being used and the detail remains on the plan. Item satisfied.*
59. ~~On the Cover Sheet (Sheet 1), Waivers Requested, correct the waiver reference to §23-306.Q.(4) (not §23-306.R.(4)).~~ *The applicant has withdrawn this waiver request. This comment is no longer applicable.*
60. On the Proposed Layout & Geometry Plan (Sheet 4), provide NO PARKING signs (R7-1) with double arrows along the north side of Christman St. Parking is already restricted by ordinance along the south side of Christman St. (§15-402). A Borough ordinance will be necessary to restrict parking along the north side of Christman St. *Item satisfied.*
61. On the Landscaping Plan (Sheet 10), show the 75’ clear site triangle (§22-411.3.B). *Item satisfied.*
62. This plan must be provided to the Phoenixville Fire Department for their comment. *The applicant stated that the plan has been forwarded to the Fire Department, and the applicant will consider their comments if received. On 3/5/2025, the Phoenixville Fire Department issued a review letter noting the challenge of improper on-street parking in this neighborhood. RVE notes that the current plan includes new “NO PARKING” signage along the north side of Christman St. An additional “NO PARKING/HERE TO CORNER” sign should be added along the west side of Heckle St., located 20’ north of the proposed ADA curb ramp (§15-419). Item satisfied.*
63. *On the Cover Sheet (Sheet 1) and others, the proposed sidewalk connection along Heckle St. extends beyond the tract boundary. Provide written authorization from the owner of UPI #15-5-336.1C (Evergreen Properties, LLC) to construct the sidewalk connection. The applicant states that Scott Denlinger, the Borough Solicitor, is preparing the Temporary Construction Easement Agreement along with the Developers’ agreement. It will be signed (the applicant controls both properties) and provided to the Borough. Item satisfied.*
64. *On the PCSWM Profiles & Details (Sheet 8), profile for Storm Inlet #2 to #1, show all water services and sewer lateral crossings and identify potential conflicts. Item satisfied.*
65. *On the Cover Sheet (Sheet 1), Waivers Requested, modify the plan to indicate “Waivers Granted” and list the date granted. Item satisfied.*

III. WATER SEWER 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 letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B). This letter must be provided prior to Council consideration. *The applicant has requested a public sewer “will serve” letter from the Borough. The Borough will not issue any will serve letters until after an exemption status letter has been issued by PA DEP. Once a public sewer will serve letter has been issued, the applicant shall provide a copy to RVE. The will serve letter for public sewer has been requested from the borough and will be provided once it is received. Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). This letter must be provided prior to Council consideration. *The applicant has requested a public water “will serve” letter from the Borough. The Borough will not issue any will serve letters until after an exemption status letter has been issued by PA DEP. Once a public sewer will serve letter has been issued, the applicant shall provide a copy to RVE. The will serve letter for public water has been requested from the borough and will be provided once it is received. Item satisfied.*
3. On the Grading and Utility Plan each proposed duplex unit shall a unique water later connection and sanitary sewer connection to their respective main. *The applicant has a Typical Utility Connection Blow-up Detail showing separate water services and sewer laterals to each unit of the duplex. The sewer laterals from a duplex combine into a single sewer lateral connecting to the sewer main. Item satisfied.*
4. Specify the sizes and materials of existing water and sanitary sewer mains on the Utility Plan. *On the Grading & Utilities Plan (Sheet 5), water service and sewer lateral materials and sizes are shown. Item satisfied.*
5. Include calculations to support sizing of water services and sewer laterals. Note that the Borough’s standard details are intended mainly for residential connections and that multi-family buildings may require larger services and laterals. *Since each dwelling unit has its own water service and each duplex (2 dwelling units) has its own sewer lateral, sizing per Borough Standard details is sufficient. Item satisfied.*
6. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *The applicant has acknowledged this requirement.*
7. RVE reviewed the Sewage Facilities Planning Module Application Mailer that was provided by InLand and the Borough has signed the mailer. On 2/14/2025, InLand provided a PNDI receipt with a PAFB clearance letter. On 2/17/2024, RVE submitted the application mailer to PA DEP. Once PA DEP issues an exemption status letter, the applicant shall forward a copy to RVE. *The applicant will provide the DEP exemption letter as soon as it is received. Item satisfied.*
8. Provide sanitary sewer inverts at the connection point of the sanitary sewer main. *Item satisfied.*

IV. WAIVERS

The Applicant has been granted the following waivers:

1. Section §22-414.10.E – To allow the driveway for Lot 5 to be located closer than sixty (60) feet from the radius of the intersection. The applicant notes that the driveway has been located the maximum possible distance from the curb radius (43.2 feet). RVE has no objection to this waiver request. *On 2/11/2025, the Borough granted a waiver from this requirement.*
2. Section §22-418.1.A – To not install curb along the shared driveways. RVE has no objection to this waiver request. *On 2/11/2025, the Borough granted a waiver from this requirement.*
3. Section §22-502.1.C.(3).(a) – To allow removal of trees over 6” in DBH. On the Existing Conditions and Demolition Plan (Sheet 3), there are 6 trees shown with a diameter at breast height greater than 6”. The applicant is preserving an existing 14” dia. tree and providing street trees and additional landscaping to compensate for the removal of other trees. *On 2/11/2025, the Borough granted a waiver from this requirement.*

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 office at (610) 940-1050.

Sincerely,

REMLINGTON & VERNICK ENGINEERS

By



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

OMH/jb/er/fh

cc: Providence Capital Group, LLC
InLand Design
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine
Judith Stern Goldstein, R.L.A., Gilmore & Associates
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E., Associate
Leanna M. Colubriale, P.E., CFM, Senior Associate