

May 6, 2024

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
Phoenix Crossing – 99 Bridge Street (UPI # 15-9-157.1)
Borough of Phoenixville
RVE File# PCPBP148**

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:

- Plans entitled “Preliminary/Final Major Subdivision Plan for Phoenix Crossing” (13 sheets), dated 8/21/2023 and last revised 3/22/2024, prepared by T&M Associates of Philadelphia, PA.
- Transmittal letter, dated 3/25/2024, prepared by T&M Associates of Philadelphia, PA.
- Environmental Impact Statement, Phoenix Crossing Development, dated 11/20/2023 and last revised 2/16/2024, prepared by T&M Associates of Philadelphia, PA.
- Environmental Impact Exhibit (1 sheet), dated 8/21/2023 and last revised 1/17/2024, prepared by T&M Associates of Philadelphia, PA.
- Impact Statement, dated 12/12/2023 and last revised 2/27/2024, prepared by David C. Babbitt & Associates, LLC of Frazer, PA.
- Response to RVE Review Letter, dated 2/28/2024, prepared by T&M Associates of Philadelphia, PA.
- Response to Gilmore & Associates Review Letter, dated 2/28/2024, prepared by T&M Associates of Philadelphia, PA.
- Response to Gilmore & Associates Review Letter, dated 2/27/2024, prepared by David C. Babbitt & Associates, LLC of Frazer, PA.
- Sewage Planning Exemption Letter, dated 4/25/2024, issued by PA DEP.

I. GENERAL INFORMATION

Owner &
Applicant: Rockwell Phoenixville, LLC
126 E. State Street
Media, PA 19063
(267) 445-4310
Contact: Andrew Kubovsak
andrew@rockwellcustom.com

Plan Preparer: T&M Associates

1700 Market Street, Suite 3110
Philadelphia, PA 19103
(215) 486-4363
Contact: Charles Scanzello
cscanzello@tandmassociates.com

Proposal: The applicant proposed to redevelop an existing retail/office building to a mixed-use consisting of office/retail on the first floor and twenty-three (23) residential dwelling units on the 2nd through 4th floors. The plan also includes new awnings to be installed at the building entrances along with a new trash enclosure and restriping of the existing parking lot.

II. COMMENTS

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

1-30. Per the RVE review letter dated 2/6/2024, these items were previously satisfied or waived.

31. On the Existing Conditions Plan (Sheet 2) and others, show the existing encroachment easement per the easement agreement recorded with the Chester County Recorder of Deeds (DB 9911, PG 1920). Provide notes regarding ownership, maintenance responsibilities, and any use restrictions associated with this easement (§22-304.2.A). *The encroachment easement has been shown on the plan. Provide required notes mentioned above. On Sheet Nos. 2 & 5, revise the encroachment easement note to indicate that “An encroachment easement was granted to the Owner of UPI 15-8-157.1 by the Borough of Phoenixville. Ownership, maintenance responsibilities and use restrictions associated with this easement are described by an easement agreement on file with the Chester County Recorder of Deeds (DB 9911, PG 1920).” Item satisfied.*

32-40. Per the RVE review letter dated 2/6/2024, these items were previously satisfied or waived.

41. On the Site Permit Plan (Sheet 3), dimension the building setback lines, side yards, rear yards, etc. (§22-304.2.A). *The Applicant has states that this information has been added to the plan, however it could not be located. Item satisfied.*

42-58. Per the RVE review letter dated 2/6/2024, these items were previously satisfied or waived.

59. Provide two (2) new ADA curb ramps on the west side of the intersection of Ashland Street with Market Street (§22-419.2.E). Provide detailed layout and grading information for the construction of these ADA curb ramps. *ADA Ramps #5 & 6 have been added. Label ramp slopes, cross slopes and contours on the grading plan details. It appears the current design exceeds the maximum 2% cross slopes required by ADA standards. Revise or provide justification. ADA Ramp #5 shows slopes greater than 10% for one ramp approach which exceeds compliance (ramp slope must be <8.33% or chase grade for up to 15' to be compliant). For ADA Ramp #6, the slope from 93.06 to 92.96 is 2.5% and therefore not ADA compliant. Additionally, although labeled as 4', the turning area is only 3.5' deep. The landing area must be 4' deep. ADA Ramp #5 chases grade for 15' and is therefore compliant. Item satisfied.*

60-62. Per the RVE review letter dated 2/6/2024, these items were previously satisfied or waived.

63. For the parking lot with 40 parking spaces, provide a new ADA curb ramp to ensure an accessible route to the ADA parking spaces in the parking lot (§22-419.2.E). Provide detailed layout and grading information for the construction of these ADA curb ramps. *ADA Ramp #1 has been added. Label ramp slopes, cross slopes and contours on the grading plan details. It appears the current design exceeds the maximum 2% cross slopes required by ADA standards. Revise or provide justification. The Grading Plan shows existing curb that would impede the proposed ramp. Curb should be shown accurately for ADA construction. Item satisfied.*
- 64-81. *Per the RVE review letter dated 2/6/2024, these items were previously satisfied or waived.*
82. *On the Existing Conditions Plan (Sheet 2), the existing sanitary easement does not encompass the existing sanitary sewer main through the site. Provide the Borough with a revised 20' wide sewer easement, 20' wide and centered along the sanitary sewer main. For Sanitary Easement B, the easement boundary should be revised to be centered on the sanitary main. An updated Description of Easement for Sanitary Sewer Easement B shall be provided for the relocated easement. Item satisfied.*
- 83-86. *Per the RVE review letter dated 2/6/2024, these items were previously satisfied or waived.*
87. *On the Site Permit Plan (Sheet 3), there is enlarged text that reads "EPS" within the viewport that shall be reduced/eliminated as appropriate. Item satisfied.*
88. *On the Existing Conditions & Removals Plan (Sheet 2), near the French Creek Parkway, there are dimensions labeled "68' R/W...", "60.5'", and "56.3'" that are not directly labeling any right-of-way lines or other features shown on the plan. Adjust or eliminate as appropriate. Note that a correct label/dimension for the French Creek Parkway R/W must be shown. Item satisfied.*
89. *On the Erosion & Sedimentation Control plan (Sheet 10), there is inlet protection that appears to be over a sanitary manhole. It appears this IP may have been intended for inlet on the south side of Ashland Street. Adjust or eliminate as appropriate. IP has been added to the inlet on the south side of Ashland Street. Item satisfied.*
90. *On the Cover Sheet (Sheet 1), Waiver Granted – update the list of waivers to include relief granted from §22-501.1.C and to include the date when the Borough approved the waivers. Also, since the relief associated with §22-419.2.D was technically a deferral, the plan notes should reflect a deferral and not a waiver from this requirement. Item satisfied.*

III. WATER AND 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). *Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *Item satisfied.*
3. On the Existing Conditions Plan (Sheet 2), show the location, size, and material of the existing sewer lateral. Indicate whether the existing sewer lateral will be reused or abandoned. If the existing sewer lateral will be reused, a televised inspection must be performed to determine its condition. *The applicant plans to reuse the existing sanitary lateral. A televised inspection file has been provided for review and does not show significant defects. Item satisfied.*

4. On the Existing Conditions Plan (Sheet 2), show the location, size, and material of the existing water service(s). Indicate whether the existing water service will be reused or abandoned. *Item satisfied.*
5. Include calculations to support sizing of water services and sewer laterals. Note that the existing building use was commercial office space and multi-use or multi-family buildings may require larger services and laterals. *Item satisfied.*
6. Add the following note: “All internal water and sewer lines are considered private and are subject to compliance with the Borough Plumbing Code.” *Item satisfied.*
7. The Sewage Facilities Planning Module Mailer Application PNDI indicates that PA Fish and Boat Commission has requested additional information. Provide additional information to the PA Fish and Boat Commission and provide their response. Once the PA Fish and Boat Commission’s response has been provided, RVE will review the complete application and provide any comments under separate cover. Once satisfactory, RVE will coordinate signature by the Borough and submission to PA DEP. *RVE has submitted to PA DEP and is awaiting response. Item satisfied.*
8. The plans shall show all existing sewers and water mains size and materials of construction (if known). *Item satisfied.*
9. 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.*
10. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *The applicant has acknowledged this requirement.*

IV. REQUESTED WAIVERS

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

1. Section §22-419 – To defer the installation of a new sidewalk connection to the Schuylkill River Trail until the French Creek Parkway is constructed. The upcoming adjacent right-of-way improvements for the French Creek Parkway will establish a more favorable connection once completed and join the subject property to the Schuylkill River Trail via Ashland Street’s connection to the future right-of-way. RVE has no objection to this waiver request. *The Borough granted this deferral request on 12/14/2023.*
2. Section §22-501.1.C – To allow the open space set aside for the project to be comprised of more than sixty-percent environmentally sensitive lands: floodplains, woodlands, slopes in excess of 15%, surface water. RVE has no objection to this waiver request. *The Borough granted this waiver request on 12/14/2023.*

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 must furnish 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 Hyne, P.E., C.E.A., Senior Associate
Borough Engineer

OMH/jb/rag

cc: Rockwell Phoenixville, LLC
T&M Associates
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine, Borough Solicitor
Adrienne Blank, Gilmore & Associates, Borough Planner
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.