

December 15, 2023

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

**Re: Preliminary / Final Land Development Application – Review #4
Phoenixville Plaza – Pad Sites (UPI #15-7-17.1)
Borough of Phoenixville
RVE File #PCPBP141**

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 referenced land development application:

- Plans entitled “Phoenixville Plaza – Pad Sites, Preliminary / Final Land Development Plans” (18 sheets), dated 3/7/2023 and last revised 10/27/2023, prepared by ARNA Engineering, Inc. of Doylestown, PA (*e-mailed to RVE on 12/12/2023*).
- E-mail response, dated 12/12/2023, prepared by ARNA Engineering, Inc. of Doylestown, PA.
- Water “Will Serve” Letter, dated 8/16/2023, issued by the Borough of Phoenixville.
- Sewer “Will Serve” Letter, dated 8/16/2023, issued by the Borough of Phoenixville.
- PURCLEAN Water Recovery System (Specifications, Summary, Overview, Shop Drawing).

I. GENERAL INFORMATION

Owner: Nutt Road LP
c/o Longview Management
309 Lancaster Avenue, Suite C-3
Malvern, PA 19355
(610) 902-3049
aandersen@longviewlp.com

Applicant: Nutt Road LP
c/o Longview Property Group
309 Lancaster Avenue, Suite C-3
Malvern, PA 19355
(610) 902-3049
Attn: Arnold Anderson, Executive Vice President
aandersen@longviewlp.com

Plan Preparer: ARNA Engineering, Inc.

1456 Ferry Road, Suite 603
Doylestown, PA 18901
(215) 766-8280
Attn: Anand Bhatt, P.E.
abhatternaengineering.com

Attorney: Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
Exton, PA 19341
(610) 458-1971
Attn: Debra A. Shulski, Esq.
debbie@rrhc.com

Surveyor: Cavanaugh’s Surveying Services LLC
28 East Oakland Avenue
Doylestown, PA 18901
(215) 348-8356
Attn: Patrick Cavanaugh, PLS
pat@css-surveyor.com

Proposal: The construction of a new drive-through restaurant building, a car-wash facility, and other associated improvements. The existing self-storage building will remain unchanged. Also included in the development are proposed utilities, grading, stormwater management, landscaping, lighting, 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. The development plan also includes proposed work on UPI Nos. 15-8-16, and 15-8-16.6. Written authorization must be obtained from the owners of these properties and provided to the Borough prior to any construction on these improvements. *The applicant has acknowledged this comment.*
2. On the Soil Erosion and Sediment Control Details (Sheet 14), revise the sheet title to match the plan index on the Cover Sheet. *Item satisfied.*
3. On the Utility Notes and Details (Sheet 16) revise the sheet title to match the plan index on the Cover Sheet. *Revise plan index to be consistent with sheet numbers for sheets 3 (EX-100), 5 (CS-100) and, 10 (CG-110). Item satisfied.*
4. On the Truck Turning and Pavement Plan (Sheet 6), revise the written and graphic scales to match the plan scale (§22-304.2.A). *Item satisfied.*
5. On the Utility Plan (Sheet 15), show property lines (§22-304.2.A). *Item satisfied.*
6. On the Cover Sheet (Sheet 1), Record Owner & Applicant, revise address to “Suite C-3”. *Item satisfied.*

7. On the Existing Conditions Plan (Sheet 3), show existing property monumentation (§22-304.2.A). The Cavanaugh survey plan shows a drill hole found in the parking lot. *Item satisfied.*
8. On the Existing Conditions Plan (Sheet 3), dimension the cartway width of Nutt Road (S.R. 0023) (§22-304.2.A). *Item satisfied.*
9. On the Cover Sheet (Sheet 1), provide a location map at 1"=200' scale (§22-304.2.A). *Item satisfied.*
10. On the Existing Conditions Plan (Sheet 3), locate all existing water mains on the property (§22-304.2.A). Existing water mains must be shown to identify any potential conflicts with proposed buildings and other features. *Item satisfied.*
11. Provide a delineation of freshwater wetlands as determined by the criteria of the U.S. Army Corps of Engineers or provide a statement on the plan indicating that wetlands are not present in the project area (§22-304.2.A). *Item satisfied.*
12. On the Site Plan (Sheet 5), dimension the setbacks from property lines to the proposed car wash and restaurant (§22-304.2.A). *Item satisfied.*
13. On the Site Plan (Sheet 5), provide proposed property corner monumentation at the intersection of all lines forming angles and at changes in direction of lines (§22-406.1). *Item satisfied.*
14. On the Site Plan (Sheet 5), provide additional detail for the driveway median leading to the proposed car wash entrance. Nothing shall be permitted to be placed, set, or put within the areas of an easement unless it is a portable or removable object (§22-407.1.B). *The applicant has noted that the median is removable. Item satisfied.*
15. Provide a note on the plan indicated that "All proposed utilities shall be installed underground" (§22-407.5.B & §22-427.1). *Item satisfied.*
16. Provide buffering between the parking lot and the French Creek Trail on the north side of the proposed car wash (§22-417.4.D). *Item satisfied.*
17. Provide a note indicating that the main electrical switchgear will have sufficient space and capacity to support operation of Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.(1)). *Item satisfied.*
18. For any land development proposing at least twenty (20) parking spaces serving nonresidential uses, at least 5% of the parking spaces shall be EVPS served by a Level 2 EVCS connection. At least one EVPS or 10% of the EVPS provided to meet this requirement, whichever is greater, shall be available for public use. At least one EVPS shall serve an ADA accessible parking space (§22-417.7.D.(2)). *Item satisfied.*
19. Provide a detail showing the configuration of EVCS. *Item satisfied.*
20. On the Site Plan (Sheet 5), provide a new sidewalk along the south side of the proposed car wash site to provide a pedestrian connection from the main entrance driveway to the sidewalk in front of the existing CubeSmart Self Storage. Provide new ADA curb ramps and a crosswalk to cross the driveway immediately in front of the CubeSmart Self Storage (§22-419). *Item satisfied.*

21. On the Site Plan (Sheet 5), provide a sidewalk connection, including ADA curb ramps and crosswalk from north side of the proposed restaurant to the sidewalk requested above along the south side of the proposed car wash (§22-419). *Item satisfied.*
22. On the Site Plan (Sheet 5), provide a sidewalk from the bank of 7 parking spaces to an entrance for the proposed car wash (§22-419). *Item satisfied.*
23. Provide a new 20' wide trail easement along the new trail from the northerly curb line of the private driveway to the French Creek Trail (§22-421.1). *The trail easement provided is 12' wide and is acceptable, but it must be continuous. Include the crosswalk areas along the trail within the defined easement area. The applicant must show separate easement areas across each affected parcel and municipality. The applicant has revised the trail easement per discussions with the Borough. Item satisfied.*
24. The Phoenixville Fire Department must review and comment on the proposed plan (§22-425.4). *Item satisfied.*
25. On the Site Plan (Sheet 5), dimension the width of the trash enclosure for the proposed car wash (§22-426.1.D). *Item satisfied.*
26. On the Landscaping Plan (Sheet 17), provide a landscaping design prepared by a certified planting professional (§22-428.1.A). *Item satisfied.*
27. On the Post-Construction Stormwater Management-Drainage Plan (Sheet 10), provide an additional inlet along the north side of the driveway between the proposed car wash and restaurant, in line with the proposed storm sewer between CB-1.04 & CB-1.05. *Item satisfied.*
28. On the Post-Construction Stormwater Management-Drainage Plan (Sheet 10), provide additional inlet(s) along the west side of the new landscaping island on the west side of the proposed restaurant. *The applicant has added curb cuts to facilitate surface drainage past the proposed landscaping island. Item satisfied.*
29. A traffic impact study would be required if it's determined that the development would generate more than 300 trips per day (§22-602). The applicant has provided a Trip Generation Investigations of Phoenixville Plaza letter, dated 3/7/2023, prepared by F. Tavani and Associates, Inc., of Wynnewood, PA that demonstrates that the proposed development will result in a decrease of 828 trips per day when compared to the 100,000 sf department store that formerly occupied the site. Accordingly, a traffic impact study is not required.
30. On the Cover Sheet (Sheet 1), Borough of Phoenixville Planning Commission Signature Block – add the name “Tom Carnevale, Chairperson” below the signature line. *Item satisfied.*
31. On the Cover Sheet (Sheet 1), Borough of Phoenixville Borough Council Signature Block – add “E. Jean Krack, Borough Secretary” below the signature line for Borough Secretary. *Item satisfied.*
32. On the Cover Sheet (Sheet 1), Borough of Phoenixville Borough Council Signature Block – add “Jonathan M. Ewald, Borough Council President” below the signature line for Council President. *Item satisfied.*
33. Add the Borough Standard Plan Notes to the plan set. *Item satisfied.*

34. On the Site Plan (Sheet 5), LEGEND – Existing Symbols & Lines - add Existing Curb symbol . *Item satisfied.*
35. On the Site Plan (Sheet 5), LEGEND – Proposed Symbols & Lines – add Rolled Curb symbol . *Item satisfied.*
36. On the Site Plan (Sheet 5), Car Wash – extend the Proposed Depressed Curb arrow to the end of the proposed bypass lane (cross-hatched area). *Item satisfied.*
37. On the Site Plan (Sheet 5), Car Wash – add a line between the concrete sidewalk and the Heavy Duty Concrete Pavement for the bypass lane. *Item satisfied.*
38. On the Site Plan (Sheet 5), Car Wash and Drive Thru Restaurant – label the Heavy Duty Concrete Pavement. *Item satisfied.*
39. On the Site Plan (Sheet 5), Construction Notes 16 – remove this note – there is no guide rail or fencing proposed for this job. *Item satisfied.*
40. On the Site Construction Details (Sheet 7), Gutter Pan Detail – show where this is being used or remove the detail. *Item satisfied.*
41. On the Site Construction Details (Sheet 7), Pavement Milling and Overlay Detail – remove the detail. It is not being used for this project. *Item satisfied.*
42. On the Site Construction Details (Sheet 7), Pavement Resurfacing Detail – remove the detail. It is not being used for this project. *Item satisfied.*
43. On the Site Construction Details (Sheet 7), relabel the Full Depth Asphalt Pavement Detail as Standard Duty Pavement or Heavy Duty Pavement. Provide a detail for the other. *Item satisfied.*
44. On the Site Construction Details (Sheet 7), provide a detail for the eight (8) foot wide asphalt walkway paving. *Item satisfied.*
45. On the Post-Construction Stormwater Management Drainage Plan (Sheet 10), call out MH-1.01 & Inlet CB-1.02 as doghouse structures. *Item satisfied.*
46. On the Post-Construction Stormwater Management Drainage Plan (Sheet 10), inlets in the rolled curb ‘gutter’ should be PennDOT Type S Inlets. *Item satisfied.*
47. On the Post-Construction Stormwater Management Drainage Details (Sheet 11), provide a detail for a PennDOT Type S Inlet. *Item satisfied.*
48. On the Post-Construction Stormwater Management Drainage Details (Sheet 11), provide a detail for a Type 6 Inlet Box (6’ X 6’). *Item satisfied.*
49. On the Post-Construction Stormwater Management Drainage Details (Sheet 11), Snout Detail – revise the dimensions on the detail to reflect the dimensions on the BMP, Inc. Snout Cut Sheet. The plan detail shows the width of the snout as 65’ - 0” where the cut sheet shows 39.00”. Verify all dimensions. *Item satisfied.*
50. On the Soil Erosion and Sediment Control Plan (Sheet 13), add inlet protection to the three (3) existing inlets up-gradient from Ex. CB-1.02. *Item satisfied.*

51. Provide an access route plan for the use of the self-storage building during construction. *Item satisfied.*
52. On Soil Erosion and Sediment Control Details (Sheet 14), provide Standard Construction Detail # 4-4. *The applicant is not proposing to use weighted sediment filter tube perimeter controls. Item satisfied.*
53. On Soil Erosion and Sediment Control Details (Sheet 14), Sequence of Construction 15 – Lines 1, 2, 3 – remove the references to Mill and Overlay. *Item satisfied.*
54. On the Lighting Plan (Sheet 19), light B, at the four (4) car parking spaces along the northern through aisle, is required to be a five (5) foot offset behind the parking space curb or be mounted on a thirty (30) inch high concrete pedestal (§27-601.4.D(2)). *Item satisfied.*
55. On the Lighting Plan (Sheet 19), Existing Light Pole To Remain note (in the SE corner of the self-storage building) – redirect it to the existing light pole. *Item satisfied.*
56. On the Lighting Details (Sheet 20), provide a detail for a thirty (30) inch high concrete pedestal for lights closer than five (5) feet to parking space curbing. *Item satisfied.*
57. On the Lighting Details (Sheet 20), provide a detail of the lighting pole with mounting height and arm lengths. *Item satisfied.*
58. Provide a PADEP NPDES Permit for earth disturbance greater than one acre (§23-303.1.A(2)). *A copy of the NPDES General Permit (#PAC150345) has been provided. Item satisfied.*
59. Provide dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H) (§22-506.4.C.2)). *Item satisfied.*
60. On the Past Construction Stormwater Management Details (Sheet 11), revise the sizing of the snout based on the 30” outlet pipe size at EX CB-1.01. Confirm that the snout device will fit within the new 4’x4’ inlet structure that is proposed. *Item satisfied.*
61. This project involves redevelopment which will reduce the regulated impervious area by at least 20%. Therefore, no peak flow rate controls are required for this project (§23-308.1.C).
62. A Stormwater Management Operation and Maintenance Agreement shall be required for any BMP or man-made conveyance (§23-703). Prepare an agreement for this project based on the Borough’s template agreement. *The Applicant has acknowledged and will execute the agreement with the Borough. Item satisfied.*
63. In accordance with the Conditional Use Application Decision and Order (Restaurant Drive-Through) letter, at the intersection of the main access driveway and an internal driveway, crosswalks should be located on the north and east legs of the intersection to maximize pedestrian safety. *Item satisfied.*
64. On the Site Plan (Sheet 5), dimension the radii of all curved segments of proposed curbing. *Item satisfied.*
65. On the Site Plan (Sheet 5), dimension the width of all driveways at the proposed car wash. *Item satisfied.*

66. On the Site Plan (Sheet 5), adjust the driveway leading from the proposed car wash exit to align perpendicularly with the intersecting driveway. *Item satisfied.*
67. In accordance with the Conditional Use Application Decision and Order (Restaurant Drive-Through & Car wash) letters, the sidewalk along the main access driveway running northwest to southeast from Nutt Road (S.R. 0023) shall have a width of no less than 8'. The plan currently shows a 6' sidewalk width. *Item satisfied.*
68. Provide a note indicating that "All roads and sidewalks within the development shall be open to public use." *Item satisfied.*
69. Provide a note indicating that "The developer shall offer in perpetuity to the Borough the dedication of a blanket stormwater easement across the project tract for access, inspection and maintenance of stormwater conveyances and stormwater management BMPs. This easement shall not be construed to obligate the Borough to inspect or maintain stormwater conveyances and stormwater management BMPs" (§23-704). *Item satisfied.*
70. Provide a note indicating that "The developer shall offer in perpetuity to the Borough the dedication of a 20' wide trail easement for access, operation, and maintenance of the same." *Item satisfied.*
- ~~71. On the Landscaping Plan (Sheet 17),~~
72. On the Lighting Plan (Sheet 19), provide a note indicating that "Unless specifically allowed by Borough Council, lighting shall be controlled by automatic switching devices to extinguish lighting at the close of business, but no later than 11:00PM. reduced by at least 50% until dawn." *Item satisfied.*
73. On the Lighting Plan (Sheet 19), provide a note indicating that "Lighting proposed after 11:00 PM or after normal hours of business, whichever is earlier, shall be reduced by at least 50% from then until dawn." *Item satisfied.*
74. *In the Post-Construction Stormwater Management Report - Ensure the subarea drainage areas for areas EX-01 through EX-03 and PR-01 through PR-03 are consistent between hydrograph calculations, summary tables, and Figures 3 & 4. Item satisfied.*
- ~~75. In the Post-Construction Stormwater Management Report - Include summary tables showing the stormwater infiltration volume requirements detailed in §23-306 are met. For regulated activities involving both new development and redevelopment, the volume of a minimum of one inch of runoff from all regulated impervious surfaces shall be infiltrated. This requirement has not been met. Based on the ALTA/NSPS Land Title Survey prepared by Cavanaugh's Surveying Services and an e-mail from Arna Engineering, dated 11/13/2023, infiltration for the site is not appropriate due to the presence of fly ash fill in the project area.~~
76. On the Site Plan (Sheet 5), provide an ADA curb ramp in existing sidewalk area at the crosswalk from the bank of 7 parking spaces. *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). *Item satisfied.*
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *Item satisfied.*
3. The plans shall indicate the size and material of all proposed water and sewer services. *Item satisfied.*
4. Add the following note to the utility plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.” *Item satisfied.*
5. Describe whether buildings are intended to be served by fire hydrants or sprinklers. If the buildings are to be served by hydrants, provide a letter from the Borough’s Fire Marshal Chief indicating that a sufficient number of fire hydrants have been provided. If the buildings are to utilize sprinklers, show fire services and sizing on the plans. *Provide a letter from the Borough’s Fire Department indicating that a sufficient number of fire hydrants have been provided. The Fire Department has confirmed that existing hydrants are adequate. The Applicant states that the proposed buildings will not be sprinklered. Item satisfied.*
6. Show and describe if any proposed water or sewer infrastructure are intended to be dedicated to the Borough. *Item satisfied.*
7. If any existing water services or sewer laterals are to be abandoned or reused, add the following note to the utility plan: The existing water services and sewer laterals to be abandoned shall be shown capped directly at the mains. Any service lines intended to be reused shall be cut and capped prior to the demolition of the existing building. *Item satisfied.*
8. Include calculations to support the sizing of the proposed water services (both domestic and fire). *Item satisfied.*
9. Include calculations to support the sizing of the proposed sewer services. *Item satisfied.*
10. Provide supporting information on the function and operation of the proposed water reclamation tank handling reclaimed water for the proposed car wash. *The applicant indicates that supporting information was provided, but the information could not be found in the submission documents. For the oil-water separator, provide an alarm to detect high oil level or low-level conditions. Item satisfied.*
11. Attached to this letter find a marked-up Sewage Facilities Planning Module Mailer Application. Revise the application based on the comments in red. A copy of the completed 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 RVE. *Item satisfied.*
12. Note: The applicant shall coordinate the payment of sewer and water tapping fees directly with the Borough. *Item satisfied.*
13. Complete Sewage Facilities Planning Module Mailer with the following information: *Item satisfied.*
 - a. Name of existing system being extended: Borough of Phoenixville

- b. Interceptor Name: French Creek Interceptor I
- c. Treatment Facility Name: Borough of Phoenixville WWTP
- d. NPDES Permit: PA0027154

IV. REQUESTED WAIVERS

1. Section §22-304.1.A – to allow a plan scale of 1” = 40’ to allow the project to be shown on one sheet. RVE has no objection to this waiver request. *On 5/9/2023, the Borough granted a waiver from this requirement.*
2. Section §22-419.1.A – to allow non-residential sidewalks with a width less than 10’. *On 5/9/2023, the Borough granted a waiver from this requirement.*
3. Section §22-426.2 – to allow the drive thru restaurant trash container to be located 5.1 feet from the property line along Nutt Road. RVE has no objection to this waiver request. *On 5/9/2023, the Borough granted a waiver from this requirement.*
4. Section §22-428.1.A – to allow the landscaping plan to be prepared by other than a certified planting professional. RVE does not support this waiver request. *On 5/9/2023, the Borough granted a waiver from this requirement.*
5. Section §22-500.2.A – to allow the disturbance of existing very steep slopes (man-made berm) to install the trail connection. RVE has no objection to this waiver request. *On 5/9/2023, the Borough granted a waiver from this requirement.*
6. Section §22-505.5.B – to allow grading within three (3) feet of existing property lines in order to install the trail connection and sidewalk connection to Nutt Road. RVE has no objection to this waiver request. *On 5/9/2023, 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. 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 a 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)

Preliminary / Final Land Development Application – Review #4
Phoenixville Plaza – Pad Sites
Borough of Phoenixville
Page 10 of 10

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

OMH/jrw/jb

cc: Nutt Road LP, Owner
Longview Management, Applicant & Owner Agent
ARNA Engineering Inc., Plan Preparer
Riley Riper Hollin & Colagreco, Attorney
Cavanaugh's Surveying Services LLC, Surveyor
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
Scott Denlinger, Esq., Wisler Pearlstine
John Yurick, P.E., McMahon Associates
Adrienne Blank, R.L.A., Gilmore & Associates, Inc.
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
James Bulicki, P.E.