



August 18, 2023

File No. 2023-03042

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final LD Plan -Second Plan Review
Phoenixville Plaza – Pad Sites
Tax Map Parcel Number: 15-7-17.1

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development plan for Phoenixville Plaza- Pad Sites, dated March 7, 2023, with revision date June 9, 2023, prepared by Arna Engineering Inc. The site consisting of TMP 15-7-17.1 is approximately 7.3 Acres and is in the Corridor Development (CD) District. The redevelopment project proposes to construct a new drive-through restaurant building (2,175 SF), a car wash facility (4,555 SF), and other associated improvements in the parking lot of an existing self-storage facility (CubeSmart) that will remain the same. The site will be served with public water and public sewer.

Conditional use approval was granted on January 11, 2023, to operate a restaurant with a drive-through and to operate an automated car wash on the respective pad site, along with conditions that included the reduction of impervious coverage and to provide an 8-foot-wide sidewalk along the entrance drive with trail connection to the French Creek Trail, to the north along with signage and a bus stop shelter.

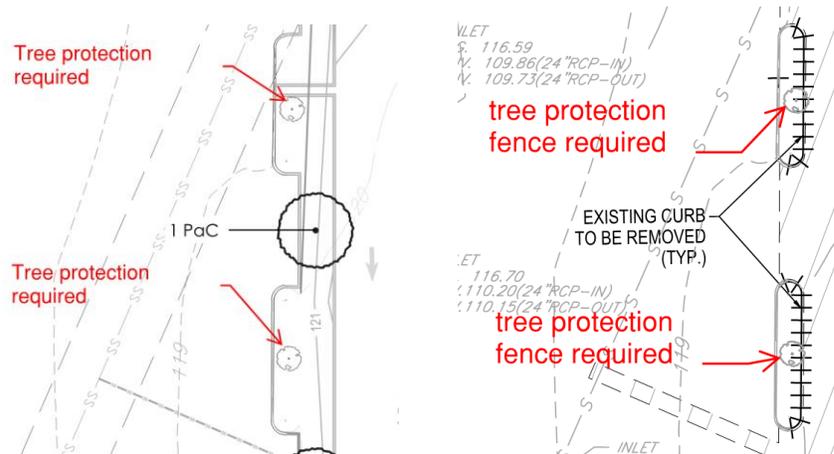
Based on Conditions of Approval 3 listed in Resolution No. 2023-18, dated May 9th, 2023; "Compliance with all comments and conditions set forth in the Gilmore & Associates review letter (1st Review) dated April 6th, 2023, shall apply. We offer the following comments for your consideration. **Any previous comments, which have been addressed, are removed and any new comments are in bold.**

1. Natural Resources

- a. Chapter 25 Trees, §25-109 E(1) (a-c) requires that trees of 10 inches caliper or more which are proposed to be removed during any stage of development, shall be replaced with four (4) trees; trees with a diameter of 18"-20" caliper shall be replaced with seven (7) trees. The plan proposes to remove some of the existing trees in the parking lot. A breakdown of proposed replacement trees may be applicable to demonstrate compliance with this requirement or relief may be required. Any replacement tree shall be in addition to proposed trees satisfying other requirements of the Borough SALDO and ZO ordinance. **A Compensatory Planting schedule has been added to the Landscape Plan (Sheet 9 of 10) showing eight (8) replacement trees proposed. It is not clear on the landscape plans which trees are proposed as replacement trees. The replacement trees should be identified on the landscape plans to demonstrate compliance with this requirement, and are in addition to proposed trees satisfying other requirements.**
- b. As per SALDO §25-110.1. A and B, protecting trees during construction shall apply to all street trees, including reconstruction of parking lots. To the maximum extent possible all trees within the limit of disturbance shall be preserved and the loss or damage to trees existing on-site which are to remain

shall be protected by a six-foot high tree protection barrier to prevent encroachment into the tree protection zone (TPZ), extending to the dripline of the tree. Plans should be revised to include notes and details demonstrating compliance with this requirement, or a waiver would be required.

A tree protection detail has been added to the Site Construction Details (Sheet 8 CS-502). However, tree protection fencing should be shown around all trees proposed to remain on the Demolition Plan (Sheet 4 DM-101) and the Landscape Plan (Sheet L-9.00) to demonstrate compliance with the requirement of the ordinance. There are existing trees proposed to remain in the parking lot that appear to be missing tree protection fencing. Plans should be revised to demonstrate compliance with this section of the ordinance, or a waiver would be required.



If you have any questions or require additional information, please do not hesitate to contact me by phone at 610 587-8811 or by email ablank@gilmore-assoc.com.

Sincerely,

Adrienne L. Blank, R.L.A.
Landscape Architect
Gilmore & Associates, Inc.

ALB/sl

cc: Owen Hyne, P.E., C.E.A., Remington & Vernick Engineers (Owen.Hyne@rve.com)