

January 17, 2024

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

**Re: Preliminary/Final Major Subdivision and L D Application – Review #3
640 Ringold Street (UPI # 15-12-495 & 15-12-497)
Borough of Phoenixville
RVE File# PCPBP144**

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 Ringold Street Subdivision (12 sheets), dated 6/29/2023 and last revised 11/17/2023, prepared by InLand Design of West Chester, PA.
- Response Letter, dated 12/01/2023, prepared by InLand Design of West Chester, PA.
- Transmittal, dated 12/01/2023, prepared by InLand Design of West Chester, PA.
- Sewer Planning Exemption Letter, dated 11/8/2023, issued by PA DEP.

I. GENERAL INFORMATION

Owner Providence Capital Group, LLC
& Applicant: 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 3 will contain the existing dwelling and each of the four (4) new lots will contain single-family detached 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. On the Cover Sheet (Sheet 1), provide an overall sheet index (§22-304.2.A). *Item satisfied.*
2. On the Existing Conditions & Demolition Plans (Sheet 3), label property information for UPI #15-12-496.1 (§22-304.2.A). *Item satisfied.*
3. On the Existing Conditions & Demolition Plans (Sheet 3), label each of the existing parcels (§22-304.2.A). *Item satisfied.*
4. On the Existing Conditions & Demolition Plans (Sheet 3) and others, revise Maple Street to Maple Avenue (§22-304.2.A). *Item satisfied.*
5. On the Existing Conditions & Demolition Plans (Sheet 3), label size and material of existing sanitary sewer, storm sewer and water mains (§22-304.2.A). *Item satisfied.*
6. On the Existing Conditions & Demolition Plans (Sheet 3) and others, provide 1' elevation contours (§22-304.2.A). *Item satisfied.*
7. Section §23-402.2.B(18)(c)[2] – Add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs. *Item satisfied.*
8. Section §23-402.2.A(3) - Add a statement signed by the owner that shall prohibit any revision to the approved SWM plan unless approved by the Borough in writing. *Item satisfied.*
9. Section §23-402.2.F(2) – The property owner shall sign and record an Operations and Maintenance Agreement with the Borough. *The Applicant acknowledges this requirement.*
10. Provide a Chester County Conservation District Letter of Adequacy for earth disturbance less than one acre (§23-303.1.A(1); §23-402.2.G). *The applicant has provided an Erosion & Sediment Control Plan which will be reviewed by the Borough Engineer. Therefore, no separate Letter of Adequacy will be required for this project. Item satisfied.*
11. Provide dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H). *Item satisfied.*
12. Provide final as-built plans of all BMPs and stormwater conveyance and facilities (§23-502.1). *On PCSWM Plan (Sheet 7), PCSWM Note 7 has been added and states that an as-built plan is required. Item satisfied.*
13. On the Cover Sheet (Sheet 1) – provide a sheet index. *Item satisfied.*
14. ~~On the Cover Sheet (Sheet 1) – Waivers Requested 2 – change §23-306.R.4 to §23-306.1.Q(4). After discussion with the Borough Engineer, the Applicant has withdrawn this waiver request.~~
15. On the Cover Sheet (Sheet 1) – Area of Tract – the Applicant is offering an additional five (5) feet of right-of-way for Ringold and Maple Streets.
16. On the Cover Sheet (Sheet 1) – Borough Planning Commission Signature Block – Line 3 – spell Council's (not Concl's). *Item satisfied.*
17. On the Cover Sheet (Sheet 1) – Borough Planning Commission Signature Block – change William Davidson to Tom Carnevale. *Item satisfied.*

18. On the Cover Sheet (Sheet 1) – Affidavit of Ownership – change Evergreen Ln Properties, LLC to Providence Capital Group, LLC (5 places). *Item satisfied.*
19. On the Title Plan (Sheet 2) – Zoning Chart – Minimum Lot Depth – measure the depth from the widened right-of-way line. *Item satisfied.*
20. On the Title Plan (Sheet 2) – provide concrete monuments along the widened right-of-way lines at lot property corners. *Item satisfied.*
21. On the Title Plan (Sheet 2) – provide iron pins at internal / rear lot corners (§22-406.4). *Item satisfied.*
22. On the Title Plan (Sheet 2) – add monumentation for the existing storm and sanitary easements where they cross the proposed lot lines. *Item satisfied.*
23. On the Title Plan (Sheet 2) – Lot 4 – the Sketch Plan, dated April 10, 2023, shows a ten (10) foot wide alley (unopened) with Lot 4 having a 152’ long five foot wide ‘leg’ west of the main lot area. The Preliminary / Final Plan does not show or reference the alley and has an 8.86’ x 95’ ‘leg’ with a flared bottom in order to meet the minimum required lot area. Council should determine if this lot shape is a usable area for Lot 4. *The designer has reviewed the disposition of the ally and has determined that it does not extend across the project tract. The Applicant states that after discussion with the Planning Commission, the shape of Lot 4 has been modified to provide additional usable space in the rear area for the owner. Item satisfied.*
24. On Plan Sheet 4 (Proposed Layout and Geometry Plan) – Site Notes 2 – remove this note for 10% EV charging locations. *Item satisfied.*
25. On Plan Sheet 4 (Proposed Layout and Geometry Plan) – provide lot numbers. *Item satisfied.*
26. On PCSWM Plan (Sheet 67) – PCSWM Notes 6 – remove this note (perimeter drains and sump pumps connected to Evergreen land storm pipe). *Item satisfied.*
27. On PCSWM Plan (Sheet 67) – obtain approval from the Borough for the construction on or through their sanitary sewer easement. *The applicant indicates that a note has been added to the plan, but the note could not be located. PCSWM Note 7 states that the Borough is to be notified prior to any construction within the existing easements. Item satisfied.*
28. On PCSWM Plan (Sheet 67) – all infiltration practices shall have appropriate positive overflow controls (§23-306.1.O). *The designer has reviewed the overflow design for each proposed stormwater BMP with the Borough Engineer. Item satisfied.*
29. On the PCSWM Profiles & Details Plan Sheet 78) – show the positive overflow for BMP 2, 4 and 5. *Item satisfied.*
30. On the PCSWM Profiles & Details Plan Sheet 78) – provide a one (1) foot sump for the 18” and 24” Nyloplast grated inlets. *Item satisfied.*
31. On the PCSWM Profiles & Details Plan Sheet 78) – BMP-5 Detail – show the driveway paving limits. *Item satisfied.*
32. On the PCSWM Profiles & Details Plan Sheet 78) – Subsurface Infiltration Bed Notes 6.d – Line 1 – remove the word ‘bottom’ – (waiver request 2). *Item satisfied.*
33. On the PCSWM Profiles & Details Plan Sheet 78) – BMP-3 – provide a note that only three (3) of the thirteen (13) proposed trees get a Tree Well. *A note has been provided on both Sheet 6 & 7. Item satisfied.*

34. On the Erosion & Sediment Control Plan (Sheet 89) – show concrete washout locations for each new lot. *Due to restricted space, Lot 4 E&S Facilities encroach on Lots 3 and 5. Item satisfied.*
35. On the Erosion & Sediment Control Plan (Sheet 89) – show the topsoil stockpile location for lots 2 and 4. *Item satisfied.*
36. On the E&S Control Details and Notes Plan (Sheet 910) – replace the 8” and 12” Inlet Filter Bag Details with details for 18” and 24” Inlets. *Item satisfied.*
37. On the Landscaping ~~and Lighting~~ Plan (Sheet 1011) – remove the word Lighting from the title (no lighting is proposed). *The applicant has revised the plan sheet title. However, the applicant does note that a new streetlight is being provided along Ringold Street. Item satisfied.*
38. On the Landscaping ~~and Lighting~~ Plan (Sheet 1011) – due to the existing overhead wires, the proposed street trees are not shown being planted in the verge (§27-406.1). The Tree Advisory Commission in conjunction with the Public Works Director shall determine the most appropriate location / species of street trees to provide (§25-104). *The Applicant states that they are amenable to hearing comments regarding tree locations and species.*
39. On the ~~Construction Details~~ Detailed Ramp Grading Plan (Sheet 1112 6) – provide a detail for a Type 6 Curb Ramp. *The applicant indicates that Type 6 ADA curb ramp will not be used for this project and has provided a new Detailed Ramp Grading Plan showing the new ADA curb ramp designs. Provide a note on the Detailed Ramp Grading Plan indicating that all ADA curb ramps shall be constructed in accordance with PennDOT Publication 72M, RC-67M “Curb Ramps & Sidewalks”. Item satisfied.*
40. On the Construction Details Plan (Sheet 1112) – provide a detail for stormwater BMP cleanout. *The requested detail has been added to Sheet 7. Item satisfied.*
41. On the ~~Construction Details~~ PCSWM Plan (Sheet 1112 7) – provide a detail for stormwater BMP cleanout in paving. *The requested detail has been added to Sheet 7. However, the detail should be modified with a flanged frame & cover supported by a concrete collar so that vehicle loads are not directly bearing on the 4” PVC riser. Item satisfied.*
42. On the Construction Details Plan (Sheet 1112) – provide a detail for 18” and 24” Nyloplast inlets with grate tops. *Additional details have been provided on Sheet 8. Item satisfied.*
43. On the Title Plan (Sheet 2) and others, consider revising the boundary between Lot 3 and Lot 4, so that Lot 4 has a larger, more useable area on the southwest end. *Item satisfied.*
44. On the Grading & Utilities Plan (Sheet 5), provide detailed grading for each ADA curb ramp associated with the project. Show detectable warning surface panels on the plan. *A detailed design for the proposed ADA curb ramps has been provided on Sheet 6. Item satisfied.*
45. *On the Cover Sheet (Sheet 1) – Sheet Index – Sheet Number 6 – add the word RAMP between the words DETAILED GRADING to agree with the plan sheet title. Item satisfied.*
46. *On the Proposed Layout & Geometry Plan (Sheet 4) and others – label the curb ramp at Lot 2 as “Type 4A” and the curb at the Lot 5 corner as “Blended Transition”. Item satisfied.*
47. *On the Detailed Ramp Grading Plan (Sheet 6), revise the ADA curb ramp at Lot 5 to eliminate apparent landings shown on the sidewalk approaches. A landing is not required in the approach to a Blended Transition type ADA curb ramp. In addition, the slope between the 184.48 and 185.29 spot elevations appears to exceed the maximum allowable longitudinal slope of 8.33%. Item satisfied.*

48. *On the Construction Details Plan (Sheet 12) – Borough of Phoenixville Construction Detail G6 – provide a note on the detail indicating that all driveway aprons for this project shall be Type 1. ~~Alternatively, note the driveway apron type on the Proposed Layout & Geometry Plan (Sheet 4).~~ Item satisfied.*
49. *On the Proposed Layout & Grading Plan (Sheet 4), revise the labels for each crosswalk to “6’ Proposed Crosswalk, PennDOT Type A – Parallel”. The mid-block crosswalk in Ringold Street should be a “6’ Proposed Crosswalk, PennDOT Type C - Perpendicular” (parallel border lines are not necessary). The minimum width of any crosswalk shall be 6’. All crosswalks shall use thermoplastic paint. Item satisfied.*
50. *On the Proposed Layout & Geometry Plan (Sheet 4), provide new 16” wide stop bars at the southbound approach to the intersection of Cherry Street and Ringold Street and at the eastbound and northbound approaches to the intersection of Ringold Street and Maple Avenue. All stop bars shall use thermoplastic paint. Item satisfied.*
51. *On the Proposed Layout & Geometry Plan (Sheet 4), provide new stop signs at the eastbound, westbound and northbound approaches to the intersection of Ringold Street and Maple Avenue. Item satisfied.*
52. *On the Proposed Layout & Geometry Plan (Sheet 4), provide new Pedestrian sign (W11-2) with Diagonal Downward Point Arrow (W16-7P) at the mid-block crosswalk in Ringold St. facing approaching traffic in each direction. Item satisfied.*
53. *The plan shall be reviewed by the Phoenixville Fire Department (§22-304.2.A). The Applicant states that they have received a review from the Phoenixville Fire Department indicating that there are no concerns with the project. Item satisfied.*
54. *On the Title Plan (Sheet 2), for the strip of additional right-of-way along Ringold St. and Maple Ave., fully describe the boundary with bearing and distance information. A table may be used if plan readability is a concern. Clearly label the area and note the area in square feet and acres. Item satisfied.*
55. *On the Landscaping Plan (Sheet ~~10~~ 11), one Green Gable Tupelo is shown to be planted within the sanitary sewer easement along Ringold Street. There should not be any new trees planted in the sanitary sewer easement. 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). *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 call out the size and materials of construction of the proposed water and sewer services. *Item satisfied.*
4. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *The applicant has acknowledged this requirement.*

5. ~~Section G.1. of the Sewage Facilities Planning Module must be completed prior to endorsement.~~ *The applicant has indicated that they have submitted a Sewage Facilities Planning Module Mailer Application to PA DEP. A copy of any exemption or comments issued by PA DEP shall be forwarded to RVE. Please note that any future submissions to PA DEP relating to sewer planning for this project shall be submitted by RVE on behalf of the Borough. Item satisfied.*
6. The construction details provided are outdated and should be replaced with current details. See attached. *Item satisfied.*
7. The plans shall show all sanitary sewer cleanouts. Cleanouts shall be provided on all sanitary sewer services and at each lateral bend. *Item satisfied.*
8. On the Grading & Utilities Plan (Sheet 5), Grading & Utilities Note #13 references an existing fire hydrant at the intersection of Evergreen Ln and Heckle St. Revise as appropriate. *Item satisfied.*
9. On the Existing Conditions & Demolition Plan (Sheet 3), show the location of the existing sanitary sewer lateral for the existing dwelling. *Item satisfied.*

IV. REQUESTED WAIVERS

1. Section §22-502.1.C.(3).(a) – To allow removal of existing trees over 6” in DBH. *This plan would include the removal of 16 trees over 6” DBH. RVE has no objection to this waiver request. On 11/14/2023, the Borough granted a waiver from this requirement.*
2. ~~Section §23-306.1.Q(4) – To not place geotextile fabric in the bottom of the infiltration facility at the recommendation of their geotechnical engineer.~~ *The applicant has withdrawn this waiver request. On 11/14/2023, 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)

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Borough of Phoenixville
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Should you have any questions, please feel free to contact our office at (610) 940-1050

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



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

OMH/jb/jrw

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