

January 7, 2021

Borough of Phoenixville
351 Bridge Street
Phoenixville, PA 19460

**Attn: Mr. E. Jean Krack
Borough Manager**

**Re: French Creek West Development (Steelpointe) – 8th Review
Request for Final Approval of Phases 3 & 6
Borough of Phoenixville
RVE File # PCPBP071**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville, has reviewed the following submission materials in connection with the above referenced major subdivision and land development plan application. Materials which have been newly submitted or revised by the applicant with this submission are italicized:

- Preliminary / Final Subdivision and Land Development Plans for French Creek West (92 sheets), dated 8/9/2018 and last revised 12/1/2020, as prepared by T&M Associates of Philadelphia, PA.
- Post Construction Stormwater Management Report, dated 11/30/2018 and last revised 11/8/2019, as prepared by T&M Associates of Philadelphia, PA.
- Supplemental Stormwater Management Report, Basin CD, dated 6/25/2020 and last revised 7/29/2020, as prepared by T&M Associates of Philadelphia, PA.
- T&M Associates Cover Letter to the Borough of Phoenixville, dated 12/11/2020.
- T&M Associates Letter of Transmittal to RVE, dated 12/12/2020.

I. GENERAL INFORMATION

Owner: Phoenix French Creek Manor, LLC
2 Ponds Edge Drive
Chadds Ford, PA 19317
(610) 938-6000
Attn: Eric Moore
emoore@brandywine-financial.com

**Applicant &
Equitable Owner:** French Creek TH, LP
126 E. State Street
Media, PA 19063
(484) 614-5876
Attn: Christy Flynn
christy@rockwellcustom.com

- Engineer:** T&M Associates
1700 Market Street, Suite 3110
Philadelphia, PA 19103
(215) 282-7850
Attn: Christopher W. Jensen, P.E.
cjensen@tandmassociates.com
- Surveyor:** ASH Associates
765 Tennis Avenue
Ambler, PA 19002
(215) 367-5261
Attn: Landon Woodward, P.L.S.
lwoodward@ashassociates.net
- Attorney:** Buckley, Brion, McGuire & Morris LLP
118 W. Market Street, Suite 300
West Chester, PA 19382-2928
(610) 235-0238
Attn: Kimberly Venzie, Esq.
kvenzie@buckleyllp.com
- Proposal:** The applicant proposes a major subdivision and land development that will include the construction of 240 apartment units in five (5) new buildings and 310 townhouse units. The project involves a lot consolidation and subdivision for eight (8) parcels. Construction will also include lighting, landscaping, utilities, erosion control and stormwater management.
- On 9/10/2019, the Borough granted preliminary/final approval for Phases 1, 2, 4 and a future phase of the development (i.e. Lot 5) and preliminary approval for Phases 3, 5 & 6 of the development. The applicant is presently seeking final approval for Phases 3 & 6 of the development.

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 revised Basin CD, substituting Corrugated Steel Pipe for the previously approved StormTank Module System, was approved in an RVE letter dated 8/5/2020.
2. The following minor revisions have been included in this plan set: (1) various field changes for Phase 1, Phase 2 and Phase 4; (2) the pipe connecting HW E-4 and HW E-3 has been revised to twin 30" HDPE pipes in order to better facilitate grading in this area; (3) the pipe between INL E-8 and INL E-1 has been revised to an 0.5% slope.
3. On the Lot Consolidation and Subdivision Plan (Sheets 8) and others – the Phase 6 area is cross-hatched and labeled “NOT PART OF SUBDIVISION”. Please revise plan notes and hatching to be consistent with the request for final approval of Phases 3 & 6.

4. On the Lot Consolidation and Subdivision Plan (Sheet 8) and others – the numbering of Lot Nos. 4 & 5 has been changed from the numbering used on the previously approved plan which granted preliminary and preliminary/final approval for various development. Please revise lot numbering to remain consistent with the previously approved plan.
5. On the Lot Consolidation and Subdivision Plan (Sheet 8) – the Key Map has the Phase 6 area labeled NOT PART OF SUBDIVISION. Please clarify.
6. On the Lot Consolidation and Subdivision Plan (Sheet 8) – the Phase 6 area does not have a lot number. Please clarify.
7. On the Site / Record Plan – D (Sheet 14) – the Phase 6 area is cross-hatched without a Legend symbol. Please clarify.
8. On the Post Construction Stormwater Management Plan – Storm Sewer Details (Sheet 57) – provide a detail for HW E-3 and HW E-4 showing the dimensions for a twin 30” pipe connection.
9. On the Cover Sheet and Phasing Plan (Sheets 1 & 9), indicate that the Borough granted preliminary/final approval of development Phases 1, 2, 4 and a future phase and preliminary approval of Phases 3, 5 & 6 on September 10, 2019 per resolution 2019-XXXX.
10. On the Cover Sheet and Phasing Plan (Sheets 1 & 9), provide a note indicating which phases are to receive final approval through the current plan.
11. On the Phasing Plan (Sheet 9), the plan indicates that the water main to High Street shall be completed during the initial phases of the development. Any change pertaining to the construction of water mains should be reflected on the plans.
12. On the Lighting Plans (Sheets 33 & 34), if the lighting design has been revised near Paradise Street Bridge, the plans must be revised accordingly.
13. On the Drainage Plan – C and the Overall Post Construction Stormwater Management Plan (Sheets 19C & 52), the layout of Basin CD is different between these plan sheets. Revise accordingly.
14. On the Overall Erosion & Sediment Control Plan (Sheet 41) and others, the NPDES limit of disturbance includes an area for the construction of Paradise Street on the west side of French Creek. The applicant should coordinate with the Borough and, if necessary, revise the limit of disturbance to facilitate the Borough’s permitting for the development of Lot 5.

Our approval is contingent upon the applicant addressing the items in the letter and responding using the numbering system in this review letter and the applicant obtaining all other permits and approvals required for this project. Additional comments may arise when the submission and design is more complete.

Should you have any questions, please feel free to contact our office in Conshohocken, PA at (610) 940-1050.

Very truly yours,
Remington & Vernick Engineers



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

cc: Phoenix French Creek Manor, LLC
French Creek TH, LP
T&M Associates
Buckley, Brion, McGuire & Morris LLP
John Yurick, P.E., McMahon Associates
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Robert Praga, P.E.
James R. Watson, P.E., P.L.S.