

April 5, 2024

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

**Re: Preliminary/Final Subdivision and Land Development Application – Review #9
Trieste Development (UPI # 15-1-16 & 15-4-50)
Borough of Phoenixville
RVE File# PCPBP133**

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 Subdivision and Land Development Plans entitled “Trieste Development” (60 sheets), dated October 7, 2021 and last revised March 27, 2024, prepared by BL Companies, Inc. of King of Prussia, PA.
- Transmittal / Response Letter, dated 3/17/2024, prepared by BL Companies, Inc. of King of Prussia, PA.
- Individual NPDES Permit (PAD 150262), dated 2/6/2024, issued by PA DEP, Southeast Regional Office of Norristown, PA.
- Official Plan Revision, Approval Letter, Revision (4 pages), dated 2/14/2024, issued by the PA DEP Southeast Region, Southeast Regional Office of Norristown, PA.

I. GENERAL INFORMATION

Equitable Owner & Applicant: Trieste Development LLC
101 Bridge Street, 2nd Floor
Phoenixville, PA 19460
(484) 716-1097
Contact: David Moskowitz
dhmoskowitz@gmail.com

Owner: St. Mary of the Assumption Parish
Holy Trinity Church and St. Mary
Of the Assumption Church
212 Dayton Street
Phoenixville, PA 19460
(610) 933-2526

Plan Preparer: BL Companies,
1100 First Avenue, Suite 104
King of Prussia, Pennsylvania 19406
(610) 337-3630
Contact: Kestra M. Kelly, P.E.
kkelly@blcompanies.com

Surveyor: Bercek Associates Inc.
358 Main Street, Suite 1
Royersford, PA 19468
(610) 948-8947

Architect: Grimaldi Architecture
222B Horsham Road
Horsham, PA 19044
(215) 674-1611

Mangan Group Architects
7034 Carrol Avenue, Suite 3
Takoma Park, MD 20912
(301) 589-7900

Geotechnical Engineer: Earth Engineering, Inc.
115 W. Germantown Pike, Suite 200
East Norriton, PA 19401
(610) 277-0880

Planner: Kennedy & Associates
29 Main Street
Harleysville, PA 19438
(215) 513-1720

Proposal: The proposed development includes the construction of fifty-~~nine~~ six (59 56) townhouse units and one hundred thirty-~~six~~ two (136 132) stacked townhouse units along with private streets, parking areas, developed public and private open space areas, stormwater management facilities and other infrastructure. This project also provides a trail connection between the existing Schuylkill River Trail and Filmore Street and Township Line Road.

II. COMMENTS

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

1-66. Per the RVE review letter dated 6/21/2023, these items were previously satisfied or waived.

67. The applicant shall prepare a Stormwater Management Best Practices and Conveyances Operation and Maintenance Agreement based on the Borough's standard template for such agreements (§23-703). *The Applicant states that they will comply in a future submission. The Applicant states that they will provide the document for review prior to recording. The applicant has stated that Lennar will be executing the agreement before recording. Item satisfied.*

68-70. *Per the RVE review letter dated 6/21/2023, these items were previously satisfied or waived.*

71. Provide an NPDES Permit or Letter of Adequacy from the Chester County Conservation District (§23-303.1.A(1)). *The Applicant states that they will comply in a future submission. The Applicant states that they will provide it upon NPDES approval. The project has received preliminary NPDES Permit approval and is waiting for additional agency approval to satisfy the conditions for issuance of an NPDES permit. The Applicant states that approval is contingent upon planning module approval and will provide upon receipt. Item satisfied.*

72-150. *Per the RVE review letter dated 12/22/2023, these items were previously satisfied or waived.*

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.

1-20. *Per the RVE review letter dated 12/22/2023, these items were previously satisfied or waived.*

21. Provide plans and sizing calculations for the proposed pump station. *Plans and calculations have been provided though these documents are still under review and require revisions. This comment will remain until all pump station related items have been addressed. The applicant must obtain a Part II Water Quality Management General Permit from PA DEP. On 4/8/2024, the permit application was submitted to PA DEP. The land development agreement must include a condition requiring issuance of a Part II Water Quality Management General Permit prior to issuance of any building permits by the Borough.*

22. Provide an operations and maintenance agreement for the proposed pump station. *Applicant should provide operations and maintenance agreement. The agreement should contain information regarding dedication and any operations plan prior to dedication for if pump station will be operational prior to dedication. Applicant states agreement will be provided prior to recording. The operations and maintenance agreement will be provided prior to the sewer pump station being dedicated and accepted by the Borough.*

23. A profile of the proposed force main is required to highlight potential conflicts. *All utility crossings, including water, gravity sanitary sewer, and gas shall be shown to determine any conflicts. Item satisfied.*

24. Section G.1. of the Sewage Facilities Planning Module must be completed prior to endorsement. *Applicant has submitted Module to PADEP for review prior to endorsement. Comments will be given and addressed by the Applicant prior to Borough endorsement. Acknowledged. RVE understands that the Sewage Facilities Planning Module has been updated and that the Borough has approved the revision to the Act 537 plan. On 7/14/2203, PA DEP issued an Administrative/Technical Deficiency Letter. RVE will communicate with the Borough and BL Companies to address the deficiencies. Pending resolution of deficiencies, RVE will package and resubmit the sewer planning module. On 2/14/2024, PA DEP issued a letter approving the revised sewer planning. Item satisfied.*
- 25-42. *Per the RVE review letter dated 7/8/2022, these items were previously satisfied or waived.*
43. *On the Site Utilities Plan (SU-02), extend the proposed gravity sanitary sewer main from Sanitary MH-2 to a new terminal sewer manhole located in the cartway of Fillmore Street. This extension will address future connectivity requirements for Act 537 planning. Revise proposed sanitary sewer easements accordingly. Item satisfied.*

IV. WAIVERS

The Applicant has *received* the following waivers:

1. Section §22-410.2.A – To ensure adequate sight distance, minimum center-line radii for horizontal curves shall be according to AASHTO standards related to design speed. In any event, the following minimum radii shall be met: on local public access roads and as established by proposed engineering practices for private local access roads, 200 feet. Horizontal curves with radii of 190' and 60' are proposed for Road A and Road B, respectively. Conditioned on adequate warning signage being installed, RVE has no objection to this waiver request. *Waiver granted 9/13/2022.*
2. Section §22-410.6.D – Street grades shall be measured along the center line in accordance with the following: street grades at intersections shall, in general, be less than 4% on all approaches measured within 75 feet of the intersection of right-of-way lines. The Applicant is seeking this waiver because in some cases, outlined below, the slopes exceed 4%. Here stop signs are proposed, the slopes allow for a 4% stopping area or the stop areas are minimum alleys, which function more as driveways than true road intersections. Please see the summary of slopes at intersections:
 - a. Road A and Alley #2 ~~and Alley #3~~ – Southern approach of Alley #2 is 4.1% and all other slopes are less than 4%.
 - b. Road A and Alley #3 at Alley #2 – Northern approach of Alley #3 is 4.8% and all other slopes are less than 4%.
 - c. Road A and Alley #3 at Road C – Northern approach of Alley #3 is 6.4% and all other slopes are less than 4%.
 - d. Road A and Road B – Southern approach on Road B is 7% and all other slopes are less than 4%.
 - e. Road A and Alley #6 – Southern approach of Alley #6 is 5% and all other slopes are less than 4%.
 - f. Road A and Road C – Southern approach of Road C is 6.1% and all other slopes are less than 4%.
 - g. Road A and Alley #5 – all slopes are less than 4%.

- h. Road B and Alley #4 – Eastern and Western approaches on Road B are 5.28% and the Southern approach on Alley #4 is 5%.
- i. Road B and Alley #6 – Eastern and Western approaches on Road B are 5.28% and all other slopes are less than 4%.
- j. Road B and Road C – Northern approach of Road C is 6.7% and the Southern approach of Road C is 6.1% and all other slopes are less than 4%.
- k. Road C and Alley #4 – all slopes are less than 4%.

RVE has no objection to this waiver request. Waiver granted 9/13/2022.

- 3. Section §22-502.1.C.3.a – Trees in excess of 6” diameter at breast height shall not be removed unless certain conditions are met. An arborist study will guide the Applicant’s selection of proposed replacement trees. Conditioned on the recommendations of the Borough’s arborist being followed, RVE has no objection to this waiver request. *Waiver granted 9/13/2022.*
- 4. Section §22-500.2.A – A certain percentage of environmentally sensitive features are to be conserved, including watercourses at 100%, steep slopes at 70%, very steep slopes at 80% and woodlands at 50%. The plan would impact an ephemeral stream, subject to PADEP and USACE requirements. The plan will impact steep slope and very steep slope areas. The Borough’s arborist has provided a study with recommendations for tree plantings. *Waiver granted 9/13/2022.*
- 5. Section §22-504.1 – Riparian Corridor Management – Whenever a pond, watercourse, stream or intermittent stream, as defined in the Soil Surveys of Chester County, is located within a development site, it shall remain open in its natural state and location and shall not be piped. There is an ephemeral stream on site, which is essentially a jurisdictional ditch as it only receives flow during storm events. This type of stream is allowed to be impacted by PADEP and the US Army Corps of Engineers with a waiver request. RVE has no objection to this waiver request. *Waiver granted 9/13/2022.*
- 6. Section §23-306.K.(2) – All infiltration practices shall be set back at least 25 feet from all buildings and features with subgrade elements. Where infiltration basins are located less than 25 feet from the buildings the basin bottom elevation will be below the bottom of the footer or structure and an impermeable liner will be used on the side of the basin facing the building. RVE has no objection to this waiver request. *Waiver granted 9/13/2022.*

BMP 1 and TH 140/141 and TH 146/147 – Separation is 22 feet.

BMP 2 and TH 140/141 – Separation is 16 feet.

BMP 3 and TH 50 – Separation is 10 feet.

BMP 3 and TH 144/145 – Separation is 16 feet.

BMP 6 and TH 45 – Separation is 12 feet.

BMP 7 and TH 176/177 – Separation is 18 feet.

BMP 9 and TH 17 – Separation is 10 feet.

- 7. Section §23-308.A – Post-construction peak flow rates from any regulated activity shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1. The relief is only being requested for “bypass areas” consist of existing impervious surfaces and proposed grass/lawn. RVE has no objection to this waiver request. *Waiver granted 9/13/2022.*

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 office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



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

OMH/jb/rg/jls

cc: Trieste Development, LLC.
St. Mary of the Assumption Parish
Holy Trinity Roman Catholic Parish
Holy Trinity Polish Church of Phoenixville
BL Companies, Inc.
Bercek & Associates, Inc.
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.