

January 25, 2021

Borough of Phoenixville
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

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

**Re: Plan Amendment – 4th Review
Eland Point Crossing
Borough of Phoenixville
RVE File # PCPBP058**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed a proposed amendment to the approved land development plans for the development referenced above, as requested by the 113 Corporation (developer).

The Eland Point Crossing project (development) was initially approved by Borough Council on 12/12/2017. The approved project included 193 apartments in five (5) new buildings to be constructed on an existing developed parcel (the Village at Eland).

The proposed amendment would include 108 apartments in four (4) new buildings to be constructed on an existing developed parcel. In addition to the change in number of apartments and buildings, the proposed amendment includes minor revisions to the layout of private streets, parking, driveways, and the entrance to Dawson Drive. The proposed amendment also includes, but is not limited to, revisions to the lighting, landscaping, water, sanitary sewer and stormwater management designs.

RVE has reviewed the following submission materials in connection with the proposed plan amendment:

- Eland Point Crossing, Preliminary / Final Land Development Plans (36 sheets), dated 3/4/2020 and last revised 12/8/2020, as prepared by Bohler Engineering of Chalfont, PA;
- Transmittal Letter, dated 1/25/2020, as prepared by Bohler Engineering of Chalfont, PA;
- Revised Sewage Facilities Planning Exemption, dated 7/30/2020, issued by PA DEP.

I. GENERAL INFORMATION

Owner & Applicant: 113 Corporation
615 Old Lancaster Avenue
Bryn Mawr, PA 19010
(610) 519-9300
Attn: David Crockett
david@cflp.biz

Engineer: Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914
(215) 996-9100
Attn: John R. Hornick, P.E.
jhornick@bohlereng.com

Surveyor: Control Point Associates, Inc.
1600 Manor Drive, Suite 210
Chalfont, PA 18914
(215) 712-9800
Attn: James F. Henry, P.L.S.
jhenry@cpasurvey.com

II. COMMENTS

The proposed amendment includes significant changes to the approved project plans. Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide Impact Statements (§22-305). The applicant received a waiver from the requirement to provide Market Analysis and Environmental Impact Analysis. However, the Traffic Impact Analysis and Community & Fiscal Impact Analysis previously submitted for this project should be revised based on the proposed amendment and resubmitted. *The Applicant states that they have been in discussions with the Borough Manager and that no revision to the impact statements are required. Item satisfied.*
2. On the Existing Conditions / Demolition Plan (A) (Sheet C-201) and others, provide match lines (§22-402.1.B). *Item satisfied.*
3. On the Cover Sheet (Sheet 1) and others, number all plan sheets relative to the total number of sheets in the plan set (§22-402.1.D). *The plan sheets must be numbered 1 of 36, 2 of 36, etc. (not C-101 of 36, C-102 of 36, etc.). As long as the required numbering is added, the plan sheets can also keep their current numbering (C-101, C-102, etc.). Item satisfied.*
4. On the Cover Sheet, indicate that the proposed amendment represents a revision to the approved land development plans, entitled “Eland Point Crossing Preliminary / Final Land Development Plans” (36 sheets), last revised 5/10/2018, and prepared by Bohler Engineering of Chalfont, PA (§22-402.1.I). *Item satisfied.*
5. On the Overall Site Plan (Sheet C-301), the indicated graphic scale of 1”=50’ is not correct and must be revised (§22-402.2.A.(3)). *Item satisfied.*
6. On the ADA Details Plan (Sheet C-403), the indicated graphic scale of 1”=30’ is not correct and must be revised (§22-402.2.A.(3)). *Item satisfied.*
7. Show all zoning boundaries within 300 feet of the project (§22-402.2.B.(3)). *Item satisfied.*

8. Indicate the dwelling unit mix, if known (§22-402.2.B.(9)). *On the Overall Site Plan (Sheet C-301), the Applicant has added a note indicating that the dwelling units will consist of one-bedroom and two-bedroom units. Item satisfied.*
9. Indicate the size of units (§22-402.2.B.(10)). *On the Overall Site Plan (Sheet C-301), the Applicant has added a note indicating that the dwellings are to be a mixture of one-bedroom and two-bedroom units. Item satisfied.*
10. On the Landscaping Plan (Sheet C-~~301~~ 701 & 702), show clear sight triangles for street intersections and driveway entrances and verify that street trees do not obstruct these areas (§22-605.10.D & §22-607.10). *The applicant has added clear site triangles for both intersections of Dawson Drive and Kimberton Road (§22-605.5.C.(2)) and a site triangle for the driveway entrance onto Dawson Drive. Show the site triangle for the main entrance onto Kimberton Road. Item satisfied.*
11. On the Landscaping Plan (Sheet C-~~301~~ 702), provide a landscaped buffer around the parking area east of Building #1 (§22-608.3.D). *Item satisfied.*
12. On the Grading Plan (B) (Sheet C-~~303~~ 402), a retaining wall is shown along the east side of Lot No. 1. Indicate that detailed design calculations and design plans will be required prior to construction (§22-615.C). *Project Special Note 6 has been added. Revise the note to state that the design calculations and design plans must be approved by the Borough prior to construction. Item satisfied.*
13. On the Site Plan (B) (Sheet C-~~303~~ 301), provide new monuments for Lot No. 2 along the east side of Dawson Drive (§22-618.1). *Item satisfied.*
14. On the Overall Site Plan (Sheet C-301), the parking requirements indicate that 206 parking spaces will be provided. However, the actual number shown on the plan is 209 parking spaces with discrepancies found in the parking space subtotals for parking areas around Building #1. Revise the plan accordingly. *Item satisfied.*
15. On the Overall Site Plan (Sheet C-301), the parking rationale includes a preferred parking figure of 1.75 spaces per unit. In addition to a preferred parking figure, provide the minimum parking space requirement based on current ITE parking generation rates. *Item satisfied.*
16. On the Overall Site Plan (Sheet C-301), provide notes indicating that the applicant has confirmed that the right-of-way of Dawson Drive is owned by Schuylkill Township and that the Right-of-Way of Kimberton Road is owned by PennDOT by way of condemnation and/or taking proceedings, per the previously approved development plans. *Item satisfied.*
17. On the west side of Building #4, the bend in the private street is shown with a 10' radius. This radius should be increased as much for ease of vehicle travel. *The radius has been increased to 20 feet. Item satisfied.*
18. On the Overall Phase 2 Erosion & Sedimentation Control Plan (Sheet C-603) and others, the legend text is not populated. *Item satisfied.*

19. On the Post Construction Stormwater Management Plan (C-608) and others, provide a redundant drainage inlet at the driveway intersection between Building #1 & #2. *Item satisfied.*
20. On the Post Construction Stormwater Management Plan (C-608) and others, provide drainage inlets or piping to serve as an overflow for each porous pavement area so that water never rises to the level of the pavement surface, per the PA BMP manual (§23-301.17). The plan indicates finger drains will be provided, but they should be shown leading to each porous pavement area. *Item satisfied.*
21. On the Post Construction Stormwater Management Plan (C-608) and others, the porous parking area east of Building #1 has a low point without a redundant drainage inlet. Provide redundant drainage inlets at all low points in porous parking areas. *Item satisfied.*
22. On the Post Construction Stormwater Management Plan (Sheet C-608), the USGS location map is not visible (§23-402.2.B.(1)). *Item satisfied.*
23. Provide a drainage easement granting the Borough the right, but not the duty, to access each Stormwater Best Management Practice (BMP) from a public right-of-way or public roadway to conduct periodic inspections and to undertake other actions necessary to enforce the requirements of the Borough's Stormwater Management Ordinance or applicable Operations & Maintenance Agreement. *The Applicant states that this will be included as part of the Operations and Maintenance Agreement. Item satisfied.*
24. The Phoenixville Fire Department must review the proposed amendment and provide comment. In particular, the Phoenixville Fire Department should review new fire hydrant locations shown on the utility plans and emergency vehicle circulation shown on the Fire Truck Circulation Plan (C-906). *The Applicant has acknowledged this requirement. The Applicant has provided e-mail correspondence, dated 1/25/2021, indicating that the Phoenixville Fire Department's comments have been satisfactorily addressed. Item satisfied.*
25. On the Cover Sheet (Sheet C-101), update the Borough of Phoenixville signature block to reflect Jonathan M. Ewald as Council President. *Item satisfied.*
26. On the Overall Site Plan (Sheet C-301) and others, an ADA Curb Ramp and proposed path is shown to be constructed from the east side of Dawson Drive through Lot No. 2. Clearly indicate whether these improvements will be constructed or remove from the plan. *The Applicant indicates that only the curb ramp is part of this project for Lot No. 2. Item satisfied.*
27. *On the Grading Plan, Grading Plan (B) & ADA Details Plan (Sheets C-401, C-402 & C-403), spot grade elevation labels are not populated. Revise plan accordingly. Item satisfied.*

III. GRANTED WAIVERS

1. The applicant has been granted a waiver from the requirement to provide a Market Analysis (§22-305.A).

2. The applicant has been granted a waiver from the requirement to provide an Environmental Impact Analysis (§22-305.B).
3. The applicant has been granted a waiver from the criteria and standards pertaining to open space (§22-617.5).
4. The applicant has been granted a waiver from the requirement to provide new sidewalk along Dawson Drive (§22-606).
5. The applicant has been granted a waiver from the requirement to provide a Hydrogeology Study (§22-402.2.F).

IV. WATER AND SEWER COMMENTS

1. On Utility Plan (A) (Sheet C-501) and others, provide a ten foot (10') horizontal offset between sewer and water lines. *Item satisfied.*
2. The domestic water connections for each building have been changed from 4" diameter to 2" diameter. Provide calculations demonstrating that a 2" diameter water service is sufficient to satisfy all expected demand. *The applicant has provided usage data but should also provide calculations for sizing the service per AWWA M22. Item satisfied.*
3. All 2" domestic water connections shall be copper pipe. Ductile iron pipe has a minimum diameter of 3". *The Applicant has changed a majority of the domestic services to copper pipe. The 2" DIP water service to the proposed washroom near the pool should be changed to copper. Item satisfied.*
4. Show all proposed valves on both the domestic water and fire service laterals, including sufficient valving to isolate each individual building connection. *The applicant has added valves at each junction. Reduce the number of valves at each junction from n to n-1 (where n equals the number of legs at a junction), with one of the valves being located on the minor branch. Valve control for individual services to buildings may be provided via curb stop (which should be reflected in detail for 2" copper water service). Item satisfied.*
5. On Sheet C-501 the proposed water main passes very close to Cleanout S-12 and STM MH09. There should be at least 2' of lateral separation between the water main and all structures. *Item satisfied.*
6. On Sheet C-502 there are proposed domestic water and fire services shown crossing beneath the stormwater main between SWM MH04 and IN03 at a depth of approximately 10'. These crossings should be moved above the stormwater main, as water services only require a minimum depth of 3'6". *The applicant has revised the water lines. Reduce clearance above storm pipe to achieve min. 3'6" cover. Add a note indicating that the water lines will be supported on each side of the storm pipe crossing. The applicant has relocated the water lines below the proposed storm sewer to achieve clearance. Item satisfied.*
7. The utility plan shows two water services exiting the proposed meter pit, but the detail shows only the fire service. Show how and where the 4" domestic water service connects to the 6" fire

service. This connection should be before all water meters, with the domestic and fire service each being separately metered. Also indicate how fire service flow will be metered, as the meter pit detail shows only a bypass meter. *Item satisfied.*

8. The sewer lateral connections for the project have been changed from 8” diameter to 6” diameter. Provide calculations demonstrating that 6” sanitary sewer laterals are large enough to satisfy all expected demand. *The applicant has provided usage data but should also provide calculations for sizing the laterals (and private sanitary mains). Item satisfied.*
9. Each sanitary sewer change in direction is required to have either manhole or cleanout access. There is a bend without access near the proposed washroom at the west end of the site. *Item satisfied.*
10. All sanitary manholes shall be individually labeled on the utility plans. Currently all sanitary manholes are labeled only as S-4 in the plan view. *Item satisfied.*
11. All sanitary manholes with a drop greater than 2’, including those resulting from lateral connections, should be identified as drop manholes on the plan and profile views. *Item satisfied.*
12. There is a single section of existing sanitary sewer to remain along Dawson Drive at the north end of the site. Clarify whether this section is intended to remain active and if any other sections of sewer or sanitary laterals will connect to it. *The applicant has indicated that this section of pipe is to be removed. Item satisfied.*
13. No existing water main or sewer are shown on Dawson Drive. Indicate how existing properties will access water and sewer service once this project is complete. *The applicant has provided new water main to be installed along Dawson Drive, beginning at the easterly intersection with Kimberton Road. However, the material and size of this water main must be shown on the plan. Item satisfied.*
14. Add the following note to the plan: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code”. *Item satisfied.*
15. The following additional standard details shall be added to the plans. Copies are attached to this letter. *Item satisfied.*
 - a. Sewer Lateral Cleanout Detail – Asphalt or Concrete
 - b. Cast Iron Watertight Manhole Frame & Cover
16. Only the Borough detail for Concrete Encasement should be shown on the plans. *Item satisfied.*
17. PA DEP should be contacted to determine if the Act 537 Exemption received for the previous design can be applied to the revised layout. *The applicant has indicated that they have submitted a revised exemption mailer to PA DEP. A copy of an exemption letter shall be provided to the Borough once received. The Applicant has acknowledged this requirement. Item satisfied.*
18. *Provide a detail for the installation of 2” copper water services. Item satisfied.*

Accordingly, all engineering concerns have been satisfied.

For all development projects, a pre-construction meeting must be held prior to the commencement of site construction activities. Prior to scheduling the 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).

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

Very truly yours,
Remington & Vernick Engineers



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

cc: 113 Corporation
Bohler Engineering
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via e-mail)
John Yurick, McMahon & Associates
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Robert Praga, P.E.