



March 25, 2024

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

**Re: Preliminary / Final Land Development Application – Review #5
Bridge & Main St, LLC (197 Bridge Street / TMP #15-9-160)
Borough of Phoenixville
RVE File #PCBP151**

Dear Jean:

Remington & Vernick Engineers (RVE), on behalf of the Borough of Phoenixville (Borough), has reviewed the following submission materials in connection with the above subdivision and land development application referenced above:

- Plan Set entitled “197 Bridge Street Expansion, Preliminary/Final Land Development Plan Set” (6 sheets), dated 10/18/2023, last revised 3/17/2024, prepared by Site Engineering Concepts, LLC of Southeastern, PA.
- Revised Final Plan Transmittal Letter, dated 3/11/2024, prepared by prepared by Brent Zerr Drafting and Design of Reading, PA.
- Response to Remington & Vernick Engineers Review Letter, dated 3/8/2024, prepared by Site Engineering Concepts, LLC, of Southeastern, PA.
- Building Permit Transmittal Letter, dated 3/11/2024, prepared by prepared by Brent Zerr Drafting and Design of Reading, PA.
- Cost Estimate, dated 3/8/2024, prepared by Site Engineering Concepts, LLC, of Southeastern, PA.
- Act 537, Exemption Determination Letter, dated 2/28/2024, issued by PADEP.

I. GENERAL INFORMATION

Owner: Bridge & Main LLC
197 Bridge Street
Phoenixville, PA 19460
(610) 721-9666
Attn: Declan Mannion
dmannion@mollymaguirespubs.com

Applicant: Declan Mannion
197 Bridge Street
Phoenixville, PA 19460
(610) 721-9666
Attn: Declan Mannion
dmannion@mollymaguirespubs.com

Plan Preparer: Brent Zerr Drafting & Design Ltd.
414 Pennwyn Place
Reading, PA 19607
(484) 955-9011
brent@brentzerr.com

Plan Preparer: Site Engineering Concepts, LLC
P.O. Box 1992
Southeastern, PA 19399
(610) 240-0450
Attn: Michael T. Rokosny, P.E.
rlambert@site-engineers.com

Proposal: The existing structure is made up of three (3) former individual parcels which have been consolidated into one (1) parcel. In an easterly direction along Bridge Street from Main Street, first is an existing three-story mixed-use building with no changes planned. Second is an existing three-story mixed-use building to be renovated (43' building height). And third is an existing three-story mixed-use building to be renovated (45' building height). The structure currently houses one (1) existing commercial use and five (5) existing residential units. Seven (7) new residential units are proposed.

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 Record Plan (Sheet 43), clearly identify the name and address of both the current property owner and applicant (§22-304.2.A). *Item satisfied.*
2. On the Record Plan (Sheet 43), correct the owner name for UPI #15-9-163 to “191 Bridge Street LLC” for consistency with the Chester County Recorder of Deeds (§22-304.2.A). *Item satisfied.*
3. Show the location of any existing property monumentation, or indicate if none was found (§22-304.2.A). *The applicant indicates that no existing property monumentation was found at the time of the survey. Item satisfied.*
4. On the Record Plan (Sheet 43), label the cartway width of all streets adjacent to the site (§22-304.2.A). *Item satisfied.*
5. On the Record Plan (Sheet 43), revise the location map to have a scale of 1”=200’ (§22-304.2.A). *Item satisfied.*
6. On the Record Plan (Sheet 43), provide a listing of all applicable utility owners with phone numbers (§22-304.2.A). *Item satisfied.*

7. On the Record Plan (Sheet 43), provide a plan showing the location of any zoning boundaries that are within 300' of the project site. (§22-304.2.A). The Mixed-Use Growth District is within 300' of the project site. *The Existing Conditions & Demolition Plan (Sheet 3) shows the nearby zoning boundary. Item satisfied.*
8. On the Record Plan (Sheet 43), Phoenixville Planning Commission Signature Block – change William Davidson to Tom Carnevale and change 'Chairman' to 'Chairperson'. *Item satisfied.*
9. On the Record Plan (Sheet 43), Phoenixville Borough Council Signature Block – add the first name initial E. before Jean Krack and change 'Secretary' to 'Manager'. *Item satisfied.*
10. Provide the Cover Sheet for the Architectural Plan Set as referenced on the Site Plan (Sheet C100). *Item satisfied.*
11. On the Cover Sheet, ensure that there is a Sheet Index that expresses the total number of sheets in a consecutive order (1 of 11, 2 of 11 etc.). Show these consecutive numbers on the corresponding sheets. *Item satisfied.*
12. The Preliminary / Final Plan Requirements Checklist has only a few items that are applicable to an existing building that is expanding vertically. Many items on the checklist have been marked 'provided' when in actuality the items should be marked 'N/A'. *Item satisfied.*
13. On the Site Plan (Sheet C100) – Schematic Site Plan – remove the information listed for UPI Numbers 15-9-161 and 15-9-162. These parcels no longer exist. *Item satisfied.*
14. Response Letter to the Borough of Phoenixville's Review Letter (May 9, 2023) - Comment 4.a – the Applicant states that tree protection fencing has been provided. This office could not locate the tree protection fencing. *Item satisfied.*
15. Response Letter to the Borough of Phoenixville's Review Letter (May 9, 2023) – Comment 5.a – the Applicant states that the existing tree labels have been revised accordingly. The Record Plan still calls out three (3) Maple trees. *Item satisfied.*
16. Consider creating additional plan sheets including, but not limited to: existing conditions and demolition, site layout, utility, landscaping, and construction details, as applicable. *Item satisfied.*
17. Include Borough Standard Notes (enclosed with this letter). *Item satisfied.*
18. The plan shall be reviewed by the Phoenixville Fire Department. *The plan has been reviewed by the fire department. The Applicant indicated that they will comply with their comments. Item satisfied.*
19. Evaluate the existing ADA curb ramp at the southeast corner of the intersection of Main Street and Price Street and reconstruct if necessary. *The applicant has indicated that the ADA curb ramp will be reconstructed. Provide detailed layout and grading for this ADA curb ramp. Spot elevations for the ADA Curb Ramp were provided, but additional spot elevations are necessary to show the tie-in to existing sidewalk. Make this ADA Curb Ramp a PennDOT Type 2 with a 5'x5' turning area behind the curbline. The ramp tie-ins in both directions must be less than 8.33% (suggest designing at 7.5% for constructability). Behind the ramp, transition to existing building and patio wall at 7.5% slope or less. Install cheek wall along existing building and patio wall if necessary. Spot elevations for the back of the approach ramps shall be shown to validate that they are compliant. Spot elevations at tie-in points are shown as "Match Existing" and must be verified for ADA compliance during construction. Item satisfied.*
20. Construct new ADA curb ramps on the northeast corner of the intersection of Main Street and Price Street. *The applicant has indicated that the ADA curb ramp will be reconstructed. Provide detailed layout and grading for this ADA curb ramp. Spot elevations for the ADA Curb Ramp were provided, but additional spot elevations are necessary to show the tie-in to existing*

sidewalk. The side flares must have a slope less than 10% (currently shown with greater slope). The applicant is proposing a PennDOT Type 1 ADA Curb Ramp. Since there is no turning movement at the top of this ramp, a turning area is not needed. Item satisfied.

21. Relocate existing building mechanical vents along the south side of Price Street to improve access for pedestrians, etc. *The applicant has committed to locating new mechanical equipment on the rooftop and screening from public view. The applicant has also committed to removing or relocating existing mechanical appurtenances along Price Street. Item satisfied.*
22. Replace deteriorated bollards along the south side of Price Street with new bollards to be in good condition. Provide additional bollards as necessary. *The applicant has stated that they will replace existing bollards and add new bollards as needed. The bollards shown on the architectural plans do not match the Record Plan. Revise the plans for consistency. Clearly indicate on the plan whether all existing bollards are to be replaced. Provide a detail for new bollards. The applicant has added a streetscape bollard detail, which has a 13" dia. base. However, Price Street does not require streetscape features and there is very limited space available for bollards. Revise the detail to include a standard 6" dia. steel sleeve bollard filled with concrete and painted yellow. Item satisfied.*
23. On the Record Plan (Sheet 43), show the proposed mailbox location(s). Since there is limited sidewalk space and this is a highly used pedestrian area, it is desirable that mailboxes be located inside the building. *The applicant has indicated that they have coordinated with the local postmaster and will locate mailboxes at the front of the building in the door recess and front wall. Mailboxes will not be visible from Bridge Street. Item satisfied.*
24. ~~On the Record Plan (Sheet 13), show the proposed bike racks from the architectural plan and provide a construction detail. Since there is limited sidewalk space and this is a highly used pedestrian area, it is desirable that bike storage be provided at the rear of the building from Price Street, rather than on the public sidewalks.~~ *Applicant has eliminated the tenant bike racks from plan. However, the Borough would like a public bike rack to be provided on the southeast corner of the intersection of Main Street and Price Street. The bike rack should be located parallel to the existing patio, so that it does not constrict the public sidewalk clear width along Main Street. Show on the plan and provide a construction detail. Two (2) bike racks are now being shown on the southeast corner of Main Street & Price Street. Item satisfied.*
25. On the Record Plan (Sheet 43), show or describe how solid waste will be stored for both commercial and residential tenants (§22-426.2). Ideally, there would be internal solid waste storage within the building, with separate areas for commercial (grease, food waste, etc.) and residential waste. *The applicant notes that the existing grease trap and holding tank are inside the building and will remain. There will be separate trash areas for commercial and residential tenants along Price Street. Item satisfied.*
26. On the Record Plan (Sheet 43), portions of the existing brick sidewalks along Main Street and Bridge Street have settled and are in need of repair. As part of this plan, reset all settled brick paver sidewalks to provide a level walking surface. Resetting brick sidewalks should include an asphalt or concrete base in accordance with the Borough Standard Construction Details. *Plan notes and brick sidewalk replacement details have been added to the plan. Item satisfied.*
27. If ADA access is necessary to accommodate the additional residential units being proposed, indicate on the plan where this ADA access will be provided. Ramps cannot encroach into the Borough's sidewalk. *The applicant states that ADA access to the residential units is not required. Item satisfied.*

28. In current Google Streetview imagery, there appears to be items stored along Price Street. Eliminate future storage of items along Price Street. *The applicant has committed to removing items stored along Price Street. Item satisfied.*
29. Provide a stop sign and stop bar for the westbound approach to the intersection of Main Street and Price Street. *The stop sign and stop bar have been added. A 6' wide crosswalk should also be provided, with the stop bar being located 4' behind the crosswalk. A crosswalk and stop bar have been added to the plan. Item satisfied.*
30. On the Record Plan (Sheet 43), show the required 75' clear site triangles on the plan at the intersection of Main Street with both Price Street and Bridge Street (§22-411.3.B). No new encroachments are permitted within the clear site triangles. *Clear site triangles should be drawn as triangles with 75' legs laid out along the centerline of both intersecting streets. The plan preparer should reach out directly to RVE for guidance when addressing this comment. Item satisfied.*
31. Provide a Market Analysis Impact Statement (§22-600). *Item satisfied.*
32. Provide an Environmental Impact Analysis (§22-601). *Item satisfied.*
33. Provide a Community and Fiscal Impact Analysis (§22-603). *Item satisfied.*
34. Establish a new easement agreement for the patio along Main Street. *Applicant has indicated that an agreement will be submitted under separate cover. The applicant shall also provide a legal description and exhibit plan for the easement. The Applicant stated on the letter dated 12/1/23 that a description shall be provided under a separate cover. The legal description was provided however the Easement Exhibit Plan was not included with the submission. Item satisfied.*
35. On the Record Plan (Sheet 43), show the location of existing water, sewer, storm, gas and other existing utilities. Contact the Borough Engineer to obtain available record plans for the project area. *Additional utility information was provided to the applicant on November 3, 2023 via email. The applicant indicates that all known utility information has been shown on the plan, but we did not see it on the plans. Item satisfied.*
36. On the Cover Sheet (Sheet 1), Sheet Index – change “Existing Conditions Plan” to “Existing Conditions & Demolition Plan”. *Item satisfied.*
37. On the Details sheet (Sheet 5), Borough of Phoenixville Standard Plan Notes, Note 1, change “Subdivision and Land Development Regulations of 1989, Ordinance No. 1602” to “Subdivision and Land Development Ordinance of 2016, Ordinance No. 2267”. *Item satisfied.*
38. On the Details sheet (Sheet 5), Borough of Phoenixville Standard Plan Notes, revise template notes for this project and eliminate any notes which are not applicable (e.g. notes pertaining to homeowner’s association, highway occupancy permits, etc.). *Item satisfied.*
39. In accordance with discussions between the applicant and Borough, the applicant will remove the two (2) existing tree pits from along Main Street. The Borough will be responsible for tree removal and grinding the stumps. Restore area with brick sidewalk in accordance with the brick sidewalk restoration detail. Show on the plan. On the Existing Conditions and Demolition Plan (Sheet 2), revise the callout to “REMOVAL OF EX. TREE AND STUMP BY BOROUGH. REMOVE EX. TREE PIT AND BORDER”. *Item satisfied.*
40. In accordance with discussions between the applicant and Borough, the applicant will remove the existing “No Parking” and “25 mph Speed Limit” signs and signposts along N. Main Street. The Borough will be responsible for reinstallation in alternative locations. Restore area with brick sidewalk in accordance with the brick sidewalk restoration detail. Show on the plan. *Item satisfied.*

41. *In accordance with discussions between the applicant and Borough, the applicant will install new electrical conduit and power wiring for a pedestrian light to be relocated north of the existing patio along N. Main Street. Show the plan and provide a construction detail for conduit. On the Record Plan (Sheet 3), revise the proposed light callout to include "...CONDUIT AND CONDUCTORS". Item satisfied.*
42. *In accordance with discussions between the applicant and Borough, the applicant will relocate the existing pedestrian light along Main Street to a new location north of the existing patio along N. Main Street. The pedestrian light should be located parallel to the existing patio so that it does not constrict the public sidewalk clear width along N. Main Street. Show on the plan and provide a construction detail for the pedestrian light and foundation. On the Existing Conditions and Demolition Plan (Sheet 2), revise the callout to "REMOVE LIGHT (TO BE RELOCATED) AND FOUNDATION".*
43. *In accordance with discussions between the applicant and Borough, the applicant will furnish a new "STOP" sign (24"x24" size) and post for the east leg of the intersection of N. Main Street and Price Street. The post shall breakaway and sized to allow 7' vertical clearance for pedestrians/bicyclists. The Borough will be responsible for the installation of the sign. Show on the plan. On the Record Plan (Sheet 3), revise the callout to "PROP. STOP SIGN W/ POST OFFSET MIN. 2' FROM FACE-OF-CURB (SET BY BOROUGH)." Item satisfied.*
44. *On the Record Plan (Sheet 3), correct the spelling of "Diagonal" at ADA Curb Ramp callout. Item satisfied.*
45. *On the Details (Sheet 5), provide a scale and North arrow for the ADA Curb Ramp inset. Item satisfied.*
46. *On the Details (Sheet 5), the slope of side flares for ADA Curb Ramps cannot exceed 10% slope. The applicant states that Note #1 on the New Construction or Alteration Details, Type 1 and Type 1A Curb Ramps states that "side flares 10.00% max slope", however the slope between the proposed TC 117.40 to TC 117.02 spot grades is greater than 10%. Item satisfied.*
47. *On the Existing Conditions & Demolition Plan (Sheet 2), correct the spelling of "RELOCATED" at the existing street light. Item satisfied.*
48. *On the Erosion and Sediment Control Plan (Sheet 4), provide a North arrow. Item satisfied.*

III. WATER & SEWER

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. Indicate the size of the existing water service(s). *The applicant indicates that 197 Bridge Street is served by an existing 6" water service and that 193 Bridge Street is served by an existing 2" water service. Item satisfied.*
4. Indicate the size and location of the existing sewer lateral(s). *The applicant indicates that 197 Bridge Street is served by an existing 6" sewer lateral and that 193 Bridge Street is served by an existing 4" sewer lateral. However, these services and their sizes are not shown on the site plan. Additional utility information was provided to the applicant on November 3, 2023 via email. The applicant shall incorporate this information into their plan set. A note should be added to the*

plans to state: The contractor is to verify the size and location of all utilities prior to any excavation. Item satisfied.

5. Indicate whether new water services are proposed to accommodate the new residential units. *The applicant indicates that the existing water services are adequate to serve the additional residential units. Item satisfied.*
6. Indicate whether the building renovations will include a fire suppression system. If a fire suppression system is being added, a new service for fire water will be required. *The applicant indicates that there is an existing fire suppression system and that it will be expanded for this project. Which water service supplies the existing fire suppression system? Does it serve a fire suppression system in both 197 Bridge Street and 193 Bridge Street? The existing 6" fire service feeds a fire protection system for 193, 195, and 197 Bridge Street. Item satisfied.*
7. Indicate whether new sewer services are proposed to accommodate the new residential units. *The applicant indicates that the existing sewer laterals are sufficient for the new. In addition, the condition of the existing sewer laterals intended for reuse must be established by a televised inspection to determine whether they need to be replaced. Add a note to the plan that indicates this requirement will be addressed. Item satisfied.*
8. The plans shall call out the size and materials of construction of the proposed water and sewer services. *The applicant indicates that the existing water services will be sufficient and no new water services are currently proposed. Item satisfied.*
9. RVE has reviewed the Sewage Facilities Planning Module Application Mailer and will provide comments to the Applicant under separate correspondence. All sewer planning submissions to PA DEP will be made by RVE on behalf of the Borough. On 12/27/2023, the mailer was submitted to PA DEP. Any exemption or planning comments shall be provided to RVE for review. *Item satisfied.*
10. The matter of sewer and water tapping fees shall be coordinated directly with the Borough. *The applicant has acknowledged this requirement.*
11. *Show the location, size, and materials of all existing underground utilities. RVE will provide the applicant with available utility records under separate cover. Additional utility information was provided to the applicant on November 3, 2023 via email. The applicant shall incorporate this information into their plan set. Item satisfied.*
12. *In accordance with discussions between the applicant and Borough, the applicant will properly cap a previously abandoned water service in N. Main Street. The water service was previously abandoned in the patio/sidewalk area along N. Main Street but was never properly capped at the water main. The Borough can provide the applicant with utility records showing the location of the water main and abandoned water service to be capped. The applicant added Note 11 to the Record Plan. Item satisfied.*

IV. REQUESTED WAIVERS

1. No waivers have been requested at this time.

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 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 King of Prussia office at (610) 940-1050.

Sincerely,

REMINGTON & VERNICK ENGINEERS

By



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

OMH/jmb/rag

cc: Bridge & Main LLC, Owner
Declan Mannion, Applicant
Brent Zerr Drafting & Design Ltd., Plan Preparer (Bridge & Main Plan Set)
Site Engineering Concepts, LLC, Plan Preparer (Record Plan)
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine
Adrienne Blank, R.L.A., Gilmore & Associates
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