

September 4, 2025

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

**RE: Minor Subdivision Application – Review #1
435 Vanderslice Street
Borough of Phoenixville
RVE File #PA151293P001**

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:

- Plan entitled “Preliminary/Final Minor Subdivision Plan for Providence Capital Group, LLC” (3 sheets), dated 8/6/2025, prepared by InLand Design of West Chester, PA;
- Subdivision and Land Development Application, dated 8/5/2025, prepared by Providence Capital Group of Collegeville, PA;
- Subdivision and Land Development Checklist, undated;
- Act 247 County Referral;
- Deed for UPI #15-9-60;
- Sewage Facilities Planning Application Mailer, prepared by InLand Design of West Chester, PA.

I. GENERAL INFORMATION

Owner/
Applicant: Providence Capital Group
153 Persimmon Drive
Collegeville, PA 19426
(610) 831-1751
Contact: Mark Geraghty
mgeraghty@pcgbuilders.com

Plan Preparer: InLand Design, LLC
16 Hagerty Boulevard
West Chester, PA 19382
(484) 947-2928
Contact: Joel Comanda, P.E.
joel@inlanddesign.net

Proposal: The project proposes to subdivide existing parcel 15-9-60 into two lots. Lot 1 will contain the existing twin dwelling along with a proposed parking area. Lot 2 will be undeveloped at this time.

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 1) and others, update the deed book and page information to reflect the recently recorded property deed (D.B. 11424, P.G. 2097) (§22-304.2.A).
2. On the Existing Conditions and Demolition Plan (Sheet 2), label/identify the line representing the boundary between existing deed tracts. Provide a note or plan symbol indicating that this line is to be extinguished.
3. On the Record Plan (Sheet 1), Zoning table, provide separate columns for required dimensional standards associated with twin and single family detached dwelling types.
4. On the Record Plan (Sheet 1), Zoning table, revise the Maximum Impervious Coverage to 85% for SFD (§27-302).
5. On the Existing Conditions and Demolition Plan (Sheet 2), show all existing utilities based on available record plan information. RVE will provide information through separate correspondence.
6. On the Existing Conditions and Demolition Plan (Sheet 2), all existing features that are being removed shall be clearly labeled on the plan, including a portion of concrete wall, sidewalk, chain link fencing and a gate along Needle Street.
7. On the Title Plan (Sheet 3), show the proposed building setback lines, side yard lines and rear yard lines for the proposed lots on the plan.
8. On the Title Plan (Sheet 3), provide a breakdown of the impervious surface areas on each proposed lot on the plan.
9. On the Title Plan (Sheet 3), show the proposed improvements (parking area) on the plan along with all existing site features to remain.
10. Provide grading for the proposed parking area/driveway. Regardless of driveway classification, all driveways shall be provided with 20' stopping areas within which the grade may not exceed 4% (§22-414.7).
11. Provide a construction detail on the plan for the proposed parking area/driveway. This area shall conform to all requirements outlined in §22-414.
12. Clarify how proposed Lot 2 will be accessed once subdivided as it is currently fenced in and existing gate access from Needle and Vanderslice Streets will both be located at proposed Lot 1.

13. There appears to be a drainpipe (e.g. sump pump discharge) discharging through the face of curb along Vanderslice Street, near the boundary between the proposed lots. Identify this drainpipe, where it runs and show it on the plans.
14. Provide new legal descriptions for each of the proposed lots. New legal descriptions must be reviewed and approved prior to final plan approval.

III. WATER & SEWER

1. On the Title Plan (Sheet 3), provide a note on the plans stating “A letter indicating the availability of public sanitary sewer service must be obtained from the Borough of Phoenixville prior to the construction of any buildings on Lot 2.”
2. On the Title Plan (Sheet 3), provide a note on the plans stating “A letter indicating the availability of public water service must be obtained from the Borough of Phoenixville prior to the construction of any buildings on Lot 2.”
3. RVE has reviewed the Sewage Facilities Planning Module Application Mailer and will recommend it for signature by the Borough. A copy of the exemption status letter, once received from DEP, shall be forwarded to RVE. This comment will remain until Sewage Facilities Planning approval has been received by DEP.
4. On the Title Plan (Sheet 3), provide a note on the plans: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.”
5. The matter of sewer and water tapping fees shall be coordinated directly with the Borough.

IV. WAIVERS

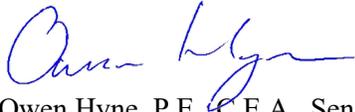
The Applicant has indicated that they are requesting waivers from the following requirements:

1. No waivers have been requested by the applicant.

RVE’s recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system explaining how each underlined comment has been satisfactorily addressed.

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/rag

cc: Providence Capital Group, LLC
Joel Commanda, P.E., InLand Design
David Boelker, Borough of Phoenixville, Dir. of Planning & Code Enforcement / Zoning Officer
Scott Denlinger, Esq., Wisler Pearlstine, Borough Solicitor
Judith Stern Goldstein, R.L.A., Gilmore & Associates
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Leanna M. Colubriale, P.E., CFM, Senior Associate