

November 3, 2025

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

**RE: Preliminary/Final Minor Subdivision and LD Application – Review #1
800 W. Bridge Street (UPI # 15-12-234)
Borough of Phoenixville
RVE File# PA151293P004**

Dear Jean:

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

- Preliminary/Final Subdivision Plan for 800 W Bridge LLC (12 sheets), dated 9/22/2025, prepared by Herbert E. MacCombie, Jr., P.E. of Broomall, PA.
- Drainage Analysis for Proposed 2-Lot Subdivision at 800 W. Bridge Street, dated 9/19/2025, prepared by Herbert E. MacCombie, Jr., P.E. of Broomall, PA.
- Borough of Phoenixville Subdivision and Land Development Application, undated, prepared by 800 W Bridge LLC of Newtown Square, PA.
- Preliminary / Final Plan Requirements Checklist, undated, prepared by Herbert E. MacCombie, Jr., P.E. of Broomall, PA.
- Deed for 800 W Bridge Street from Chester County Recorder of Deeds, dated 3/11/2025, prepared by Classic Settlement LLC of St. Davids, PA.
- Waiver Letter, dated 10/8/2025, prepared by Herbert E. MacCombie, Jr., P.E. of Broomall, PA.

I. GENERAL INFORMATION

Owner & Applicant: 800 W Bridge LLC
3538 Rhoads Avenue
Newtown Square, PA 19073
610-359-9442
Attn: Larry Robinson
LRobinsonandSons@gmail.com

Plan Preparer: Herbert E. MacCombie, Jr., P.E. Consulting Engineers and Surveyors
(Engineer) P.O. Box 118
Broomall, PA 19008
610-356-9550
Attn: Dennis F. O'Neill, P.E.
hem@hemenginc.com

Plan Preparer: Herbert E. MacCombie, Jr., P.E. Consulting Engineers and Surveyors
(Surveyor) P.O. Box 118
Broomall, PA 19008
610-356-9550
Attn: Gregory J. Gress, P.L.S.
ggress@hemenginc.com

Proposal: The project proposes to subdivide an existing vacant residential lot into two (2) residential lots. Two (2) single-family detached dwellings are proposed, one on each of the new lots. This project also includes grading, utilities, landscaping, stormwater management, and erosion control.

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 project site is located within the RI – Residential Infill Zoning District.
2. The project site is not located within the National Register Historic District or the Downtown Historic District (HARB).
3. Based on the required off-site improvements the project shall be considered a Major Subdivision. Revise the application accordingly.
4. The applicant submitted a letter to the Borough dated 10/8/2025 withdrawing the Conditional Use application submitted for the project. The Conditional Use Approval Request Note on the Preliminary-Final Subdivision Plan (Sheet 1 of 12) shall be removed.
5. Residential streets shall have a 31 foot wide cartway, 50 foot wide right-of-way, and five (5) foot wide sidewalks with four (4) foot wide planting strip. Ringold Street, as it exists, does not meet this criteria. The applicant shall discuss with the Borough if any improvements are requested and if any right-of-way shall be dedicated. (§27-401) (§22-705)
6. The plans shall include the required and proposed parking count for the proposed land use. Two (2) parking spaces are required for each detached residential dwelling. Indicate the amount of proposed parking spaces on the plans. (§27-405.7.B)
7. The proposed monument at the northeastern property corner is in conflict with the curblin / existing ADA curb ramp. This marker shall be revised to an iron pin if the property corner remains in this location after right-of-way coordination with the Borough (§22-406).
8. Provide a note on the plans stating that all utilities shall be installed underground (§22-407.5.B).
9. Street grades at intersections shall be less than 4% on all approaches measured within 75 feet of the intersection right of way lines (§22-410.6.D). The proposed centerline grade of York Street is 10%. The applicant is requesting a waiver from this requirement.

10. Provide a stop sign and stop bar at York Street where it intersects Ringold Street. The applicant shall coordinate installation of a ‘York Street’ sign at this intersection with the Borough. (§22-408.1.F) (§22-416.3)
11. Provide sight distance and 75’ clear sight triangles at the intersection of Ringold Street with West Bridge Street (§22-411.3). Currently, it appears that the proposed single family dwelling on Lot 2 would encroach into the 75’ clear site triangle.
12. York Street paving shall conform to the Borough Standard Construction Details (§22-413.1).
13. Provide stopping sight distance at the intersection of the new driveways and York Street intersections. Confirm that there is adequate visibility looking southwest down York Street for a resident to exit the driveway. (§22-414.9)
14. Curbs are required along all existing streets within the right-of-way (§22-418.1.A). The applicant shall coordinate with the Borough if curbing is required along the edges of the York Street cartway.
15. Remove the existing depressed curb and driveway apron along the West Bridge Street frontage. This condition shall be replaced with full height curb and grass strip (§22-418.2.E).
16. Based on the extent of excavation for the proposed utility connections, removal of the driveway apron, and the condition of existing sidewalk, the applicant shall replace the curb and sidewalk along the West Bridge Street frontage. The plans should also depict the pavement repair in West Bridge Street for the utility installations. (§22-419)
17. On the Utilities and Landscape Plan (Sheet 5 of 12), clarify that all non-impervious areas will be seeded or sodded as lawn (§22-428.8).
18. On the Site Plan (Sheet 2 of 12), depict and call out a fence (fall protection) along the proposed retaining walls. The applicant shall consider the condition being proposed along the southwestern property line. The adjacent property currently has a fence along their lot line and the proposed retaining wall with fence will create a narrow corridor that could be difficult to maintain. (§22-505.5.F) (§22-505.5.G)
19. Provide a note on the plans that necessary measures for dust control will be exercised during grading and excavation operations. (§22-506.4.C.(2))
20. No slope in excess of 25% shall be built on without a conditional use approval by Borough Council and shall be granted only if development is otherwise unfeasible, the design accommodates the slope without requiring extensive grading, and the existing vegetation on the steep slope is to be retained to the greatest extent possible (§22-506.4.D). The applicant is requesting a waiver from this requirement to construct features of Lot 1 within the very steep slope area.
21. Provide specific dust control measures (PADEP Erosion and Sediment Pollution Control Program Manual – Appendix H).

22. Provide dimensions from the proposed retaining walls to the property lines, dwellings, and parking areas. All grading shall be setback from property lines at least three feet. (§22-505.5.B)
23. Provide a minimum radius of 20' for intersections involving only local access streets. The applicant has requested a waiver from this requirement to allow a five (5) foot radius at York Street. (§22-411.6). The applicant shall provide justification as to why the radius requirement cannot be met at this intersection.
24. The edge of any driveway shall be at least 60 feet from the nearest end of the paving radius at a street intersection (§22-414.10.E). The driveway for Lot 2 is less than 60 feet from the intersection with Ringold Street.
25. Any land development proposing one- and/or two-family structures with garages and/or townhouses with garages shall provide in each garage a 220-240-volt/40 amp outlet on a dedicated circuit and in close proximity to designated vehicle parking to accommodate the potential future hardwire installation of a Level 2 electric vehicle charging station (§22-417.7.A(3)).
26. Streetlighting shall be required for all land developments (§22-423). None is currently proposed.
27. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1), add the Borough Council Signature Block that is located as an attachment to this review letter.
28. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1), add the Applicant's Professional Engineer Signature Block (regulatory compliance) that is attached to this review letter.
29. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1), replace the Applicant's Professional Land Surveyor Signature Block with the one that is attached to this review letter.
30. On the Preliminary/Final Subdivision and Land Development Plan (Sheet 1), replace the Recorder of Deeds Signature Block with the one that is attached to this review letter.
31. Add a note to the plans that the Borough is granted a blanket easement to enter the site and inspect the stormwater BMPs (§23-402.2.B(18)(c)[2]).
32. The property owner shall sign and record an Operations and Maintenance Agreement with the Borough (§23-402.2.F(2)).
33. Provide a Chester County Conservation District Letter of Adequacy for earth disturbance less than one acre (27,000 SF) (§23-303.1.A(1); §23-402.2.G).
34. Provide final as-built plans of all BMPs and stormwater conveyance and facilities (§23-502.1).
35. Drainage Analysis Report – Page 3/4 – Streambank Erosion Control Summary – The calculation for Stream Channel Protection Requirements appears to utilize the Rational Method for determining the rates. The post-construction 2-year, 24 hr design storm shall be reduced to the predevelopment 1-year, 24 hr design storm, using the SCS Type II distribution (§23-307.1.A).

36. The plans note that they were prepared without the benefit of a Title Report. The applicant shall confirm that there are no easements or restrictions associated with the property that would impact the proposed development (§23-402.1.B.(7)(b)).
37. Infiltration facilities shall be set back at least 25 feet from all buildings and features with subgrade elements. Any infiltration practice within 25 feet of a building or other feature with subgrade elements shall incorporate vertical impermeable barriers for protection. Any infiltration practice within 10 feet of a building or other feature with subgrade elements shall require certification from a licensed professional indicating that the foundations are adequately designed for this condition (§23-306.1.J(2)). Subsurface Infiltration Basin #1A is located within 25 feet of the proposed dwelling.
38. Storm pipe receiving flow from any storm inlet shall be a minimum of 15” diameter (§23-311.1.B). The plan proposes 8” storm pipes discharging from the proposed M inlets.
39. In the event the subsurface infiltration basins exceed their capacity, confirm the overflow design intent. Larger storm events shall be safely conveyed in the direction of natural flow without creating additional damage to any drainage facilities, nearby structures, or roadways (§23-310.3).
40. Provide a Pre-Development Drainage Map.
41. The existing city inlet along the southwestern side of Ringold Street has an inlet pipe coming from the southwestern side of the inlet. Confirm where this pipe terminates. Ensure there are no upstream properties utilizing this discharge pipe that would be impacted by the proposed development. If the inlet pipe is inactive, the inlet wall shall be sealed off.
42. Label the diameter and material of the existing storm pipe in the York Street right-of-way.
43. On the Details Plan (Sheet 12 of 12), there are two (2) separate wall details provided. Clarify on the plans where each wall type is to be used. Retaining walls over four (4) feet need to be structurally designed and the design and calculations shall be provided for review.
44. On the Erosion & Sedimentation Control Plan (Sheet 4 of 12), provide Inlet Protection on the existing inlet on Ringold Street at the intersection with W. Bridge St.
45. On the Utilities and Landscape Plan (Sheet 5 of 12), show the extent of overhead wires surrounding the site. The applicant should be made aware that there are overhead electric lines running from the pole at the corner of W. Bridge St and Ringold St. and the pole midway down the block on Ringold Street. This wire appears to be close to the northeastern corner of the proposed dwelling. This item should be part of the Ringold Street right-of-way coordination with the Borough.
46. The proposed street trees are in close proximity to the overhead wires, utility pole and retaining wall on Ringold Street. Consider relocation to avoid conflicts.
47. On the Existing Features Plan (Sheet 7 of 12), call out the existing guiderail on York Street to be removed upon installation of the pavement connection with Ringold Street.

48. The applicant is encouraged to consider installation of curbing along the northern side of York Street (Alley) to reduce stormwater runoff from traversing across the rear of the subject properties. The proposed storm inlets along York Street are only capturing minimal runoff. Alternatively, consider grading the alleyway with a crown to minimize off-site drainage from flowing through the subject property.
49. Provide a note on the plans that the ADA curb ramps, flares, and landing at the SW intersection of W. Bridge St and Ringold St shall be protected for the duration of construction. In the event the ADA curb ramps are damaged during construction, it shall be the responsibility of the developer to reconstruct compliant ADA curb ramps. The limit of disturbance includes the ADA ramp flare.
50. On the Details Plan (Sheet 11 of 12), remove Construction Detail Sheet G5 (Concrete Driveway Apron & Curb Depression). They are not being proposed.
51. On the Details Plan (Sheet 12 of 12), correct the detail labels. There are two details labeled ‘Subsurface Infiltration Basin 2A’.
52. On the Details Plan (Sheet 12 of 12), remove the ‘Precast Concrete 2x2 Yard Inlet with Iron Grate (Catch Basin)’ Detail if it is not being used on the plans.
53. Label the Point of Beginning for Proposed Lots 1 and 2. Provide Legal Descriptions for each proposed lot.
54. West Bridge Street (S.R. 1019) is a state route. The applicant shall obtain a Highway Occupancy Permit for any improvements located within the state right-of-way.
55. West Bridge Street (S.R. 1019) is a state route. Since the Borough owns water and sewer mains within West Bridge Street, the Borough shall submit a Utility Highway Occupancy Permit to PennDOT to facilitate the water and sewer utility connection work.
56. On the Existing Features Plan (Sheet 7), existing storm piping is shown extending into the property from an existing storm inlet along Ringold Street. Show the full extent of this piping through the property. If this storm pipe is found to be conveying flows from other upstream properties, provide a drainage easement to the Borough.
57. On the Site Plan (Sheet 2), York Street is shown with a uniform 16’ cartway width (§22-408). However, the alignment of the proposed cartway should be improved to avoid unnecessary horizontal shifts. Use the largest possible radii to ease turning movements.
58. On the Site Plan (Sheet 2), the radii at the intersection of York Street and Ringold Street is shown as 5’. The curb radii at intersections shall be a minimum of 20’ for intersections involving only local access streets. (§22-511.6)
59. On the Site Plan (Sheet 2), provide a new stop sign and stop bar at York Street’s approach to the intersection with Ringold Street.
60. On the Grading Plan (Sheet 3), indicate whether the proposed single-family dwellings will have basements and what the basement floor elevation would be.

61. On the Details (Sheet 12), details are shown for both segmental block retaining wall and cast-in-place retaining walls. Note that segmental block retaining walls use geogrid fabric which, depending on their length, may conflict with proposed single-family dwelling, stormwater and landscaping improvements. Clarify what is proposed.
62. On the Details (Sheet 12), add a note to the detail stating “Detailed design and structural calculations for retaining walls shall be submitted to the Borough Engineer for review and approval prior to construction.”
63. On the Details (Sheet 12), Typical Concrete Wall detail – The detail notes protective fence along the top of the retaining wall. In order to serve as fall protection, fencing must be 42” high. Also, clarify the style, material and color of this fencing.
64. On the Preliminary-Final Subdivision Plan (Sheet 1), the existing legal right-of-way along Ringold Street is shown as having a variable width, but generally ranging from 33’ to 38’ in width. The ultimate right-of-way width for residential streets is 50’ (§27-401). The applicant shall offer fee simple dedication of the strip of land between the legal and ultimate right-of-way (25’ half-width from centerline) for dedication to the Borough.
65. On the Grading Plan (Sheet 3), the proposed retaining wall is located within the ultimate legal right-of-way line along Ringold Street and should be relocated.

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. Provide a letter indicating the availability of public sanitary sewer service from the Borough of Phoenixville (§22-424.1.B).
2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2).
3. A Sewage Facilities Planning Module Mailer must be completed for the proposed development prior to endorsement.
4. The matter of sewer and water tapping fees shall be coordinated directly with the Borough.
5. On the Utilities & Landscape Plan (Sheet 5 of 12) – Add the following note: “All internal water and sewer lines are considered private and subject to compliance with the Borough Plumbing Code.”
6. Specify whether the buildings will be sprinklered or served by fire hydrants. If the buildings will be sprinklered, there must be a dedicated fire service which is metered separately from the domestic water service, and all meters shall be placed in outside meter pits.

7. On the Utilities & Landscape Plan (Sheet 5 of 12) – Specify the sizes and materials of construction of the proposed water service connections.
8. On the Utilities & Landscape Plan (Sheet 5 of 12) – Show the location of curb stops on the proposed water service lines.
9. On the Utilities & Landscape Plan (Sheet 5 of 12) – Show location of water meter pits on the proposed water service lines. Provide a water meter pit detail.
10. On the Utilities & Landscape Plan (Sheet 5 of 12) – Show the location of cleanouts on the proposed sewer laterals.
11. On the Utilities & Landscape Plan (Sheet 5 of 12) – Specify the size and material of construction of the proposed sewer laterals.

IV. REQUESTED WAIVERS

The Applicant has requested the following waivers:

1. §22-410.6.D – to allow the approach street grade at the intersection to exceed 4%. The proposed centerline grade of York Street is 10%.
2. §22-411(6) – to allow a curb radius of five (5) feet, where curbing at intersections shall be rounded by tangential arc with a minimum radius of 20 feet for intersections involving only local access. The proposed curb radius is five (5) feet at the York Street intersection with Ringold Street.
3. §22-506.4.D – to allow Lot 1 to be built on a slope in excess of 25%.

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 and 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



Egnyte Sign - Offa2d8f0b

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

OMH/ehd/er

cc: Larry Robinson, 800 W Bridge LLC (via email)
Herbert E. MacCombie, Jr., P.E. Consulting Engineers and Surveyors, Inc. (via email)
David Boelker, Borough of Phoenixville, Director of Planning & Code Enforcement (via email)
Scott Denlinger, Esq., Wisler Pearlstine (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)
Leanna M. Colubriale, P.E., C.F.M., Senior Associate (via email)
James Bulicki, P.E., Associate (via email)

We hereby certify that the Borough Council of the Borough of Phoenixville, Chester County, Pennsylvania, by its Resolution 202__-_____, adopted _____, 202__, approved this plan as a final subdivision and/or land development plan, pursuant to the Borough's then current Subdivision and Land Development Ordinance and the Pennsylvania Municipalities Planning Code and that the Borough, on _____, 202__, hereby authorizes this plan for recording.

E. Jean Krack
Borough Manager

Jonathan M. Ewald
Council President

3. This plan or an earlier version hereof was reviewed by the Chester County Planning Commission on _____, _____.

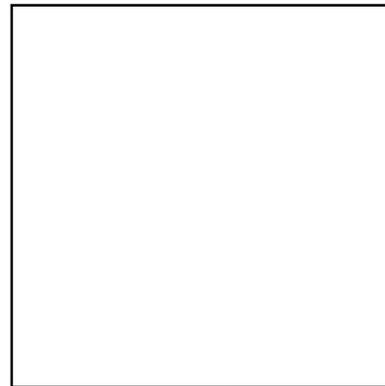
CCPC # _____

Secretary

For use by Applicant's Professional Engineer to certify regulatory compliance:

I, _____ [name] _____, a Pennsylvania Professional Engineer, hereby certify that the subdivision and land development shown hereon complies with all applicable regulations including but not limited to the Borough zoning and subdivision and land development regulations.

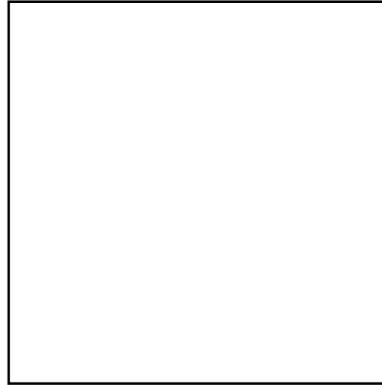
_____, P.E.
[name]



(seal)

For use by Applicant's Professional Land Surveyor to certify regulatory compliance:

I, _____ [name] _____, a Pennsylvania Professional Land Surveyor, hereby certify that the lot lines, streets, rights-of-way and easements shown on this plan were surveyed and plotted by me and are accurate. I further certify that the subdivision and land development shown hereon complies with all applicable regulations including but not limited to the Borough zoning and subdivision and land development regulations and that the error of closure is not greater than 1:10,000.



_____, P.L.S.
[name]

(seal)

Recorder of Deeds

Recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, PA,
in Plan Book _____, Page No. _____ on _____, 20 ____.

Recorder of Deeds