

January 2, 2026

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 #2  
Chipotle Pad Site (UPI # 15-7-17.1)  
Borough of Phoenixville  
RVE File #PA151293P003**

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 Phoenixville Plaza – Chipotle Pad Site (17 sheets), last revised 12/17/2025, prepared by ARNA Engineering, Inc. of Doylestown, PA.
- Landscape Plan (1 sheet), last revised 12/17/2025, prepared by InFocus Planning of Springhouse, PA.
- Response Letter, dated 12/18/2025, from ARNA Engineering Inc. of Doylestown, PA.
- Will Serve Letters, dated 11/4/2025, from the Borough of Phoenixville, PA.
- Trip Generation Investigation letter, dated 12/16/2025, prepared by F. Tavani and Associates, Inc. of Wynnewood, PA.

## **I. GENERAL INFORMATION**

Owner &  
Applicant: Nutt Road, LP  
309 Lancaster Avenue, Suite C-3  
Malvern, PA 19355  
610-902-3049  
Attn: Arnold Andersen  
[aandersen@longviewlp.com](mailto:aandersen@longviewlp.com)

Plan Preparer:  
(Engineer) ARNA Engineering Inc.  
1456 Ferry Road, Suite 603  
Doylestown, PA 18901  
215-766-8280  
Attn: Anand Bhatt  
[abhatter@arnaengineering.com](mailto:abhatter@arnaengineering.com)

Plan Preparer: Cavanaugh’s Surveying Services  
(Surveyor) 28 East Oakland Avenue  
Doylestown, PA 18901  
215-348-8356  
Attn: Patrick Cavanaugh, P.L.S.  
[pat@css-surveyors.com](mailto:pat@css-surveyors.com)

Project Riley Riper Hollin & Colagreco  
Attorney: 717 Constitution Drive, Suite 201  
Exton, PA 19341  
610-458-1971  
Attn: Debra A. Shulski, Esquire  
[debbie@rrhc.com](mailto:debbie@rrhc.com)

Proposal: The redevelopment project consists of the construction of a new drive-through restaurant building and other associated improvements. The previously approved car wash facility, drive-through coffees shop, and existing self-storage building will remain unchanged.

## 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 applicant received conditional use approval to permit the construction and operation of a restaurant with drive-through on May 14, 2024, subject to the following conditions:
  - a. The level of service of the intersections surrounding the Property shall not be decreased by the traffic visiting the Drive-Through Restaurant.
  - b. The development of the pad site with the Drive-Through Restaurant shall reduce the impervious coverage of the Property.
  - c. No less than two (2) parking spaces shall be reserved for vehicles waiting to be informed that their mobile orders are ready for pick up via the drive-through, and those two (2) parking spaces shall not count toward the required parking for the restaurant use.
  - d. In the event that the Drive-Through Restaurant modifies its drive-through from a mobile pre-order pick-up only drive-through to a drive-through with a menu board where orders are taken on-site, the Drive-Through Restaurant shall provide for vehicle stacking for not less than six (6) vehicles from the location of the menu board.
  - e. The location and extent of the pedestrian sidewalks, crosswalks and general pedestrian circulation shall be more fully evaluated and provided through the review process required by the Borough’s Subdivision and Land Development Ordinance, but in no event shall less sidewalk or a less efficient pedestrian circulation design be provided.
  - f. An access and use easement for the benefit of the owner, tenants and invitees of the Property over the parcel identified as Chester County UPI No. 15-8-16 shall be valid and of record at all times during the operation of the Drive-Through Restaurant.
  - g. Nothing in this Decision and Order of Borough Council on this Application shall be construed as either an express or implied waiver of any provision of any applicable ordinance of the Borough of Phoenixville. No level of development is guaranteed by virtue of this conditional Approval and the proposed improvements shall be permitted only if the fully-engineered plans for the Property can demonstrate compliance with all applicable

zoning, land development and subdivision regulations of the Borough as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over development on the Property.

- h. All development permitted by this conditional Approval shall be consistent with the testimony and exhibits submitted to Borough Council at the hearings held on April 9, 2024 and May 14, 2024, subject to any design modifications needed to the satisfaction of the Borough, Borough Engineer, Borough Traffic Engineer and Borough Planner.
2. The final plans shall include the seal of the registered professional land surveyor responsible for the plan (§22-304.1.A). The applicant has acknowledged this requirement.
3. The plans shall be provided at a scale of 1"=50', 1"=30', 1"=20', or 1"=10' (§22-304.1.A). The applicant is requesting a waiver from this requirement to provide plans at a scale of 1"=40'.
4. Throughout the plan set, the sheet total within the Title Block shows the incorrect number of sheets. *Item satisfied.*
5. Sidewalks shall have a 10' width along non-residential streets (§22-419.1.A). The applicant is requesting a waiver from this requirement. 5' wide sidewalks are proposed.
6. There is currently no pedestrian accessible route to the proposed restaurant from the bank of parking spaces that is located between the proposed restaurant and existing self-storage (§22-419.2.D). Provide sidewalks, ADA curb ramps and crosswalk pavement markings as applicable to provide access from this area of the parking lot to the proposed restaurant and/or proposed outdoor patio. Landscaping has been added in the area to discourage parking in front of the storage building and walking across the lawn area to the restaurant. The electric vehicle parking spaces are located in front of the self-storage building. Additional information shall be provided on how users of the EVPS will access the Chipotle.
7. The entire parking lot perimeter shall be buffered and landscaped in accordance with §22-428 (§ 22-417.4.D). *Item satisfied.*
8. All grading shall be set back from property lines at least three (3) feet (§22-505.5.B). The applicant is requesting a waiver from this requirement to allow grading within three (3) feet of UPI 15-8-16.
9. On the Cover Sheet (Sheet 1), provide a north arrow for the Location Map and Aerial Map. *Item satisfied.*
10. On the Site Plan (Sheet 5), the Parking Spaces Tabulation indicates that the Self Storage requires four (4) ADA spaces, however the plan only shows three (3) spaces. *Item satisfied.*
11. On the Site Plan (Sheet 5), the parking area directly west of the proposed transformer pad calls out five (5) parking spaces but only shows striping for four (4) spaces. Please clarify. *Striping has been shown to show five (5) spaces. Item satisfied.*
12. On the Site Plan (Sheet 5), the edge of the transformer pad is proposed right at an existing mag nail. *Item satisfied.*

13. On the Site Plan (Sheet 5), the proposed concrete shall be called out and the square footage shown on the plans. This includes the proposed sidewalk area and the drive-through area. Consider including these areas in the legend. *Item satisfied.*
14. On the Site Plan (Sheet 5), curb radii should be a minimum of five (5) feet. There are multiple instances where it is shown as two (2) feet. *Item satisfied.*
15. On the Site Plan (Sheet 5), there is a stop bar for the travel lane heading west to the south of the proposed building. Add a Stop Sign at the stop bar location. *Item satisfied.*
16. On the Truck Turn and Pavement Plan (Sheet 6), to the north of the proposed building, the fire truck is shown traveling in the wrong lane of travel. Please clarify if the trash truck intended to pick up the dumpsters from the front of the truck or rear of the truck, as the turning plan shows the truck approaching the dumpsters head on. *Item satisfied.*
17. On the Site Construction Details Plan (Sheet 7), there is a Bike Rack Detail shown but it does not appear that there is a bike rack location called out on the plans. If there is no proposed bike rack, remove this detail or show the location of the bike rack on the plans. *The detail has been removed. Item satisfied.*
18. On the Site Construction Details Plan (Sheet 7), the 8” Heavy Duty Concrete Pavement Detail shall include 6x6 – W2.1/W2.1 Wiremesh reinforcement. *Item satisfied.*
19. On the Post-Construction Stormwater Management Grading Plan (Sheet 9), the concrete landing next to proposed dumpster pad is proposed to have depressed curb. Provide additional spot elevations and TC/BC elevations to better depict the intended grading at this area. *Spot elevations have been added to this location. The 120’ contour is directly next to the concrete landing and it appears it would create a step condition which would result in the need for concrete curb along a portion of the landing. Please clarify.*
20. On the Post-Construction Stormwater Management Grading Plan (Sheet 9), the TC elevation is lower than the BC elevation at the curb corner southwest of the proposed transformer. *Item satisfied.*
21. On the Post-Construction Stormwater Management Grading Plan (Sheet 9), directly south of the proposed building, there is a 121.29’ elevation at a corner of sidewalk that is roughly 1.5’ from a 121’ contour. Confirm this elevation, as it appears that this elevation should be lower. *This spot elevation and grading in this area remains the same.*
22. On the Post-Construction Stormwater Management Grading Plan (Sheet 9), on the Accessible Route Inset there is a 120.75’ spot elevation at the corner of one of the ADA spaces. However, it should be above 121’ at this location. *Item satisfied.*
23. On the Post-Construction Stormwater Management Grading Plan (Sheet 9), provide additional spot elevations for the ADA spaces intended for the Self Storage to show ADA compliance. *Item satisfied.*

24. On the Post-Construction Stormwater Management Grading Plan (Sheet 9), the limit of disturbance shown includes the area of the Carwash and Starbucks. As this is being considered as a new project, the limit of disturbance should only include the area of proposed improvements associated with this project. This area shall be clearly delineated and separated from the overall LOD on the plan view. The LOD square footage has been noted but the area is not shown on the plan view.
25. On the Post-Construction Stormwater Management Drainage Plan (Sheet 10), CB-3.4 shows an Inv. In for the 15” HDPE at 112.66’. However, it appears it should be 114.66’. *Item satisfied.*
26. On the Soil Erosion and Sediment Control Plan (Sheet 12), the size of the rip-rap and square footage should be called out on the plans. A detail for the proposed rip-rap shall also be provided. A “Curb Cut for Drainage” detail was added to sheet CS-501 (Sheet 7). The detail shows river rock on top of the concrete curb cut but it appears it should end before the concrete. The Plan View and Section B have callouts and dimensions that shall be revised.
27. On the Soil Erosion and Sediment Control Plan (Sheet 12), there is no compost filter sock or similar type controls being proposed around the project site, specifically at downstream areas. *Item satisfied.*
28. On the Soil Erosion and Sediment Control Plan (Sheet 12), the proposed erosion and sediment controls shown shall be limited to the controls directly related to this project. The applicant has indicated that this project will be a Major Amendment to the active NPDES permit. The E&S controls shall reflect the final approved Major Amendment to the NPDES permit. The area of the LOD for the Chipotle has been noted on the plans; however, this area shall also clearly be shown and separated from the overall LOD on the plan view.
29. On the Soil Erosion and Sediment Control Details (Sheet 13), the Sequence of Construction note #10 references converting two inlets into manholes but the plans do not show any proposed manholes. The plans still do not show where this conversion occurs.
30. On the Utility Plan (Sheet 14), clarify if the Digital Pickup signs require an electrical connection and if so show these connections. The plans do not show electrical connections to the Digital Pickup signs, please clarify.
31. On the Utility Plan (Sheet 14), clarify if the Enter and Exit signs require an electrical connection, and if so, show these connections. The details for these signs show that they are to be connected to an existing circuit. *Item satisfied.*
32. On the Lighting Plan (Sheet 16), provide a note indicating that “Unless specifically allowed by Borough Council, lighting shall be controlled by automatic switching devices to extinguish lighting at the close of business, but no later than 11:00PM. reduced by at least 50% until dawn.” *Item satisfied.*
33. On the Lighting Plan (Sheet 16), provide a note indicating that “Lighting proposed after 11:00 PM or after normal hours of business, whichever is earlier, shall be reduced by at least 50% from then until dawn.” *Item satisfied.*

34. The Landscape Plan appears to have the existing concrete curbing linetype turned off. *Item satisfied.*
35. The Landscape Plan shows twenty-two (22) Densiform Yew along a planting strip however there is an electric line that runs straight through these proposed plantings that may be affected. *Item satisfied.*
36. On the Landscape Plan (Sheet LP-1), the proposed transformer shall be screened from public views of the property through the use of fencing, walls, landscaping or a combination thereof (§27-406.2.F). *Item satisfied.*
37. On the Landscape Plan (Sheet LP-1), there is a proposed Japanese Zelkova to the southeast of the project site that appears to affect the clear site triangle for motorists traveling south and having to stop at the stop sign directly to the east of this proposed tree. *Item satisfied.*
38. The bearing and distances of the existing 20' wide sanitary sewer easement shall be provided on the plans. *Item satisfied.*
39. The plans shall discuss and make clear how the project site will be accessed during the gas service installation as it will cross the main intersection for the main entrance onto the property and affect all businesses. Construction easements may be required to perform this work. *The applicant has acknowledged this comment and stated that the gas service installation will be coordinated with the utility provider. Notes shall be added to the plans detailing how the project site and surrounding businesses will be accessed during this time.*
40. There are proposed improvements on the adjacent parcel (UPI 15-8-16) which is owned by Phoenix Property Group. The proper easements or documentation to show that construction is allowed on this tract shall be provided. *The applicant has acknowledged this comment.*
41. In the Post-Construction Stormwater Management Report, all calculations shall be revised to reflect the project area for this project. *This report and supporting calculations need to be updated to reflect the project limit of disturbance. For regulated activities involving only redevelopment, no peak flow rate controls are required when and only if the total regulated impervious surface area is at least 20% less than the total existing impervious surface area (§23-308.1.C). The calculations are for the entire site, which is not being reduced by 20%, only the project area is being reduced by 20%.*
42. Provide a PADEP NPDES Permit for earth disturbance greater than one acre (§23-303.1.A(2)). The provided NOI does not list any existing permits for this project. A Notice of Termination (NOT) or partial NOT may need to be completed for the NPDES Permit for the entire tract in order to construct this project. If this project is less than one acre, provide a Chester County Conservation District Letter of Adequacy for earth disturbance less than one acre (§23-303.1.A(1); §23-402.2.G). *The applicant has acknowledged this comment and indicated that a Major Amendment to the NPDES Permit is being submitted.*
43. The Certification For Operators page of the NPDES Notice of Intent will need to be completed and this form approved by PADEP. *The applicant has acknowledged this comment.*

44. A Stormwater Management Operation and Maintenance Agreement shall be required for any BMP or man-made conveyance (§23-703). Existing O&M Agreements may need to be amended. *The applicant has acknowledged this comment.*
45. The County and Municipality Notification form once completed shall be provided. The applicant has acknowledged this comment.
46. On the Site Plan (Sheet CS-101), there are three (3) parking spaces with curb forming acute angles at the end of the parking space. Consider adjusting the curb to be aligned perpendicular with the top of these parking spaces to decrease impervious surface. *Item satisfied.*
47. Provide a note indicating that the main electrical switchgear will have sufficient space and capacity to support operation of Level 2 EVCS for at least 20% of the parking spaces, with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS (§22-417.7.A.(1)). *Item satisfied.*
48. For any land development proposing at least twenty (20) parking spaces serving nonresidential uses, at least 5% of the parking spaces shall be EVPS served by a Level 2 EVCS connection. At least one EVPS or 10% of the EVPS provided to meet this requirement, whichever is greater, shall be available for public use. At least one EVPS shall serve an ADA accessible parking space (§22-417.7.D.(2)). *Item satisfied.*
49. Provide a detail showing the configuration of EVCS. Provide a detail showing the layout, similar to the detail for the Accessible Parking Stall.
50. On the Site Plan (Sheet CS-101), the Digital Pick-Up callout should be adjusted to point to the actual sign location. The wheel stop and sign for Digital Pick-Up space #2 appear to have been rotated. Some wheel stops appear to be different lengths.
51. A new vehicular egress has been added to the northern end of the project site. "Do Not Enter" signage shall be added as this is intended to be an exit only condition.
52. On the Site Plan (Sheet CS-101), the change in impervious area for the overall site shows a reduction of 8,853 s.f. The change in impervious for the Regulated Activity is shown as a reduction of 8,026 s.f. Please clarify as all work would be within the Regulated Activity area.
53. In the PCSM Report, the PADEP Volume Management worksheet shows a total of 16 deciduous trees and 13 evergreen trees being utilized for non-structural BMP Volume Credits. The Landscape Plan does not show this number of trees being proposed.

### 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). *Item satisfied.*

2. Provide a letter indicating the availability of public water service from the Borough of Phoenixville (§22-425.2). *Item satisfied.*
3. The matter of sewer and water tapping fees shall be coordinated directly with the Borough.
4. The Sewage Facilities Planning Module Application Mailer must be reviewed and signed by the Borough. After signature by the Borough, the mailer must be submitted to the DEP for approval. This comment will remain until an exemption letter has been received by the DEP.
5. 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. The applicant has indicated the building will be served by fire hydrants. Provide a letter from the Borough's Fire Department indicating that a sufficient number of fire hydrants have been provided. Further coordination will be required.
6. On Plan Drawing CU-101, Sheet 14 of 18 (Utility Plan), show location of water meter pits on the proposed water service line. Provide a water meter pit detail. The applicant has indicated that there is no separate water meter pit of submetering for Chipotle being proposed. Refer to comments #5 and #9.
7. On Plan Drawing CU-101, Sheet 14 of 18 (Utility Plan), note 18 on the Utility Plan Notes states "The water main will have one main line for the building, which will then split into domestic and fire service lines per detail provided on drawing CU-501. Exterior meter pits will be required". No line split is shown on the drawing and on drawing CU-501, and no fire service meter or line is shown. Note 20 still references a fire line.
8. On Plan Drawing CU-101, Sheet 14 of 18 (Utility Plan), note 25 on the Utility Plan Notes states "All proposed sanitary laterals must be PVC SDR 26 pipes". However, on the plan, the sewer lateral is called out as SDR 35 as well as on the detail sheet. Revise note to say SDR 35. Item satisfied.
9. On the Utility Plan (Sheet CU-101), the proposed water service is shown connected to a private water main located that is downstream from an existing water meter vault serving the subject property. Clarify whether private submetering of the proposed restaurant with an additional meter vault is proposed. The applicant has indicated that there is no separate water meter pit or submetering proposed., however, Note 18 references a water meter will be installed at each connection. Please clarify.

#### IV. REQUESTED WAIVERS

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

1. §22-304.1.A – from the requirement to provide plans at a scale of 1"=50', 1"=30', 1"=20', or 1"=10' and to provide plans at a scale of 1"=40'. RVE has no objection to this request.
2. §22-419.1.A – from the requirement to provide 10' wide sidewalks for non-residential streets. The applicant is proposing 5' wide sidewalks throughout the site. RVE has no objection to this request.

3. §22-505.5.B – from the requirement that all grading shall be set back at least three feet, or a sufficient distance, to prevent any adverse effects on adjacent properties. Grading is proposed within three (3) feet of UPI 15-8-16. RVE has no objection to this request.

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



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

OMH/rag

cc: Arnold Andersen, Nutt Road LP  
Anand Bhatt, ARNA Engineering Inc.  
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., CFM, Senior Associate (via email)  
James Bulicki, P.E., Associate (via email)