



Borough of Phoenixville
 351 Bridge Street - 2nd Floor
 Phoenixville, PA 19460
 Phone (610) 933-8801
www.phoenixville.org

Application Fee:	1000.00
Escrow Deposit:	4000.00
Plan Number:	2020-07
Escrow Number:	148
Total Remitted:	5000.00

Subdivision and Land Development Application

Project Information:

Project Name: BAW Group - 252 Morgan Street

Tax Parcel Number(s): 15-9-661

Legal Owner Name: 252 Phoenixville, LLC

Mailing Address: P.O. Box 706, Devon, PA 19333

Phone: (610)983-8383 Email: brandon@thebawgroup.com

Applicant Information:

Name: 252 Phoenixville, LLC

Mailing Address: P.O. Box 706, Devon, PA 19333

Phone: (610)983-8383 Email: brandon@thebawgroup.com

Applicant Type: (Please see signatures section regarding required documents)

- Owner
 Architect/Engineer
 Corporate Officer
 Owner's Representative
 Attorney
 Business Operator
 Equitable Owner

Project Engineer:

Company/Contact: Inland Design / William R. Cujdik, P.E., P.L.S.

Mailing Address: 16 Hagerty Blvd., West Chester, PA 19382

Phone: (484)947-2928 Email: bill@inlanddesign.net

Project Surveyor:

Company/Contact: Inland Design / William R. Cujdik, P.E., P.L.S.

Mailing Address: 16 Hagerty Blvd., West Chester, PA 19382

Phone: (484)947-2928 Email: bill@inlanddesign.net

Project Attorney:

Company/Contact: _____

Mailing Address: _____

Phone: _____ Email: _____

Submission Type: (please check ALL that apply in each column)

- Minor Subdivision
 Sketch Plan
 Lot Consolidation
 New Proposal
 Major Subdivision
 Preliminary Plan
 Lot Line Change
 Revised Submission
 Land Development
 Preliminary/Final Plan
 Final Plan

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

38 (20 Existing & 18 Proposed)

Intended Uses:

Apartments

Existing Zoning:

RI-Residential Infill District

Total Tract Area:

1.046 Acres

Proposed Zoning Change:

N/A

Proposed Density:

36.3 units per acre

Narrative Project Description (*"see attached plan is insufficient"*)

Construct 2 new buildings on site. Each building will contain 9 residential units for a total of 18 residential units. The existing building will remain on site. The existing building contains 20 residential units. The existing parking lot will be re-stripped. Stormwater will be controlled by 2 infiltration beds. The existing driveway onto Morgan Street will be closed off and a new driveway is proposed onto Gay Street.

On August 9, 2011, Phoenixville Borough Council adopted the "Neighborhood Blight Protections and Enforcement" Ordinance 2180, that enables Borough Staff to deny any permit or governmental approval application if the owner of said property, on that or any other property owned in the Commonwealth, (1) has Tax and/or Municipal Services delinquencies on account of the actions of the Owner; or (2) has a Serious Violation with having no corrective, Substantial Steps in place. A printed copy of this ordinance is available upon request at the Borough Code Enforcement Department.

All applications shall include true and correct copies of the property deed(s).

I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes as adopted by the Commonwealth of Pennsylvania. I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application.

Applicant Printed Name: _____

Applicant Signature: _____

Date: _____

Owner Printed Name: _____

Owner Signature: _____

Date: _____

In lieu of an owner's signature, an Agreement of Sale and documentation evidencing equitable ownership shall be attached to the application, acknowledging the owner's understanding of the applicant's intent to subdivide or develop the property.