



Corporate Office
151 Reno Avenue
New Cumberland, PA 17070
P: (717) 441-2216
F: (717) 441-2218
www.navarrowright.com

September 26th, 2018

Borough of Phoenixville
Attention: Mr. David Boelker
Director of Planning and Code Enforcement / Zoning Officer
351 Bridge Street, Second Floor
Phoenixville, PA 19460

RE: Chester County – Black Rock Sanctuary Sketch Plan Submission

Dear Mr. Boelker;

On behalf of our client, Mr. David Stauffer, RLA, ASLA, of Chester County Department of Facilities and Parks, Navarro & Wright Consulting Engineers, Inc. (N&W), is pleased to submit a Sketch Plan for the above referenced project. The project proposes a new trailhead, parking area and boat ramps near the Black Rock Sanctuary Dam, along PA Route 113 in the Borough of Phoenixville, Chester County, PA. Please find the following items included with this submission:

- Subdivision and Land Development Application
- Seven (7) copies of Project Description and Narrative
- Seven (7) copies of Sketch Plan SP-1.
- Seven (7) copies of an Overall Context Plan
- Seven (7) copies of Site Photos
- Seven (7) copies of Deed Matrix Drawing and Deeds
- One (1) CD of Plans in digital format
- Check No. 42310 in the amount of \$150 for the Sketch Plan Review Fee.
- Check No. 42309 in the amount of \$500 for the Sketch Plan Review Escrow Deposit.

I will be in attendance at the October 11th Planning Commission Meeting in order to review and discuss this project.

Please let me know if you need any additional information and your assistance on this matter is greatly appreciated.

Best regards,


NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.

Craig W. Bachik, R.L.A., Senior Landscape Architect

Cc: Mr. David Stauffer – Chester County



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

Application Fee:	_____
Escrow Deposit:	_____
Plan Number:	_____
Escrow Number:	_____
Total Remitted:	_____

Subdivision and Land Development Application

Project Information:

Project Name: Black Rock Sanctuary Trailhead

Tax Parcel Number(s): 15-3-10, 15-3A-14

Legal Owner Name: Chester County (Contact: David Stauffer)

Mailing Address: 313 W. Market Street, West Chester, PA 19380

Phone: 610.344.6448 Email: dstauffer@chesco.org

Applicant Information:

Name: Chester County (Contact: David Stauffer)

Mailing Address: 313 W. Market Street, West Chester, PA 19380

Phone: 610.344.6448 Email: dstauffer@chesco.org

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

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Architect/Engineer | <input type="checkbox"/> Corporate Officer | <input type="checkbox"/> Owner's Representative |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Business Operator | <input type="checkbox"/> Equitable Owner | |

Project Engineer:

Company/Contact: Navarro & Wright Consulting Engineers, Inc. (Contact: Craig Bachik, RLA)

Mailing Address: 151 Reno Avenue, New Cumberland, PA 17070

Phone: 717.441.2216 Email: cbachik@navarrowright.com

Project Surveyor:

Company/Contact: Navarro & Wright Consulting Engineers, Inc. (Contact: Craig Bachik, RLA)

Mailing Address: 51 Reno Avenue, New Cumberland, PA 17070

Phone: 717.441.2216 Email: cbachik@navarrowright.com

Project Attorney:

Company/Contact: N/A

Mailing Address: _____

Phone: _____ Email: _____

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

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Sketch Plan | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> New Proposal |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Lot Line Change | <input checked="" type="checkbox"/> Revised Submission |
| <input type="checkbox"/> Land Development | <input type="checkbox"/> Preliminary/Final Plan | <input type="checkbox"/> Curative Amendment | |
| | <input type="checkbox"/> Final Plan | <input type="checkbox"/> Zoning Amendment | |

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

N/A

Intended Uses:

Park and Recreation

Existing Zoning:

RI - Residential Infill

Total Tract Area: Approx. 120 Acres

Proposed Zoning Change:

Proposed Density: _____

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

This project proposes the construction of a trailhead at the existing Black Rock Sanctuary. The work will consist of demolition of an existing residence, vehicular access, a paved parking area for 29 vehicles and associated sidewalks and trail. Additionally, there will be a secondary parking area with five (5) parking spaces, a vehicular turnaround and two (2) canoe/kayak portage ramps on the Schuylkill River.

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: Chester County

Applicant Signature:  *AGENT FOR OWNER* Date: 2/26/13

Owner Printed Name: Chester County

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.