



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

Application Fee:	3000.00
Escrow Deposit:	8000.00
Plan Number:	2021-03
Escrow Number:	152
Total Remitted:	11000.00

Subdivision and Land Development Application

Project Information:

Project Name: Steelworks

Tax Parcel Number(s): 15-9-82 thru 15-9-90

Legal Owner Name: Steelworks Acquisition LP

Mailing Address: 184 Bridge St Phoenixville PA 19460

Phone: _____ Email: _____

Applicant Information:

Name: Same as above

Mailing Address: _____

Phone: _____ Email: _____

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: Ludgate Engineering Corporation

Mailing Address: 10 Vanguard Dr Ste 100, Reading PA 19606

Phone: 610 404 7330 Email: tludgate@lludgate-eng.com

Project Surveyor:

Company/Contact: same as engineer

Mailing Address: _____

Phone: _____ Email: _____

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:

375

Intended Uses:

Apartments

 retail stores and restaurants

Existing Zoning: _____

Proposed Zoning Change: _____

Total Tract Area: _____

Proposed Density: _____

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

Redevelopment of several tracts along Bridge St near the intersection with Buchannon

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: Steelworks

Applicant Signature: Emmanuel C DeWittis

Date: 4/13/21

Owner Printed Name: Emmanuel C DeWittis

Owner Signature: Emmanuel C DeWittis

Date: 4/13/21

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.