



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

Application Fee:	1500
Escrow Deposit:	5000
Plan Number:	202504
Escrow Number:	223
Total Remitted:	4500

Subdivision and Land Development Application

Project Information:

Project Name: Phoenixville - Pad Sites
Tax Parcel Number(s): 15-7-17.1
Legal Owner Name: Nutt Road, LP
Mailing Address: 309 Lancaster Avenue, Suite C Malvern, PA 19355
Phone: 610-902-3049 Email: aandersen@longviewlp.com

Applicant Information:

Name: Arnold Andersen
Mailing Address: aandersen@longviewlp.com
Phone: 610-902-3049 Email: aandersen@longviewlp.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: ARNA Engineering Inc. ATTN: Anand Bhatt
Mailing Address: 1456 Ferry Road, Suite 603, Doylestown, PA 18901
Phone: 215-766-8280 Email: abhatternaengineering.com

Project Surveyor:

Company/Contact: Cavanaugh's Surveying Services. ATTN: Patrick Cavanaugh, PLS
Mailing Address: 28 East Oakland Avenue, Doylestown, PA 18901
Phone: 215-348-8356 Email: pat@css-surveyos.com

Project Attorney:

Company/Contact: Riley Riper Hollin & Colagreco - Debra A. Shulski, Esquire
Mailing Address: 717 Constitution Drive, Suite 201, Exton, PA 19341
Phone: 610-458-1971 Email: debbie@rrhc.com

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:

2

Intended Uses:

Restaurant-drive-through, automobile sales and services (car wash)

Existing Zoning:

Proposed Zoning Change:

N/A

Total Tract Area: 7.03 AC

Proposed Density: N/A

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

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

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: Nutt Road LP, Attn: Arnold Andersen

Applicant Signature: 

Date: March 3rd 2013

Owner Printed Name: Nutt Road LP, Attn: Arnold Andersen

Owner Signature: 

Date: March 3rd 2013

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.