



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: TRIESTE
Tax Parcel Number(s): 15-1-16 & 15-4-50
Legal Owner Name: St. Mary of the Assumption Parish
Mailing Address: 212 Dayton St., Phoenixville, PA 19460
Phone: 610-933-2526 Email: _____

Applicant Information:

Name: Franklin Phoenixville, L.P.
Mailing Address: 1890 Rose Cottage Lane, Malvern, PA 19355
Phone: 610-640-9790 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: Bercek and Smith Engineering, Inc.
Mailing Address: 358 Main St., Suite 1, Royersford, PA 19468
Phone: 610-948-8947 Email: mbercek@bercekandsmith.com

Project Surveyor:

Company/Contact: Bercek and Smith Engineering, Inc.
Mailing Address: 358 Main St., Suite 1, Royersford, PA 19468
Phone: 610-948-8947 Email: mbercek@bercekandsmith.com

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	☐ Curative Amendment	
	☐ Final Plan	☐ Zoning Amendment	

Land Use Proposed:

- ☒ Residential
☐ Commercial
☐ Industrial
☐ Institutional
☒ Other

Number of Units:

1

1-Cemetery

Intended Uses:

Future residential
Current & future cemetery

Existing Zoning:

MG

Proposed Zoning Change:

N/A

Total Tract Area: 18.05 Ac.

Proposed Density:

Narrative Project Description ("see attached plan is insufficient)

This plan is to adjust the lot lines between the existing cemetery property and an adjacent undeveloped property both owned by St. Mary of the Assumption Parish.

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:

David H. Markovitz

Applicant Signature:

David H. Markovitz

Date:

9/23/19

Owner Printed Name:

MSGR. DANIEL J. KUTYS

Owner Signature:

Daniel J. Kutys

Date:

9/20/19

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.



Reimbursement Agreement

I (We) hereby agree to reimburse the Borough of Phoenixville for all fees and expenses the Borough or its consultants may incur for the review of any Subdivision and Land Development Plan or requested changes to any Zoning Ordinance.

I (We) agree to reimburse the Borough of Phoenixville for all fees and expenses, the Borough may incur from the Phoenixville Regional Planning Committee in accordance with the terms and conditions of The Phoenixville Region Intergovernmental Cooperative Implementation Agreement for Regional Planning Section IV (k) - Subdivision and Land Development of Regional Impact - Any subdivision or land development proposal (whether submitted as a formal application, sketch plan, as part of a conditional use or special exception application, or as part of a variance application) will be considered a subdivision or land development of regional impact if it meets any of the following standards:

Type of Development	Threshold for DRI Review
1. Office, Retail	Greater than 75,000 gross square feet
2. Wholesale & Distribution	Greater than 100,000 gross square feet
3. Hospitals and Health Care	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
4. Residential	Greater than 100 new lots or units
5. Industrial	Greater than 125,000 gross square feet; or employing more than 300 workers or covering more than 25 acres
6. Hotels	Greater than 150 rooms
7. Mixed Use	Total gross square feet greater than 100,000
8. Attractions & Recreational Facilities	Greater than 500 parking spaces or a seating capacity of more than 1,000
9. Waste Handling Facilities	New facility or expansion of existing facility by more than 50%
10. Quarries, Asphalt, and Cement Plants	New facility or expansion of existing facility by more than 50%
11. Petroleum Storage Facilities, Energy Generation or Distribution Facility	New facility or expansion of existing facility by more than 50%
12. Public or Private School	New or relocated facility with a capacity of 500 students or more

13. Any other development types not identified above (includes parking facilities)

300 parking spaces

14. Any other proposed subdivision or land development, which in the opinion of the governing body of the municipality in which it is proposed, could have a regional impact or an impact beyond the boundaries of that municipality and for which that municipality desires input from the Regional Planning Committee

Daniel J. Kutyz
Owner Signature

Sept. 20, 2019
Date

MSGR. DANIEL J. KUTYS, ATTORNEY-IN-FACT FOR ARCHBISHOP CHARLES CHAPUT
Print Owner Name

David H. Moskowitz
Applicant Signature

Sept 23, 2019
Date

DAVID H. MOSKOWITZ, PRES. OF G.B.O.F. FARMER'S GROUP, INC., L.P.
Print Applicant Name

BOTH THE OWNER AND APPLICANT SIGNATURE IS REQUIRED

Project Name: TRIESTE	
Review Date:	
Plan Identification/Revision #:	

Provided
Not
Provided
N/A Notes

Final or Preliminary/Final Plan Requirements Checklist

Administrative

7 paper copies of plan set.

✓

Drafting

Plan drawn at scale 1"=50', 1"=30', 1"=20', or 1"=10.

Sheet size 24"x36", or 30"x42"

✓ 1"=50'
30"x42"

All sheets of the same size and numbered relative to the total number of sheets (i.e., 1 of 5, etc.)

✓

Reduced scale key plan with match lines where 2 or more sheets are needed to show the entire tract.

✓

Weighted property lines, including dimensions shown in feet and decimals, and bearings shown in degrees, minutes and seconds.

✓

Notations of revisions (dated with a description).

✓

Basic Information

Proposed subdivision name or identifying title.

✓

Name of the municipality, county and state.

✓

North arrow, written and graphic scales, and date.

✓

Name and address of the recorded owner and subdivision of the property, according to the records of the Chester County Recorder of Deeds.

✓

Name, address and seal of the registered professional land survey responsible for the plan.

✓

Tract boundaries with bearings, distances and tax parcel number(s) including tract area.

✓

Names of current owners of all adjoining lands and names of abutting subdivisions.

Location of existing monuments.

Existing cartways of streets on and adjacent to the site (including existing and ultimate rights-of-way and State (SR) and traffic route numbers).

Location map at 1"=200' scale, with the site clearly outlined and differentiated by tone or pattern.

List of applicable utilities and phone numbers.

Zoning Information

All zoning boundaries, if any, that traverse or are within 300 feet of the area covered by the plan.

Lot size and yard requirements.

Open space and impervious surface ratios.

Any variance or special exceptions granted.

Open space ratio provided.

Percentage of uses by gross floor area.

Parking analysis/projections.

Dwelling unit mix, if known.

Size of units (in bedrooms), if known.

Existing Features Plan (on tract within 100 feet of the tract boundaries)

Existing buildings, sewers, water mains, culverts, petroleum or petroleum product lines, fire hydrants and other utilities and/or manmade facilities.

Name, right-of-way width and cartway width of all existing streets on or adjacent to the tract.

Existing property lines, easements, and rights-of-way and the purpose for which the easement or right-of-way has been established.

Notes regarding ownership, maintenance responsibilities and any use restrictions for all rights-of-way and easements within or adjacent to the subdivision or land development (except those rights-of-way for pre-existing public streets).

One-foot contour intervals established by actual survey of the tract and shall not be enlarged from USGS quadrangle maps or similar source. Two-foot contours may be used for steep sites.

Datum to which contour elevations refer.

Existing watercourses, swales, lakes, ponds, tree masses and other significant natural features.

Slope areas indicated by 15% to 25%, 25% and over.

Vegetation map showing forest areas, large trees over 6" caliper standing alone and other significant vegetation.

Soil types and names from the Chester County Soil Survey.

Delineation of freshwater wetlands as determined by the criteria of the US Army Corps of Engineers. If no such lands exist on the tract, the plan must include a statement so indicating.

Floodplain areas in accordance with the Borough flood study. Base flood elevations and/or floodways shall be delineated on the plan and referenced to the FEMA datum.

Proposed Layout (within the tract)

Subdivision and/or land development layout.

Proposed lot layout including approximate dimensions, areas, building setback lines, side and rear yard lines.

Location, width and suggested names of all proposed streets, alleys, rights-of-way and easements.

Proposed streets, alleys, driveways, and parking areas, including: right-of-way widths and lines, cartway widths, center-line courses, measured distances, curve data, grades, profiles and typical cross-sections, curblines, radii at intersections, street location tie-ins by courses and distances to all public streets (with names and widths), sight distances

Playgrounds, public buildings, open space, public areas and parcels of land proposed to be dedicated or reserved for public use.

Arrangement and use of buildings and parking areas in nonresidential developments and multi-family residential developments with all necessary dimensions and number of parking spaces. (Elevations and perspective sketches of proposed buildings are encouraged.)

✓	_____	_____	2 FOOT CONTOURS
✓	_____	_____	
✓	_____	_____	
✓	_____	_____	
✓	_____	_____	
✓	_____	_____	
	✓	_____	
		✓	
✓	_____	_____	
	_____	✓	NO DEVELOPMENT AT
	_____	✓	THIS TIME
	_____	_____	
	_____	✓	
	_____	✓	
	_____	✓	

