



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: Chipotle Pad Site

Tax Parcel Number(s): 15-7-17.1

Legal Owner Name: Nutt Road, LP

Mailing Address: 309 Lancaster Avenue, Suite C-3, Malvern, PA 19355

Phone: 610-902-3049 Email: aandersen@longviewlp.com

Applicant Information:

Name: _____

Mailing Address: 309 Lancaster Avenue, Suite C-3, Malvern, PA 19355

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: abhhatt@arnaengineering.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:

1

Intended Uses:

Restaurant-drive-through

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 and other associated improvements. The previously approved car wash facility, drive-thorough coffee shop, and 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: 10/2/25

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

Owner Signature: 

Date: 10/2/25

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.