



Borough of Pottstown

Borough Hall, 100 East High Street
Pottstown, Pennsylvania 19464-9525

incomplete/incorrect - 10/10/22
RECEIVED NOV 29 2022
OK 1045 2500.00
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LD #4.22

PLANNING APPLICATIONS

complete
RECEIVED DEC 06 2022
WS

Minor Subdivisions, Minor Land Development

- | | |
|---|---|
| Lot Line Adjustment <input checked="" type="checkbox"/> | Minor Subdivision <input type="checkbox"/> |
| Simple Conveyance <input type="checkbox"/> | Minor Land Development <input type="checkbox"/> |

Refer to Ordinance 2181, enacted March 11, 2019, for qualifications of Minor Land Development and Minor Subdivision applications.

YOU WILL NEED TO SUBMIT 4 PAPER PACKETS & 1 DIGITAL- EACH CONSISTING OF THE FOLLOWING:

- 1) The application
- 2) The plan (architectural elevations required as part of the plan)
- 3) 2 Paper Copies of the Storm Water Drainage Calculations
- 4) Check(s) payable to Borough of Pottstown for fees and escrow

Application Fee Is Non-Refundable

Residential Application Fee = \$500, Plus Escrow = \$2,500

Comm./Industrial Application Fee = \$500, Plus Escrow = \$5,000

**BOROUGH OF POTTSTOWN RESUBMISSION FEE:
\$25 each revised plan submission**

(5) County Fees (*County will bill for these fees*)

Residential Subdivisions or Land Development

| Number of Lots or Units (whichever is greater) | Base Fee & Fee per Lot or Dwelling Unit |
|---|--|
| 1 – 3 | \$150 flat fee |
| 4 – 20 | \$180 + \$23 per unit |
| 21 – 100 | \$450 + \$2177 per unit |
| 101 + | \$1060 + \$20 per unit |

Nonresidential Land Developments and Conversions

| Gross Square Feet of New Building | Base Fee & Fee for every 1000 Gross Sq. Ft. (round to nearest whole dollar) |
|--|--|
| 1-3,000 Sq. Ft. | \$220 Flat Fee |
| 3,001 – 25,000 Sq. Ft | \$519 + \$27 for every 1000 Sq. Ft. |
| 25,001 – 50,000 Sq. Ft | \$1050 + \$23 for every 1000 Sq. Ft. |
| 50,001 – 100,000 Sq. Ft. | \$1550 + \$20 for every 1000 Sq. Ft. |
| 100,001 + Sq. Ft. | \$2580 + \$15 for every 1000 Sq. Ft |

Nonresidential Subdivisions

| Number of Lots | Base Fee + Fee Per Lot |
|-----------------------|-------------------------------|
| 1 – 3 | \$555 flat fee |
| 4 or more | \$555 + \$88 per lot |

Other Reviews

| | |
|---|--|
| Residential Lot Line Change \$60 | Nonresidential Lot Line Change \$260 |
| Conditional Use \$260 | Misc. Reviews (including parking lots or structures not associated with new building sq. ft.) \$260 |
| See County website for additional fee list | |

BOROUGH OF POTTSTOWN RESUBMISSION FEE:
\$25 each revised plan submission

MONTGOMERY COUNTY RESUBMISSION FEES:

Flat fee of \$110 for residential subdivision/land developments. All resubmissions of 3 lots/units or less no fee required.

Flat fee of \$165 for all nonresidential subdivisions/land developments. All resubmissions of 3 lots or 3,000 square feet or less no fee required.



Borough of Pottstown

Borough Hall, 100 East High Street
Pottstown, Pennsylvania 19464-9525

APPLICATION FOR REVIEW OF A MINOR SUBDIVISION /LAND DEVELOPMENT PLAN

1. Name of Project Lot Line Adjustment Plan, Property of Edward J. Mitchell, Jr.
Location of Project 454 King Street

2. Type of Project:
Lot Line Adjustment Minor Subdivision
Simple Conveyance Minor Land Development

3. Applicant:
Name Three Diamond Group, LLC, c/o Mr. Kenneth Zimmerman, managing partner
Address 80 N. Hanover Street, Pottstown, Pa. 19464

Email Address zimrickgroup@gmail.com Telephone (610) 587-1175

4. Applicant's Interest is as:
Equitable Owner
Agent of Owner

Describe nature of any equitable interest purchaser of parcel B

5. Property Owner of Record
Name Edward Mitchell, Jr.
Address 759 S. 17th Street, Philadelphia, Pa. 19416

Email Address _____ Telephone _____
Number of Deed Book and Page # of Deed Deed Book 6283, Page 745
Or Attach a Copy of the Deed

6. Engineer
Name Bradford R. Grauel, PLS
Address OTM LLC, 200 Spring Ridge Drive, Suite 201
Wyomissing, Pa. 19610
Email Address bradgr.otm@gmail.com Telephone (484) 638-0206

7. Total Area of Property 3296 sq. ft. acres/square feet

8. Type of Development Proposed

| Type of Use | No. of Lots | No. of Units |
|--------------------------------------|-------------|--------------|
| annexation | 1 | |
| Subdivision or Expansion of Existing | | |
| Conversion of Existing From | | |
| TO | | |
| Condominium of Cooperative Ownership | | |
| Other (please describe) | | |

9. Are there any approved zoning variances or special exceptions for this development? If so, please summarize.

None

Attach a copy of the approved variance or special exception.

10. Proposed Types of Improvements

| | New | Expansion of Existing | Revision of Existing | Use of Existing |
|-----------------------------------|-----|-----------------------|----------------------|-----------------|
| Street, curbing, or sidewalk | | | | x |
| Water supply | | | | x |
| Sanitary sewerage | | | | x |
| Storm drainage or retention basin | | | | x |
| Street trees | | | | x |
| Parking (number of spaces) | | | | x |

Other (please describe)

11. Have appropriate public utilities been consulted?


Yes No

12. An "Act 247 Applicant Request for County Review" form must be submitted along with this application. Visit www.montcopa.org, go to the Planning Commission page, select *Subdivisions & Land Development* link on left, under *New Digital Process* choose link for *Applicant Request for County Review Form*, this will link you to *Act 247 Reviews* where you will find instructions and forms.

The Undersigned represents that, to the best of his knowledge and belief, all the above statements are true, correct, and complete.

The undersigned further represents that, except as otherwise specifically noted on the attached sheet, all proposed public improvements and facilities, as shown on the Subdivision/Land Development Plan, are to be improved, constructed, and completed, or a bond posted with the Municipality in sufficient amount to cover full, estimated cost of construction thereof prior to sale, transfer to agreement of sale of any subdivided parcels, as shown on the plan.

Date: 11/22/22


Signature of Owner or Applicant

APPLICATION FOR REVIEW OF A MINOR SUBDIVISION AND LAND DEVELOPMENT PLAN

CHECKLIST

SUMMARY OF GENERAL SUBMISSION REQUIREMENTS FOR AN INITIAL (PRELIMINARY) PLAN OF SUBDIVISION AND LAND DEVELOPMENT

To accept a Minor Subdivision or Land Development Plan for comprehensive review by the Pottstown Planning Commission requires all applicable information and drawings, as outlined in the Pottstown Subdivision and Land Development Ordinance. This checklist should be used as a guide for the preparation of plans. The checklist is only an outline.

Applicants should refer to the requirements detailed under Ordinance 2181, Chapter 22, and Chapter 22 Appendix A3.

Incomplete submissions will not be accepted for review.

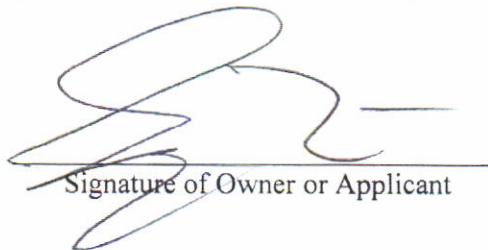
Applicant must check items:

1. X Name, address, and telephone number of person who prepared plan.
2. X Name, address, and telephone number of the property owner record.
3. X Name of subdivision and/or development, and of Borough.
4. X A graphic scale, written scale, and north point.
5. X Date original plan was completed.
6. X Street address and/or the block and lot number from County tax maps.
7. X The entire tract boundary with bearings and distances.
8. X Names of all abutting subdivisions or landowners.
9. X A key map relating the site to known landmarks, street network, waterways, etc..
10. n/a A key map with match lines to show the entire development, water courses, utilities, street drives, topography, etc..
11. X A statement of total acreage.
12. X Zoning district designation and a statement of required zoning data, as compared to proposed development.
14. n/a Zoning setback lines for buildings, drives, and parking areas.
15. n/a Existing contours and elevations and a general indication of any proposed changes to the topography.
16. X Existing utility lines and a general indication of any proposed changes or additions.
17. X Existing and proposed buildings, drives, fences, tree masses, and individual large trees.
18. X Existing and proposed streets, alleys, rights-of-way, sidewalks, etc.

19. n/a Existing flood plains, floodways, wetlands, and types of soil.
20. n/a The layout of proposed streets, sidewalks, alleys, trails, buildings, etc
21. x The layout and general dimensions of proposed lots, their area, and an identification number for each lot.
22. x A statement of intended use of all lots, parcels, and building units.
23. x A statement of the total number of lots, parcels, and parking spaces.
24. n/a Indicate tree masses and individual large trees that are intended to be cleared.
25. n/a Landscape plan showing the proposed general arrangement and types of plant materials for streets, parking areas, open space, buffering, screening, ground cover, slope protection, etc.
26. n/a Any proposed detention ponds, swales, culverts, popes, and other drainage devices and preliminary storm water calculations.
27. n/a The location, type, use, and general size of any existing and proposed outdoor storage areas, trash stations, ground surface utilities, etc.
28. n/a The general location and size of any signs.
29. n/a A plan for controlling erosion and sedimentation.
30. n/a Any areas dedicated for conservation easements, parks, or reserved public use and a description of such governing conditions.
31. x All certifications, as required.

The undersigned represents that all applicable items have been considered and plans or other documents have been prepared and completed to the best of his/her ability to conform to the submission requirements.

Date: 11/22/22

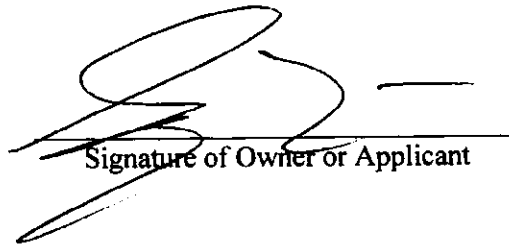


 Signature of Owner or Applicant

NOTICE

The Borough has established a procedure for maintaining review fees for all subdivision and land developments. The Borough shall maintain a record of all costs, including but not limited to engineering, legal administration, and advertising incurred for the processing of said subdivision and land development. When the initial review fee is diminished to 50% of the original amount established, the Borough shall invoice the applicant with the charges so incurred and request that the applicant provide to the Borough additional monies to replenish the initial amount of the review fee posted. A condition for final approval of the plan shall be an accounting of said cost expended by the Borough. Should the accounting establish a cost in excess of the review fees paid by the applicant, prior to final approval, and prior to release of any subdivision or land development plan, the applicant shall pay to the Borough the difference between the actual costs expended by the Borough in processing the application and the amount of review fees paid. Within six months after final approval by Borough Council, the applicant may request in writing from the Borough a refund of any review fees that are being held by the Borough that have not been expended.

Date: 11/22/22


Signature of Owner or Applicant

BOROUGH OF POTTSTOWN

100 E. High Street

Pottstown, Pennsylvania 19464

WAIVER OF NINETY (90) DAY MAXIMUM REVIEW TIME

I hereby waive the right to a decision within ninety (90) days on the Plan described as Lot Line Adjustment Plan property of Edward J. Mitchell, Jr. filed for review with the Borough of Pottstown on _____ and grant an additional 60 days for the purpose of permitting coordination of County and Local Planning Commission recommendations and review by the Pottstown Borough Council. Based upon this Waiver, the latest a decision could be made on this Plan would be _____.



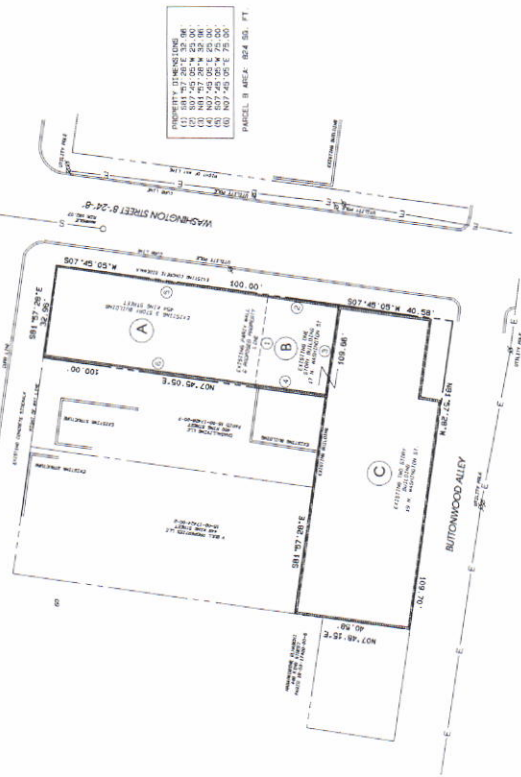
Applicant's Signature

Kenneth Zimmerman

Applicant's Name Printed

11/22/22

Date



| PARCEL A AREA: 864.93 FT. | | |
|---------------------------|--------|-------|
| 1 | 168.50 | 17.00 |
| 2 | 168.50 | 17.00 |
| 3 | 168.50 | 17.00 |
| 4 | 168.50 | 17.00 |
| 5 | 168.50 | 17.00 |
| 6 | 168.50 | 17.00 |
| 7 | 168.50 | 17.00 |
| 8 | 168.50 | 17.00 |
| 9 | 168.50 | 17.00 |
| 10 | 168.50 | 17.00 |
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| 24 | 168.50 | 17.00 |
| 25 | 168.50 | 17.00 |
| 26 | 168.50 | 17.00 |
| 27 | 168.50 | 17.00 |
| 28 | 168.50 | 17.00 |
| 29 | 168.50 | 17.00 |
| 30 | 168.50 | 17.00 |

PROPERTY INFORMATION
 RECORD OWNER: EDWARD MITCHELL, JR.
 1855 HUNTINGTON AVENUE
 PHILADELPHIA, PA. 19108
 GRANTEE: EDWARD MITCHELL, JR.
 GRANTOR: EDWARD MITCHELL, JR.
 DEED BOOK 6165, PAGE 1344
 DEED BOOK 6165, PAGE 1344
 PARCEL 1C: 16-09-17422-00-3
 PARCEL 1D: 16-09-17422-00-2
 PROPOSED PARCEL A: 2, 472 SQ. FT.
 PARCEL B AREA: 864.93 SQ. FT.

IN AN INTEREST, THREE DIMOND GROUP LLC
 SOURCE OF TITLE
 QUANTITIES THREE DIMOND GROUP LLC
 DEED BOOK 6165, PAGE 1344
 DEED BOOK 6165, PAGE 1344
 PARCEL 1D: 16-09-20088-00-6
 PARCEL 1E: 16-09-20088-00-6
 PARCEL 1F: 16-09-20088-00-6
 PARCEL 1G: 16-09-20088-00-6
 CURRENT ZONING: T1A, TRANSITIONAL TOWN NE (DIMONDWOOD)
 PARCEL B IS INTENDED TO BE SUBDIVIDED FROM PARCEL A AND TO BE ADJOINED TO PARCEL C AND ADJOINED TO CORNER BELL.

BARNEY NEEDLE
 PREPARED BY BARNEY NEEDLE ARCHITECTS & PLANNERS, LLC
 PREPARED BASED SOLELY ON CURRENT RECORDS OF RECORDS
 OF THIS PLAN AND PROPERTY AND CANNOT BE HELD RESPONSIBLE
 FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE
 SUBJECT PROGRESS WILL BE MADE IN SUCH A MANNER AS TO
 TIME OF FIELD SURVEY.

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR PROPERTY OF
 EDWARD J. MITCHELL, JR.
 Situate In:
 The Borough of Pottstown
 Montgomery County, Pennsylvania

OTM LLC
 SURVEYING, LAND PLANNING
 & DESIGN SERVICES
 200 Parkview Drive, Suite 200, Pottstown, PA 17668
 (610) 329-2000
 FAX: (610) 329-2001
 CHECK SCALE: 1"=20'

| | |
|---------|--------|
| REVISED | |
| DATE | |
| BY | |
| SCALE | |
| SHEET | 1 of 1 |

CERTIFICATION OF ACCURACY

I hereby declare that the plan shown and described herein, as well as all other drawings which are a part of this plan, are true and correct copies of the original as prepared and approved by me, the undersigned Professional Land Surveyor. I am not aware of any other person who has been or will be authorized to execute or use any other proposed professional instruments in and to the extent.



Professional Land Surveyor
 DATE

EQUITABLE OWNER CERTIFICATION

I, EDWARD J. MITCHELL, JR., MANAGING MEMBER OF THREE DIMOND GROUP, LLC, AS THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED HEREON,

COUNTY OF MONTGOMERY, PENNSA.

ON THIS DAY OF JUNE 2017, I HEREBY CERTIFY THAT I AM AN EQUITABLE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT I AM NOT A PART OF ANY OTHER ENTITY, PARTIAL OR WHOLE, THAT HAS AN INTEREST IN THE PROPERTY DESCRIBED HEREON. I HEREBY CERTIFY THAT I AM NOT A PART OF ANY OTHER ENTITY, PARTIAL OR WHOLE, THAT HAS AN INTEREST IN THE PROPERTY DESCRIBED HEREON. I HEREBY CERTIFY THAT I AM NOT A PART OF ANY OTHER ENTITY, PARTIAL OR WHOLE, THAT HAS AN INTEREST IN THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC
 MY COMMISSION EXPIRES:

RECORD OWNER CERTIFICATION
 I, EDWARD J. MITCHELL, JR., REPRESENT THAT I AM THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON.

COUNTY OF MONTGOMERY, PENNSA.

ON THIS DAY OF JUNE 2017, I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT I AM NOT A PART OF ANY OTHER ENTITY, PARTIAL OR WHOLE, THAT HAS AN INTEREST IN THE PROPERTY DESCRIBED HEREON. I HEREBY CERTIFY THAT I AM NOT A PART OF ANY OTHER ENTITY, PARTIAL OR WHOLE, THAT HAS AN INTEREST IN THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC
 MY COMMISSION EXPIRES:

APPROVED BY THE BOARD OF THE BOROUGH OF POTTSWOM:
 Borough President _____
 Borough Secretary _____
 Date _____
 If the plan was approved as to form, substance and conformity with the Public Use Ordinance of the Borough of Pottstown, the undersigned hereby certifies that the same is in conformity with the Public Use Ordinance of the Borough of Pottstown.

MONTGOMERY COUNTY PLANNING COMMISSION
 REC'D NO. _____
 REC'D DATE _____
 MONTGOMERY COUNTY PLANNING COMMISSION IN
 ACCORDANCE WITH THE UNIFORMATED PLANNING CODE
 CERTIFIED THIS DATE _____
 FOR THE DIRECTOR _____
 PAID: MARY TARDON-BY
 PAID: 640-02068604

MONTGOMERY COUNTY RECORDS OF DEEDS
 RECORDED THIS DAY OF JUNE 2017
 FOR THE COUNTY OF MONTGOMERY, PENNSA.
 PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____
 RECORDED