



Borough of Pottstown

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

APPLICATION FOR REVIEW OF A SUBDIVISION /LAND DEVELOPMENT PLAN

1. Name of Project Specialty Chemical Systems
Location of Project 243 Shoemaker Road
Pottstown, PA 19464

2. Type of Project:
Subdivision
Land Development

3. Applicant:
Name Specialty Chemical Systems, Inc. (c/o Chris Benfer)
Address 243 Shoemaker Road
Pottstown, PA 19464
Email Address cbenfer@hectrio.com Telephone (484) 624-8353

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

Describe nature of any equitable interest _____

5. Property Owner of Record
Name Specialty Chemical Systems, Inc.
Address (same as applicant)

Email Address _____ Telephone _____
Number of Deed Book and Page # of Deed BK 5891 PG 02373 to 02377
Or Attach a Copy of the Deed

6. Engineer
Name Nave Newell, Inc.
Address 900 West Valley Rd., Suite 1100
Wayne, PA 19087
Email Address jbannon@navenewell.net Telephone (610) 265-8323

7. Total Area of Property 10.33 acres acres/square feet

8. Type of Development Proposed

Type of Use	No. of Lots 	No. of Units
_____	_____	_____
_____	_____	_____
_____	_____	_____
Subdivision or Expansion of Existing	_____	_____
Conversion of Existing From	_____	_____
TO	_____	_____
Condominium of Cooperative Ownership	_____	_____
Other (please describe) <u>Addition of two 12,000 S.F. storage buildings to property.</u>	_____	_____

9. Are there any approved zoning variances or special exceptions for this development? If so, please summarize.
No

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	_____	<u>X</u>	_____	_____
Water supply	<u>X (Utility coordination still in process)</u>	_____	_____	_____
Sanitary sewerage	<u>X (Utility coordination still in process)</u>	_____	_____	_____
Storm drainage or retention basin	_____	_____	_____	<u>X</u>
Street trees	<u>X</u>	_____	_____	_____
Parking (number of spaces)	_____	_____	<u>X</u>	_____

Other (please describe) Two new 12,000 S.F. storage buildings to be constructed on a portion of the existing parking lot; mill and overlay of the existing parking area; installation of four rain gardens in parking islands.

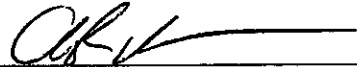
11. Have appropriate public utilities been consulted? Yes Not yet
Yes No

12. Have plans been submitted to the Montgomery County Planning Commission for Review? X Yes No
Yes No

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: 3/27/19



Signature of Owner or Applicant

APPLICATION FOR REVIEW OF A SUBDIVISION AND LAND DEVELOPMENT PLAN

CHECKLIST

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

To accept a 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 Plan Requirement, Section 400, and to the Design Standards, Sections A500 through A527. Incomplete submissions will not be accepted for review.

Applicant must check items:

1. Name, address, and telephone number of person who prepared plan. C0.0
2. Name, address, and telephone number of the property owner record. C0.0
3. Name of subdivision and/or development, and of Borough. C0.0 - C9.1
4. A graphic scale, written scale, and north point. C0.0 - C9.1
5. Date original plan was completed. C0.0 - C9.1
6. Street address and/or the block and lot number from County tax maps. C1.1
7. The entire tract boundary with bearings and distances. C1.1
8. Names of all abutting subdivisions or landowners. C1.1
9. A key map relating the site to known landmarks, street network, waterways, etc.. C0.0
10. A key map with match lines to show the entire development, water courses, utilities, street drives, topography, etc.. C1.1
11. A statement of total acreage. C1.1
12. Zoning district designation and a statement of required zoning data, as compared to proposed development. C3.1
14. Zoning setback lines for buildings, drives, and parking areas. C3.1
15. Existing contours and elevations and a general indication of any proposed changes to the topography. C4.0
16. Existing utility lines and a general indication of any proposed changes or additions. C5.0
17. Existing and proposed buildings, drives, fences, tree masses, and individual large trees. C0.0 - C9.1
18. Existing and proposed streets, alleys, rights-of-way, sidewalks, etc. C3.1

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: 3/27/19



Signature of Owner or Applicant

19. Existing flood plains, floodways, wetlands, and types of soil. C1.1
20. The layout of proposed streets, sidewalks, alleys, trails, buildings, etc C3.1
21. N/A The layout and general dimensions of proposed lots, their area, and an identification number for each lot. NO PROPOSED SUBDIVISION
22. A statement of intended use of all lots, parcels, and building units. C3.1
23. N/A A statement of the total number of lots, parcels, and parking spaces. NO PROPOSED SUBDIVISION
24. Indicate tree masses and individual large trees that are intended to be cleared. C1.1; C6.1
25. 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. C6.1
26. Any proposed detention ponds, swales, culverts, pipes, and other drainage devices and preliminary storm water calculations. C8.1; C8.2
27. The location, type, use, and general size of any existing and proposed outdoor storage areas, trash stations, ground surface utilities, etc. C5.1
28. N/A The general location and size of any signs. NO SIGNS PROPOSED (EXCEPT ADA PARKING SIGNS)
29. A plan for controlling erosion and sedimentation. C7.1; C7.2
30. N/A Any areas dedicated for conservation easements, parks, or reserved public use and a description of such governing conditions. NO DEDICATIONS PROPOSED
31. All certifications, as required. C8.1

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: 4/8/19


Signature of Owner or Applicant

Applicant Request for County Review



P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:

Municipality:

Proposal Name:

Applicant Name:

Address:

City/State/Zip:

Phone:

Email:

Applicant's Representative:

Address:

City/State/Zip:

Business Phone (required):

Business Email (required):

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

*(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District:

Special Exception Granted Yes No
 Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location

Nearest Cross Street

Total Tract Area

Total Tract Area Impacted By Development

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family			<input type="radio"/>	<input checked="" type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input checked="" type="radio"/>		
Apartments			<input type="radio"/>	<input checked="" type="radio"/>		
Commercial						
Industrial	1					24,000
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

APPLICANT IS PROPOSING TO CONSTRUCT TWO 12,000 SF STORAGE BUILDINGS

RESET



April 9, 2019

VIA FEDEX NEXT PM (610) 970-6500

Winter Stokes
Zoning Officer
Borough of Pottstown
100 East High Street
Pottstown, PA 19464

Reference: **Specialty Chemical Systems**
 Preliminary/Final Land Development Plans
 Pottstown Borough, Montgomery County, PA
 Nave Newell No. 1999-089.03

Dear Ms. Stokes:

On behalf of our Client, Specialty Chemical Systems, Inc., please find enclosed the following items for a Preliminary/Final Land Development submission for the above-referenced project located in Pottstown Borough, Montgomery County, PA (quantities enclosed are listed after each item):

1. Preliminary/Final Land Development Plans (C1.0- C10.0), dated April 9, 2019 (6 copies);
2. Post Construction Stormwater Management Report, dated April 9, 2019 (3 copies);
3. Borough of Pottstown Land Development Application (1 original; 2 copies);
4. Borough of Pottstown Land Development Application Checklist (1 original; 2 copies);
5. Borough of Pottstown Review Fee Escrow Notice (1 original; 2 copies);
6. Check No. 3692 in the amount \$600.00 for Land Development Application Fee (1 copy);
7. Check No. 3691 in the amount \$10,000.00 for Land Development Escrow Fee (1 copy);
8. Copy of Deed to the property (3 copies);
9. Montgomery County Planning Commission Municipal Request for Review (3 copies); and
10. Thumb drive containing PDFs of all submitted items for MCPC (1 copy).

Specialty Chemical Systems is planning on constructing two storage buildings on the asphalt area behind the existing building. Based on direction given by Township at our February 21, 2019 introduction meeting, this project will require Land Development approval. We are submitting these Preliminary/Final Land Development Plans and associated items for the Borough's initial review and we request to present this plan to the Pottstown Borough Planning Commission at the earliest available meeting.

If you have any questions or need additional information, please contact me at (610) 265-8323 or via email at jbannon@navenewell.net.



Winter Stokes, Zoning Officer
Nave Newell No. 1999-089.03
April 9, 2019
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Respectfully submitted,

A handwritten signature in black ink that reads "JPB-Jr".

James P. Bannon, Jr., PE

JPB/jih

Enclosures

cc (via email): Chris Benfer / George Hresko | Specialty Chemical Systems, Inc.

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