



# 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 58-64 King Street  
Location of Project 58-64 King Street  
Pottstown, PA 19464
  
2. Type of Project:  
Subdivision  /  
Land Development  (Minor)
  
3. Applicant:  
Name Derr Family Properties, LLC  
Address 15 Old Swede Road  
Douglassville, PA 19518  
Email Address michele@lordsandladiessalons.com Telephone 1-844-725-6655
  
4. Applicant's Interest is as:  
Equitable Owner   
Agent of Owner   
  
Describe nature of any equitable interest Owner of Record  

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5. Property Owner of Record  
Name Derr Family Properties, LLC  
Address 15 Old Swede Road  
Douglassville, PA 19518  
Email Address michele@lordsandladiessalons.com Telephone 1-844-725-6655  
Number of Deed Book and Page # of Deed Parcel ID #s: 16-00-17176-00-7  
Or Attach a Copy of the Deed 16-00-17180-00-3  
16-00-17184-00-8  
16-00-17188-00-4
  
6. Engineer  
Name Barwis Construction LLC  
Address 30 Ridgeway Road  
Birdsboro, PA 19508  
Email Address bob@barwisconstruction.com Telephone 610-370-9858
  
7. Total Area of Property 0.50 acres square feet

8. Type of Development Proposed

Type of Use	No. of Lots	No. of Units
Commercial	4	
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.

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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				
Water supply				
Sanitary sewerage				
Storm drainage or retention basin				
Street trees				
Parking (number of spaces)		✓		

Other (please describe)

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11. Have appropriate public utilities been consulted?

Yes       No      N/A


12. An "Act 247 Applicant Request for County Review" form must be submitted along with this application. Visit [www.montcopa.org](http://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: \_\_\_\_\_

8/12/19

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

18.  Existing and proposed streets, alleys, rights-of-way, sidewalks, etc.
19.  Existing flood plains, floodways, wetlands, and types of soil.
20.  The layout of proposed streets, sidewalks, alleys, trails, buildings, etc
21.  The layout and general dimensions of proposed lots, their area, and an identification number for each lot.
22.  A statement of intended use of all lots, parcels, and building units.
23.  A statement of the total number of lots, parcels, and parking spaces.
24.  Indicate tree masses and individual large trees that are intended to be cleared.
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.
26.  Any proposed detention ponds, swales, culverts, pipes, and other drainage devices and preliminary storm water calculations.
27.  The location, type, use, and general size of any existing and proposed outdoor storage areas, trash stations, ground surface utilities, etc.
28.  The general location and size of any signs.
29.  A plan for controlling erosion and sedimentation.
30.  Any areas dedicated for conservation easements, parks, or reserved public use and a description of such governing conditions.
31.  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: 8/12/19

  
Signature of Owner or Applicant