



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 Walmart Supercenter #2263 - Online Grocery Pickup
Location of Project 233 Shoemaker Road Pottstown, PA 19464

2. Type of Project:
Subdivision
Land Development

3. Applicant:
Name MMA & Gabriel J. Massa
Address 3297 Route 66, Neptune, NJ 07753
Email Address GMASSA@mma-architects.com Telephone 732.918.2300

4. Applicant's Interest is as:
Equitable Owner
Agent of Owner
Describe nature of any equitable interest _____

5. Property Owner of Record
Name Pottstown Center LP c/o 422 Realty LP
Address 1055 Westlakes Drive, Suite 170
Berwyn, PA 19312
Email Address _____ Telephone _____
Number of Deed Book and Page # of Deed DB 5506, PG 2339
Or Attach a Copy of the Deed

6. Engineer
Name Dewberry Engineers
Address 551 Piney Forest Road
Danville, Virginia 24540
Email Address mtalbert@dewberry.com Telephone 434.797.4497

7. Total Area of Property 17.39 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>10 additional parking spaces for OGP (online grocery pickup)</u>	_____	_____
_____	_____	_____

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

Attach a copy of the approved variance or special exception.

10. Proposed Types of Improvements

	New yes	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)	10	_____	_____	_____

Other (please describe) _____

11. Have appropriate public utilities been consulted? Yes n/a
 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: _____

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. 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. x 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. x Zoning setback lines for buildings, drives, and parking areas.
15. x 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. x Existing flood plains, floodways, wetlands, and types of soil.
20. x 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. x Indicate tree masses and individual large trees that are intended to be cleared.
25. x 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. x Any proposed detention ponds, swales, culverts, popes, and other drainage devices and preliminary storm water calculations.
27. x The location, type, use, and general size of any existing and proposed outdoor storage areas, trash stations, ground surface utilities, etc.
28. x The general location and size of any signs.
29. x A plan for controlling erosion and sedimentation.
30. x 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: _____

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: _____

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 _____ filed for review with the Borough of Pottstown on _____ and grant an additional _____ 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

Applicant's Name Printed

Date



1

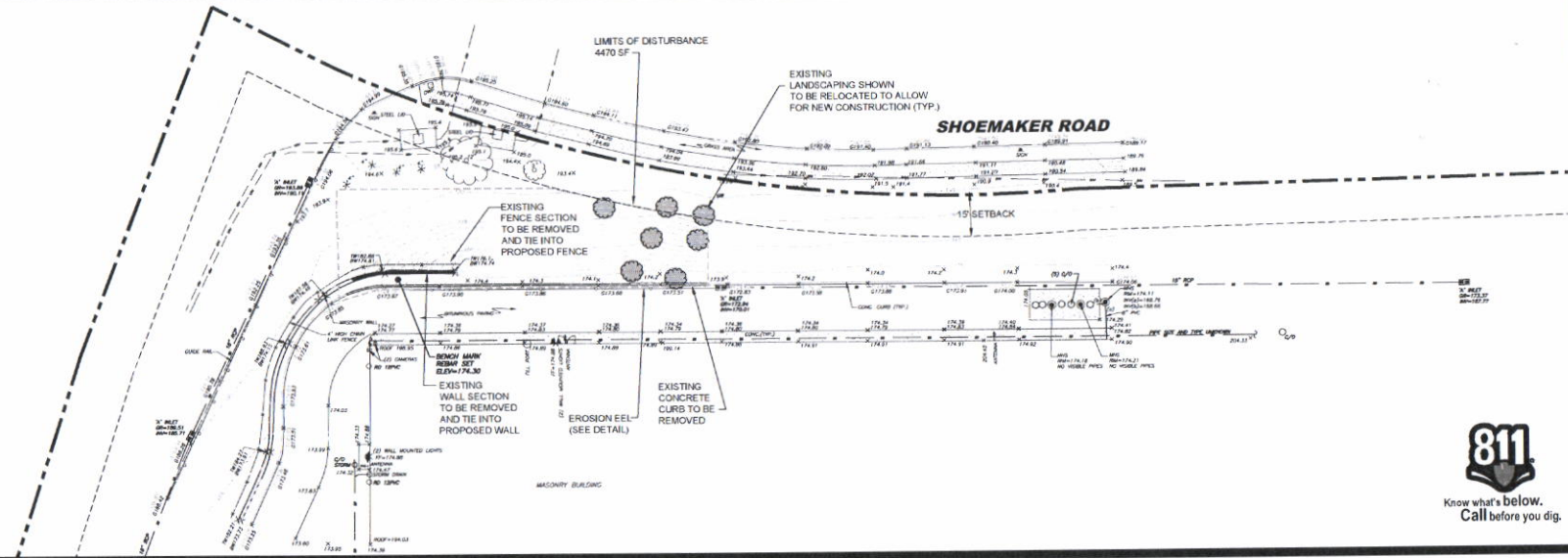
2

3

4

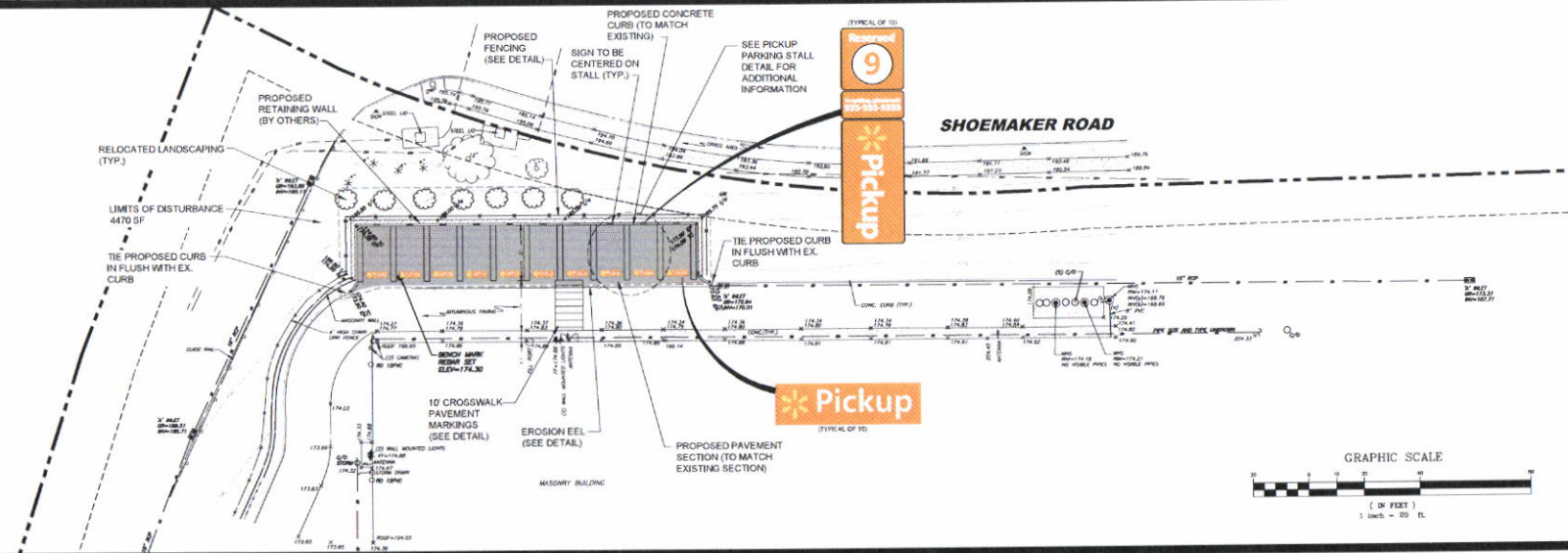
D

C



B

A



Dewberry
 Dewberry Engineers Inc.
 551 Piney Forest Road
 Danville, Virginia 24540-3353
 434.797.4497

Walmart
 SUPERCENTER #2263
 POTTSTOWN, PA.
 WAL-MART STORES, INC.
 2001 SE 10TH STREET
 BENTONVILLE, AR 72716



NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY: JK
 REVIEWED BY: MT
 APPROVED BY: DM
 DATE: 9/24/2019
 TITLE:

DEMOLITION AND SITEPLAN

PROJECT NO. 90116951

C-1

SHEET NO. 1 OF 4

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