

Property Information		Request Information		Update Information
File#:	24-10234787	Requested Date:	05/31/2024	Update Requested:
Owner:	FRENCH CREEK TH LP	Branch:		Requested By:
Address 1:	254 SMITHWORKS BLVD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PHOENIXVILLE, PA 19460	# of Parcel(s):	1	

### Notes

CODE VIOLATIONS	<p>Per Borough of Phoenixville Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: Borough of Phoenixville            Payable: 351 Bridge Street Second Floor Phoenixville, PA 19460            Business# 610-933-8801</p>
PERMITS	<p>Per Borough of Phoenixville Building Department there is an Open Permit on this property.</p> <p>1. Permit# - 23-00777            Permit Type - Holley M2</p> <p>Collector: Borough of Phoenixville            Payable: 351 Bridge Street Second Floor Phoenixville, PA 19460            Business# 610-933-8801</p>
SPECIAL ASSESSMENTS	<p>Per Borough of Phoenixville Finance Department there are no Special Assessments/liens on the property.</p> <p>Collector: Borough of Phoenixville            Payable: 351 Bridge Street Second Floor Phoenixville, PA 19460            Business# 610-933-8801</p>
DEMOLITION	NO
UTILITIES	<p>Water, Sewer &amp; Garbage            This property is vacant and is not currently serviced for public utilities.</p>

# Current Parcel Details

<b>UPI:</b>	15-8-1308	<b>PLAN NUMBER:</b>	SD-03-18-15321
<b>PIN:</b>	1508 13080000	<b>LUC:</b>	V-10
<b>Street Number:</b>	254	<b>Street Direction:</b>	
<b>Street Name:</b>	SMITHWORKS	<b>Street Type:</b>	BL
<b>Situs Address:</b>	254 SMITHWORKS BL	<b>MAILING ADDRESS:</b>	126 E STATE ST
<b>OWNER(S):</b>	FRENCH CREEK TH LP		MEDIA PA
<b>LOT LOCATION:</b>	WS VALERIE WAY	<b>ZIP:</b>	19063
<b>PROPERTY DESCRIPTION:</b>	LOT 309	<b>BOOK:</b>	7770
<b>ACRES:</b>	0.0222	<b>PAGE:</b>	1140
<b>SQUARE FEET:</b>	968	<b>DATE OF RECORDATION:</b>	9/11/2009 12:00:00 AM
<b>LAST SALE PRICE:</b>	1	<b>TOTAL ASSESSMENT:</b>	14480
<b>Lot Assessment:</b>	14480		
<b>Municipality Number:</b>	15	<b>Property Assessment:</b>	0

Owner	Book	Page	Sale Date	Price	Acres	Property Location	Description	Total Assessment
FRENCH CREEK TH LP	7770	1140	9/11/2009 12:00:00 AM	1				
FRENCH CREEK TH LP 15-8-7	NA				0.0222	WS OF VALERIE WAY	LOT 309	14480



# The Borough of Phoenixville

## CHESTER COUNTY, PENNSYLVANIA

351 Bridge Street, 2<sup>nd</sup> Floor, Phoenixville, PA 19460  
Phone: (610) 933-8801 Fax: (610) 983-0621

Dear Mr. Watson:

Thank you for writing to us with your request for information pursuant to the Pennsylvania Right-To-Know Law. On May 29, 2024 we received your request for:

*We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien, Street Maintenance, Housing and Building, Emergency Repair & Special Assessment Fees Due or Outstanding found for the following property : 254 Smithworks Blvd, Phoenixville Pa 19460, 15-8-1308, French Creek TH LP.*

The responsive documents are attached.

Please contact me, the Open Records Officer, if you have further questions. Please be advised that this correspondence will serve to close this record with our office as permitted by law.

Respectfully,

  
E. Jean Krack  
Borough Manager  
Open Records Officer



**New SFD - Combined Disciplines**  
**Borough of Phoenixville**  
 351 Bridge Street  
 Second Floor  
 Phoenixville, PA 19460

23-00777

**Application:** 06/02/2023  
**Approved:** 06/14/2023  
**Issued:** 06/20/2023

**Property Information**

**Owner Information**

**Address:** 254 Smithworks Boulevard  
**Zoning District:** MG - Mixed-Use Growth  
**Land Use:** R-10      **Building Use:** Residential  
**Parcel:** 15-8-1308      **Lot #:** 309

**Name:** French Creek TH, LP  
**Address:** 126 East State Street  
**City/State/Zip:** Media PA 19063  
**Telephone:** 215-280-5910  
**Email:** chrisd@rockwellcustom.com

**Applicant Information**

**Contractor Information**

**Name:** D.R. Horton Inc.  
**Address:** 2060 Detwiler Road  
**City/State/Zip:** Harleysville PA 19438  
**Attn:** Colleen McGill      **Telephone:** 609-519-4975  
**Email:** cmmcgill@drhorton.com

**Name:** D.R. Horton Inc.  
**Address:** 2060 Detwiler Road  
**City/State/Zip:** Harleysville PA 19438  
**Telephone:** 609-519-4975      **License:**  
**Email:** cmmcgill@drhorton.com      **Expiration:**

The applicant, as general contractor and subcontractors, are hereby granted permission to perform the following:

**Description of Work:**

Holley M2

<b>Construction Code:</b>	IRC	<b>Square Feet of Scope:</b>	2150.0000
<b>Construction Type:</b>	5B	<b>Combined Disciplines Valuation:</b>	32287.0000
<b>Occupancy Group:</b>	R-3		

**Permit Fees**

Deck/Patio	50.00
Inspection(s)	1,400.00
Large Project - Plan Review	300.00
New SFD - Application Fee	125.00
New SFD - Building Permit Fee	2,688.00
New SFD - MEPS Fee	323.00
PA Surcharge (Act 157 of 2006)	4.50
Property Transfer - 1&2 Family Dwelling	100.00
Residential Water Meter	655.00
Sewer System Tapping (per EDU)	2,899.00
Water System Tapping	3,320.00

**TOTAL:** 11,864.50