

**APPLICATION TO THE BOARD OF SUPERVISORS OF
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
FOR CONDITIONAL USE HEARING**

Conditional use approval allows the proposed use on the property only and does not constitute subdivision and land development approval, building permit approval, zoning permit approval, sign permit approval, or any other approval. *Items shown on the approved conditional use plan* are not deemed approval of the subdivision and/or land development application, building permit application, zoning permit application, sign permit application, or any other application. A separate application and review process is required for subdivision and land development.

The applicant must provide all of the information listed on this form and as provided for under the East Bradford Code. Refer to attachments as necessary. Incomplete applications will not be accepted.

1. **Date:** 1/20/16

2. **Property Information**

Application/development name: <u>Tigue Property</u>	
Address of property: <u>945 Tigie Road, West Chester, PA 19380</u>	
Tax parcel ID number(s): <u>51-7-115, 51-7-135, 51-7-136</u>	Zoning district: <u>R-2, R-3, R-4</u>
Acreage: <u>86</u>	Number of proposed lots: <u>90 units plus 1 existing dwelling unit</u>
Present use: <u>Residential</u>	Parcel 51-7-135 to be offered as open space to the Township, public
List all proposed public improvements: <u>sewer, public water (Aqua PA), road rights-of-way</u>	
Type of waste disposal system (circle one):	Public Private

3. **Contact Information**

Applicant's name: <u>Toll PA VI, L.P.</u>	
Mailing address: <u>250 Gibraltar Road, Horsham, PA 19044</u>	
Phone number: <u>215-938-8000</u>	Fax number: _____
Email address: <u>asemon@tollbrothersinc.com; bvincent@tollbrothersinc.com</u>	
Relationship to property (owner of record, equitable owner, etc.): <u>Equitable owner</u>	
Note: If the applicant is other than the property owner, a <u>letter of authorization</u> to submit the application and/or an <u>agreement of sale</u> is necessary and must be attached hereto	

Owner of record: The Estate of Lawrence P. Tigue and The Irrevocable Trust of 2014 F/B/O Leo A. Tigue
c/o Leo A. Tigue, 945 Tigue Road, West Chester, PA 19380 and
Mailing address: c/o Joseph A. Tigue, 903 Tigue Road, West Chester, PA 19380
Phone number: _____ **Fax number:** _____
Email address: _____

Project attorney: Louis J. Colagreco, Jr. and Alyson M. Zarro
Mailing address: Riley Riper Hollin & Colagreco, P.O. Box 1265, Exton, PA 19341
Phone number: 610-458-4400 **Fax number:** 610-458-4441
Email address: lou@rrhc.com; alyson@rrhc.com

Project engineer: ESE Consultants, Inc. c/o Justin Barnett, RLA
Mailing address: 250 Gibraltar Road, Horsham, PA 19044
Phone number: 215-293-5449 **Fax number:** _____
Email address: jbarnett@eseeng.com

4. Description of Conditional Use Requested

Code Section	Brief Description of Conditional Use Requested
§115-45.3.D(2)(b)[2]	To allow the sewer lines to run parallel to the water body along the Riparian Buffer Area (RBA) within the Riparian Buffer Area Conservation District
§115-45.3.D(2)(b)[4]	To allow the Stormwater Management Facilities to be located in the Riparian Buffer Area Conservation District

5. **Additional of Relief Required** Will zoning relief or other waivers of Township ordinances be required for this project? If no relief is required, please indicate by checking box below.

Code Section	Brief Description of Additional Relief Requested

No relief is being requested at the time of application

6. **Required Documentation** The applicant shall submit the following documentation with this application:

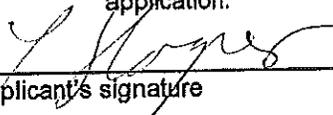
- Two copies of the completed application form
- Letter of authorization and/or agreement of sale from the property owner (if applicant is not the owner of record and/or represents themselves to be the equitable owner or agent for the property owner)
- Two signed copies of the Township Cash Escrow Agreement - Previously submitted
- Cash escrow fee (see fee schedule) – check made payable to "East Bradford Township" - escrow previously established
- One copy of Act 247 County referral form
- One copy of County of Chester Subdivision / Land Development Information Form
- 20 copies of plans for conditional use prepared in accordance with: (1) §95-13 of the Code and (2) the Professional Engineers Registration Law (Act of May 23, 1945). Plans must be sealed by the engineer. Additional copies may be requested. (Some applications may not require plans; the Planning Administrator will determine whether plans are required). -12 provided per Township request
- One copy of the plan in AutoCAD format. All applicants/agents submitting applications for subdivision/land development and/or conditional use are required to present all plans (inclusive of stormwater and erosion and sedimentation control calculations) in electronic format using AutoCAD software. Electronic plan data must be submitted for each revision along with required paper copies. These AutoCAD files are for the exclusive use of the Township staff and its support consultants. These files are not for public distribution and will not be otherwise distributed. Sketch plans are exempt from this requirement.
- One copy of the plan in PDF format.
- Two copies of stormwater management documentation/plans (if required)- Conditional Use Plan shows conceptual Stormwater Management
- 20 copies of the Environmental Impact assessment (if required)-12 provided per Township request
- Three copies of the Traffic study (if required)

7. **Required Questions** The applicant shall answer the following questions with a YES, NO, or N/A response:

1. Has the applicant/applicant's representative obtained and reviewed a copy of the Administrative Procedures for Conditional Use Applications?	Yes
2. Has the applicant reviewed the provisions regarding conditional use applications as specified under §115-77 of the Township Code?	Yes
3. Does the conditional use application contain all of the basic information and detail required under §115-77 of the Township Code?	Yes
4. Has there been any special zoning relief granted for this site in the past?	No for the proposed development

8. The undersigned hereby:

1. Requests the Board of Supervisors of East Bradford Township to schedule a public hearing on the above application.
2. Agrees to permit any elected, appointed, and/or assigned staff member of East Bradford Township to enter the exterior premises of the property, in which this application pertains, for the purposes of conducting site inspections while the proposed application is being considered by East Bradford Township.
3. Agrees to pay all consultant, administrative, and/or application fees required for the review of this application.
4. Understands that the East Bradford Board of Supervisors is not obligated to approve this conditional use application.



Applicant's signature

Louis J. Colagreco, Jr., Authorized Agent for Applicant
Print name

1/20/16
Date