



# EAST BRADFORD TOWNSHIP

## CHESTER COUNTY, PENNSYLVANIA

---

October 19, 2020

Andrew Semon  
Division President, Pennsylvania/Delaware  
Toll Brothers  
4 Hillman Drive  
Suite 120  
Chadds Ford, PA 19317

**Subject: Application #641, Final Land Development Plan, 250 N. Bradford Avenue, West Chester Crossing/former Daily Local News, Parcel # 51-5-86.2**

Dear Mr. Semon:

On October 13, 2020 the Board of Supervisors of East Bradford Township approved a Final Plan for the above referenced project prepared by ESE Consultants, Inc. dated September 27, 2019, last revised August 21, 2020, consisting of 37 sheets. The plan shows the removal of the existing building, parking areas and driveways and the construction of 56 townhomes with individual driveways, three stormwater management systems, a central community space, a dog park, 23 on-street parking spaces and two parking areas containing five spaces each. The development will be served by a new road proposed to be dedicated to the Township that takes access from W. Strasburg Road and N. Bradford Avenue. Two alleys will provide access to the internal dwelling units. The units will be connected to existing public water and sanitary sewer facilities.

The Board approved the plan subject to the following conditions:

1. All conditions contained in the Preliminary Plan approval issued by the Board of Supervisors dated July 14, 2020 remain in effect and shall be complied with by the applicant.
2. The applicant shall comply with the requirements in Subdivision and Land Development Code Sections 95-8C, 95-14F, 95-14G, 95-14I and 95-14J.
3. The following documents shall be submitted to the Township for review and approval by the Township Solicitor and/or Township staff prior to recording the Final Plan:
  - All required Homeowner's Association documents and declarations
  - All required easements
  - The community site maintenance manual
  - The winter maintenance plan
4. The two community signs at the entrance to Road A shall be subject to the approval of the Board of Supervisors and shall be subject to a separate review for compliance with the Zoning Code by the Zoning Officer.
5. Sheet 2 of 37 shall be revised to indicate that the site is in East Bradford Township not Upper Uwchlan Township in both the Township Engineer's and the Planning Commission's signature block. The professional engineer's certification shall be revised to reference East Bradford Township not East Allen Township. Only one signature line is needed for the Planning Commission per Subdivision & Land Development Code Section 95-14A.

6. A certification shall be added to the Erosion and Sediment Control plans per Subdivision & Land Development Code Section 95-14F.
7. The applicant shall provide two fire hydrants as directed by the Township's Fire Marshal.
8. The lighting plan shall be revised to include all exterior lighting.
9. The property owner(s) shall comply with all applicable federal, state, county, local and East Bradford Township ordinances and laws regardless of specific mention herein unless waivers have been granted.
10. The Applicant shall comply with the following review letters except as may be modified by the Board of Supervisors and consultants during final review of the plans:
  - a. Carroll Engineering Corporation, sanitary sewer review dated September 17, 2020
  - b. Carroll Engineering Corporation, engineering review dated September 17, 2020 except item 1 under the General Comments section
  - c. Stubbe Consulting, LLC, lighting plan review dated September 4, 2020
  - d. Thomas Comitta Associates, Inc., landscape plan review dated October 9, 2020, updated October 13, 2020 with the exception of items 9.3a through 9.4 and 9.6
  - e. Gilmore & Associates, Inc. traffic review dated September 17, 2020
11. The Applicant shall reimburse the Township for any outstanding bills and fees related to the application.

Please add these conditions of approval to the plan set prior to recording. In addition to the above conditions of approval, the planning module must be approved prior to recording the plan. Please accept these conditions by signing and returning a copy of this letter by November 10, 2020. Please contact me at 610-436-5108, ext. 110 or via email at [acampisi@eastbradford.org](mailto:acampisi@eastbradford.org) with any questions.

Sincerely,



Andrea Campisi  
Director of Planning & Zoning

I, Andrew Semon, agree to the above conditions of Final Plan approval for this application.

\_\_\_\_\_

Name

\_\_\_\_\_

Date

cc: Lou Colagreco, Esquire, Riley Riper Hollin & Colagreco  
Alyson Zarro, Esquire, Riley Riper Hollin & Colagreco  
John Baionno, P.E., ESE Consultants