



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

209 Conestoga Road
Frazer, Pennsylvania 19355-1699
Telephone: 610-648-0600
www.eastwhiteland.org

APPLICATION FOR SUBDIVISION & LAND DEVELOPMENT

Application Number: _____

Date Received: _____

To ensure adequate time for review of application materials, East Whiteland Township requires applicants to submit complete applications at least 4 weeks prior to the Applicant's intended review by the Planning Commission. Please refer to the Subdivision & Land Development Application Checklist for all submission requirements related to filing a subdivision or land development application. This checklist is available online at www.eastwhiteland.org or at the Township Building.

Submission Requirements:

- ☒ 5 collated sets of all submitted materials:
 - ☐ Completed and Signed Application
 - ☐ Narrative Summary of the Project
 - ☐ Plans and Documentation as required in the [Article V](#) of the Subdivision and Land Development Ordinance
- ☒ 2 copies of Stormwater Management Report
- ☒ 2 copies of all Impact Studies as required in [§175-23](#) of the Subdivision and Land Development Ordinance
- ☐ 2 copies of all Sewer Planning Materials – including Planning Modules, Exemptions, EDU Justifications
- ☐ 1 completed Chester County Planning Commission Act 247 Review Form and Fee
- ☒ 1 electronic copy (CD / DVD / FTP / Link) of all submitted materials
- ☒ Payment of Township Fee & Review Escrow – Fee Schedule is available [online](#) or at the Township Building

Type of Application:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Land Development | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Lot Line Revision | <input type="checkbox"/> Lot Consolidation |
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Preliminary Plan | <input checked="" type="checkbox"/> Final Plan | <input type="checkbox"/> Amended Plan |

Applicant Information:

Name / Company: Green Fig Land, LLC, c/o Charles Lyddane

Address: 10 Woodford Lane, Malvern, PA 19355

Phone: (610) 357-8963

Email Address: charlie@greenfigland.com

Applicant's Interest in the Property:

Ownership Type: ☒ Legal Owner (owner on deed) ☐ Equitable Owner (property under agreement of sale) ☐ Lessee

Authorized Agent: ☐ Attorney ☐ Engineer ☐ Architect ☐ Other: _____

Continue on following pages...

Point of Contact for Application (if different than Applicant):

Name / Company: John Robinson, P.E., JMR Engineering, LLC

Address: 106 Schubert Drive, Downingtown, PA 19335

Phone: (484) 880-7342, ext. 101

Email Address: jack@jmrengineering.com

Name & mailing address of Property Owner:

☒ Check here if the same as the Applicant information

Name / Company: Lot 1 Owner: Whiteland Holdings, L.P.

Lot 2 Owner: Green Fig Land, LLC

Address: 600 Eagleview Blvd., Suite 300, Exton, PA 19341

10 Woodford Lane, Malvern, PA

Phone: (610) 357-8963

Email Address: charlie@greenfigland.com

Physical address of property or properties involved in the Application:

13 S. Bacton Hill Road, Malvern, PA 19355

Additional Property Information:

Tax Parcel number(s): Tax Parcels 42-3-130, 42-3-130.1 & 42-3-130.2

Zoning District(s): INS-CCRC

Deed Recognition: Book # 9493 & 9979

Page # 2174 & 1640

Project Information:

Proposed name of project, if applicable:

Proposed use permitted by: ☒ Right ☐ Special Exception ☐ Conditional Use ☐ Other:

Size and Scope of Development:

Total acreage of lot(s): 74.53 ac.

Acreage to be developed: 52.89 ac.

Number of existing lot(s): 3

Number of lots to be created: N/A

Existing total gross floor area (sqft.): 0

Proposed total gross floor area (sqft.): 1,000,000

Utilities:

Water Supply: ☒ Public ☐ Private ☐ Other:

Sewage Disposal: ☒ Public ☐ On-lot ☐ Other:

Improvements to be dedicated to the Township:

☐ Street or Right-of-Way ☐ Streetlights ☐ Sewer Line ☐ Easements ☐ Other:

Easements or Cross-Access Agreements

Are easements required with adjacent property owners in order to complete the improvements? ☐ Yes ☐ No

If so, are the agreements in place? ☐ Yes ☒ No

Please specify the type and intent of the easement or agreement: _____

Project Narrative:

Attach a brief narrative summary of the project which includes the following information:

- ☒ Current use & condition of the property (existing structures, improvements, and number of lots);
 - ☒ Existing environmentally sensitive areas, such as floodplains, steep slopes, wetlands, etc.
 - ☒ Proposed use of the site and how it will differ from the existing use;
 - ☒ Number of lots to be created and/or proposed number of buildings proposed (with square footage);
 - ☒ Description of proposed improvements, such as driveways, sidewalks, parking lots, stormwater management facilities, recreation and leisure areas, open space areas, landscape features, etc.
 - ☒ Any variances, waivers, conditional uses, or other approvals requested or previously granted for the plan.
-

Plans & Studies Included with the Submission:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Layout | <input checked="" type="checkbox"/> Existing Features | <input checked="" type="checkbox"/> Natural Features / Conservation Plan | <input type="checkbox"/> Lighting Plan |
| <input checked="" type="checkbox"/> Grading & Utilities | <input checked="" type="checkbox"/> Stormwater | <input checked="" type="checkbox"/> Stormwater Profiles & Details | <input checked="" type="checkbox"/> Sewer Profiles & Details |
| <input checked="" type="checkbox"/> Erosion & Sedimentation | <input type="checkbox"/> Circulation | <input type="checkbox"/> Truck Turning Template | <input type="checkbox"/> Address Configuration |
| <input checked="" type="checkbox"/> Tree Replacement & Landscaping | | <input type="checkbox"/> Architectural Plans | <input type="checkbox"/> Shadow Analysis |
| <input type="checkbox"/> Other: _____ | | | |
-

Approvals from Outside Agencies:

Name of Agency:	Required?	Approved?
United States Army Corps of Engineers (USACE)	<input type="checkbox"/>	<input type="checkbox"/>
Pennsylvania Department of Environmental Protection (DEP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pennsylvania Department of Transportation (PennDOT)	<input type="checkbox"/>	<input type="checkbox"/>
Pennsylvania Historical and Museum Commission (PHMC)	<input type="checkbox"/>	<input type="checkbox"/>
Chester County Conservation District (CCCD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chester County Health Department (CCHD)	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>

Certification:

I hereby certify that all information provided within this Application is complete and accurate. I acknowledge and understand that any and all submitted materials may be sent to outside planning, engineering, environmental, and/or traffic consulting firms, as well as legal counsel, to be reviewed for compliance with the Township's Zoning Ordinance, Subdivision & Land Development Ordinance, Stormwater Management Ordinance, and other relevant regulations. Additional reviews by Township Boards and Commissions may include, but are not limited to, the Zoning Hearing Board, Historical Commission, Environmental Advisory Council, and/or Transportation Committee. The Applicant will be notified if such reviews are necessary. Members of the reviewing bodies are hereby authorized visit the site while the Application is under review.

By signing this form, the Applicant agrees to provide a review escrow and reimburse East Whiteland Township for any and all costs associated with the review of this application. Before a final, approved plan is recorded at the Chester County Recorder of Deeds, the Applicant shall complete the necessary legal documents, including but not limited to a Financial Security Agreement, Land Development Agreement, and/or Offers of Dedication or Easement. The applicant shall be required to post financial security through a letter of credit, bond, or escrow account in an amount sufficient to cover the cost of all improvements, subject to review by the Township Engineer.

Green FIG Land LLC
Applicant Name (printed)
Charles RA Lyddan
Applicant Signature
5/30/24
Date

Green FIG Land LLC
Property Owner Name (printed)
Charles RA Lyddan
Property Owner Signature
5/30/24
Date

Application Received on: _____ Application Received by: _____

Application Fee: _____ Check Number: _____

If deemed incomplete, the Applicant was notified on: _____

List the reasons, if applicable, that the Application was incomplete:

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Date Stamp:

