



**2015 APPLICATION FORM**

*Applications must be postmarked no later than December 31, 2015*

*This application form must be completed and submitted as is; it may not be reformatted in any way, although additional materials may be attached.*

**APPLICANT INFORMATION:**

<b>Municipality/Nonprofit/Authority</b>	East Brandywine Township		
<b>County</b>	Chester		
<b>Address</b>	1214 Horseshoe Pike		
	Downingtown, PA 19335		
<b>Contact Person</b>	Luke Reven	<b>Title</b>	Assistant Township Manager
<b>Phone</b>	(610) 269-8230 Ext. 205	<b>Fax</b>	(610) 269-4157
<b>E-Mail</b>	lukereven@ebrandywine.org		

**PROJECT TITLE:** Community Park / Hopewell Development Trail Connection

**TYPE OF PROJECT:**

- Planning       Trails       Improvements  
 Acquisition       Stewardship       Signage       Other

[You may type the answers below the question or attach separate sheets]

**1. PROVIDE A BRIEF DESCRIPTION OF THE PROJECT:** *Maps, site plans (no larger than 11" x 17") and photos are encouraged.*

East Brandywine Township seeks to acquire a portion of an existing parcel approximately 50' x 575' in dimension for the purpose of developing a trail segment between the existing trail networks of the East Brandywine Township Community Park and the Hopewell Development, approved in 2001. This trail segment was anticipated our 2009 Comprehensive Plan, 2011 Official Map, and 2015 East-West Bicycle and Pedestrian Facilities Plan. In addition providing an immediate connection to the 63 acres the East Brandywine Township Community Park for the 120 residential units of the Hopewell Development, this trail segment contributes to the master plan to connect some 9 miles of trail between the Struble Trail in Uwchlan Township to Hibernia Park in West Brandywine Township.

**2. PROJECT BUDGET:** Examples: land cost, title insurance, design consultant fees, etc. Include all expenses, even if not requesting reimbursement.

<i>Expense Item</i>	<i>Total Cost</i>	<i>Amount to be funded by Green Region</i>
Property Appraisal	1,500.00	0.00
Property Acquisition Cost	19,800.00	10,000.00
Subdivision Consulting Fees / Closing Costs	10,000.00	0.00

**Total Project Cost** 31,300.00

**TOTAL REQUEST FROM PECO GREEN REGION** 10,000.00  
 (Not to exceed 50% of total project cost; maximum of \$10,000.)

**3. MATCHING FUNDS:** Must be cash; in-kind services are not acceptable. Total matching funds must be no less than amount requested in Section 2 above.

<i>Source</i>	<i>Pending/In-hand</i>	<i>Amount</i>
Open Space Referendum Fund (Act 153)	21,300.00	21,300.00

**Total Matching Funds** 21,300.00

**4. LIST ALL PARTNERS (other than specified in Section 3 above) AND THEIR COMMITMENT TO THE PROJECT** (i.e., cash or grant amount, type of in-kind service/contribution or other)

<i>Partner</i>	<i>Type of contribution</i>	<i>Pending/In-hand</i>	<i>Amount</i>

**5. PLEASE ANSWER THE FOLLOWING:**

**a) Describe the PASSIVE recreation (walking, canoeing, bird-watching, etc.), park and/or conservation needs of your municipality. How does this proposal address those needs?**

East Brandywine Township has been diligent about ensuring that recreation needs of our residents have been met through the land development process. Our immediate need is to connect the resulting highly decentralized network of recreation amenities to each other--this project does precisely that!

**b) Will this project be part of a multi-municipal trail or greenway? If not, will citizens of neighboring communities benefit from the plan?**

Yes. This project is a small part of the planned connection between the Struble Trail in Uwchlan Township to Hibernia Park in West Brandywine Township--an approximately 9 mile trail.

**c) If the project involves land or conservation easement acquisition, please describe the site, why its permanent protection is important, and how public access will be accommodated.**

This small parcel, which the Township plans to protect from development in perpetuity via a recorded deed restriction, is in otherwise unprotected agricultural use. The Township has plans (outside of the 18-month window of this grant application) to build a trail segment on the parcel so that the public may enjoy.

**6. FOR PRIOR AWARD GRANTEES, PLEASE PROVIDE THE FOLLOWING:** *Please complete the below for ALL grant awards received; add more sections if needed.*

**a) Year application was submitted:** 2011

**b) Name of project:** Bondsville Mill Project

**c) Amount of award:** \$ 10,000

**d) Date Final Report was submitted:** Unknown

**e) How has PECO's contribution been acknowledged?**

There are signs on site at the Bondsville Mill Park, recognition of PECO representatives in attendance at the Grand Opening Ceremony in June of 2015, publication twice in the Township's Newsletter ("PECO Makes \$10,000 Grant," Summer 2012 & "Bondsville Mill Park Grand Opening Planned," Winter 2015).

**a) Year application was submitted:** \_\_\_\_\_

**b) Name of project:** \_\_\_\_\_

**c) Amount of award:** \$ \_\_\_\_\_

**d) Date Final Report was submitted:** \_\_\_\_\_

**e) How has PECO's contribution been acknowledged?**

**7. REQUIRED ATTACHMENTS:**

*For municipalities:* A resolution showing that the municipality's officials have approved the project and any additional expenditure of funds necessary for its success (see sample document).

*For incorporated nonprofit neighborhood organizations and regional recreation authorities:*

- a) A board resolution or a letter from the executive director/president stating approval of the project and commitment to any additional expenditure of funds necessary for its success (see sample document).
- b) Proof of nonprofit incorporated status (IRS Determination Letter).

**8. SUBMITTAL:**

*Please submit ten (10) copies of the application and all attachments, one of which shall be unbound in any way (except to be clipped together).*

*Please note attachments are not to be larger than 11" x 17".*

*Please forward all applications to:*

Holly M. Harper, Administrator  
PECO Green Region Program  
c/o Natural Lands Trust  
1031 Palmers Mill Road  
Media, PA 19063  
610-353-5587 x 212  
[hharper@natlands.org](mailto:hharper@natlands.org)

**RESOLUTION 06 of 2016**  
**Application to the 2015 PECO Green Region Open Space Program for the**  
**Community Park / Hopewell Development Trail Connection Project**  
**Chester County, Pennsylvania**

WHEREAS, East Brandywine Township desires to undertake the Community Park / Hopewell Development Trail Connection Project; and

WHEREAS, East Brandywine Township desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this project; and

WHEREAS, East Brandywine Township has received and understands the 2015 PECO Green Region Open Space Program Guidelines.

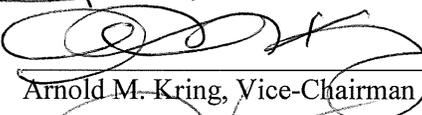
THEREFORE, BE IT RESOLVED THAT the East Brandywine Township Board of Supervisors hereby approves this project and authorize application to the PECO Green Region Open Space Program in the amount of \$10,000; and

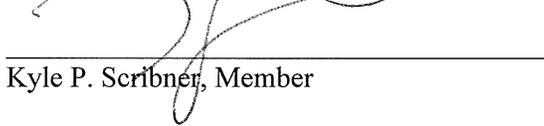
BE IT FURTHER RESOLVED THAT East Brandywine Township commits to the expenditure of matching funds in the amount of \$21,300 necessary for the project's success.

Resolved this seventeenth (17<sup>th</sup>) day of February 2016.

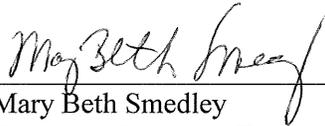
BY THE BOARD OF SUPERVISORS OF  
EAST BRANDYWINE TOWNSHIP

  
\_\_\_\_\_  
Jay C. Fischer, Chairman

  
\_\_\_\_\_  
Arnold M. Kring, Vice-Chairman

  
\_\_\_\_\_  
Kyle P. Scribner, Member

Attest:

  
\_\_\_\_\_  
Mary Beth Smedley  
Township Secretary/Treasurer  
East Brandywine Township



BOHEM  
ASSOCIATES LLC

www.bohemassociates.com

P.O. BOX 1069      PHONE: (610) 458-0550  
EXTON, PA 19341      FAX: (610) 458-0870

Scott T. Piersol  
Township Manager  
East Brandywine Township  
1214 Horseshoe Pike  
Downingtown, PA 19335

September 21, 2015

Re: *Perme / Winters Property*  
0.66+/- acres  
458 Dilworth Road  
East Brandywine Township,  
Chester County, PA  
UPI No: Part of 30-2-56

Mr. Piersol:

In accordance with your request, I have made an appraisal of the above property for the purpose of estimating its market value (as defined herein). The property and surrounding areas have been inspected, and I have researched and analyzed the sales of many properties believed to have a bearing upon value. The results of this study are included in the accompanying narrative report.

The function and use of the appraisal is to estimate the Market Value of a 50' x 575' strip of land along the south side of parcel 30-2-56. This appraisal report is being transmitted in a concise format for the exclusive use of East Brandywine Township, and its designees.

Subject to the limiting conditions contained herein, it is the appraiser's opinion that the market value of the Subject Property, i.e., 0.66+/- acres of parcel 30-2-56, as of September 1, 2015, was:

**NINETEEN THOUSAND EIGHT-HUNDRED DOLLARS.....(\$19,800)**

I trust this appraisal report will serve its intended purpose and will avail myself for any questions or clarification required by the intended user.

Thank you for this opportunity to be of service. If you have any questions or comments, please contact me.

Sincerely,

Jacob M. Bohem  
PA Certified General Appraiser  
Lic # GA-003722

## Subject Location Map

Client	East Brandywine Township		
Property Address	458 Dilworth Rd - UPI No: Part of 30-2-56 - 0.66+/- acres		
City	East Brandywine Township	County	Chester
Appraiser	Bohem Associates		

## 2015 Green Region Application Form

Community Park/Hopewell Development Trail Connection

East Brandywine Township, Chester County

EXHIBIT C: Parcel Location Map

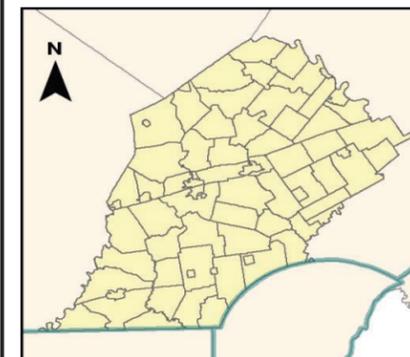


30-2-56



Map Scale: 1 inch = 333 feet

COUNTY OF CHESTER  
PENNSYLVANIA



- Township Parcels
- Borough Parcels
- US Rt
- State Rt
- Roads & Ramps**
- Local Road
- Railroad Lines
- Rivers & Streams
- Lakes
- 10 Ft contours
- Flood Risk Mapping (County Symbology)**
- Zone X - Area of 0.2% Annual Chance of Flood
- Zone A - Area of 1% Annual Chance of Flood (No BFE)
- Zone AE - Area of 1% Annual Chance of Flood (BFE)

Map Created:  
Thursday, September 17, 2015



County of Chester

Limitations of Liability and Use:  
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at [www.chesco.org/gis](http://www.chesco.org/gis).

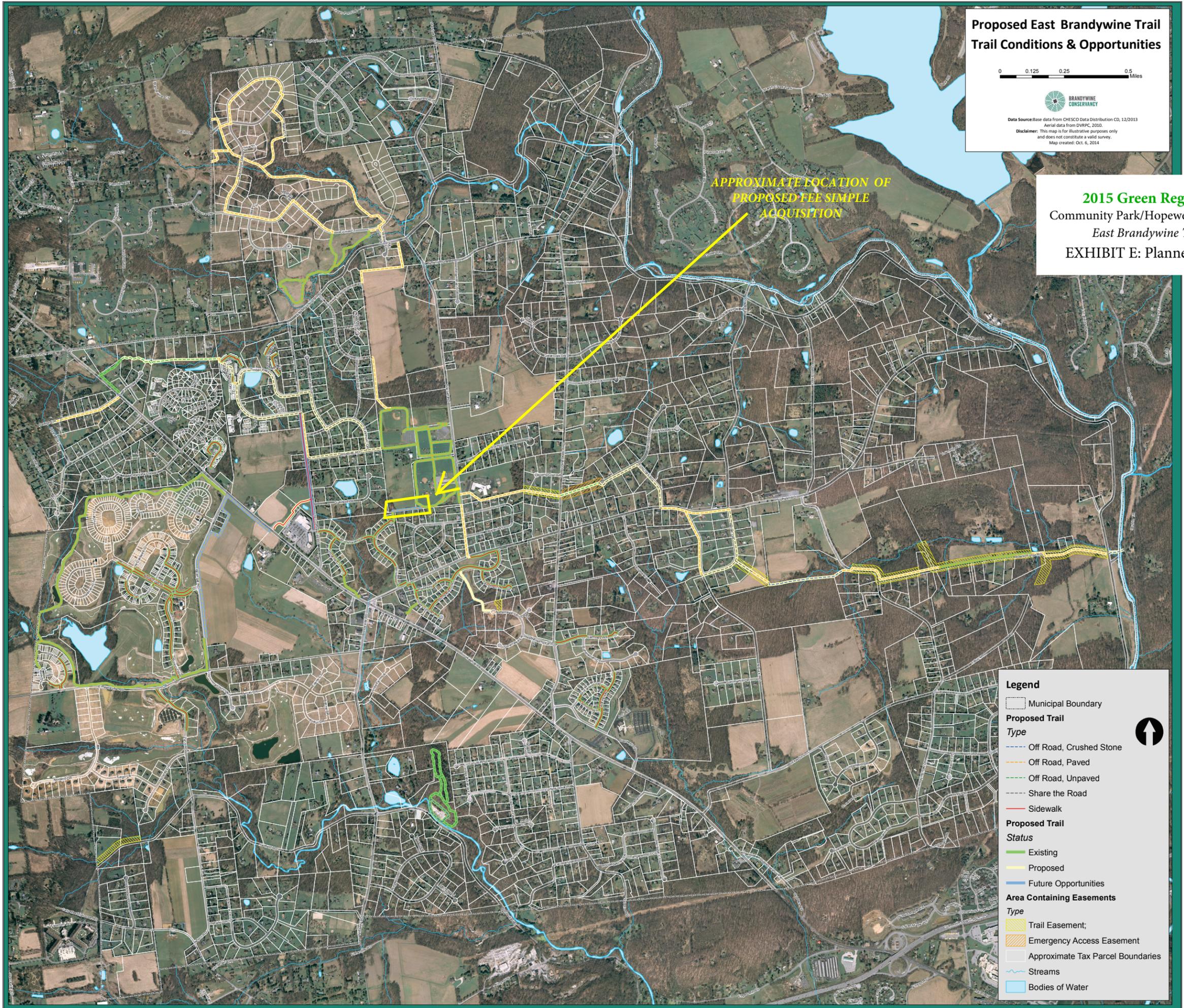
**Proposed East Brandywine Trail  
Trail Conditions & Opportunities**



Data Source: Base data from CHESCO Data Distribution CD, 12/2013  
Aerial data from DWRPC, 2010.  
Disclaimer: This map is for illustrative purposes only  
and does not constitute a valid survey.  
Map created: Oct. 6, 2014

**2015 Green Region Application Form**  
Community Park/Hopewell Development Trail Connection  
East Brandywine Township, Chester County  
EXHIBIT E: Planned Regional Trail Map

**APPROXIMATE LOCATION OF  
PROPOSED FEE SIMPLE  
ACQUISITION**

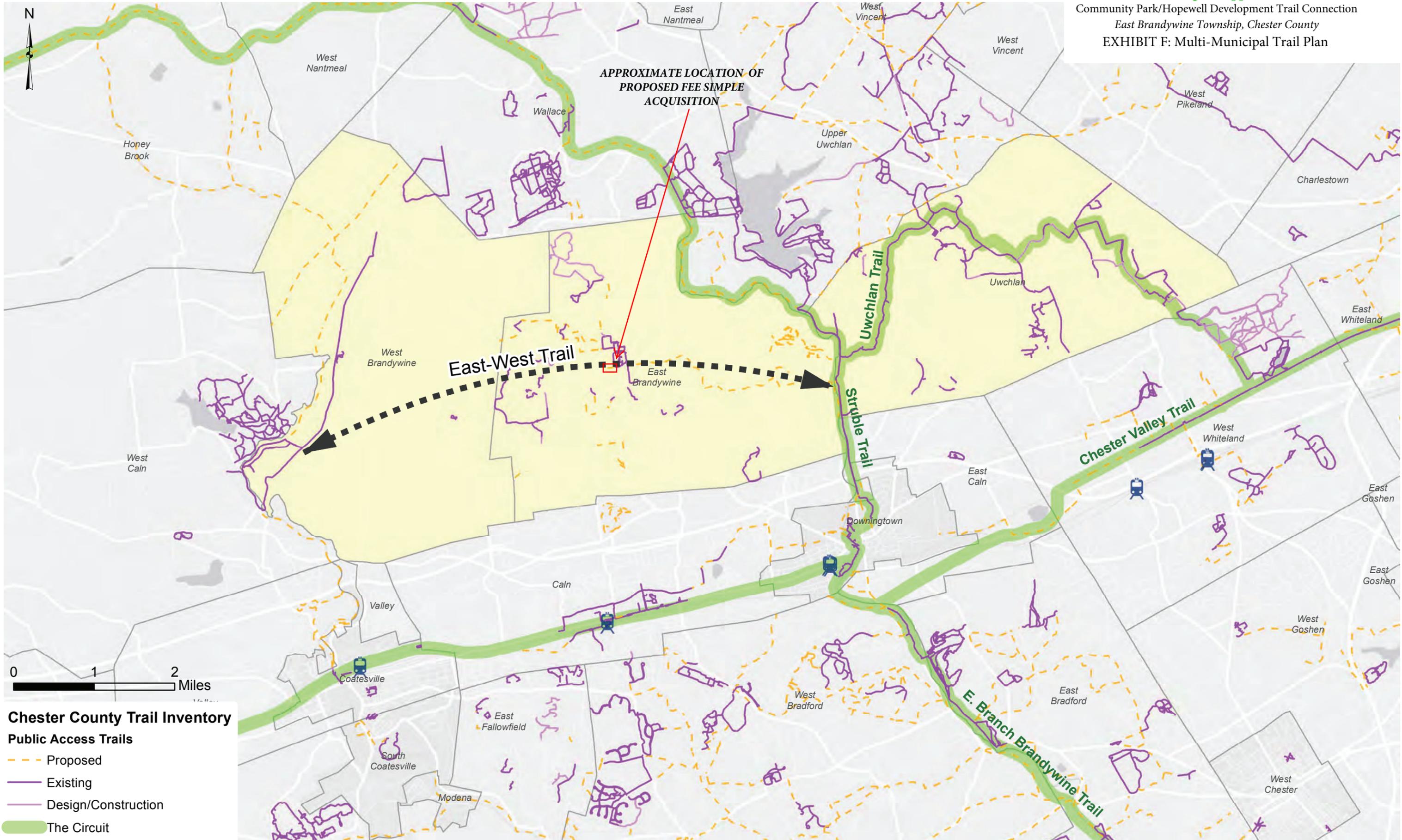


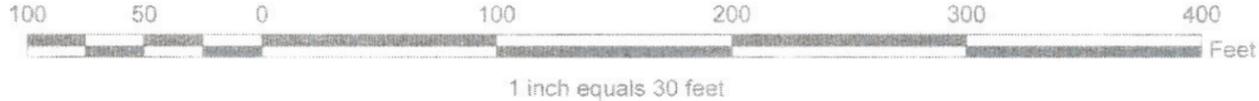
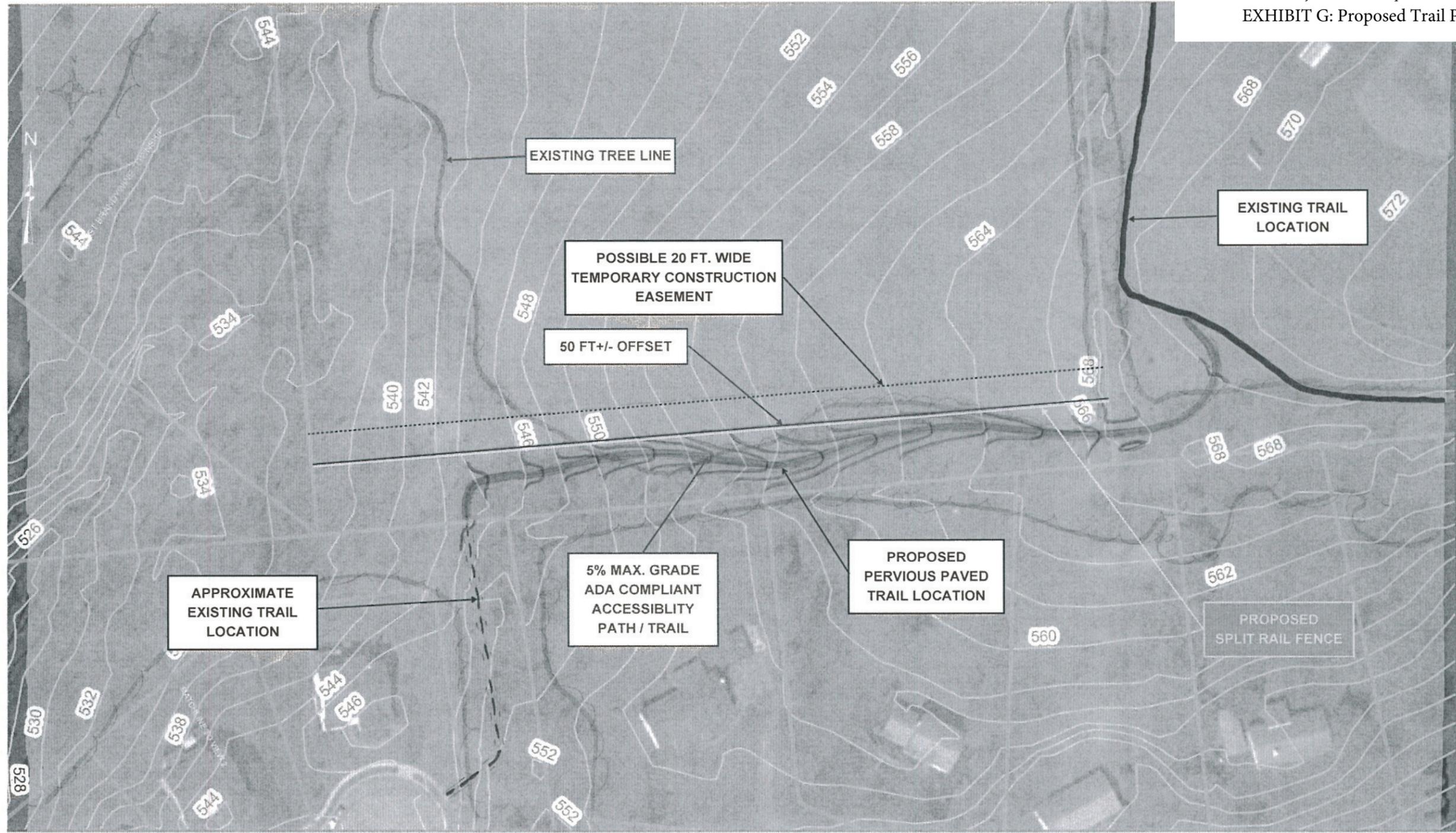
**Legend**

- Municipal Boundary
- Proposed Trail Type**
- Off Road, Crushed Stone
- Off Road, Paved
- Off Road, Unpaved
- Share the Road
- Sidewalk
- Proposed Trail Status**
- Existing
- Proposed
- Future Opportunities
- Area Containing Easements Type**
- Trail Easement;
- Emergency Access Easement
- Approximate Tax Parcel Boundaries
- Streams
- Bodies of Water

# Regional Connections: *East-West Trail*

2015 Green Region Application Form  
Community Park/Hopewell Development Trail Connection  
East Brandywine Township, Chester County  
EXHIBIT F: Multi-Municipal Trail Plan





**WALKING TRAIL LOCATION**  
**EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PA**  
**CONCEPTUAL SKETCH PLAN**  
**DATED:11-03-15**

PREPARED BY  
YERKES ASSOCIATES, INC.  
1444 PHOENIXVILLE PIKE  
WEST CHESTER, PA 19380  
  
DATED: OCTOBER 29, 2015  
DWN: CEJ3