

seconded the motion. There was no further discussion and the motion passed unanimously. If accepted by the Supervisors, the new time clock will expire on June 10, 2016.

2. SD 632 Tigue Conditional Use – The applicant, Toll Brothers, was represented by Louis Colagreco, Jr., Esquire, Riley Riper Hollin & Colagreco; Andrew Semon, Toll Brothers; Brown Vincent, Toll Brothers; John Wichner, P.E., PTOE, McMahon Associates; Bea Duffy; and Joe Tigue.

The Tigue Conditional Use application consists of:

- Cover Letter (Dated 1/20/16)
- Application (Dated 10/5/2015)
- Supplemental Application (Dated 1/20/16)
- Revised Narrative (Dated 1/19/16)
- Response Letters (Dated 1/19/16)
- Conditional Use Plan (Dated 1/19/16) (8 sheets)
- Environmental Impact Assessment (Dated 1/19/16)
- Transportation Impact Study (Dated January 2016)
- Existing Conditions Map (Dated 10/5/2015)
- Municipal Services Map (Dated 10/5/2015)
- Open Space Exhibit (Dated 10/5/2015)
- Tigue Photo and Location Map (Dated 10/5/2015)

The Planning Commission was in receipt of review letters/recommendations from:

- Mark Lucas, Township Engineer – February 3, 2016
- Brenden Beaumont, Zoning – February 18, 2016
- Amy Kaminski, Traffic Engineer – February 10, 2016
- Thomas Comitta Associates, Planning/Landscaping – February 18, 2016
- Michael McDonald, Fire Department – February 10, 2016
- Historical Commission – February 16, 2016
- Environmental Advisory Council – January 25, 2016
- Traffic Committee – February 18, 2016
- Trails Committee – February 18, 2016

Amy Kaminski was in attendance to discuss the comments in the traffic engineering review letter. She discussed inconsistencies between the Transportation Impact Study and the plan in terms of community demographics (age targeted vs. age restricted). The demographic designation has an impact on trip generation. For example, communities that are not restricted generate roughly 23 more trips in the morning and 35 more in the afternoon. Within a 24-hour period, an age restricted community will generate about 468 trips while an unrestricted community will generate approximately 620 trips.

The scenarios for access to the development also are inconsistent (single vs. dual access). She also recommends several revisions and additions to the Impact Study (e.g. 24-hour counts, 4-hour signal warrant analysis for Tigue and Lenape Roads).

Joe Tankle (962 Tigue Road) asked for clarification about the widening of Tigue Road. Ms. Kaminski is recommending that the Road be widened to 20 feet. There was also talk about speed calming. No speed calming is proposed on Tigue Road at this time. This will likely be a topic of discussion during the preliminary plan review.

There was discussion about the cul-de-sac shown on Tigue Road on the Official Map. The Commission does not feel that the Township should pursue the cul-de-sac.

Thomas Comitta was in attendance to discuss the comments in the planning/landscaping review letter. There was discussion about the possibility of concentrating all the development activity on the north side of Tigue Road in an effort to preserve the south side of the road, construct a more cohesive community, and create community open spaces that are less fragmented. Ms. Duffy emphasized that the family needs full market value on the south side of Tigue Road; the Planning Commission clarified that it wasn't suggesting a bargain sale. Mr. Colagreco

stated that the current units proposed on the south cannot be moved to the north within the confines of the Code. Some aspect of the proposed development would have to be modified (e.g. lot size, dwelling type, environmental constraints, area/bulk).

Mr. Lucas reported that he met with the applicant's engineer to discuss potential solutions to the sewer pumping stations, which could involve a municipal pumping station constructed on the property for use by the Township to potentially service other, nearby problematic areas.

Dr. Biacchi made a motion to recommend that the Supervisors approve of the Tigie Conditional Use application, subject to the following conditions and considerations:

1. The applicant and Township should explore options to unify the development on the north side of Tigie Road in an effort to preserve the south side of Tigie Road, construct a more cohesive community, and create community open spaces that are less fragmented. (The Commission recognizes that changes of this nature would affect the comments and conditions outlined below.)
2. Customary accessory structures (e.g. sheds, pools, decks, etc.) should be feasible on all lots (including those with steeply sloped areas – lots 6, 7, 8, 13, 14 and 21); decks should be feasible for all carriage homes. (Ref: 115-49.C(3)(g), 115-49.C(3)(o)[1], 115-49.C(3)(o)[5])
3. Lighting design plans should be submitted for review by the lighting consultant to ensure that lighting complements the scenic character of the neighborhood. (Ref: 115-49.C(3)(p), 115-57.E)
4. If mail will be delivered in common locations, a plan illustrating the method of mail delivery (including associated parking) should be submitted.
5. A wetlands report prepared in accordance with the United States Army Corp. of Engineers' criteria should be submitted. (Ref: 115-51.D(7))
6. The applicant should provide any and all necessary improvements – on and/or off site – to accommodate for stormwater discharges from roads and basins. (Ref: 95-26)
7. The applicant should meet with Township consultants to explore opportunities to provide additional overflow parking; however, such parking should neither interfere with emergency vehicle circulation nor snow removal. (Ref: 115-58.B(2)(e)[5][a])
8. A plan that clearly labels all parking areas should be submitted along with a parking table for review by the Township Traffic Engineer and/or Zoning Officer. (Ref: 115-58.B(2)(e)[5][a])
9. All roadways should be designed to accommodate emergency vehicles without the need to traverse curbing, signage areas, opposing lanes of traffic, parking stalls, etc. Roadways should be designed to accommodate a ladder truck of the dimensions provided in the email dated February 10, 2016 from West Chester Fire Chief Mike McDonald. (Ref: 115-56.C(2))
10. Curbs should be provided along roadways. (Ref: 115-56.C(2))
11. Cul-de-sacs should include an area to accommodate snow disposal. (Ref: 115-56.C(2))
12. Traffic calming elements should be provided within the community to discourage speeding. (Ref: 95-17-D)
13. Bus stops located at intersections with Tigie and/or Lenape Roads should accommodate stacked cars.
14. Tigie Road should be constructed to a full width of 20 feet and Lenape Road should be constructed to a full width of 24 feet along the property frontages. Stormwater management should be provided. (Ref: 95-17.K)
15. The applicant should provide for dedication to the Township of an 80-foot right-of-way for Lenape Road and a 50 foot right-of-way for Tigie Road along the property frontages. (Ref: 95-19.D)

16. Plans illustrating proposed disturbance along Tigue and Lenape Roads should be submitted. To the extent disturbance is required to widen the road (as discussed above), the applicant should demonstrate that the disturbance is the minimum necessary. (Ref: 115-47.1, 95-17.L)
17. The applicant should identify any William Penn Trees on the property (at the applicant's expense). Such trees should not be disturbed unless approved by the Township. (Ref: 115-45.B(3))
18. The location of trees and tree masses that will be removed should be located on a plan; the reason for the removal should be included. (Ref: 115-45.B(3))
19. Any Ash Trees of 6" DBH or greater should be identified on a plan to assist with Emerald Ash Borer management. (Ref: 115-45.B(3))
20. Color-rendered perspective illustrations from vantage points along Tigue and Lenape Road should be submitted so the Township can ensure that houses visible from these roads complement the scenic character of the neighborhood. (Ref: 115-49.C(3)(p))
21. The applicant should clear the tract of invasive vegetation.
22. Clear demarcation (e.g. corner of fencing) between private lots and the community open space should be installed to prevent encroachments.
23. Development on the tract should result in no net increase in stormwater flows from the property.
24. Any disturbance to steep slopes should be offset by enhancing existing woodlands and riparian buffers.
25. A streambank stabilization project should be completed on both branches of the Plum Run.
26. Detailed operation and maintenance plans for the community stormwater management systems should be developed.
27. Crosswalks should be provided in all locations where the route of pedestrian travel crosses a road. (Ref: 95-24)
28. Five-foot wide sidewalks should be provided within the community (on one side of the street) to provide a more comfortable width for people walking side by side. (Ref: 95-24)
29. Enhanced safety improvements should be provided for any and all proposed pedestrian crossings, including but not limited to high visibility pavement markings, advanced warning/regulatory signage, activation buttons, and/or other appurtenances in support of safe and efficient pedestrian facilities. (Ref: 95-24)
30. A crosswalk across Tigue Road should be provided at Road A to provide direct access between the communities north and south of Tigue Road. (Ref: 95-24)
31. The recreational facilities provided for the community should be maximally desirable and practical for the community. The applicant and Township should explore ways to maximize the recreational facilities provided by this application. (The Planning Commission questioned whether facilities like tennis courts, tot lots, turf fields, and the like will be fully utilized in this community.) (Ref: 115-49.B(2))
32. The applicant should design, permit, and construct the pedestrian trail over the Plum Run to connect the Tigue trail to the Strode's Barn property. (Ref: 115-49.B(2))
33. The applicant should explore the possibility of providing a network of public footpaths through the community. (Ref: 115-49.B(2))

34. A publicly accessible trail/footpath should be provided along the northern boundary of the northern parcel to connect the trail along Tigue Road to the northern portion of the Golden Ram Trail located on West Chester University property. (Ref: 115-49.B(2))
35. The trail on the south side of Tigue Road should traverse between the houses (on the south side of Tigue Road) and the Plum Run. (Ref: 115-49.B(2))
36. All trails and recreational facilities should be constructed before the houses are sold. (Ref: 115-49.B(2))
37. The applicant should perform an in-depth analysis of the Strode's Mill and Plum Run Pumping Stations and tributary conveyance facilities and make necessary upgrades to any part of the system that is insufficient. (Ref: 95-29.A)
38. The applicant and Township should continue to collaborate on the ownership and maintenance responsibilities associated with the proposed pump station. (Ref: 95-29.A)
39. The applicant should work with the Historical Commission to create an attractive and practical use of the existing historic structures. Specifically, the entities should explore the possibility of incorporating relevant features of the historic landscape (e.g. stone walls, ruins, specimen trees, hedgerows, etc.), converting the barn into a residence, and/or uniting the house and barn on one lot.
40. The Township should consider the value of having the applicant perform a phase I archeological study of the tract to recover and preserve historic and modern artifacts.
41. HOA documentation should:
  - a. Include language to protect William Penn Trees and other significant tree masses. (Ref: 115-45.B(3))
  - b. Prescribe a management program for invasive vegetation removal/management.
  - c. Provide the Township with standard access and rights to enforce open space and stormwater management provisions.
  - d. Require routine inspection of the open space (every two years) by a professional landscaping consultant and submittal of a report verifying (among other things) that: i) invasive vegetation is not negatively impacting the use and accessibility of the open space and ii) residents are not encroaching into the community open space.
  - e. Require property owners to submit annual reports detailing the operation and maintenance of private stormwater management system(s) to the Township.
  - f. Require the establishment of a reserve account to fund ongoing maintenance of the community storm water management systems.
  - g. Prevent garages from being converted into living space (assuming garage space is to be counted towards the parking requirement). (Ref: 115-58.B(2)(e)[5][a])
42. The applicant should comply with all relevant professional review comments (not addressed above) – existing and forthcoming – included, but not limited to Mark Lucas' review dated February 3, 2016; Amy Kaminski's review dated February 10, 2016; Brenden Beaumont's review dated February 18, 2016; Thomas Comitta's review dated February 18, 2016; the Historic Commission's minutes dated February 16, 2016; the Environmental Advisory Council dated January 25, 2016; Traffic Committee minutes dated February 18, 2016; Trails Committee minutes dated February 18, 2016.

Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously. The next hearing is scheduled for March 8, 2016 at 7:30 pm.

## EAST BRADFORD TOWNSHIP

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West Chester, PA 19380-1822  
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Board of Supervisors:  
Dr. Thomas A. Egan  
Vincent M. Pompo, Esq.  
Mr. John D. Snook

## MEMORANDUM

DATE: February 3, 2016

TO: Planning Commission

FROM: Mark J. Lucas **MJL**

RE: **Review of the 91 Homes Conditional Use Plan for the Tigie Tract, TMP #s 51-007-115, 51-007-135 and 51-007-136 (Initial Submission, ESE Consultants, Inc., Jeffrey M. Madden, P.E.)**

### Introduction

A Conditional Use Plan has been submitted for the referenced parcels located on the north and south side of Tigie Road, at the western end of Tigie Road near the intersection of Tigie and Lenape Roads, described in further detail in my previous memorandum prepared for the project dated November 23, 2015.

The following information was submitted for review:

A plan entitled "Conditional Use Plan – Tigie Tract", Sheet 1 to 8 of 8, prepared for Toll PA VI, L.P., prepared by ESE Consultants, Inc., dated January 19, 2016, with no revisions. This plan is sealed by Jeffrey M. Madden, P.E.

A report entitled "Environmental Impact Assessment", prepared for the Tigie Property, prepared for Toll PA VI, L.P., prepared by ESE Consultants, Inc., dated January 19, 2016, with no revisions. This report is not sealed by a design professional, but is certified by the preparers of the report.

Presented below is commentary on the Conditional Use Plan, reviewed for conformance with the Code of the Township of East Bradford and general facilities design practices that normally can be discerned with the information included on a conditional use plan submission.

### Status of Township Staff/Consultant/Agency Reviews

1. **Zoning** – official review completed by Brenden Beaumont. Review pending. General Zoning comments related to site development/layout provided below.
2. **Planning/Landscaping** – Review completed by Thomas Comitta Associates. Review pending.

3. **Sanitary Sewer** – no submission required during conditional use plan phase. General comments provided below.
4. **Lighting** – no submission required during conditional use plan phase.
5. **Chester County Planning Commission** – review pending.
6. **Chester County Conservation District** – NPDES permit submission not required during conditional use plan phase.
7. **Pennsylvania Department of Transportation** – No submission required during conditional use plan phase.
8. **Pennsylvania Department of Environmental Protection** – No submission required during conditional use plan phase.
9. **Aqua Pennsylvania** – No submission required during conditional use plan phase.

### Zoning Ordinance

#### **EBT Code Section 115-43: Steep slope conservation district.**

1. **115-43.D(3)(c)[1]**: Road A traverses steeply sloped areas (20 – 30 percent). Road A is proposed to provide additional access to the site presumably to enable development beyond the single access street maximums listed in Section 95-18.A of the Code, as it appears to have no other use in accessing the proposed improvements, other than the recreational area, which could be relocated. A second access is necessary to develop the tract to the proposed density. The only roadway alignment that would not impact steep slopes likely would negatively impact the historic resource on the tract.
2. **115-43.D(3)(c)[2]**: Lots 5, 7, 13, 14 and 21 contain steeply sloped areas. This section limits disturbance of those areas to 50% of the ground area of a single family dwelling. The disturbance counted against the 50% permitted includes any grading necessary to construct the dwelling on the lot. Compliance with this section may be difficult on those lots and must be demonstrated during the conditional use hearing.
3. **115-43.D(3)(d)**: Lots 6, 7, 8, 13, 14 and 21 contain steeply sloped areas. This section limits impervious coverage on those lots to 50% of the maximum amount permitted by Zoning, in this case, the provisions for the Open Space Development Option. Compliance with this section may be difficult on those lots and must be demonstrated during the conditional use hearing.

#### **EBT Code Section 115-49: Open space development option.**

4. **115-49.B(2)(b)**: By definition, Open Space cannot include easement areas. The 0.83 acre area that includes the sanitary sewer easement area is in violation of this section and must be relocated. If the proposed active recreational open space area is near the manhole located in this area, a method of protecting the users of the open space from the raised manhole is recommended.
5. **115-49.C(3)(o)[1]**: The applicant must demonstrate suitable private yard areas for single family dwellings and all customary accessory structures. Due to the steep slope requirements noted above, some lots may not be able to demonstrate the ability to install sheds, pools, decks, and

other accessory uses customary to single family home ownership. The applicant has acknowledged this requirement.

6. **115-49.C(3)(o)[5]:** This section establishes impervious coverage limitations for each lot, which is to be apportioned equally among all residential lots in the tract. However, some single family dwelling lots will be located in the steep slope conservation district, further limiting the impervious coverage that can be installed on them. This aspect may render some of these lots difficult to improve, particularly with accessory uses, which may create a situation of perceived hardship for future owners, since they will not be able to improve the value of their lots to the extent others in the community can. The applicant has acknowledged this requirement.

#### **EBT Code Section 115-51: Environmental impact assessment.**

7. **115-51.D(2)(a through f):** The stormwater analysis required by this section is not included in the assessment, because the stormwater design was not completed as part of the conditional use application. The stormwater design and sizing of facilities as required by this section may impact the density of development, since stormwater areas must be deducted from net tract area. The applicant has provided preliminary design values that are commented on below.
8. **115-51.D(7):** A wetlands report as required by this section was not included in the assessment. A wetland delineation was completed and is shown on the plan, but has not been confirmed by the Army Corps of Engineers at this time. This aspect also may impact the density of the development and/or the layout, since certain aspects of the riparian buffer area delineation are related to the wetlands boundary. The applicant has acknowledged this.
9. **115-51.D(8):** The Impact identification/Description/Remedy table also must address the potential use of fertilizers on the manicured lawn areas and landscaped/garden areas. The Township Landscape Architect may have input on this issue as well.
10. **General:** The assessment indicates that invasive material will be removed in areas that are proposed for vegetative removal as remediation in those areas. Open space by definition is to be accessible and usable year round for common enjoyment and recreation. If the open space is occupied by invasive vegetation rendering it unusable or inaccessible, the invasive vegetation must be removed in all areas of open space as well as those areas proposed for development. Visual and field inspection of the site during inspections of the sanitary sewer line identified several areas that are not only inaccessible, but are impenetrable due to invasive vegetation such as multiflora rose and autumn olive. The applicant has acknowledged this.

#### **Subdivision and Land Development Ordinance**

##### **EBT Code Section 95-17: Street system.**

11. **95-17.I:** The entrance from Lenape Road will require acquisition of a Highway Occupancy Permit from PennDOT. The applicant has acknowledged this.

##### **EBT Code Section 95 –21: Street grades.**

12. **95-21.B:** Compliance with maximum street centerline grades likely will be challenging, particularly at the Road A entrance from Tigue Road. The applicant has acknowledged this and intends to address this matter during the preliminary plan phase. This ordinance is related to

safety and the Board should address the issue of granting waivers in the conditional use decision.

13. **95-21.D:** Due to the existing topography and presence of steep slopes, achieving the required leveling areas at the proposed intersections while meeting other roadway slope requirements may be challenging. The applicant has acknowledged this and intends to address this matter during the preliminary plan phase. This ordinance is related to safety and the Board should address the issue of granting waivers in the conditional use decision.

#### **EBT Code Section 95 –24: Sidewalks.**

14. **95-24.A:** Sidewalks are required to provide connectivity to West Chester University due to the proximity of the development to the institutional use. Usually, sidewalks are provided at the property frontage to comply with this section. The applicant has proposed a different configuration of sidewalks and trail system in an effort to meet this requirement. The Township Planner/Landscape Architect should provide input on this matter.

#### **EBT Code Section 95 – 26: Stormwater Management.**

15. **95-26:** A stormwater management plan prepared in compliance with Chapter 94 of the Code will be required for the project. The plan must be prepared assuming the maximum impervious coverage permitted by Zoning for the entire project and must be developed using the Soil Conservation Service Method for all stormwater management volume calculations. The Rational Method may be used for estimating peak flows for stormwater conveyance design only.

The applicant has conducted a preliminary analysis to determine the approximate sizing of stormwater management facilities, but has not presented the analysis for review. As such, I cannot provide comment on the analysis.

16. **95-26:** Piped Road B and Road C and adjacent lot discharges to Basin 3 likely will need to traverse steeply sloped areas either overland or via piping, both of which will cause disturbance and/or erosion of the steeply sloped areas. In addition, the Basin 3 discharge, both primary and emergency spillway will discharge to Tigie Road, which does not have an adequate drainage system to accommodate the discharges. Offsite improvements may be necessary to accommodate the proposed discharges. The applicant has acknowledged this and intends to address this matter during the preliminary plan phase. The Board should consider this matter in the conditional use decision.
17. **95-26:** No stormwater management facilities are proposed to accommodate the Road A discharges to Tigie Road. Stormwater management must be accomplished prior to runoff exiting the property boundary. Both onsite and offsite improvements likely will be necessary to capture unmanaged flows from this area to Tigie Road. If these improvements fail or the design storm is exceeded, flows from Road A will be directed down slope to Carriage Homes numbers 4 through 7, inclusive. An overland flow relief path must be provided to convey flows around these units. The applicant has acknowledged this and intends to address this matter during the preliminary plan phase. The Board should consider this matter in the conditional use decision.

#### **EBT Code Section 95 – 29: Sanitary sewers.**

18. **95-29.A:** The project is proposed to be serviced by public sewers and is required to be per Section 95-29.D(1). The sewage treatment plant (Goose Creek) has the capacity to service the

proposed number of units. However, the existing Strode's Mill Pumping Station has experienced two overflows in the past year, presumably due to high levels of inflow and infiltration during and after heavy rainfall. The Township has completed a study of the system and removed one significant inflow source and several sources of infiltration. The tributary piping system and pumping station must be analyzed for the proposed additional flows to ensure station capacity and that the additional flow to the tributary piping does not create a surcharged condition in the manholes. The applicant has acknowledged this and intends to address this matter during the preliminary plan phase. The Board should consider this matter in the conditional use decision.

19. **95-29.A:** The project is proposing a new sewage pumping station near the intersection of Road C and Lenape Road. The applicant must indicate the intent of the ownership and maintenance of the pumping station (municipal or public for the use of the development only). A municipal pumping station installed in this area could potentially service the Darlington Drive community, where inadequate septic systems have been experienced with no area for replacement systems on the subject lots. This potential should be investigated during the conditional use hearings. If the pumping station will remain private, ownership and maintenance responsibilities and provisions must be presented during the conditional use hearing. Regardless, the pumping station will require a permit from PADEP.

#### **EBT Code Section 95 – 35: Earth disturbance.**

20. **95-35.B(1)(b):** The project will require a general NPDES permit from PADEP, and a grading permit prepared in accordance with Chapter 90 of the Township Code (which is included with the land development approval). All Township commentary must be adequately addressed before approval of the plan is recommended (a County or PADEP approval does not represent satisfaction of Township requirements or supersede any Township commentary).

#### **General Commentary**

21. Any stormwater management outfall piping into the streams will require the applicable General Permits or waiver of permit indication (at a minimum) to be obtained from the PADEP. The applicant has acknowledged this.
22. Practically all of the current open space developments in the Township experience "creep" into the open space by the residents from the private lots and trail systems (mowing, installation of bird feeders, statues, jungle gyms, yard waste, etc.), resulting in numerous complaints to the Township by the abiding residents. A means to prevent this phenomenon must be incorporated on the plan and/or the open space management plan. Currently, community fencing around the open space has been incorporated on one of the developments, with success. The applicant has acknowledged this.
23. Depending on the materials used for the walking trail and the amount of grading necessary for installation, stormwater management may need to be incorporated for those in the design. The applicant has acknowledged this.

#### **Conclusions/Recommendation**

The plan appears to address many of the previously identified issues to the extent possible at the current stage of the conditional use hearing. All of the aforementioned commentary should be discussed as part of the conditional use hearing process and the Decision and Order should reflect those discussions.

The most important physical development issue is the capacity of the existing municipal sewage pumping station and how the applicant will accommodate additional flows to the station. The service area potential of the proposed sewage pumping station near Lenape Road also is a significant future planning issue that should be addressed during the conditional use hearing.

While the intent of the review is to be comprehensive to the extent possible for a conditional use plan, revisions necessary to address the aforementioned commentary may generate additional comments and/or reveal additional oversights or omissions contained within the currently submitted plan.

**Copy:**

Environmental Advisory Council  
Parks and Recreation Board  
Historical Commission  
Green Committee  
Michael Lynch  
Mandie Cantlin  
Brenden Beaumont  
Ross Unruh  
Thomas Comitta  
Amy Kaminski  
Andrew Semon  
Lou Collegreco

## **EAST BRADFORD TOWNSHIP Memorandum**

**DATE:** February 18, 2016

**TO:** Planning Commission

**FROM:** Brenden Beaumont

**RE:** Zoning Review of the 91 Homes Conditional Use Plan Submission for the Tigie Property, SD #632.

**Tax Parcels:** 51- 7-115, 51-7-135 & 51-7-136

Upon zoning review of the newest Conditional Use submission for the proposed Subdivision, SD #632 titled Existing Conditions plan, sheets 1&2 of 8 and Conditional Use Plan, Tigie Tract, East Bradford Township, Chester County, PA sheets 3-8 of 8 by ESE, a Memorandum, and Environmental Impact Assessment all dated 1-19-16 and presented as an Open Space development option, I note the following:

The applicant proposes 26 SFD homes 64 SFA homes and 1 existing dwelling (use TBD) on the above parcels, 51-7-115 and 51-7-136 totaling 80.16 acres and no development proposed for T.P. 51-7-135. The property is situated in three residential zoning districts, being R-2, R-3 and R-4.

### **§115-58 Off street parking.**

There remains concern that additional parking beyond the 23 additional spaces should be provided to serve visitors to the community. Some of the additional spaces are remote from the SFAs.

### **§115-49C(3)(g) Site development standards.**

Many SFA buildings are positioned close to or at the 50 feet perimeter boundary setback. The response from ESE regarding inadequate distance to the 50 feet buffer was that the plans have been revised to show decks on all proposed Single Family Attached Homes. This is not the case with the four units at the cul-de sac on Road-B. There is also the potential for one SFA owner to feel slighted if their neighbor can construct a deck larger than they can due to building offset and perhaps a limit on depth is in order.

### **§115-49C(3)(n) Maximum tract coverage.**

There is a new table on Sheet #3 of 8 titled tract coverage calculation. There is an asterisk next to R-2 and R-3 coverage yields and a note in the box below stating: **\*Remainder of allowable coverage will be divided evenly amongst lots to allow for decks, pools, sheds, patios, etc.** The percentages should be calculated and expressed in totals per lot.

### **§115-49C(3)(o)[1] Site development standards.**

I have reviewed the review comments by Thomas Comitta Associates Inc. and have discussed the concern with Mark Lucas P.E. that suitable private yard areas are inadequate to provide for dwellings and customary accessory structures, with which we all agree.

**§115-77F(3)(b)[5] Plan requirements, Built features.**

The dam ruins HR #355 is not depicted on T.P. 51-7-135. This was called out by the Historical Commission and I had overlooked it in my previous review of November 16, 2015.

**Article XI.**

Mark Lucas has reviewed the plans for compliance with the Natural Features Protection Standards.

cc: Michael P. Lynch  
Mark Lucas, PE  
Mandie Cantlin  
Environmental Advisory Council  
Parks and Recreation Board  
Historical Commission  
Green Committee  
Ross Unruh Esq.  
Andrew Semon  
Lou Colagreco Esq.



THOMAS COMMITTA ASSOCIATES, INC.  
TOWN PLANNERS & LANDSCAPE ARCHITECTS

## M E M O R A N D U M

TO: East Bradford Township Officials  
Tigue Property Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA  
Daniel B. Mallach, RLA, AICP, ASLA

DATE: February 18, 2016

SUBJECT: **REVIEW COMMENTS – TIGUE TRACT  
CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

The enclosed Review Comments pertain to the following documents that we received on January 25, 2016, and to a site visit on February 5, 2016:

- Existing Conditions Plans, Sheet 1 of 8 and 2 of 8, dated January 19, 2016 prepared by ESE Consultants, Inc.;
- Conditional Use Plans, Sheets 3 of 8 through 8 of 8, dated January 19, 2016 prepared by ESE Consultants, Inc.;
- Environmental Impact Assessment dated January 19, 2016, prepared by ESE Consultants, Inc.;
- Applicant's Cover Letter to Mr. Michael P. Lynch, East Bradford Township Manager, from Mr. Louis J. Colagrecro, Jr., consisting of two (2) pages dated January 20, 2016;
- Applicant's Memorandum re: Open Space Conditional Use, consisting of four (4) pages dated January 19, 2016, prepared by ESE Consultants, Inc.; and
- Response Letter dated January 19, 2016 to Mr. Mark J. Lucas, PE, Township Engineer, from Mr. Justin Barnett, RLA, ESE Consultants Inc., dated January 19, 2016 (prepared in response to the Township Land Planner & Landscape Architect Review Comments dated November 17, 2015 that pertained to the prior, withdrawn, Conditional Use application).

Please call or email if there are any questions.

The following Review Comments pertain to the documents listed on the Cover Memorandum.

### **1. Contextual Overview**

The Plan proposes a total of 91 dwellings on approximately 86 gross acres on the north and south sides of Tigue Road.



THOMAS COMPTON ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

The largest parcel of the tract, to the north of Tigue Road ( $\pm 54$  gross acres), consists of agricultural fields and hedgerows and areas of woodland on undulating topography, with a dwelling, barn, spring house, sheds, tenant-house ruin and other related structures and land area of historic significance. There is a riparian corridor on the north side of the north parcel associated with a branch of the Plum Run. Views to and from this north portion of the tract are generally open and panoramic.

Twenty-two (22) single-family detached dwellings are proposed within the R-3 District portion of the north parcel. Fifty (50) single-family attached Carriage Homes are proposed within the R-4 District portion of the north parcel. The historic dwelling on the north parcel is proposed to be preserved as a dwelling unit.

The parcel on the south side of Tigue Road ( $\pm 26$  gross acres) is generally flat, consisting of agricultural fields and meadow and a wooded riparian corridor associated with a branch of the Plum Run. Four (4) single-family detached dwellings are proposed within the R-2 District portion of the south parcel. Fourteen (14) single-family attached Carriage Homes are proposed within the R-4 District portion of the south parcel. Views to and from this south portion of the tract are open and orient toward the stream valley.

There is also a tract parcel to the south of the intersection of Tigue Road and Lenape Road ( $\pm 6$  gross acres). No development is proposed on this parcel, which is composed of flat open land and woodland and hedgerows associated with stream corridors.

The uses that will be impacted by the proposed development are primarily single-family residential.

**2. Scope of Review Comments**

As this is a Conditional Use proposal, strict Plan compliance with all Preliminary and Final Plan requirements need not be demonstrated at this time. Rather, feasibility of compliance shall be demonstrated. Therefore, we defer comments regarding the precise metrics of Plan compliance until any potential/future Preliminary and/or Final Plan submission(s).

That said, in an effort to provide the Township and the Applicant Team with a suitable baseline for moving forward in the land development process, compliance with applicable Zoning Ordinance and Subdivision and Land Development Ordinance requirements described herein pertain to: Vegetation Preservation and Management; Buffering and Scenic Viewshed Preservation; Street Trees; and Open Space Management. Other comments pertain to overall site layout considerations, and general planting and landscape planning "best practices".

**3. Conditional Use Approval**

Conditional Use approval is required to permit the subject development under the provisions of §115-77 of the East Bradford Township Zoning Ordinance (ZO).

The primary purpose of the Conditional Use review is to address issues of community health, safety and welfare. The Applicant shall demonstrate that the potential impacts of the proposed use, such as traffic, aesthetics, noise and environmental impacts will be minimized or mitigated to the satisfaction of



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TOWN PLANNERS & LANDSCAPE ARCHITECTS

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

the Board of Supervisors. To this end, we defer to the Zoning Officer and Township Engineer in evaluating compliance with the Conditional Use Standards of Approval.

As they may pertain to the Landscape Architectural features of the proposed development, and the specific items discussed in these Review Comments, the Board of Supervisors shall "determine that the proposed use will not substantially injure or detract from the use of the neighborhood property or from the character of the neighborhood", and shall "be guided... by sound standards of land development practice".

Per §115-77.E.7 (ZO), the Board of Supervisors may attached Conditions to its approval to further these the Conditional Use Standards of Approval and the Purposes of the Zoning Ordinance.

**4. Vegetation Preservation and Management**

Per §115-45.B (ZO), the Plan shall demonstrate compliance with requirements pertaining to tree and hedgerow preservation and removal.

With respect to the current proposal, disturbance or removal of vegetation occupying environmentally sensitive areas shall be undertaken only to minimize adverse impacts of development. No stripping of vegetation shall be conducted in areas of greater than twenty percent (20%) slopes unless approved by the Zoning Officer in consultation with the Township Engineer.

The Conditional Use Plan Sheet 4 of 8 includes a Table of Estimated Tree Removal. As noted under this Table, a more accurate count shall be undertaken in the context of a Preliminary Plan Submission. Therefore, compliance with Compensatory Planting requirements shall be determined upon the submission of a Preliminary Plan.

In addition to the protection or replacement of larger and notable trees, a Preliminary Plan submission should address the preservation and maintenance of the hedgerows along the scenic roadways that are associated with the tract's agricultural heritage, and which provide critical wildlife travel corridors, habitat, food, and cover. A prime area of such hedgerows is along Lenape Road, which includes mature Osage Orange trees (*Maclura pomifera*). While direct disturbance of these trees does not appear to be proposed, we recommend that additional sensitivity be undertaken during the construction of adjacent basins, and that soil erosion control measures upslope from these trees be installed and maintained with particular care throughout construction.

**5. Vegetation Protection Requirements**

Provisions pertaining to Tree Protection during construction activities are described in §115-45.C (ZO), with further procedural tree removal requirements described in §115-45.D (ZO).

(Note: A Preliminary Plan submission should include Tree Protection fencing and details with Demolition and/or Erosion & Sedimentation Control Plans, not the Landscape Plans, to ensure that the appropriate protection measures are taken at the start of construction activities, prior to any site disturbance. For example, Tree Protection Fencing should be installed at the same time as silt fencing.)



THOMAS COMPTON ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

**6. Additional Vegetation Protection Considerations**

§115-45.D (ZO) includes important requirements for minimizing and mitigating damage to vegetation adjacent to the Tree Protection Zone. These requirements describe procedures pertaining to root cutting and the treatment of exposed or severed roots.

To help ensure the minimization and mitigation of damage to vegetation within the Tree Protection Zone, the Board of Supervisors could, as a Condition of Conditional Use Approval, require that a Certified Arborist be present on-site during certain phases of site clearing and grading.

**7. Identification of William Penn Trees**

Per §115-45.B.3 (ZO), William Penn Trees shall not be disturbed or removed except as necessary for the widening of a road, the extension of a public utility when there is no alternative route, or if such tree is deemed hazardous by a Certified Arborist.

To this end, any William Penn Trees on the subject tract should be identified. (Such trees would be greater than 300 years old, as determined by a Certified Arborist.)

**8. Identification of Ash Trees**

To assist the Township in managing the infestation of the Emerald Ash Borer, the Plan should include the location of all Ash trees of six inches (6") DBH and greater, to the maximum extent possible.

The inventory of Ash Trees would be of great benefit to the Township, and could be considered by the Board of Supervisors as a possible Condition of Conditional Use Approval.

**9. Compensatory Planting**

Compliance with Compensatory Planting requirements of §115-45.E (ZO) shall be determined upon the submission of a Preliminary Plan.

Compensatory plants shall be provided in addition to other required plants, such as buffer plants and street trees. However, Compensatory Plants may be placed in any suitable location on the site, and may be used to enhance other requirements, such as buffering.

Compensatory plants may include reforestation plantings, as described in §115-45.F (ZO). Furthermore, per §115-45.E.7 (ZO), should the Applicant be unable to provide the required compensatory planting on-site, the Zoning Officer may direct the Applicant to rehabilitate existing on-site woodlands and/or riparian buffers. This could be a constructive approach to satisfying a portion of the Compensatory Planting requirement, as the existing woodlands and hedgerows include a large number of invasive plants such as Ailanthus, Multiflora Rose, Japanese Barberry, Mile-a-Minute Vine, Autumn Olive, and Wineberry.



THOMAS COMPTON ASSOCIATES, INC.  
TOWN PLANNERS & LANDSCAPE ARCHITECTS

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

The removal of these plants will have a significant long-term benefit to the health of the woodlands and hedgerows on this tract. (We further recommend that ongoing invasive plant eradication efforts be undertaken by a Homeowners Association.)

**10. Planting Requirements**

Minimum planting requirements are described in §115-45.1 (ZO). Planting requirements are also contained in §95-25.1 of the Subdivision and Land Development Ordinance (SLDO). As it would pertain to a Preliminary Plan submission, these provisions include:

- Screen and Perimeter Buffer Planting;
- Street Tree Planting;
- Stormwater Management Area Planting;
- Compensatory Planting;
- Preparation of a Landscape Plan by a Registered Landscape Architect, that includes a Plant List, Specifications, Notes and Details; and
- Financial Guarantee.

In the context of the Conditional Use submission, the Plan demonstrates feasibility of compliance with the Planting Requirements. In its Response Letter, the Applicant has acknowledged these requirements.

Moving forward, we suggest that the Township work with the Applicant and surrounding Property Owners to enhance, and potentially modify as appropriate, certain aspects of the planting requirements to generate a more favorable outcome for future residents of this tract and for surrounding residents.

In particular, given the extensive exposed views onto the subject tract from surrounding properties and roads, the Township and Applicant may wish to adapt the buffer planting requirements to promote a varied planting plan that improves the appearance of the buffers and promotes diverse wildlife habitat.

**11. Maximization of Active Recreation Facilities**

As a "Qualifying Condition" of the proposed Open Space Development Option, §115-49.B.2 (ZO) requires the Applicant to present design strategies intended to maximize active recreational uses in open space areas.

We do not believe that the Conditional Use Plan represents a reasonable maximization of active recreational uses. Specifically:



THOMAS COMPTON ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

- a) A community of this size should maintain a turf-grass Multi-purpose Field for Soccer, Frisbee, and the like. The provision of a Multi-purpose Field is especially important on this tract because many rear yards will be constrained by slopes and other natural features, which will limit their utility for some types of play and sports. A Multi-purpose Field should be at least one (1) acre in area.
- b) The single tennis court is not sufficient to serve the likely needs of tennis-playing residents. Two (2) tennis courts would be normative for a 91-dwelling community.
- c) The footprint of the Tot Lot suggests a single play structure. Two (2) play structures, one (1) designed for ages 2 to 5 and one (1) designed for ages 5 to 12 is standard playground practice. (Also, we believe that the proposed Tot Lot is located too close to the adjacent parking spaces.)
- d) This development could provide additional opportunities for connectivity to off-site community facilities, such as a Trail connection to Strode's Mill Barn.

**12. Additional Open Space Considerations**

It is likely that future residents of this property will seek out the stream corridors, woodlands and open viewsheds as "passive" recreational opportunities to appreciate the landscape.

To help facilitate the enjoyment of the property, we recommend that the Applicant consider a light-imprint network of footpaths, as well as benches and perhaps small overlook pavilions/gazebos. Such features will enhance a "sense of place", improve the marketability of the community, and can potentially serve to guide activity through environmentally sensitive locations or minimize impacts to sensitive natural features.

**13. Scenic Preservation**

Per §115-49.C.p (ZO), in an Open Space Development, buildings shall be located so as not to dominate hilltops or monopolize views of the rural countryside to the detriment of adjacent landowners. Preservation of unique natural and man-made features, including but not limited to tree masses, historic resources, historic settings and stream valleys, shall be accomplished.

As required by the above, the Conditional Use Plan notably does not propose dwellings at the highest point of the tract. That said, given the topography and exposed views along scenic Tigue Road and Lenape Road, we recommend that additional consideration be given to the design of the buildings and their locations on the tract.

Therefore, as a possible Condition of Conditional Use Approval, we recommend that any proposal for building on this tract include the submission of color-rendered perspective illustrations from vantage points along Tigue Road and Lenape Road, and as otherwise required by the Board of Supervisors.

In addition to providing insight into building massing as viewed by motorists and neighboring residents, these perspective illustrations would include proposed architecture, as the sensitive design of all



THOMAS COMPTON ASSOCIATES, INC.  
TOWN PLANNERS & LANDSCAPE ARCHITECTS

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

building facades (including rear facades) will be fundamental to generating a community that gracefully preserves the scenic character of the neighborhood.

(Provision of architectural design information is required by §115-49.C.1.3 (ZO). According to the Response Letter, the Applicant will be providing architectural elevations during the next Conditional Use Hearing. We recommend that any Conditional Use Approval be conditioned on the review and approval by the Board of Supervisors of these elevations and all other requested information pertaining to building colors, siding and roofing materials, the location of utilities, the location and screening air conditioner condensers and generators, treatment of exposed foundation walls, foundation planting, permitted "add-ons" such as decks or solariums, protocols regarding accessory structures, and the like.)

We also recommend that lighting design be considered a component of scenic preservation in the context of the Conditional Use Approval process.

**14. Historic Resources**

We defer to Township Officials and the Historical Commission regarding the disposition, preservation and potential rehabilitation or renovation of the tract's historic resources.

From a land planning perspective, we would offer that in addition to the structures (house, barn, spring house, etc.), that other features of the historic agricultural/working landscape are of significance as well, such as stone walls and ruins, old specimen trees and tree lines, and hedgerows. These elements contribute to the setting and context of the historic property as a whole.

In this regard, we suggest that one (1) acre, while consistent with Zoning Ordinance lot area requirements, is not sufficient to preserve the contextual integrity of the historic dwelling.

**15. Suitable Private Yard Areas**

Per §115-49.C.o.1 (ZO), in an Open Space Development, the Plan shall demonstrate "suitable private yard areas for all dwellings and customary accessory structures".

Given the Steep Slopes and other constraints, pending the submission of a Grading Plan, it appears that many lots would not have suitable private yards for improvements such as decks, patios, playsets, vegetable gardens, sheds, and the like.

The potential lack of suitable private yards is particularly important in light of the relatively limited proposed community Open Space enhancements.

**16. Environmental Impact Assessment Report – Impacts**

Page 12 of the EIA Report includes the required Negative Impact Description, Identification & Remedy Table, as required per §115-51.D.8 (ZO). Please note the following:



THOMAS COMPTON ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

- 16.A The potential use of fertilizers, weed killers, insecticides, fungicides and dyed mulch on lawn areas and within planting beds can have a significant adverse impact on water quality, soil organisms and the health of the surrounding woodlands and hedgerows. This detrimental impact should be noted in the Table. As a Proposed Remedy, HOA Documents could prohibit the use of certain chemicals or classes of chemicals and dyed mulch in common areas and on residential lots.
- 16.A Item 1: Removal of 110-120 trees will have a significant adverse impact on groundwater recharge. (While the Township Code requires compensatory planting, such planting will not, at least initially, mitigate the loss to groundwater.) This impact should be noted in the Table.
- 16.C Item 6: Regarding the loss of scenic viewsheds on the southern parcel, we do not believe that the proposed vegetative buffer and berm would "remedy" this loss. Moving forward, we recommend the Applicant and Township collaborate to explore development opportunities that will significantly reduce, or eliminate, development on the southern parcel. (Also, see comment 23.)

**17. Environmental Impact Assessment Report – PNDI Search**

Review Comments from the previous Township Land Planner noted that the EIA Report did not include the necessary PNDI (Pennsylvania Natural Diversity Inventory) review search.

The Environmental Impact Assessment Report now includes the results of a PNDI Search undertaken on May 7, 2015, which indicates "No Known Impacts" and "No Further Review Required". We consider this item to be resolved.

**18. Lighting**

Per §115-57 (ZO), lighting shall be provided at entrance roads to multifamily residential developments, and at roadway intersections within the development. "Multifamily" includes the proposed Townhouses.

According to the Response Letter, the Applicant intends to comply with lighting requirements during a Preliminary Plan submission process.

However, along with traffic, lighting typically has the greatest significant off-site effects, with potentially adverse impacts to residents within the surrounding area. This would be especially true for the subject open and exposed tract.

Therefore, we recommend that the Applicant discuss any anticipated/proposed lighting needs and compliance with Ordinance requirements in the context of the Conditional Use Approval process, and that the Board of Supervisors request additional information as may be necessary to determine potential impacts and how they may be minimized, mitigated, or eliminated.

**19. Sidewalks & Crosswalks**



THOMAS COMPTON ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

Sidewalks are required in high-density residential development per §95-24 (SLDO). The Conditional Use Plan indicates four foot (4') wide sidewalks on one (1) side of the proposed streets. Please note the following:

- 19.A A Preliminary Plan should indicate Crosswalks in all locations where the route of pedestrian travel crosses a road.
- 19.B A Preliminary Plan should show the sidewalk material traversing the driveways.
- 19.C While four feet (4') is the minimum required sidewalk width, we recommend four-feet-six-inches (4'-6") as a more comfortable width for two (2) people walking side by side or passing.

**20. Mail Delivery**

The Applicant should discuss potential mail delivery options with the U.S. Postal Service.

If mail will be delivered to a single common location, we recommend the installation of a small purpose-built pavilion with seating and safety/security lighting.

A mail pavilion such as this could be integrated into a central community plaza or gathering area, which is a feature that the Conditional Use planning process has not yet developed.

(A few time-limited parking spaces could be provided adjacent to the mail pavilion.)

**21. School Bus Stop**

The Applicant should discuss the location for a safe School Bus Stop.

A covered School Bus Stop area could be integrated into the design of a community plaza or gathering area with mail pavilion, etc., as described in above comment 20.

**22. Community Garden**

On page 12 of the EIA Report, the Applicant indicates the "intent to provide an opportunity for a community garden". This would be an excellent amenity, and this idea should be discussed with the Township and developed further in a Preliminary Plan submission.

Considerations for the design of community gardens include sun exposure, access, deer fencing, a composting and waste area, possibly a tool shed, and at least one (1) water line.



THOMAS COMPTON ASSOCIATES, INC.  
TOWN PLANNERS & LANDSCAPE ARCHITECTS

**REVIEW COMMENTS – TIGUE TRACT**  
**CONDITIONAL USE SUBMISSION DATED JANUARY 19, 2016**

February 18, 2016

**23. Alternative Layout**

Given the above comments, especially number 16.C pertaining to environmental impacts, we recommend that the Applicant consider relocating 18 dwelling units from the southern side of Tigue Road to the northern side. A more compact and cohesive arrangement of dwellings with more proximate recreational amenities would be a worthwhile alternative to pursue.

An alternative layout could:

- 23.A integrate areas of community Open Space into the entire neighborhood fabric via sidewalks, walkways, greens, pavilions, and diverse recreational facilities;
- 23.B integrate the relocated 18 dwelling units into the north side neighborhood, through the use of a new smaller lot single-family detached dwelling unit type; and
- 23.C facilitate the Purposes of Open Space Development per §115-49.A (ZO) to "encourage environmentally sensitive site planning" and "protect the existing aesthetics within particular sections of the Township".

**24. Conclusion**

Prior to Conditional Use Approval, we recommend that the items herein be addressed to the satisfaction of the Board of Supervisors.

Please call or email if there are any questions.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** February 10, 2016

**To:** Mark Lucas, P.E.  
East Bradford Township Engineer

**From:** Amy Kaminski, P.E., PTOE  
G&A Transportation Services Manager

**cc:** Mandie Cantlin, Assistant Township Manager  
Matthew E. Shinton, G&A E.I.T.

**Reference:** Conditional Use and Sketch Plan Review 2  
TPN 51-7-115, 51-7-135, and 51-7-136  
945 Tigue Road (T-359)  
East Bradford Township, Chester County

G&A No. 15-10030

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Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review for the Conditional Use at 945 Tigue Road in East Bradford Township, Chester County. Presently, the three referenced parcels comprised of 86 acres are zoned R-2, R-3, and R-4. The applicant proposes to develop the site for 90 new units with 1 existing dwelling unit for a total of 91 residential dwelling units as follows: 26 single-family detached dwelling units and 64 carriage homes/townhouses and one existing single-family detached dwelling unit. Access for the proposed development will occur via a new single access road on Lenape Road (S.R. 0052) and two access roads to Tigue Road (T-359). The East Bradford Township Planning Commission will hear the conditional use application on February 23, 2016 at 7:30 PM.

**I. Reviewed Materials**

- A. Cover Letter, dated January 20, 2016, prepared by Riley Riper Hollin & Colagreco Attorneys at Law.
- B. Tigue Tract – Conditional Use – Response Letters, dated January 19, 2016, prepared by ESE consultants, Inc.
- C. Conditional Use Application to the Board of Supervisors of East Bradford Township, Chester County, Pennsylvania for Conditional Use hearing, dated January 20, 2016.
- D. Conditional Use Narrative dated January 19, 2016.

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- E. Conditional Use Plan, *Tigue Tract*, prepared for Toll Brothers, Inc., prepared by ESE Consultants, Inc., dated January 19, 2016, consisting of eight (8) sheets.
- F. *Transportation Impact Study for Tigue Property Residential Development*, prepared for Toll Brothers, prepared by McMahon Associates, dated January, 2016.

## II. Zoning Comments

- A. §115-3.C – The community development objectives requires that housing is adequate to meet the future population needs while minimizing the impacts of development on open space, historical resources and transportation features within the Township. In order to determine if the application meets the spirit of this community development objective, the Transportation Impact Study shall be revised as follows:
  - 1. The Transportation Impact Study (TIS) and conditional use plans are inconsistent as follows:
    - i. The TIS identifies the development as “an age-targeted residential development” and “senior adult housing”; however, the provided plans and application documents identify the use as 26 single-family detached dwellings and 64 carriage homes (townhouses). The trip generation rates associated with a senior adult housing is significantly less than an unrestricted residential development; verify and revise the TIS to utilize the appropriate Institute of Transportation Engineers (ITE) Land Use Code (LUC) 230: *Residential Condominium/Townhouse* as it provides the most conservative analysis of the development.
    - ii. The TIS includes two scenarios for access to the development. One scenario includes access to Lenape Road (S.R. 0052) and Tigue Road (T-359). The other includes a single access to Tigue Road (T-359), which would violate SALDO 95-15 regarding the permitted density on a single-access road. The TIS and conditional use plans must be consistent; revise the TIS for consistency with the plans as the second scenario is not permitted under SALDO requirements.
  - 2. *Smart Transportation Guidebook*, March 2008, indicates the existing land use context is Rural Community Collector/Neighborhood Collector for Tigue Road (T-359) and Rural Regional Arterial for Lenape Road (S.R. 0052). In addition, *Smart Transportation Guidebook* directs applicants to consult with the municipal comprehensive plan to determine the community vision for roadway and corridor design. As outlined previously, the Township intends to maintain the rural nature of Tigue Road (T-359). Additionally, in the future, the Township may want to consider altering the termination of Tigue Road as a cul-de-sac in accordance with the East Bradford Township 2004 Comprehensive Plan.

3. The applicant shall revise the TIS as follows:
  - i. Revise Table 1 *Existing Roadway Characteristics* to include average daily traffic volumes for Tigie Road (T-359). If data is not available via PennDOT's iTMS system the Applicant shall conduct Automatic Traffic Recorder (ATR) Counts for Tigie Road (T-359) to determine the average daily volumes.
  - ii. The Applicant should revise the trip distribution to account for all site traffic to utilize Lenape Road (S.R. 0052) in the anticipation that Tigie Road (T-359) will be converted to a cul-de-sac as proposed in the East Bradford Township 2004 Comprehensive plan. Site traffic entering or exiting the development via Tigie Road (T-359) should be accounted for at the intersection of Lenape Road (S.R. 0052) and Tigie Road (T-359).
  - iii. The applicant shall include a 4-hour traffic signal warrant analysis for the intersection of Lenape Road (S.R. 52) & Tigie Road (T-359).
- B. §115-47.1 – Lenape Road (S.R. 0052) and Tigie Road (T-359) are classified as scenic roads as outlined in the East Bradford Township 2009 Open Space, Recreation and Environmental Resource Plan. Requirements within this section include limiting the disturbance and removal of existing roadside vegetation, sign sizing regulations and drainage mitigation design. The Applicant shall revise plans to clarify the proposed roadside disturbance to comply with this section.
- C. §115-55. Access and traffic control. The applicant shall pay for the construction of any necessary traffic control devices or additional acceleration lanes required in case of egress to streets where such improvements are directly related to providing safe and adequate access to the property. The applicant proposes construction of a trail north of Tigie Road beginning at Lenape Road, extending to the east with a midblock trail crossing on Tigie Road, between Lenape Road and Road A; and continuing the trail along the south side of Tigie Road for the balance of the site frontage. The Township may want to consider requiring the applicant provide enhanced safety improvements for both proposed pedestrian crossings including but not limited to; high visibility pavement markings, advanced warning/regulatory signage and other appurtenances in support of safe and efficient pedestrian facilities.
- D. §115-56.C.2 – The applicant shall demonstrate during the land development approval process, by the use of electronic truck turning templates, that emergency vehicles can negotiate all interior circulation patterns without the need to traverse upright curbing, mountable curbing areas consisting of installed signage opposing lanes of traffic, parking stalls, etc. The Applicant shall provide turning templates for a sanitation truck, fire truck and the largest vehicle participated to utilize the development.
- E. §115-58.B.2.5.A – Two-family, Four-family or single-family attached dwellings require 3.5 parking spaces per dwelling unit. The applicant shall demonstrate compliance

with this section of the zoning ordinances in order to adequately provide parking throughout the development. Of particular concern is the R-4 zone south of Tigue Road (T-359); the proximity of the attached dwelling units to Tigue Road (T-359) could cause an overflow parking condition encourage motorists to utilize Tigue Road shoulders for parking without a permit which is prohibited in accordance with §115-47.1. It appears that this requirement has not been met. The Applicant shall delineate the provided spaces clearly on the plan and provide a parking table. Additionally, a note should be added to the record plan indicating that garages shall not be converted to living space.

### III. Subdivision and Land Development Ordinance Comments

- A. §95.16.E.4 – Coordination with Pennsylvania Department of Transportation (PennDOT). The Township has an arrangement with PennDOT whereby access permits will not be reviewed by the Department unless the application includes a letter from the Township acknowledging the proposal. Additionally, in order to facilitate township review of the HOP submission, the Applicant shall include East Bradford Township and Gilmore & Associates on the permit application within the PennDOT ePermitting System. The Applicant shall obtain township correspondence prior to the initiation of an HOP.
- B. §95-17.D – Local streets shall be laid out so as to discourage through traffic. We recommend the Township consider requesting the applicant provide traffic calming elements in response to future concerns regarding speeding and cut-through traffic due to the length of proposed Roads A, B, C and E.
- C. §95.17.I – All entrances onto township or state roads shall require an appropriate highway occupancy permit and shall be constructed to state specifications. The Applicant shall obtain all necessary permits and approvals for entrance onto township and state roadway facilities.
- D. §95.17.J.1 – Private streets may be permitted by the Board under the following circumstance; there is a recorded agreement between the Applicant and the Township specifying that said streets will not be offered for dedication and will not be accepted by the Township unless constructed to Township standards existing at the time of the offer of dedication. A note should be added to the plans indicating the developer's intention to offer the internal roadways for dedication to the Township.
- E. §95.17.K – The Board may require the developer to make improvements to existing abutting streets or roads as may be needed to provide safe and convenient access to the proposed development and to accommodate the increased traffic resulting from the development. According to the submitted plans Lenape Road currently has an average 24' cartway width with sections less than 24 feet and Tigue Road (T-359) has a varying 16.5-18' cartway width. This section of the ordinance allows the Board to require an increased cartway width for streets that do not provide the minimum widths as outlined in §95.19.A and to construct auxiliary lanes as warranted. The presented plans do not identify Tigue Road (T-359) with a

consistent 20 foot cartway or Lenape Road (S.R. 0052) with a consistent 24 foot cartway as required. The plans shall be revised to provide this improvement.

- F. §95.17.L – Scenic road requirements. Lenape Road (S.R. 0052) and Tigie Road (T-359) are classified as scenic roadways as outlined in the East Bradford Township 2009 Open Space, Recreation and Environmental Resource Plan. The Applicant shall revise the plans to show compliance with this section of the ordinance and it shall be the burden of the applicant to demonstrate that any proposed disturbance is the minimum necessary to provide safe ingress and egress in an attempt to retain the scenic features of both Lenape Road (S.R. 0052) and Tigie Road (T-359). The Applicant shall revise the plans to clearly identify the existing roadside features to remain and proposed features in order to thoroughly evaluate the limits of the proposed disturbance.
- G. §95.19.D – The 2004 Comprehensive Plan identifies the Functional Classification of Lenape Road (S.R. 0052) as a Minor Arterial and Tigie Road (T-359) as a Local/Local Distributer. The reviewed plan notes Lenape Road currently has an average 24' cartway width with sections reduced to under 24 feet and 33' right-of-way; and Tigie Road (T-359) has a 16.5-18' cartway width and a 33' right-of-way. This section of the ordinance requires the applicant shall provide, for dedication, the minimum right-of-way widths for subdivisions abutting existing streets and minimum travel lane widths; therefore, Lenape Road will require 80 feet of right-of-way and a consistent 24' travel lane width; and Tigie Road (T-359) will require a 50' right-of-way and a consistent 20' travel lane width to be dedicated to the Township. The Applicant shall revise the plans to provide the required right-of-way dedication and cartway width.

#### IV. 2004 Comprehensive Plan Transportation Comments

- A. Chapter 4 *Future Land Use* identifies “preserving the rural character of Tigie Road” as a principal tenant of the Comprehensive plan. The intensity of the development on both the north and south side of Tigie Road does not keep the spirit of a rural road. The Applicant should consider concentrating all development of the north of Tigie Road in order to preserve the rural nature of the roadway.
- B. Chapter 5 *Transportation “Future Project and Study Recommendations”* item 1 includes a discussion regarding opposition by East Bradford Township for the eventual extension of Tigie Road (T-359) to US 202. Any development of these parcels including direct access to Tigie Road deviates from the intent identified in the East Bradford Township 2004 Comprehensive Plan. The Applicant should consider concentrating all development to the north of Tigie Road with primary access of the development to and from Lenape Road (S.R. 0052) in order to preserve the rural nature of Tigie Road.

## Mandie Cantlin

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**From:** West Chester Fire Chief <wcfirechief@west-chester.com>  
**Sent:** Wednesday, February 10, 2016 12:43 PM  
**To:** Mandie Cantlin  
**Subject:** Tigie Road Development Review

Good afternoon,

Just a few comments about the Tigie Road Development. The WCFD main concerns would be apparatus access, bridges, and public water with fire hydrants. I have reviewed the plans and at this point I do not see any issues from the WCFD that would hamper emergency operations or moving forward with the project.

I would like to make sure the following measurements for our largest piece of apparatus be forwarded to the engineer of the project so that roads and driveways will be created and not limit access.

The ladder trucks dimensions are as follows:

- Gross Weight 73,000 #.
- Angle of approach 13.27 degrees.
- Angle of departure 8.98 degrees.
- Bumper swing 39'2".
- Tire curb clearance 34'5".
- Inside radius 19'3".

Feel free to contact me with any questions. We would like an opportunity to review the plans once the final documents are near completion.

Regards,  
Mike McDonald  
West Chester Fire Chief

**EAST BRADFORD TOWNSHIP  
ENVIRONMENTAL ADVISORY COUNCIL  
MINUTES OF January 25, 2015**

**MEMBERS PRESENT:**

**Brooke Davis  
Charlie Myhre  
Steve Werner  
Maura Sheehan  
Kathy Bergmann  
Mark Pontzer (Alternate)**

**MEMBERS NOT PRESENT:**

**Jeff Cantwell  
Dave Williams  
Neil Weissman (Alternate)**

**STAFF MEMBERS/SUPERVISORS PRESENT: Mark Lucas, Mike Lynch, John Snook**

**RESIDENTS PRESENT: Maryanne Bausinger (Chair of Parks and Recreation)**

**OTHER ATTENDEES: Kendra McMillin**

**CALL TO ORDER:**

**At 7:00 p.m. the EAC meeting was called to order.**

**MINUTES: Maura Sheehan made a motion to approve the minutes from the November 23, 2015 regular meeting. Steve Werner seconded the motion. There was no further discussion and the motion passed unanimously.**

**ELECTION OF CHAIR AND VICE-CHAIR FOR 2016:**

**Charlie Myhre nominated Kathy Bergmann as Chair and Brooke Davis seconded the motion. Steve Werner nominated Brooke Davis as Vice-Chair for 2016 and Kathy Bergmann seconded the motion. Both nominations passed by unanimous vote.**

**GREEN COMMITTEE MEMBERS:**

**The EAC welcomed Green Committee members Neil Weismann and Mark Pontzer to the group. Mark and Neil will serve as alternates and can vote on motions if all 7 regular members are not present. Mark Pontzer reviewed the ongoing projects of the Green Committee. The GC had been working on approaches to a Penn Tree inventory. There were discussions about rewording the ordinance to state "Heritage Trees" which may be more specific than just tree size. There may be an opportunity to inventory these trees on Township lands during the Ash Tree survey.**

**REVIEW SCOPE OF SERVICES AND CONTRACT FOR REFUSE:**

Mike Lynch asked that the EAC review the specifications and contract for refuse services and research possible ways to make our services more “Green.”

#### **EMERALD ASH BORER(EAB):**

Kendra McMillin presented detailed information on Emerald Ash Borer (EAB) infestations, steps needed to develop a Township management plan and EAB treatment or preventative tree removal options. Kendra also showed examples of iTree a public data management tool which could be used for the Township ash tree survey. The first step in developing a management plan will be to survey high risk acres of Township lands.

Kathy Bergmann presented the following recommendations to promote resident awareness of EAB and to get started on the ash tree survey. The EAC requests that Kendra McMillin prepare a written proposal to complete the services listed below. Once the proposal is reviewed by the EAC we will recommend to the BOS that Kendra McMillin be retained for these services. The proposal needs to be finalized and submitted to the BOS by February 5, 2016.

1. The EAC and staff will write an informational article for the website and a short “scary” post for our Facebook page.
2. Have Kendra McMillin with help from the EAC develop a web based program to teach residents about EAB, how to identify ash trees on their property and steps they can take to manage EAB infestations. Maura Sheehan recommended this online course as it will reach many more residents than a workshop.
3. Have Kendra McMillin set-up the Township survey and train interested volunteers to conduct the survey. This would include working with staff and EAC to customize/develop the iTree data base for our survey and assisting in acquiring all needed equipment.
4. Have Kendra train volunteers to enter the data into iTree and assist the Township in developing their EAB management plan.

The EAC also recommended that each Township committee discuss the EAB problem and ask for volunteers to take the training and to conduct the survey.

#### **DEVELOPMENT**

**SD # 632 -TIGUE/TOLL BROTHERS REVIEW:** The EAC reviewed the new subdivision plans submitted 1-20-16 and had the following recommendations:

1. With the current MS4 (Municipal separate storm sewer system)/TMDL (Total maximum daily load) regulations and the fact that Plum Run is listed as impaired, the EAC strongly recommends that any development result in no net increase in storm water flows from the property in its entirety. This is the same recommendation that was made for the West Chester University (2012) development plan.
2. The EAC also recommends strict compliance with all current storm water ordinances, zoning ordinances, riparian buffer ordinances and open space requirements.
3. The EAC also recommends that there should be minimal disturbance of steep slopes, forested buffers and woodlands within the planned development. It is further recommended that any disturbances should be offset with enhancement of the existing woodlands and riparian buffers. We also want the developers to designate the location

of the trees that will be removed and the reason for removal. Although the new plans show these trees on the north parcel there are no trees identified on the south parcel. In addition, we urge the identification and geo marking of William Penn trees and ash trees. This information should be included in the open space plan for the property and a complete open space management plan should be completed for the development

4. Given that the development will connect to public sewers, the EAC recommends that a detailed study of the collection and conveyance systems should be undertaken to confirm that these systems have the capacity and are in adequate condition to handle the load from the proposed development. The developer should make necessary upgrades to any part of the system that is insufficient.
5. The EAC also recommends that all storm water management systems should have detailed operation and maintenance plans and all maintenance performed and the operating condition of these facilities should be reported to the Township on an annual basis. In addition, it is recommended that a reserve account be set up to fund ongoing maintenance of the storm water management systems.
6. The EAC strongly recommends, in accordance with the Comprehensive Plan, to preclude development on the south side of Tigie Road to minimize the impact on an existing impaired Plum Run stream.
7. Although traffic issues are outside the purview of the EAC, the EAC is very concerned with potential environmental impacts of increased traffic on both Tigie and Lenape Roads.

#### **SHAW'S BRIDGE PARK TREES:**

Brandywine Conservancy has trees available for a spring planting and the EAC recommends we plant 75 larger trees (5-7 gallon size) to fill in the buffer. The larger trees will better withstand flooding and deer browse. Brooke Davis volunteered to organize the planting.

#### **COMPREHENSIVE PLAN UPDATE:**

The next Comprehensive Plan meeting is scheduled for February 3, 2016. An outline of the plan was sent to committee members in late December.

#### **REVIEW OF ABC MINUTES:**

Maura Sheehan suggested that we send a review of our designated committee's minutes to EAC members prior to our meeting and then the group can discuss pertinent topics.

**THE NEXT MEETING OF THE EAC:** There will be no work session on Feb. 1, 2016 and next meeting of the EAC will be Monday, February 22, 2016.

**ADJOURNMENT:** Maura Sheehan made a motion to adjourn at 9:00 p.m. and Charlie Myhre seconded.

Respectfully submitted

Kathy Bergmann  
EAC Chairperson

## HISTORICAL COMMISSION EAST BRADFORD TOWNSHIP February 16, 2016

The regular meeting of the East Bradford Township Historical Commission was held on February 16, 2016 in the Township Building, 666 Copeland School Road, West Chester, Chester County, Pa., 19380-1822.

**MEMBERS PRESENT:**

Mary Sue Boyle  
Rick Kirijan  
Ann Armstrong  
Rich Gallagher  
Marie Boisvert  
Jean Renshaw

**MEMBERS ABSENT:**

Peg Scholl

**STAFF/PROFESSIONALS PRESENT:**

**GUESTS PRESENT:**

**CALL TO ORDER:** The meeting was called to order at 7:05 p.m. by Chair, Mary Sue Boyle.

**MINUTES:** Marie Boisvert made a motion to approve the January 19, 2016 minutes; seconded by Mary Sue Boyle and the motion passed unanimously.

**OLD BUSINESS:**

**Tigue Farmstead HR#137:**

Mary Sue Boyle attended Planning Commission meeting in January to hear the Toll Brothers presentation of new submission for Tigue Farmstead. Mary Sue requested a Phase I archeological survey. Members of the Historical Commission will go to the next Planning Commission in March. The Historical Commission discussed the plan and makes the following comments: 1. Historic Resource #355 must be listed on the plan.

2. Historic Resources on nearby properties are not shown (other than a reference to Strodes Mill Historic District).

3. The Township should consider requesting the applicant to include the farmstead and the barn on one lot with a separate entrance off of Tigue Road and of sufficient size to allow keeping of animals so that:

The property is more salable

The rural character of the road would be retained

The farm house and barn would be segregated from the remainder of the buildings with which it has so much in common.

4. Road A should be terminated just beyond the tennis courts and not continue onto Tigue Road to maintain the rural character of Tigue Road.

**Oral History Project:**

The oral history project was reviewed by Jean Renshaw. We are not hearing from Eric at this time relative to a raw clip requested. There are three to four more histories remaining and almost all the releases for the interviews have been submitted.

The next regular meeting of the East Bradford Historical Commission is Tuesday, March 15, at 7:00 p.m.

**ADJOURNMENT:** With no further business, Mary Sue Boyle adjourned the meeting at 8:10 p.m.

Respectfully submitted,  
Ann Armstrong

B. Old Business:

1. Mansion House Drive – traffic calming request, presentation by Michael Koons, resident Windon Manor Country Homes  
Mr. Koons presented comment and requests for consideration by the Township to address concerns of speeding and cut-through traffic on Mansion House Drive between W. Market Street and Hillsdale Road. Mr. Koons indicated a safety concern for pedestrians particularly school age children as the road does not have sidewalks. Mr. Koons inquired about installation of a stop sign control addition at W. Market Street and Whispering Oaks Drive (possibly a flashing stop sign).  
Jim Wakefield, President, Windon Manor Country Homes Condominium Association indicated this subject request has not been addressed before the Association but will be considered.  
Currently, Mansion House Drive is posted 15 MPH speed limit but the ordained posted speed limit is 25 MPH which creates an enforcement contradiction and conflict.

Upon discussion, the Committee agreed:

1. Township (Engineer / WCPD) review /assess installation of a stop sign installation at W. Market Street and Whispering Oaks Drive (prior to next meeting 03-17-16);
  2. Windon HOA to review the current speed limit conflict between posted and ordained speed limits and provide a recommendation to the Township;
  3. Windon HOA consider installation of a flashing stop sign if a stop sign control is warranted at Whispering Oaks Drive (Pb Wks Director Carroll will obtain price information);
  4. Township Public Works will place the speed monitor trailer on Mansion House Drive (as soon as available) to increase driver awareness of vehicle speed;
  5. WCPD will attend a Windon HOA meeting to address questions regarding traffic safety, traffic controls and speed enforcement: and,
  6. Recommendation for Windon HOA to contract the WCASD (Hillsdale Elementary School) to consider an outreach message to parents about speed and traffic safety in the Windon community.
2. SD# 632, Toll Bros. (Tigue Farm) – Conditional Use - Update  
Twp Engineer Lucas reported the recent submission of a revised plan from Toll Bros. has limited impact on traffic. The Traffic Committee continued to express its concerns for the internal parking design and adequacy. The next hearing is scheduled for Tuesday, March 08<sup>th</sup>, 07:30 P.M.  
Members of the Traffic Committee attended the recent (01-26-16) Planning Commission meeting at which Toll Brothers presented the revised plan.
  3. Ravine Road Bridge over Valley Creek – Update  
Twp Engineer Lucas reported a recent meeting with West Whiteland Township (West Whiteland Twp owns a portion of Ravine Road) to discuss the road and bridge condition. Mr. Lucas indicated the Township also will continue the discussion with Paradise Farm Camps (Children's Country Week Association).  
The Township plans indicated maintenance on the Ravine Road Bridge including railing repair / replacement this year.  
  
*The Township received a bridge inspection report (dated 12-23-15 from PADOT and prepared by engineering consultants Pickering, Corts & Summerson) assessing the current bridge condition with recommendations for maintenance / repairs. The Township-owned bridge was further evaluated (01-15-16) by Carroll Engineering.*
  4. Twin Ponds Road, Marshallton Chase – traffic calming request – No update  
Lieut. Iacono reiterated that a speed study is planned for Twin Pond Road once the winter weather season ends and temperatures moderate (April 2016).
  5. Boot Board Railroad Tunnels – No update  
*This item not discussed.*
  6. Sketch Plan: SD #633, West Chester Sportsplex (West End Swim Club) – No update  
*This item not discussed.*

Other Items:

of the sale of Deborah's Rock Farm on West Strasburg Road. He hopes to have more details at the next meeting.

2. Chapel Trail – Ms. Cantlin shared the following funding breakdown for the project, which is expected to cost around \$18,000:

East Bradford Township Open Space Fund	\$7,000
2015 Trail Blazer Run Proceeds	\$4,000
2016 Trail Blazer Run Proceeds (projected)	\$4,000
Paradise Farm Camp	\$7,000
PECO Green Region Grant	TBD*
<b>Total Available</b>	<b>\$22,000</b>

\* Due to relatively few applications received for the 2015 grant round, PECO/NLT extended the grant deadline to March, so awards will not be announced until late spring/early summer. The Township requested \$10,000.

Yesterday, Township Engineer Mark Lucas assessed stormwater runoff, which PennTrails raised as a potential concern. Mr. Lucas recommended that the Township postpone any upslope water management until after the bridge is constructed so that specific drainage patterns can be monitored and remedied (if required). At this point, PennTrails is preparing the final proposal for the project.

3. Naturalist Guided Walks – Last month, the Committee met with Kendra McMillin to discuss the spring walk. Her walk will focus on forest ecology. The walk has been scheduled for Sunday, May 15<sup>th</sup> at 2pm with a rain date of Saturday, May 22<sup>nd</sup> at 2pm. There was discussion about highlighting the property adjacent to Stroud Preserve belonging to Joe Armstrong. Mr. Spangler stated that he plans to walk the property with Ms. McMillin on Tuesday, February 23<sup>rd</sup>. Once the location and route are finalized, the marketing materials can be completed. Mr. Colley commented that with the limited number of openings for the scheduled walks he thought the general public should have the ability to sign up before any of the committee members, allowing more people to learn about nature. Ms. Cantlin said that she didn't think that if a few committee members were to sign up after the openings are filled that it would be a problem.
4. SD 623 Tigie; Conditional Use – Toll Brothers submitted revised conditional use materials. The proposed layout is very similar. There are still 91 units consisting of 26 new single family dwellings (SFD), one existing dwelling, and 64 carriage homes. The TC unanimously agreed to recommend that:
  - a. The applicant provide a public trail along the northern boundary of the main parcel to connect the public trail along Tigie Road to the northern portion of the Golden Ram trail located on West Chester University property.
  - b. The applicant relocate a portion of the trail on Tigie Road to traverse between the proposed houses on the southern parcel and the Plum Run. The trail should intersect Tigie Road along the eastern and western boundary lines.
  - c. The applicant work to eliminate or reduce the number of houses on the southern side of Tigie Road.
  - d. The public trail cross Plum Run and connect to the Township-owned Strode's Barn property.
  - e. The applicant construct the trail before houses are sold.
5. 2015 Trail Blazer Run – The group will meet at the conclusion of the meeting.

#### **NEW BUSINESS:**

1. Watch Group – Supervisor Pompo shared an article about a new Schuylkill River Trail Watch Group, which was organized to deter crime on the path. Ms. Cantlin asked if a similar group would have merit in East Bradford for the trails. Mr. Schaum said that he had read the article relating to the Schuylkill River Trail and that he didn't see a need for a group at this point in time as we are not having those issues. Mr. Spangler commented that the cyclist who use the trails often police the trails.