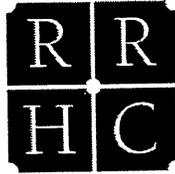


LOUIS J. COLAGRECO, JR.
lou@rrhc.com
Extension 203



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

October 5, 2015

Via Hand Delivery

Michael P. Lynch
Township Manager
East Bradford Township
666 Copeland School Road
West Chester, PA 19380-1822

**Re: Toll/Tigue
Conditional Use Application**

Dear Mike:

As you know, this firm represents Toll PA VI, L.P. ("Toll") in connection with its proposed development of the property on Tigue Road known as the "Tigue Property" and further identified as UPI Nos. 51-7-115, 51-7-135 and 51-7-136. The Tigue Property is zoned R-2, R-3 and R-4 Districts. Toll is proposing to develop the Tigue Property, which consists of approximately 86 acres, with 26 single-family detached dwellings and 64 carriage homes (townhouses). Additionally, Toll proposes to retain an existing historic structure on its own lot, for a total of 91 residential dwelling units. The proposed residential development would be developed under the Township Open Space Development Option, which permits the proposed development by conditional use.

Accordingly, enclosed for filing are the following materials in connection with Toll's Conditional Use Application ("Application"):

1. Two (2) copies of the East Bradford Township Conditional Use Application form;
2. One (1) copy of the redacted Agreement of Sale between the Estate of Lawrence P. Tigue and the Irrevocable Trust 2014 F/B/O Leo A. Tigue and Toll dated April 28, 2015;
3. One (1) copy of the Chester County Act 247 Referral form;
4. One (1) of the Chester County Subdivision/Land Development Information form;
5. Twenty (20) copies of a Conditional Use Plan prepared by ESE Consultants, Inc. dated October 5, 2015;
6. One (1) copy of the Conditional Use Plan in AutoCAD format and one (1) copy of the Conditional Use Plan in PDF format on a compact disc;

Michael P. Lynch
Township Manager
East Bradford Township
October 5, 2015
Page 2

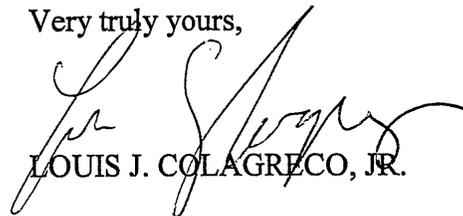
7. Twenty (20) copies of an Environmental Impact Assessment prepared by ESE Consultants, Inc. dated October 5, 2015; and
8. Three (3) copies of a Transportation Impact Study prepared by McMahon Associates, Inc. dated October, 2015.

The Township's Cash Escrow Agreement and a deposit to establish an escrow for consultant review fees was previously submitted by Toll under separate cover.

Kindly distribute the enclosed Application materials to the Township Planning Commission and Township Consultants for review. We plan to appear before the Township Planning Commission at its meeting on October 27, 2015.

As always, please feel free to contact us with questions or if you need additional copies of any of the enclosed materials. Thank you for your attention to this matter.

Very truly yours,



LOUIS J. COLAGRECO, JR.

LJC, Jr./kmr
Enclosures

- cc: ✓ Mandie Cantlin, Assistant Township Manager (w/out encls. – via email)
✓ Mark J. Lucas, Township Engineer (w/out encls. – via email)
✓ Brendon L. Beaumont, Zoning Officer (w/out encls. – via email)
✓ Andrew Semon, Toll Bros. (w/out encls. – via email)
✓ Mike Downs, Toll Bros. (w/out encls. – via email)
✓ Brown Vincent, Toll Bros. (w/out encls. – via email)
✓ Chris Kopitsky, Toll Bros. (w/out encls. – via email)
✓ Justin Barnett, RLA, ESE (w/out encls. – via email)
✓ John Wichner, P.E., McMahon (w/out encls. – via email)
✓ Alyson M. Zarro, Esquire (w/out encls. – via email)

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

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

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

1. **Date:** 10/5/15

2. **Property Information**

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

3. **Contact Information**

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

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

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

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

4. Description of Conditional Use Requested

Code Section	Brief Description of Conditional Use Requested
§115-14.A(2)	Open Space Development Option in the R-2 District
§ 115-18.A(2)	Open Space Development Option in the R-3 District
§ 115-22.D(4)	Open Space Development Option in the R-4 District
§ 115-49	Open Space Development Option

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

Code Section	Brief Description of Additional Relief Requested

No relief is being requested at the time of application

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

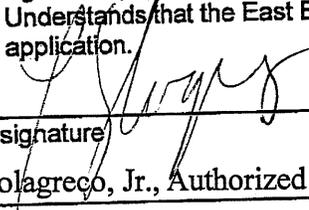
- Two copies of the completed application form
- Letter of authorization and/or agreement of sale from the property owner (if applicant is not the owner of record and/or represents themselves to be the equitable owner or agent for the property owner)
- Two signed copies of the Township Cash Escrow Agreement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

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

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

8. The undersigned hereby:

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



Applicant's signature

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

Print name

10/5/15

Date

Return to: Chester County Planning Commission
 601 Westtown Road—Suite 270
 P.O. Box 2747
 West Chester, PA 19380-0990

Act 247 County Referral

<p>To: Chester County Planning Commission</p> <p>Subject: Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p style="text-align: center;">TO BE COMPLETED BY THE MUNICIPALITY</p> <p>From: (Municipality) _____</p> <p>Date: _____</p> <p>Official's Name: _____</p> <p>Position: _____</p> <p>Official's signature: _____</p> <p style="text-align: center; font-size: small;">Applications with ORIGINAL signatures must be submitted to CCPC.</p>
--	--

TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): Tigue Property Location: 945 Tigie Road, West Chester

Owner's name: The Estate of Lawrence P. Tigie and The Irrevocable Trust of 2014 F/B/O Leo A. Tigie Phone #: _____

Owner's address: 945 Tigie Road, West Chester, PA 19380 & 903 Tigie Road, West Chester, PA 19380

Applicant's name: Toll PA VI, L.P. Phone #: 215-938-8000

Applicant's address: 250 Gibraltar Road, Horsham, PA 19044

Architect/Engineer/Surveyor name: ESE Consultants, Inc. Phone #: 215-293-5449

<p style="text-align: center;">TYPE OF REVIEW REQUESTED (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input type="checkbox"/> Zoning ordinance (no fee)</p> <p><input type="checkbox"/> Curative amendment (no fee)</p> <p><input type="checkbox"/> Subdivision ordinance (no fee)</p> <p><input type="checkbox"/> Comprehensive plan (no fee)</p> <p><input checked="" type="checkbox"/> Other <u>Conditional Use</u></p>	<p style="text-align: center;">REVIEW FEE (Fee schedule on other side)</p> <p><input type="checkbox"/> Attached \$ _____</p> <p><input checked="" type="checkbox"/> Not applicable</p>	<p style="text-align: center;">TYPE OF SUBMISSION</p> <p><input checked="" type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p>
		<p>Tax parcel(s): # <u>51-7-115</u></p> <p style="padding-left: 20px;"># <u>51-7-135</u></p> <p style="padding-left: 20px;"># <u>51-7-136</u></p>
		<p>Total area (gross acres): <u>86</u></p>

<p style="text-align: center;">PLAN INFORMATION</p> <p>Length of new roads: <u>To be determined</u></p> <p>Number of new parking spaces: <u>Number required</u></p> <p>Ownership of roads: _____ per ordinance per dwelling unit type</p> <p><input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Open space: _____</p> <p><input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Acres: ± 5 Acres: <u>>37</u></p> <p>HOA responsible for common facilities/areas: _____</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="padding-left: 20px;">- area not dedicated to Township</p> <p>HOA documents provided: _____</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Traffic study included: _____</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not conducted</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">LAND USE</th> <th style="width:70%;"># of lots/units</th> </tr> </thead> <tbody> <tr><td>Agriculture</td><td></td></tr> <tr><td>Single family</td><td style="text-align: center;">27</td></tr> <tr><td>Townhouses</td><td style="text-align: center;">64</td></tr> <tr><td>Twin units</td><td></td></tr> <tr><td>Apartments</td><td></td></tr> <tr><td>Mobile homes</td><td></td></tr> <tr><td>*Commercial</td><td></td></tr> <tr><td>*Industrial</td><td></td></tr> <tr><td>*Institutional</td><td></td></tr> <tr><td>Other</td><td></td></tr> </tbody> </table>	LAND USE	# of lots/units	Agriculture		Single family	27	Townhouses	64	Twin units		Apartments		Mobile homes		*Commercial		*Industrial		*Institutional		Other		<p style="text-align: center;">ZONING DISTRICT OF PROPOSAL</p> <p>Existing: <u>R-2, R-3, R-4</u></p> <p>Proposed: <u>R-2, R-3, R-4</u></p> <p>Variances/Special exception granted: <u>N/A</u></p>	<p style="text-align: center;">PROPOSED UTILITIES (Check appropriate boxes)</p> <p style="text-align: center;">Water Sewer</p> <p>Public <input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p> <p>On-site <input type="checkbox"/> <input type="checkbox"/></p> <p>Package <input type="checkbox"/> <input type="checkbox"/></p> <p>No new sewage disposal or water supply proposed <input type="checkbox"/></p>
LAND USE	# of lots/units																								
Agriculture																									
Single family	27																								
Townhouses	64																								
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Apartments																									
Mobile homes																									
*Commercial																									
*Industrial																									
*Institutional																									
Other																									

ADDITIONAL INFORMATION (This plan has been submitted to):

County Health Department Date _____

PennDOT Date _____

DEP Date _____

Other _____ Date _____

***Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

*Total square footage of addition to existing building: _____

*Total structure(s) sq. footage: _____

THE TERM "LOTS"

The term "LOTS" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.



County Of Chester
Subdivision / Land Development Information Record Form

***Required**

*UPI: 51 - 7 - 115 Township: East Bradford Township
51 - 7 - 135
51 - 7 - 136 *Name of subdivision: Tigue Property
(e.g.: 1 - 8 - 45)

*Site Address or Street Intersection: 945 Tigie Road, West Chester
(e.g.: 201 W Market St. or NE Corner of W Market St & N New St)

*Developer: Toll PA VI, L.P. Phone #: 215-938-8000

*Developer's Mailing Address: 250 Gibraltar Road, Horsham, PA 19044

*Property Owner: The Estate of Lawrence P. Tigie and The Irrevocable Trust of 2014 F/B/O Leo A. Tigie

Agent/Consultant: ESE Consultants, Inc. Phone #: 215-293-5449

Agent/Consultant's Mailing Address: c/o Justin Barnett, 250 Gibraltar Road, Horsham, PA 19044

*Number of New Lots Proposed: 90 and 1 Existing Dwellings

*Development of Existing Lot: ____ *Existing Structure, Change in Use: ____ (e.g.: gas station to bank) Explain: _____

*Type of Development:	* Type of Sewage Disposal:	*Water Supply
<input checked="" type="checkbox"/> Residential Subdivision	____ Individual	____ Individual
____ Non-Residential Subdivision	____ Community	<input checked="" type="checkbox"/> Public
____ Non-Building	<input checked="" type="checkbox"/> Public	____ None
____ Lot Line Change	____ Clean Streams	
____ Change of Use	____ Other: _____	

NOTICE: Failure to properly complete this form can result in delaying the start of your project.

FOR CHESTER COUNTY HEALTH DEPARTMENT USE ONLY

Unique I. D. # _____

Subdivision Review Fee: \$ _____ Receipt # _____ Date: _____

\$ _____ Receipt # _____ Date: _____

\$ _____ Receipt # _____ Date: _____

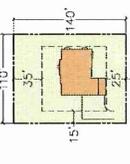
* THIS SKETCH PLAN HAS BEEN PREPARED IN FULL COMPLIANCE WITH TOWNSHIP ZONING AND SUBDIVISION AND DEVELOPMENT CODES

ZONING:

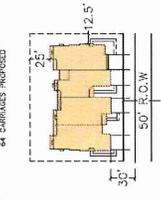
EXISTING ZONE: OPEN SPACE DEVELOPMENT OPTION
 PARCEL 0115: R-2A-4
 PARCEL 0136: R-2A-4

TYPICAL S.F.D. LOT

26 LOTS PROPOSED



TYPICAL CARRIAGE LOT



NET TRACT AREA CALCULATION:

PARCEL: 51-007-0115	ZONING DISTRICT	R-3	R-4
TRACT AREA		32.30 Acres	22.11 Acres
FLOOD PLAIN		1.09 Acres	2.49 Acres
STEEP SLOPES		6.16 Acres	2.07 Acres
RIGHT-OF-WAY		1.12 Acres	.09 Acres
BASIN AREA		1.24 Acres	.57 Acres
NET TRACT AREA		22.69 Acres	17.37 Acres

PARCEL: 51-007-0136	ZONING DISTRICT	R-2	R-4
TRACT AREA		15.99 Acres	11.82 Acres
FLOOD PLAIN		4.01 Acres	3.56 Acres
STEEP SLOPES		64 Acres	1.12 Acres
RIGHT-OF-WAY		.11 Acres	.17 Acres
BASIN AREA		.40 Acres	.21 Acres
NET TRACT AREA		8.77 Acres	6.76 Acres

- LEGEND:**
- WETLAND
 - RFA BUFFER
 - FLOODPLAIN
 - STEEP SLOPE >30%
 - STEEP SLOPE >20%
 - STREAM

NOTES:

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF THE CONSULTING ENGINEER AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE CONSULTING ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER USES OF THIS PLAN.
- THE CONSULTING ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE ENVIRONMENTAL IMPACT OF THIS PROJECT AND HAS DETERMINED THAT THE PROJECT IS NOT A MAJOR DEVELOPMENT UNDER THE ENVIRONMENTAL IMPACT ACT.
- THIS PROJECT IS NOT SUBJECT TO THE ENVIRONMENTAL IMPACT ACT.
- THE CONSULTING ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE ENVIRONMENTAL IMPACT OF THIS PROJECT AND HAS DETERMINED THAT THE PROJECT IS NOT A MAJOR DEVELOPMENT UNDER THE ENVIRONMENTAL IMPACT ACT.
- THIS PROJECT IS NOT SUBJECT TO THE ENVIRONMENTAL IMPACT ACT.



DENSITY CALCULATIONS:

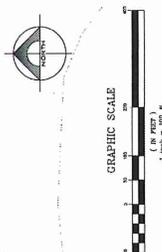
ZONING DISTRICT	NET TRACT AREA	DENSITY	PROPOSED DENSITY
R-4	17.37 ACRES	1.5 DWELLING UNITS PER ACRE	21 DWELLING UNITS
R-3	22.69 ACRES	1.5 DWELLING UNITS PER ACRE	34 DWELLING UNITS
R-2	8.77 ACRES	1.5 DWELLING UNITS PER ACRE	13 DWELLING UNITS

PARCEL TO BE OFFERED AS PERMANENT OPEN SPACE TO EAST BRADFORD TOWNSHIP PARCEL LOCATED WITHIN 300' OF STRODES MILL HISTORIC DISTRICT

PLEASE NOTE PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE

REQUIRED 50' BUFFER (MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)

REQUIRED 50' BUFFER (MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)



* THIS SKETCH PLAN HAS BEEN PREPARED IN FULL COMPLIANCE WITH TOWNSHIP ZONING AND SUBDIVISION/LAND DEVELOPMENT CODES

ZONING:
 TRACT: PARCEL 0115
 EXISTING ZONE: R-3, R-4
 PROPOSED ZONING: OPEN SPACE DEVELOPMENT OPTION

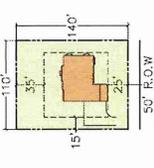
DENSITY CALCULATIONS:

ZONING DISTRICT	NET TRACT AREA	MINIMUM DENSITY	PERMITTED DENSITY	PROPOSED DENSITY
R-4	37.27 ACRES	4.32 DWELLING UNITS PER ACRE	20 DWELLING UNITS	47 DWELLING UNITS
R-3	22.87 ACRES	4.32 DWELLING UNITS PER ACRE	20 DWELLING UNITS	22 DWELLING UNITS
R-4	37.27 ACRES	4.32 DWELLING UNITS PER ACRE	20 DWELLING UNITS	22 DWELLING UNITS
R-3	22.87 ACRES	4.32 DWELLING UNITS PER ACRE	20 DWELLING UNITS	4 DWELLING UNITS

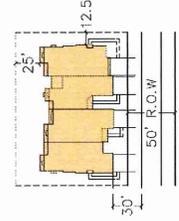
NET TRACT AREA CALCULATION:

PARCEL: 51-007-0115	ZONING DISTRICT	TRACT AREA	NET TRACT AREA
R-3	TRACT AREA	32.81 ACRES	22.13 ACRES
	FLOOD PLAIN	1.09 ACRES	2.48 ACRES
R-4	TRACT AREA	33.59 ACRES	11.82 ACRES
	FLOOD PLAIN	4.01 ACRES	3.56 ACRES

PARCEL: 51-007-0136	ZONING DISTRICT	TRACT AREA	NET TRACT AREA
R-2	TRACT AREA	33.59 ACRES	11.82 ACRES
	FLOOD PLAIN	4.01 ACRES	3.56 ACRES
R-4	TRACT AREA	33.59 ACRES	11.82 ACRES
	FLOOD PLAIN	4.01 ACRES	3.56 ACRES



TYPICAL CARRIAGE LOT

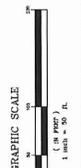


REQUIRED 50' BUFFER (MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)



- LEGEND:**
- ACT/LAND
 - STEEP SLOPE 20%-30%
 - STEEP SLOPE 30%+
 - REGA BUFFER
 - FLOODPLAIN
 - STREAM

- NOTES:**
1. THIS PLAN IS A SKETCH PLAN AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 6. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 8. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 9. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



ESE
 Land Planning
 Land Surveying
 290 Gibraltar Road,
 Philadelphia, PA 19104
 TEL: 215-251-8200
 FAX: 215-253-9588

NO.	DATE	DESCRIPTION

CONDITIONAL USE PLAN
 PARCEL 0115 - R-4 ZONE

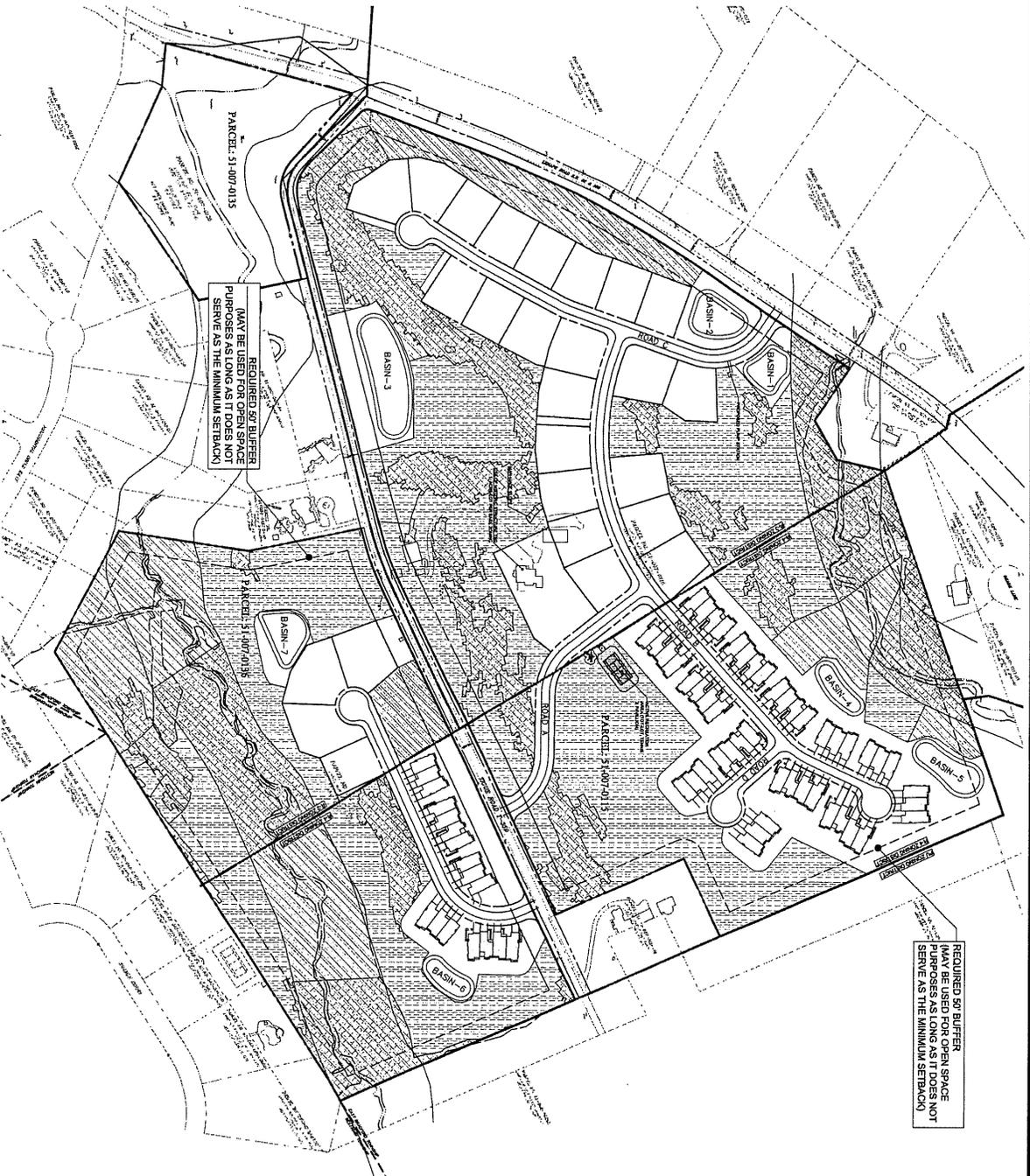
TIGUE TRACT
 EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE	NO.	REV.

PLEASE NOTE PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE



GRAPHIC SCALE: 1" = 100'



REQUIRED 50' BUFFER
MAY BE USED FOR OPEN SPACE
PURPOSES AS LONG AS IT DOES NOT
SERVE AS THE MINIMUM SETBACK

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MAY BE USED FOR OPEN SPACE
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ZONING:

TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0138	R-3B-4	OPEN SPACE DEVELOPMENT OPTION

* UNCONSTRAINED OPEN SPACE REFERS TO PROPOSED OPEN SPACE AREAS UNCONSTRAINED BY STEEP SLOPES, FLOODPLAIN AND WETLANDS AND CONSIDERED BY STEEP SLOPES, FLOODPLAIN AND WETLANDS IN AN ADDITIONAL OPEN SPACE REFERS TO LAND THAT IS BEING PROVIDED IN A DEVELOPMENT OPTION

LEGEND:

[Hatched Box]	CONSTRAINED OPEN SPACE
[Dotted Box]	UNCONSTRAINED OPEN SPACE
[White Box]	ADDITIONAL OPEN SPACE

- NOTES:**
1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF THE CONSULTANTS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANTS.
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**TIGUE PROPERTY
OPEN SPACE EXHIBIT**
90 PROPOSED UNITS + 1 EXISTING HOME
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA