

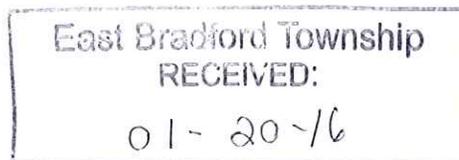
LOUIS J. COLAGRECO, JR.
lou@rrhc.com
Extension 203



January 20, 2016

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.

On October 5, 2015, Toll filed a Conditional Use Application ("Application") for development of the property. We have since been to the Planning Commission and have had one hearing on that Application before the Board of Supervisors. In response to comments received since our filing, Toll has amended its conditional use plans and updated certain reports submitted with the Application. Accordingly, Toll hereby withdraws the Conditional Use Plan prepared by ESE Consultants, Inc. dated October 5, 2015 and files in its place twelve (12) copies of a Conditional Use Plan prepared by ESE Consultants, Inc. dated January 19, 2016.

Additionally, enclosed are the following documents in connection with this new submission:

1. 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;
2. Twelve (12) copies of an updated Environmental Impact Assessment prepared by ESE Consultants, Inc. dated January 19, 2016, (copy also included on CD);

Michael P. Lynch
Township Manager
East Bradford Township
January 20, 2016
Page 2

3. Three (3) copies of an updated Transportation Impact Study prepared by McMahon Associates, Inc. dated January, 2016, (copy also included on CD); and
4. One (1) copy of a Response Letter to Township Consultant Review Comments prepared by ESE Consultants, Inc. dated January 19, 2016.

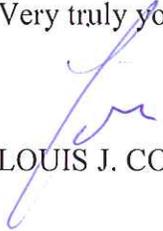
During the course of review of the Application, it was identified that two additional conditional uses are required from §115-45.3.D(2)(b)[2] and §115-45.3.D(2)(b)[4]. Accordingly, Toll is filing a new conditional use application for these conditional uses. Enclosed for filing in connection with these conditional uses are four (4) copies of the Township Conditional Use Application form. The other materials submitted are incorporated by reference with this additional conditional use request.

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 materials to the Township Planning Commission and Township Consultants for review. We plan to appear before the Township Planning Commission at its meeting on January 26, 2016.

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: Ross Unruh, Esquire, Township Solicitor (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)
Mandie Cantlin, Assistant Township Manager (w/out encls. – via email)