



# EAST BRADFORD TOWNSHIP

## CHESTER COUNTY, PENNSYLVANIA

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# Memo

**To:** Planning Commission

**From:** Melissa Needles, Zoning Officer

**Date:** April 23, 2019

**Subject:** **Zoning Review for Colley Subdivision Preliminary/Final Plan  
920 Briarwood Circle  
TPI # 51-2-114 (Commonwealth Engineers, Inc.)**

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I am in receipt of a preliminary for Bruce Colley. The plans were prepared by Commonwealth Engineers, Inc., dated February 18, 2019 with no revisions; the plans consist of two sheets. The applicant is seeking approval to subdivide one lot into two.

The above-referenced parcels are located in the R-2 Residential Zoning District.

Please be advised that there are steep slopes on proposed lot 1 and lot 2. The existing driveway is partly in steep slopes on proposed lot 1. Finally, the driveway is accessed from Briarwood Circle on an extension of a township right-of-way owned in fee by the Township.

I offer the following comments and necessary revisions relative to zoning:

1. The plan should be titled "Preliminary Subdivision Plan".
2. The plan only shows one driveway. Access disturbance through Prohibitive Slopes is permitted for access to an existing lot only, not a proposed lot per section 115-43 D 3 (b). Access to Lot 2 may be infeasible due to the proposed lot configuration, as the applicant would be creating his own hardship by virtue of the proposed subdivision per section 15-43 C 3 (c) (1).
3. A landscape plan will be reviewed by our consultant per section 115-45.1.
4. An Environmental Impact Assessment is required per section 115-51 B (1).
5. Buffering must be shown per section 115-52.
6. The Township Engineer will address sections 115-55, 115-56 and 115-58.
7. There is a Class I Historic Resource (#40) that abuts the bottom of proposed lot 2. The resource should be added to the plan to determine its location from the proposed subdivision line. If the resource exterior wall is located within 100 feet of the subdivision line, a Historic Impact Study and buffering will be required.

In conclusion, once the above items have been addressed, I recommend approval of the Colley Subdivision plan. Please do not hesitate to contact me for any further explanation or assistance with this matter.