



## *Carroll Engineering Corporation*

July 16, 2019

Amanda M. Cantlin, Township Manager  
East Bradford Township  
666 Copeland School Road  
West Chester, PA 19380-1922

Subject: Colley Preliminary Subdivision Plan, 951 Briar Wood Circle  
Parcel No. 51-2-114  
Preliminary/Final Plan 2<sup>nd</sup> Submission

Dear Ms. Cantlin:

### I. INTRODUCTION

A Preliminary Subdivision Plan has been submitted for the above referenced parcel, which is located off Briar Wood Circle, near Harmony Hill Road. The parcel currently contains an existing single family residential dwelling. The applicants, Bruce and Mary Lee Colley, are proposing to subdivide the 8.583 acre parcel into two (2) parcels. The proposed Lot #1 will contain 3.271 acres of land, along with the existing single family dwelling. There is no construction proposed on the 5.312 acres of Lot #2, at this time. There is no construction or earth disturbance proposed at this time on the property in question. The following information was submitted for review:

A plan consisting of four (4) sheets entitled "Preliminary/Final Minor Subdivision Plan", prepared by Commonwealth Engineers, Inc., and dated February 18, 2019, last revised May 31, 2019. The plan has been signed and sealed by the Registered Professional Engineer.

The site slopes to the west towards the Valley Creek, with portions of the property appearing to contain steep slopes in excess of 20%. The existing single family residential structure is presently served by a water well and an on-site septic system.

Presented below is commentary on the Preliminary/Final Minor Subdivision Plan, reviewed for conformance with the Code of the Township of East Bradford for both Preliminary and Final Subdivision Plan requirements, as the Code permits.

### II. ZONING ORDINANCE (CHAPTER 115):

Comments being provided by Melissa Needles.

### III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 95):

This application satisfies all requirements and provisions of the current East Bradford Township Subdivision and Land Development Ordinance with the following exceptions:

#### EBT Code Section 95-13 and 95-14: Preliminary Plan and Final Plan

1. 95-13.B(5): The name, address and telephone number of the applicant shall be provided on the plans. The information provided in the General Notes shows the Owner information required by 95-13.B(4). As the Owner and Applicant are the same, please modify General Note 1 to read "Owner/Applicant".
2. 95-13.C(1)(n): This section requires that the boundaries of the Brandywine Scenic River District be shown on the plans. The property appears to be located in the area designated as "visually significant landscapes". The portion of the property in the area of "visually significant landscapes" should be delineated on the plans.

### IV. GENERAL COMMENTS

1. The property address on the plan is inconsistent with the address on the application and in the Project Narrative. The site address in the General Notes on the plans is shown as 920 Briarwood Circle, whereas the application and the Project Narrative show the property as 951 Briarwood Circle.
2. The Zoning Table should provide dimensional data as required by ordinance, together with actual dimensional data for the existing condition, and actual dimensional data for the proposed lots. The actual setbacks should be shown for the existing structure on the Zoning Table for both the Existing Parcel and the Proposed Lot 1, as opposed to what is required by ordinance.
3. The Applicant should provide a copy of the deeds for each of the proposed lots, and any associated exhibits with the subsequent submission to the Township for further review.
4. The Applicant shall coordinate, with the Township, an acceptable resolution to the private driveway issue which does not appear to meet the current ordinance.

5. We do not take exception to the following requested waivers. The waivers request list may be reordered on the plans as follows:

- 95-13.D(16)
- 95-13.D(17)
- 95-13.D(18)
- 95-14.C(15)
- 95-14.C(16)
- 95-14.C(18)
- 95-14.C(21)

6. The following waivers have also been requested, although, these appear to reference incorrect sections of the Code. Please confirm the sections of these waiver requests.

- 5-17.J(2)(a)2
- 5-17.J(2)(a)3
- 5-17.J(2)(a)4

We recommend the application be revised to the satisfaction of the Board of Supervisors. Should you have any questions or require additional information, please contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Alberto Vennettilli, P.E.  
Vice President

AV:cam