



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission

From: Melissa Needles, Zoning Officer

Date: July 18, 2019

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

I am in receipt of a preliminary/final plan 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 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 115-43 D 3 (c) (1).
2. An Environmental Impact Assessment is required per section 115-51 B (1).
3. The Township Engineer will address sections 115-55, 115-56 and 115-58.
4. A Historic Impact Study is required per section 115-131.1 A (3), unless waived or modified by the Board of Supervisors.

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.