



COMMONWEALTH ENGINEERS, INC.

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July 24, 2019

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

Re: Colley Subdivision Preliminary/Final Plan
Review by Melissa Needles, Zoning Officer

Dear Ms. Cantlin:

The following revisions are offered in response to the review memo dated July 18, 2019, issued by Melissa Needles, Township Zoning Officer, for the above mentioned plan submission. Township Engineer review comments are shown in *italics*. Commonwealth Engineers, Inc., responses shown in **bold**.

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 15-43 C 3 (c) (1).*
 1. **The plans have been revised to relocate the proposed driveway layout for Lot 2 in a manner that avoids all manmade or naturally occurring steep and very steep slopes. Refer to sheet 4.**
2. *An Environmental Impact Assessment is required per Section 115-51 B (1).*
 2. **The applicant is requesting that sheets 3 and 4 be accepted as satisfying the requirements of Section 115-51.B(1). The applicant will meet with Township staff to address this requirement.**
3. *The Township Engineer will address Sections 115-55, 115-56 and 115.58.*
 3. **All outstanding items of the latest Township engineer review letter have been addressed.**
7. *A Historic Impact Study is required per Section 15-131.1A(3), unless waived or modified by the Board of Supervisors.*
 7. **The Historical Commission has recommended that the Board of Supervisors waive the requirement for a Historic impact Study provided the applicant does not disturb wooded areas within 300 feet of the property line adjoining the Historic Structure No. 40.**

We hope that the above plan revisions satisfy your requirements. If you have any questions or need further clarification of the revisions we have made, please feel free to contact me.

Sincerely,

James Haigney
Project Manager

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