



March 23, 2017

Mr. Chris Patriarca, Planning and Zoning Administrator
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: Crebilly Farm – Plan A / Proposed Development
Conditional Use Application – Review 2 (Plans Dated 10-07-2016,
Last Revised 12-08-2016)
Address: Wilmington-West Chester Pike (S.R. 0202) and West Street Road (S.R.
0926), West Chester, PA 19382
Record Owner: Crebilly Farm Family Associates, LP
Applicant: Toll PA XVIII, L.P.
Zoning: Agricultural/Cluster Residential (A/C) and Residential District (R-1)
TPN/UIP: 67-4-30, 67-4-31, 67-4-32, 67-4-33, 67-4-33.1, 67-4-134, 67-4-29, 67-4-29.1,
67-4-29.2, 67-4-29.3, and 67-4-29.4
MT No.: 5675.16**

Dear Mr. Patriarca:

We are in receipt of the following information submitted on behalf of the applicant, Toll PA XVIII, L.P.:

- 1) *Conditional Use Subdivision Plan for Crebilly Farm Plan A / Proposed Development*, Sheets 1-4D, 5-23 and 44A-45 of 45, prepared by ESE Consultants, Inc., dated October 7, 2016, last revised December 8, 2016;
- 2) *Overall Boundary Survey Plans for Crebilly Farm*, Sheets 1 to 5, prepared by Taylor Wiseman and Taylor (TWT Consultants), dated August 22, 2016, last revised October 3, 2016;
- 3) *Stormwater Management Narrative for Crebilly Farm (Partial)*, prepared by ESE Consultants, Inc., dated October 2016, last revised December 2016;
- 4) *Preliminary / Final Subdivision and Lot Consolidation Plan for Crebilly Farm Family Associates L.P. and Westminster Presbyterian Church of West Chester*, Sheets 1 to 8, prepared by T&M Associates, dated August 19, 2016, last revised October 16, 2016;
- 5) *Westtown Residential Development*, Sheets 1 to 5, prepared by Phillips Lighting, dated December 20, 2016, last revised December 28, 2016;
- 6) *Wetlands Location Plan for Crebilly Farm*, Sheet 1 to 12, prepared by ESE Consultants, Inc., dated February 7, 2017;
- 7) *Jurisdictional Determination Request for Crebilly Farm*, prepared by ESE Consultants, Inc., dated February 10, 2017;
- 8) *Response to McCormick Taylor's December 9, 2016 Review Letter*, prepared by ESE Consultants, Inc., dated January 30, 2017.



PROJECT OVERVIEW

The applicant is proposing to consolidate eleven (11) parcels, approximately 322.36 acres, and construct 317 homes with two (2) existing homes to remain (200 single-family and 117 carriage) in the Agricultural/Cluster Residential (A/C) and Residential (R-1) Districts. Associated improvements are also proposed with this proposal. The development will be accessible by four (4) proposed accesses from West Pleasant Grove Road, Wilmington – West Chester Pike (S.R. 202) and Street Road (S.R. 926).

COMPLIANCE WITH McCORMICK TAYLOR’S DECEMBER 9, 2016 LETTER

Below is a table depicting the applicant’s compliance with our December 9, 2016 review letter. We have tabulated the individual comments of the letter into a format which separates the administrative and engineering related topics into those areas that have been resolved, will be addressed during the land development phase or currently warrants further discussion. Below you will find commentary regarding the issues that warrant further discussion with the applicant. For continuity, the comments have retained the same numbers as our original December 9th review letter.

Comment Class	Resolved	Future Compliance in Land Development Stage	Warrant Discussion
Administrative	9, 29	21, 22, 41, 42, 43	
Engineering Related	1, 2, 3, 4, 7, 8, 11, 17, 18, 19, 20, 24, 25, 28, 30, 38, 39, 40	6, 10, 12, 13, 14, 15, 16, 23, 27, 31, 32, 33, 34, 35, 36, 37, 46, 47	5, 26, 44, 45

- 5. **§170-904.E.2.d.2.b** – Parking for each dwelling unit shall be provided either at the rear of the unit or shall be grouped into one or more parking areas serving a number of dwelling units.

MT Commentary: Pursuant to **§170-201**, Definitions, a townhouse is defined under a multifamily dwelling unit, therefore parking should be provided either in the rear of the property or grouped into one or more parking areas. Further discussion with the applicant and Township Solicitor is requested.

- 26. **§170-1705.A.3** – Townhouses, apartments, and similar multifamily dwellings shall provide 2.5 parking spaces per dwelling unit, 0.5 spaces of which may be located in convenient overflow areas for guests. The applicant has not provided a location for overflow parking for the proposed townhouses.

MT Commentary: The applicant has satisfied the requirements of this section per the ordinance, however additional consideration should be given to designating an overflow parking area for guests to eliminate any future parking issues during special functions (i.e. parties, holidays, etc.).

- 44. Although not specifically cited in the Township Ordinance, the applicant should consider offering area and bulk restrictions for each individual lot to prevent future undesirable building or accessory use layouts from potential site improvements (i.e. building



renovations, additions or accessory buildings).

MT Commentary: Our office strongly encourages the applicant to offer restrictions for each individual lot and enforce them during the land development process.

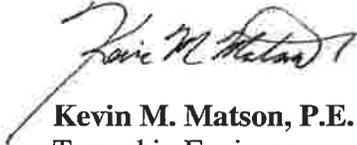
45. Although not specifically cited in the Township Ordinance, the applicant should consider offering caps in percentage from the impervious coverages of the individual lots. This would preserve the "green area" of the future lots, and help to preserve the aesthetics and character of the development. At a minimum, the applicant should consider design caps on impervious coverage beyond which a future homeowner may have to provide in individual stormwater attenuation on his/her lot.

MT Commentary: Our concerns for this comment have been incorporated as comment number forty (40) in the Planning Commission's Recommendation letter dated February 16, 2017. Our office strongly encourages the applicant to offer impervious caps for each individual lot and enforce them during the land development process.

I trust that the foregoing will assist Westtown Township in their evaluation of the Conditional Use Application for Crebilly Farms.

As always, feel free to contact me directly with questions or concerns by phone at 610-640-3500 or by email at kmmatson@mccormicktaylor.com.

Regards,



Kevin M. Matson, P.E.
Township Engineer

CC: Mr. Robert Pingar, P.E., Township Manager & Director of Engineering
Pat McKenna, Westtown Township Solicitor
Westtown Township Planning Commission