

## MEMORANDUM

**TO:** Mr. Chris Patriarca, Planning and Zoning Administrator

**FROM:** Kevin Matson, P.E.

**DATE:** January 30, 2017

**SUBJECT:** Crebilly Farm Proposed Development  
Conditional Use Recommendations  
Westtown Township, Chester County

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McCormick Taylor has received and reviewed the Conditional Use Plans and Application for the Crebilly Farm Proposed Development. 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 area also proposed with this proposal. Our office has provided the following Draft Conditional Use Recommendations for the Township's consideration:

- Respond and Comply with McCormick Taylor's December 9, 2016 letter.
- Impose zoning restriction for the individual lots, including, but not limited to:
  - Minimum Lot Sizes
  - Front, Side and Rear Yard Setbacks
  - Minimum Lot Width
  - Maximum Building Coverage
  - Maximum Impervious Coverage
  - Minimum setback for an accessory use (pools, sheds, etc.)
- Approval for the use, but not final site layout, allow the land development process to work.
- Minimize impervious surface, support installation of sidewalk on one (1) side of proposed streets.
- Minimize impervious surfaces throughout the site, using Green SWM technology as applicable.
- Grant the Township MS4 permission (potential easements) for future basin upgrades.
- Minimize the use of cul-de-sacs, eliminate the two (2) on the Northeastern portion of the site.
- Improvements to adjacent streets - New Road and West Pleasant Grove Road.
  - Full compliance with Westtown Ordinances for ***§149-901 General Standards for Public Streets***, including, but not limited to considerations for cartway width, cartway paving sections as approved by the Township Engineer, sight distances, site triangles,

- the removal of dead or diseased trees and signage.
- An evaluation of the impact on the New Street Bridge for the current condition of the structure and the ability to support the increased traffic and loads generated by the development.
- Improvements to collection and conveyance of stormwater systems affected by the proposal, including, but not limited to: a video evaluation of all collection facilities and a structural evaluation of the stormwater infrastructure.
- Exceed the Act 167 Requirements for Stormwater Runoff Volume by 10% (units of CFS) for the Brandywine Watershed.
- The preservation of existing trees and natural features when applicable. The plans should be clearly marked with clear notation as to which are to be preserved or removed.

In regard to the commentary discussed from the Township Consultants and Officials for the project, McCormick Taylor offers the following:

- We support the connection to public sewer.
- We support the installation of the connector road as described at the 1-10-17 PC Meeting.
- We support a proposed full access to New Street to enter the development, pending resolution of any issues raised by the CCPC, the Township Historical Commission or the consultants.

If you should have any questions or concerns, please feel free to call our office.

Enc.

cc: Mr. Robert Pingar, P.E., Township Manager & Director of Engineering  
Westtown Township Planning Commission