

August 16, 2019

VIA HAND DELIVERY

William Ethridge, AICP, MPA
Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: Toll PA XVIII, L.P. Conditional Use Application for Robinson Tract
(aka Crebilly Farm) Development**

Dear Mr. Ethridge,

Toll PA XVIII, L.P. ("**Toll Brothers**") hereby submits a conditional use application pursuant to Article IX, Section 170-900 of the Westtown Township Zoning Ordinance for a proposed residential development of what is commonly referred to as "Crebilly Farm" or the Robinson Tract. In connection with the Conditional Use Application, I submit the following:

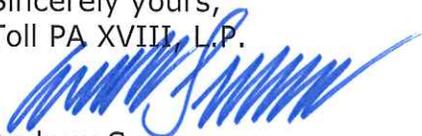
1. Westtown Township Conditional Use Application
2. Check No. 10189510 in the amount of \$12,500.00 consisting of:
 - \$2,500.00 Application fee
 - \$10,000.00 Escrow
3. Sixteen (16) copies of the following:
 - A. Conditional Use Application Narrative
 - B. Agreement of Sale between Crebilly Farm Family Associates, L.P., David M. Robinson, Laurie S. Robinson and David G. Robinson and Toll PA XVIII, L.P., confirming Toll as equitable owner of the property.
 - C. Deeds for the property
 - D. Overall Boundary Survey for Crebilly Farm as prepared by Taylor Wiseman Taylor dated August 22, 2016 and last revised October 3, 2016
 - E. Conditional Use Subdivision Plan prepared by ESE Consultants, Inc. dated August 9, 2019
 - F. Concept Plan A 30 FT Spacing prepared by ESE Consultants, Inc. dated August 9, 2019 (Sheet 71 of 71)
 - G. Lighting plan prepared by Lighting Designs by Dugan dated August 14, 2019
 - H. Preliminary/Final Subdivision & Lot Consolidation Plan for Crebilly Farm Family Associates, L.P. & Westminster Presbyterian Church of West Chester prepared by T and M Associates dated August 19, 2015 and last revised on October 16, 2015
 - I. Screen Shot of ChescoViews identifying UPI Nos. 66-4-29.4, 67-4-33.1, 67-4-30, 67-4-31, 67-4-32 and 67-4-33 taken August 15, 2019
 - J. Aqua America will-serve letter dated February 27, 2017

- K. Jurisdictional Determination issued by the Department of the Army dated December 11, 2017
- L. Geo-Technology Associates, Inc.'s:
 - Additional Preliminary On-Site Wastewater Disposal Feasibility Evaluation dated August 9, 2019
 - Supplemental Preliminary On-Site Wastewater Disposal Feasibility Evaluation dated April 13, 2017
 - Report of Preliminary On-Site Wastewater Feasibility Evaluation dated March 2017
- M. Wastewater Engineering Report for the Robinson Tract WWTP and Drip Disposal System prepared by Ebert Engineering, Inc. dated August 9, 2019
- N. Public sanitary sewer letter issued by Carroll Engineering Corporation dated September 19, 2016 and last revised September 20, 2016.
- O. Stormwater Management Narrative prepared by ESE Consultants, Inc. dated August 2019
- P. Fiscal Impact Analysis prepared by David C. Babbitt & Associates, LLC dated August 9, 2019
- Q. Transportation Impact Study for the Robinson Tract prepared by McMahan Associates, Inc. dated August 13, 2019
- R. Crebilly Farm – Physical Description of Structures prepared by RGA dated December 13, 2016
- S. Representative elevations and floor plans of proposed single-family and multi-family dwellings
- T. Copy of cover letter submitted to Chester County Planning Commission prepared by ESE Consultants, Inc. dated August 15, 2019 requesting review of the Conditional Use Plan for the Robinson Tract

Kindly confirm in writing that Toll's Conditional Use Application for the proposed development of the Robinson Tract (aka Crebilly Farm) is complete as filed. Please inform me of when the matter will be placed on the Township Planning Commission's agenda for review in September.

Please feel free to contact me at me at (610) 358-3611 if you have any questions or require anything further. Thank you.

Sincerely yours,
Toll PA XVIII, L.P.


Andrew Semon

cc: Rob Pingar, Township manager (w/o attachments)
Patrick McKenna, Esquire, Township Solicitor (w/o attachments)
Gregg Adelman, Esq., Kaplin|Stewart (w/ attachments)