



April 15, 2021

Jon Altshul, Township Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

RE: Crebilly Farm Family Associates, L.P.  
Conditional Use Application Review  
Westtown Township  
WTT-19-239

Dear Mr. Altshul,

Per the Township's request, CEDARVILLE Engineering Group, LLC (CEG) has completed a review of the Conditional Use Application for Crebilly Farm Family Associates, L.P. as it pertains to density and impervious coverage calculations included as part of the applicant's Conditional Use Plan set, referenced below. The site (Parcels 64-4-29, 67-4-29.1, 67-4-29.2, 67-4-29.3, 67-4-29.4, 67-4-30, 67-4-31, 67-4-32, 67-4-33, 67-4-33.1, 67-4-134) is bounded by Wilmington Pike (S.R. 202/322) to the east, West Pleasant Grove Road to the north, South New Street to the west, and West Street Road (S.R. 926) to the south. The parcel contains 322.36 acres and is located in the A/C Agricultural/Cluster Residential District and the R-1 Residential District. The property is currently used for residential and agricultural purposes. The current application proposes a 319-unit residential development consisting of 2 existing homes, 182 single family homes, and 135 townhomes.

The following information was submitted and was received by our office February 10, 2021:

- A. Full size Plan titled "Density Calculations Original Conditional Use Layout", Sheet 12A of 71, prepared by ESE Consultants, dated February 8, 2021.
- B. Cover letter prepared by ESE Consultants, dated February 10, 2021.

The purpose of this review is to determine compliance with the following Zoning Ordinance requirements applicable to site density and impervious coverage, based upon the information provided on the above referenced Plan:

- A. Multi Family Impervious Maximum Impervious Coverage (Section 170-904.E(2)(c))
- B. Multi-Family Residential Density (Section 170-904.E(1)(a))
- C. Single Family Detached Residential Density (Section 170-904.E(1)(c))

WESTTOWN TOWNSHIP ZONING ORDINANCE, CHAPTER 170:

1. *Section 170-904.E(2)(c): Permitted multifamily dwelling shall be design and constructed in accordance with the following standards: Maximum impervious coverage. Not more than 45% of the gross area of the tract shall be covered by imperious surfaces.*



The applicant has satisfactorily demonstrated compliance with this Section as currently presented. As part of the Land Development Plan, the applicant shall, at a minimum, provide the following:

- A fully described area, including bearings, distances, and total area, shall be provided for the area shown as “Townhouse Overall Impervious Coverage Area” on the above referenced Plan. This area shall be provided on the Record Plan and other Plans deemed necessary by the Township Solicitor. These areas shall be referenced by the individual Road Area, with a data tabulation provided for each area clearly indicating:
  - Total overall area referenced as “Townhouse Overall Impervious Coverage Area”.
  - Total impervious coverage proposed as part of the Land Development Plan, in both square feet and allowable percentage.
  - Allowable impervious coverage remaining, in square feet and allowable percentage.
- The Homeowners Association Declaration, clearly defining ownership, responsibilities, and permissible uses associated with these areas shall be provided and shall be subject to review and approval by the Township.

2. *Section 170-904.E(1)(a): The maximum net residential density for permitted multifamily areas shall not exceed 10 dwelling units per area of tract area designated for such use.*

The applicant has satisfactorily demonstrated compliance with this Section as currently presented. As part of the Land Development Plan, the applicant shall provide, at a minimum, the following:

- A fully described area, including bearings, distances, and total area, shall be provided for the area shown as “Multi-Family Density Lot Calculation Area” on the above referenced Plan. This area shall be provided on the Record Plan, and shall be fully described with bearings and distance, with the total area referenced.

3. *Section 170-904.E(1)(c): The maximum net residential density for single-family detached housing areas shall not exceed four units per acre of tract area designated for such use.*

The applicant has satisfactorily demonstrated compliance with this Section as currently presented.

Best Regards,  
**CEDARVILLE Engineering Group, LLC**

Robert E. Flinchbaugh, P.E.  
Senior Municipal Engineer

cc: Kristen Camp, Esq. ([kcamp@buckleyllp.com](mailto:kcamp@buckleyllp.com))  
Maggie Dobbs, AICP, Director of Planning & Zoning  
Patrick McKenna, Esq. ([pmckenna@gawthrop.com](mailto:pmckenna@gawthrop.com))