



August 2, 2022

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

RE: Crebilly Farm Lot Line Change Plan
Land Development Review – RESUBMISSION REQUIRED
Westtown Township
0236-22-0294

Dear Mr. Altshul,

As requested, Cedarville Engineering Group, LLC (CEG) has completed a Preliminary/Final Subdivision and Land Development Review for the Crebilly Farm Lot Line Change Plan project. The site (Parcel ID 67-4-29, 67-4-29.2, 67-4-29.3, 67-4-29.4, 67-4-30, 67-4-31, 67-4-32, 67-4-33, and 67-4-33.1) is comprised of approximately 301 acres and is bordered by Wilmington Pike (SR 202/SR322) on the east, Street Road (SR 926) on the south, South New Street on the west, and West Pleasant Grove Road to the north and is located in the Agricultural/Cluster Residential (A/C) Zoning District of Westtown Township. The project includes the removal of existing lot lines to condense nine parcels into four parcels, but no construction at this time. Westtown Township is the co-applicant as the equitable owner of the approximately 206 acres which will be a passive recreation parkland. The remaining three proposed lots will be sold as is with their existing buildings intact as single family homes.

The following information was received by our office on July 12, 2022:

- A. Cover letter prepared by Site Engineering Concepts, LLC, dated July 6, 2022.
- B. Westtown Township Application for Approval of Preliminary Plan, dated July 8, 2022.
- C. Full size plans titled “Final Lot Line Change Plan for Crebilly Farm” prepared by Site Engineering Concepts dated July 5, 2022.
- D. Westtown Township Notice to All Property Owners or Equitable Owners Planning to Develop or Subdivide Land in Westtown Township, dated July 8, 2022.
- E. Westtown Township Subdivision and Land Development Information Sheet, undated.
- F. Act 247 County Referral, undated.

The referenced documents have been reviewed for compliance Chapter 149 – Subdivision of Land, and Chapter 170 – Zoning of the Westtown Township Ordinance.

The following comments are offered for your consideration:

SUBDIVISION OF LAND ORDINANCE COMMENTS (WESTTOWN TOWNSHIP CODE, CHAPTER 149):

1. *Section 149-600.C. If the preliminary plan and all supporting data comply in all respects with the requirements for final plans (see Article VII), the Township may, in the case for small submissions involving no new streets or limited development land, proceed to final action at the first consideration of the plan if a written request for final approval is made by the applicant and agreed to by the Board of Supervisors.*

The applicant has requested a waiver from the above referenced Ordinance section, to allow the plan to be processed as a Final Plan. CEG offers no objection to consideration of this request, conditioned upon the applicant providing this request along with justification in writing.

2. *Section 149-602.B(14) The preliminary plans shall include, but not be limited to, the following identification information: A legend indicating existing features and proposed features.*

The following shall be addressed:

- The line type associated with the existing lot lines to be removed, as shown on the plan, shall coincide with the line type shown in the plan legend, for all applicable plan sheets.
 - Soil boundary lines are not currently visible on sheet 2 and shall be revised to coincide with the line type referenced in the legend.
 - The shaded areas representing driveways/paths shall be identified in the legend, including whether the areas will be subject to vehicular traffic.
3. *Section 149-602.C(3)(c) The preliminary plans shall show the full plan of the proposed development including, but not limited to: The location of on-site sewage and water facilities.*

Section 149-602.C(4)(c) The preliminary plans shall show the full plan of the proposed development including, but not limited to: A statement noting method and ownership of sewage disposal, water supply, streets, and other utilities.

The following shall be addressed:

- The means of abandoning the existing sewage disposal systems and wells shall be noted for the following existing parcels:
 - TMP 67-4-33.1
 - TMP 67-4-30
 - TMP 67-4-31

- TMP 67-4-33
 - It shall be noted on the plan whether sewage disposal and water service is proposed for Lot 2.
 - Sewage facilities planning approval, or documentation indicating exemption, shall be provided by Pennsylvania DEP.
 - Sheet 2, General Note 10, indicates that existing utility locations were obtained per the property owner and were not located by field survey. The location of the sewage disposal area and well shall be located by field survey prior to plan approval to ensure acceptable distances per applicable PA DEP and Chester County Health Department regulations.
4. *Section 149-702.A(1) The final plan of a proposed subdivision and/or land development shall be clearly and legibly drawn to a scale of one inch equals 50 feet or larger.*

The applicant has requested a waiver from the above referenced Ordinance section, to allow the plan to be prepared at a scale of 1-inch equals 100 feet. CEG offers no objection to consideration of this request, conditioned upon the applicant providing this request along with justification in writing.

5. *Section 149-903.C(1). Right-of-way along existing streets. Where a subdivision or land development is proposed adjacent to an existing public street, the applicant shall dedicate sufficient right-of-way to result in the future right-of-way width provided for in Section 170-1511 of the Zoning Chapter. If the applicant only controls land on one side of an existing street, then the applicant shall only be responsible to dedicate land to result in a width from the street cartway center line to the future right-of-way line equal to 50% of the future street right-of-way width. Therefore, for example, if a collector street has a sixty-foot wide future right-of-way, the applicant on one side would be responsible to ensure that a thirty foot wide right-of-way is provided on the applicant's side of the center line.*

The plans shall reference an offer of dedication and shall provide dimensions to the ultimate right-of-way line, from centerline, for the following roadways where the site abuts:

- US 202 – 60 feet of right-of-way from roadway center line.
 - Route 926 – 40 feet from roadway centerline.
 - South New Street – 30 feet from roadway centerline.
6. *Section 149-914.C. Interior lots shall not be permitted unless the width of the access strip is at least equal to the minimum lot width at the minimum building setback line for the particular zoning district in which the interior lot is located.*

The access strip associated with Lot 2 shall be increased to a minimum width of 200 feet, in accordance with the above referenced Ordinance section.

7. *Section 149-914.F. For any new lot intended for the construction of a principal building, a contiguous and uninterrupted area equal to 75% of the minimum lot area required by the Zoning Chapter shall be provided which is unencumbered by any of the following: wetlands, one-hundred-year floodplains, steep slopes and/or stormwater detention basins. The contiguous area shall be provided for construct of building and customary accessory uses without intruding into these features.*

The Zoning Summary indicates that no improvements are proposed as part of this submission. It shall be clearly noted on the plan that the proposed lots are to be deed restricted against the construction of a principal building as defined in the Zoning Ordinance. If principal buildings are anticipated, the plan shall clearly demonstrate compliance with the above referenced Ordinance section.

8. *Section 149-915.E. Driveways used jointly by more than one property owner may straddle the property line. The appropriate easement restrictions shall be noted on the final plan.*

The following shall be addressed:

- The Access and Utility Easement proposed through adjoining tax parcel TMP # 67-4-29.1 and proposed Lot #2 shall be described with bearings and distances, with the area of the easement associated with each lot noted on the plan.
- Sheet 2 refers to this easement as “Proposed”, while sheet 3 refers to the easement as existing. This discrepancy shall be addressed.
- If this easement is proposed, Evidence shall be provided, to the satisfaction of the Township Solicitor, from the owner of Tax Parcel #67-4-29.1, their acknowledgment, acceptance, and applicable terms associated with the easement.
- The line type associated with the easement shall utilize one line type for clarity. Sheet 2 shows two line types associated with the easement.

ZONING ORDINANCE COMMENTS (WESTTOWN TOWNSHIP CODE, CHAPTER 170, ZONING):

9. *Section 170-201. EASEMENT, CONSERVATION A legal agreement between a property owner and an appropriate conservation organization or governmental entity, through which the property owner establishes certain use restrictions over all or portions of the property for conservation purposes.*

Sheet 3 of the plan sets forth four conservation easement protection areas, as follows:

- Minimal Protection Area
- Expansion Area
- Standard Protection Area
- Highest Protection Area

The applicant shall provide the following:

- An outline of the operation and maintenance responsibilities associated with these areas.
- Applicable documentation outlining any applicable restrictions associated with the referenced easements.

10. *Section 170-201. No new principal or accessory building or use, parking or commercial or industrial storage area shall be located within a minimum of 75 feet for the top of bank of a perennial creek.*

The referenced 75-foot buffer shall be shown from the top of banks of the perennial streams traversing the tract. Setback lines associated with the proposed lots shall be updated to end at the referenced buffer, where this line is more restrictive than the wetland or floodplain boundaries, as currently shown.

11. *Section 170-501.A – Uses by right. A building may be erected, altered, or used, and a lot may be used or occupied, by right, for any of the following principal purposes and no other”.*

Section 170-501.A(1). Single family detached dwelling.

Section 170-501.A(2). Agricultural uses, in accordance with the provision of Section 170-1609 of this chapter. A principal dwelling may be permitted as a use by right on the same premises as a principal agricultural use.

Section 170-501.A(3). Buildings, structure, and or uses owned and operated by Westtown Township.

The following shall be provided:

- The proposed use associated with each lot, per the uses specified above, shall be included with the Zoning Summary, sheet 2.
- It shall be clarified as to the existence of existing dwelling on the following existing tax parcels, which are to become part of Lot 1 (Westtown Township Park). If dwellings do exist, it shall be clarified as to whether they are to be removed or are to remain. If these structures are to remain, the proposed use shall be clarified:
 - TMP 67-4-33.1
 - TMP 67-4-30
 - TMP 67-4-31
 - TMP 67-4-33
- The plan shows 3 existing structures within Lot 1 and within the rights-of-way of SR 202 and SR 926. It shall be confirmed as to whether these structures are to remain or be removed. If the structures are to remain, the proposed use of the structures shall be clarified.

- The plan shows 2 existing structures located at the head of the existing wetland on Lot 1. It shall be clarified as to whether these structures are to remain or are to be removed. If the structures are to remain, the proposed use shall be shown.
- Lot 1 shows an existing driveway/path extending to the western property line, abutting Lot 2, with the driveway/path continuing on Lot 2. It shall be clarified as to whether the driveway is to remain, be removed, or whether the section of path between the existing structures and the property line abutting Lot 2 is to be removed.
- Lot 2 shows a total of 8 existing structures located on the lot. It shall be clarified as to whether these structures are to remain or to be removed. If the structures are to remain, the proposed use of each structure shall be clearly identified.
- Lot 2 shows an existing driveway/path, which extends to the proposed property and continues through proposed Lots 1 and 4. It shall be clarified if these driveways/paths are to remain, are to be removed, or if portions are to going to be removed to prohibit access to the adjoining lots. The plan currently shows no proposed access easement to the referenced lots.
- The “Equestrian Lot:” definition referenced for Lot 2 shall be clarified as to whether a residential dwelling shall occupy the lot. Sewage facilities planning modules shall include all lots in which sewage disposal shall be required.
- The “Field Lot:” definition referenced for Lot 3 shall be clarified as to whether a residential dwelling shall occupy the lot. Sewage facilities planning modules shall include all lots in which sewage disposal shall be required.
- Lot 4 shows 4 existing structures on the lot. It shall be clarified as to whether these structures are to remain or to be removed. If the structures are to remain, the use of each structure shall be clearly identified.
- Lot 4 shows an existing driveway/path extending to the north property, with the driveway/path continuing on Lot 2. It shall be clarified as to whether the driveway is to remain, be removed, or whether the section of path between the existing structures and the property line abutting Lot 2 is to be removed. No access easements are currently shown on the plan.

12. *Section 170-601.A – R-1 Residential District, Uses by right. A building may be erected, altered, or used, and a lot may be used or occupied, by right, for any of the following principal purposes and no other”.*

Section 170-601.A(1). Single family detached dwelling.

Section 170-501.A(2). Agricultural uses, in accordance with the provision of Section 170-1609 of this chapter. A principal dwelling may be permitted as a use by right on the same premises as a principal agricultural use.

Section 170-501.A(3). Buildings, structure, and or uses owned and operated by Westtown Township.

The following existing parcels are located within the R-1 Residential District:

- TMP-67-4-30
- TMP# 67-4-31
- TMP #67-4-33
- TMP #67-4-33.1

The zoning of these parcels shall be changed to be consistent with the remainder of the tract, prior to consolidation of the parcels, in accordance with procedure set forth by the Township Zoning Officer and Township Solicitor.

13. *Section 170-502.B.(6) Side yards: 50 feet minimum.*

Section 170-502.E. Accessory uses: Accessory uses may be located in side and rear yards, but only in conformance with the standards of § 170-1502 of this chapter.

Section 170-1502.F. Arbors, garden sheds, private garages, private greenhouses, trellises, workshops, and similar accessory structures shall be permitted within side and rear yard areas provided they do not exceed the height, nor 50% of the footprint, of the principal structure. The side and rear yard setbacks for such structures shall be no less than the height of the accessory structure, irrespective of the otherwise applicable yard requirement of the district. Any wheels attached to a mobile structure must be removed prior to the issuance of any permits. These standards do not apply to flexible developments.

The height of the existing farm shop shall be noted to confirm compliance with the above referenced Ordinance requirement.

14. *Section 170-1511.B. Establishment of further right-of-way widths for streets. Widths. The following future rights-of way shall be reserved for future dedication along each public street:*

	Future Right of-Way (feet)
Minor residential service	50
Local street	50
Collector street	60
Routes 926 and 352	80
U.S. Route 202 and PA Route 3	120

The plans shall reference an offer of dedication and shall provide dimensions to the ultimate right-of way line, from centerline, for the following roadways where the site abuts:

- US 202 – 60 feet of right-of-way from roadway center line.
- Route 926 – 40 feet from roadway centerline.
- South New Street – 30 feet from roadway centerline.

15. *Section 170-1516.B. Within any residential district, a horse barn, as defined by this chapter, shall be permitted on any property where the lot area is three acres or greater. A minimum of three acres is required to keep one horse or pony. For each acre of lot area greater than three acres, one additional horse, pony or similar animal may be kept. Such animals may be owned by the occupant of the dwelling or boarded for other persons and may be rented out for horseback riding.*

A note shall be added to the plans stating that agricultural uses on these lots are subject to comply with all applicable chapters of the Township Ordinance, including but not limited to, Zoning and Animal Ordinances.

GENERAL COMMENTS:

16. Sheet 2, General Notes 2 and 7 indicate that base survey information and wetland were obtained from “Plan B”. These notes shall be revised to clearly reference the appropriate plan included in note number 9.

Please do not hesitate to contact me with any questions.

Best Regards,
Cedarville Engineering Group, LLC



Robert E. Flinchbaugh, P.E.
Municipal Team Lead

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