



March 14, 2025

Mila Carter, Township Manager and Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

RE: Crebilly Preserve 2 Lot Subdivision
Land Development Review – RESUBMISSION REQUIRED
Westtown Township
0236-25-0073

Dear Ms. Carter,

As requested, Cedarville Engineering Group, LLC (CEG) has completed a Subdivision Review of the submitted Plans for Crebilly Preserve 2 Lot Subdivision. The site (Parcel 67-4-29.4) comprised of roughly 206 acres, is located between West Pleasant Grove Road, South New Street, Street Road, and Wilmington Pike (SR 0202/SR 0322) in the AC Agricultural/Residential Cluster District of Westtown Township, Chester County. The project includes subdivision of an existing parcel into two lots.

The following information was received by our office on February 14, 2025:

- A. Full size plan titled “Subdivision Plan” consisting of two (2) sheets prepared by Pennoni Associates, Inc., dated January 24, 2025 and last revised February 10, 2025.
- B. Westtown Township Notice to All Property Owners or Equitable Owners Planning to Develop or Subdivide Land in Westtown Township authorization form dated February 13, 2025.
- C. Transmittal letter dated February 13, 2025.
- D. Westtown Township Application for Approval of Preliminary Plan dated February 13, 2025.
- E. Cover letter dated February 13, 2025.
- F. Westtown Township Subdivision and Land Development Information Sheet, undated.
- G. 2017 Subdivision and Land Development Application Fee Schedule.
- H. County of Chester Subdivision / Land Development Information Form, undated.
- I. Act 247 County Referral.

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

We offer the following comments:

Chapter 149 – Subdivision of Land

1. *Section 149-403.A – Before the final plan is signed by the Board of Supervisors, the applicant shall submit an agreement, subject to the approval of the Board of Supervisors, provided for, but not limited to , the following where applicable: In accordance with the approved final plan, the applicant will layout and construct all street and other improvements, including , but not limited to, grading, paving , curbs, gutter, sidewalks, streetlights, fire hydrants, water mains, street singes, shade trees, storm and sanitary sewers, stormwater management structures, landscaping, traffic control devices, open space areas, and erosion and sediment control measures.*

Section 149-403.C – The applicant shall sign a tri-party agreement with a financial institution and the Township guaranteeing and securing completion of the improvements listed in Subsection A, except as provided for in Subsection E, within one year of the date of the approved plan.

(2) The applicant shall deposit with the Township an escrow account in an amount equal to 110% of the cost of the improvements, based on a construction cost estimate prepared by a bona fide contractor and reviewed and approved by the Township Engineer, whose decision shall be final.

(3) If the improvements are not completed within the one-year period, the Township shall have the right to withdraw the escrow funds to complete the improvements, or shall require the financial security be increased by an additional 10% for each succeeding year beyond the first posting date of the security or to an amount not exceeding 110% of the cost of completing the required improvements as reestablished.

Lot corner monumentation as referenced in comment #2, below shall be installed prior to plan recording.

2. *Section 149-702. B.(7) – The total tract boundary lines of the property being developed, with accurate distances to hundredths of a foot and bearings to the nearest second. These boundaries shall be balanced and closed with an error closure not less than one foot in 10,000 feet; provided, however, that the boundary(ies) of adjoining additional unplatted land of the subdivider (i.e., between separately submitted plan sections) are not required to be based upon field survey, and may be calculated. Existing and proposed monuments shall be indicated, along with a statement of the total area of the property being developed. In addition, the engineer or surveyor shall certify to the accuracy of the survey and that the drawn plan is in conformance with all Township chapters.*

The following shall be addressed:

- Closure reports shall be provided for each legal description to demonstrate the boundaries close with an error of closure not less than one foot in 10,000 feet as required by the above referenced section of the Ordinance.
- The legal descriptions provided and noted on the Plan (R=50.00) and labeled radius (R=30.00) for the existing parcel shall be verified and revised to be consistent with one another for the curve at the corner intersection of Wilmington Pike and Street Road.
- The legal description provided and noted on the Plan for the existing parcel shall revise the reference to “POB: Parcel A” to “POB: TMP#67-4-29.4” consistent with V0801, sheet 1 of 2.



- Proposed monumentation (concrete moments at lot line intersections with ultimate right-of-way, pins at remaining lot corners) shall be shown on the plan.
3. Section 149-702.B.(12) – All existing streets, including streets of record (recorded but not constructed), on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades.

The right-of-way widths for the abutting roads shall be labeled on the Plan.

4. Section 149-702.B.(19) – Lot numbers, property addresses, gross and net area of all lots expressed in acres or square feet, the proposed building setback lines, and , where applicable, the proposed placement of each building shall be shown

The setback lines for the proposed parcels shall be shown and dimensioned.

5. Section 149-702.C.(4) – Full documentation of required existing and proposed zoning data. Where applicable, a statement listing variances, special exceptions or conditional use approvals and any qualifying conditions shall be included.

A Zoning Table shall be added to the Plans which notes both existing and proposed zoning data as required by the above referenced section of the Ordinance.

6. Section 149-901.E – Where a development abuts an existing public street of improper width or alignment, the Township may require the dedication of land sufficient to widen the street or correct the alignment.

Section 149-903.A – The right-of-way and cartway widths of all new or proposed public and/or private streets shall be determined by the Board of Supervisors and shall be classified as follows:

- 1) Arterial highway
 - c. The cartway widths will be determined by the Township after consulting with the Chester County Planning Commission and PennDOT
- 2) Collector street. Right-of-way shall be 60 feet and cartway width shall be 28 feet. See Note 1
- 3) Minor street. Right-of-way shall be 50 feet and cartway width shall be 24 feet. See Notes 1 and 2

NOTE 1: Additional right-of-way and cartway widths may be required by Westtown Township for the purpose of promoting the public safety and convenience, or to provide for parking in commercial and industrial areas and in areas of high-density residential development.

NOTE 2: At the sole discretion of the Township Supervisors, the right-of-way of a minor street may be reduced to 40 feet and the cartway width of a minor street may be reduced to 20 feet for properties of one acre or more. Turnaround paved cartway of cul-de-sac streets shall not be reduced.

Section 149-903.(C).(1) – 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 § 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, an 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.

Section 149-903.(C).(2) - The dedication of future right-of-way shall not be required where the applicant proves to the satisfaction of the Board of Supervisors, based upon any review by the Township Engineer and Planning Commission, that there is not a reasonable relationship between the need for the additional right-of-way and the traffic created by the proposed development.

Section 149-903.(C).(3) - Along a state-owned street or highway, if the State Department of Transportation refuses to accept a dedication of right-of-way, then the future right-of-way shall be dedicated to the Township or be irrevocably committed and reserved for future dedication when the Board of Supervisors determines the right-of-way is needed.

The provision of additional right-of-way along SR 202 and SR 926 is subject to review and comment by the Township Traffic Engineer.

Chapter 170 – Zoning

7. *Section 170-702.B – Single-family detached dwelling*
 - 2) *Lot width at minimum building setback line: 200 feet minimum.*
 - 3) *Lot width at street line: 100 feet minimum (cul-de-sac: 50 feet).*
 - 4) *Impervious coverage: 15% maximum.*
 - 5) *Minimum building setback line: 50 feet minimum, except no structure shall be located within 100 feet of the future right-of-way line of Route 202 or Route 3, regardless of lot lines.*
 - 6) *Side yards: 50 feet minimum.*
 - 7) *Rear yard: 50 feet minimum.*

A zoning data table shall be provided on the plan referencing the required area and bulk regulations of the district demonstrating compliance with the above-mentioned criteria.

8. *Section 170-1511.B – 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 provision of additional right-of-way shall be subject to review of the Township Traffic Engineer.

Please do not hesitate to contact me with any questions.

Best Regards,
Cedarville Engineering Group, LLC

A handwritten signature in black ink, appearing to read "R. E. Flinchbaugh".

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

cc: Katherine Archibald, Permits Coordinator - karchibald@westtown.org
Michael Roth, PE, Pennoni Associates, Inc. - mroth@pennoni.com
Albert Federico, PE, PTOE, - albert@federico-consulting.com
Mark Gross, Director of Public Works - mgross@westtown.org