



WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
PHONE: (610) 692-1930

P.O. Box 79
Westtown, PA 19395
FAX: (610) 692-9651

APPLICATION FOR APPROVAL OF PRELIMINARY/FINAL PLAN

Plan title: Preliminary/Final Land Development Plan of 1013 Shiloh Road Plan number: _____

Applicant information

Applicant: Fox Clearing, LLC

Address: 227 Granite Run Drive, Suite 100 City: Lancaster State: PA Zip: 17601

Phone number: 717-719-1385 E-mail address: mthompson@keystonecustomhome.com

Owner information (If different from applicant)

Owner: same as above

Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ E-mail address: _____

Project location

Address: 1013, 1011, 1007 & 927 Shiloh Road City: West Chester State: PA Zip: 19382

Tax map number(s): 67-2-23; 67-2-8; 67-2-7.1 & 67-2-9 Zoning district: R-1

Project description

Please either provide below or attach a brief narrative of the proposed plan.

Proposed subdivision for a residential development consisting of 78 single-family homes with
proposed internal streets, utilities, stormwater management facilities, landscaping, community recreation
facilities and other improvements.

Submission checklist

- Application and fee X
- Review fee agreement and escrow X
- Sixteen copies of the preliminary plan and of all other required plans X
- Sewer modules X
- Water supply confirmation (if public) X
- Information sheet X
- Two copies of the stormwater management narrative and calculations X
- Copies of supplementary studies as determined by the Township X
- Electronic submission in either .DXF or .DWG as described in [§149-600\(B.1\)](#) for all land development or subdivision applications of greater than five lots X

Submission is not complete unless ALL of the above are provided.

Although not required, applicants are also strongly encouraged to grant written permission for Township officials to conduct an on-site walk of the property early in the process.

Believing that the plan submitted is in conformance with all applicable sections of the Westtown Township Zoning Ordinance and Subdivision and Land Development Ordinance, the undersigned requests approval of the Preliminary Plan for this project.



Signature of Gregg I. Adelman, Esq., Attorney for Applicant

April 2, 2025

Date

Signature of owner (If different from applicant)

Date

-----OFFICIAL USE ONLY-----

Type of application:

Subdivision _____

Land Development _____

Flexible Development _____

WESTTOWN TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT INFORMATION SHEET
(to be completed by applicant)

Project Name Stokes Estate

Name, Address, Telephone Number, and email of the following:

Owner(s) Fox Clearing, LLC phone # 717-719-1385
227 Granite Run Drive, Suite 100 email: mthompson@keystonecustomhome.com
Lancaster, PA 17601

Applicant (if not owner)
same as above

Engineer Jeremy Madaras MSc, P.E. phone # 610-918-9002
Howell Engineering email: jmadaras@knowhowell.com
1250 Wrights Lane
West Chester, PA 19380

Attorney Gregg I. Adelman, Esquire phone #610-941-2552
Kaplin Stewart email: gadelman@kaplaw.com
910 Harvest Drive, Suite 200
Blue Bell, PA 19422

Person to be contacted by Westtown Township (include address data if not listed above)

SPECIAL CONDITIONS (Conditional Use, Special Exception, Variances – Explain and attach relevant material)

Court-approved Settlement Agreement dated Novemeber 18, 2024 approving conditional use.

Sewer On site Public
Special Conditions _____

Water On site Public

Fire Hydrants (number and location) TBD

Other facilities Community Center

Open Space (area & description, recreation facilities, etc. 48.12 gross open space proposed (40%)

Streets (new & modifications to existing), Sidewalks/Paths 4 new streets

Description of Proposed Buildings - 78 new single-family homes



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NOTICE TO ALL PROPERTY OWNERS OR EQUITABLE OWNERS PLANNING TO DEVELOP OR SUBDIVIDE LAND IN WESTTOWN TOWNSHIP

The Township Engineer, Solicitor and other consultant(s) as required review the subdivision, land development and erosion control plans. The applicant is responsible for reimbursing Westtown Township for the following services:

1. Plan reviews by the Township Engineer, Solicitor and/or other consultants.
2. Meetings held with the Township Engineer, Solicitor and/or other consultants at the request of the applicant or his/her representative.

Bills will be mailed by Westtown Township to the applicant for all reimbursable fees. Payment is due within thirty (30) days. A late charge of 1.5 percent per month will be applied to bills not paid within thirty (30) days.

The applicant shall sign below to acknowledge his/her responsibility for and agrees to pay costs described as specified in the Township's current fee schedule.

.....
As owner, or authorized representative of the owner, I have read this notice and agree to reimburse Westtown Township for professional services provided by Westtown Township during review and development of the above titled plan according to the current Westtown Township Fee Schedule.

April 2, 2025

Signature of owner or authorized representative

Date

Name and Title of Applicant Fox Clearing, LLC (property owner)

Title of Plan Submitted Preliminary Land Development of 1013 Shiloh Road

Project Address 1013 Shiloh Road, West Chester, PA 19382

Name of Owner Fox Clearing, LLC

Address of Owner 227 Granite Run Drive, Suite 100, Lancaster, PA 17601

Phone 717-719-1385 E-mail mthompson@keystonecustomhome.com

2017 Subdivision and Land Development Application Fee Schedule

1. Subdivision and Land Development

- a. Property Line Adjustment or 1 Lot- \$125.00 plus \$2,500.00 escrow
- b. 2 to 3 Lots- \$125.00 plus \$3,500.00 escrow
- c. 4 to 10 Lots- \$640.00 plus \$7,500.00 escrow
- d. 10 or more Lots- \$1,300.00 plus \$15,000.00 escrow
- e. Additional costs for Subdivision, Land Development and Lot Line and/ or Minor Revision Reviews shall be as follows:
 - I. The applicant shall pay the review fees of the professional consultants utilized by the Township during its review of the subdivision or land development application. The applicant shall submit the specified escrow to the Township at the time of the submission of the subdivision or land development application. This money shall be placed in an interest bearing account held by the Township and monies shall be disbursed from this account to pay the actual costs of the professional consultants. The Township shall provide the applicant with a breakdown of all monies disbursed from the account. If the account balance drops below an amount sufficient to cover costs associated with the application, the applicant shall deposit additional monies as deemed necessary by the Township Manager. Upon approval or denial of the land development or subdivision application and payment of the final invoices from the professional consultants the balance of funds in the account plus any interest shall be returned to the applicant.
 - II. The applicant shall reimburse the Township for the actual cost of all legal, engineering, inspections and materials tests, incurred during construction and up to acceptance, by the Township, of the improvements.
 - III. The applicants shall pay all Chester County Planning Commission, Chester County Health Department, Department of Environmental Protection, Chester County Soil Conservation District, PennDOT review fees, and all recording costs.
 - IV. No final approvals will be granted until all outstanding obligations are satisfied.

Return to: Chester County Planning Commission
 601 Westtown Road—Suite 270
 P.O. Box 2747
 West Chester, PA 19380-0990

Act 247 County Referral

<p>To: Chester County Planning Commission</p> <p>Subject: Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p align="center">TO BE COMPLETED BY THE MUNICIPALITY</p> <p>From: (Municipality) _____</p> <p>Date: _____</p> <p>Official's Name: _____</p> <p>Position: _____</p> <p>Official's signature: _____</p> <p align="center"><small>Applications with ORIGINAL signatures must be submitted to CCPC.</small></p>
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TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): Stokes Estate Location: 1013 Shiloh Road

Owner's name: Fox Clearing, LLC Phone #: 717-719-1385

Owner's address: 227 Granite Run Drive, Suite 100, Lancaster, PA 17601

Applicant's name: same as above Phone #: _____

Applicant's address: same as above

Architect/Engineer/Surveyor name: Howell Engineering Phone #: 610-918-9002

<p>TYPE OF REVIEW REQUESTED (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input checked="" type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input type="checkbox"/> Zoning ordinance (no fee)</p> <p><input type="checkbox"/> Curative amendment (no fee)</p> <p><input type="checkbox"/> Subdivision ordinance (no fee)</p> <p><input type="checkbox"/> Comprehensive plan (no fee)</p> <p><input type="checkbox"/> Other _____</p>	<p>REVIEW FEE (Fee schedule on other side)</p> <p><input checked="" type="checkbox"/> Attached \$ <u>2,628.00</u></p> <p><input type="checkbox"/> Not applicable</p>	<p>TYPE OF SUBMISSION</p> <p><input checked="" type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p>
	<p>TYPE OF PLAN</p> <p><input type="checkbox"/> Unofficial sketch</p> <p><input checked="" type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p>	<p>Tax parcel(s): # <u>67-2-23</u></p> <p># <u>67-2-8</u></p> <p># <u>67-2-7.1</u></p> <p># <u>67-2-9</u></p> <p>Total area (gross acres): _____</p>

<p>PLAN INFORMATION</p> <p>Length of new roads: <u>N/A-private roads</u></p> <p>Number of new parking spaces: _____</p> <p>Ownership of roads: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</p> <p>Open space: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</p> <p>Acres: _____ Acres: _____</p> <p>HOA responsible for common facilities/areas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>HOA documents provided: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Traffic study included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not conducted</p>		<p>LAND USE</p> <p>Agriculture</p> <p><input checked="" type="checkbox"/> Single family</p> <p>Townhouses</p> <p>Twin units</p> <p>Apartments</p> <p>Mobile homes</p> <p>*Commercial</p> <p>*Industrial</p> <p>*Institutional</p> <p>Other</p>	<p># of lots/units</p> <p>78</p>	<p>ZONING DISTRICT OF PROPOSAL</p> <p>Existing: <u>R1</u></p> <p>Proposed: <u>R1</u></p> <p>Variances/Special exception granted: _____</p>	<p>PROPOSED UTILITIES (Check appropriate boxes)</p> <p>Water Sewer</p> <p>Public <input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p> <p>On-site <input type="checkbox"/> <input type="checkbox"/></p> <p>Package <input type="checkbox"/> <input type="checkbox"/></p> <p>No new sewage disposal or water supply proposed <input type="checkbox"/></p>
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ADDITIONAL INFORMATION (This plan has been submitted to):

County Health Department Date _____

PennDOT Date _____

DEP Date _____

Other _____ Date _____

***Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

*Total square footage of addition to existing building: N/A

*Total square footage of new building(s): TBD

THE TERM "LOTS"

The term "**LOTS**" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

FEE SCHEDULE

The following fees shall apply to each land subdivision or land development submitted to the Chester County Planning Commission for review in accordance with Article V, Section 502, Pennsylvania Municipalities Planning Code, Act 247, as amended.

- If a plan for a non-residential use is to be subdivided and developed, the fee is the total of Category II plus Category III.
- For Categories I and II, the fee applies to total number lots/units after subdivision. Subdivisions include lot line revisions and lot consolidations.
- Maximum one-time fee: \$10,000 per plan.

CATEGORY I RESIDENTIAL SUBDIVISION OR LAND DEVELOPMENT

These fees apply to residential projects for sale, condominium ownership, or rental; any type of buildings, either as a subdivision or single tract land development; or an agricultural subdivision (except for guidelines in Article I, Section 107, Subdivision, Pennsylvania Municipal Planning Code, Act 247, as amended). This category does not include institutional living facilities.

Number of lots and dwelling units	Base fees	Fees for each lot and/or unit
1–2 lots/dwelling units	\$200.00	None
3–5 lots/dwelling units	\$200.00	Plus \$34.00/lot/unit
6–20 lots/dwelling units	\$275.00	Plus \$30.00/lot/unit
21–75 lots/dwelling units	\$495.00	Plus \$27.00/lot/unit
76 lots/dwelling units and over	\$990.00	Plus \$21.00/lot/unit

CATEGORY II NON-RESIDENTIAL SUBDIVISIONS

These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed for land development as defined in Section 107 of the Planning Code.

Number of lots or units	Base fees	Fees for each lot and/or unit
1–2 lots/units	\$340.00	Plus \$66.00/lot/unit
3–10 lots/units	\$680.00	Plus \$66.00/lot/unit
11 lots/units and over	\$990.00	Plus \$62.00/lot/unit
Financial subdivisions	\$340.00	Plus \$66.00/lot/unit

CATEGORY III NON-RESIDENTIAL LAND DEVELOPMENT

These fees apply to all projects or sections of mixed projects which are for non-residential use for sale, condominium, lease or rent in any type of building on a single tract of land.

Building square footage (gross)	Base fees	Fees for gross floor area
0 to 5,000 sq. ft.	\$560.00	Plus \$55.00/1,000 sq. ft. of gross floor area
5,001 to 25,000 sq. ft.	\$680.00	Plus \$49.00/1,000 sq. ft. of gross floor area
25,001 to 75,000 sq. ft.	\$1,110.00	Plus \$49.00/1,000 sq. ft. of gross floor area
75,001 sq. ft. and over	\$1,670.00	Plus \$34.00/1,000 sq. ft. of gross floor area
Parking Garage / Structure	\$480.00	

CATEGORY IV SECOND REVIEWS

These fees apply to each review conducted after the first review (within a five (5) year period of the initial review) and if no substantial changes are proposed. Contact CCPC if further guidance is needed.

- Flat fee of \$200.00 for residential subdivisions/land developments
- Flat fee of \$275.00 for non-residential subdivisions/land developments

CHECKS SHOULD BE PAYABLE TO: County of Chester

Credit card payments can be made online. Cash will not be accepted. Upon written request from the municipality, CCPC may waive the fees for plan reviews associated with municipally-owned subdivisions or land developments. The County Planning Commission may, on a case-by-case basis, waive review fees. Typically, fees are waived upon request if the owner or applicant is a municipality, public authority, or other municipally oriented public facility. Waiver requests should be provided in writing to CCPC. (email acceptable: ccplanning@chesco.org)

INFORMAL REVIEWS AND ADDITIONAL WORK:

An informal review request to CCPC (such as meetings and discussions prior to the formal development application) shall be free of charge if said written request is from the municipality, or from an applicant with the knowledge and written consent of the municipality. In no case will informal review by CCPC replace the need for a formal review which would include the submission of the required fee listed above pursuant to the Municipalities Planning Code.

TIME LIMITATIONS:

The review time period will begin from the date of receipt by CCPC of the application requesting a review by CCPC. CCPC has thirty (30) days within which to review subdivision and land development applications and submit review comments. The review period may be extended if requested by the applicant or a time extension has been granted by the municipality with the concurrence of the applicant. When the time period has been stopped due to an incomplete application package, incorrect fee submittal or other reasons, the time period will continue from the day in which the application package is complete. CCPC has thirty (30) days within which to review ordinance amendments, and forty-five (45) days within which to review comprehensive plans, official maps, and complete ordinances.