



WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
610-692-1930

Post Office Box 79
Westtown, PA 19395
FAX 610-692-9651

www.westtownpa.org

VIA EMAIL

April 11, 2025

Fox Clearing, LLC
Attn.: Mickey Thompson
227 Granite Run Drive, Suite 100
Lancaster, PA 17601

Re: Completeness Review - Preliminary/Final Subdivision and Land Development Application - 1013, 1011, 1007 and 927 Shiloh Road – Residential Subdivision UPIs. 67-2-23 (64.956 acres); 67-2-8 (9.133 acres); 67-2-7.1 (5.664 acres); 67-2-9 (1.133 acres)

The Township is in receipt of the Preliminary/Final Land Development Plan of 1013 Shiloh Road subdivision and land development application submitted on April 2, 2025. The subdivision consists of 4 separate parcels with a total of 80.886 acres. This application calls for subdivision and construction of 75 single family dwellings combined with 3 existing dwellings (total 78 homes), internal streets and sidewalks/pathways, utilities, stormwater management facilities, landscaping, community recreation facilities and other improvements. The proposed subdivision will be accessible via two access points off Shiloh Road at Hunt Drive and Oakbourne Road, and will be served by public water and sewer. The stormwater management facilities are proposed to include five (5) combination surface/subsurface infiltration basins located throughout the subdivision to control runoff.

The application is subject to the settlement agreement between Fox Clearing, LLC and Westtown Township, signed on November 18th, 2024 pertaining to the conditional use application submitted to the Township on May 4, 2023 to develop the property under the flexible development procedure of the Zoning Ordinance.

The purpose of this review is for the Township to finalize the overall completeness of the application as outlined under Chapter 149 of the Westtown Township Code. The following items were included in the submission:

1. Letter from Kaplin Stewart dated April 2, 2025;
2. Application for Approval of Preliminary/Final Plan dated April 2, 2025;

3. Subdivision and Land Development Information Sheet;
4. Signed professional services fee notice (Notice to All Property Owners Form) dated April 2, 2025;
5. Chester County Subdivision/Land Development Information Form;
6. Chester County Planning Commission Act 247 County Referral Application;
7. Preliminary/Final Land Development Plan (the Plan), prepared by Howell Engineering, consisting of 56 sheets, dated March 24, 2025;
8. Preliminary Stormwater Management Report, prepared by Howell Engineering, dated March 17, 2023, last revised March 24, 2025;
9. Sewage Facilities Planning Module prepared by Howell Engineering, dated November 2020, last revised January 2025;
10. U.S. Fish & Wildlife Services Clearance Letter dated April 16, 2021;
11. PA Fish & Boat Commission Clearance Letter dated December 17, 2024;
12. PA Department of Conservation and National Resources Project Receipt;
13. U.S. Fish & Wildlife Services PNDI form, dated December 11, 2024;
14. Aqua Water Availability Letter dated April 28, 2021;
15. Westtown Township Escrow Agreement and appropriate fees.

The Township considers your application substantially complete, except for items as outlined below, which will need to be addressed in a timely manner:

1. Provide an electronic submission in either .DXF or .DWG as required under §149-700.A1.
2. Revise a key map on Sheet C01.1 of the Plan to include all parcels subject to this subdivision as required under §149-702.B(6).
3. Revise Note #12 on Cover Sheet of the Plan to reference a correct number of proposed homes.
4. Add lot numbers to Sheets C03.1-C03.5 of the Plan for reference with the provided “15-25% Steep Slopes on Proposed Lots – Section 170-402.D(3)(f)”.
5. Verify that revision comments noted on Sheet C01.2 of the Plan are applicable to this submission.
6. Add labels to indicate the location of an on-site sewer pump station, a school bus stop and a car pullover area depicted on Sheet C01.2 of the Plan.
7. Add a copy of the settlement plan sheet to the Plan set for reference.
8. Add proposed trails, fencing and recreational facilities to Sheet C01.2 as depicted on the settlement plan Exhibit.
9. Provide specifications and additional details about the areas that are noted as “suitable for active recreation”. Please note that the definition of active recreation (§170-201) is as

follows: *“Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, ball courts, golf courses, and swimming pools.”*

10. Provide specifications on the potential future naturalized trail depicted on Sheet C01.7 of the Plan.
11. Verify whether easement is proposed between Lot #13 and 14 for access to the future naturalized trail.
12. Label the height of proposed retaining walls depicted on the Plan.
13. Verify whether easements are proposed for retaining walls crossing multiple newly created lots, which will be owned and maintained by a future homeowner’s association as per the settlement agreement. All easements shall be shown and accurately identified on the plan.
14. Verify the location and placement of fencing along back of lots (as provided on Exhibit “A” of the settlement agreement), specifically Lots #32 thru 37 and Lots #53 thru 58 (that have been renumbered in this Plan submission), near pipeline right-of-way in relation to the proposed lots, pipeline right-of-way and open space.
15. Verify that the access to proposed stormwater management facilities will be provided.
16. Provide additional items as required under §149-702.B(18).
17. Provide a copy of an agreement, which establishes the conditions under which the street may later be offered for dedication, as per §149-702.C(3).
18. Provide full documentation of all existing and proposed zoning data, including (where applicable) a statement listing variance, special exceptions and/or conditional use approvals and any qualifying conditions as per §149-702.C(4).
19. Add a statement listing waivers requested and/or approved as per §149-702.C(5), including a List of Zoning Deviations/SALDO and SWMO Waivers noted in Exhibit “B” of the settlement agreement.
20. Provide a Conservation Plan in accordance with §149-801 as required under §149-602.D and §149-702.D. To the extent you can add features and/or notes as necessary to the submitted Plan Set, as applicable, to satisfy the requirements for the Conservation Plan pursuant to §149-801, the applicant does not need to submit a separate plan sheet if these required items can be identified in a letter and/or on plan notes on what sheets they can be found.
21. Provide a Traffic Impact study as required under §149-804.A.

22. Include additional supplementary data as required under §149-602.C(4).

Your application has been scheduled for the April 23rd, 2025 Planning Commission meeting. If you have any further questions, please do not hesitate to ask.

Sincerely,

A handwritten signature in cursive script, appearing to read "Liudmila Carter".

Liudmila Carter
Director of Planning and Zoning

Cc: Gregg Adelman, Esq. – Applicant's attorney
Patrick McKenna, Esq. – Westtown Township Solicitor