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May 21, 2021

**HAND DELIVERY**

Maggie Dobbs, Director of Planning and  
Zoning  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

**RE: Fox Clearing, LLC Conditional Use Application**

Dear Maggie:

On behalf of Fox Clearing, LLC (“Fox”) I hereby submit a conditional use application pursuant to Article IX, Section 170-902(A) of the Westtown Township Zoning Ordinance for a proposed residential development of what is commonly referred to as the Stokes Property. In connection with the Fox Conditional Use Application, I submit the following items:

1. Completed Westtown Township Conditional Use Application with Addendum;
2. Check in the amount of \$2,500.00 representing the Conditional Use Application fee;
3. Check in the amount of \$10,000.00 representing the Conditional Use Application escrow fee;
4. Thirteen (13) copies of the following:
  - a. Redacted Deed to the property;
  - b. Conditional Use Plans prepared by DL Howell consisting of twenty-three (23) sheets dated 4/30/21;
  - c. Conservation Design Plans prepared by DL Howell consisting of two (2) sheets dated 4/30/21;
  - d. Aqua America will-serve letter dated April 28, 2021;
  - e. Completed Sewage Facilities Planning Module including with Township Board of Supervisors’ approval resolution;

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- f. Traffic Impact Study prepared May 2021 by Transportation Resource Group, Inc.;
- g. April 2021 Crash Analysis – part of the Traffic Impact Study prepared by Transportation Resource Group, Inc.;
- h. Preliminary Stormwater Management Report prepared by DL Howell; and
- i. Sample/Draft Declaration of Planned Community document.

A digital copy of this complete submission will be forwarded under separate cover early next week.

Kindly confirm in writing that the Fox Conditional Use application for this proposed development is complete as filed. Please inform me when the matter will be placed on the Planning Commission's agenda for review.

Please feel free to contact me at my direct dial if you have any questions or require anything further. Thank you.

Sincerely yours,



Gregg I. Adelman

GIA:dla

Enclosures