

Gregg I Adelman, Esquire
Direct Dial: (610) 941-2552
Direct Fax: (610) 684-2001
GAdelman@KAPLAW.com
www.kaplaw.com

May 4, 2023

VIA HAND DELIVERY & EMAIL

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

RE: Fox Clearing, LLC – Amended Conditional Use Application

Dear Mila:

On behalf of Fox Clearing, LLC (“**Fox**”) I hereby submit an Amended Conditional Use Application pursuant to Article IX, Section 170-902(A) of the Westtown Township Zoning Ordinance for a proposed residential development consisting of 85 single-family homes of what is commonly referred to as the Stokes Property.

In connection with the Fox Amended Conditional Use Application, I submit the following items:

1. Sixteen (16) copies of the Westtown Township Amended Conditional Use Application and Amended Addendum with attached exhibits;
 - a. Deed to UPI No. 67-2-23 and redacted Agreements of Sale for UPI Nos. 67-2-8, 67-2-9 and 67-2-7.1;
 - b. Conditional Use Plans prepared by D.L. Howell consisting of thirty-seven (37) sheets dated 4/14/23;
 - c. Aqua America, Inc. will-serve letter dated April 12, 2023;
 - d. Sanitary sewer capacity letter dated April 13, 2023;
 - e. Transportation Resource Group, Inc.’s Traffic Impact Study dated May 2021, last revised April 2023;
 - f. Sample Homeowners’ Association Declaration;

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2. Elevation Renderings;
3. Conservation Design Plans prepared by D.L. Howell consisting of two (2) sheets dated 3/17/23;
4. Stormwater Management Report prepared by D.L. Howell, dated 3/17/23;
5. A check in the amount of \$2,500.00 representing the Conditional Use Application fee;
and
6. A check in the amount of \$ 3,316.32 to replenish the escrow balance.

Kindly confirm in writing that the Fox Amended 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:kds

Enclosures