

April 2, 2025

**VIA HAND DELIVERY AND EMAIL (LCARTER@WESTTOWN.ORG)**

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

**RE: Preliminary/Final Land Development Application – Fox Clearing, LLC,  
1013 Shiloh Road (UPI #67-2-23)**

Dear Mila:

On behalf of Fox Clearing, LLC, I hereby submit the following materials for the proposed Stokes Estate land development:

- Application for Approval of Preliminary/Final Plan, attaching the following documents:
  - Subdivision and Land Development Information Sheet;
  - Signed professional services fee notice (Notice to All Property Owners Form);
  - Chester County Subdivision/Land Development Information Form;
  - Chester County Planning Commission Act 247 County Referral Application;
- Sixteen (16) copies of the Preliminary/Final Land Development Plan, prepared by Howell Engineering, consisting of 56 sheets, dated March 24, 2025;
- Two (2) copies of the Preliminary Stormwater Management Report, prepared by Howell Engineering, dated March 17, 2023, last revised March 24, 2025;
- Two (2) copies of the Sewage Facilities Planning Module prepared by Howell Engineering, dated November 2020, last revised January 2025;
- Two (2) copies of the U.S. Fish & Wildlife Services Clearance Letter dated April 16, 2021;

- Two (2) copies of the PA Fish & Boat Commission Clearance Letter dated December 17, 2024;
- Two (2) copies of the PA Department of Conservation and National Resources Project Receipt;
- Two (2) copies of the U.S. Fish & Wildlife Services PNDI form, dated December 11, 2024;
- One (1) copy of the Aqua Water Availability Letter dated April 28, 2021;
- One (1) signed Westtown Township Escrow Agreement;
- Three (3) checks made payable to Westtown Township:
  - One in the amount of \$2,628.00 to cover the cost of the Chester County Planning Commission Act 247 Application submission;
  - One in the amount of \$1,300.00 for the Application fee; and
  - One in the amount of \$5,000.00 to replenish the remaining balance of the escrow.

Also enclosed is one additional copy of the Application. Please time-stamp the extra copy of the Application and return to me in the self-addressed, postage prepaid envelope provided.

If you have any questions or require anything further, please feel free to contact me. Thank you.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Gregg I Adelman".

Gregg I Adelman, Esquire

GIA/kds  
/enclosures