

RADNOR TOWNSHIP  
301 IVEN AVE  
WAYNE PA 19087  
P) 610 688-5600  
F) 610 971-0450  
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 208 & 228 Strafford Avenue and 18 Forrest Lane

Zoning District R-4 Residential District Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$16,602.30 Ward No. 1 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner \_\_\_\_\_

Name Trustees of the Dorrance H. Hamilton 3/15/96 Revocable Agreement of Trust

Address c/o George W. Broseman, Esq., 910 Harvest Dr., P.O. Box 3037,  
Blue Bell, PA 19422

Telephone 610-941-2459 Fax 610-684-2005 Cell N/A

Email gbroseman@kaplaw.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name SITE Engineering Concepts, LLC

Address P.O. Box 1992, Southeastern, PA 19399

Telephone 610-240-0450 Fax 610-240-0451

Email rlambert@site-engineers.com

Area of property 7,523 acres (+/-) Area of disturbance 7 acres (+/-)

Number of proposed buildings 41 Proposed use of property Density Modification  
Residential Development

Number of proposed lots 1

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary X Final \_\_\_\_\_ Revised \_\_\_\_\_  
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?  
Explain the reason for noncompliance.

The Applicant is unaware of any SALDO noncompliance issues at this time.

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Are there any infringements of Chapter 280 (Zoning), and if so what and why?

The Applicant is unaware of any Zoning Code compliance issues at this time.

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Individual/Corporation/Partnership Name

Trustees of Dorrance H. Hamilton 3/15/96 Revocable Agreement of Sale

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature George W. Broseman

Print Name George W. Broseman - Attorney for Applicant

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Trustees of the Dorrance Hamilton

Name 3/15/96 Revocable Agreement of Trust E-mail gbroseman@kaplaw.com

c/o George W. Broseman, Esquire
Address 910 Harvest Dr., P.O. Box 3037 Phone 610-941-2459
Blue Bell, PA 19422

Name of Development

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm SITE Engineering Concepts, LLC Phone 610-240-0450

Address P.O. Box 1992, Southeastern, PA 19399

Contact Rombert Lambert, P.E. E-mail rlambert@site-engineers.com

Table with 5 columns: Type of Review, Plan Status, Existing Utilities, Proposed Utilities, Environmental Characteristics. Includes checkboxes for Zoning Change, Land Development, Subdivision, PRD, Sketch, Preliminary, Final, Tentative, Public/Private Sewerage/Water, Wetlands, Floodplain, Steep Slopes.

Zoning District R-4 Residence District Tax Map # \_/ \_/ \_
Tax Map No.'s: 36-11-348; 36-11-347; 36-11-340
Tax Folio No.'s: 36-01-00538-00; 36-01-00539-00; 36-01-00540-00; 36-01-00236-02 Tax Folio # \_/ \_/ \_/ \_/ \_



**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The Applicant proposes to construct 41 townhomes and other related  
improvements on the properties.

Total Site Area 7,523 (+/-) Acres  
Size of All Existing Buildings 24,577 Square Feet  
Size of All Proposed Buildings 84,870 Square Feet  
Size of Buildings to be Demolished 24,577 Square Feet

George W. Broseman

Print Developer's Name  
Attorney for Applicant, Trustees of  
the Dorrance H. Hamilton 3/15/96  
Revocable Agreement of Trust

George W. Broseman

*George W. Broseman*  
Developer's Signature  
Attorney for Applicant

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting \_\_\_\_\_

Local Governing Body Regular Meeting \_\_\_\_\_

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title of Designated Municipal Official

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Official's Signature

\_\_\_\_\_  
Date

**FOR DCPD USE ONLY**

Review Fee: Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date Received \_\_\_\_\_

Applications with original signatures must be submitted to DCPD.