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May 24, 2023

VIA HAND DELIVERY

William M. White, MBA, Township Manager
Township of Radnor
301 Iven Avenue
Wayne, PA 19087

**RE: 204 & 228 Strafford Avenue, 18 Forrest Lane – Wayne, Radnor Township
Conditional Use Application
Our Reference No. 15709-1**

Dear Mr. White:

I represent the Trustees of the Dorrance Hamilton 3/15/1996 Revocable Agreement of Trust (“**Applicant**”), the owner of the properties at 204 & 228 Strafford Avenue and 18 Forrest Lane in Radnor Township (collectively “**Property**”) located in the R-4 Residence District. The Applicant is proposing to construct thirty-eight (38) townhomes and related improvements on the Property as generally shown on the plans included with this application (“**Project**”).

On behalf of the Applicant, I am filing the following:

1. Ten (10) copies of the Conditional Use Application seeking a conditional use under Radnor Township Code (“**Code**”) Section 280-29.B.(1) for Density Modification Development in the R-4 Residence District;
2. Ten (10) copies of the plan set entitled “204 & 228 Strafford Avenue Conditional Use Plan Set” containing Fourteen Sheets dated May 18, 2023 (sheets 1-9 prepared by SITE Engineering Concepts, LLC, sheets 10-14 prepared by Glackin Thomas Panzak);
3. Ten (10) copies of a stormwater management report titled “Post Construction Stormwater Management Analysis,” prepared by SITE Engineering Concepts, LLC, dated May 15, 2023;

4. Ten (10) copies of a letter from Aqua Pennsylvania to SITE Engineering Concepts, LLC regarding the availability of public water for the Project, dated March 25, 2020;
5. Ten (10) copies of the narrative for the planning module for land development dated May 24, 2023, prepared by HILBEC Engineering & Geosciences, LLC;
6. Ten (10) copies of a Traffic Engineering Investigation prepared by F. Tavani & Associates, dated May 15, 2023;
7. Ten (10) copies of a Fiscal Impact Analysis prepared by Erik W. Hetzel, AICP/PP, dated May 17, 2023;
8. Ten (10) copies of a development impact study compiled by Kaplin Stewart Meloff Reiter & Stein, dated May 24, 2023;
9. Ten (10) copies of a draft Planned Community Declaration;
10. Ten (10) copies of the Conceptual Architectural Elevations;
11. A \$1,500.00 check made payable to the Township of Radnor, the applicable Conditional Use application fee; and
12. An electronic copy of all submitted materials;

Please submit the applications and plans to the appropriate Township staff, consultants and bodies for review, public meetings, and a public hearing for the Conditional Use application. Please provide us with copies of all reviews, communications, notices and other documentation relating to these applications, or related to the Property as soon as they are generated and/or received.

If you have any questions or require any further information, please contact me. Thank you for your attention to this matter.

Sincerely,



George W. Broseman

GWB:jrw
Enclosures

William M. White
May 24, 2023
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cc via email: Haverford Properties, Inc.
SITE Engineering Concepts, LLC
Glackin Thomas Panzak