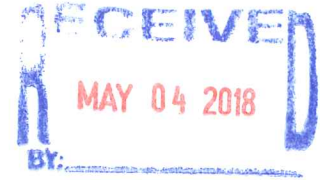


LOUIS J. COLAGRECO, JR.  
Lou@rrhc.com  
Extension: 203



May 4, 2018



**VIA HAND DELIVERY**

William Ethridge, AICP  
Director of Planning & Zoning  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

RE: Malvern School Real Estate, LP – 1081 Wilmington Pike  
Conditional Use Application – Supplemental Documents

Dear Mr. Ethridge:

As you are aware, this firm represents Malvern School Real Estate, LP (“Applicant”), the equitable owner of property located at 1081 Wilmington Pike in Westtown Township, which is identified as UPI No. 67-4-38 (“Property”). Applicant submitted a Conditional Use Application on April 12, 2018. In response to your email correspondence of April 19, 2018, please find enclosed the following revised plans and supplemental documents in support of the Conditional Use Application:

1. Ten (10) copies of a Conditional Use Plan prepared by Edward B. Walsh Associates, Inc. dated April 2, 2018, last revised April 30, 2018;
2. One (1) copy of a revised Sketch Plan prepared by Edward B. Walsh Associates, Inc., dated March 14, 2018, last revised April 30, 2018;
3. Ten (10) copies of a previously approved Preliminary Site Plan for a proposed 2-story, 30,000 square foot office building, prepared by Edward B. Walsh Associates, Inc. dated October 7, 2008, last revised August 21, 2009;
4. Ten (10) copies of the Deed of Dedication of October 30, 1991 for the drainage and grading easement noted to the south of the site and to the east of the entrance;
5. Ten (10) copies of The Malvern School Playground Equipment Package;
6. Ten (10) copies of a color rendering of the proposed building prepared by The Pettit Group, LLC dated April 25, 2018; and
7. Ten (10) copies of a Description of Proposed Use.

The plans provided have been prepared at a scale of 1”= 30” in order to make the plans more legible. If a scale of 1”=50” were utilized in accordance with §170-2009.B.(4) of the Ordinance, the plans would not be sufficiently clear and legible for review. Reference to the grading easement for the 7,973 square foot area immediately north of the site has been removed.

William Ethridge, AICP  
Westtown Township  
May 4, 2018  
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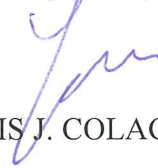
References to the 50 foot wide access easements identified to the north and northeast of the site have also been removed as we have not identified any documentation of these easements.

Any LEED building design principles utilized for this project will be addressed at the time of the conditional use hearing.

Please forward the enclosed documents for review. Kindly advise as to when this matter will be reviewed by the Planning Commission. It is my understanding that the Township handles all applicable notice requirements including the publication. If that is not the case, please let us know and we will make appropriate arrangements.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,



LOUIS J. COLAGRECO, JR.

LJC/GMG  
Enclosures

cc: Brian Breslin (via email, w/ enclosures)  
Joe Scandone (via email, w/ enclosures)  
Andy Eberwein (via email w/ enclosures)  
Andy Heinrich (via email, w/ enclosures)  
Gina M. Gerber, Esquire (via email, w/ enclosures)