



February 8, 2019

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

**RE: The Malvern School  
Preliminary/Final Land Development Application – Review 2  
(Plans Dated 11-14-2018, Last Revised 1-28-2019)**

Address: 1081 Wilmington Pike, West Chester, PA 19382

Record Owner: L.V. Associates, LP

Applicant / Equitable Owner: Malvern School Real Estate, LP

Applicant's Representative: Louis J. Colagreco, Jr., Esq.

Zoning: Residence-Office District (R-3)

TPN/UPI: 67-4-38

MT No.: 5675.38

Dear Mr. Ethridge:

We are in receipt of the following information submitted on behalf of the applicant, Malvern School Real Estate, LP, also referred to as The Malvern School:

- 1) *Preliminary/ Final Land Development Plans for The Malvern School* (11 Sheets), prepared by E.B. Walsh & Associates, Inc., dated November 14, 2018, last revised January 28, 2019;
- 2) *Legal Description – Overall Tract- The Malvern School*, prepared by E.B. Walsh & Associates, Inc., dated January 24, 2019;
- 3) *Project Narrative and Stormwater Management Report*, prepared by E.B. Walsh & Associates, Inc., dated November 15, 2018; including a *Drainage Plan* (1 Sheet) dated November 14, 2018, last revised January 28, 2019; and
- 4) *Erosion and Sedimentation Control Report and Narrative*, prepared by E.B. Walsh & Associates, Inc., dated November 15, 2018.

**PROJECT OVERVIEW**

The applicant is proposing to construct a two-story 5,375 sf (11,000 total sf) private building utilized for educational use on a vacant 2.44 acre tax parcel number (TPN) 67-4-38 located at the intersection of East Pleasant Grove Road (T-433) and Wilmington Pike (SR 0202). The proposed building will provide care and education to a maximum of 170 children between the ages of six (6) weeks old and eight (8) years old with a maximum of 34 employees (at capacity), as noted within the provided Description of Proposed Use. The site is zoned Residence-Office District (R-3) where educational use buildings are permitted via Conditional Use via **§170-801.B.5**. The proposed building will be accommodated with 49 parking spaces, fenced in playground areas for infants, toddlers, and pre-school aged children, an underground stormwater infiltration bed, a building sprinkler system, a relocated full access driveway from East Pleasant Grove Road (T-433) approximately 215± ft from Wilmington Pike, landscaping, and lighting. The proposed building will be serviced with public water, gas, electric and sanitary sewer.

The existing site is a vacant parcel and the location of the former Westtown Township Municipal Building. The site contains a deteriorated parking lot, portions of the previous concrete building pad, numerous trees, and a large grass area. The existing site contains two (2) access points, one (1) from Wilmington Pike and one (1) from East Pleasant Grove Road, both which are to be extinguished.

The site is bound by Saint Maximilian Kolbe Church zoned Residential (R-1) to the north and east; the Township Maintenance Buildings and a residential dwelling zoned Township (T) and Residential (R-1) respectively to the south; Wilmington Pike to the west; and a wooded property and the Westminster Presbyterian Church zoned Residence-Office (R-3) and Agricultural / Cluster Residential (A/C) across Wilmington Pike.

### **VARIANCES REQUESTED**

To date, no variances have been requested by the applicant.

### **WAIVERS REQUESTED**

The applicant was granted the following waiver at the October 15, 2018 Board of Supervisors meeting:

1. **§149-925.I.5** – Shrubs and trees shall not be placed closer than 10 feet from any side or rear property line or five feet from the street line (right-of-way).

The applicant has requested the following waiver:

1. **§149-911.B** – Vertical curbs meeting the dimensional requirements for plain cement concrete curb contained in the PennDOT Standards for Roadway Construction (RC-64) shall be required on all streets. The applicant has requested a waiver from this section to not provide curbing along East Pleasant Grove Road.

### **PURPOSE**

The purpose of this review is to determine if this application complies with Westtown Township's Ordinances, specifically **Zoning (§170)**; **Subdivision of Land (§149)**; **Stormwater Management (§144)**; and **Erosion, Sediment Control and Grading (§80)**; as well as reasonable and customary engineering standards.

The following comments are offered for your consideration:

### **CONDITIONS OF APPROVAL**

This application was taken to the Westtown Township Board of Supervisors meeting on October 15, 2018 as a Conditional Use application. The application was granted approval subject to the following conditions of approval:

1. The applicant shall prepare and submit a compliant land development plan within six months of the date of the Decision and Order of the Board of Supervisors. The compliant land development plan shall demonstrate satisfaction with all stated conditions of the order.
2. The applicant shall fully comply with the requirements of the township's landscaping ordinances and provide for adequate screening during land development except as modified by waiver herein.
3. As part of land development, the applicant shall demonstrate compliance with all outstanding comments in the June 15 and August 3 review letters from McCormick Taylor.

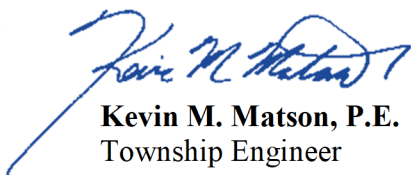
4. The applicant shall coordinate with the Township Engineer during land development to select the vegetation and landscaping that will best assist the township to reach the goals and requirements of Pennsylvania Department of Environmental Protection's (PADEP) MS4 program. Such provisions will address concerns regarding water quality such as phosphorous reduction in the watersheds.
5. The applicant shall confirm with the township's sewer engineer and PADEP that there is adequate capacity for the proposed facilities.
6. Following the design and construction process, the applicant shall install a bi-directional amplifier within the daycare use if determined to be necessary by the Chief of Police of the Westtown-East Goshen Police Department.
7. The applicant shall provide a detail and construct a fence that is durable and child-safe in the play areas associated with the daycare. The fence shall have gated accesses, discourage climbing, and prevent entrapment or associated injuries.
8. The proposed construction and use of the subject property shall be in conformance with the plans' specifications, testimony, and evidence presented to the Board except as modified by these conditions.

#### **CONCLUSION**

**All comments from McCormick Taylor's 1<sup>st</sup> review letter dated January 17, 2019 have been satisfactorily addressed, pending third party reviews.**

I trust that the foregoing will assist Westtown Township in their evaluation of the proposed Preliminary/Final Land Development Application. Please feel free to contact me directly with questions or concerns by email at [kmmatson@mccormicktaylor.com](mailto:kmmatson@mccormicktaylor.com) or by phone at 610-640-3500.

Regards,

A handwritten signature in blue ink that reads "Kevin M. Matson".

**Kevin M. Matson, P.E.**  
Township Engineer

CC: Robert Pingar, P.E., Westtown Township ([rpingar@westtown.org](mailto:rpingar@westtown.org)) – Township Manager & Director of Engineering  
Patrick M. McKenna, Esq., Gawthrop Greenwood, PC ([pmckenna@gawthrop.com](mailto:pmckenna@gawthrop.com)) – Township Solicitor