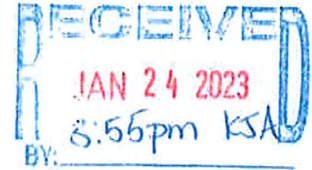


1632 Associates, LLC

Time stamp

January 24, 2023



Jack Larkin, Esq.
3400 West Chester Pike
Newtown Square, PA 19073

Jon Altshul, Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19381

RE: Conditional Use Application of 1632 Associates, LLC

Kindly accept this correspondence, together with its enclosures, as 1632 Associates, LLC's Conditional Use Application for a Visual Arts Center located at 1632 West Chester Pike, Westtown Township, Chester County, PA UPI No. 67-3-131.

Enclosed herewith, please find:

1. An application for conditional use approval submitted on a form provided by the Township, accompanied by an application fee established by resolution, as required by § 170-2009.B.1.
2. An accurate site plan prepared by a qualified professional, shows:
 - topography and existing and proposed development as required by § 170-2009.B.3,
 - the approximate location of stormwater basins and swales as required by § 170-2009.B.3.c,
 - sufficient information to preliminarily determine compliance with the Township's natural feature, site analysis, conservation design process and density requirements as required by § 170-2009.B.3.d,
 - site access, interior circulation, and parking as required by § 170-2009.B.6.a,
 - location, approximate dimension, and arrangement of all areas devoted to ground cover, trees, screen planning, open space, recreation, and similar purposes as required by § 170-2009.B.6.b,
 - adequate handling of stormwater in the form of a preliminary written analysis and conclusions as to anticipated methods, prepared by a registered professional engineer as required by § 170-2009.B.6.c, and
 - Location, planned uses, approximate overall dimensions,¹ gross floor area,

¹ Please note that building dimensions are provided in the attached architectural renderings.

coverage, and height of each building or structure as required by § 170-2009.B.6.d.

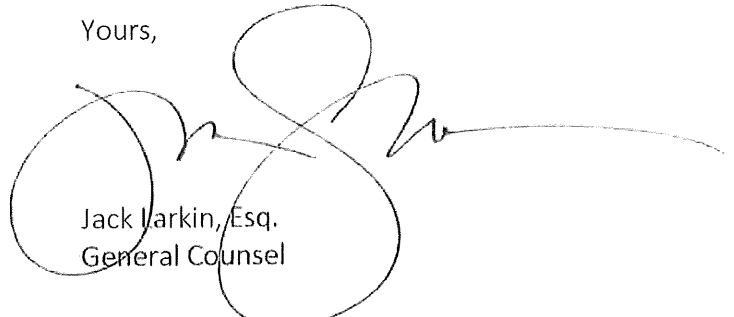
3. Conceptual architectural façade renderings and elevations together with a general list of proposed building materials for review and approval by the Township and Township architect, as required by § 170-802.G.4.g.

Although not required by your ordinance, we have also prepared a demonstrative exhibit we intend to offer into evidence at a conditional use hearing showing the approximate effect of the light-blocking technology we will install on this Visual Arts Center, which technology restricts the viewable area of the digital display to just thirty-degrees off-of-center, and which would substantially eliminate the visibility of the display from any of the nearby residences. We look forward to making a more detailed presentation at the hearing.

Following review of your Ordinance, we believe that no traffic study is required in this case, pursuant to § 170-2009.B.3.b, because (1) no such study is required for Visual Arts Centers under Chapter 170 (Zoning), and (2) the proposed Visual Arts Center is not expected to generate more than 250 total average weekday trip-ends after build-out under Chapter 149 (SALDO). (See, § 149-804.A). If you disagree, kindly advise at your earliest convenience and we will have a traffic study performed promptly.

I would welcome your call to discuss this matter in greater detail once you have an opportunity to review the enclosed documents. In any event, kindly schedule a hearing in this matter at your earliest convenience.

Yours,



Jack Jarkin, Esq.
General Counsel



WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
PHONE: (610) 692-1930

P.O. Box 79
Westtown, PA 19395
FAX: (610) 692-9651

CONDITIONAL USE APPLICATION

Date received: _____ Date of acceptance: _____ Date of rejection: _____

Location of proposed use

Address: 1632 West Chester Pike City: Westtown Township State: PA Zip: 19073

Owner: 1632 Associates, LLC

Tax parcel number(s): 67-3-131 Zoning district: R-3 Acreage: 3.8

Proposed use of property: Visual Arts Center

Applicant information

Applicant: 1632 Associates, LLC

Address: 3400 West Chester Pike City: Newtown Square State: PA Zip: 19073

Phone number: 856-364-5800 E-mail address: amanda.toton@catalystex.com

I (We) hereby make application for CONDITIONAL USE of the above-described property as provided for in Section 170-801.B.10 of the Westtown Township Zoning Ordinance, and do hereby acknowledge that I (we) have read this application and confirm that the above information is correct, and do further confirm that I (we) agree to comply with all provisions of the Westtown Township Zoning Ordinance applicable to this project.

Amanda M. Toton
Signature of applicant

January 5, 2023
Date

Signature of Zoning Officer

Date



Civil Engineers, Surveyors & Land Development Consultants

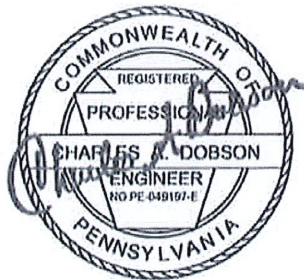
Preliminary Stormwater Management Analysis
For

1632 West Chester Pike
Westtown Township, Chester County

January 20, 2023

Prepared For: 1632 Associates, LLC
3400 West Chester Pike
Newtown Square, PA 19073

Prepared By: InLand Design, LLC
16 Hagerty Boulevard
West Chester, PA 19382
Inland Design Project No. 12078



Introduction

1632 Associates, LLC is proposing to develop 3.844-acre property located at 1632 West Chester Pike in Westtown Township, County, PA. The property is located in the R-3 Residential-Office District. The applicant is proposing a new visual arts center on the property that will include driveway access, parking, landscaping, lighting and stormwater management. Development of a visual arts center is permitted as a conditional use. In accordance with Zoning Ordinance Section 170-2009 B.(6)(c), submission of a conditional use plan requires a preliminary written analysis and conclusions as to anticipated methods for management of stormwater. This narrative has been prepared to comply with this requirement.

Existing Conditions

The property is covered in a mix of woodland and meadow areas and is undeveloped. There is a small stream at the rear of the property that flows in a southeasterly direction. As required by ordinance, a 75-foot perennial stream setback has been identified on the plan.

Proposed Development

The applicant is proposing to construct a 2,750 Sf visual arts center on the property. Entrances onto West Chester Pike and Green Lane are proposed to provide access to the site. A total of 17 parking spaces are proposed to service the visual arts center. All development will occur outside of the designated perennial stream setback.

Soils

The site is comprised of a single soil type as follows:

Soils Type	Soils Description	Slope	Depth to S.H.W.T	Depth to Bedrock	Drainage Class	Hydrologic Soils Group
CaB	Califon Loam	3%-8%	6" to 36"	72" to 99"	Moderately Well Drained	D
GdB	Gladstone Gravelly Loam	3%-8%	>80"	60" to 80"	Well Drained	B
GdC	Gladstone Gravelly Loam	8%-15%	>80"	65" to 67"	Well Drained	B
UrB	Urban Land	0%-8%	N/A	N/A	N/A	C*

*The hydrologic soils group for this soil series is assumed to be "C".

Stormwater Management

Stormwater management for the project will be implemented to control the rate and volume of runoff from the post-developed condition as compared to the pre-developed condition. The watershed analyzed is all of the property located between the mapped perennial stream setback and the existing edge of paving on West Chester Pike and Green Lane. This area is 1.73-acres. SCS methodology was used to complete this analysis.

Based on evaluation of the ground cover and the soils on the property, the predeveloped drainage area was calculated to have a composite CN of 72. In the post-developed condition, the drainage area is the same, but the ground cover will be changed from woodland and meadow to impervious cover and lawn. Accordingly, the post-developed drainage area was calculated to have a composite CN of 81. A time of concentration of 5 minutes was assumed in the pre-developed and post-developed condition.

In order to reduce the rate and volume of runoff in the post-developed condition, an underground stormwater control facility can be utilized for stormwater controls. Based on this analysis, an underground stormwater facility consisting of 492 LF of 5-foot diameter pipe in a bed of stone will provide sufficient volume to reduce the runoff as required by ordinance. This bed will provide a total storage volume of 17,272 CF. It is noted that this analysis is preliminary only and is not based on any soils testing. Further analysis may result in a smaller facility that may be either below grade or above grade. The results of actual soils testing may also allow the facility to be reduced in size. A summary of the pre-developed and post-developed runoff rates as well as the discharge rates from this bed is provided below:

Return Storm	Pre-Developed Runoff	Post-Developed Runoff	Routed Flows
1-year	1.87 CFS		
2-year	2.89 CFS	4.50 CFS	0.26 CFS
5-year	4.59 CFS	6.51 CFS	1.30 CFS
10-year	6.11 CFS	8.25 CFS	2.68 CFS
25-year	8.44 CFS	10.80 CFS	3.75 CFS
50-year	10.52 CFS	12.97 CFS	4.29 CFS
100-year	12.83 CFS	15.34 CFS	4.84 CFS

In conclusion, provision of an underground stormwater control facility will be sufficient to manage the stormwater runoff from the site as required by the Westtown Township Stormwater Management Ordinance.

