



# INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

May 18, 2018

Mr. Robert Pingar, P.E., Township Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

**RE: Revised Land Development Plan Submission  
Fair Share – Arborview Commercial Lot  
Westtown Township, Chester County, PA  
Inland Project #10365**

Dear Mr. Pingar:

As you are aware, Fair Share Properties, L.P. is proposing to develop the above referenced property to construct a 16,800 SF two-story professional office building and a 8,665 SF two-story Malvern School preschool/daycare facility. This plan was previously approved by Westtown Township. Recently the applicant has secured a potential tenant for the proposed preschool/daycare facility known as the “Ducklings School”. The Ducklings School program proposes a larger building to accommodate the same approved student population of 120 children. As a result of this change a revised land development plan is required to be submitted and approved by Westtown Township. In support of this revised land development application we have attached the following documents for review and approval:

- 10 Sets of revised Land Development Plans
- Completed Township Application with \$xxxxx Application Fee
- Escrow review Fee of \$5,000
- Completed Act 247 County Referral Form with \$1,780 Review Fee
- Approved Sewage Facilities Planning Exemption from PA DEP.

Please be advised that while the proposed new two-story school building has a total gross floor area of 10,986 SF, the building footprint only increased by a total of 1,268 SF. This larger footprint and associated playground area fits within the previously approved building footprint and playground area of the Malvern School. Additionally, the playground areas of the previously approved Malvern School were intended to be an artificial turf surface whereas the playground areas of the proposed Ducklings School are intended to be grass. From a stormwater

management standpoint the increase in building size is offset by the use of grass playground areas in lieu of the artificial turf. The proposed student population will remain the same as those proposed for the Malvern School so there is no impact to the parking requirements or projected wastewater flows. All other aspects of the plan will remain the same. We trust that this minor revision to the plan can be approved rather quickly and the applicant and proceed with the development soon. Please feel free to contact me with any questions or comments you have regarding this matter.

Very Truly Yours,  
**INLAND DESIGN, LLC**

Charles A. Dobson, P.E.  
President

cc: T. Galbally, TAG  
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