

**CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
JLLAR, LLC
CONDITIONAL USE APPLICATION**

Applicant, JLLAR, LLC, is the legal and/or equitable owner of approximately 26.59 acres of property located at 4575, 4533 and 4531 Lincoln Highway in Caln Township, more particularly described as Chester County Tax Parcel Nos. 39-5-10.3, 39-5-9 and 39-5-9.1 (the "Property"). The rear portion of the Property is located in the R-2 Residential District and the front portion of the Property abutting Lincoln Highway is located within the C-1 Highway Commercial District and Lincoln Highway Overlay District-Zone 2. Applicant proposes to consolidate all three lots into a single parcel and utilize the existing buildings for recreational uses as part of the Chester County Sports Arena. Applicant proposes to build an approximately 4,104 ft.² building addition to the existing Chester County Sports Arena building located at 4533 and 4575 Lincoln Hwy. and add a turf field and convert the existing miniature golf to an outdoor recreational area with basketball courts. Applicant proposes to convert the existing single-story 18,671 ft.² building located at 4531 Lincoln Hwy. into a recreational use building. Applicant seeks conditional use approval for the proposed recreational use pursuant to Section 155-22.C(4), 155-27.C(10), 55-43.C and 155-90.A of the Caln Township Zoning Ordinance.

Hearing Date: Thursday, August 13, 2020 at 6:00 p.m.

BOARD EXHIBITS:

- B-1: Conditional Use Application submitted May 18, 2020 with cover letter from Louis J. Colegreco, Jr., Esquire dated May 15, 2020
- B-2: Preliminary/Final Land Development Plans prepared by D.L. Howell dated May 15, 2020
- B-3: Proof of Publication of notice published in *Daily Local News* on July 29, 2020 and August 5, 2020
- B-4: Affidavit of Posting
- B-5: Aerial Tax Map
- B-6: Letter dated May 23, 2020 from Kristin S. Camp, Esquire to Louis J. Colegreco, Jr., Esquire re: hearing date
- B-7: Letter dated July 15, 2020 from ARRO
- B-8: Email dated July 22, 2020 from Bryan Kulakowsky, P.E. with Planning Commission recommendation

B-1

RECEIVED

MAY 15 2020

253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
Phone: 610-384-0600 | Fax: 610-384-0617
www.calntownship.org



CODES DEPARTMENT
CALN TOWNSHIP

CONDITIONAL USE APPLICATION

PROJECT NAME TO BE COMPLETED BY TOWNSHIP:	<u>Chester County Sports Arena</u>	
NAME OF APPLICANT:	JLLAR, LLC	
DATE OF APPLICATION:	<u>May</u> ____, 2020	APPLICATION # _____
LOCATION OF PROPERTY:	<u>4531, 4533 and 4575 Lincoln Highway</u>	
TAX PARCEL ID NUMBER:	<u>39-5-10.3, 39-5-9, 39-5-9.1</u>	ZONING DISTRICT: <u>R-2, C-1, Lincoln Highway Overlay District Zone 2</u>

APPLICATION REQUIRED FOR:

LAND USE WITH LAND DEVELOPMENT

LAND USE APPROVAL ONLY

APPLICANT'S NAME:	<u>JLLAR, LLC</u>	
MAILING ADDRESS:	<u>1328 Medford Road, Wynnewood, PA 19096</u>	
PHONE NUMBER:	<u>484-905-2459</u>	FAX NUMBER: <u>N/A</u>
E-MAIL ADDRESS:	<u>Ed.weingartner@gmail.com</u>	

OWNER OF RECORD:	<u>JLLAR, LLC/(Estate of) Robert M. Wagner</u>	
MAILING ADDRESS:	<u>1328 Medford Road, Wynnewood, PA 19096 / 4531 W. Lincoln Highway, Downingtown, PA 19335</u>	
PHONE NUMBER:	<u>484-905-2459 (JLLAR, LLC)</u>	FAX NUMBER: <u>N/A</u>
E-MAIL ADDRESS:	<u>Ed.weingartner@gmail.com</u>	

PROJECT ATTORNEY:	<u>Louis J. Colagrecro, Jr., Esquire</u>	
MAILING ADDRESS:	<u>717 Constitution Drive, P.O. Box 1265, Exton, PA 19341</u>	
PHONE NUMBER:	<u>610-458-4400</u>	FAX NUMBER: <u>610-458-4441</u>
E-MAIL ADDRESS:	<u>lou@rrhc.com</u>	

PROJECT ENGINEER:	<u>Christopher M. Daily, P.E.</u>	
MAILING ADDRESS:	<u>1250 Wrights Lane, West Chester, PA 19380</u>	
PHONE NUMBER:	<u>610-918-9002</u>	FAX NUMBER: <u>610-918-9003</u>
E-MAIL ADDRESS:	<u>cdaily@dlhowell.com</u>	



RECEIVED

MAY 15 2020

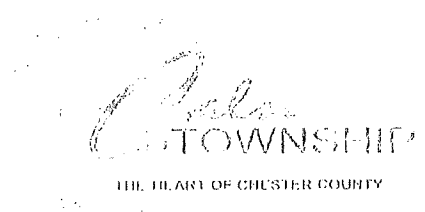
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CODES DEPARTMENT
 CALN TOWNSHIP

BASIS FOR CONDITIONAL USE APPLICATION	
SECTION(S) OF ZONING ORDINANCE INVOLVED	PROVIDE A BRIEF DESCRIPTION OF ACTION REQUESTED
§155-22.C.(4), 155-27.C.(10),	Applicant proposes to utilize the Property for recreational use which is permitted by
155-43.C., 155-90.A.	conditional use in the R-2 District pursuant to §155-22.C.(4), the C-1 District pursuant to
	§ 155-27.C.(10), the Lincoln Highway Overlay District pursuant to § 155-43.C. as a use permitted
	in the underlying districts and § 155.90.A.

THE APPLICANT SHALL SUBMIT THE FOLLOWING DOCUMENTATION WITH THIS APPLICATION:

- (1) ONE (1) ORIGINAL APPLICATION.
- (2) TEN (8) COPIES OF A PLOT PLAN OR TAX MAP, ACCURATELY DRAWN TO SCALE.
- (3) TEN (8) COPIES OF A SKETCH PLAN ILLUSTRATING THE ACTION REQUESTED.
- (4) A FLASH DRIVE OF ALL FILES SUBMITTED WITH APPLICATION. PDF FILE OF PLAN REQUIRED.
- (5) PHOTOGRAPHS OF THE PROPERTY.
- (6) PROOF OF OWNERSHIP OR THE RIGHT TO UTILIZE THE PROPERTY FOR THE ACTION REQUESTED.
- (7) THE REQUIRED APPLICATION FEE AS PRESCRIBED BY CALN TOWNSHIP.
- (8) TOWNSHIP WILL PROVIDE LIST OF NAMES AND ADDRESSES OF ALL PROPERTY OWNERS.
- (9) A DETAILED WRITTEN DESCRIPTION OF THE ACTION REQUESTED BY THIS APPLICATION.



253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
 Phone: 610-384-0600 | Fax: 610-384-0617
 www.calntownship.org

I James D. DOMENICO (AUTHORIZED REPRESENTATIVE OF THE APPLICANT) HEREBY REQUEST REVIEW OF THIS APPLICATION BY CALN TOWNSHIP. TO THE BEST OF MY KNOWLEDGE, ALL OF THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

- (1) I HEREBY PERMIT ANY ELECTED, APPOINTED AND/OR ASSIGNED STAFF MEMBER OF CALN TOWNSHIP TO ENTER THE EXTERIOR PREMISES OF THE PROPERTY, IN WHICH THIS APPLICATION PERTAINS, FOR THE PURPOSES OF CONDUCTING SITE INSPECTIONS WHILE THE PROPOSED APPLICATION IS BEING CONSIDERED BY CALN TOWNSHIP.
- (2) I HEREBY AGREE TO PAY ALL CONSULTANT, ADMINISTRATIVE AND/OR APPLICATION FEES REQUIRED FOR THE REVIEW OF THIS APPLICATION.
- (3) I HEREBY UNDERSTAND THAT THE CALN TOWNSHIP BOARD OF COMMISSIONERS ARE NOT OBLIGATED TO APPROVE THIS CONDITIONAL USE APPLICATION.

SIGNATURE OF APPLICANT OR AUTHORIZED REPRESENTATIVE: [Signature] DATE OF APPLICATION: 5/12/2020

SIGNATURE OF WITNESS: [Signature] DATE: 5/12/20

RECEIVED
 MAY 15 2020
 CODES DEPARTMENT
 CALN TOWNSHIP

FOR MUNICIPAL USE ONLY AUTHORIZED STAFF MEMBER: R. Staehse

APPLICATION NAME: Chester County Sports Arena APPLICATION # 20-00193

SUBMISSION DATE: 5/10/2020 SUBMISSION NUMBER: _____

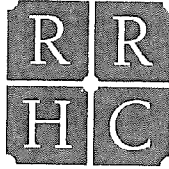
CALN TWP. FEE: 4,000.00 CHECK NUMBER: 1096 DATE: 5/18/2020

DATE APPLICATION WILL BE REVIEWED BY TOWNSHIP PLANNING COMMISSION: 7/14/2020

DATE APPLICATION WILL BE CONSIDERED BY THE TOWNSHIP BOARD OF COMMISSIONERS: _____

APPLICATION COMPLETENESS REVIEW: 5/10/2020 [Initials] DATE: 5/15/2020

LOUIS J. COLAGRECO, JR.
Lou@RRHC.com
Extension 203



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

May 15, 2020

Via Email and Package Delivery

Ms. Kristen Denne
Township Manager
Caln Township
253 Municipal Drive
Thorndale, PA 19372

RE: JLLAR, LLC – 4575, 4533 and 4531 Lincoln Highway
Preliminary/Final Land Development Application and Conditional Use Application

Dear Kristen:

As you are aware, this firm represents JLLAR, LLC (“Applicant”), the developer of approximately 26.59 acres located at 4575 Lincoln Highway (UPI No. 39-5-10.3), 4533 Lincoln Highway (UPI No. 39-5-9), and 4531 Lincoln Highway (UPI No. 39-5.9.1), in Caln Township (“Property”). The Applicant is the legal owner of 4575 and 4533 Lincoln Highway (UPI Nos. 39-5-9 and 39-5-10.3) and the equitable owner of 4531 Lincoln Highway (UPI No. 39-5-9.1). The rear portion of the Property is located in the R-2 Low to Medium Density Residential District and the front portion of the Property abutting Lincoln Highway is located within the C-1 Highway Commercial District and Lincoln Highway Overlay District Zone 2.

The Property is currently improved with a single-story 18,671 square foot building and attendant parking at 4531 Lincoln Highway operating as Bob Wagner’s Flooring America, and a single-story 25,125 square foot building with attendant parking and exterior recreational facilities at 4533 and 4575 Lincoln Highway operating as Chester County Sports Arena.

Applicant is proposing to consolidate the three (3) lots into a single parcel and to utilize the existing buildings on the Property for recreational use. Applicant is proposing an approximately 4,104 square foot building addition to the existing Chester County Sports Arena building, while also introducing a turf field to the Property and converting the existing mini-golf area to an outdoor recreation area with basketball courts.

Applicant is seeking conditional use approval for the proposed recreational use pursuant to Sections 155-22.C.(4), 155-27.C.(10), 155-43.C. and 155-90.A. of the Zoning Ordinance, as well as land development approval. These applications have been submitted simultaneously in accordance with the requirements of Section 137-15 of the Subdivision and Land Development Ordinance (“SALDO”). The Applicant submits the enclosed Preliminary/Final Land Development Plan in consideration of both Conditional Use and Preliminary/Final Land Development Applications.

Enclosed for filing both the Conditional Use Application and Preliminary/Final Land Development Application are the following items:

1. One (1) original and eight (8) copies of the Conditional Use Application signed by Applicant;
2. One (1) original and eight (8) copies of the Preliminary/Final Land Development Application signed by Applicant;
3. One (1) copy of the Chester County Act 247 Referral;
4. One (1) original and three (3) copies of a Reimbursement Agreement signed by Applicant;
5. Eight (8) copies of a full-size Preliminary/Final Land Development Plan prepared by D.L. Howell and Associates, Inc., dated May 15, 2020;
6. One (1) copy of an 11"x17" size Preliminary/Final Land Development Plan prepared by D.L. Howell and Associates, Inc., dated May 15, 2020;
7. Three (3) copies of an Environmental Impact Assessment prepared by Seidel Planning and Design, dated May 15, 2020;
8. Three (3) copies of a Waiver Request Letter prepared by D.L. Howell and Associates, Inc., dated May 15, 2020;
9. Three (3) copies of a Stormwater Report prepared by D.L. Howell and Associates, Inc., dated May 15, 2020;
10. One (1) copy of an approved revision to the Township Act 537 Sewage Facilities Plan;
11. Eight (8) copies of a Tax Map for the Property;
12. Eight (8) copies of the Deeds for the Property;
13. Eight (8) copies of the first page and signature page of the Purchase Agreement for 4531 Lincoln Highway;
14. Eight (8) copies of Aerial Photographs of the Property;
15. Three (3) copies of the Sewer Facilities Planning Module prepared D.L. Howell and Associates, Inc., dated May 15, 2020;
16. A check in the amount of \$1,830.00 made payable to Caln Township for the Subdivision and Land Development Application filing fee;
17. A check in the amount of \$7,500.00 made payable to Caln Township for the escrow fee for Township consultant review;
18. A check in the amount of \$4,000.00 made payable to Caln Township for the Conditional Use Application filing fee; and
19. A check in the amount of \$1,350.00 made payable to the County of Chester for the Act 247 review fee.

A traffic study will be submitted at a later date under separate cover.

Please forward the Preliminary/Final Land Development Application, Conditional Use Application and enclosed documents for review by the Township's consultants, Chester County Planning Commission, Caln Township Planning Commission and Board of Commissioners. Kindly advise when this matter will be scheduled before the Caln Township Planning Commission and a hearing scheduled on the Conditional Use Application. Applicant will notify all property owners within 500 feet of the Property in advance of the hearing on the Conditional Use Application in accordance with Section 155-175.G.(2) of the Zoning Ordinance.

Ms. Kristen Denne
Township Manager
Page 2

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

Very truly yours,

/s/ Louis J. Colargreco, Jr.

LOUIS J. COLAGRECO, JR.

LJC/GMG
Enclosures

cc: Ray Stackhouse (via email)
James Didomenico (via email)
Edward Weingartner (via email)
Laurence Kagan (via email)
Christopher Daily, P.E. (via email)
Matthew Hammond, P.E. (via email)
Gina M. Gerber, Esquire (via email)

B-2

GENERAL NOTES

- 1. RETURN OWNER/SUBSCRIBER ADDRESS: DLX PROJECT # 20-5-1 & 20-5-2... APPLICANT: ALIJA, LLC... 2. THE PARCELS # 20-5-1 & 20-5-2... 3. THE PARCELS # 20-5-1 & 20-5-2... 4. THE PARCELS # 20-5-1 & 20-5-2... 5. THE PARCELS # 20-5-1 & 20-5-2... 6. UNDERGROUND UTILITIES... 7. ALL OBSERVABLE... 8. NEIGHBORLY... 9. THE EXISTING... 10. THIS PROPERTY... 11. COMPLETENESS... 12. THIS PLAN... 13. LOCATION... 14. ALL CURB... 15. THE CONTRACTOR... 16. ALL DIMENSIONS... 17. CHILD PROOF... 18. THIS PLAN... 19. ALL STRUCTURES... 20. IF THE CONTRACTOR... 21. ALL HOWELL & ASSOCIATES... 22. CONSTRUCTION...

REFERENCE PLANS

- 1. PLAN ENTITLED '200 INCHES WELL CONVEY', PREPARED BY BERGER & HOVE, INC., DATED 11/17/1978... 2. PLAN ENTITLED 'SUBDIVISION PLAN FOR TWO COMMERCIAL PARCELS OF LAND', PREPARED BY LOUIS J. BERGER & MICHAEL BERGER... 3. PLAN ENTITLED 'PLAN OF BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS', PREPARED BY HOWELL KANE SURVEYING...

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776

ONE CALL NOTE

SCALE: NO SCALE

PA ONE CALL

ACT BY SERIAL NUMBER: 2020092144 HOWELL KANE SURVEYING, LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS...

UTILITIES NOTIFIED

- COMPANY: COLUMBIA GAS TRANSMISSION LLC... CONTACT: MONITORING CENTER PERSONNEL... COMPANY: CALN TOWNSHIP... CONTACT: SCOTT GILL... COMPANY: COMCAST... CONTACT: TOM RUSSO... COMPANY: PRECO ENERGY C/O IEG... CONTACT: MIKE BRONKHORST... COMPANY: CROWN CABLE... CONTACT: MIKE BRONKHORST... COMPANY: PENNSYLVANIA AMERICAN WATER... CONTACT: GEORGE THOMAS... COMPANY: VERIZON PENNSYLVANIA LLC... CONTACT: DARLANE LIPPERS JOHNSON

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF CHESTER COUNTY SPORTS ARENA REDEVELOPMENT SITUATED IN CALN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

DRAWING INDEX table with columns SHEET NUMBER, DRAWING NUMBER, SHEET TITLE. Rows include COVER SHEET, OVERALL TITLE PLAN, TITLE PLAN, LOT CONSOLIDATION PLAN, EXISTING CONDITIONS PLAN, GRADING & UTILITIES PLAN, PCSM PLAN, PCSM DETAILS, DRAINAGE AREA PLAN, EROSION CONTROL PLAN, EROSION CONTROL NOTES & DETAILS, PROFILES, CONSTRUCTION DETAILS, TRUCK TURNING PLAN, LIGHTING PLAN, LANDSCAPE PLAN.

ZONING REQUIREMENTS

ZONE R-2 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT SECTION 155-90 RECREATIONAL USES (PERMITTED BY CONDITIONAL USE) AREA AND BULK REGULATIONS FOR UPI 39-5-10.3

Zoning requirements table with columns REQUIRED, EXISTING, PROPOSED. Rows include MIN. LOT AREA, MIN. LOT WIDTH, BUILDING SETBACKS, MIN. FRONT YARD, MIN. SIDE YARD, MIN. REAR YARD, LOT COVERAGE.

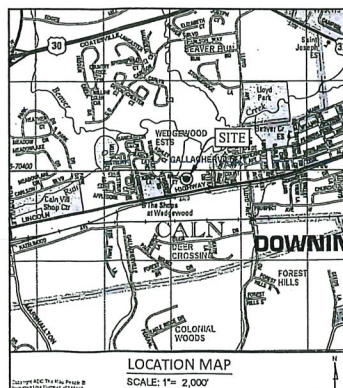
LINCOLN HIGHWAY OVERLAY DISTRICT ZONE 2

Lincoln Highway Overlay District Zone 2 table with columns REQUIRED, EXISTING, EXISTING (UPI 39-5-9.1), PROPOSED. Rows include MIN. LOT AREA, MIN. LOT WIDTH, BUILDING SETBACKS, MIN. FRONT YARD, MIN. SIDE YARD, MIN. REAR YARD, MAX. BUILDING COVERAGE, MAX. LOT COVERAGE, MAX. BUILDING HEIGHT.

PARKING TABULATION

Parking tabulation table with columns REQUIRED, PROPOSED. Rows include SECTION 155-130.1-R COMMUNITY RECREATION CENTER, SECTION 155-130.1-H RECREATION PARKING.

TOTAL PARKING PROVIDED = 114 SPACES



WAVES REQUESTS section with three numbered items regarding stormwater management ordinance and subdivision ordinance.

ON THIS DAY OF 20 A.D. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN CHESTER COUNTY, PENNSYLVANIA, PERSONALLY APPEARED [NAME], WHO ACKNOWLEDGES TO ME THAT HE IS THE OWNER OF THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID [NAME] AND THAT AS SUCH TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID [NAME] SELF AS [NAME] IS THE OWNER OF THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID [NAME] DESIRES THE SAME TO BE RECORDED AS SUCH.

NOTARY PUBLIC MY COMMISSION EXPIRES: [DATE]

REVIEWED BY THE PLANNING COMMISSION OF CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF 20

CHAIRPERSON MEMBER MEMBER APPROVED BY THE BOARD OF COMMISSIONERS OF CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF 20

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS DAY OF 20

SECRETARY REVIEWED BY THE CALN TOWNSHIP ENGINEER THIS DAY OF 20 TOWNSHIP ENGINEER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK PAGE DAY OF 20

(DEPUTY) RECORDER OF DEEDS

CERTIFICATE OF CONFORMANCE - P.E. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

CHRISTOPHER M. DALY, P.E. LICENSE NO. PD638695



PREPARED BY:

DLHowell Civil Engineering Land Planning Environmental D.L. Howell & Assoc., Inc. 1250 Wrights Lane West Chester, PA 19380 Phone: (610) 918-9002 Fax: (610) 918-9003 www.DLHowell.com

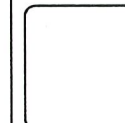
Table with columns DATE, SCALE, DRAWN BY, CHECKED BY, PROJECT NO., SHEET NO., DRAWING NO., SHEET. Values include 05/15/20, N/A, WSH, CAD, 3310A, 05/15/20, C01.1, 01 of 17.



DLHowell

Civil Engineering
Land Planning
Environmental
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West Chester, PA 19380
Phone: (610) 918-0022
Fax: (610) 918-0003



ZONING REQUIREMENTS
ZONE R-2 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT
SECTION 155-96. RECREATIONAL USES (PERMITTED BY CONDITIONAL USE)
AREA AND BULK REGULATIONS
FOR UPI 39-5-10.3

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	22.60 ACS.	22.60 ACS.
MIN. LOT WIDTH	150'	344.15'	327.32'
BUILDING SETBACKS			
MIN. FRONT YARD	50'	40'	N/A
MIN. SIDE YARD	50'	140'	N/A
MIN. REAR YARD	50'	1,150'	N/A
LOT COVERAGE	N/A	2.1% (20,827 S.F.)	14.0% (161,143 S.F.)

(*) DENOTES EXISTING NON CONFORMITY

LINCOLN HIGHWAY OVERLAY DISTRICT ZONE 2
SECTION 155-96. RECREATIONAL USES (PERMITTED BY CONDITIONAL USE)
AREA AND BULK REGULATIONS
FOR UPI 39-5-9 & 39-5-9.1

	REQUIRED	EXISTING (UPI 39-5-9)	EXISTING (UPI 39-5-9.1)	PROPOSED
MIN. LOT AREA	1 ACRE	2.21 ACS.	1.56 ACS.	3.76 ACS.
MIN. LOT WIDTH AT STREET LINE	80'	335.44'	277.86'	327.32'
BUILDING SETBACKS				
MIN. FRONT YARD	20'	53.4'	57.5'	57.5'
MIN. SIDE YARD	10'	37.1'	47.8'	24'
MIN. REAR YARD	5'	63.1'	52.4'	1,280'
MAX. BUILDING COVERAGE	50%	25.1% (24,147 S.F.)	27.7% (18,871 S.F.)	29.0% (47,480 S.F.)
MAX. LOT COVERAGE	80%	48.8% (78,783 S.F.)	71.8% (48,491 S.F.)	73.8% (120,500 S.F.)
MAX. BUILDING HEIGHT	<60'	<60'	<60'	<60'

(*) DENOTES EXISTING NON CONFORMITY

PARKING TABULATION

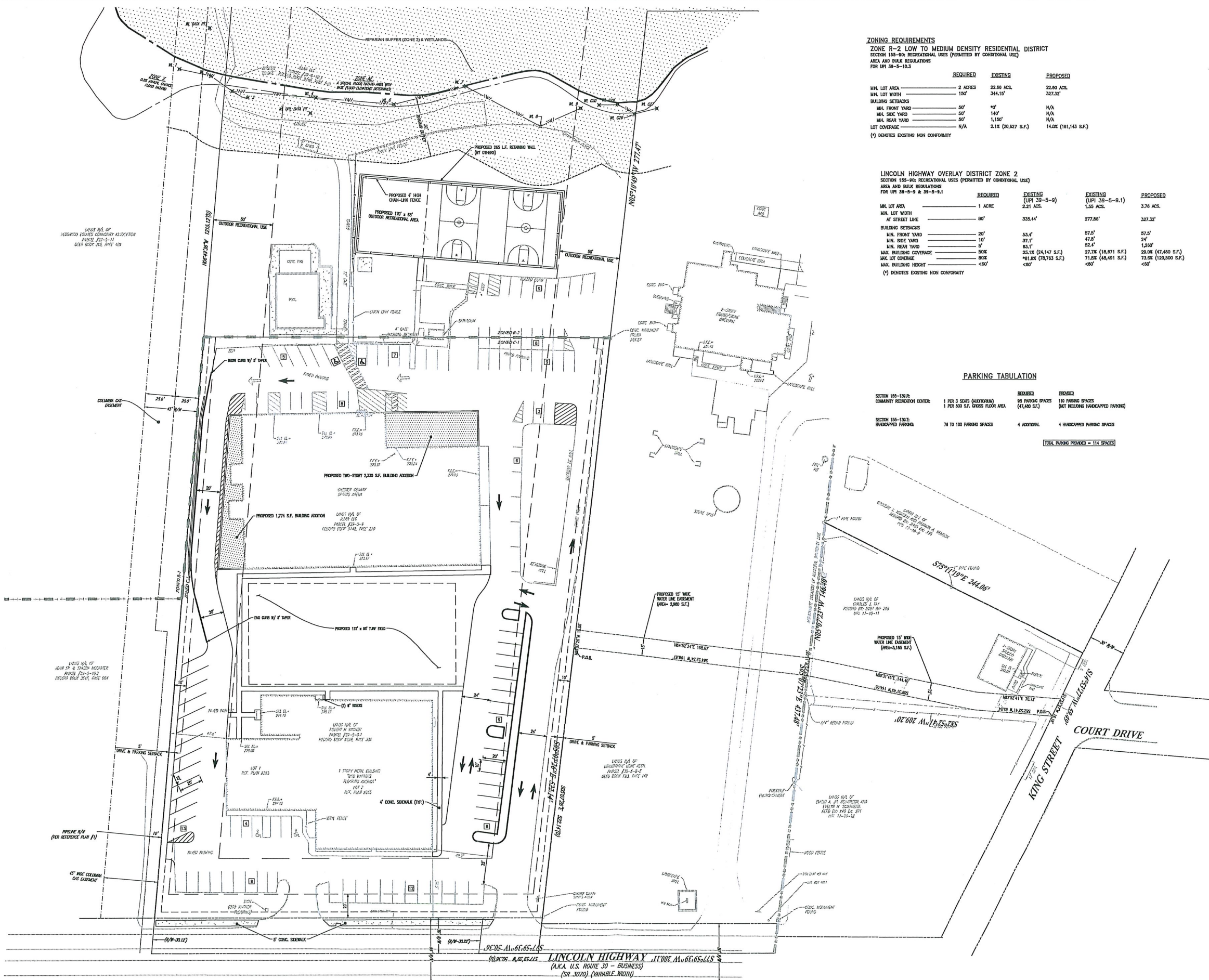
	REQUIRED	PROVIDED
SECTION 155-130R COMMUNITY RECREATION CENTER:	1 PER 3 SEATS (AUDITORIUM) 1 PER 500 SF. GROSS FLOOR AREA	85 PARKING SPACES (47,480 S.F.)
SECTION 155-130L HANDICAPPED PARKING:	78 TO 100 PARKING SPACES	4 ADDITIONAL 4 HANDICAPPED PARKING SPACES
TOTAL PARKING PROVIDED = 114 SPACES		

- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. METEORIC
 - PROP. METEORIC
 - EX. EXISTING CONTOUR
 - PROP. PROPOSED CONTOUR
 - EX. EXISTING SPOT ELEV.
 - PROP. NEW SPOT ELEV.
 - EX. SOIL TYPE
 - PROP. SOILS LINE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. EDGE OF DRIVE
 - PROP. EDGE OF DRIVE
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. SIGN
 - PROP. SIGN
 - EX. CONC. MARKING SPACES
 - PROP. MARKING SPACES
 - TO BE RELAYED
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - EX. UTILITY POLE
 - PROP. UTILITY POLE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM INLET
 - PROP. STORM INLET
 - EX. STORM INLET ID
 - PROP. STORM INLET ID
 - EX. SANITARY MANHOLE
 - PROP. SANITARY MANHOLE
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. FIRE WATER LINE
 - PROP. FIRE WATER LINE
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE

OVERALL TITLE PLAN
SCALE: 1" = 80'
GRAPHIC SCALE
1 inch = 80 feet

PRELIMINARY/FINAL
OVERALL TITLE PLAN
 CLIENT: JMLE, LLC
 PROJECT: CHESTER COUNTY SPORTS ARENA REDEVELOPMENT
 LOCATION: 4533 W. LINCOLN HIGHWAY
 CHESTER COUNTY, PA

DATE	05/19/20
SCALE	1"=80'
DRAWN BY	WCV
CHECKED BY	CMJ
PROJECT NO.	3310A
SUB NO.	02
DATE	05/19/20
SHOWN NO.	C02.1
DATE	02 of 17



LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. EASEMENT
- PROP. EASEMENT
- EX. BOUNDARY
- PROP. BOUNDARY
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. EXISTING CONTOUR
- PROP. EXISTING CONTOUR
- EX. EXISTING SPOT ELEV.
- PROP. NEW SPOT ELEV.
- EX. SOLS TYPE
- PROP. SOLS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. SIGN
- PROP. SIGN
- EX. PROP. PARKING SPACES
- PROP. PROP. PARKING SPACES
- EX. TELL. LINE
- PROP. TELL. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. PROP. ELEC. LINE
- PROP. PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- PROP. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
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- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

TITLE PLAN
 SCALE: 1" = 30'
 GRAPHIC SCALE
 1 inch = 30 feet

ZONING REQUIREMENTS

ZONE R-2 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT
SECTION 155-90: RECREATIONAL USES (PERMITTED BY CONDITIONAL USE)
AREA AND BULK REGULATIONS FOR UPI 38-5-10.3

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	22.80 ACS.	22.80 ACS.
MIN. LOT WIDTH	150'	344.15'	327.32'
BUILDING SETBACKS			
MIN. FRONT YARD	50'	N/A	N/A
MIN. SIDE YARD	50'	140'	N/A
MIN. REAR YARD	50'	1,100'	N/A
LOT COVERAGE	N/A	2.1% (20,827 S.F.)	14.0% (161,143 S.F.)

(*) DENOTES EXISTING NON CONFORMITY

LINCOLN HIGHWAY OVERLAY DISTRICT ZONE 2

SECTION 155-90: RECREATIONAL USES (PERMITTED BY CONDITIONAL USE)
AREA AND BULK REGULATIONS FOR UPI 38-5-9 & 38-5-8.1

	REQUIRED	EXISTING (UPI 39-5-9)	EXISTING (UPI 39-5-8.1)	PROPOSED
MIN. LOT AREA	1 ACRE	2.21 ACS.	1.55 ACS.	3.78 ACS.
MIN. LOT WIDTH AT STREET LINE	80'	335.44'	277.88'	327.32'
BUILDING SETBACKS				
MIN. FRONT YARD	20'	53.4'	57.5'	57.5'
MIN. SIDE YARD	10'	33.1'	47.2'	24'
MIN. REAR YARD	5'	63.1'	52.4'	1,200'
MAX. BUILDING COVERAGE	50%	25.1% (24,147 S.F.)	27.7% (18,871 S.F.)	29.0% (47,480 S.F.)
MAX. LOT COVERAGE	80%	461.8% (78,783 S.F.)	71.8% (48,491 S.F.)	73.8% (120,500 S.F.)
MAX. BUILDING HEIGHT	<60'	<60'	<60'	<60'

(*) DENOTES EXISTING NON CONFORMITY

PARKING TABULATION

SECTION	REQUIRED	EXISTING	PROPOSED
SECTION 155-130B COMMUNITY RECREATION CENTER	1 PER 3 SEATS (AUDITORIUM) 1 PER 500 S.F. GROSS FLOOR AREA	65 PARKING SPACES (47,480 S.F.)	110 PARKING SPACES (NOT INCLUDING HANDICAPPED PARKING)
SECTION 155-130D HANDICAPPED PARKING	78 TO 100 PARKING SPACES	4 ADDITIONAL	4 HANDICAPPED PARKING SPACES

TOTAL PARKING PROVIDED = 114 SPACES



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-0002
Fax: (610) 918-9003



NO.	DATE	DESCRIPTION
1	05/19/20	ISSUED FOR PERMITTING
2	05/19/20	ISSUED FOR PERMITTING
3	05/19/20	ISSUED FOR PERMITTING
4	05/19/20	ISSUED FOR PERMITTING
5	05/19/20	ISSUED FOR PERMITTING
6	05/19/20	ISSUED FOR PERMITTING
7	05/19/20	ISSUED FOR PERMITTING
8	05/19/20	ISSUED FOR PERMITTING
9	05/19/20	ISSUED FOR PERMITTING
10	05/19/20	ISSUED FOR PERMITTING

**PRELIMINARY/FINAL
 TITLE PLAN**

CLIENT: JMLE, LLC
 PROJECT: CHESTER COUNTY SPORTS ARENA REDEVELOPMENT
 LOCATION: 4533 W. LINCOLN HIGHWAY
 CHESTER COUNTY, PA

DATE	05/19/20
SCALE	1"=30'
DRAWN BY	NSW
CHECKED BY	CMG
PROJECT NO.	3310A
CAD FILE	3310A.dwg
DATE	05/19/20
PLANNER	CMG
TITLE	C02.2
SHEET	03 OF 17

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DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

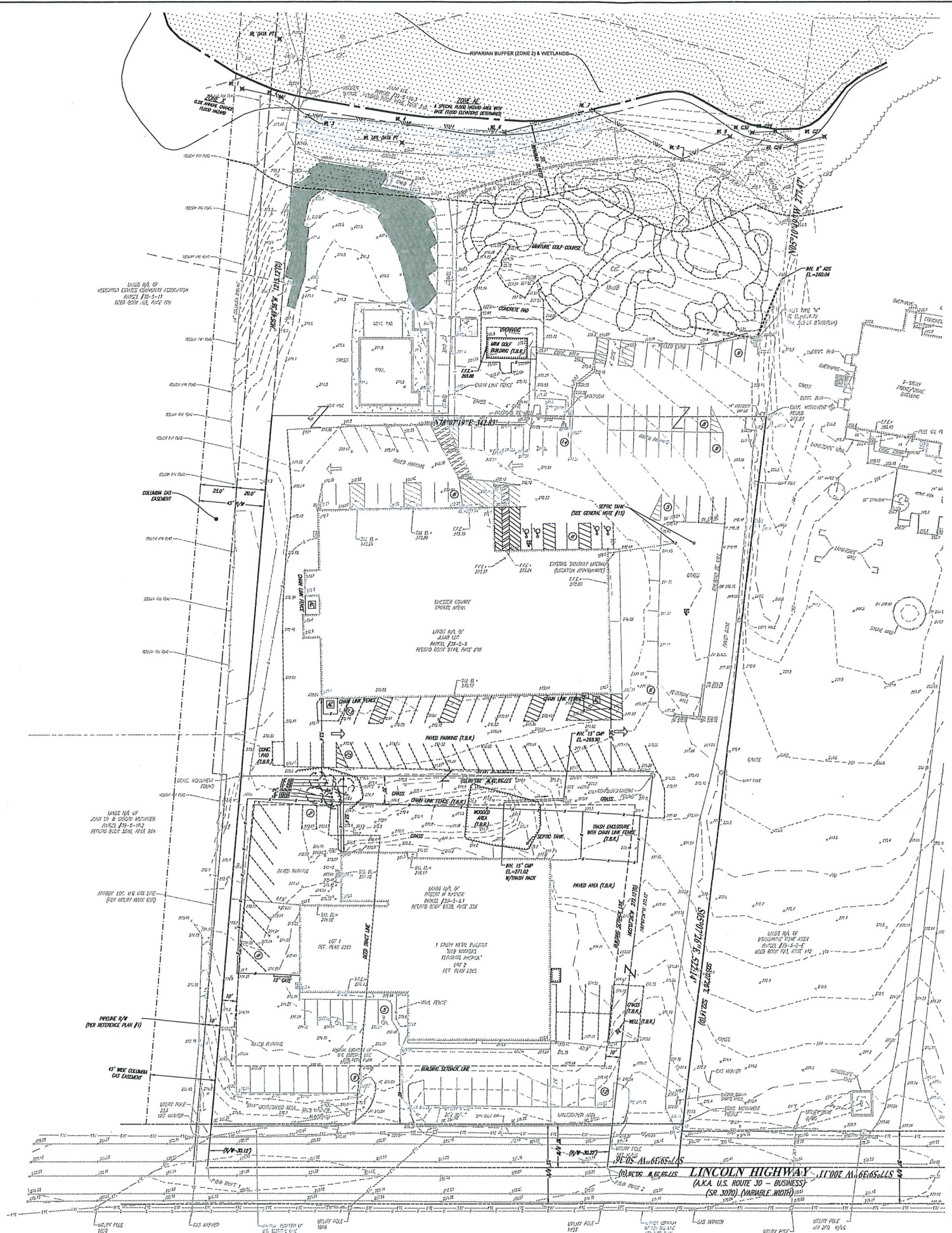
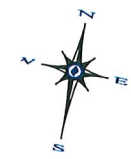
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 919-9002
Fax: (610) 919-9003



NO.	DATE	DESCRIPTION
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PRELIMINARY/FINAL
EXISTING CONDITIONS PLAN
CLIENT: JIMLE, LLC
PROJECT: CHESTER COUNTY SPORTS ARENA REDEVELOPMENT
LOCATION: 4533 W. LINCOLN HIGHWAY, CHESTER COUNTY, PA

DATE: 05/15/20
SCALE: 1" = 30'
DRAWN BY: WSW
CHECKED BY: CWD
PROJECT NO.: 3310A
JOB FILE: CHESTER COUNTY PLANS
DATE: 05/15/20
DRAWING NO.: **C03.1**
SHEET: 05 OF 17



- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. ENCUMBRANCE
 - PROP. ENCUMBRANCE
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. WETLANDS
 - PROP. WETLANDS
 - EX. EXISTING CONTOUR
 - PROP. PROPOSED CONTOUR
 - EX. EXISTING SPOT ELEV.
 - PROP. NEW SPOT ELEV.
 - EX. SOIL TYPE
 - PROP. SOIL TYPE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. EDGE OF PAVING
 - PROP. EDGE OF PAVING
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. FENCE
 - PROP. FENCE
 - EX. MAIL BOX
 - PROP. MAIL BOX
 - EX. SIGN
 - PROP. SIGN
 - EX. EDGE PARKING SPACES
 - PROP. PARKING SPACES TO BE REMOVED
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - EX. UTILITY POLE
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 - PROP. SAN. SEWER LINE
 - EX. SAN. SEWER LATERAL
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 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE

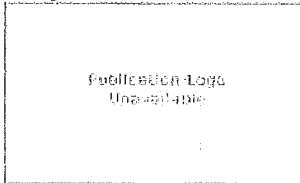
- SLOPE LEGEND**
- = STEEP SLOPES (1% TO 2%)
 - ▨ = VERY STEEP SLOPES (2% AND GREATER)

- SOIL TYPE(S)**
- UDS - URBAN LAND-DEVELOPMENTS, LIMESTONE COMPLEX, 0 TO 8 PERCENT SLOPES
 - DC - CHEROKEE OIL LOAM, 8 TO 15 PERCENT SLOPES
 - Hs - HOLLY Silt LOAM

EXISTING CONDITIONS PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
1 inch = 30 feet

B-3

Daily Local News



Publication Name:
Daily Local News

Publication URL:

Publication City and State:
West Chester, PA

Publication County:
Chester

Notice Popular Keyword Category:

Notice Keywords:
Caln Township

Notice Authentication Number:
202007301416507477403
2905709331

Notice URL:

[Back](#)

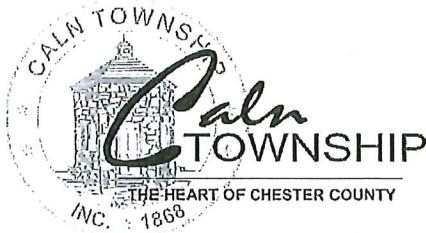
Notice Publish Date:
Wednesday, July 29, 2020

Notice Content

NOTICE IS GIVEN that the Board of Commissioners of Caln Township will conduct a public hearing on Thursday, August 13, 2020 at 6:00 p.m. via Zoom, an online video conferencing service to consider the conditional use application of JLLAR, LLC, the legal and/or equitable owner of approximately 26.59 acres of property located at 4575, 4533 and 4531 Lincoln Highway in Caln Township, more particularly described as Chester County Tax Parcel Nos. 39-5-10.3, 39-5-9 and 39-5-9.1 (the "Property"). The rear portion of the Property is located in the R-2 Residential District and the front portion of the Property abutting Lincoln Highway is located within the C-1 Highway Commercial District and Lincoln Highway Overlay District-Zone 2. Applicant proposes to consolidate all three lots into a single parcel and utilize the existing buildings for recreational uses as part of the Chester County Sports Arena. Applicant proposes to build an approximately 4,104 ft.² building addition to the existing Chester County Sports Arena building located at 4533 and 4575 Lincoln Hwy. and adding a turf field and converting the existing miniature golf to an outdoor recreational area with basketball courts. Applicant proposes to convert the existing single-story 18,671 ft.² building located at 4531 Lincoln Hwy. into a recreational use building. Applicant seeks conditional use approval for the proposed recreational use pursuant to Section 155-22.C(4), 155-27.C(10), 55-43.C and 155-90.A of the Caln Township Zoning Ordinance. Due to COVID-19, the hearing will be held remotely via Zoom. Instructions on how to participate in the Zoom hearing will be posted on the Township's website, www.calntownship.org at least one week in advance of the hearing. Any person with questions on how to participate in the Zoom hearing may call the Township at (610) 384-0600 x148 or email to info@calntownship.org. Copies of the application, plans and materials accompanying the application may be obtained by calling the Township's administrative offices during normal business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday and will be posted on the Township website in advance of the hearing. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the hearing, he or she should contact the Township Building at (610) 384-0600 X148 to discuss how those needs may be accommodated. Kristen Denne, Township Manager DLN 7/29, 8/5; 1a

[Back](#)

B-4



AFFIDAVIT OF POSTING

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF CHESTER :

Joseph Arvay, Caln Township Inspector, being duly sworn according to law, deposes and says that he did post a Notice for a Conditional Use Hearing for the property known as 4575 Lincoln Highway Highway, Tax Parcel #39-5-10.3, Caln Township, Chester County, Pennsylvania on Wednesday, July 22, 2020. A copy of the Notice is attached hereto and marked Exhibit "1". Photographs of the posted property is attached hereto and marked Exhibit "2".

Denise Miller

Joseph Arvay

Sworn and Subscribed
Before me this 23rd Day
Of July 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Denise Miller, Notary Public
Caln Twp., Chester County
My Commission Expires July 18, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org

EXHIBIT 1

NOTICE IS GIVEN that the Board of Commissioners of Caln Township will conduct a public hearing on **Thursday, August 13, 2020 at 6:00 p.m.** via Zoom, an online video conferencing service to consider the conditional use application of JLLAR, LLC, the legal and/or equitable owner of approximately 26.59 acres of property located at 4575, 4533 and 4531 Lincoln Highway in Caln Township, more particularly described as Chester County Tax Parcel Nos. 39-5-10.3, 39-5-9 and 39-5-9.1 (the "Property"). The rear portion of the Property is located in the R-2 Residential District and the front portion of the Property abutting Lincoln Highway is located within the C-1 Highway Commercial District and Lincoln Highway Overlay District-Zone 2. Applicant proposes to consolidate all three lots into a single parcel and utilize the existing buildings for recreational uses as part of the Chester County Sports Arena. Applicant proposes to build an approximately 4,104 ft.² building addition to the existing Chester County Sports Arena building located at 4533 and 4575 Lincoln Hwy. and adding a turf field and converting the existing miniature golf to an outdoor recreational area with basketball courts. Applicant proposes to convert the existing single-story 18,671 ft.² building located at 4531 Lincoln Hwy. into a recreational use building. Applicant seeks conditional use approval for the proposed recreational use pursuant to Section 155-22.C(4), 155-27.C(10), 55-43.C and 155-90.A of the Caln Township Zoning Ordinance.

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Kristen Denne, Township Manager

Please advertise on July 29, 2020 and August 5, 2020.

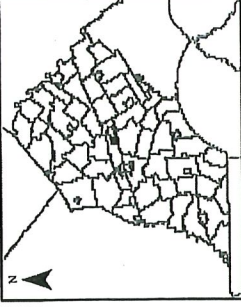
posted 7-22-20
10⁰⁰ AM
JA

EXHIBIT 2



4575 LINCOLN HWY (LLOYD AVE) 7-22-20

COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PAR ID: 3 905 001 003 00
 UPL: 39-5-10.3
 Owner: JLLAR LLC
 Owner2:
 Mail Address 1: 611 S PARKWAY DR
 Mail Address 2: BROOMALL PA
 Mail Address 3:
 ZIP Code: 19008
 Deed Book: 9 148
 Deed Page: 2 10
 Deed Recorded Date: 7/21/2015
 Legal Desc 1: NS & REAR OF LINCOLN HWY
 HWY
 Legal Desc 2: 23.1 AC
 Acres: 23.1
 LUC: V-10
 Lot Assessment: \$ 30,520
 Property Assessment: \$ 0
 Total Assessment: \$ 30,520
 Assessment Date: 12/19/2019
 Property Address: 4575 LINCOLN HW
 Municipality: CALN
 School District: Coatesville Area

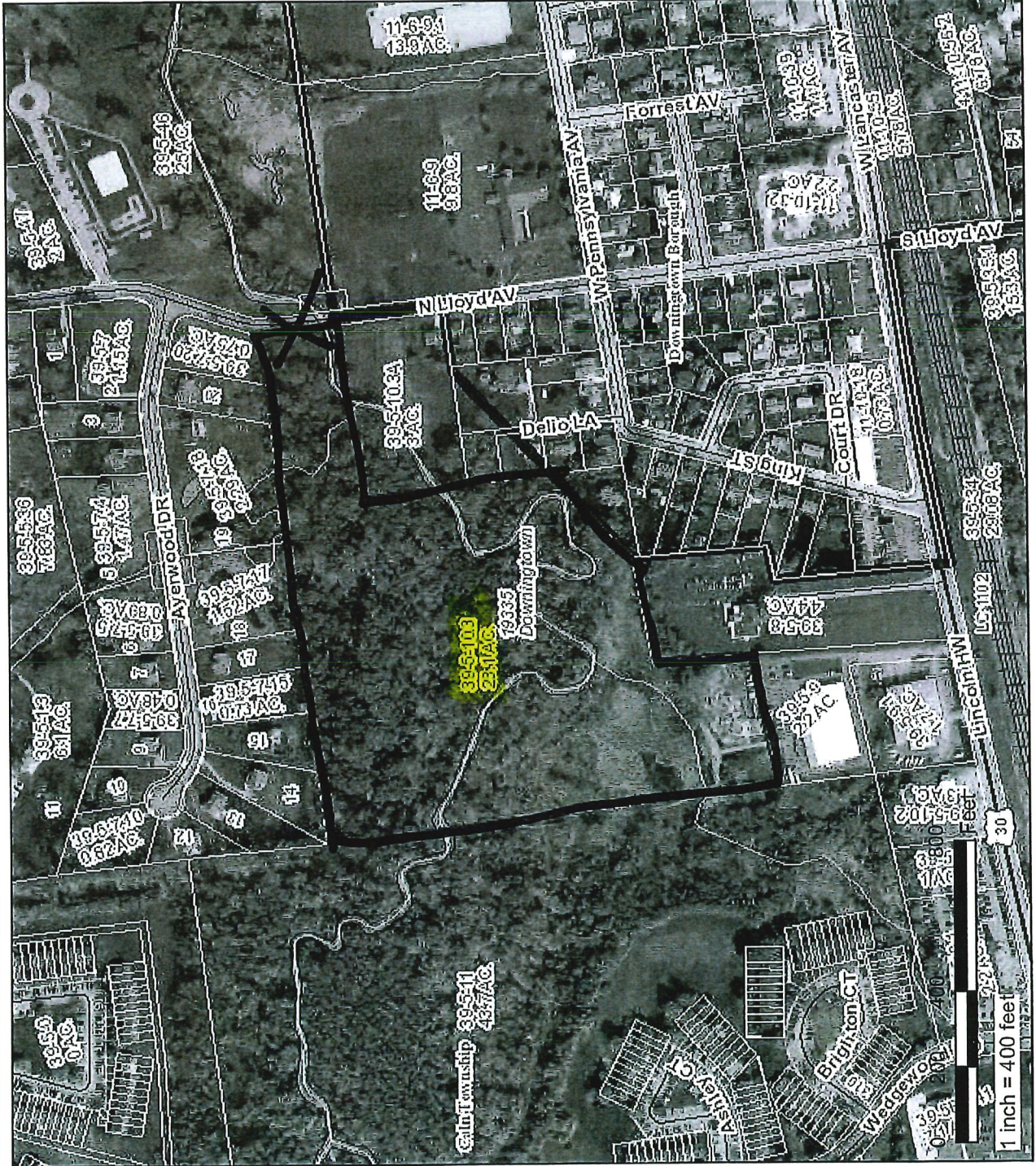


Map Created:
Wednesday, July 22, 2020

County of Chester

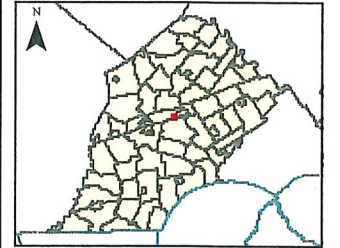
Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Map



1 inch = 400 feet

B-5



Find UPI Information

PARID: 3905 0009000
 UPI: 39-5-9
 Owner1: JLLAR LLC
 Owner2:
 Mail Address 1: 611 S PARKWAY DR
 Mail Address 2: BROOMALL PA
 Mail Address 3:
 ZIP Code: 19008
 Deed Book: 9148
 Deed Page: 210
 Deed Recorded Date: 7/21/2015
 Legal Desc 1: NS RT 30
 Legal Desc 2: 2.2 AC COMM BLDG & POOL
 Acres: 2.2
 LUC: C-90
 Lot Assessment: \$ 132,310
 Property Assessment: \$ 256,620
 Total Assessment: \$ 388,930
 Assessment Date: 12/19/2019
 Property Address: 4533 LINCOLN HW
 Municipality: CALN
 School District: Coatesville Area

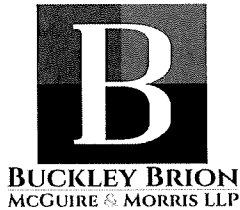
Map Created:
 Tuesday, August 4, 2020



County of Chester

Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

B-6



KRISTIN S. CAMP
p: 610.436.4400 Ext# 1050
f: 610.436.8305
e: kcamp@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

May 23, 2020

VIA EMAIL: Lou@RRHC.COM

Louis J. Colegreco, Jr., Esquire
RILEY, RIPER, HOLLIN & COLEGRECO
P.O. Box 1265
717 Constitution Drive, Suite 201
Exton, PA 19341

Re: JLLAR, LLC- Caln Township Conditional Use Application

Dear Lou:

I received a copy of the conditional use application that you filed with Caln Township on May 15, 2020 for the above-referenced application. While the application was received on May 15, 2020, the application is not complete as it did not include a traffic impact study as required by Section 155-90.D(2) of the Caln Township Zoning Ordinance. Once the Applicant has submitted the necessary traffic impact study, the Township will confirm in writing that the application is complete and will reach out to you to coordinate a hearing date for the conditional use application. As we indicated in our email communication earlier this week, the application and land development plans were not filed in enough time for the applicant to appear at the June Planning Commission meeting. Thus, the application and land development plans will be reviewed at the July 21, 2020 Planning Commission meeting. We are targeting the conditional use hearing to be scheduled for the Board of Commissioners August 13, 2020 meeting. We will be in touch to coordinate and confirm these dates.

Very truly yours,

Kristin S. Camp

Kristin S. Camp

KSC:tbs

cc: *via email*
Kristen Denne, Township Manager
Raymond Stackhouse, BCO/Zoning Officer Director
Bryan Kulakowski, P.E., Township Engineer

B-7



West Chester Office
1450 East Boot Road
Building 100, Suite 100-B
West Chester, PA 19380
T 484-999-6150

VIA ELECTRONIC MAIL

July 15, 2020

Mr. Raymond Stackhouse, BCO, Director
Caln Township
Department of Building & Life Safety
253 Municipal Drive
P.O. Box 72149
Thorndale, PA 19372

RE: Chester County Sports Arena
Conditional Use Review
Caln Township
ARRO No.: 11092.57

Dear Mr. Stackhouse:

As requested, we have completed a review of the Conditional Use Application submitted for the proposed Chester County Sports Arena. The three sites are approximately 27.0-acres (UPI's 39-5-10.3, 39-5-9, & 39-5-9.1) and are located on the on Lincoln Highway near Lloyd Ave.

The Plan proposes to consolidate the three lots into one lot, remove the mini-golf course and replace it with a basketball court, add a turf field, add an addition to the sports arena building, add public sewer and water, and redesign the parking lot.

I. SUBMISSION

The following information was received by ARRO:

- Conditional use application
- Deed of Confirmation prepared by Helen J. Esbenshade, Esquire, dated October 19, 2005 for parcel # 35-5-9.1;
- Sheriff Deed, dated July 15, 2015 for parcel # 39-5-9 and 39-5-10.3;
- Purchase Agreement, dated January 15, 2020 for parcel # 39-5-9.1;
- Tax map # 0523-40 including the three parcels
- Aerial photo of each parcel
- Preliminary/Final Land Development Plan prepared by DL Howell, dated May 15, 2020.
- Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated June 24, 2020.

II. APPLICABLE ORDINANCES

The submitted materials were reviewed relative to the following Caln Township Ordinances:

- Chapter 155 – Zoning Ordinance

III. REVIEW COMMENTS

We offer the following comments for your consideration:

A. Chapter 155 – Zoning

1. *§155-35.D: For all areas that have been delineated as a wetlands area, the following provisions and restrictions shall apply: [Amended 12-17-2007 by Ord. No. 2007-15](1)*
 1. *If a jurisdictional determination has been approved by the United States Army Corps of Engineers, a twenty-five-foot buffer zone shall be applied to all areas that have been delineated as wetlands, as measured from the perimeter of the wetlands area. Within this twenty-five-foot buffer zone, no earth disturbance activities or improvements shall be permitted unless approved by the Zoning Hearing Board as a special exception pursuant to the provisions of this § 155-35 and § 155-171 of this chapter.*
 2. *If a jurisdictional determination has not been approved by the United States Army Corps of Engineers, a fifty-foot buffer zone shall be applied to all areas that have been delineated as wetlands, as measured from the perimeter of the wetlands area. Within this fifty-foot buffer zone, no earth disturbance activities or improvements shall be permitted unless it has been approved by the Zoning Hearing Board as a special exception pursuant to the provisions of this § 155-35 and § 155-171 of this chapter.*
 3. *The Caln Township Engineer shall review all of the plans, drawings, and documents relating to any encroachments or planned earth disturbance activities in areas delineated as wetlands, including any jurisdictional determination approved by the United States Army Corps of Engineers. and he shall report his findings to the Zoning Hearing Board and if necessary, attend the zoning hearing to present his findings and recommendations.*

A Special Exception was granted by the Zoning Hearing Board at their meeting on July 2, 2020. The Special Exception Approval Conditions must be added to the Plans.

2. *§155-43.F.2: Streetlighting. Properties in Zone 1 may install lights on the building in lieu of streetlights, subject to approval of the Board of Commissioners. Properties in Zone 2 of the overlay district shall install streetlights at consistent intervals as approved by the Board of Commissioners.*

The applicant shall install streetlights in accordance with this section and subject to approval of the Board of Commissioners. The proposed streetlights shall be shown on the lighting plan.

3. *§155-90.C.7: All recreational buildings shall be located at least 50 feet from all external property lines and street right-of-ways.*

The proposed addition on the west end of the building is within 50-ft of the property line.

4. *§155-90.C.12: Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be airtight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area will be permitted within 50 feet from any lot line.*

The location of the proposed trash storage area must be shown on the plan.

5. *§155-131.B.2: Applicability. It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development anywhere within the identified floodplain area of Caln Township unless a permit has been obtained from the Floodplain Administrator.*

A permit must be obtained for construction within the floodplain.

6. *§155-138: Off-street loading areas.*

The loading space(s) for both buildings must be shown on the plan and shall be compliant with this section of the ordinance.

7. *§155-139.N: Parking areas for nonresidential uses which are designed to contain more than five vehicles shall be screened from the view of persons on any land areas zoned as R-1, R-2, R-3, R-4 and R-5 which are adjacent to the land on which the nonresidential parking area is located. The screening shall be comprised of a fence, wall, and/or landscaping materials of at least four feet in height which shall be designed to obstruct headlight glare of the parked cars.*

A visual screen must be provided on the portion of the west lot line adjacent to parcel UPI 39-5-11.

8. *§155-139.U.2: Above-grade signs and suitable pavement markings shall be provided at each required handicapped parking space. The sign and pavement markings shall be subject to the approval of the Zoning Officer.*

Handicap signs must be provided for the handicapped parking spaces.

9. *§155-139.W.2: Raised planter islands shall be placed at each end of a row of parking spaces which begins or terminates at an internal circulation drive and within each row of parking spaces. The raised planter islands shall be placed so that there are not more than 15 off-street parking spaces in a continuous row without an intervening landscaped planter island. Raised continuous concrete curbing shall be required around each planting island. Each such island shall be at least 180 square feet in size and planted with suitable landscaping materials.*

The proposed planter islands in the East parking lot must be at least 180 square feet.

10. *§155-172.F.13: The applicant shall provide evidence with supporting documentation that the existing or proposed municipal water supply facilities have sufficient capacity for the proposed use. Where water supply methods are permitted, the applicant shall consult with a qualified hydrogeologist to determine if on-lot water supply is a viable option considering the proposed use, groundwater supply and site characteristics.*

A will serve letter indicating that there is sufficient water capacity must be provided.

11. *§155-172.F.14: The applicant shall provide evidence with supporting documentation that there will be no increase in surface water runoff and erosion within the property or at the boundaries of the facility as a result of the site improvements, as specified under Chapter 128 of the Code.*

The stormwater management will be reviewed in Land Development.

12. *§155-172.G.2: The applicant shall provide written notification of the filing of an application for conditional use to all property owners within 500 feet of the subject property as follows:*

All property owners within 500-ft of the three properties must be provided with a written notification. Proof of notification must be provided to the township.

B. Caln Township Building and Life Safety Comments

13. In order to be compliant with Chapter 155, Section 155 – 172 F. (4), (6), (9), (10), and (11) the applicant will need to provide proper plans and documentation during the Land Development phase that adheres to the requirements of:
 - a. Water modeling and fire flow information and data as per requirements of Section 137-47 A, B, C, D, and G, Appendix B Section B105.1 and B105.3 and Section 507 of the 2018 International Fire Code will be required.
 - b. Fire hydrants as per Section 137-47 E. and F., Section 507, and Appendix D of the 2018 International Fire Code may be required.
 - c. If a fire suppression system is required, it shall be installed as per Section 137 – 47 B.
 - d. All connections for hydrants and fire suppression systems shall comply with Section 137-47 F. if applicable.
 - e. Roads/Emergency Services access as per Section 137-24 F., Section 503, and Appendix D of the 2018 International Fire Code will be required.

Compliance with the Chapter 137 requirements will satisfy compliance with the Conditional Use requirements noted above.

C. Caln Township Municipal Authority Comments

14. Capacity will need to be obtained from the CTMA by executing a Capacity Reservation/Extension Agreement. All capacity is allocated in accordance with CTMA Resolution 2005-10-CTMA.
15. An escrow will need to be established so the Authority's Engineer can complete an evaluation of the existing system to determine if the project will not create a hydraulic overload in the Authority's System.
16. Flow Data which shows all the proposed uses that will be needing public sewer along with an official request must be submitted, so the Authority's Engineer can proceed with the capacity evaluation once the escrow is established.
17. Once the flow data evaluation is complete and if it determines that improvements and/or upgrades are needed in the existing system, they will be addressed as part of an

extension/improvement and capacity reservation agreement between the Caln Township Municipal Authority ("CTMA"), and the Developer.

18. Provide a plan that shows the proposed development along with any proposed locations of the sewer extensions and their connection points to the Authority's system, which will need to be installed to serve the development along with any necessary easements.
19. Once the evaluation is done and the agreements are executed, the developer will also need to submit a complete PADEP Sewer Planning Module or exemption request, along with the Executed Agreements, to the PADEP for review and approval. Once they receive all governmental approvals, and satisfied all conditions outlined in the Executed Agreements, the capacity will then be considered reserved.

D. Township Traffic Engineer Comments

20. A traffic impact study shall be conducted in accordance with the provisions of the Caln Township Code in order to assess transportation conditions and needs {§155-90.D(2)}. As requested, the submitted Transportation Impact Assessment is being reviewed relative to the criteria for Conditional Use {§155-172.F}. A detailed review relative to the criteria for Subdivision and Land Development {§137-67} will be completed separately.
21. The applicant shall provide evidence with supporting documentation that the capacity of the road system providing access to the property or lot in question has sufficient capacity to accommodate the use and that when the incremental increase in traffic attributable to the proposed use is superimposed upon the existing use of the road shall not lower the level of service of the roads or any portions thereof or any street intersections below a level of service "C" {§155-172.F(5)}.
 - a. Based on the assumed "Camp" use (85 students and 16 employees) the Impact Assessment concludes that the redevelopment will not lower the site accesses or adjacent roadway below a level of service "C". As noted below, additional information is being requested regarding the existing and proposed use of the site to verify this conclusion. It is noted that the Assessment was completed consistent with the Pennsylvania Department of Transportation guidance for completing traffic studies during COVID-19 conditions.
 - b. The counted peak hour driveway volumes appear low. Verify the operational status of the existing facilities during data collection and adjust the base volumes as appropriate to account for existing uses and activities to remain.


- c. Provide additional information regarding the existing and future use of the recreation facility, including:
 - i. Historic camp enrollment and hours of operation.
 - ii. Anticipated availability and occupancy for “non-camp” periods and/or when open to the public.
22. The applicant shall provide evidence with supporting documentation that the interior traffic circulation for the proposed use at the proposed location, including but not limited to acceleration and deceleration lanes where required at the proposed entrances to the location, shall be adequate to provide safe and convenient circulation for users of the facility, visitors to the facility, employees of the facility and all emergency vehicles that may require entrance thereon {§155-172.F(6)}.
- a. The submitted materials address emergency vehicle circulation and conclude that no turn lanes are warranted beyond the existing center left turn lane.
 - b. The Assessment concludes that the western driveway will be lightly used. To minimize internal and external vehicular conflicts consideration should be given to limiting site egress to the eastern driveway {§155-141.A(3)}
 - c. The submitted materials appear to severely restrict access to the existing commercial loading areas. If they are to remain an exhibit illustrating that the proposed site modifications do not adversely impact access to the loading areas.
23. The applicant shall provide evidence with supporting documentation the facility or use provides safe and convenient pedestrian access and internal circulation within the grounds of the facility and particularly for points of access from the facility to the parking areas {§155-172.F(7)}.
- a. The submitted materials show pedestrian facilities along the site frontage.
 - b. The submitted materials do not address pedestrian access into the site and on-site.
 - c. Consideration should be given to placing parking adjacent to the buildings and fields where feasible to minimize on-site pedestrian-vehicular conflicts.

This letter should not be considered as our all-inclusive comments; future reviews may provide additional comments as additional information is provided by the applicant.

Chester County Sports Arena
Conditional Use Review
July 15, 2020
Page 8

Please do not hesitate to contact me via email at bryan.kulakowsky@arroconsulting.com or by phone at our West Chester office with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bryan D. Kulakowsky', with a large, sweeping flourish extending to the left.

Bryan D. Kulakowsky, P.E.
ARRO Consulting, Inc. – Township Engineer

BDK

CC: Kristen Denne – Township Manager
Scot Gill – Director of Wastewater Operations
Pamela Henrichon – Planning Commission Secretary
Kristin S. Camp – Township Solicitor
Albert Federico, P.E., PTOE – Township Traffic Engineer
Louis J Colagreco, Jr. – Riley Riper Hollin & Colagreco (Lou@rrhc.com)
JLLAR, LLC – Applicant (ed.weingartner@gmail.com)
D. L. Howell & Associates, Inc. – Applicant's Engineer (cdaily@dlhowell.com)
Lowell Leaman, P.E. – ARRO

B-8

Kristin Camp

From: Kulakowsky, Bryan <bryan.kulakowsky@arroconsulting.com>
Sent: Wednesday, July 22, 2020 6:01 PM
To: Kristin Camp
Cc: 'Kristen Denne'; Ray Stackhouse
Subject: Caln Township - July 21, 2020 Planning Commission Meeting - Chester County Sports Arena Conditional Use

Kristin,

At last night's Planning Commission meeting, the Commissioners voted to recommend the Board of Commissioners grant the Chester County Sports Arena Conditional Use without any conditions.

Please let me know if you have any questions or need additional information.

Thanks,
Bryan

Bryan D. Kulakowsky, P.E.

Assistant Vice President & West Chester Office Manager

ARRO Consulting, Inc.

1450 E Boot Road, Bldg 100, Suite 100-B, West Chester, PA 19380

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