



ARRO Consulting, Inc.
1450 East Boot Road, Ste 100B
West Chester, PA 19380
P: (484) 999-6150

VIA ELECTRONIC MAIL

August 15, 2023

Raymond Stackhouse, BCO
Caln Township
253 Municipal Drive
P.O. Box 72149
Thorndale, PA 19372

RE: Celebree School – 3025-3035 Zinn Road
Conditional Use Review
Caln Township
ARRO No.: 11243.55

Dear Raymond:

As requested, we have completed a review of the Conditional Use Application submitted for the proposed Celebree School. The property is located at 3025-3035 Zinn Road, UPI Nos. 39-4-91.16A and 39-4-91.16B. The Plan intends to merge the lots comprising the property and to reuse the existing building on the property for a child daycare center.

I. SUBMISSION

The following information was received by ARRO:

- Conditional Use Plan Set, consisting of one (1) sheet dated June 14, 2023, and prepared by Howell Engineering (Plan).
- Tax Map / Aerial Photo, dated May 12, 2023, prepared from Chester County GIS.

II. APPLICABLE ORDINANCES

The plans and reports have been reviewed for compliance with Caln Township Code:

- Chapter 155 Zoning

III. RELIEF GRANTED

On July 6, 2023, the Zoning Hearing Board of Caln Township, upon consideration of the Application of Prosperity Property Investment, LLC, for the property located at 3025-3035 Zinn Road, Thorndale, Caln Township, Chester County, PA 19372 (Tax Parcel Nos. 39-4-91.16A, 39-4-91-16.B), in the TV-1 Thorndale Village Zoning District of the Township, for 1) a dimensional variance from Code Section 155-26.E, Matrix Chart 6 (minimum lot area) and 2) a dimensional variance Code Section 155-70.D(4)(d) (minimum separation

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distance for outdoor play area), the requested relief is GRANTED, subject to the following conditions:

- 1. The proposed use shall be constructed in substantial conformity with the evidence and testimony presented to the Zoning Hearing Board;*
- 2. The Applicant shall comply with all other the rules, regulations, and ordinances of the Township, as well as all federal, state, and local laws and regulations;*
- 3. The Applicant shall obtain all required permits and approvals; and*
- 4. The fencing for the play areas shall be a minimum of six (6) feet high and constructed of vinyl unless directed otherwise by the appropriate federal or state entity.*

IV. REVIEW COMMENTS

We offer the following comments for your consideration:

A. Chapter 155. Zoning Ordinance

- 1. §155-26 TV-1 Thorndale Village Zoning District
C. Uses by conditional use
(6) Child day-care center, subject to 155-70 of the Code.*

A child daycare center is permitted by conditional use within TV-1 zoning district.

- 2. §155-43.G When redevelopment of an existing property, building or structure within the Lincoln Highway Overlay District is proposed or any new use of an existing structure or building is introduced, the Board of Commissioners may approve the following incentives or modifications of the standards that would otherwise apply pursuant to this chapter or the Caln Township Subdivision and Land Development Ordinance.*

and

§155-70.D(4)(c) The outdoor play area shall be located within the rear yard of the property and have sufficient size to accommodate all of the children at the facility at once. The designated outdoor play area shall be planted and maintained in grass or lawn and shall be enclosed with a continuous and self-latching gate with a height four feet.

The Applicant has requested modifications of §155-70.D(4)(c) to permit fencing around the play areas to be six (6) feet in height and to permit a turf surface instead of grass or lawn in parts of the play area. ARRO offers no objection to the requested modifications. The Applicant should provide an explanation of the proposed use of the outdoor play area and the number of children that the outdoor play area will accommodate. If the area will not accommodate all children at once, then further modification of this section may be required.

3. *§155-68.F(2) All solid waste materials awaiting transport shall be properly screened and concealed from the view of all adjacent properties. All containers shall be airtight, verminproof and have adequate storage capacity to accommodate existing and projected volumes of solid waste.*

The Applicant shall provide for solid waste in accordance with this section.

4. *§155-70.D(5) In addition to the number of off-street parking spaces required for the principal and secondary use of the facility, an off-street pickup and dropoff area measuring 10 feet in width and 60 feet in length shall be designated and maintained for the discharge and collection of children. The designated pickup and dropoff area shall be marked by signs and physically removed from any required parking area, loading area, fire lane and all points for vehicular access providing ingress and egress to the facility.*

The pickup/dropoff stacking spaces appear to be on the opposite side of the building from the entrance/exit, and sidewalk is not provided to the pickup/dropoff spaces.

5. *§155-138 The width of aisles within the off-street parking areas shall comply with the following minimum design requirements:
(1) Where the angle of the parking spaces are at ninety-degree angles, the width of the aisle shall be 24 feet in width and may accommodate two-way travel.*

The proposed stacking spaces along the east side of the building reduce the parking aisle to less than the required 24 feet.

6. *§155-139.J Off-street loading areas.*

The Applicant shall provide an off-street loading space or demonstrate to the Board of Commissioners that none is required.

7. *§155-172.F(7) 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.*

The proposed play area will block the existing sidewalk around the south side of the building. Pedestrian access shall be provided along the south side of the building, from the building to the proposed pickup/dropoff stacking spaces and to the proposed satellite playground area. There are no existing sidewalks along Zinn Rd. Sidewalks also may be required as part of subdivision and land development.

B. Building and Life Safety Comments:

8. Roads/Emergency Services access will need to be evaluated for compliance with Section 137- 24 F., Section 503 and Appendix D of the 2018 International Fire Code (see attached turning radius detail).

C. Caln Township Municipal Authority Comments:

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

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.

Celebree School – 3025-3035 Zinn Road
Conditional Use Review
August 15, 2023
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Please do not hesitate to contact me via email at lowell.leaman@arroconsulting.com or by phone at our West Chester office with any questions.

Sincerely,

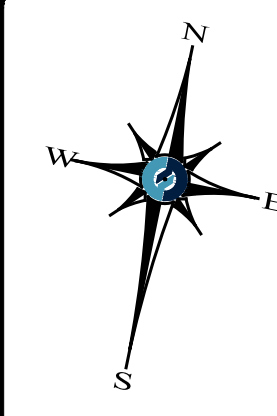
A handwritten signature in blue ink that reads "Lowell B. Leaman". The signature is fluid and cursive, with the first name being the most prominent.

Lowell B. Leaman, P.E.
ARRO Consulting, Inc. – Township Engineer

LBL:law

Enclosure

c: Kristin Camp Esq. – Township Solicitor
Elizabeth Nagy – Planning Commission Secretary
Michael Schneider, P.E. – Township Traffic Engineer
Prosperity Property Investments, LLC (Applicant) – agreenberg@celebree.com
Alyson Zarro (Project Attorney) – alyson@rrhc.com
Howell Engineering (Project Engineer) – dhowell@dlhowell.com; aschneider@dlhowell.com
Karl Schmit – ARRO



PA ONE CALL 20231460790, 20231460811
 ACT 287 SERIAL NUMBER: & 20231460831
 HOWELL KLINE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL KLINE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
 CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED
 COMPANY: CROWN CASTLE
 ADDRESS: 1500 CORPORATE DR
 CANONSBURG, PA 15317
 CONTACT: FIBER DIG TEAM PERSONNEL
 EMAIL: fiber.dig@crowncastle.com
 PHONE: 800-654-3110

COMPANY: CALN TOWNSHIP
 ADDRESS: 253 MUNICIPAL DR
 THORNDALE, PA 19372
 CONTACT: SCOT GILL
 EMAIL: sgill@calntownship.org
 PHONE: 610-384-3500 EXT. 147

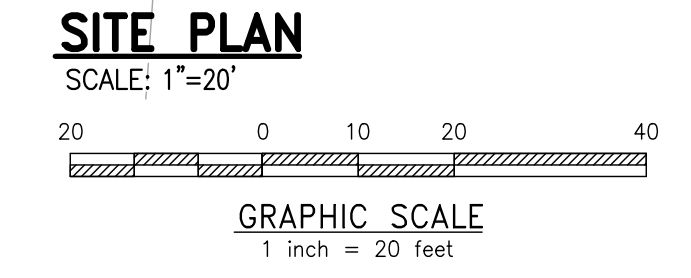
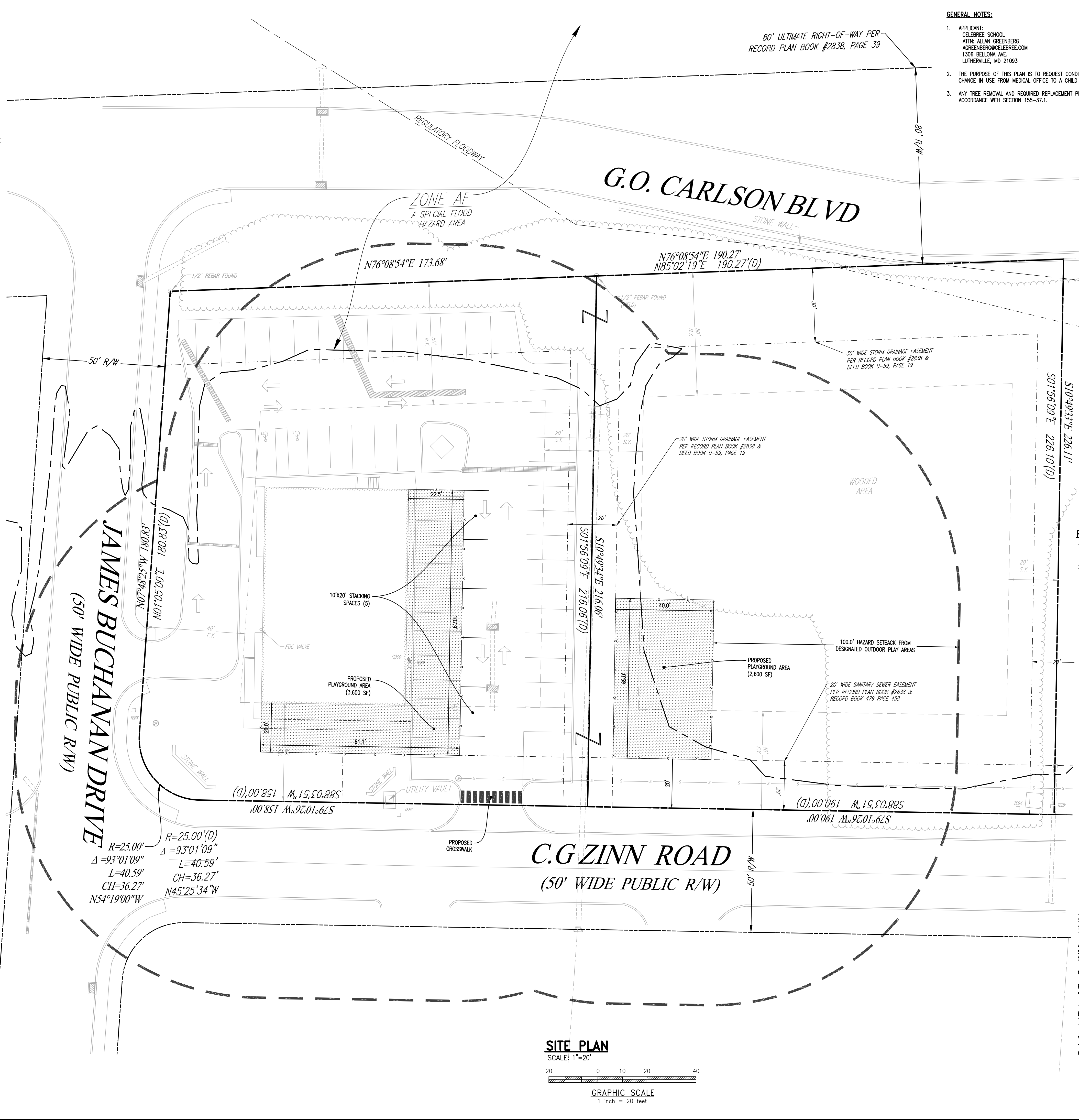
COMPANY: COMCAST
 ADDRESS: 1004 CORNERSTONE BLVD
 DOWNTOWN, PA 19335
 CONTACT: TOM RUSSO
 EMAIL: tom_russo@comcast.com
 PHONE: 610-842-2501

COMPANY: PECO AN EXELON COMPANY C/O USIC
 ADDRESS: 450 S HENDERSON ROAD SUITE B
 KING OF PRUSSIA, PA 19406
 CONTACT: NIKKIA SIMPKINS
 EMAIL: nikkiasimpkins@usic.com
 PHONE: 484-681-5720

COMPANY: LUMEN FORMERLY LEVEL 3
 ADDRESS: 1025 ELDORADO BLVD
 BROOMFIELD, CO 80021
 CONTACT: LUMEN OPERATOR PERSONNEL
 EMAIL: RELOCATIONS@LUMEN.COM
 PHONE: 877-366-8344 EXT. 3

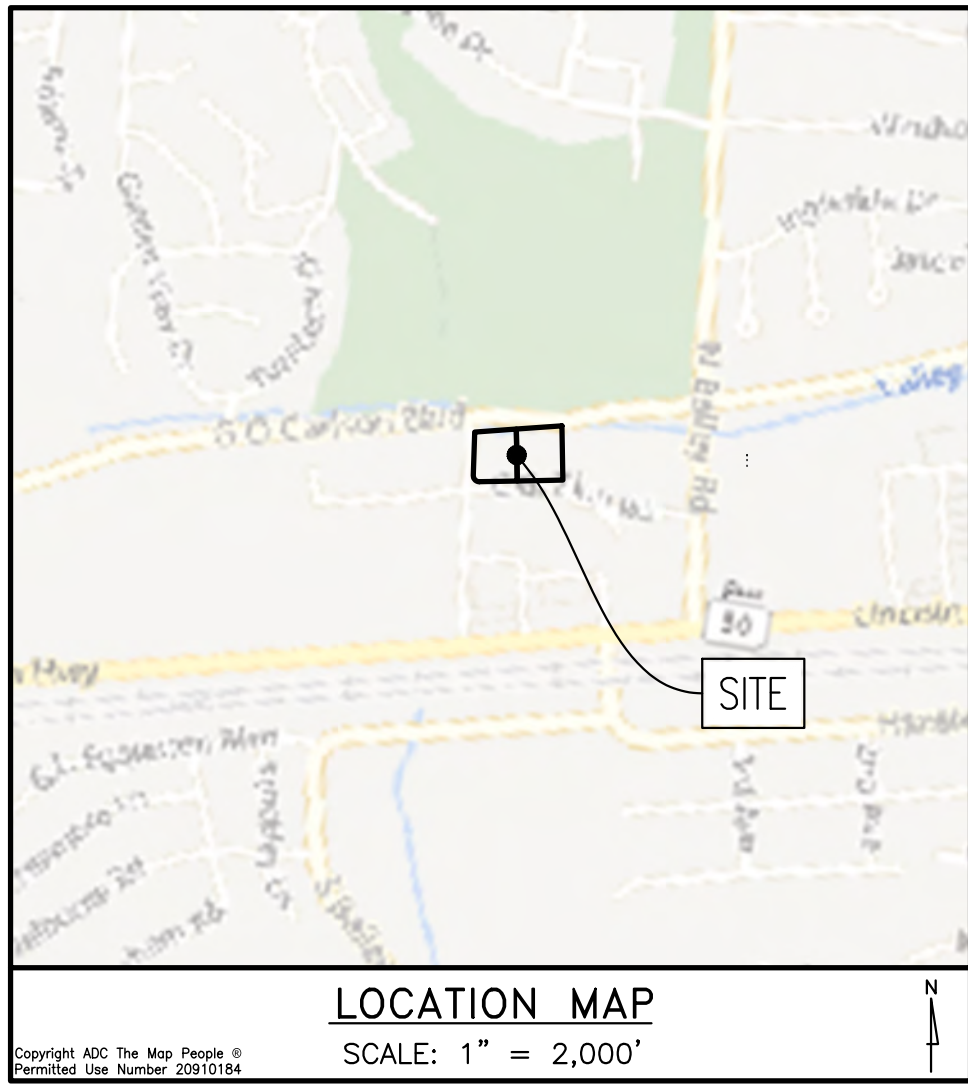
COMPANY: PENNSYLVANIA AMERICAN WATER
 ADDRESS: 100 CHESHIRE COURT SUITE 104
 COATESVILLE, PA 19320
 CONTACT: GEORGE THOMAS
 EMAIL: george.thomas@pawater.com
 PHONE: 610-842-9111

COMPANY: VERIZON BUSINESS FORMERLY MCI
 ADDRESS: 7000 WESTON PKWY
 CARY, NC 27513
 CONTACT: VICTOR WOOD
 EMAIL: victor.wood@verizon.com
 PHONE: 919-414-2782



GENERAL NOTES:

1. APPLICANT: CELEBREE SCHOOL
 ATTN: ALLAN GREENBERG
 AGREENBERG@CELEBREE.COM
 1306 BELLONA AVE.
 LUTHERVILLE, MD 21093
2. THE PURPOSE OF THIS PLAN IS TO REQUEST CONDITIONAL USE FOR A PROPOSED CHANGE IN USE FROM MEDICAL OFFICE TO A CHILD DAY-CARE CENTER.
3. ANY TREE REMOVAL AND REQUIRED REPLACEMENT PLANTINGS SHALL BE DONE IN ACCORDANCE WITH SECTION 155-37.1.



SURVEY NOTES

1. RECORD OWNER/MAILING ADDRESS: STRATEGIC VIEW LP, 1300 INDUSTRIAL BOULEVARD, SUITE 204, SOUTHAMPTON, PA 18966
2. TAX PARCEL #39-4-91.16A, SITE ADDRESS: 3029 C. G. ZINN ROAD, THORNDALE, PA 19372, LOT AREA: 37,656 S.F., SOURCE OF TITLE: RECORD BOOK 10614, PAGE 1008 (LOT 11 REC. PLAN BK #2838)
3. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 06/01/2023.
4. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
5. A ZONING REPORT WAS NOT SUPPLIED TO THE SURVEYOR.
6. THE 50' WIDE RIGHT-OF-WAY OF C. G. ZINN AND JAMES BUCHANAN DRIVE WERE TAKEN FROM REFERENCE PLAN #1. & DEEDS OF RECORD.
7. THERE ARE NO KNOWN PROPOSED CHANGES TO RIGHT-OF-WAY.
8. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE, A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42022C0185; PANEL 195 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
9. THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE "A" ITEM #16)
10. PARKING COUNT: 44 REGULAR SPACES, 4 HANDICAP SPACES, 48 TOTAL SPACES

REFERENCE PLAN(S)

1. PLAN ENTITLED, "FINAL PLAN FOR THORNDALE PROFESSIONAL PLAZA", PREPARED BY BERGER & HAYES, INC., THORNDALE, PA. DATED 03/23/1979, LAST REVISED 08/28/1979 RECORD PLAN BOOK #2838.
2. PLAN ENTITLED, "LAND DEVELOPMENT PLANS OF THORNDALE PROFESSIONAL PLAZA - LOT #1", PREPARED FOR BRANDYWINE VALLEY CARDIOVASCULAR ASSOC., BY BERGER & HAYES, INC., THORNDALE, PA. DATED 10/18/1991, LAST REVISED 03/09/1992 RECORD PLAN BOOK #11570.

**ZONING DATA TABULATION
 CALN TOWNSHIP ZONING ORDINANCE
 CHAPTER 155. ZONING**

ARTICLE IV. ZONING DISTRICT REGULATION SECTION 155-26 TV-1 THORNDALE VILLAGE DISTRICT				ARTICLE VI. SPECIAL OVERLAY DISTRICTS SECTION 155-43 LINCOLN HIGHWAY OVERLAY DISTRICT (ZONE 2)			
SUBSECTION C. USES BY CONDITIONAL USE (6) CHILD DAY-CARE CENTER, SUBJECT TO SECTION 155-70*				SUBSECTION D(4)(g). DESIGNATED OUTDOOR PLAY AREAS			
TV-1 ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 6)				REQUIREMENTS			
MIN. LOT AREA	MINIMUM LOT WIDTH	MINIMUM BUILDING SETBACKS	REAR YARD	MIN. LOT AREA	MINIMUM LOT WIDTH	MINIMUM BUILDING SETBACKS	REAR YARD
2 ACRE	150 FT.	50 FT.	50 FT.	1 ACRE	80 FT.	50 FT.	50 FT.
79,662 SF**	207.2 FT.	39.95 FT.**	39.95 FT.**	79,662 SF	207.2 FT.	39.95 FT.**	39.95 FT.**
		30 FT. EA.	30 FT. EA.			30 FT. EA.	30 FT. EA.
		N/A (CORNER LOT)	N/A (CORNER LOT)			N/A (CORNER LOT)	N/A (CORNER LOT)
		5 FT.	5 FT.			5 FT.	5 FT.
		<35 FT.	<35 FT.			<35 FT.	<35 FT.
		30%	30%			30%	30%
		50%	50%			50%	50%
		33.4%	33.4%			33.4%	33.4%

**ARTICLE VIII. NONRESIDENTIAL LAND USE AND DEVELOPMENT REQUIREMENTS
SECTION 155-70 DAY-CARE FACILITIES AND USES**

SUBSECTION D(4)(g). DESIGNATED OUTDOOR PLAY AREAS "SHALL BE PHYSICALLY SEPARATED BY A DISTANCE OF 100 FEET FROM ANY NATURAL OR MAN-MADE HAZARD, INCLUDING SWIMMING POOLS, STORMWATER DETENTION FACILITIES, SURFACE WATERS, MACHINERY, ELECTRIC GENERATING AND TRANSMITTING EQUIPMENT, STREETS AND OTHER AREAS THAT MAY BE CONSIDERED HAZARDOUS TO CHILDREN."

THE PROPOSED OUTDOOR PLAY AREA IS PROPOSED TO BE WITHIN 100 FEET OF ZINN ROAD AND JAMES BUCHANAN DRIVE, AND THEREFORE WILL REQUIRE A VARIANCE.

SUBSECTION D(5). "AN OFF-STREET PICKUP AND DROPOFF AREA MEASURING 10 FEET IN WIDTH AND 60 FEET IN LENGTH SHALL BE DESIGNATED AND MAINTAINED FOR THE DISCHARGE AND COLLECTION OF CHILDREN." DUE TO A CHANGE IN INDUSTRY STANDARD, PARENTS TYPICALLY PARK AND WALK STUDENTS TO THE DOOR. THEREFORE, THE APPLICANT REQUESTS A MODIFICATION TO THIS SECTION SO THIS REQUIREMENT CAN BE MET THROUGH PARKING SPACES IN ADDITION TO THE PARKING REQUIREMENTS (SEE PARKING TABULATION BELOW) MEETING THE PHYSICAL AREA REQUIREMENTS OF THE "PICKUP/DROPOFF" AREA.

ARTICLE IX. SUPPLEMENTARY REGULATIONS
SECTION 155-115 FENCES, WALLS AND HEDGES
SUBSECTION A. FENCES, WALLS AND/OR HEDGES MAY BE PERMITTED WITHIN AND ALONG THE PERIPHERY OF ANY REQUIRED YARD PROVIDED THEY MEET THE REQUIREMENTS OF THIS SECTION.

ARTICLE X. OFF-STREET LOADING AND PARKING
SECTION 155-139 OFF-STREET PARKING AREAS
SUBSECTION R. CATEGORICAL OFF-STREET PARKING REQUIREMENTS

CHILD DAY-CARE CENTER = 1 PARKING SPACE PER 6 STUDENTS PLUS 4 STACKING SPACES FOR LOADING/UNLOADING
 REQUIRED PARKING SPACES = (150 STUDENTS / 6 STUDENTS PER SPACE) + 3 PICKUP/DROPOFF SPACES = 28 SPACES
 *10'x60' = 600' = 10' X 20' X 3 SPACES

TOTAL EXISTING PARKING SPACES = 48 SPACES
 EXISTING PARKING SPACES TO BE REMOVED = 12 SPACES
 TOTAL PROPOSED PARKING SPACES = 36 SPACES
 TOTAL PROPOSED STACKING SPACES = 5 SPACES

VARIANCES GRANTED
THE FOLLOWING VARIANCES FROM THE CALN TOWNSHIP ZONING ORDINANCE WERE REQUESTED BY THE APPLICANT AND WERE APPROVED BY THE CALN TOWNSHIP ZONING HEARING BOARD ON JULY 6, 2023:

1. A VARIANCE FROM SECTION 155-26E, INCORPORATING MATRIX CHART 6, WHICH REQUIRES A MINIMUM LOT SIZE OF 2 ACRES FOR A CHILD DAY CARE CENTER USE.
2. A VARIANCE FROM SECTION 155-70D(4)(D), WHICH REQUIRES THAT THE OUTDOOR PLAY AREA FOR A CHILD DAY CARE CENTER USE BE SEPARATED FROM CERTAIN NATURAL OR MAN-MADE HAZARDS, INCLUDING STREETS AND ELECTRIC GENERATING AND TRANSMITTING EQUIPMENT, BY 100 FEET OR MORE. THE PROPOSED OUTDOOR PLAY AREA IS LESS THAN 100 FEET FROM ZINN ROAD AND JAMES BUCHANAN DRIVE AND FROM THE ON-SITE ELECTRICAL TRANSFORMER.

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

CONDITIONAL USE PLAN
 CLIENT: CELEBREE SCHOOL
 PROJECT: PROPOSED CELEBREE SCHOOL
 LOCATION: 3025 & 3035 ZINN ROAD
 CALN TOWNSHIP, CHESTER COUNTY, PA

DATE: 07/14/2023
 SCALE: 1"=20'
 DRAWN BY: JFH
 CHECKED BY: ALS
 PROJECT NO.: 4758
 CAD FILE: 4758 PR.dwg
 PLOTTED: 07/14/2023
 DRAWING NO.: CU-1
 SHEET 01 of 01