

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
FORMAL MEETING
JANUARY 23, 2018 @ 7:00 PM

6:00 PM Executive Session – Personnel Matter

7:00 PM Public Meeting

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Ask if anyone is recording the meeting
5. Chairman’s Report
 - a. Announce that the Board met in executive session prior to tonight’s meeting to discuss a personnel matter.
6. Public Hearing - none
7. Emergency Services Reports
 - WEGO – none
 - Goshen Fire Co – none
 - Malvern Fire Co – none
 - Fire Marshal – none
8. Financial Report - none
9. Old Business - none
10. New Business
 - a. Consider special exception and variance request for the Malvern Institute at 940 King Road, Malvern PA.
11. Any Other Matter
12. Approval of Minutes - none
13. Treasurer’s Report – none
14. Liaison Reports - none
15. Correspondence, Reports of Interest
16. Public Comment
17. Adjournment

Meetings & Dates of Importance

Jan 22, 2018

Futurist Committee

7:00pm

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda accommodate the needs of other board members, the public or an applicant.

Public Comment – Pursuant to Section 710.1 of the Sunshine Act the Township is required to include an opportunity for public comment agenda which is intended to allow residents and/or taxpayers to comment on matters of concern, official action or deliberation which are or may be before the Board of Supervisors. Matters of concern which merit additional research will be placed on the agenda for the next meeting.

Constant Contact - Want more information about the latest news in the Township and surrounding area? East Goshen Township and Chester County offer two valuable resources to stay informed about important local issues. East Goshen communicates information by email about all Township news through Constant Contact. To sign up, go to www.eastgoshen.org, and click the “E-notification & Emergency Alert” button on the left side of the homepage. Chester County offers an emergency notification system called ReadyChesco, which notifies residents about public safety emergencies in the area via text, email and cell phone call. Signing up is a great way to keep you and your loved ones safe when disaster strikes. Visit www.readychesco.org to sign up today!

Smart 911 - Smart911 is a new service in Chester County that allows you to create a Safety Profile at www.smart911.com that includes details you want the 9-1-1 center and public safety response teams to know about your household in an emergency. When you dial 9-1-1, from a phone associated with your Safety Profile that information automatically displays to the 9-1-1 call taker allowing them to send responders based on up-to-date location and emergency information. With your Safety Profile, responders can arrive aware of many details they would not otherwise know. Fire crews can arrive knowing exactly how many people live in your home and where the bedrooms are located. EMS personnel can know family members’ allergies or specific medical conditions. And police can access a photo of a missing family member in seconds rather than minutes or hours, helping the search start faster.

F:\Data\Shared Data\Agendas\Board of Supervisors\2018\01092018 Meeting.doc

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 1/19/2018

To: Board of Supervisors

From: Mark Gordon, Township Zoning Officer 

Re: Malvern Institute Special Exception and Variances

The Meeting packet for the Malvern Institute ZHB Application is enclosed and contains the following:

Memo and Draft Motion for consideration
Planning Commission Recommendation
Application (September 27, 2017)
Updated Narrative (1/19/2018)
Smoke Eater Cut Sheet
Pavilion Detail
Sound Barrier Cut sheets
15 Year Plan Rendering
15 Year Plan Site Plan

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 1/19/2018
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Malvern Institute ZHB Application for Special Exception and Variances

Application Summary:

The Malvern Institute (Applicant) has submitted a zoning hearing board application for a special exception and two variances. The applicant is requesting to expand the gross floor area of the use by adding a 6,980 s.f. addition to the facility, adding a 2,320 s.f. loft in the barn, converting the smoking area in the rear of the facility to a 480 s.f. greenhouse, and building a new 800 s.f. smoking pavilion in the front of the facility. This expansion will require a Special Exception and variances from the Zoning Hearing Board.

The Institute also proposes to add parking to the existing parking lot in the front of the facility and add a security gate.

All of these requests are presented as a "15 Year Master Plan".

Background:

The Malvern Institute started operations 1948. The Township adopted its first Zoning Ordinance in 1952 and the Institute became a nonconforming use at that time.

The original structure is 2 ½ stories and has a footprint of +/- 3,100 sf. There is also a barn, detached carriage house and a springhouse on the property. The Institute constructed a 10,000 s.f. addition in 1982. The Zoning Ordinance in effect at that time did not limit the expansion of nonconforming uses.

The Institute meets the definition of a Treatment Center under the 1997 Zoning Ordinance. The standards for a Treatment Center are set forth in §240-31C(3)(mm). Treatment Centers are permitted in the I-2 Zoning District as a conditional use. The Institute is located in the R-2 Zoning District and the buildings comply with the R-2 setbacks.

The Institute is a legal nonconforming use operating out of legal nonconforming buildings.

The Board of Supervisors was invited to tour the Institute in the summer of 2016 to see the challenges they face and to discuss their 15 Year Master Plan. The Board advised the Institute to develop a clear and concise plan, engage the surrounding property owners on their own to solicit feedback, and then present their plan to the Township for approvals.

Nonconforming Use

§240-40C(2)(a) states that a nonconforming use may be altered or expanded provided "such alteration or expansion shall conform to all of the lot area, width, building coverage, height and yard regulations and design standards of the zoning district in which it is located".

§240-40C(2)(c) limits the total increase to a maximum of 25% of the total floor area. It states that the "Floor area shall be based upon the total floor area of the structure at the time the use first became nonconforming."

§240-40C(2)(e) states that a nonconforming use may be altered or expanded "if a special exception is granted by the Zoning Hearing Board...".

In addition §240-44A states that "No special exception shall be granted under the provisions of this article with respect to any property in violation of the lot area, width, building and impervious coverage, setbacks, height and yard regulations and design standards of this zoning district in which the property is located, unless a variance is granted by the Zoning Hearing Board from the regulation which is otherwise applicable."

Nonconforming Structures

§240-31C(3)(mm)[6] states that treatment centers "Shall be set back a minimum of 250 feet from any lot line of an existing dwelling that has a different owner from the owner of the treatment center lot."

§ 240-40B(3)(a) states that a nonconforming structure "may be altered or enlarged, provided that such alteration or enlargement conforms to all of the lot area, width, building coverage, height and yard regulations and design standards in the zoning district in which it is located."

§240-40B(3)(b) states that "If a nonconforming structure is used by a nonconforming use, any alteration or enlargement of the structure shall be in compliance with the limitations of Subsection C."

§240-40C(2)(e) states that "the alteration or expansion of a nonconforming use of a structure or of land shall be permitted only if a special exception is granted by the Zoning Hearing Board pursuant to Article IX."

In addition §240-44A states that "No special exception shall be granted under the provisions of this article with respect to any property in violation of the lot area, width, building and impervious coverage, setbacks, height and yard regulations and design standards of this zoning district in which the property is located, unless a variance is granted by the Zoning Hearing Board from the regulation which is otherwise applicable."

Parking:

The Applicant proposes a parking lot expansion of 33 spaces. No relief is needed for the proposed changes to the existing parking lot.

Fences:

The fence proposed along the front lot line of the property (King Rd.) is 6 feet tall. The Zoning ordinance §240-32E(2) requires that fences in the front yard not exceed 4 feet in height. A variance from this section is also required.

Driveway:

The proposed two way driveway on the plan does not meet the requirement of the ordinance. The applicant is requesting relief from §240-33.C(10) to allow a 22' drive isle rather than the required 24' required. The driveway has existing mature trees and the applicant is proposing to only use this drive isle for two way traffic in the evening hours.

Doctrine of Natural Expansion:

A non-conforming use has a constitutionally protected right to continue to operate. There are also court cases that support the theory that a non-conforming use has the right to expand, if the purpose of the expansion is limited to what is required to remain current with generally accepted practices and not simply to grow the business. Unfortunately, there is no "bright line" on this issue and the court cases are all over place. The Institute is currently licensed for 80 beds. The proposed expansion will not result in an increase in the number of beds, but simply provide additional space and additional amenities for each patient.

Implementation of a 15 year plan:

Implementation of this plan is likely to occur in phases and could possibly not be complete for 15 years. Variances expire as per §240-58.D.

§240-58.D. States: Time limit. If a zoning permit is not obtained and actual construction commenced within 18 months of the issuance of a variance, such variance shall lapse and be null and void.

A variance from this section will also be required since it will take more than 18 months to secure all of the zoning permits required to construct the proposed improvements over their 15 year period.

Conclusion:

The proposed plan will require the following relief and approvals:

1. Pursuant to §240-44A a special exception shall not be granted unless variances are obtained from the following sections of the Zoning Ordinance:
 - a. 240-31C(3)(mm)[6] – 250 foot setback requirement for a treatment center
 - b. 240-40C(2)(a) – setback for nonconforming uses
 - c. 240-40C(2)(c) – expanding a nonconforming use by more than 25%
2. The applicant will need to obtain a special exception pursuant to the following section:
 - a. 240-40C(2)(e) – alteration or expansion of a nonconforming use in a nonconforming structure.
3. The applicant will need to obtain a variance for the proposed fence in the front yard.

- a. §240-32E(2) – to allow a 6 foot tall fence within the front yard.
4. The applicant requests a zoning variance for the width of the driveway.
 - a. §240-33.C(10) - relief to construct a 22' driveway isle versus the required 24' drive isle.
5. Implementation of this plan will most likely take more than 18 months; therefore a variance from the following is required:
 - a. §240-58.D. – to permit an extension of time to the variances requested.

Staff Recommendation: After consultation with the solicitor, staff is recommending that the Board of Supervisors take no position with respect to the Special Exception and Variance requests and the legal argument that the Applicant makes concerning the right to expand the nonconforming use based on the doctrine of natural expansion of a nonconforming use.

The Planning Commission conducted several meetings with the applicant and the surrounding property owners to clearly understand the challenges that all parties are experiencing. Special attention to security, screening and sound mitigation was taken and always at the forefront of the Commissions' mind during the discussions. The Planning Commission has forwarded their recommendation to the Board for your consideration.

Staff has incorporated the Planning Commissions' draft motion into one for the Board to consider.

Draft Motion:

Mr. Chairman, I move that the Board of Supervisors take "no position" on the special exception and variances requested by the Malvern Institute or the legal argument advanced by the Applicant with respect to the right to expand the legal non-conforming treatment center use based on the doctrine of natural expansion. Should the ZHB determine that the applicant has met the legal burden and is entitled to expand the non-conforming use; the Board of Supervisors recommends that the ZHB impose the following conditions on the Applicant in order to mitigate the impacts that the expansion of non-conforming use will have on the surrounding community. The Board of Supervisors should authorize the Township Solicitor and the Township Engineer to enter an appearance at the Zoning Hearing and advocate the Board of Supervisors' position on the recommended conditions.

1. The Applicant shall restrict the drug and alcohol treatment programming at the King Road facility (the "Facility") to in-patient treatment only.
2. The Applicant shall limit the number of patients receiving treatment at the Facility to a maximum of 80 patients on-site at any one time. Applicant shall forward a letter to the Commonwealth of PA Department of Drug and Alcohol Programing or successor licensing agency agreeing to permanently cap the licensing of the facility to 80 in-patients in perpetuity.
3. The Applicant shall add a camera at the front entrance as an addition to its existing camera system. The eastern parking lot gate shall be locked by 11 p.m. to ensure that any vehicle entering the site must approach the main building. Applicant shall have no less than one security guard on site during the nighttime shift when the clinical staff is reduced in number. In addition, Applicant shall implement and maintain the use of

- security cameras which are continually monitored by properly trained staff including a certified clinical supervisor during the overnight shift.
4. The Applicant may build only a one story addition as identified in the site plan 02/24/2017 last revised 12/11/2017 to facilitate the expansion of the use. The new addition shall be set back a minimum of 45 feet from any property line.
 5. The Applicant shall submit a land development application that includes the proposed improvements to the Property which are approved in the Zoning Hearing Board Decision and which are consistent with the testimony and exhibits presented at the zoning hearing and with the conditions of approval within 180 days of final unappealable, and unappealed zoning approval.
 6. The Applicant shall submit and implement a landscape plan in accordance with §240-27.C.(2) of the East Goshen Code for the western, southern and eastern portions of the property together with the planned (deer resistant) understory landscape buffer planting restoration at the eastern property boundary as part of its land development application.
 7. The Applicant agrees to plant and maintain the aforesaid buffer yard landscaping in accordance with §240-27.C.(3), as long as the Property is used as a Treatment Center, subject to accommodation of the sound fence within said buffer yard landscaping. The sound fence shall be appropriately screened with evergreen landscaping to mitigate its appearance from the neighboring properties.
 8. The Applicant shall install and maintain 8 foot high sound fencing, as described, along the entire western, southern and eastern boundaries of the Property except within the floodplain and adjacent areas as shown on the plans. The 8 foot sound fencing shall extend to the King Rd. right of way line, so long as the fencing does not impede sight distance for motorists exiting the Facility's driveway or the driveway for 950 King Rd. Any new outdoor recreation facilities shall be subject to review and approval of the Township Engineer for determining appropriate sound attenuation measures.
 9. The proposed sound fencing shall be detailed on the Land Development plan and shall be continually maintained by the owner
 10. The Applicant shall install a fence along the right of way line for King Rd. up to and around the pump station to meet the street line on the eastern side of the property. This fencing and the aforesaid sound fencing shall be connected and are intended to limit ingress and egress to the main entrance.
 11. The Applicant shall identify the fencing types and styles and provide details, samples and/or images if available, of each style of fencing in the land development plan. The fencing shall be approved by the Board of Supervisors during land development.
 12. The Applicant shall agree to permit no recreational activity in the area between the existing and/or proposed building and the southern and western property lines other than the garden, the greenhouse, and the pedestrian walking paths.
 13. The Applicant shall identify the existing and proposed active recreation areas on the land development plan.
 14. The Facility shall be restricted to one outdoor smoking area for patients (smoking pavilion). The applicant shall agree to require all patients to smoke within the limit of the smoking pavilion. Staff and visitors shall be restricted to smoking in the front of the building.
 15. The smoking pavilion shall be equipped with a "Smoke Eater" type of ventilation and filtration system to minimize the effects of smoke for the surrounding property owners.

16. The Applicant shall screen the new smoking pavilion from the neighboring properties to the west and north with a temporary 8 foot sound fence which shall remain in place until the one story addition project is complete.
17. The Applicant shall demonstrate during the land development application review that the "Smoke Eater" system can effectively ventilate and filter cigarette smoke in the proposed smoking pavilion.
18. The Applicant shall install sound attenuation blankets or similar sound dampening material inside the existing emergency generator fencing to mitigate noise from the generator.
19. The Applicant shall install the 8 foot sound fencing and deer resistant understory landscape buffer plantings in the wooded area on the eastern side of the Property prior to the installation of any walking paths and/or meditation areas on the east side of the Ridley Creek . The fencing and landscaping shall be shown on the landscape plans submitted with the land development application and shall be approved by the Board of Supervisors as part of land development. The following site improvements shall be completed prior to the commencement of any other improvements listed in the 15 Year Renovation Timeline:
 - a. Completion of all parking lot renovations
 - b. Completion of all sound fence installation
 - c. Installation of the smoking pavilion to include the installation of screening and smoke mitigation measures
 - d. Installation of sound blankets inside the generator fencing
 - e. Installation of plantings as required on the land development landscape plan.
20. The Applicant shall implement the Malvern Institute 15 year renovation plan as presented to the Zoning Hearing Board in the order as outlined in the application and shall implement all of the 1-2 year site improvements prior to the issuance of any building permits.
21. The Applicant shall agree to construct and maintain all walking paths with pervious wood chips.
22. The Applicant shall comply with the parking allocation presented on the plans.
23. The Applicant shall agree to only permit outdoor patient activities on the property between the hours of 7 AM and 10 PM, with the following exceptions. A maximum of 8 patients at any one time, with active staff supervision shall be permitted to use the smoking pavilion between 10 PM and 11:30 PM. A maximum of 4 patients at any one time, with active supervision from staff shall be permitted to use the smoking pavilion between 11:30 PM and 7 AM.
24. In the event that the Applicant's requested relief is granted, the Applicant shall agree to record a copy of the Zoning Hearing Board Decision with the Chester County Recorder of Deeds.

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

January 18, 2018

East Goshen Township
Board of Supervisors
1580 Paoli Pike
West Chester, Pa. 19380

Re: The Malvern Institute / 940 King Rd. / Variances and Special Exception Application

Dear Board Members:

At their meeting on January 17, 2018 the Planning Commission voted unanimously in favor of the following motion:

Mr. Chairman, I move that the PC take no position on the special exception and variances requested by the Malvern Institute or the legal argument advanced by the Applicant with respect to the right to expand the legal non-conforming treatment center use based on the doctrine of natural expansion. Should the ZHB determine that the applicant has met its legal burden and is entitled to expand the non-conforming use; the Planning Commission recommends that the ZHB impose the following conditions on the Applicant in order to mitigate the impacts that the non-conforming use has on the surrounding community. The PC also recommends that the Board of Supervisors authorize the Township Solicitor and the Township Engineer to enter an appearance at the Zoning Hearing to advocate the Board of Supervisors' position on the recommended conditions.

1. Applicant shall restrict the drug and alcohol treatment programming at the King Road facility (the "Facility") to in-patient treatment only.
2. Applicant shall limit the number of patients receiving treatment at the Facility to a maximum of 80 patients on-site at any one time. Applicant shall forward a letter to the Commonwealth of PA Department of Drug and Alcohol Programing or successor licensing agency agreeing to permanently cap the licensing of the facility to 80 in-patients in perpetuity.
3. Applicant shall add a camera at the front entrance as an addition to its existing camera system. The eastern parking lot gate shall be locked by 11 p.m. to ensure that any vehicle entering the site must approach the main building. Applicant shall have no less than one security guard on site during the nighttime shift when the clinical staff is reduced in number. In addition, Applicant shall implement and maintain the use of security cameras which are continually monitored by properly trained staff including a certified clinical supervisor during the overnight shift.
4. Applicant may build only a one story addition as identified in the site plan to facilitate the expansion of the use. The new addition shall be set back a minimum of 45 feet from any property line.
5. Applicant agrees to submit a land development application that includes the proposed improvements to the Property which are approved in the Zoning Hearing Board Decision and which are consistent with the testimony and exhibits presented at the zoning hearing and with the conditions of approval within 180 days of final unappealable, and unappealed zoning approval.

6. Applicant shall submit and implement a landscape plan in accordance with §240-27.C.(2) of the East Goshen Code for the western, southern and eastern portions of the property together with the planned (deer resistant) understory landscape buffer planting restoration at the eastern property boundary as part of its land development application.
7. Applicant agrees to plant and maintain the aforesaid buffer yard landscaping in accordance with §240-27.C.(3), as long as the Property is used as a Treatment Center, subject to accommodation of the sound fence within said buffer yard landscaping. The sound fence shall be appropriately screened with evergreen landscaping to mitigate its appearance from the neighboring properties.
8. Applicant shall install and maintain 8 foot high sound fencing, as described, along the entire western, southern and eastern boundaries of the Property except within the floodplain and adjacent areas as shown on the plans. The 8 foot sound fencing shall extend to the King Rd. right of way line, so long as the fencing does not impede sight distance for motorists exiting the Facility's driveway or the driveway for 950 King Rd. Any new recreation facilities shall be subject to review and approval of the Township Engineer for determining appropriate sound attenuation measures. The proposed sound fencing shall be detailed on the Land Development plan and shall be continually maintained by the owner
9. Applicant shall install a fence along the right of way line for King Rd. up to and around the pump station to meet the street line on the eastern side of the property. The entrance shall include a monitored camera. This fencing and the aforesaid sound fencing shall be connected and are intended to limit ingress and egress to the main entrance.
10. Applicant shall identify the fencing types and styles and provide details, samples and/or images if available, of each style of fencing in the land development plan. The fencing shall be approved by the Board of Supervisors during land development.
11. Applicant shall agree to permit no recreational activity in the area between the existing and/or proposed building and the southern and western property lines other than the garden, the greenhouse, and the pedestrian walking paths.
12. Applicant shall identify the existing and proposed active recreation areas on the land development plan.
13. The Facility shall be restricted to one outdoor smoking area for patients (smoking pavilion). The applicant shall agree to require all patients to smoke within the limit of the smoking pavilion. Staff and visitors shall be restricted to smoking in the front of the building.
14. The smoking pavilion shall be equipped with a "Smoke Eater" type of ventilation and filtration system to minimize the effects of smoke for the surrounding property owners.
15. Applicant shall screen the new smoking pavilion from the neighboring properties to the west and north with a temporary 8 foot sound fence which shall remain in place until the one story addition project is complete.
16. The Applicant shall demonstrate during the land development application review that the "Smoke Eater" system can effectively ventilate and filter cigarette smoke in the proposed smoking pavilion.
17. The Applicant shall install sound attenuation blankets or similar sound dampening material inside the existing emergency generator fencing to mitigate noise from the generator.
18. The Applicant shall install the 8 foot sound fencing and deer resistant understory landscape buffer plantings in the wooded area on the eastern side of the Property prior to the installation of any walking paths and/or meditation areas on the east side of the Ridley Creek . The fencing and landscaping shall be shown on the landscape plans submitted with the land development application and shall be approved by the Board of Supervisors as part of land development.
19. The Applicant shall implement the Malvern Institute 15 year renovation plan as presented to the Zoning Hearing Board in the order as outlined in the application and shall implement all of the 1-2 year site improvements prior to the issuance of any building permits.
20. Applicant shall agree to construct and maintain all walking paths with pervious wood chips.
21. The Applicant shall comply with the parking allocation presented on the plans.

22. Applicant shall agree to only permit outdoor patient activities on the property between the hours of 7 AM and 10 PM, with the following exceptions. A maximum of 8 patients at any one time, with active staff supervision shall be permitted to use the smoking pavilion between 10 PM and 11:30 PM. A maximum of 4 patients at any one time, with active supervision from staff shall be permitted to use the smoking pavilion between 11:30 PM and 7 AM.
23. The following site improvements shall be completed prior to the commencement of any other improvements listed in the 15 Year Renovation Timeline:
 - a. Completion of all parking lot renovations
 - b. Completion of all sound fence installation
 - c. Installation of the smoking pavilion to include the installation of screening and smoke mitigation measures
 - d. Installation of sound blankets inside the generator fencing
 - e. Installation of plantings as required on the land development landscape plan.
24. In the event that the Applicant's requested relief is granted, the Applicant shall agree to record a copy of the Zoning Hearing Board Decision with the Chester County Recorder of Deeds.

Sincerely,



Mark A. Gordon
Township Zoning Officer

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION
1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Malvern Institute

Applicant Address: 940 West King Road
Malvern, PA 19355

Telephone Number: 610-647-0330 Fax Number: 484-913-3620

Email Address: JGibbons@MalvernInstitute.com

Property Address: 940 West King Road
Malvern, PA 19355

Tax Parcel Number: 53-2-18 Zoning District: R-2 Acreage: 8+

Purpose of Application (check one)

- Variance (Type: Use Variance Dimensional Variance)
 Special Exception
 Appeal determination of the Zoning Officer
 Other Relief pursuant to the land doctrine of natural expansion

Sections of Zoning Ordinance in which relief is sought:

Special Exception pursuant to Section 240-40-C(2)(e)
Variance from Sections 240-32.E(1) and (2); 240-33.B(5); 240-33.C(10); 240-40.C(2)(c); 240-58.D

Description of the Zoning Relief requested and the future use of the property:

Please see attached Narrative in Support of Application

Note: Application as revised 09/27/17

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.



Signature of Applicant
Attorney in Fact

September 27, 2017

Date

***Please review the formal application and review procedures on page three.**

BEFORE THE ZONING HEARING BOARD OF EAST GOSHEN TOWNSHIP

**IN RE: APPLICATION FOR ZONING RELIEF OF
MALVERN INSTITUTE FOR PSYCHIATRIC AND ALCOHOLIC STUDIES, INC.**

NARRATIVE IN SUPPORT OF APPLICATION (Second Amended)

I. Introduction

Malvern Institute for Psychiatric and Alcoholic Studies, Inc. ("Malvern Institute" or "Applicant"), is the legal owner of certain real estate located at 940 W. King Road, East Goshen Township, Chester County, known as Chester County UPI No. 53-2-18 (the "Property"). The Property is improved with, *inter alia*, a 2 ½ story masonry structure (the "Main Building") and a 2 story barn (the "Barn"). The Property constitutes approximately 8 acres in the Township's R-2 Low Density Residential District.¹ Applicant uses the Property as a treatment center, as that term is defined in the Township's Zoning Ordinance (the "Ordinance"). The treatment center is a legal nonconforming use, as that term is defined in the Township's Zoning Ordinance. The Existing Conditions Plan, separately submitted, is made a part of this Application. Through the treatment center, Malvern Institute provides critical services to residents in need in Chester County and nearby, offering a continuum of care for those affected by addiction, including many fellow Chester County residents. All services are inpatient services and Malvern Institute's success is achieved through dedication to clinical care and innovative treatment solutions.

Applicant hereby seeks relief, as set forth below, to expand the second floor of the Main Building on the Property by 6,200 square feet and to construct a loft in the Barn which would increase the floor area of that structure by 2,320 square feet (the

¹ A small portion of the Property is located in Willistown Township, which portion is not improved with any structures.

“Proposal”). The Proposal will not increase the footprint of the Barn, with the exception of an 80 square feet code-required elevator, and will only increase the footprint of the Main Building by 200 square feet *via* a small cantilever. The Proposal also includes the permanent relocation of the smoking area from the rear of the facility to the front of the facility at a new smoking pavilion that will be farther away from residential neighbors as compared to the prior location. The prior smoking area will be converted to a quiet greenhouse space.

In the alternative, and at the recommendation of the Township’s Planning Commission, Applicant proposes a one-story addition to the Main Building which would increase the footprint of the Main Building by 6,980 square feet and a loft in the Barn which would increase the floor area of that structure by 2,320 square feet (the “Alternative Proposal”). The Alternative Proposal would include a basement area beneath the one-story addition, and would be comprised of a total increase in floor area of approximately 13,180 square feet to the Main Building.

The proposed expansion in floor area of the Main Building and Barn are necessary to accommodate the natural expansion of the Applicant’s pre-existing legal non-conforming use to enable Applicant to modernize its facility in accordance with industry standards, to remain competitive in the marketplace, and to effectively serve and treat its patients and the residents of Chester County. The proposed expansion of the Main Building, will improve and modernize the accommodations available to Applicant’s residents. Applicant does not propose to increase the number of patients it serves, and, in the event that the relief sought herein is granted, Applicant will agree to

a condition of approval that it will not increase the state-approved limit of patient beds for the subject Property, which is currently approved at 80 beds.

II. Request for Relief and Project Background

Applicant seeks a special exception under Ordinance Chapter 240, Section 40.C(2)(e) in order to expand the floor area of the Main Building serving its legal nonconforming use. Applicant also seeks a dimensional variance from Ordinance Chapter 240, Section 40.C(2)(c) in order to permit an expansion of floor area serving a nonconforming use by 36% pursuant to the Proposal, or by 59.45% pursuant to the Alternative Proposal, if deemed required after consideration is given to the doctrine of natural expansion. The maximum expansion of floor area serving a nonconforming use permitted by the Township's Zoning Ordinance is 25%². Chapter 240, Section 32.E(1) requires that fences erected in the side or rear yards shall not exceed six feet in height on a residential lot and eight feet in height on any other lot. The Applicant's position is that the subject lot is a commercial lot. In the event that the Board determines that the subject property is a residential lot by virtue of being located in a residential zoning district, notwithstanding the pre-existing and legally non-conforming non-residential use of the lot, than Applicant requests a variance to permit the eight foot sound fence as shown on the plans. The sound fence is designed to improve existing conditions relative the historical use of the outdoor portions of the Property for patient activities. Section 32.E(2) states that fences which are erected within the required front yard shall not exceed four feet in height. The Applicant has proposed a six foot tall estate fence in

² Section 240-40.C(2)(c) includes the restriction that if prior to the effective date of the 25% expansion restriction in the zoning ordinance, the use has been expanded by a percentage greater than 25%, it shall not be entitled to any further expansion under this section. Malvern Institute underwent a prior expansion of 25% or greater in 1982. This retroactive restriction based upon a pre-ordinance expansion is of questionable legal impact.

the front yard, and hereby requests a variance to allow same. Applicant is proposing a 22 foot wide one-way section for a portion of the driveway to accommodate additional parking adjacent to that section of the driveway and to avoid additional parking in the front yard setback. This complies with the Township's zoning regulations. However, at night, the driveway will operate as a two-way driveway so that vehicle egress can be observed, and during that period of time, a variance of two feet in width is required, and hereby requested, from Section 33.C(10). Section §240-31C(3)(mm) requires a setback a minimum of 250 feet from any lot line of an existing dwelling that has a different owner from the owner of a treatment center lot. If that section is deemed applicable, a variance from that section is requested to permit that proposed setback of the first floor addition. Finally, given the timeframe of the proposed improvements, the Applicant requests a variance from Chapter 240, Section 58.D. to allow the variances to remain in place to allow the improvements to occur no later than 12 years from approval of the variances.

The Applicant also requests that the Board grant such other relief that is necessary in the judgment of the Board to allow the proposed expansion.

Under either the Proposal or the Alternative Proposal, the proposed expansion and dimensional variances are modest. The Proposal would constitute a nominal increase in building footprint and the Alternative Proposal would permit a reasonable expansion with approximately half of the proposed additional floor area in the form of a basement which would pose virtually no impact on the surrounding properties. Neither the Proposal nor the Alternative Proposal include an increase in the number of residents

whom Applicant serves. Additionally, neither proposal would necessitate an increase in staff, nor is one anticipated.

It is noteworthy that the Applicant has designed its "15 Year Plan" in conjunction with the proposed improvements.³ The 15 Year Plan has been separately submitted as part of this application, together with the following plans: Existing Conditions, Sightline Profiles, 15 Year Master Plan with Existing Features. The 15 Year Plan was designed specifically to minimize and improve any Malvern Institute impacts on residential neighbors. The 15 Year Plan includes significant landscaping and buffering improvements in an effort to achieve this goal. After completing the design, Malvern Institute sent a letter to neighboring property owners inviting them to visit and tour the facility and to review the 15 Year Plan. See Exhibit "B-1", the mailing list for the letter, also attached. Numerous neighbors attended one of several meetings and provided insight and feedback to the Applicant. Changes were made to the plan as a result of those meetings, resulting in the Proposal, which, with the exception of a proposed greenhouse at the former rear smoking area, the 200 square foot second floor cantilever, the proposed new smoking pavilion, and the small elevator shaft area, includes no increase of the footprint of the structures on the Property.

At the behest of the Township's Planning Commission, Applicant devised the Alternative Proposal, which, while adding to the footprint of the Main Building, alleviates certain concerns regarding privacy and screening for the Property's residential neighbors. The Alternative Proposal would further enhance the quality of life both for

³ The Township had previously requested that if any improvements were being proposed, that all improvements contemplated over the next 15 years be shown.

Applicant's patients and neighbors by providing space for recreation in the basement area, which would naturally decrease the amount of outdoor recreation on the Property.

III. Conclusion

The Applicant will present testimony and evidence in support of the Application and establish compliance with all other applicable Ordinance standards during the hearing before the Zoning Hearing Board in support of the instant Application.

Respectfully submitted,

MacELREE HARVEY, LTD.

By:



Brian L. Nagle, Esquire
Lindsay A. Dunn, Esquire
Attorneys for Applicant

Date: January 19, 2018

EverClear™ CM-11 and MiracleAir™ CM-12

High Performance Particulate and Vapor Filtration Solutions



Indoor air quality issues, whether within cigar bars, laboratories, or light manufacturing, require a combination of high efficiency filtration and absorbent media to handle both airborne contaminant and odor/vapor removal. Air Quality Engineering's EverClear CM-11 and MiracleAir CM-12 air cleaners are designed to meet those needs.

The CM-11 and CM-12 are designed to handle:

- Heavy smoke and odor associated with cigar and hookah bars
- Airborne particulate and vapors within medical laboratories and testing environments
- Smoke from welding and soldering in light manufacturing and cottage industries



The CM-11 and CM-12 deliver efficiency, savings, and minimal maintenance cost by:

- Removing dust, smoke, pollen and other airborne particles with 95% efficient (at .3 micron) HEPA type filters
- Using 3-speed controller allowing ease of airflow adjustment
- Increased filter life by using large volumes of media used in both the particulate and the odor/vapor disposable filters
- Ease of filter access within the units for maintenance



The CM-11 and CM-12 air cleaners are “the” air cleaning solutions for indoor air quality!



**AIR QUALITY
ENGINEERING**

Air Quality Engineering, founded in 1973, is proud to offer a continued, superior level of experience in manufacturing complete air filtration systems that provide the highest performance, efficiency, and capacity for the money. Our sales and engineering team's mission is to identify the most cost-effective, high-quality solutions for our customers' needs, whether commercial, industrial or residential.

EverClear™ CM-11

Installation

The CM-11 can be easily flush mounted into a drop ceiling requiring a minimum of 19 9/16" above ceiling space.

Unit Part Numbers

Standard CM-11

- 00296 EverClear CM-11, WHITE, 120V, 9 lbs. carbon
- 00429 EverClear CM-11, BLACK, 120V, 9 lbs. carbon
- 00298 EverClear CM-11, WHITE, 120V, 3-speed wall control, 9 lbs. carbon
- 00430 EverClear CM-11, BLACK, 120V, 3-speed wall control, 9 lbs. carbon

Deluxe CM-11

- 00284 EverClear CM-11, WHITE, 120V, 44 lbs. carbon
- 00427 EverClear CM-11 BLACK, 120V, 44 lbs. carbon
- 00293 EverClear CM-11, WHITE, 120V, 3-speed wall control, 44 lbs. carbon
- 00428 EverClear CM-11, BLACK, 120V, 3-speed wall control, 44 lbs. carbon

Replacement Filters

- 41147 Prefilter, 1" Aluminum Mesh, CM-11
- 41039 Media Prefilter Pad, 24" x 29.5" x 1"
- 41149 MERV 16 (95% DOP) Disposable Filter
- 41154 MERV 13 (85% ASHRAE) CM-11
- 41155 MERV 11 (65% ASHRAE) CM-11
- 41168 HEPA 99.97%
- 41162 Disposable Carbon Filter 2" x 19" x 22.38", 4.5 lbs./filter, 2 req.
- 07133 VOC Filter Replacement Kit. CM-11 (20 carbon filters for the two modules)
- 07240 VOC Filter Replacement Kit (50% Carbon 50% PP, 20 filters for the two modules)

Optional Accessories

- 05613 EverClear Drop Skirt Kit (drop length 3" to 6" available)
- 41156 Prefilter Frame for Disposable Media Pads, CM
- 41168 HEPA Filter Upgrade
- 41039 Media Prefilter Pad, 24" x 29.5" x 1"

Capacity (CFM)

| Low Speed | Med. Speed | High Speed |
|-----------|------------|------------|
| 400 | 650 | 850 |

Dimensions

| Length | Width | Depth |
|---------|---------|----------|
| 46 5/8" | 22 5/8" | 19 9/16" |

Weight

| Model | Shipping | Installed |
|----------|----------|-----------|
| Standard | 180 lbs. | 125 lbs. |
| Deluxe | 250 lbs. | 200 lbs. |

Efficiency (based on filter selection)

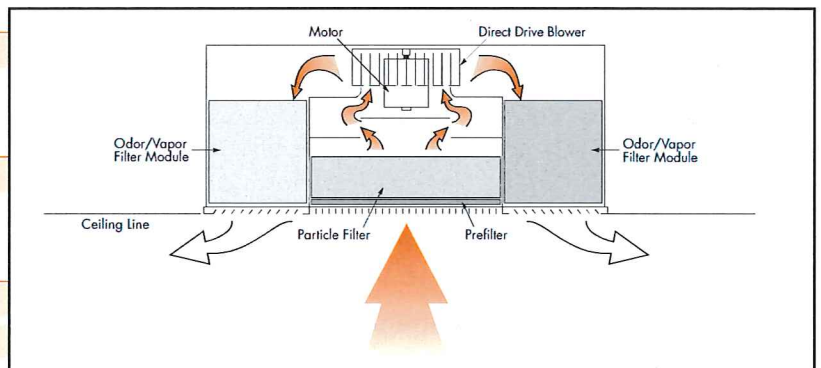
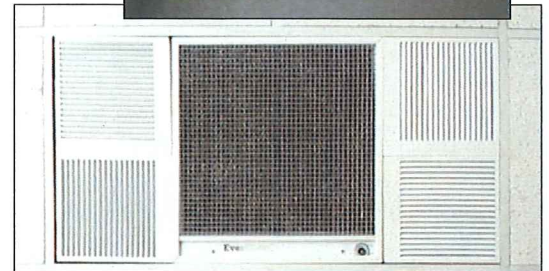
| Efficiency | Part No | Filter Description |
|----------------------|---------|-------------------------------------|
| 95% DOP on .3 micron | 41149 | MERV 16 (95% DOP) Disposable Filter |
| 99.97% DOP | 41168 | HEPA 99.97% (Upgrade) |

Power

115V, 4.3 AMPS, 60Hz Requires hardwiring



Specifications subject to change without notice.



7140 Northland Drive North, Brooklyn Park, MN 55428-1520, USA

PHONE: 763-531-9823 • FAX: 763-531-9900 • TOLL FREE: 1-800-328-0787

EMAIL: info@air-quality-eng.com • www.air-quality-eng.com

MiracleAir™ CM-12

Installation

The CM-12 can easily be mounted to the ceiling or wall and plugs into a 120V outlet. Optimal positioning is nearest the source of contaminant.

Unit Part Numbers

Standard CM-12

- 00332 MiracleAir CM-12, WHITE, 120V, 5 lbs. carbon
- 00432 MiracleAir CM-12, BLACK, 120V, 5 lbs. carbon
- 00339 MiracleAir CM-12, WHITE, 120V, 5 lbs. carbon, 3-speed wall control
- 00434 MiracleAir CM-12, BLACK, 120V, 5 lbs. carbon, 3-speed wall control

Deluxe CM-12

- 00337 MiracleAir CM-12, WHITE, 120V, 22 lbs. carbon
- 00431 MiracleAir CM-12, BLACK, 120V, 22 lbs. carbon
- 00338 MiracleAir CM-12, WHITE, 120V, 22 lbs. carbon, 3-speed wall control
- 00433 MiracleAir CM-12, BLACK, 120V, 22 lbs. carbon, 3-speed wall control



Replacement Filters

- 41194 Mesh Prefilter, CM-12
- 41039 Media Prefilter Pad, 24" x 29.5" x 1"
- 41190 MERV 16 (95% DOP) Main Filter CM-12
- 41196 Carbon Filter, disposable (2 each required per Standard Unit) CM-12
- 07163 VOC Replacement Kit CM-12 (1 each required per Deluxe Unit)

Optional Accessories

- 07171 Wall Mount Kit CM-12
- 41241 Prefilter Frame CM-12 for Disposable Pads
- 41039 Media Prefilter Pad, 24" x 29.5" x 1"

Capacity (CFM)

| Low Speed | Med. Speed | High Speed |
|-----------|------------|------------|
| 380 | 630 | 850 |

Dimensions

| Length | Width | Depth |
|--------|---------|---------|
| 39" | 22 5/8" | 13 1/4" |

Weight

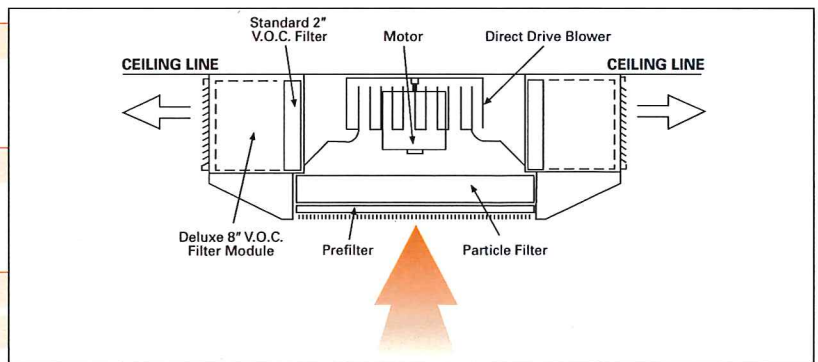
| Model | Shipping | Installed |
|----------|----------|-----------|
| Standard | 115 lbs. | 90 lbs. |
| Deluxe | 149 lbs. | 124 lbs. |

Efficiency (based on filter selection)

| Efficiency | Part No | Filter Description |
|----------------------|---------|-------------------------------------|
| 95% DOP on .3 micron | 41190 | MERV 16 (95% DOP) Disposable Filter |

Power

115V, 4.3 AMPS, 60Hz 3-prong, 10-foot power cord plugs into standard grounded outlet



Specifications subject to change without notice.



7140 Northland Drive North, Brooklyn Park, MN 55428-1520, USA
 PHONE: 763-531-9823 • FAX: 763-531-9900 • TOLL FREE: 1-800-328-0787
 EMAIL: info@air-quality-eng.com • www.air-quality-eng.com

MALVERN INSTITUTE
15 Year Renovation Timeline
One Story Addition Plan

Introduction

The Township has requested that all renovations necessary for the Malvern Institute over the next 15 years, as explained in the Narrative in Support of the Application (Revised), be included in a 15 Year Plan. After developing the 15 Year Plan, the Malvern Institute provides the following best estimate outline and timeline of improvements. Notwithstanding that the timing may alter to some degree, the Year 1-2 Site Improvements will be completed prior to the commencement of any other listed improvements, and the Applicant will accept same as a condition of the approval of the relief sought in the Application that is pending before the Zoning Hearing Board.

YEAR 1-2

Site Improvements

Parking lot renovations, sound fence installation, smoking pavilion installation, sound blankets added at generator, commence understory restoration at Eastern wooded portion of property

YEAR 2-4

First floor addition project

YEARS 3-5

Barn Renovation

Loft level - patient activity space (group meeting and group fitness/activity space)
Main level - (parking lot side) Admissions and related offices
Lower level - (pond side) storage and laundry
Relocate designated personnel to the barn

YEARS 5-7

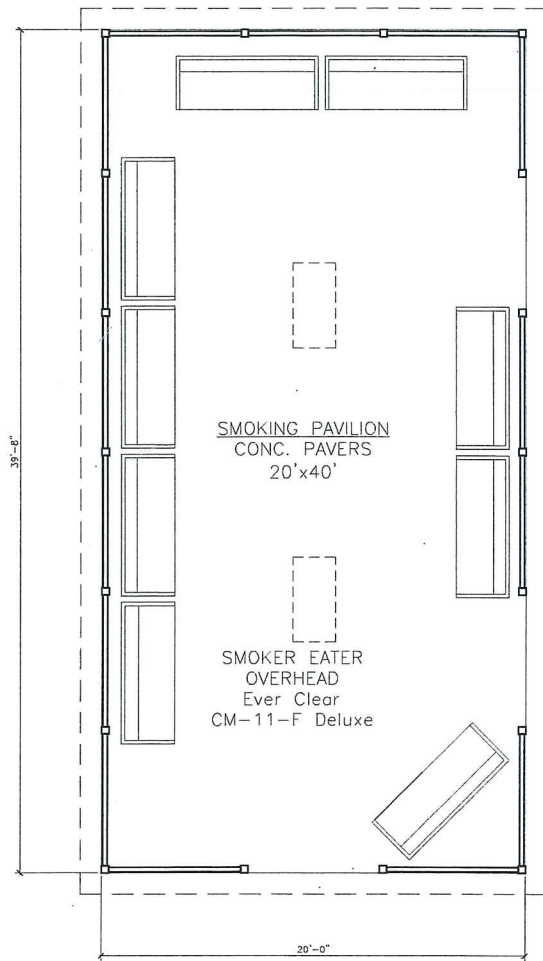
Main Building Relocation Renovation, Part 1

Scope TBD but relocated areas would be renovated and/or relocated.

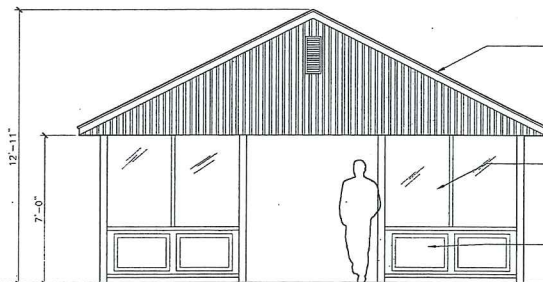
YEARS 7-12

Contingency Period- Complete any unfinished aspects of the project

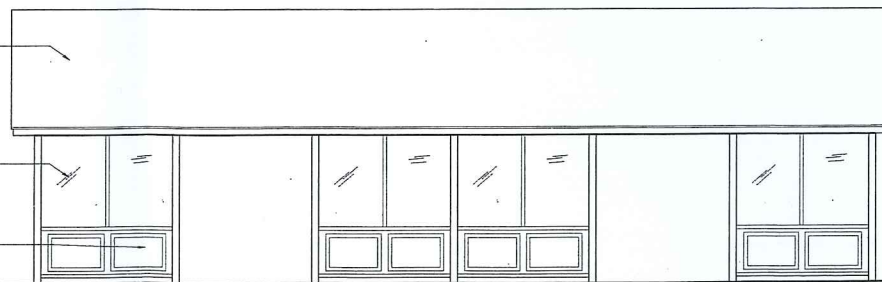
All proposed improvements are required to enable Applicant to maintain its facility in accordance with industry standards, to remain competitive in the marketplace, and to effectively serve and treat its patients.



PLAN
1/4" = 1'-0"



ELEVATION
1/4" = 1'-0"



ELEVATION
1/4" = 1'-0"

EverClear™ CM-11

Installation
The CM-11 can be easily flush mounted into a drop ceiling requiring a minimum of 19 9/16" above ceiling space.

Unit Part Numbers

| | |
|-----------------------|--|
| Standard CM-11 | |
| 00296 | EverClear CM-11, WHITE, 120V, 9 lbs. carbon |
| 00429 | EverClear CM-11, BLACK, 120V, 9 lbs. carbon |
| 00298 | EverClear CM-11, WHITE, 120V, 3-speed wall control, 9 lbs. carbon |
| 00430 | EverClear CM-11, BLACK, 120V, 3-speed wall control, 9 lbs. carbon |
| Deluxe CM-11 | |
| 00284 | EverClear CM-11, WHITE, 120V, 44 lbs. carbon |
| 00427 | EverClear CM-11, BLACK, 120V, 44 lbs. carbon |
| 00293 | EverClear CM-11, WHITE, 120V, 3-speed wall control, 44 lbs. carbon |
| 00428 | EverClear CM-11, BLACK, 120V, 3-speed wall control, 44 lbs. carbon |

Replacement Filters

| | |
|-------|--|
| 41147 | Pre-filter, 1" Aluminum Mesh, CM-11 |
| 41039 | Media Pre-filter Pad, 24" x 28.5" x 1" |
| 41149 | MERV 16 (95% DOP) Disposable Filter |
| 41154 | MERV 13 (85% ASHRAE) CM-11 |
| 41155 | MERV 11 (85% ASHRAE) CM-11 |
| 41168 | HEPA 99.97% |
| 41162 | Disposable Carbon Filter 2" x 12" x 22.35", 4.5 lbs. filter, 2 req. |
| 07133 | VOC Filter Replacement Kit, CM-11 (20 carbon filters for two modules) |
| 07240 | VOC Filter Replacement Kit (50% Carbon 50% PP, 20 filters for two modules) |

Optional Accessories

| | |
|-------|--|
| 05613 | EverClear Drop Sift Kit (drop length 3" to 6" available) |
| 41156 | Pre-filter Frame for Disposable Media Pads, CM |
| 41168 | HEPA Filter Upgrade |
| 41039 | Media Pre-filter Pad, 24" x 28.5" x 1" |

Capacity (GPM)

| Low Speed | Med. Speed | High Speed |
|-----------|------------|------------|
| 400 | 650 | 850 |

Dimensions

| Length | Width | Depth |
|---------|---------|----------|
| 46 5/8" | 22 5/8" | 19 9/16" |

Weight

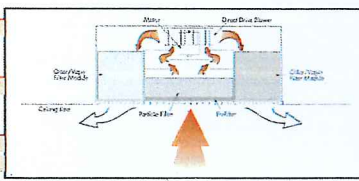
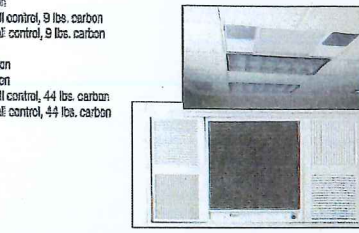
| Model | Shipping | Installed |
|----------|----------|-----------|
| Standard | 180 lbs. | 125 lbs. |
| Deluxe | 250 lbs. | 200 lbs. |

Efficiency (based on filter selection)

| Efficiency | Part No | Filter Description |
|--------------------|---------|-------------------------------------|
| 95% DOP @ 3 micron | 41149 | MERV 16 (95% DOP) Disposable Filter |
| 99.97% DOP | 41168 | HEPA 99.97% (Upgrade) |

Power

115V, 4.3 AMPS, 60Hz Requires hardwiring



7140 Merchand Drive North, Brooklyn Park, MN 55428-1528, USA
 PHONE: 783-551-8828 • FAX: 783-551-8800 • TOLL FREE: 1-800-525-0727
 EMAIL: info@air-quality-eng.com • www.air-quality-eng.com

EverClear™ CM-11 and MiracleAir™ CM-12 High Performance Particulate and Vapor Filtration Solutions



Indoor air quality issues, whether within cigar bars, laboratories, or light manufacturing, require a combination of high efficiency filtration and adsorbent media to handle both airborne contaminants and odor/vapor removal. Air Quality Engineering's EverClear CM-11 and MiracleAir CM-12 air cleaners are designed to meet these needs.

The CM-11 and CM-12 are designed to handle:

- Heavy smoke and odor associated with cigar and hookah bars
- Airborne particulate and vapors within medical laboratories and testing environments
- Smoke from welding and soldering in light manufacturing and cottage industries
- The CM-11 and CM-12 deliver efficiency, savings, and minimal maintenance cost by:
 - Removing dust, smoke, pollen and other airborne particles with 95% efficient (at 3 micron) HEPA type filters
 - Using 3-speed controller allowing ease of airflow adjustment
 - Increased filter life by using large volumes of media used in both the particulate and the odor/vapor disposable filters
 - Ease of filter access within the units for maintenance

The CM-11 and CM-12 air cleaners are "the" air cleaning solutions for indoor air quality!



Air Quality Engineering, founded in 1978, is proud to offer a variety of, superior level of expertise in manufacturing complete air filtration systems that provide the highest performance, efficiency, and economy for the many different and engineering teams strive to identify the most cost-effective, high-quality solutions for our customer's needs, whether commercial, industrial or residential.

412 SOUTH 2nd STREET
 PHILADELPHIA, PA 19147
 WWW.AMBITARCHITECTURE.COM



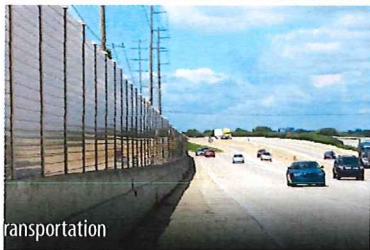
11-15-17 PC-MTG

Renovations to:
 The Malvern Institute
 940 West King Road, Malvern, PA

smoking pavilion

AIL SOUND WALLS

- ▶ PVC Sound Barrier Wall Systems
- ▶ Lightweight and easy-to-install
- ▶ Lower installed costs
- ▶ Sustainable and maintenance-free



ENGINEERED SOUND MITIGATION SOLUTIONS

ailsoundwalls.com

1-866-231-7867



Build in success with AIL.

Since 1965, Atlantic Industries Limited (AIL) has been adding value to the world's most successful infrastructure projects.

AIL is a world leader in developing innovative engineered solutions in sound barrier wall systems, structural plate bridges and tunnels, prefabricated bridges, MSE retaining walls and corrugated steel pipe.

Choose an AIL infrastructure solution and get the value, experience, innovation, sustainability and support that will ensure your project's success.



An industry leader in sound mitigation.

RECOMMENDED FOR

- ▶ Commercial ▶ Industrial ▶ Institutional ▶ Utilities
- ▶ Roof Top Mechanical Systems ▶ Power Generation ▶ Municipal
- ▶ Highways ▶ Railways ▶ Bridges ▶ Oil & Gas ▶ Water/Wastewater

AIL Sound Walls is a division of AIL and the manufacturer of the Silent Protector® and Tuf-Barrier® sound barrier wall systems for absorptive or reflective applications.

Lightweight, easy-to-install, durable and cost-effective.

Lightweight and easy-to-install, AIL Sound Walls are engineered for maximum sound reduction of environmental or ambient noise such as traffic, manufacturing, industrial or commercial noise.

Our turn-key solutions, include: engineering, manufacturing, project management and site assistance.

- ▶ Meets accelerated test requirements for durability
- ▶ Impervious to rain, snow, ice and sleet
- ▶ Will not rust, rot, or stain
- ▶ Maintenance-free
- ▶ Designed to meet applicable design codes (AASHTO, IBC, CSA)
- ▶ Wind load tested for hurricane-force winds



Silent Protector® (Absorptive)

- ▶ PVC absorptive sound barrier wall system with acoustical mineral wool
- ▶ Noise Reduction Coefficient (NRC) rating of 1.0, the highest achievable rating
- ▶ Absorbs unwanted noise
- ▶ Silent Protector Plus® offers STC 36 and NRC 0.95, ask for details

NOISE REDUCTION
COEFFICIENT RATING
NRC 1.0

ALL Sound Walls are made from long-lasting, UV-resistant PVC,
with the highest percentage of recycled content available.



Tuf-Barrier® (Reflective)

- ▶ PVC reflective sound barrier wall system
- ▶ Blocks and reflects unwanted noise
- ▶ Tongue and groove interlocking connection
- ▶ Textured finishes available

SOUND TRANSMISSION
CLASS RATINGS UP TO
STC 36
WITH SILENT PROTECTOR PLUS®

**EASY-OFF
GRAFFITI
AND TAGGING**

Industrial, Commercial and Institutional

RECOMMENDED FOR

- ▶ Commercial Developments
- ▶ Hospitals
- ▶ Schools and Universities
- ▶ Loading Docks
- ▶ Distribution Facilities
- ▶ Manufacturing Plants

Noise from large commercial or industrial developments and their associated traffic is one of the most contentious environmental problems for surrounding communities.

Residents are demanding better noise abatement solutions from facilities like shopping centers, manufacturing plants, distribution hubs and utility stations.

AIL Sound Walls provide superior performance for all noise sensitive projects.



Lightweight AIL Sound Walls are perfect for roof top applications.
Man-doors and gates are easily integrated.

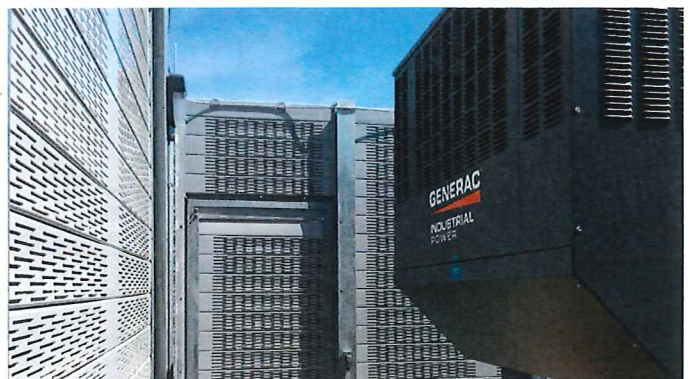
Roof Top, Equipment and Machinery Enclosures

RECOMMENDED FOR

- ▶ HVAC Units
- ▶ Generators
- ▶ Chillers
- ▶ Cooling Towers
- ▶ Oil & Gas
- ▶ Hydro
- ▶ Compressors
- ▶ Petro Chemical
- ▶ Sub Stations
- ▶ Water/Wastewater

The lighter weight of AIL Sound Walls make them ideal for roof top applications where sound mitigation is needed. The enclosure support system integrates easily with roof structures of both existing and new buildings to deliver effective sound mitigation.

Excessive noise is one of the most common occupational health hazards in today's heavy industrial or manufacturing environments. AIL Sound Walls are often used to mitigate unwanted noise caused by equipment in these types of applications. Transparent panels, utility ports and man-doors can also be integrated to allow access for routine maintenance or emergency repairs with reduced exposure to noise.



Transportation

RECOMMENDED FOR

- ▶ Highways ▶ Bridges ▶ Rail ▶ LRT
- ▶ Airports ▶ Bus Terminals ▶ Residential

With their lighter weight, lower installed costs and long-term durability, AIL Sound Walls are a perfect choice to keep the peace in neighborhoods along busy transportation corridors.

In addition to their excellent sound mitigation properties, AIL Sound Walls can be installed easily on narrow road or rail jobsites and are an efficient land use solution in urban areas. They are also available in a variety of attractive colors and configurations to satisfy important aesthetic considerations.



Maintenance-free AIL Sound Walls are impervious to rain, snow and ice. Plus, they will not rust, rot or stain.

Structure-Mounted Solutions

AIL Sound Walls are most often ground-mounted on concrete piers, but their light weight makes them ideal to mount to various types of structures such as concrete traffic barriers, bridge rail systems or MSE wall systems, including AIL Vist-A-Walls™. Our in-house engineering capability with multiple systems ensures project success.

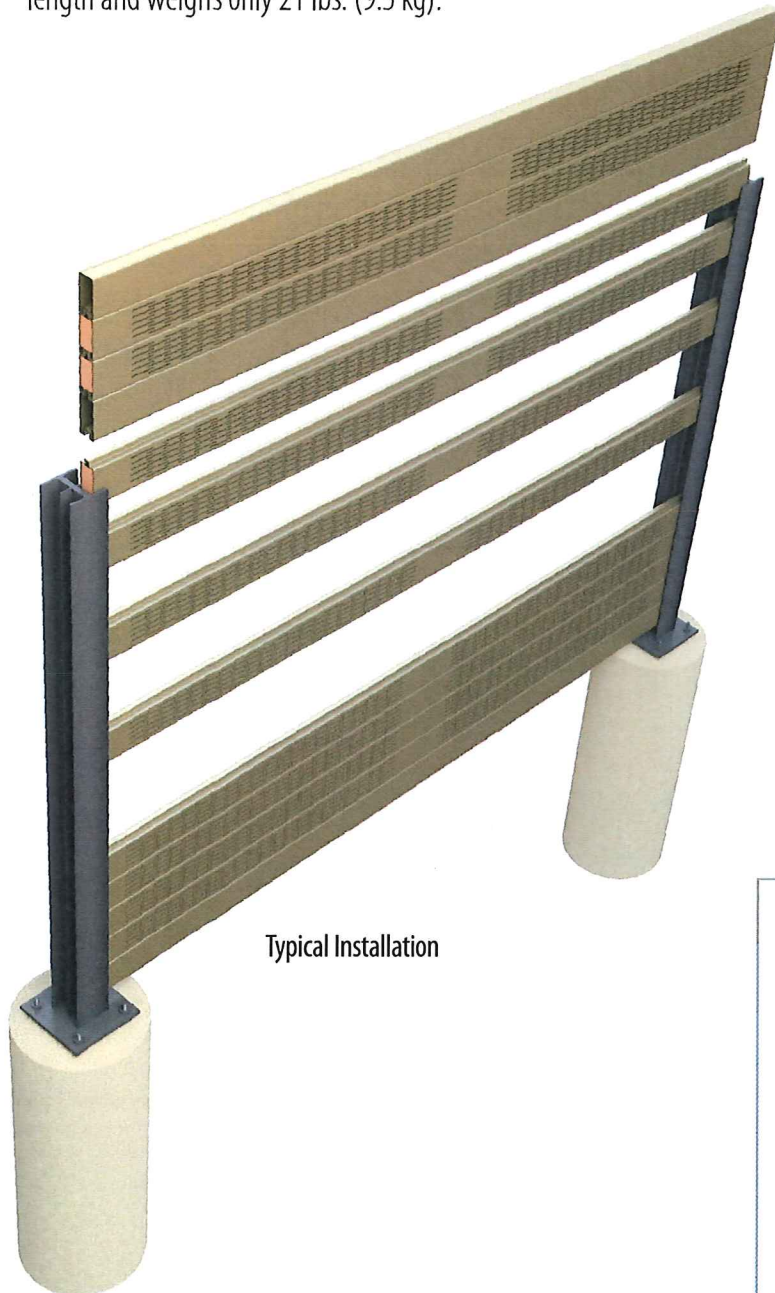


Transparent Walls: Full and Partial Panels Available

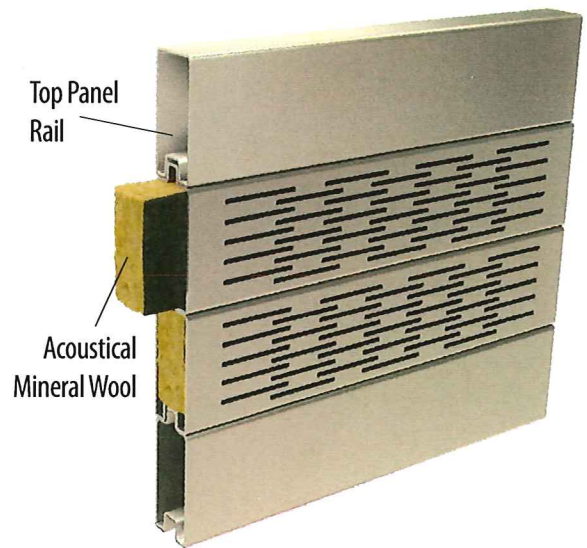
Reduce the tunnel effect and allow more natural light onto roadways or properties by incorporating ACRYLITE® Soundstop clear reflective panels into your design.

Easy to install with local crews and reduced need for lifting equipment.

ALL Sound Walls are constructed with tongue and groove PVC panels. Panels are stacked and placed within standard steel posts to the required height and capped with a top panel. A standard panel is 10 ft. (3.0 m) in length and weighs only 21 lbs. (9.5 kg).



Typical Installation

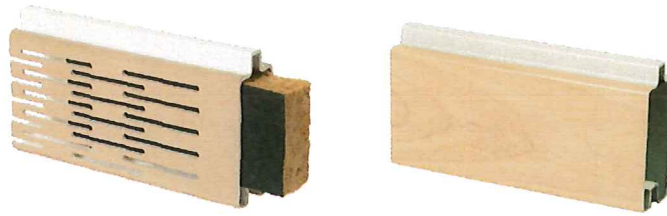


Flange Mounted Footing



Direct Bury Footing





ALL Sound Walls are available in a variety of attractive colors and textured finishes. Custom colors are also available.

Product Specifications

Silent Protector® (Absorptive)

Tuf Barrier® (Reflective)

| | | |
|-------------------|---|---|
| Span ¹ | 8 ft -12 ft (2.44 m - 3.66 m) | 8 ft -14 ft (2.44 m - 4.27 m) |
| Panel Width | 2.70 in (68.58 mm) | 2.70 in (68.58 mm) |
| Panel Height | 5.96 in ± .10 in (151.38 mm ± 0.25 mm) | 5.96 in ± .10 in (151.38 mm ± 0.25 mm) |
| Weight | 4.30 lbs/ft ² (21 kg/m ²) ⁴ | Min. 4.10 lbs/ft ² (20 kg/m ²) |
| Wall Height | Greater than 30' / 9 m | Greater than 30' / 9 m |
| STC Rating | up to 36 ² | up to 32 |
| NRC Rating | 1.0 ³ | n/a |



Recent installation using Honey Maple

Color reproduction in this brochure is subject to limitations of the printing process. Please ask for actual PVC color samples.

For product technical specifications visit ailsoundwalls.com

1. Span is governed by wind loads and varies on code requirements. Contact AIL Sound Walls for recommended panel spans for your project.
2. Standard Silent Protector has an STC rating of 31. Silent Protector Plus can achieve STC of 36.
3. Standard Silent Protector NRC 1.0. Silent Protector Plus NRC is 0.95.
4. Weight of Silent Protector Plus is 7.30 lbs/ft² (36kg/m²)

Sound Transmission Loss ASTM E90 / E413

| Octave Band Number | 2 | 3 | 4 | 5 | 6 | 7 | STC |
|------------------------|-----|-----|-----|------|------|------|---|
| Center Frequency (Hz) | 125 | 250 | 500 | 1000 | 2000 | 4000 | — |
| Silent Protector® | 20 | 21 | 26 | 40 | 40 | 44 | <div style="border: 1px solid black; padding: 5px; text-align: center;"> RATINGS UP TO STC 36 ASK FOR DETAILS </div> |
| Silent Protector® Plus | 23 | 27 | 31 | 41 | 48 | 53 | |
| Tuf-Barrier® | 16 | 22 | 31 | 39 | 41 | 49 | |

Sound Absorption Coefficients ASTM C423/E795

| Octave Band Number | 2 | 3 | 4 | 5 | 6 | 7 | NRC |
|------------------------|------|------|------|------|------|------|------|
| Center Frequency (Hz) | 125 | 250 | 500 | 1000 | 2000 | 4000 | — |
| Silent Protector® | 0.41 | 0.84 | 1.19 | 1.06 | 1 | 0.81 | 1.0 |
| Silent Protector® Plus | 0.38 | 0.68 | 1.11 | 0.99 | 1.01 | 0.87 | 0.95 |

STC – Sound Transmission Class

STC is an integer rating used to measure the decibel reduction through a partition. It states the number of decibels lost through that partition in a laboratory environment.

NRC – Noise Reduction Coefficient

NRC is a rating between 0 and 1 to index how absorptive a material is. An NRC of 0 means no sound waves are absorbed whereas a rating of 1 means all of the sound waves are absorbed.

NRC

Qualitative

| | |
|-------------|-----------------------|
| 0.4 or less | Poor |
| 0.5 to 0.6 | Mediocre |
| 0.6 to 0.7 | Good |
| 0.7 to 0.85 | Very Good |
| > 0.85 | Excellent |
| 1.0 | AIL Silent Protector® |

Save time. Save money. Choose efficient sound mitigation solutions from AIL Sound Walls.

We support you.

- ▶ Be confident with an AIL Sound Walls solution
- ▶ Designs based on wind loading and local soil conditions
- ▶ Detailed proposals complete with installation budget estimates
- ▶ Engineer-stamped project drawings for approvals and construction
- ▶ Professional support in engineering, project management and site assistance

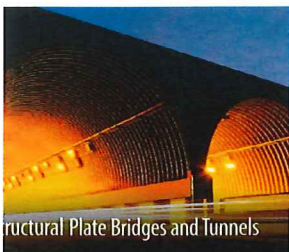


ailsoundwalls.com

The information and suggested applications in this brochure are accurate and correct to the best of our knowledge and are intended for general information purposes only. These general guidelines are not intended to be relied upon as final specifications and we do not guarantee specific results for any particular purpose. We strongly recommend consultation with an AIL Sound Walls Technical Sales Representative before making any design and purchasing decisions.



AIL products contain recycled content and are 100% recyclable.



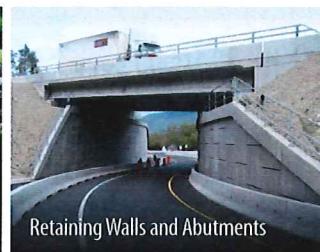
Structural Plate Bridges and Tunnels



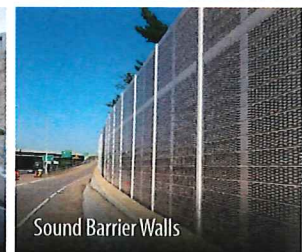
Prefabricated Bridges



Culvert Bridges



Retaining Walls and Abutments



Sound Barrier Walls

Get AIL's innovative engineered solutions working for your better bottom line.



AIL Sound Walls is a Division of Atlantic Industries Limited and is a member of The AIL Group of Companies. The AIL Group is made up of a network of companies with technical sales teams, engineering departments, manufacturing plants and distribution centers across Canada and in the United States. AIL International and the operations of the AIL Group's licensees in Australia, Europe and Asia help extend our global reach.

A member of
THE AIL GROUP OF COMPANIES



MALVERN INSTITUTE
15 Year Renovation Timeline
One Story Addition Plan

Introduction

The Township has requested that all renovations necessary for the Malvern Institute over the next 15 years, as explained in the Narrative in Support of the Application (Revised), be included in a 15 Year Plan. After developing the 15 Year Plan, the Malvern Institute provides the following best estimate outline and timeline of improvements. Notwithstanding that the timing may alter to some degree, the Year 1-2 Site Improvements will be completed prior to the commencement of any other listed improvements, and the Applicant will accept same as a condition of the approval of the relief sought in the Application that is pending before the Zoning Hearing Board.

YEAR 1-2

Site Improvements

Parking lot renovations, sound fence installation, smoking pavilion installation, sound blankets added at generator, commence understory restoration at Eastern wooded portion of property

YEAR 2-4

First floor addition project

YEARS 3-5

Barn Renovation

Loft level - patient activity space (group meeting and group fitness/activity space)

Main level - (parking lot side) Admissions and related offices

Lower level - (pond side) storage and laundry

Relocate designated personnel to the barn

YEARS 5-7

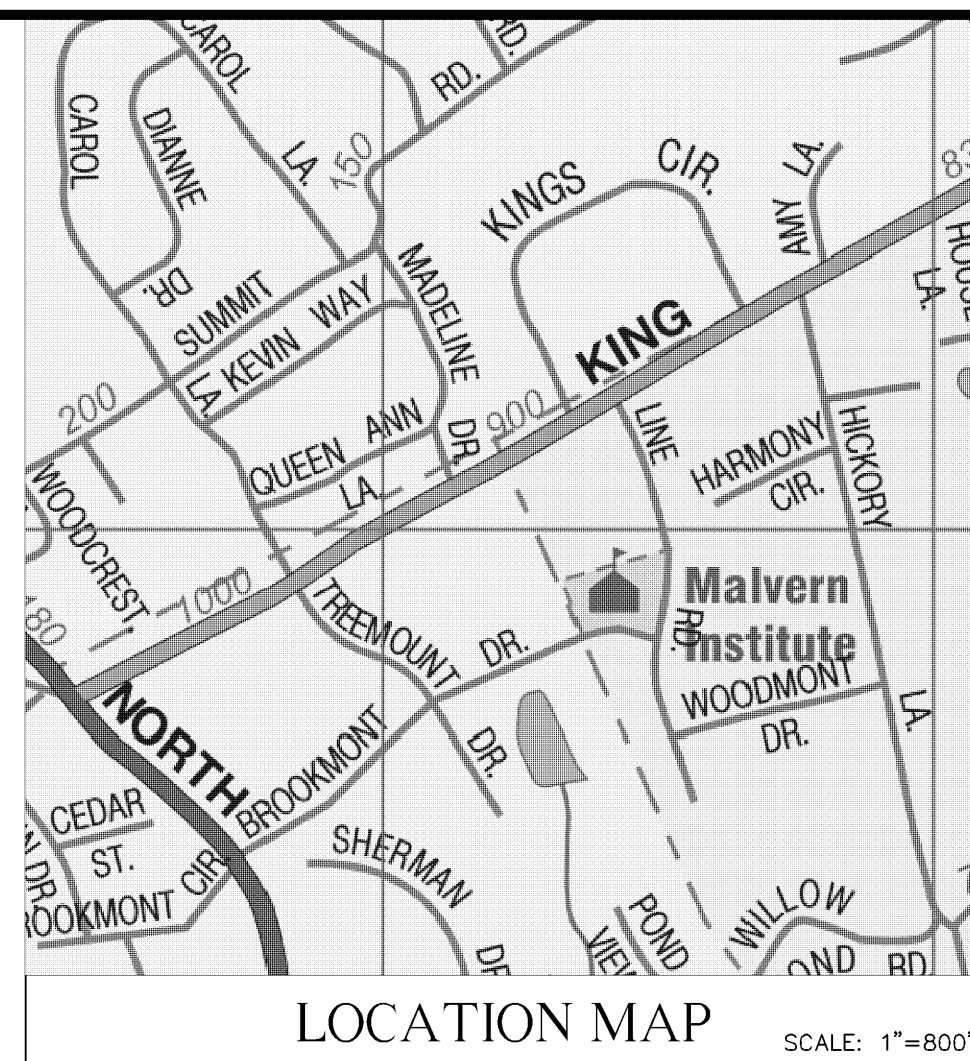
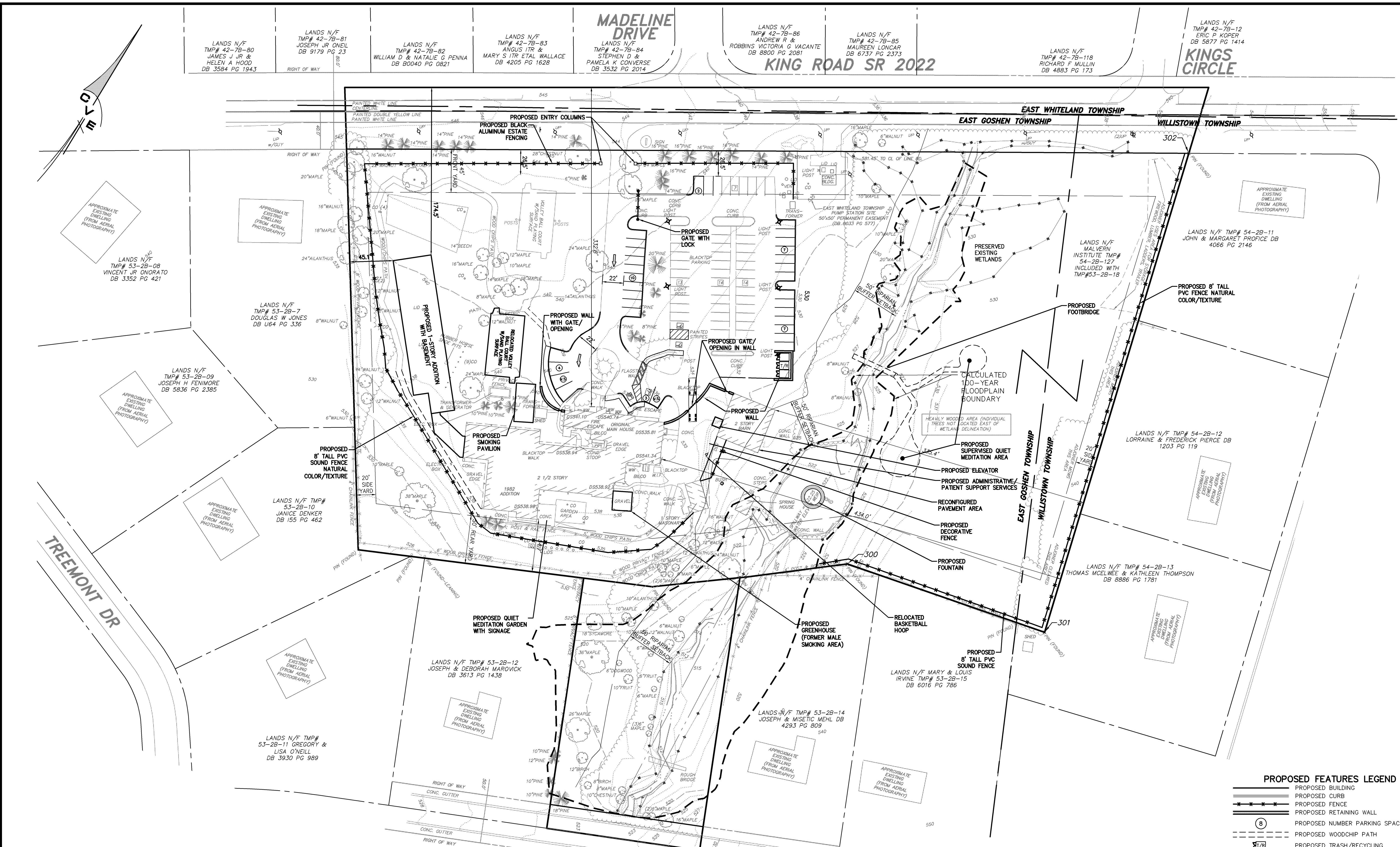
Main Building Relocation Renovation, Part 1

Scope TBD but relocated areas would be renovated and/or relocated.

YEARS 8-12

Contingency Period- Complete any unfinished aspects of the project

All proposed improvements are required to enable Applicant to maintain its facility in accordance with industry standards, to remain competitive in the marketplace, and to effectively serve and treat its patients.



EXISTING FEATURES LEGEND

| | |
|--------|---|
| 252 | EXISTING 2' CONTOURS |
| 250 | EXISTING 10' CONTOURS |
| 250.50 | EXISTING BUILDING ELEVATION |
| --- | EXISTING FENCE LINE |
| --- | EXISTING EDGE OF PAVING |
| --- | EXISTING ADJACENT PROPERTY LINE |
| --- | EXISTING EASEMENT LINE |
| --- | EXISTING RIGHT-OF-WAY LINE |
| --- | EXISTING TRACT BOUNDARY LINE |
| --- | EXISTING LOT LINE |
| --- | EXISTING GUIDE RAIL |
| --- | EXISTING CURB |
| EcB2 | SOILS LINE AND DESCRIPTION |
| BdA | EXISTING LIGHT POLE |
| --- | EXISTING POST |
| --- | EXISTING STORM INLET AND PIPE |
| --- | EXISTING STORM MANHOLE AND PIPE |
| --- | EXISTING STORM ENDWALL AND PIPE |
| --- | EXISTING SIGN |
| --- | EXISTING UTILITY POLE |
| --- | EXISTING POST |
| --- | EXISTING UNDERGROUND WATER MAIN |
| --- | EXISTING UNDERGROUND ELECTRIC |
| --- | EXISTING UNDERGROUND TELEPHONE |
| --- | EXISTING UNDERGROUND GAS LINE |
| --- | EXISTING OVERHEAD WIRES |
| --- | EXISTING FIRE LINE |
| --- | EXISTING DECIDUOUS TREE |
| --- | EXISTING CONIFEROUS TREE |
| --- | EXISTING TREE & SHRUB LINE |
| --- | EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.) |
| --- | BUILDING SETBACK LINE |
| --- | WETLANDS POINTS |
| A6B | FEMA ZONE "A" FLOODPLAIN BOUNDARY |
| --- | CALCULATED 100-YEAR FLOODPLAIN BOUNDARY |
| --- | MUNICIPAL BOUNDARY LINE |
| --- | EXISTING NUMBER PARKING SPACES |

- NOTES:**
- BEING: CHESTER COUNTY UNIFORM PARCEL IDENTIFIERS: 53-2-18 & 53-2B-13. ADDRESS FOR PARCEL 53-2-18 & 53-2B-13: 940 WEST KING ROAD, MALVERN PA 19355.
 - BOUNDARY AND IMPROVEMENTS SHOWN FROM BOUNDARY AND TOPOGRAPHY SURVEY PLAN DATED JULY 31, 2006 BY SITE ENGINEERING CONCEPTS.
 - TOPOGRAPHY SHOWN IN AREA FROM PHYSICAL FIELD SURVEY PERFORMED MARCH 25, 2015 BY CHESTER VALLEY ENGINEERS, INC.
 - ELEVATIONS BASED ON NAVD 1988 DATUM.
 - CONTOURS SHOWN BEYOND AREA OF PHYSICAL FIELD SURVEY FROM P.A.S.D.A. LIDAR CONTOURS.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THE BEARINGS SHOWN ON THE TITLE LINES STILL REFLECT THE DEED BEARINGS BUT THE SITE HAS BEEN MODIFIED TO STATE PLANE COORDINATES.
 - WETLANDS DELINEATION BY KEN MCKREE, PHD AND FIELD LOCATED BY SITE ENGINEERING CONCEPTS AS SHOWN ON A BOUNDARY AND TOPOGRAPHY SURVEY PLAN DATED JULY 31, 2006. ADDITIONAL WETLANDS FIELD INVESTIGATION AND DETERMINATION BY GHD SERVICES, INC ON MAY 17, 2017.

15-YEAR MASTER PLAN FOR THE MALVERN INSTITUTE

PROPOSED SITE PLAN FOR MALVERN INSTITUTE

East Goshen Township - Chester County - Pennsylvania

PROJECT NO: 20170

DATE: 02/24/17

DRAWN BY: BJM

CHECKED BY: RFS

DRAWING: 20170

SCALE: SEE PLAN

DATE: 02/24/17

DRAWN BY: BJM

CHECKED BY: RFS

DRAWING: 20170

PARKING TABULATION

| | |
|---|---|
| REQUIRED PARKING PER ORDINANCE SECTION 240-33.A.(2)(b)(2)(c).2* | 20 SPACES |
| 1 SPACE/4 BEDS * 80 BEDS | = 20 SPACES |
| 1 SPACE/EMPLOYEE DURING PEAK SHIFT * 35 EMPLOYEES | = 35 SPACES |
| 1 SPACE/EXTRA EMPLOYEE DURING * 20 EMPLOYEES | = 20 SPACES |
| 4 SPACES FOR MALVERN INSTITUTE WORK VEHICLES | = 4 SPACES |
| TOTAL REQUIRED | = 79 SPACES |
| TOTAL EXISTING | = 48 SPACES |
| TOTAL PROPOSED | = 33 SPACES (INCLUDES 3 HANDICAP SPACES) |
| TOTAL PARKING PROVIDED | = 81 SPACES (INCLUDES 4 HANDICAP SPACES) |

* TREATMENT CENTER USE NOT LISTED IN OFF STREET PARKING ORDINANCE THEREFORE REQUIRED PARKING TABULATED FOR MOST SIMILAR USE LISTED IN ACCORDANCE WITH 240-33.A(1)(b).

UNIFORM PARCEL IDENTIFIER: 53-2-18

NOTE TO USER OF THESE PLANS:

CHESTER VALLEY ENGINEERS, INC. CIVIL ENGINEERS & SURVEYORS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THE PROJECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHESTER VALLEY ENGINEERS, INC. ANY RE-USE WITHOUT WRITTEN PERMISSION, REPRODUCTION OR TRANSMISSION OF THESE PLANS IS STRICTLY PROHIBITED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NO. _____

CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS ON THE LATEST REVISIONS THEREOF:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2077 SUBPART P, PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING"

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2265) DATED 1985 (REVISED).

SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC. CALL 3 WORKING DAYS BEFORE YOU DIG 1-800-242-1776

POCS SERIAL NUMBER: _____

BROOKMONT DRIVE

LOT AREA CALCULATIONS
(AREAS IN SQ. FT.)

| | |
|---|-------------------------------|
| UPI# 53-2-18 | UPI# 53-2B-13 |
| GROSS AREA = 418,080 (9.60 Ac) | GROSS AREA = 43,565 (1.00 Ac) |
| LESS: | LESS: |
| STREET R/W = 58,916 (1.35 Ac) | STREET R/W = 4,040 (0.09 Ac) |
| LOT AREA = 359,164 (8.25 Ac) | LOT AREA = 39,525 (0.91 Ac) |
| PARCEL 53-2B-13 HAS NOT BEEN INCLUDED IN ANY CALCULATIONS | |

IMPERVIOUS COVERAGE
(AREAS IN SQ. FT.)

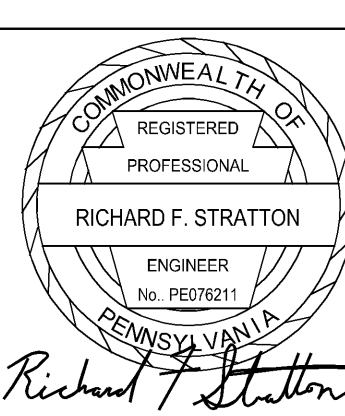
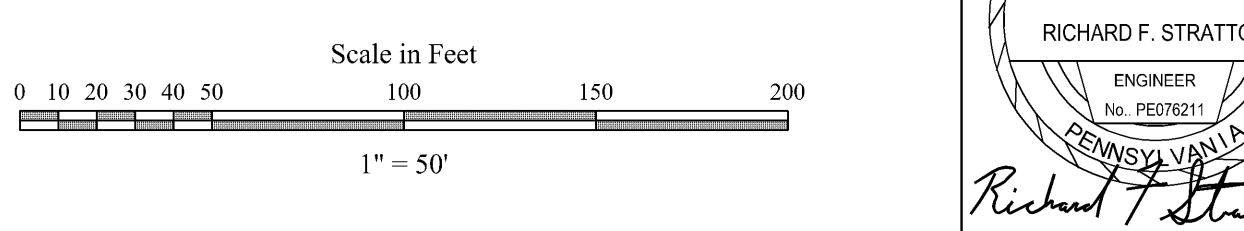
| | EXISTING | PROPOSED |
|--|------------------------|------------------------|
| 2 1/2 STORY MASONRY (PRIMARY BUILDING) | 13,411 | 13,411 |
| PROPOSED (PRIMARY BUILDING) ADDITION | 6,980 | 6,980 |
| 1 STORY MASONRY | 526 | 526 |
| 2 STORY BARN | 2,240 | 2,322 |
| SHED | 120 | 120 |
| SPRING HOUSE | 296 | 296 |
| PUMP STATION BUILDING | 301 | 301 |
| WALK-IN FREEZER (W.I.F.) | 44 | 44 |
| PAVEMENT (INCLUDING CURB) | 33,080 | 41,886 |
| SIDEWALKS | 1,144 | 1,774 |
| SMOKING PAVILION | 800 | 800 |
| GREEN HOUSE | 400 | 400 |
| *TOTAL = | 51,162 (14.24%) | 68,860 (19.17%) |
| | (1.17 Ac) | (1.58 Ac) |

ZONING DATA - EAST GOSHEN TOWNSHIP
R-2 - RESIDENTIAL DISTRICT

| ITEM | REQUIRED | EXISTING | PROPOSED |
|-----------------------------------|------------------|----------------------|---------------------|
| LOT AREA (MIN.) | 1 ACRE | 9.60 ACRES | 9.60 ACRES |
| LOT WIDTH AT BUILDING LINE (MIN.) | 150 FT. | 862 FT. | 862 FT. |
| LOT WIDTH AT STREET LINE (MIN.) | 60 FT. | 877 FT. | 877 FT. |
| BUILDING COVERAGE (MAX.) | 25% | 4.72% | 7.02% |
| TOTAL IMPERVIOUS COVERAGE (MAX.) | 35% | 14.24% | 19.17% |
| BUILDING HEIGHT (MAX.) | 30 FT./3-STORIES | <30 FT. | <30 FT. |
| FRONT YARD SETBACK (MIN.) | 45 FT. | 332.8 FT. | 174.5 FT. |
| AVERAGE FRONT YARD (MIN.) | 60 FT. | N/A | N/A |
| SIDE YARD SETBACK (MIN.) | 20 FT. EACH | 111.4 FT./ 335.4 FT. | 45.1 FT./ 335.4 FT. |
| REAR YARD SETBACK (MIN.) | 50 FT. | 54.7 FT. | 54.7 FT. |








SOILS LIST

| SYMBOL | DESCRIPTION | DEPTH TO SEASONALLY HIGH WATER TABLE | DEPTH TO BEDROCK | STABILITY FOR: | | | | CHARACTERISTICS THAT AFFECT FARM POND EMBANKMENTS |
|--------|-----------------|--------------------------------------|------------------|----------------|---------------|-----------|-----------|---|
| | | | | WINTER GRADING | ROAD SUBGRADE | ROAD PAV. | TOPSOIL | |
| UuB | 0% TO 8% SLOPES | > 200 CM | 20" TO 70" | 165 DAY | NOT RATED | NOT RATED | NOT RATED | NOT RATED |
| UuG | | | | | | | | |
| UuG | | | | | | | | |





LEGEND

-  BUILDINGS
-  PAVING
-  PARKING
-  PATH (WOOD CHIPS)
-  PERVIOUS
-  TREES
-  FENCE

**EXISTING CONDITIONS
FOR
THE MALVERN INSTITUTE**

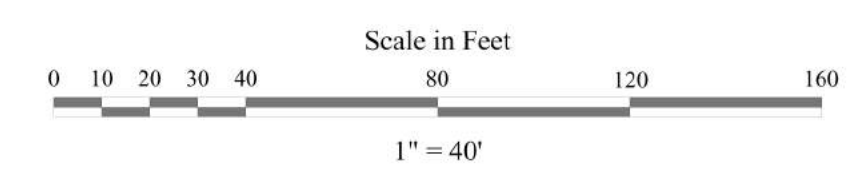
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

**Chester
Valley
Engineers**

civil engineers & land surveyors

DATE: SEPTMEBER 26, 2017

Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 447, Paoli, PA 19301
(610) 644-4623
(610) 889-3143 Fax
cve@chesterv.com
http://www.chesterv.com
JOB #: 20170





PARKING TABULATION

REQUIRED PARKING PER ORDINANCE SECTION 240-33.A.(2)(b)(2)(C)D.2*

| | | |
|---|---|---|
| • 1 SPACE/4 BEDS * 80 BEDS | = | 20 SPACES |
| • 1 SPACE/EMPLOYEE DURING PEAK SHIFT * 35 EMPLOYEES | = | 35 SPACES |
| • 1 SPACE/ EXTRA EMPLOYEE DURING OVERLAPPING SHIFTS | = | 20 SPACES |
| • 4 SPACES FOR MALVERN INSTITUTE WORK VEHICLES | = | 4 SPACES |
| TOTAL REQUIRED | = | 79 SPACES |
| TOTAL EXISTING | = | 48 SPACES |
| TOTAL PROPOSED | = | 33 SPACES (INCLUDES 3 HANDICAP SPACES) |
| TOTAL PARKING PROVIDED | = | 81 SPACES (INCLUDES 4 HANDICAP SPACES) |

* TREATMENT CENTER USE NOT LISTED IN OFF STREET PARKING ORDINANCE THEREFORE REQUIRED PARKING TABULATED FOR MOST SIMILAR USE LISTED IN ACCORDANCE WITH 240-33.A(1)(b).

LOT AREA CALCULATIONS
(AREAS IN SQ. FT.)

| | |
|--------------------------------|-------------------------------|
| VE# 53-2-18 | VE# 53-2B-13 |
| GROSS AREA = 418,080 (9.60 AC) | GROSS AREA = 43,565 (1.00 AC) |
| LESS: | LESS: |
| STREET R/W = 58,916 (1.35 AC) | STREET R/W = 4,040 (0.09 AC) |
| LOT AREA = 359,164 (8.25 AC) | LOT AREA = 39,525 (0.91 AC) |

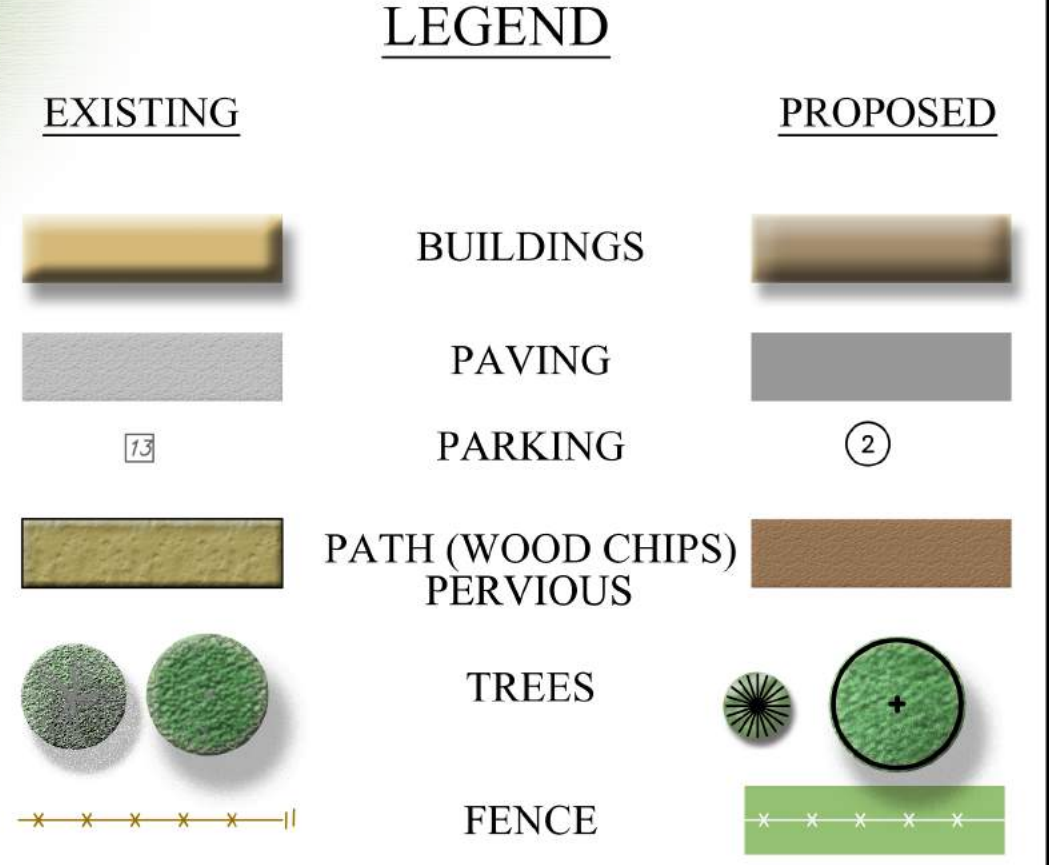
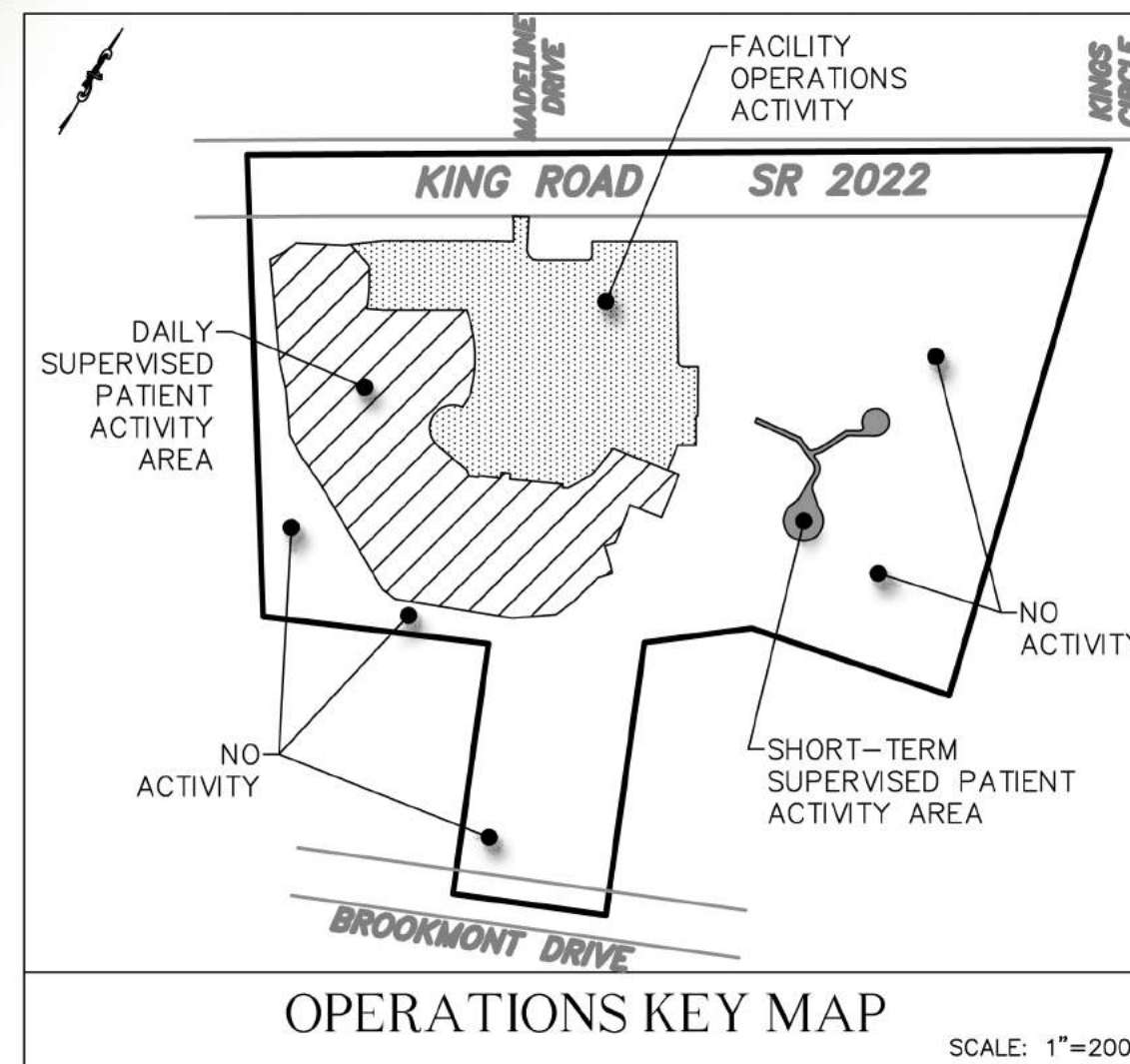
PARCEL 53-2B-13 HAS NOT BEEN INCLUDED IN ANY CALCULATIONS

IMPERVIOUS COVERAGE
(AREAS IN SQ. FT.)

| | |
|---|------------------------|
| EXISTING | PROPOSED |
| 2 1/2 STORY MASONRY (PRIMARY BUILDING) ADDITION = | 13,411 |
| 1 STORY MASONRY = | 6,980 |
| 2 STORY BARN = | 526 |
| SHED = | 2,322 |
| SPRING HOUSE = | 120 |
| PUMP STATION BUILDING = | 296 |
| WALK-IN FREEZER (W.I.F.) = | 301 |
| PAVEMENT (INCLUDING CURB) = | 44 |
| SIDEWALKS = | 33,080 |
| SMOKING PAVILION = | 1,144 |
| GREEN HOUSE = | 600 |
| | 400 |
| *TOTAL = | 51,182 (14.24%) |
| | 68,860 (19.17%) |

ZONING DATA -- EAST GOSHEN TOWNSHIP
R-2 -- RESIDENTIAL DISTRICT

| ITEM | REQUIRED | EXISTING | PROPOSED |
|-----------------------------------|------------------|---------------------|--------------------|
| LOT AREA (MIN.) | 1 ACRE | 9.60 ACRES | 9.60 ACRES |
| LOT WIDTH AT BUILDING LINE (MIN.) | 150 FT. | 862 FT. | 862 FT. |
| LOT WIDTH AT STREET LINE (MIN.) | 60 FT. | 877 FT. | 877 FT. |
| BUILDING COVERAGE (MAX.) | 25% | 4.72% | 7.02% |
| TOTAL IMPERVIOUS COVERAGE (MAX.) | 33% | 14.24% | 19.17% |
| BUILDING HEIGHT (MAX.) | 30 FT./3-STORIES | <30 FT. | <30 FT. |
| FRONT YARD SETBACK (MIN.) | 45 FT. | 332.8 FT. | 174.5 FT. |
| AVERAGE FRONT YARD (MIN.) | 60 FT. | N/A | N/A |
| SIDE YARD SETBACK (MIN.) | 20 FT. EACH | 111.4 FT./ 335.4 FT | 45.1 FT./ 335.4 FT |
| REAR YARD SETBACK (MIN.) | 50 FT. | 54.7 FT. | 54.7 FT. |



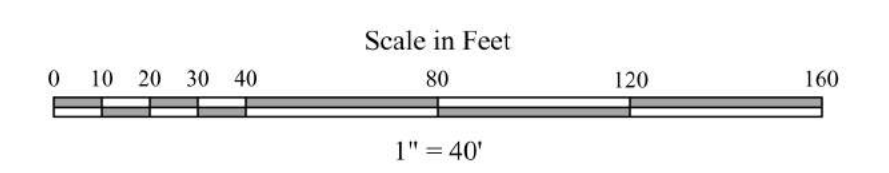
15-YEAR MASTER PLAN FOR THE MALVERN INSTITUTE

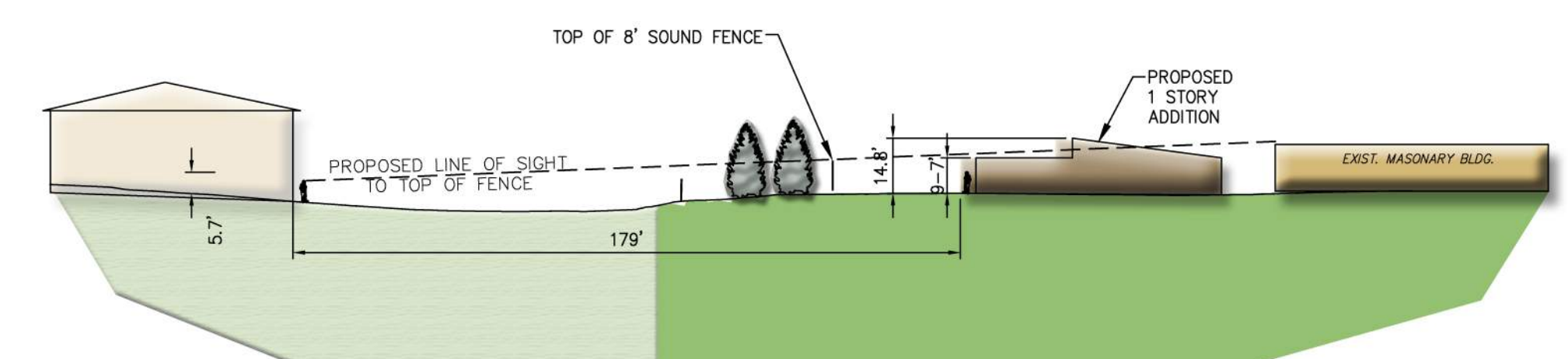
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
civil engineers & land surveyors

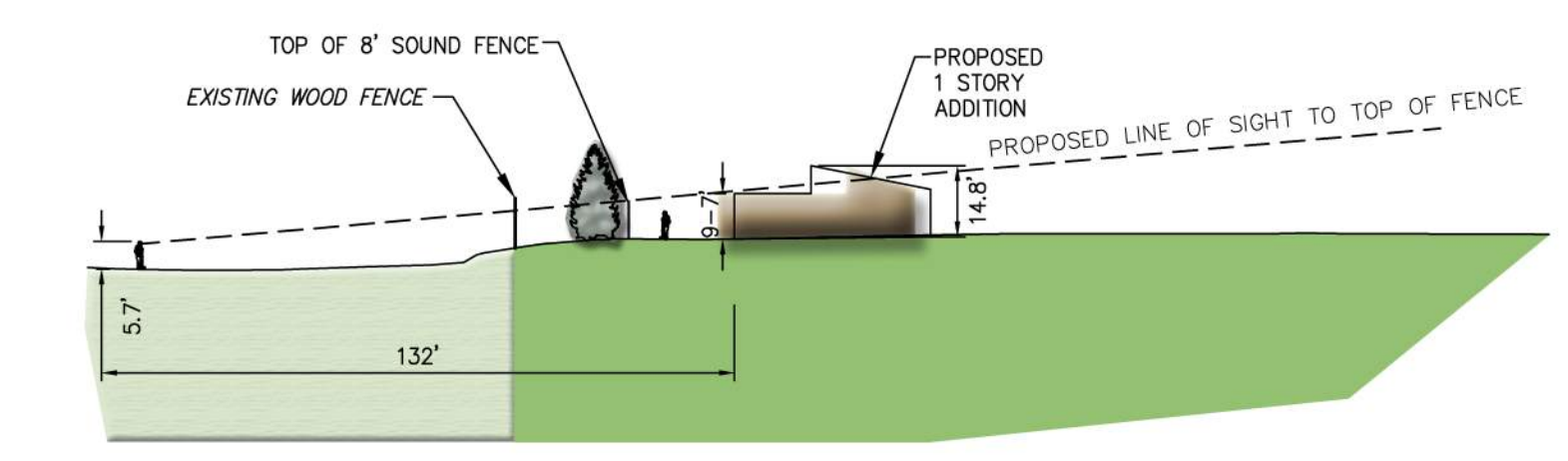
Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 447, Paoli, PA 19301
(610) 644-4623
(610) 889-3143 Fax
cve@chesterv.com
http://www.chesterv.com

DATE: JANUARY 08, 2018 JOB #: 20170

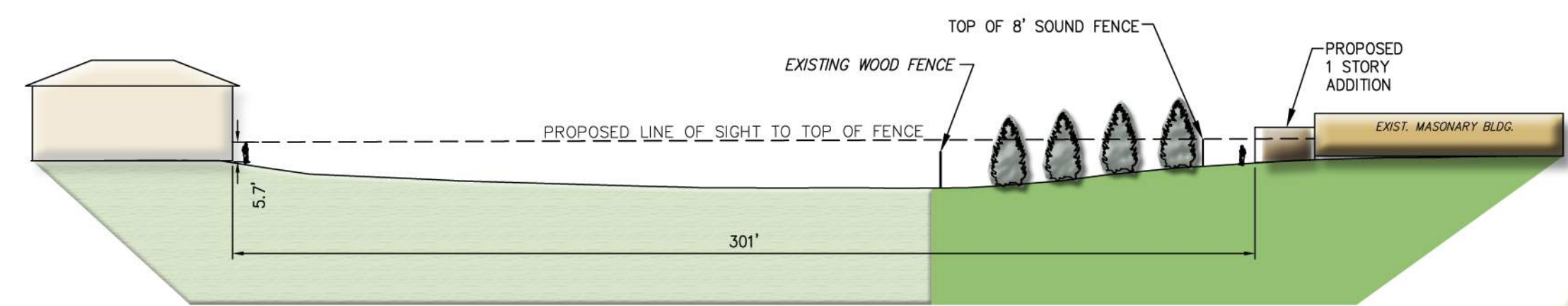




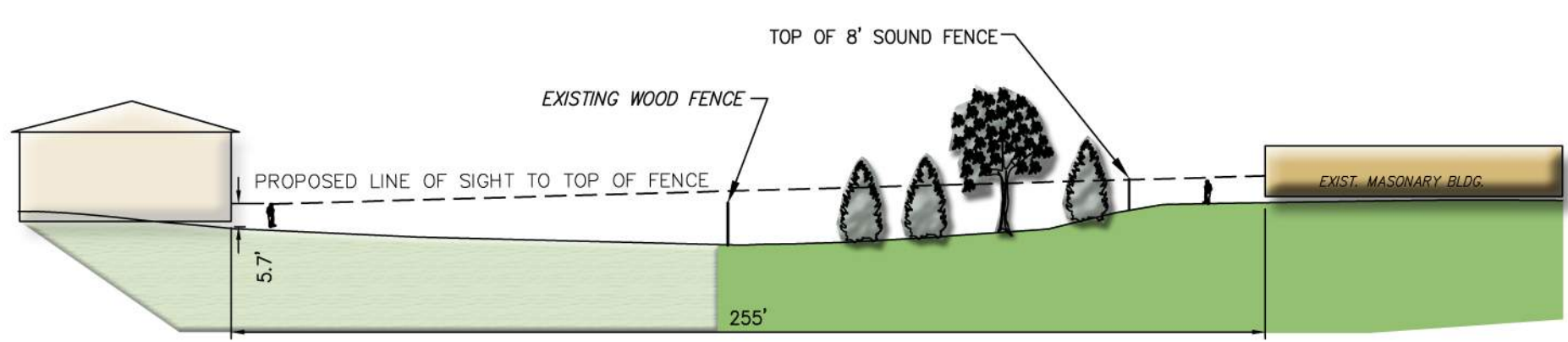
SECTION A - DOUGLAS W. JONES



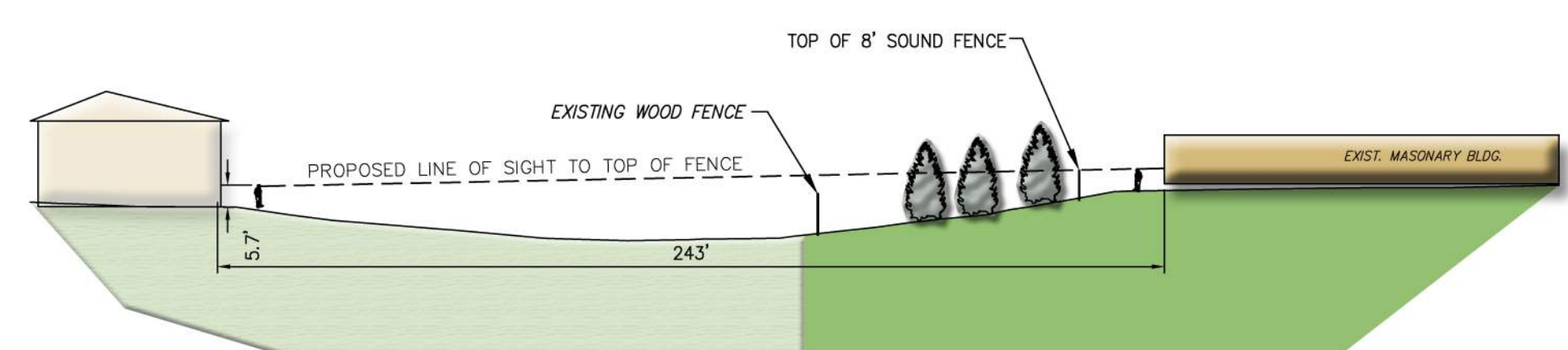
SECTION B - DOUGLAS W. JONES



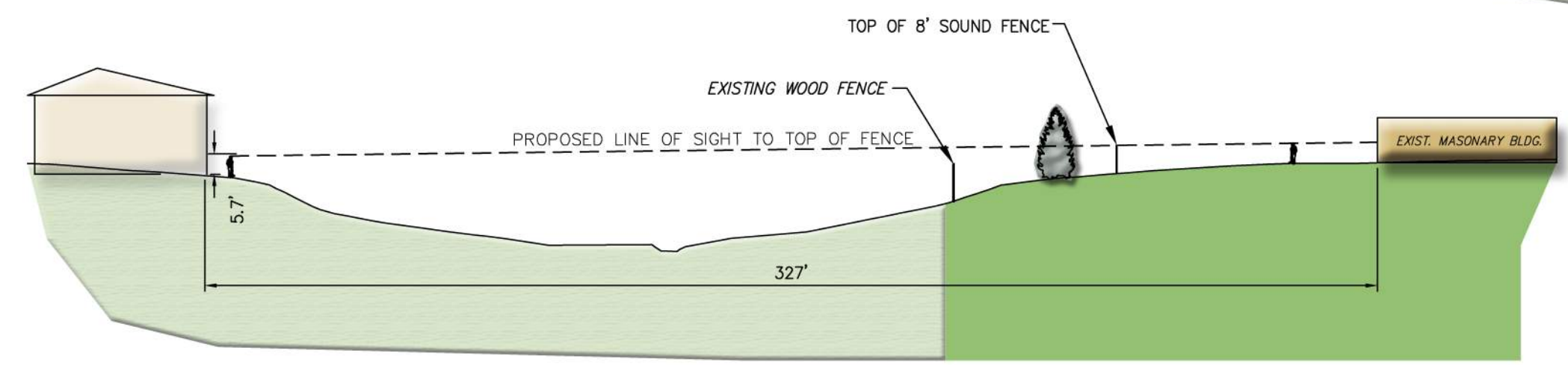
SECTION C - JOSEPH H. FENIMORE



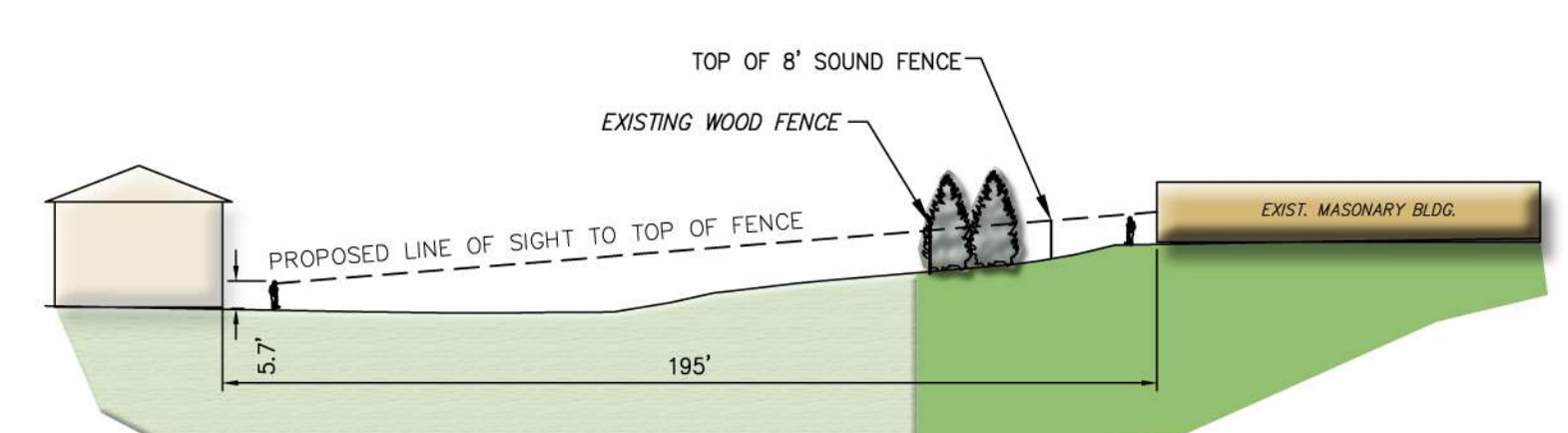
SECTION D - JANICE DENKER



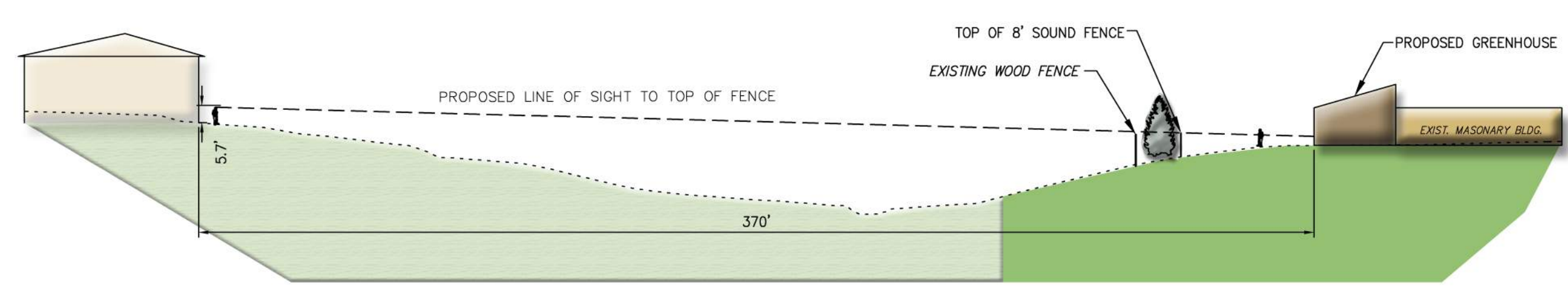
SECTION E - LISA O'NEILL



SECTION G - JOSEPH & MISETIC MEHL DB



SECTION F - JOSEPH & DEBORAH MAROVICK



SECTION H - MARY & LOUIS IRVINE



| LEGEND | |
|------------------------------------|------------------------------------|
| EXISTING | PROPOSED |
| [Solid yellow rectangle] | [Solid brown rectangle] |
| [Solid grey rectangle] | [Solid dark grey rectangle] |
| [Yellow rectangle with 'P' symbol] | [Yellow rectangle with 'P' symbol] |
| [Yellow rectangle with wavy lines] | [Brown rectangle with wavy lines] |
| [Green circle] | [Green circle] |
| [Dashed line] | [Dashed line] |

SIGHT LINE PROFILES FOR THE MALVERN INSTITUTE
 EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
 civil engineers & land surveyors
 DATE: JANUARY 08, 2018

Chester Valley Engineers, Inc.
 Main Office: 83 Chestnut Road
 P.O. Box 447, Paoli, PA 19301
 (610) 644-4623
 (610) 889-3143 Fax
 cve@chesterv.com
 http://www.chesterv.com
 JOB #: 20170



EXISTING FEATURES PLAN



PROPOSED PLAN

LEGEND

| EXISTING | | PROPOSED |
|----------|-------------------|----------|
| | BUILDINGS | |
| | PAVING | |
| | PARKING | |
| | PATH (WOOD CHIPS) | |
| | TREES | |
| | FENCE | |

15-YEAR MASTER PLAN FOR THE MALVERN INSTITUTE
 EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
 civil engineers & land surveyors
 DATE: JANUARY 08, 2018

Chester Valley Engineers, Inc.
 Main Office: 83 Chestnut Road
 P.O. Box 447, Pottsville, PA 17851
 (610) 644-4623
 (610) 889-3143 Fax
 cve@cheesterv.com
 http://www.cheesterv.com
 JOB #: 20170