

signature of property owner

WESTTOWN TOWNSHIP

1039 Wilmington Pike

West Chester, PA 19382

(610) 692-1930

P.O. Box 79

FAX: (610) 692-9651

Date

Westtown, PA 19395 PHONE:

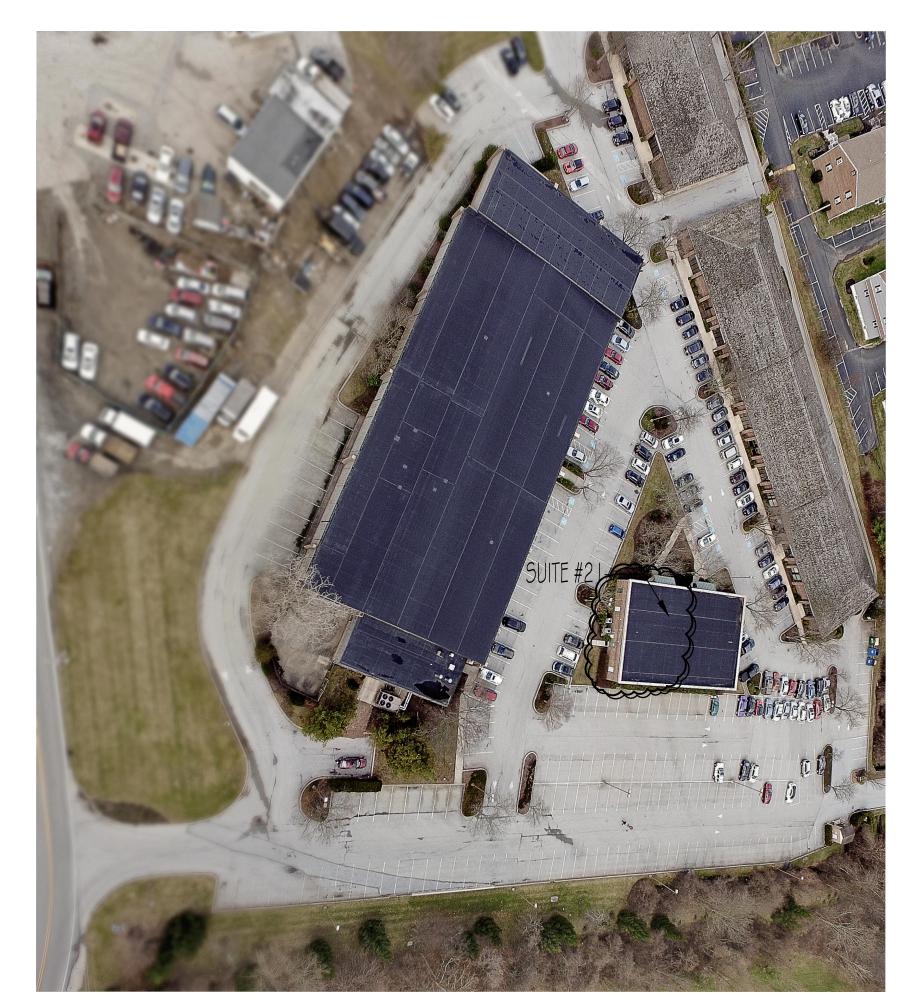
BY:

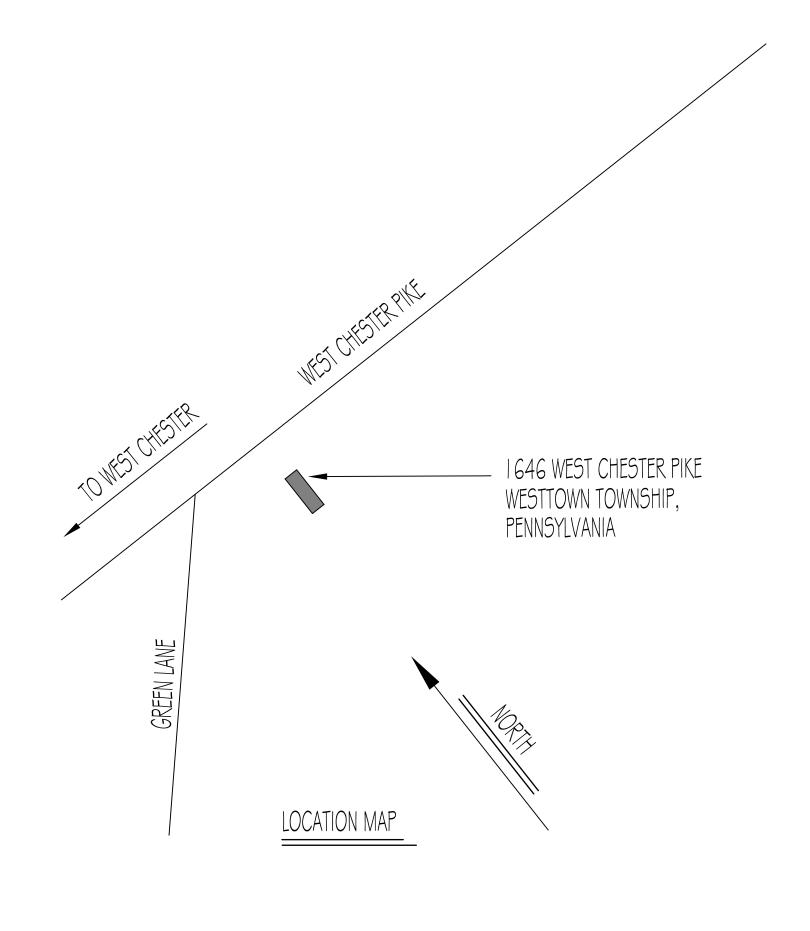
CONDITIONAL USE APPLICATION

Date received: April 12,2022	Date of acceptance:	Date of rejection:	
Location of proposed use	<		
Owner: David Qualls Tax p Acreage: 9.15 not restricted Proposed use of property: A veterin veterinary medicine, where boardin	arcel number(s): 67-3-1 nary clinic for the treatmong of animals will be for n	: West Chester State: PA Zip: 19382 132 and 67-3-132.3 Zoning district: R-3 ent of domesticated animals by a doctor of medical reasons and limited to short-term can of healthy animals will occur. See attached	
Applicant information		<u> </u>	
Applicant: Best Friend, LLC d/b/a Be	est Friend Vet		
Address: 24 Smedley Dr.	City:_ <u>New</u>	rtown Square State: PA Zip: 1907	3
Phone number: <u>610-955-4609</u>	E-mail address: <u>drpark</u>	kman@gmail.com	
<u>170-801 B (12)</u> of the Westtown To read this application and confirm	ownship Zoning Ordinand that the above informa	above-described property as provided for in ce, and do hereby acknowledge that I (we ation is correct, and do further confirm tha hip Zoning Ordinance applicableto this proje	e) have at I (we
Dr. Amy Parkman, V.M.D, Owner and CEO on behalf of Best Friend, LLC d/b/a Best Friend, Signature of applicant	now VM	Date	
Signature of Zoning Officer		4/12/2027_ Date	

TENANT FIT - OUT

1646 WEST CHESTER PIKE - SUITE 21 WESTTOWN TOWNSHIP, PENNSYLVANIA



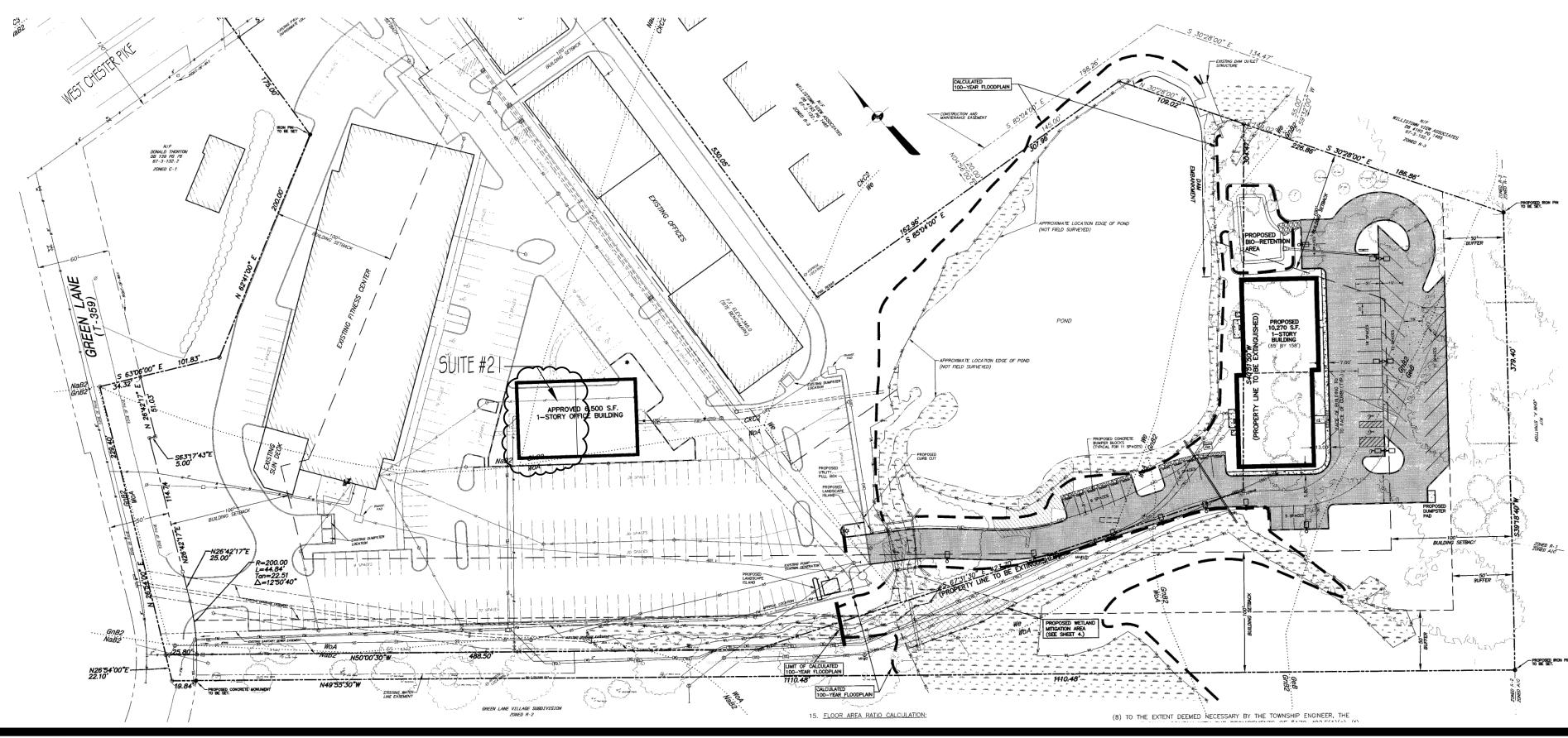


BRECKSTONE ARCHITECTURE

2417 LANCASTER AVENUE WILMINGTON, DE 19805 (302) 654-3646

DRAWING INDEX

A-1.1 FLOOR PLAN



24 DEL.C. \$313(C).

GENERAL NOTES

REVIEW SET APRIL 1, 2022

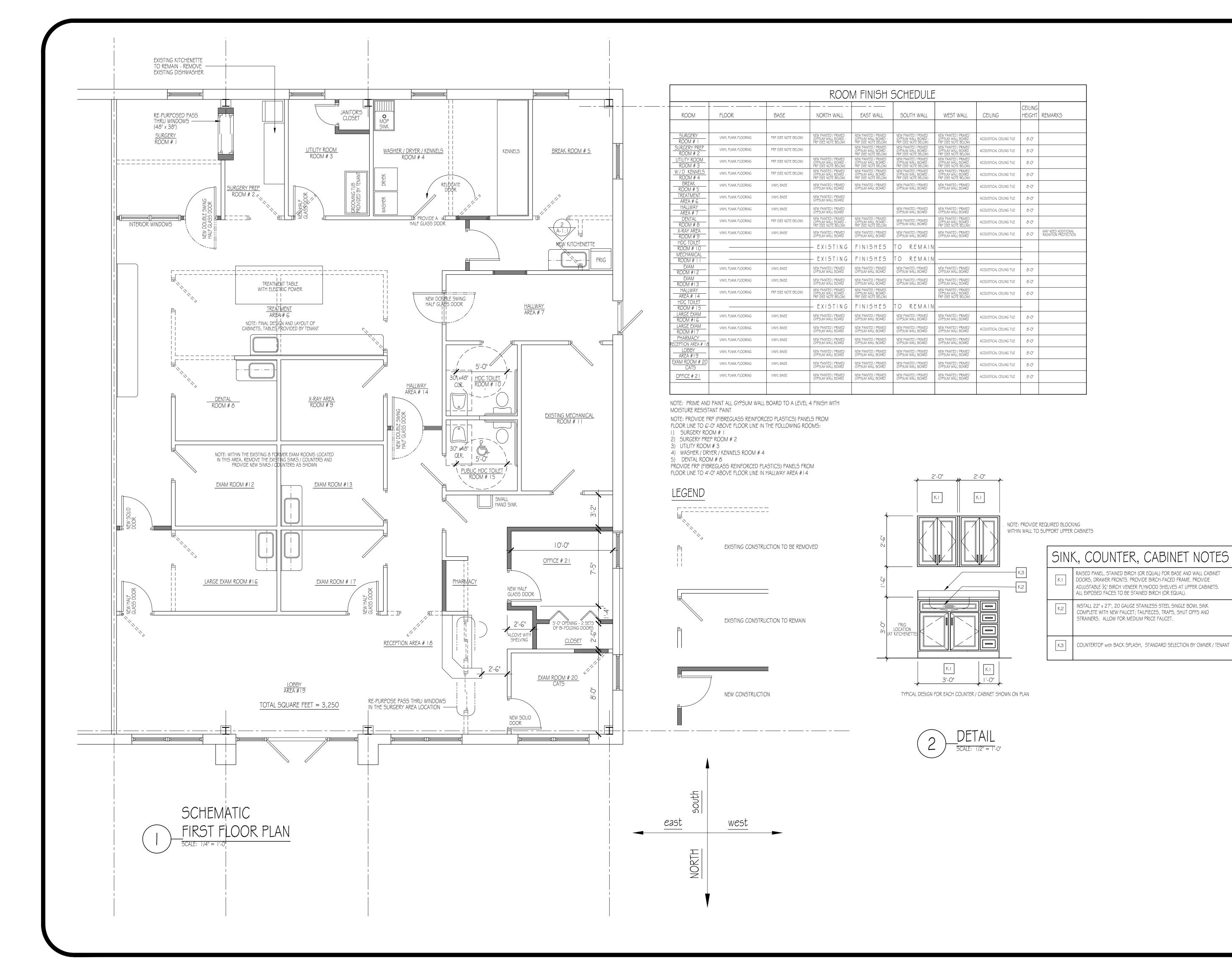
	ISSUED FOR PERMITS	5555555
No	Revision/Issue	Date

CLIENT NAME & ADDRESS: DAVID QUALLS SJQ 1646 LLC PO BOX 3739 WILMINGTON, DELAWARE

PROJECT NAME & ADDRESS: TENANT FIT - OUT BEST FRIENDS LLC 1646 WEST CHESTER PIKE WESTTOWN TOWNSHIP, PA

PROPOSED PLANS

Drawn By: GFL	Checked By: TTB
Project No: 22.03	Sheet No:
Date: JANUARY 2022	CS
Scale:	



C BRECKSTONE ARCHITECTURE, INC. EXPRESSLY RESERVES COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF BRECKSTONE ARCHITECTURE, INC.

ARCHITECT / ENGINEER

Breckstone Architecture

Architecture Engineering Interior Design Project Management

Lancaster Design Center 2417 Lancaster Avenue Wilmington, DE 19805

Phone: (302) 654-3646 Fax: (302) 654-3648 E-mail: breckstone@gmail.com

DESIGN \$ USE OF PROFESSIONAL SEAL

THE PROFESSIONAL SERVICES OF THE ARCHITECT AND ENGINEER ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF SJQ I 646 LLC. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT AND ENGINEER FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT. THE ARCHITECT AND/OR ENGINEER WHO SEALED, SIGNED AND DATED THIS DOCUMENT HAS NOT BEEN EMPLOYED TO FURNISH CONSTRUCTION ADMINISTRATION AS DEFINED IN 24 DEL.C. \$3 I 3(C).

GENERAL NOTES

REVIEW SET APRIL 1, 2022

ISSUED FOR PERMITS ????????

No. Revision/Issue Date

CLIENT NAME # ADDRESS:

DAVID QUALLS

SJQ 1646 LLC

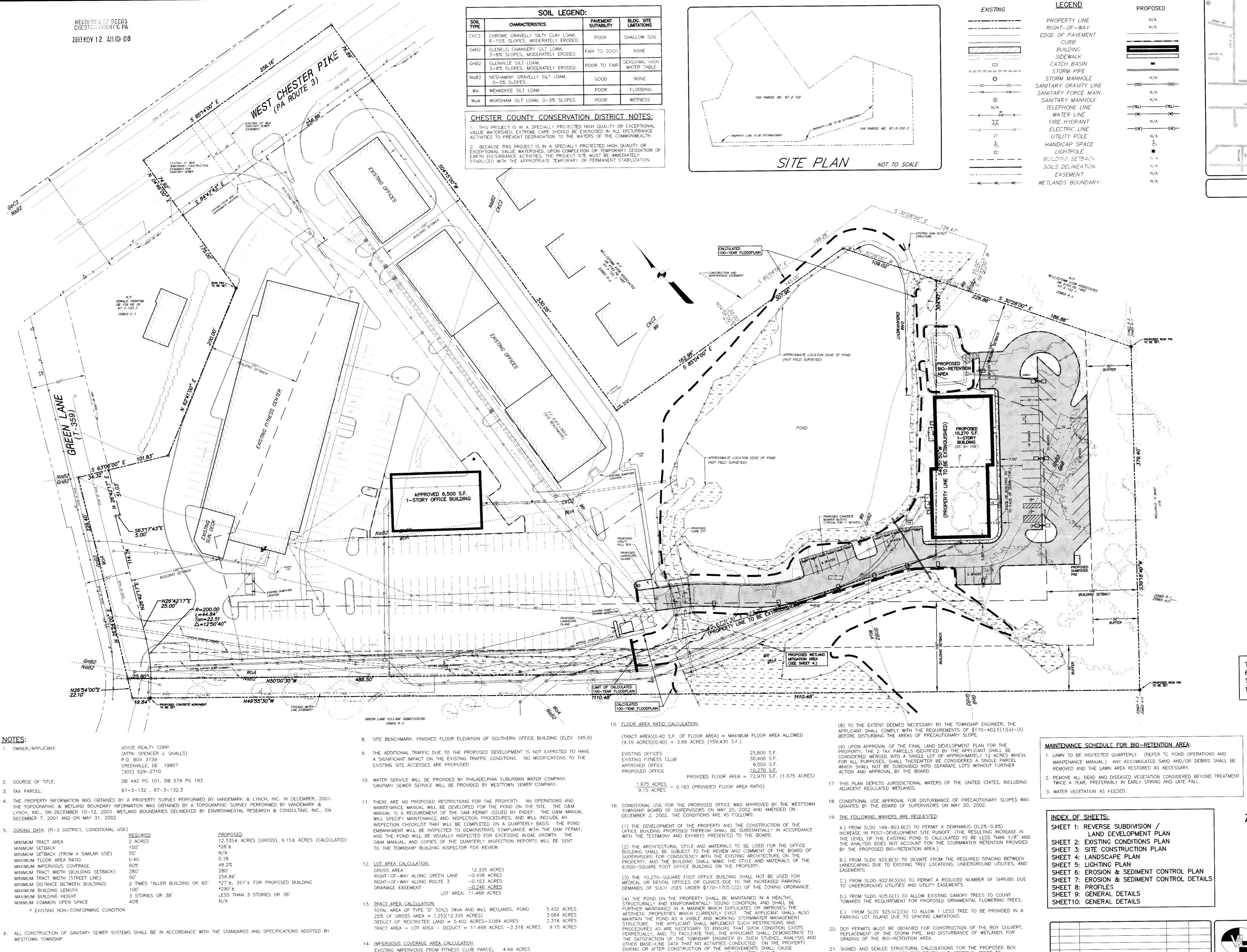
PO BOX 3739

WILMINGTON, DELAWARE

PROJECT NAME & ADDRESS:
TENANT FIT - OUT
BEST FRIENDS LLC
1646 WEST CHESTER PIKE
SUITE 21
WESTTOWN TOWNSHIP, PA

DRAWING NAME:
PROPOSED PLANS

Drawn By: GFL	Checked By: TTB
Project No: 22.03	Sheet No:
Date: JANUARY 2022] A- ,
Scale: AS NOTED] ' ` ' ' ' _



PENNSBURY MARLBORD ROAD LOCATION PLAN SCALE: 1" = 800'

APPROVED: WESTTOWN TOWNSHIP, BOARD OF SUPERVISORS WESTTOWN TOWNSHIP, PLANNING COMMISSION WESTTOWN TOWNSHIP, TOWNSHIP ENGINEER REVIEWED, CHESTER COUNTY PLANNING COMMISSION

, JAMES W. HATFIELD, HEREBY CERTIFY TO WESTTOWN TOWNSHIP THAT. TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS IN CONFORMANCE WITH THE ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. toms W. Hatt. th JAMES W. HATFIELD, P.E. PA. LIC. #PE034734E

SPENCER J. QUALLS HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED. SPENCER J. QUALLS

JAMES W. HATFIELD, DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C.S.A., SECTION 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH CHAPTER 105 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL

JAMES W. HATFIELD, P.E. PA. LIC. #PE034734E

THE PURPOSE OF THIS PLAN IS TO COMBINE TAX PARCELS 67-3-132 AND 67-3-132.3 INTO ONE PARCEL AND SHOW THE ADDITIONAL DEVELOPMENT OF THE SITE WITH A 10,270 SQUARE FOOT BUILDING WITH PARKING.

FINAL REVERSE SUBDIVISION PLAN

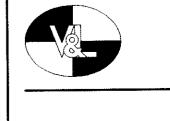
LAND DEVELOPMENT PLAN JOYCE REALTY CORP. 1646 West Chester Pike Suites 30 & 31

WESTTOWN TOWNSHIP ~ CHESTER COUNTY PENNSYL VANIA

SEPTEMBER 5, 2002

GRAPHIC SCALE (FEET)

MKM JWH MKM JWH MKM JWH BY APPROVED



VANDEMARK & LYNCH, INC. ENGINEERS - PLANNERS - SURVEYORS 4305 MILLER RD./PO BOX 2047 WILMINGTON, DE 19899/(302) 764-7635

APPROVED BY QA REVIEW PERMANENT FILE WESTTOWN TOWNSHIP EFERENCE DRAWINGS 35524-B 35644-B M. MULLINS PROJECT NO. *35699–B*

9/20/03 PER TWP., DEP, CCCD COMMENTS 3/25/03 ADD WETLAND MITIGATION AREA 2/12/03 UPDATE TO FINAL PLAN 1/11/02 PER PADEP 10/14/02 PER TOWNSHIP ENGINEER'S REVIEW DATE VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD

FILE WITHOUT ITS WRITTEN AUTHORIZATION.

5.533 ACRES = 48.2% (PROVIDED IMPERVIOUS COVERAGE)

PROPOSED BUILDING

PROPOSED PAVEMENT

NEW GPEEN APEA

REQUIRED PARKING

352 PS (14 HC)

33 PS

52 PS

30,400 S.F. 1 PS PER 200 S.F. (PER APPROVED PLAN) 152 PS

1 PS PER 400 S.F. (PER APPROVED PLAN) 65 PS

1 PS PER EMPLOYEE (PER APPROVED PLAN) 50 PS

PROPOSED SIDEWALK/CONCRETE

PARKING RATIONALE

EXISTING OFFICE

EXISTING OFFICE

APPROVED OFFICE

PROPOSED OFFICE

EXISTING FITNESS CLUB

25,800 S.F.

SPACES TAKEN BY TOWNSHIP FOR PUMP STATION GENERATOR: 3 PS

6.500 S.F. 1 PS PER 200 S.F.

10,270 S.F. 1 PS PER 200 S.F.

72,970 S.F. (1.675 ACRES)

N/A

PROVIDED PARKING: 352 SPACES (15 HC)

10,270 S.F.

34,358 S.F.

TOTAL: 5.533± ACRES

872 S.F.

SUB-TOTAL: 45,443 S.F. (1.043± ACRES)

DURING OR AFTER CONSTRUCTION OF THE IMPROVEMENTS SHALL CAUSE SILTATION OF THE POND OR DEGRADATION OF ITS WATER QUALITY.

(5) TO THE MAXIMUM EXTENT POSSIBLE, THE APPLICANT SHALL EMPLOY "BEST MANAGEMENT PRACTICES" IN THE MANAGEMENT OF STORMWATER FROM THE PROPERTY (6) THE APPLICANT SHALL COMPLY TO THE MAXIMUM EXTENT POSSIBLE WITH THE

BUFFER REQUIREMENTS ALONG THE GREEN LANE BOUNDARY OF THE PROPERTY AS REQUIRED BY \$170-802.D(2)(b)[2], NOTWITHSTANDING THE NONCONFORMING CONDITION OF THAT BOUNDARY; AND THE APPLICANT SHALL PROVIDE A LANDSCAPE PLAN AT THE TIME OF LAND DEVELOPMENT APPROVAL WHICH SHALL DEMONSTRATE THE PLANTED BUFFER REQUIRED BY THIS SECTION. (7) ALL HEALTHY TREES HAVING A CALIPER OF 8 INCHES OR GREATER WHICH ARE LOCATED OUTSIDE OF THE BUILDING AND PAVING ENVELOPES SHOWN ON THE LAND DEVELOPMENT PLAN TO BE SUBMITTED BY THE APPLICANT SHALL BE

PROTECTED DURING CONSTRUCTION AND PRESERVED ON THE PROPERTY.

21. SIGNED AND SEALED STRUCTURAL CALCULATIONS FOR THE PROPOSED BOX CULVERT WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO

22. A PROFESSIONAL ENGINEER SHALL BE RETAINED BY THE APPLICANT TO INSPECT THE COMPACTION OF THE PROPOSED DAM AND BIOFILTRATION EMBANMENTS AND CERTIFY TO THE TOWNSHIP THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS. 23. THE EXISTING POND AND BIOFILTRATION BASIN AND OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE OWNER IN A FULLY OPERATIONAL CONDITION

AND SHALL NOT BE REMOVED OR MODIFIED UNLESS EXPRESSLY AUTHORIZED BY WESTTOWN TOWNSHIP. 24. THE APPLICANT, HIS HEIRS AND/OR ASSIGNESS, HEREBY GRANTS TO WESTTOWN TOWNSHIP THE CONTINUOUS AND NON-REVOCABLE RIGHT TO ENTER UPON HIS PROPERTY FOR THE PURPOSE OF EVALUATING THE CONDITION OF ALL STORMWATER

MANAGEMENT FACILITIES, INCLUDING THE POND AND DAM.