

Westtown Township

Zoning Hearing Board Application

RECEIVED
OCT 22 2024
BY: _____

PO Box 79
Westtown, PA 19395



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

Township Use Only

Date Received: _____ Project No.: _____
Parcel ID: _____ Zoning Dist: _____
Date Paid: _____ PC Date: _____
Hearing Date: _____ Property Posted: _____
Dates Advertised: _____
Reviewed by: _____

Applicant & Owner Information

Applicant	1646 Slate Building LLC	Phone	_____
Property Address	Unit 6, 1646 West Chester Pk.	City	Wst Chester
		Zip	19382
E-mail	_____		
Property Owner	Same as applicant	Phone	_____
<small>(if different from Applicant)</small>			
Mailing Address	_____	City	_____
<small>(if different from Property Address)</small>		Zip	_____
E-mail	_____		

Request

Please select all that apply and provide a brief description of the requested relief or approvals sought.
i.e. 6 ft encroachment into rear yard, or Special Exception for construction of ADU.

- Section 2104:** Appeals from the Zoning Officer _____
- Section 2105:** Challenge to the validity of the Zoning Ordinance or Map _____
- Section 2106:** Challenge to the Flexible Development Procedure _____
- Section 2107:** Variances _____
- Section 2108:** Special Exceptions Addition to non-conforming premises see the attached plan

Please provide a narrative of your request in an attachment that includes all required information and any other supporting documentation.

1. *Property information*

Setbacks of existing primary or accessory structure(s)

Lot Size: _____ Front: _____ Side (R): _____ Side (L): _____ Rear: _____

Existing property use: skating rink

Existing structure(s): 1 building

2. Description of all proposed improvements, additions and/or change of use. The application shall include a reasonably exact, dimensional sketch showing the placement and use of the proposed buildings and details of parking, loading, lighting, utility systems, and sidewalks, including those within 250 feet of adjoining properties or structures. For physical changes to the lot or structures, indicate the size of all proposed improvements, setbacks to property lines, materials to be used and general construction to be carried out.

3. For **VARIANCES**, provide a response to each of the following hardship standards:

- A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located.
- B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the area and bulk regulations or design standards of the Zoning Ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property, but shall not allow a change in use to one not permitted by right in that district.
- C. That such unnecessary hardship has not been created by the applicant.
- D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or development of adjacent property, and not be detrimental to the public welfare.
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

4. For **SPECIAL EXCEPTIONS**, provide a response to how the proposed use impacts each of the following:

- A. Relationship to the Comprehensive Plan. Consideration that the size, scope, extent, and character of the proposed use will be consistent with the purposes and objectives of the Westtown Township Comprehensive Plan, including protection and promotion of the public health, safety, and welfare.
- B. Suitability of the tract. Consideration of the suitability of the proposed tract including, as applicable, environmental conditions, highway access, and availability of sewer and water service, and of the extent to which the proposed use is susceptible to regulatory restriction through the imposition of appropriate conditions.
- C. Impact on existing neighborhood character. Consideration of the extent to which the proposed special exception will alter unduly the character of the existing neighborhood and adjacent tracts, and the effectiveness of proposed or potential mitigation measures; consideration of the character and type of development in the area surrounding the location of the proposed special exception, and a determination that the proposal, if approved, will constitute an appropriate use in the area.
- D. Impact on circulation. Consideration of the effects the proposed special exception may have on traffic patterns and volumes, access, and parking.
- E. Economic impact. Consideration of the character and type of development proposed in terms of generating revenue for the Township and imposing demands on municipal services.

Applicant shall deposit with the Township a fee deemed sufficient to pay the Hearing expenses. These costs may include compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, and necessary administrative overhead connected with the Hearing. Funds deposited in excess of the actual cost of the requested hearing shall be returned to the applicant upon completion of the proceedings.

FEE SCHEDULE

Variance, Special Exception — \$1,000

Appeal from the Zoning Officer, Challenge to the Flex Development Procedure — \$1,000

Challenge to the Zoning Ordinance/Map — \$2,500

CERTIFICATION

Please review and certify the following information.

In the event that the costs of the hearing exceed the funds deposited, the Applicant shall pay to the Township funds equal to such excess costs within thirty (30) days of the Township's request. Failure to deposit the additional funds shall be just reasons for terminating the proceedings.

I agree to pay additional funds (if necessary) as requested by the Township.

The Zoning Officer and Zoning Hearing Board may request additional information and documentation to prepare for said hearing.

By checking this box, I certify that the information presented in this application and all attachments is true and correct.

Please ensure the following documents have been included in your application packet:

- Completed and signed application form
- Check in the amount of the applicable application fee
- Narrative responding to all applicable prompts
- Proof of property ownership (Copy of Deed or Agreement of Sale)
- Six (6) copies of plans or sketch of the proposed improvements

Plan drawings are preferred, but not required, to be prepared by a registered engineer, architect, or surveyor. Any measurements/setbacks should be accurate and clearly depicted on provided plot plans or elevations. If the applicant's plans are larger than 11" x 17", the applicant must submit one set of plans reduced to no larger than 11" x 17". Digital copies of plan sets shall be submitted if available.

Any additional photos or supporting documentation (optional)

Applications may be submitted in person, mailed, or electronically as a PDF. The application fee must be submitted before an application can be accepted for review.

Signature of APPLICANT _____

Date 9/5/2024

Print Name Richard Ranalli

Signature of OWNER _____ Applicant is the Owner

Date _____

(If different from applicant)

MEMORANDUM ACCOMPANYING THE SPECIAL EXCEPTION APPLICATION OF
1646 SLATE BUILDING LLC

The building on which the 1,700+/- sq. ft. addition is proposed is a non-conforming use building, Unit 6 (UPI # 67.3-132.9) of a 7-unit commercial condominium, the 1646 Condominium Association, Inc., a non-profit Pennsylvania corporation (see 1646 West Chester Pike Condominium Plan prepared by Verdant, attached, the "Verdant Plan:"). The building itself before the addition is approximately 280 ft. long by 90 ft wide, total square feet is approximately 25,200. sq.ft. The addition would increase the size of the building to 26,900 sq.ft.

The building called the PNY Sports Arena is a premier single sheet ice rink located in West Chester, PA equipped with full-service cafe, pro shop run by Top Shelf Sports, skate rental, and party rooms. The facility offers a full range of programs such as **Just Skate** (a Learn-to-Skate program), **Learn-to-Play Hockey, Public Skating, Open Hockey, Hockey Clinics, and Summer Camps**. PNY is also the home to the Quakers Youth Hockey Club, West Chester Wolves, Marple Newtown Hockey Club, and Devon Prep Hockey Club.

The addition will be outfitted as a locker room with shower facilities for young ice hockey players.

No variance for parking is required. Please see note 13 to the Verdant Plan.

Part of the reason for the addition is to provide young hockey players with their own locker room and associated facilities, which in part will remove them from the parking lot while waiting to suit up, and play.

Special Exception Criteria:

A. Relationship with the Comprehensive Plan. Consideration that the size, scope, extent, and character of the proposed use will be consistent with the purposes and objectives of the Westtown Township Comprehensive Plan, including protection and promotion of the public health, safety, and welfare.

The Property is a community-oriented facility offering ice skating to the entire Westtown community and local youth who participate in

the youth hockey programs provided by the facility. It is believed that the use for which special exception approval is sought is consistent with the Comprehensive Plan. The addition will not impact the public health safety or welfare of the neighborhood in which the facility is located.

B. Suitability of the tract. Consideration of the suitability of the proposed tract including, as applicable, environmental conditions, highway access, and availability of sewer and water service, and of the extent to which the proposed use is susceptible to regulatory restriction through the imposition of appropriate conditions.

The Property has been successfully utilized for several years as an ice rink. Highway access to the Property has not proven to be problematic and the Property is served by adequate sewer and water facilities.

C. Impact on existing neighborhood character. Consideration of the extent to which the proposed special exception will alter unduly the character of the existing neighborhood and adjacent tracts, and the effectiveness of proposed or potential mitigation measures, consideration of the character and type of development in the area surrounding the location of the proposed special exception, and a determination that the proposal, if approved, will constitute an appropriate use in the area.

. No major changes are proposed to the existing use of the Property by way of this Application.

D. Impact on circulation. Consideration of the effects the proposed special exception may have on traffic patterns and volumes, access, and parking.

No changes are proposed by way of this Application to the existing traffic patterns and volumes, access, or parking.

E. Economic impact. Consideration of the character and type of development proposed in terms of generating revenue for the Township and imposing demands on municipal services.

The addition will not increase the demand on the municipal services. It is not anticipated that the addition will generate revenue for the Township.

Prepared by and Return to:
Neshaminy Abstract, LLC
540 Pennsylvania Avenue, Suite 307
Fort Washington, PA 19034
(215) 348-1848



Premises:

- ✓ 1646 West Chester Pike, West Chester, PA 19382
- ✓ Unit 6 UPI 67-3-132.9 formerly part of Parcel No 67-03-0132 UPI 67-3-132 ✓
- ✓ 1638 Green Lane, West Chester, PA 19382
- ✓ Unit 7 UPI 67-3-132.3A formerly part of Parcel No. 67-03-0132.030 UPI 67-3-132.3 ✓

Consideration: \$6,000,000.00
State Tax: \$600,000.00
Municipal Tax: \$600,000.00

Order No. FN-87586-PA

This Indenture, made the 27th day of February, 2024,

Between

Spencer D. Qualls

(hereinafter called the Grantor), of the one part, and

1646 Slat Building, LLC, a Pennsylvania Limited Liability Company

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **SIX MILLION AND 00/100 (\$6,000,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, in fee

ALL THAT CERTAIN Unit in the property known, named and identified as 1646 Condominium, located in Westtown Township, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq by the recording in the Chester County Recorder of Deeds a Declaration of Condominium of 1646 Condominium dated 1/2/23 and recorded 1/4/24 in Record Book 11156 page 481, being and designed as Unit No. 6, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

ALL THAT CERTAIN Unit in the property known, named and identified as 1646 Condominium, located in Westtown Township, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq by the recording in the Chester County Recorder of Deeds a Declaration of Condominium of 1646 Condominium dated 1/2/23 and recorded 1/4/24 in Record Book 11156 page 481, being and designed as Unit No. 7, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Unit 6 Parcel No. 67-3-132.9 formerly part of Parcel No 67-03-0132 UPI 67-3-132 BEING the same premises which Chester County Industrial Development Authority, by Indenture dated 9/8/86 and recorded 9/12/86 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 442 page 101 , granted and conveyed unto Spencer J. Qualls, in fee.

AND BEING the same premises which Spencer J. Qualls, by Indenture dated 12/28/21 and recorded 1/4/22 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10781 page 36 , granted and conveyed unto Spencer D. Qualls, in fee.

Unit 7 Parcel No. 67-3-132.3A formerly part of Parcel No. 67-03-0132.030 UPI 67-3-132.3 BEING the same premises which Selma W. Thomson, by Indenture dated 12/31/86 and recorded 12/31/86 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 579 page 193 , granted and conveyed unto Spencer J. Qualls, in fee.

AND BEING the same premises which Spencer J. Qualls, by Indenture dated 12/28/21 and recorded 1/4/22 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10781 page 41 , granted and conveyed unto Spencer D. Qualls, in fee.

AND uninterrupted right to use the common area as defined in the recorded Condominium Declarations in Book 11156 page 481.

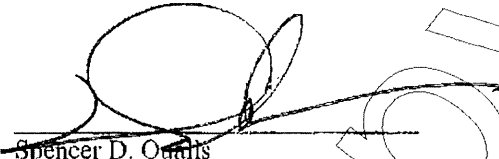
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenants, grants and agrees, to and with the said Grantee its successors and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

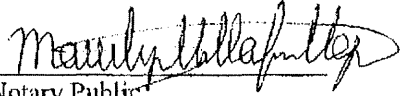
In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____ 
Spencer D. Qualls

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Chester

On this, the 77th day of February, 2024, before me, the undersigned officer, personally appeared, **Spencer D. Qualls** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seals.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
MARILYN VILLAFUERTE-VEGA - Notary Public
Chester County
My Commission Expires August 9, 2025
Commission Number 1406210

The precise residence and the complete post office address of the above-named Grantee is:

1646 W. CHESTER PIKE UNIT 6
WESTOWN, PA 19383 ~~19383~~ (JTC)
~~100 Old Forge Ln, Kennett Square PA 19348 (JTC)~~

On behalf of the Grantee


John T. Croke

Deed

UPI 67-3-132.9 formerly part of Parcel
No 67-03-0132 UPI 67-3-132 and
UPI 67-3-132.3A formerly part of Parcel
No. 67-03-0132.030 UPI 67-3-132.3

Spencer D. Qualls

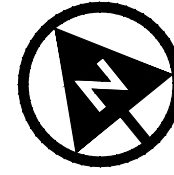
TO

1646 Slat Building, LLC

PROPERTY

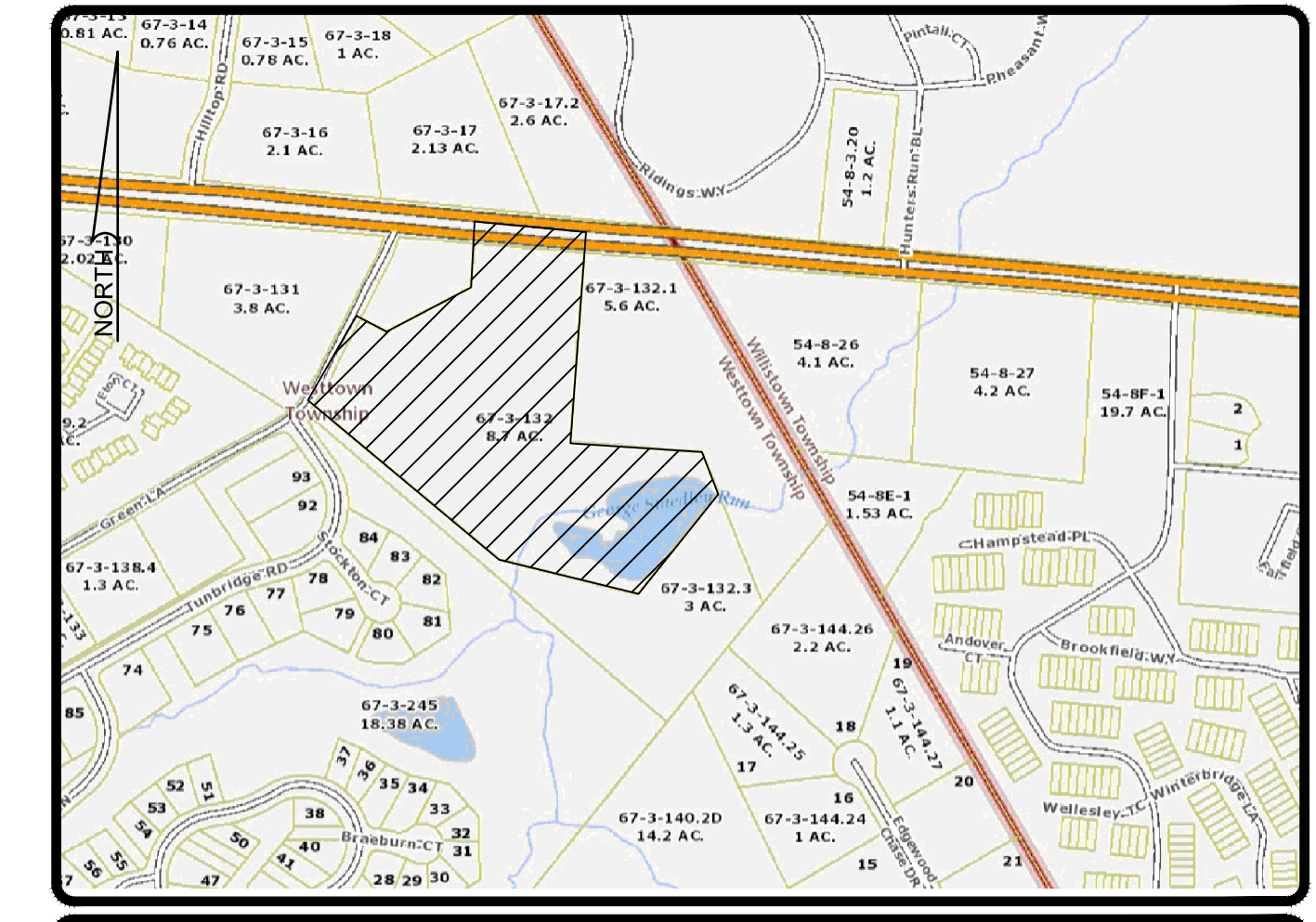
1646 West Chester Pike,
West Chester, PA 19382
1638 Green Lane,
West Chester, PA 19382

Neshaminy Abstract, LLC
540 Pennsylvania Avenue, Suite 307
Fort Washington, PA 19034
(215) 348-1848



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DESIGNATE THE CONDOMINIUM AREAS, COMMON AREAS, AND LIMITED COMMON AREAS.
- BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE FINAL REVERSE SUBDIVISION PLAN AND LAND DEVELOPMENT PLAN FOR JOYCE REALTY CORP., 1646 WEST CHESTER PIKE, PREPARED BY VANDEMARK & LYNCH, RECORDED ON PLAT RECORD 16817 AT THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY ON NOVEMBER 12, 2003.
- BEARING SYSTEM SHOWN HEREON BASED ON PENNSYLVANIA STATE PLAN COORDINATE SYSTEM, ZONE SOUTH AND ESTABLISHED THROUGH LEICA SMARTNET VPn, GEIOD 2012 AND PHYSICAL EVIDENCE FOUND AND SHOWN ON PLAN. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY (SEE NOTE 2).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- UTILITIES SHOWN HEREON BASED ON THE AFOREMENTIONED SUBDIVISION PLAN AND VISUALLY OBSERVED STRUCTURES AND APPURTENANCES FOUND AT GROUND ELEVATION ONLY. NO CERTIFICATION IS MADE TO THE ACCURACY OF UNDERGROUND INFORMATION PROVIDED AND IS FOR REFERENCE PURPOSES ONLY.
- PHYSICAL FEATURES AND EXISTING IMPROVEMENTS SHOWN HEREON BASED ON A DRONE FLIGHT PERFORMED BY BORTON LAWSON, A VERDANTAS COMPANY AND CONTROLS POINTS SET BY VERDANTAS IN SEPTEMBER 2023.
- FLOOD LINE SHOWN HEREON TAKEN FROM AFOREMENTIONED PLAN NOTE 2. THIS SITE LIES PARTIALLY WITHIN FLOOD ZONE X AND FLOOD ZONE X (SPECIAL HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INVENTORY RATE MAP 420290215G, EFFECTIVE DATE 09/29/2017.
- 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.
- THE APPLICANT, HIS HEIRS, AND/OR ASSIGNEES, 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.
- THERE ARE NO PROPOSED RESTRICTIONS FOR THE PROPERTY. AN OPERATIONS AND MAINTENANCE MANUAL HAS BEEN DEVELOPED FOR THE POND ON THE SITE. THE O & M MANUAL IS A REQUIREMENT OF THE DAM PERMIT ISSUED BY PADEP. THE O&M MANUAL SPECIFICS MAINTENANCE AND INSPECTION PROCEDURES AND INCLUDES AN INSPECTION CHECKLIST THAT WILL BE COMPLETED ON A QUARTERLY BASIS. THE POND EMBANKMENT WILL BE INSPECTED TO DEMONSTRATE COMPLIANCE WITH THE DAM PERMITS. AND THE POND WILL BE VISUALLY INSPECTED FOR EXCESSIVE ALGAE GROWTH. THE O&M, MANUAL, AND COPIES OF THE QUARTERLY INSPECTION REPORT WILL BE SENT TO THE TOWNSHIP BUILDING INSPECTOR FOR REVIEW.
- THE 10,270-SQUARE FOOT OFFICE BUILDING SHOULD NOT BE USED FOR MEDICAL OR DENTAL OFFICES OR CLINICS DUE TO THE INCREASED PARKING DEMANDS OF SUCH USES UNDER SECTION 170-1705 (C)(1) OF THE ZONING ORDINANCE.
- THE POND ON THE PROPERTY SHALL BE MAINTAINED IN A HEALTHY STRUCTURALLY AND ENVIRONMENTALLY SOUND CONDITION, AND SHALL BE FURTHER MAINTAINED IN A MANNER WHICH DUPLICATES OR IMPROVES THE AESTHETIC PROPERTIES WHICH CURRENTLY EXIST. THE APPLICANT SHALL ALSO MAINTAIN THE POND AS A VIABLE AND WORKING STORMWATER MANAGEMENT STRUCTURE. THE APPLICANT SHALL IMPLEMENT SUCH RESTRICTIONS AND PROCEDURES AS ARE NECESSARY TO ENSURE THAT SUCH CONDITIONS EXIST PERPETUALLY; AND, TO FACILITATE THIS, THE APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE TOWNSHIP ENGINEER BY SUCH STUDIES, ANALYSIS, AND OTHER BASE-LINE DATA, THAT NO ACTIVITIES CONDUCTED ON THE PROPERTY DURING OR AFTER CONSTRUCTION OF THE IMPROVEMENTS SHALL CAUSE SILTATION OF THE POND OR DEGRADATION OF ITS WATER QUALITY.
- THERE ARE 350 PARKING SPACES CURRENTLY STRIPED ON THE PROPERTY; 354 WERE PROPOSED. 4 WERE ELIMINATED IN RELOCATION OF CHILLER PAD FOR BUILDING #5 (CURRENTLY STRIPED AS 7 SPACES BUT MAY BE RESTRIPTED TO 9 SPACES IF DEEMED NECESSARY TO OBTAIN MINIMUM REQUIRED PARKING SPACES).



MAP: LOCATION MAP SCALE: 1" = 800'

SITE DATA:

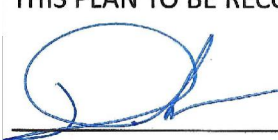
OWNER/DEVELOPER:	SPENCER D. QUALLS P.O. BOX 3739 WILMINGTON, DE 19807
SITE ADDRESS:	1646 WEST CHESTER PIKE WESTTOWN, PA 19398
TAX PARCEL:	67-3-132 & 67-3-132.3
TOTAL AREA:	12.3353AC (11.7140 EXCLUDING ROW)
DEED REF:	DB 10781 PG 36 & 41 PRIOR: DB 442 PG 101, DB 579 PG 193
SURVEYED BY:	VERDANTAS (SEE GENERAL NOTE 2) AUGUST-OCTOBER 2023
DATUM:	NAVD 88, NAD 83
ZONING:	C (C-90 & C-60) R - 3 DISTRICT, CONDITIONAL USE (PER RECORD PLAN) MINIMUM TRACT AREA 2 ACRES MINIMUM SETBACK 100 FEET MAXIMUM FLOOR RATIO 0.40 MAXIMUM IMPERVIOUS COVERAGE 60% MINIMUM TRACT WIDTH (BUILDING SETBACK) 280 FEET MINIMUM TRACT WIDTH (STREET LINE) 50 FEET MINIMUM DISTANCE BETWEEN BUILDINGS 2XHT / 60 FEET MAXIMUM BUILDING LENGTH 100 FEET MAXIMUM BUILDING HEIGHT 3 STORIES / 38 FEET MINIMUM COMMON SPACE 40% REQUIRED PARKING 352 SPACES (SEE NOTE 13)
SANITARY SEWER:	WESTTOWN TOWNSHIP
WATER SUPPLY:	AQUA
ELECTRIC SUPPLY:	PECO

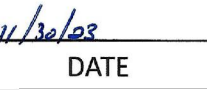
NUMERIC VALUES ARE IN SQUARE FEET

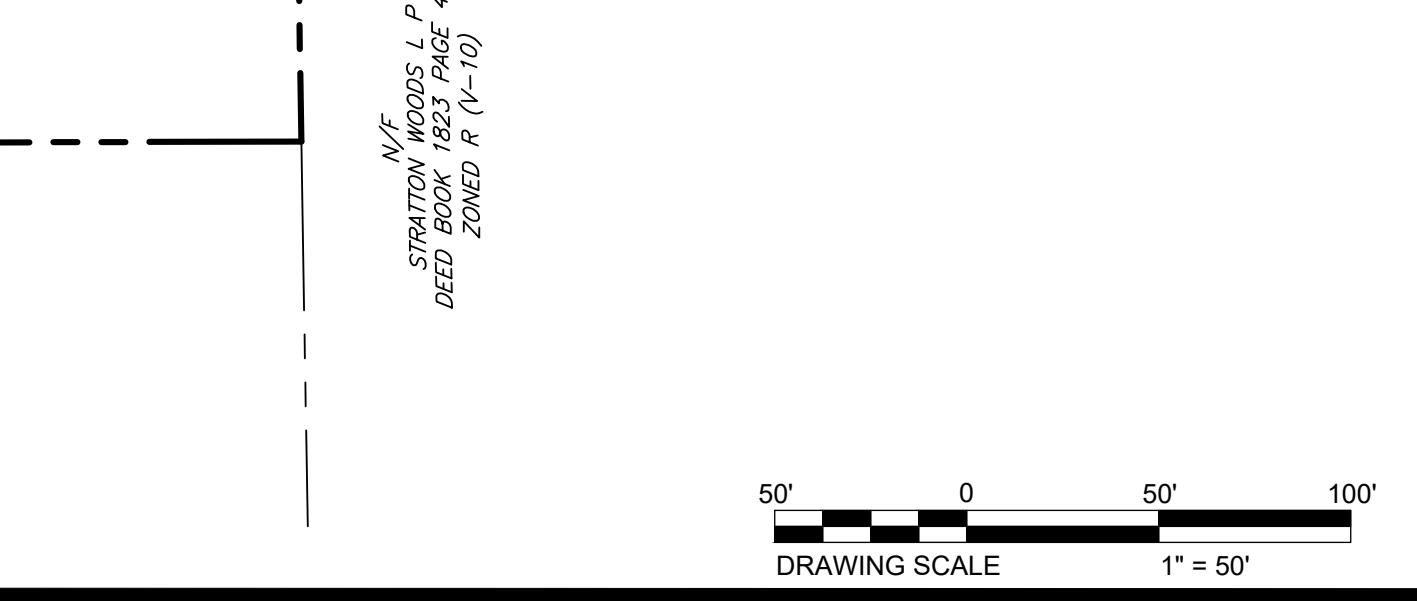
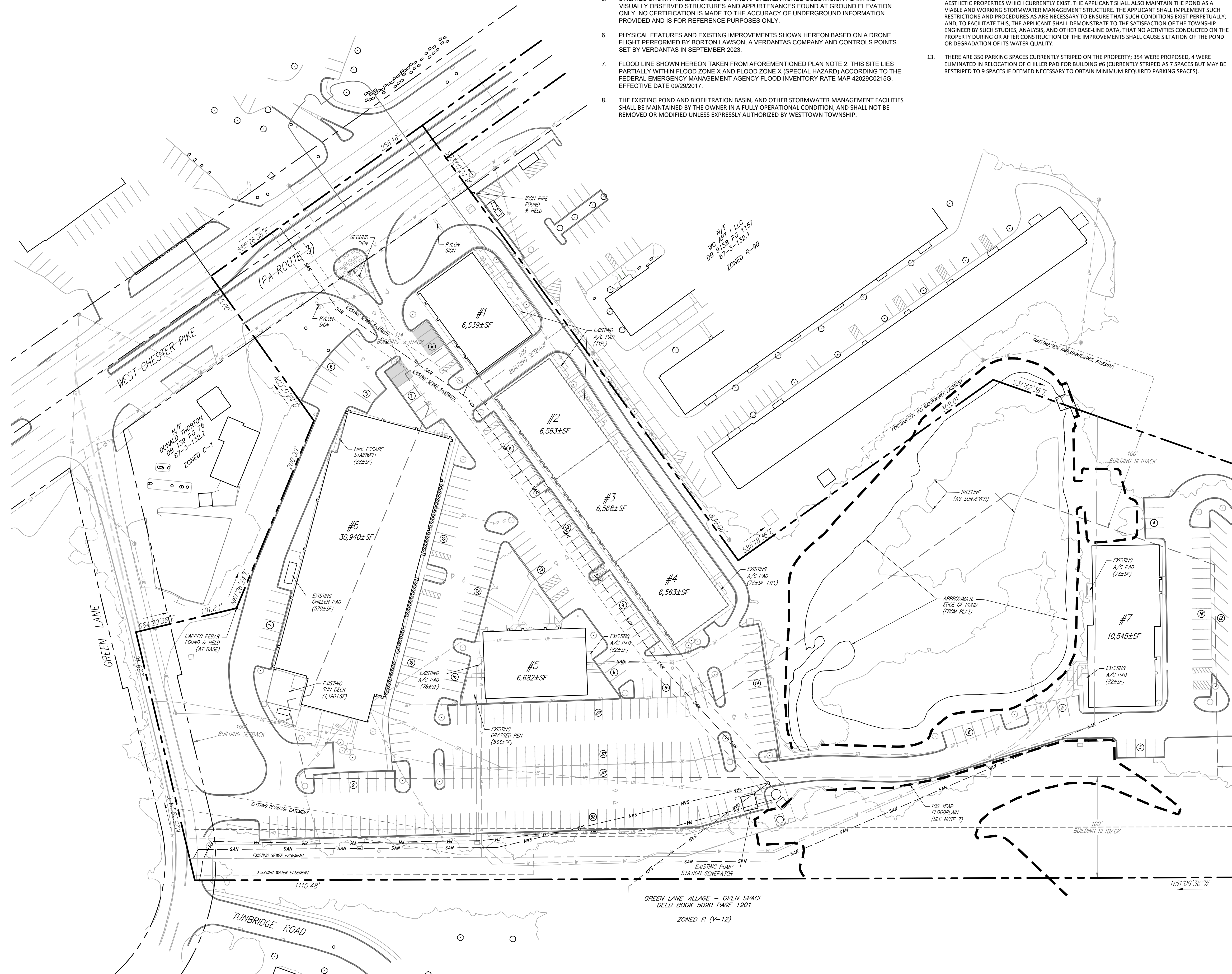
CONDO	BUILDING	A/C PAD	CONC.	MISC	TOTAL	CONDO%
#1	6,539	156	129		6,824	8.6%
#2	6,563	174	307		7,044	8.9%
#3	6,568	149	170		6,887	8.7%
#4	6,563	156	114		6,833	8.7%
#5	6,682	160	113	533	7,488	9.5%
#6	30,940	570	141	1,190	32,841	41.6%
#7	10,545	160	320		11,025	14.0%
					78,942	100.0%

CONDOMINIUM AREAS CONTAIN AREA WITHIN BUILDING FROM BRICK FACE, SIDE AND REAR SIDEWALKS LIMITED TO EXCLUSIVE USE BY ASSOCIATED BUILDING, CONCRETE UTILITY PADS, AND OTHER AREAS RESERVED FOR EXCLUSIVE USE OF THE CONDOMINIUM BUILDING TO WHICH IT IS ASSOCIATED. ADJACENT COMMON AREAS INCLUDED COMMON SIDEWALKS AND ADJACENT CURBING, AND PARKING STALLS ONLY; ALL REMAINING AREA IS GENERAL AREA.

SPENCER D. QUALLS HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THE DECLARATION OF CONDOMINIUM IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED.


 SPENCER D. QUALLS, OWNER


 DATE



verdantas
PEOPLE FOCUSED FUTURE

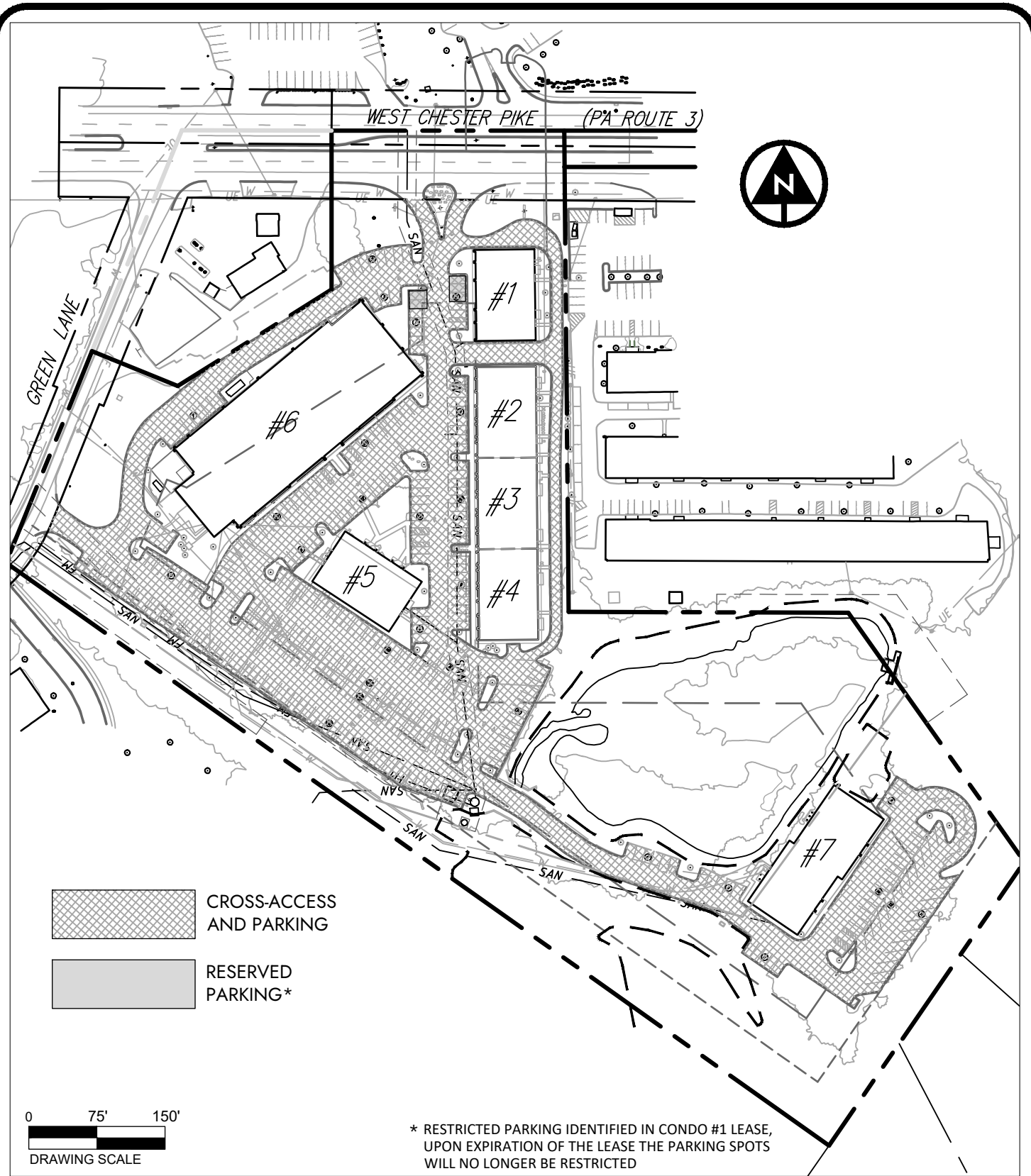
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6654
FAX: 302.239.6485

DESIGNED BY: AMMS
DRAWN BY: AMT
CHECKED BY: DDW
PROJECT NO: 19162

WESTTOWN ~ CHESTER COUNTY ~ PENNSYLVANIA
1646 WEST CHESTER PIKE
CONDOMINIUM PLAN
EXHIBIT

DATE: NOVEMBER 13, 2023
SCALE: 1" = 50'
SHEET: 1 OF 1

c:\users\marnisklodowski\work\ipa\condolebase_1646wcp-110123.dwg



DATE:	11-13-2023
PROJECT. NO.	19162
SCALE:	1" = 150'
DESIGNED BY:	N/A
DRAWN BY:	MMS
CHECKED BY:	DDW

WESTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

1646 WEST CHESTER PIKE

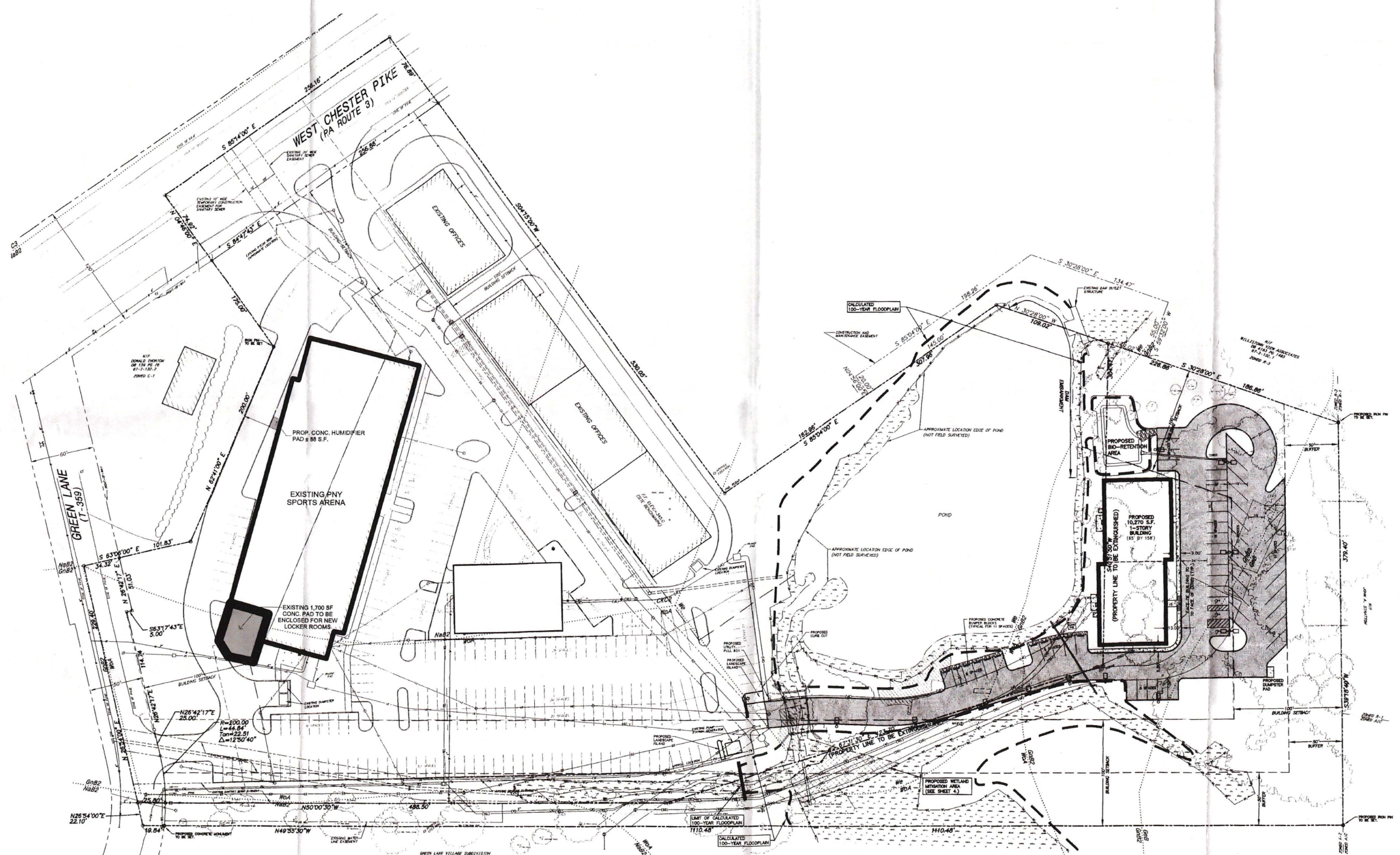
TMP# 67-3-132 & 67-3-132.3

EXHIBIT FOR

CROSS-ACCESS & PARKING AGREEMENT


verdantas
PEOPLE FOCUSED FUTURE

5400 LIMESTONE ROAD WILMINGTON, DE 19808-1232 TEL. 302.239.6634 FAX 302.239.8485	SHEET: 1 OF 1
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1 SITE PLAN
 SP1.0 SCALE: 1" = 40'-0"

15. FLOOR AREA RATIO CALCULATION:
 (A) TO THE EXTENT DEEMED NECESSARY BY THE TOWNSHIP ENGINEER, THE

ARCHITECT

 ARCHITETRA P.C.
 1500 E. Lancaster Ave.
 Suite 103
 Paoii, Pa. 19301
 (610) 993-9111 (610) 993-0510 fax

ARCHITECT
 CONSULTANT

CONSULTANT
 CONSULTANT

CONSULTANT
 CONSULTANT

CONTRACTOR
 OWNER

PROJECT
 PROPOSED RENOVATIONS FOR:

PNY SPORTS ARENA
 1646 WEST CHESTER PIKE
 WEST CHESTER, PA 19382

REVISIONS

NO.	DATE	REVISION


SHEET TITLE
SITE PLAN
 ISSUED REVIEW
 DATE: 04/19/24 SCALE: 1" = 40'-0"
 DRAWN BY: JAL CHECKED BY: TSK
 DRAWING NO.
SP1.0

RECEIVED
 OCT 22 2024
 BY: _____

REVIEW

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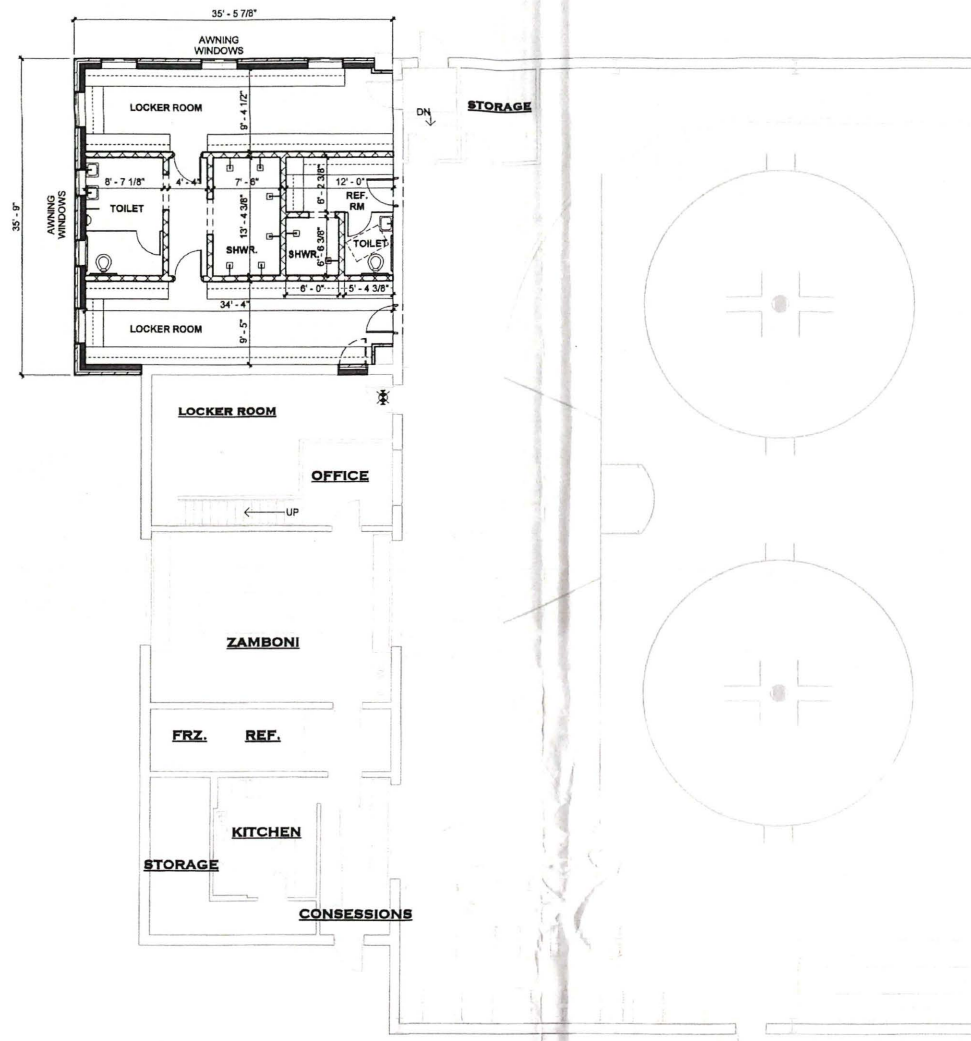
ARCHITECT
 CONSULTANT
 CONSULTANT
 CONSULTANT
 CONTRACTOR
 OWNER

PROJECT
PROPOSED RENOVATIONS FOR:
PNY SPORTS ARENA
 1646 WEST CHESTER PIKE
 WEST CHESTER, PA 19382

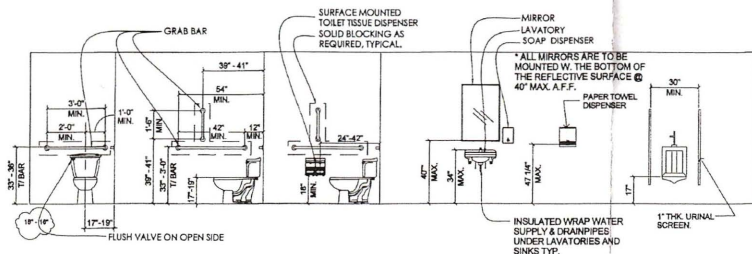
REVISIONS

NO.	DATE	REVISION
1	8.04.24	REVIEW REVISIONS

SHEET TITLE
FLOOR PLANS
 ISSUED REVIEW
 DATE: 7.3.2024 SCALE: As Indicated
 DRAWN BY: JML/JAO CHECKED BY: TBK
 DRAWING NO.
A2.0



TYP. H/C ACCESSIBILITY MOUNTING HEIGHTS & DIMENSIONS



Door Schedule

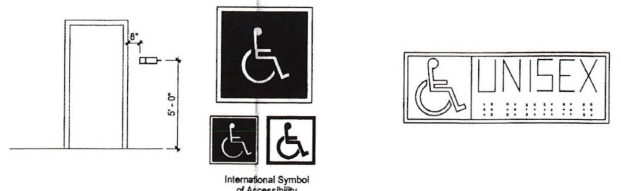
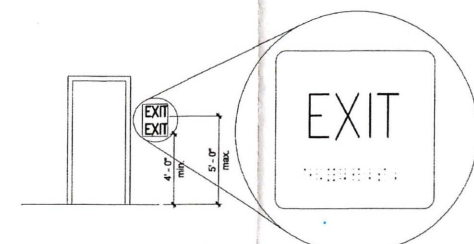
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	DESCRIPTION	DOOR	FRAME	HDWR. SET
100	FLUSH	3'-0"	6'-8"	FLUSH	HM	HM	36x80
101	FLUSH	3'-0"	6'-8"	FLUSH	HM	HM	36x80
102	FLUSH	3'-0"	6'-8"	FLUSH	HM	HM	36x80
103	FLUSH	3'-0"	6'-8"	FLUSH	HM	HM	36x80
104	FLUSH	3'-0"	6'-8"	FLUSH	HM	HM	36x80
105	FLUSH	3'-0"	7'-0"	METAL FLUSH	HM	HM	36x84
106	FLUSH	3'-0"	7'-0"	METAL FLUSH	HM	HM	36x84
107	FLUSH	3'-0"	6'-8"	FLUSH	HM	HM	36x80

HARDWARE SCHEDULE

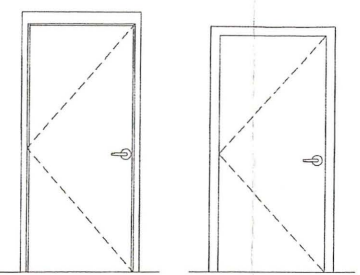
SET	DOOR NO.	ITEM	MANUFACTURER & MODEL NUMBER	FINISH	REMARKS
01	106	1 1/2 PAIR BUT HINGES (1) EXIT DEVICE (1) DOOR STOP & HOLD OPEN (1) DOOR CLOSER	HAGER 4 1/2 x 4 1/2 HD BALL BEARING VONDUPRIN 90 SERIES w/ LEVER & CYLINDER ROCKWOOD #477 NORTON 7700 SERIES	US 26 D US 26 D US 26 D US 26 D	
02	106	1 1/2 PAIR BUT HINGES (1) STOREROOM LOCK w/ LVLR HANDLE (1) DOOR CLOSER (1) KICKPLATES (1) DOOR STOP & HOLD OPEN	HAGER 4 1/2 x 4 1/2 HD BALL BEARING SCHLAGE D69PD STOREROOM LOCK ATHENS LEVERS NORTON 7700 SERIES ROCKWOOD 8 x 32 ROCKWOOD #473	US 26 D US 26 D US 26 D US 26 D	
03	100, 101, 102, 107	1 1/2 PAIR BUT HINGES (1) OFFICE LATCH w/ LEVER HANDLE (1) DOOR STOP & HOLD OPEN (1) KICKPLATES	HAGER 4 1/2 x 4 1/2 HD BALL BEARING SCHLAGE D59PD OFFICE LOCK ATHENS LEVERS ROCKWOOD #473 ROCKWOOD 8 x 32	US 26 D US 26 D US 26 D	
04	104	1 1/2 PAIR BUT HINGES (1) CLASSROOM LATCH w/ LVLR HANDLE (1) DOOR CLOSER (1) KICKPLATES (1) DOOR STOP & HOLD OPEN	HAGER 4 1/2 x 4 1/2 HD BALL BEARING SCHLAGE D70PD CLASSROOM LOCK ATHENS LEVERS NORTON 7700 SERIES ROCKWOOD 8 x 32 ROCKWOOD #473	US 26 D US 26 D US 26 D US 26 D	
05	103	1 1/2 PAIR BUT HINGES (1) PRIVACY LATCH w/ LEVER HANDLE (1) DOOR CLOSER	HAGER 4 1/2 x 4 1/2 HD BALL BEARING SCHLAGE D40S PRIVACY LOCK ATHENS LEVERS NORTON 7700 SERIES	US 26 D US 26 D US 26 D US 26 D	

4 HARDWARE SCHEDULE
 SCALE: 12" = 1'-0"

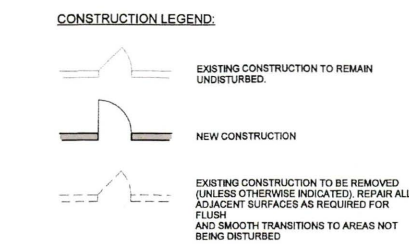
HARDWARE NOTES:
 A. PROVIDE WEATHER-STRIPPING AT ALL EXTERIOR DOORS.
 B. PROVIDE YES #11 FELICERS AT ALL WOOD DOORS NOT RECEIVING WEATHER-STRIPPING.
 C. PROVIDE WALL OR FLOOR STOP, AS APPROPRIATE, AT ALL DOOR.



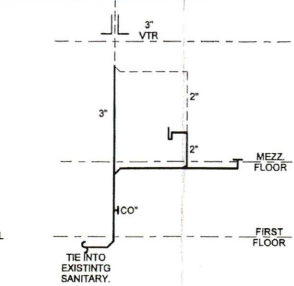
5 TACTILE EXIT & TOILET ROOM SIGN
 SCALE: 1/4" = 1'-0"



3 DOOR TYPES
 SCALE: 1/2" = 1'-0"



8 CONSTRUCTION LEGEND
 SCALE: 12" = 1'-0"



9 PLUMBING RISER
 SCALE: 3/4" = 1'-0"

REVIEW

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