Smart Growth Committee Meeting
August 12, 2026 @ 6:00 PM
This meeting is recorded for public record.

Committee Members:
Jerome Szczepaniak, Chair
Bryan Travis
Stephen Marvin

Director of Building & Housing: Aaron Flook
Borough Manager: Sean Metrick
Assistant Borough Manager: Ramsey Reiner

Smart Growth Committee Meeting:

1. Call to Order

2. Announcements

   A. The West Chester Borough is participating in a friendly "Food Fight" with East & West Bradford Townships from July 1st to August 31, to collect non-perishable food items. Collection site is in the lobby at West Chester Borough Hall

3. Comments

   Comments, suggestions, petitions by residents, taxpayers and visitors in attendance regarding items that are not on the agenda. Please be advised there is a 5-minute time limit which is at the discretion of the Council President and/or Chair.

4. Reports

   A. Director's report – (attachment)

   B. Smart Growth Committee - Chair Report, workplan and issues raised at prior meetings (attachment)

5. Old Business

   A. Motion to approve Smart Growth Committee minutes – June 10, 2026 & July 8, 2026 (attachment)

   B. Discuss large party permits on private property
   Issue: Control the size and frequency of large gatherings

   C. Discussion on Mobile Food Truck Ordinance items to be resolved (attachment)
   Issue: Smart Growth feedback needed on 3 items for the pending food truck ordinance.

6. New Business

   A. Motion to approve preliminary land development plan for 410 S High St – townhouses

(attachment)

B. Motion to direct the Solicitor to attend Zoning Hearing Board for 615/617 S Walnut St– variance for parking in the front yard setback. (attachment)
Issue: Staff recommendation to NOT direct the Solicitor

C. Motion to direct the Solicitor to attend the Zoning Hearing for 500 W Lafayette St– dimensional variance for side yard setback (attachment)
Issue: Staff recommendation to NOT direct the Solicitor

D. Motion to approve minor edits to Chapter 66 Ordinance
Issue: Current ordinance has minor issues with deadlines that need to be rectified for more efficient enforcement.

E. Motion to approve HARB applications (attachments)
Issue: Consider a Motion to approve the July HARB Certificate of Appropriateness
1. 2026-15: 122 S. High St-Railing
2. 2026-16: 143 W. Gay St-Sign
3. 2026-17: 200 N. High St-Awning
4. 2026-18: 20 W. Market St-HVAC Equipment
5. 2026-19: 16 E. Gay St-Sign & Façade painting

7. Other Business

8. Adjournment

Visit www.west-chester.com for access to all attachments.
Agendas are posted to www.west-chester.com by noon 3 business days prior to the meeting.

The Friendly 2026

Food Fight

July 1st to August 31st

West Chester Borough vs East & West Bradford

Non-Perishable Food Collection Drive for the Chester County Food Bank

The West Chester Food Collection site will be in the Municipal Building from July 1st thru August 31st:
401 E. Gay Street
West Chester, PA 19380

Help the Borough beat the Bradfords by collecting the most non-perishable food!

www.west-chester.com

Borough of West Chester

401 East Gay St West Chester PA 19382
www.west-chester.com

Borough Council
Nicole Scimone, President
Bernie Flynn, Vice President
Jerome Szczepaniak
Bryan Travis
Brian McGinnis
Stephen Marvin
Lisa Kearns

Mayor
Lillian DeBaptiste

Borough Manager
Sean Metrick

DEPARTMENT OF BUILDING, HOUSING AND CODE ENFORCEMENT

August 4, 2026

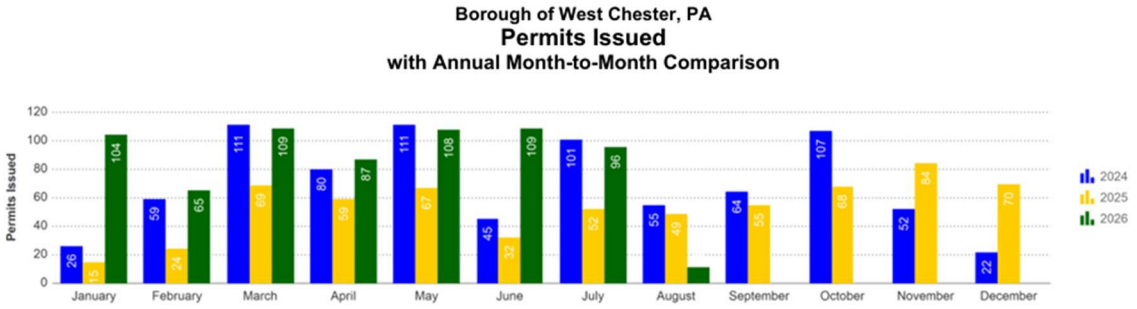
Executive Summary

- Building and Housing are averaging ninety-eight (98) permits per month so far for 2026, twenty-seven (27) more than 2024 and forty-five (45) more than 2025.
- With the increase in the number of permits issued per month in 2026, The Department has been able to reduce the time to issue a permit from ninety-seven (97) days in January, to twenty (20) days in July.
- Days to Close for code violations have fallen from 655 days in January to 92 days in July.
- We are down to fifty-five (55) rental licenses from 2025 that have not renewed (.9% of our total licenses). We closed the expired license and have posted the property with notices to cease and desist renting these units.
- Zoning Hearing Board
    - July 27th Application #1040, 244 E. Evans Street – the Applicants gave their testimony, the hearing is continued to allow discussion between the Applicant and the Borough.
    - August 24th Application #1041 615-617 S. Walnut Street – The Applicant is seeking a variance to allow parking in the front yard setback, in the NC-2 zoning district, as part of a land development.
    - August 24th Application #1042 500 W. Lafayette Street – The Applicant is seeking relief of four (4) feet from the Primary structure, side yard setback of fifteen (15) feet to allow for the construction of a single-family house on an undeveloped lot.
- Planning Commission
    - 615-617 S Walnut Street – Preliminary plans approval is progressing. The developer has written their responses to the consultants that reviewed the plans and are preparing their revised plans. This land development will appear before Smart Growth and the Borough Council for approval next month for approval of the preliminary plans.

- 410 S Walnut Street- Planning Commission has completed review and will be voting on recommending these preliminary plans approval by the Borough Council on August 10.
- 328 & 330 W Washington Street – Planning Commission is reviewing a sketch plan presented for these properties to consolidate two lots, each improved with a duplex (one side by side, one up and down) and adding townhomes in the rear of the property. The exact number of townhouse units is the main topic of discussion. (between 3-6 depending on size)
- 339 W Gay Street – Sketch plans, discussed types of development for this lot, improved with multiple buildings. The Planning Commission discussed multiple ideas with the Developer to get a better idea of what development maximizes the use of this property.

Building and Housing

Permit Applications Received:	May	June	July	Received YTD
Comm. Addition, Alteration-Repair	12	15	20	87
Commercial Demolition	0	1	1	4
Land Development Application	1	1	0	2
Residential Addition-Alteration-Repair	35	26	31	215
Sign Permit	1	1	3	9
Zoning Site Plan Review	0	14	11	57
Cafe Permit	0	0	0	40
Certificate of Occupancy	2	1	1	10
Variance/Special Exception/Zoning appeal	1	1	2	4

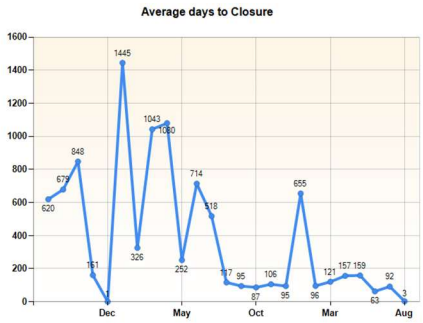


Permit Issued:	May	June	July	Issued YTD
Comm. Addition, Alteration-Repair	12	15	11	73
Commercial Demolition	0	1	0	4
Land Development Application	1	1	0	2
Residential Addition-Alteration-Repair	35	26	32	194
Sign Permit	0	0	2	6
Zoning Site Plan Review	0	14	5	49

Cafe Permit	0	0	0	36
Certificate of Occupancy	2	1	1	3
Variance/Special Exception/Zoning appeal	1	1	0	11

Code Enforcement

Cases (as of the 26th of the Month)				
	May 26	June 26	July 26	YTD 26
Enforcement Requests	140	66	129	803
Cases Opened	98	55	104	540
Cases Closed	129	66	130	853



The Department continues to look for ways to reduce the days to get cases to close. While this is a process that takes, generally, between 30-90 days for completion, our goal is to consistently close cases under 90 days. To help with this we have designated one Code Officer to enforcement as their primary responsibility.

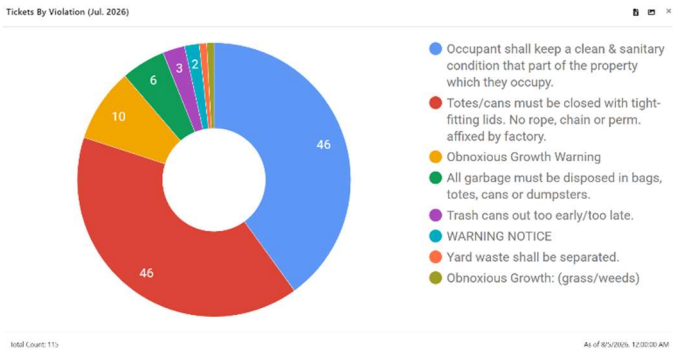
Code Enforcement Officer Inspections: (Notice of Violations)

	May 26	June 26	July 26	Issued YTD
Garbage, Rubbish, Refuse	2	0	0	4
Grass/Weeds	22	4	15	43
Illegal Rentals	23	1	2	11
Junk Vehicles	0	1	1	3
Property Maintenance	56	25	51	275
Stop Work Orders	1	2	3	6
Zoning Violations	2	0	0	6
Building Code Violations	0	0	3	9

Rental Inspections:

Inspection Performed (as of the 26th of the Month)				
	May 26	June 26	July 26	YTD 26
Annual Rental Inspection	137	248	275	1511
Initial Rental Inspection	5	16	19	82

Tickets Issued



88/% of tickets issues in July are Trash Related (Chapter 62).

Highest Ticket Totals

May 2026	June 2026	June 2026
S. Matlack – 32	S. Walnut – 18	S. Walnut – 20
E. Miner – 14	W. Biddle – 11	W. Market – 8, S. Matlack – 8
S. Franklin – 11	E. Miner – 10	E Barnard – 7
E. Gay - 11	S. Matlack – 9	E. Miner – 6, W. Chestnut - 6

Disruptive Conduct Report

The department is continuing to record and monitor Disorderly Conduct Reports (DCR) generated when the police respond to a nuisance complaint.

Disruptive Conduct Reports Received (25-26 Rental Season, with the first month of the 26-27 Season.)

Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	April 2026	May 2026	June 2026	July 2026
13	8	8	1	0	13	10	6	3	1

Disruptive Conduct Reports. (these DCR submitted to BHCE by months end)

Date	Address	WCU	Reason
7/14	600 Block of Mechanics Alley	Unknown	Chpt 73 Noise disturbance

The 2025-2026 rental season ended June 30th. July 1st started the 2026-2027 rental season. As of this time we have one Disruptive Conduct Report received. To clarify: at the end of a rental season if the case is adjudicated in the following rental season, the points associated with that DCR assigned to the rental season the case was adjudicated in.

DRAFT MEETING MINUTES

SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date: Wednesday, July 8, 2026 @ 6:00 PM

Committee Members: Jerry Szczepaniak, Chair
Stephen Marvin
Bryan Travis

Staff: Aaron Flook, Director of Building, Housing & Code Enforcement
Sean Metrick, Borough Manager

I. Call to order- 6:05pm

II. Announcements-July 15, 2026 6:30pm there will be a public hearing

III. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda. *(Please be advised that all public comments have a 5-minute time limit.)* Joe Norley, former Borough resident, discusses Borough Home Rule Charter.

IV. Reports

A. Director's report – (attachment)-The process to review Director's report has changed. Committee has been provided with the report to review and question if any. Mr. Chair notes all but 58 rental licenses from 2025-2026 Rental Cycle have been renewed. Big improvement from last year. Planning Commission is reviewing the following Land Development applications, 410 S. High St, the former Burger King site and 615-617 S. Walnut Street, that proposes renovate existing house and add townhouses along Willow Alley. Mr. Travis discusses the progress on a construction permit. Mr. Flook added the delays were due to incomplete commercial construction permit application, which is now complete. The permit is set to be issued shortly, if not issued already. Lisa Kerns, W. Biddle St, has questions regarding Director Report with tickets and citations by Code Enforcement Officers.

B. Smart Growth Committee - Chair Report (attachment)-None

V. Old Business

A. Continue discussion of Large Party Permits on Private Property
Issue: Should borough create a permit for large parties on private property.
Mr. Travis discusses the possible logistics to requiring permits for large parties on private property. He notes this process would align with regulations required by large public gatherings for public safety and goes on to review Bloomsburg Borough ordinance. Assistant Manager Ramsey Reiner notes the requirements for large gathering in Chapter 91, Shows, Carnivals and Parades. Internal drafts are being prepared to mimic Raliegh, North Carolina ordinance that has a tiered system to regulate large parties, based on occupancy of gatherings. This would be a very clear policy that would appear predominantly on the website for all to access. This policy would accrue property points. The Borough may not want to use a permitting system for regulation as it leaves the Borough open to liability. Using "Disorderly gathering" with accruing points may be more effective to control unruly parties. Mr. Flook noted that Café Permits require property owners submit their permission for cafés to have sidewalk seating, this would be an easy requirement for rental licenses to manage large parties. Mr. Travis thanked the staff for their time and consideration of this proposed regulation.

B. Approve June and July Smart Growth Minutes (attachment)-Tabled to August

C. Discussion of Gas-powered leaf blower restrictions-Discussion continued with additional details to August with the expectation of a memo of a model ordinance for Council to consider a motion to continue the ordinance.

VI. New Business

VII. Other business

VII. Adjournment-6:44pm

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DRAFT

DRAFT MEETING MINUTES

SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date:	Wednesday, June 10, 2026 @ 6:00 PM
Committee Members:	Jerry Szczepaniak, Chair Stephen Marvin Bryan Travis
Staff:	Aaron Flook, Director of Building, Housing & Code Enforcement Sean Metrick, Borough Manager

I. Call to order -6:03PM

II. Announcements

A. WCU master plan conditional use hearing to be continued June 22, 2026 at 6pm in Borough Council chambers.

B. Hearing to be held on July 15, 2026, at 6:30pm to consider approving the Data Center Ordinance creating new regulations for data centers in the industrial district

III. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda. *(Please be advised that all public comments have a 5-minute time limit.)*-None

IV. Reports

A. Director's report – Mr. Flook reviews the statistical report for May 2026. There was a Landlord Open House to assist landlords and responsible agents with renewing rental licenses. Turn out was better than last year. West Chester University attended as well. Planning Commission continues to review Data Center ordinance and 410 S. High St revised Preliminary Land Development Plans. The applicant will return to Planning Commission review in July. Planning Commission has also in the process of reviewing a sketch plan for 615-617 S. Walnut St proposed townhouses. This sketch plan will be reviewed again in July. Zoning Hearing Board has denied application for 436 N. Church Street and the upcoming meeting for 244 E. Evans Street. . Code Enforcement Officers continue to patrol on Saturdays for work being performed without permits and monitor Gay Street closure activities.

B. Smart Growth Committee - Chair Report- Chair reviews progress for Land Development information page on the Borough website and continues the discussion with noise from leaf blowers and possible future regulations.

V. Old Business

A. Motion to approve Smart Growth Committee minutes – April 8, 2026 & May 13, 2026- Recomdation to approve 3:0

B. Continue discussion Large Party Permits on Private Property

Issue: Discuss permitting requirements and parameters for large parties on private property

Discussion of what determines a "large party" size, what is regulated by current ordinances and how a potential ordinance would affect the current property point system. Discussion will continue with Borough Solicitors to research how to most effectively interconnect current disruptive conduct ordinances with any new requirements. Discussion will continue.

VI. New Business

A. Motion to approve HARB applications

Issue: Consider a Motion to approve the May HARB Certificate of Appropriateness

1. 2026-09 20 W. Chestnut St-Garage demolition-3:0 Recommendation to not approve Certificate of Appropriateness
2. 2026-10 21 W. Washington St-Door, window, trim-replace and paint change-3:0 Recommendation to approve the following applications
3. 2026-11 104 E. Gay St-Sign
4. 2026-12 125 N. Church St-Sign
5. 2026-13 113 W. Chestnut St-Exterior renovation, mural removal
6. 2026-14 129 e. Gay St-Exterior Renovation/sign

B. West Chester Art District Grant-Greg Radford, member of Public Arts Commission (PAC), informs Smart Growth PAC will be applying for grant money from the Pennsylvania Council of the Arts to possibly create a Creative Arts District in the Borough. If successful, PAC will be notified between November and January what the next steps will be to bring performances, gatherings, programs and public art to the Borough and help vitalize the downtown area.

VII. Other business-None

VII. Adjournment-7:07pm

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DRAFT

Memo: Summary of Proposed Mobile Food Vendor Ordinance

To: Borough Council
From: Ramsey Reiner, Director of Parking Services
Date: July 29, 2026
Subject: Summary of Proposed Ordinance Regulating Mobile Food Vendors

Purpose of the Ordinance

The proposed ordinance establishes a regulatory framework for mobile food vendors operating within the Borough. Its stated purpose is to allow mobile food vending in a way that benefits residents, workers, visitors, and businesses while protecting public health, safety, pedestrian access, traffic flow, fire safety, sanitation, and general welfare.

Key Provisions

- **Definitions: The ordinance defines major vendor categories, including food trucks, canteen trucks, ice cream trucks, mobile food service vehicles, mobile food vendors, commissaries, operators, and mobile food vendor events.**

- **Licensing requirement: Mobile food vendors must obtain a Borough-issued mobile food vendor license or permit before operating, and must also comply with applicable federal, state, county, and local licensing, health inspection, tax, and business registration requirements.**

- **Administrative authority: The Department of Building, Housing and Codes Enforcement is authorized to administer the permit program and develop supplemental rules for implementation and enforcement.**

Locations and Hours of Operation

The ordinance distinguishes between food trucks and ice cream trucks. Food trucks may operate only in approved locations, at Borough-approved special events, or on private property for private events for limited periods, subject to zoning restrictions. Food truck operating hours are generally 7:00 a.m. to 9:00 p.m., unless further restricted by permit conditions or the property owner, or extended by the Municipality. Ice cream trucks may operate from the right-of-way for short stops of no more than 15 minutes at one location before relocating at least one-quarter mile away, and their operating hours are generally 11:00 a.m. to 8:00 p.m.

Operating Requirements

- **Vehicle standards: Mobile food service vehicles must be designed and constructed for the type of food service being provided and must comply with applicable health, vehicle, fire, and safety regulations.**

- **Right-of-way operations: Vehicles operating in the right-of-way must park with traffic,**

keep the service window facing the curb or pavement edge, and generally may not provide seating except during approved street closures or special events.

- **Business and pedestrian access: Vendors may not block access to businesses, signage, emergency access, sidewalks, or pedestrian travel. A minimum six-foot clear sidewalk path must be maintained.**

- **Spacing: Vendors must maintain separation from other mobile food service vehicles and may not operate within 100 feet of brick-and-mortar eating establishments.**

Safety, Sanitation, and Conduct Rules

- **Fire prevention: The ordinance sets detailed fire-safety requirements, including fire extinguishers, generator restrictions, LPG tank limits, fire suppression systems for grease-laden vapors, required clearances from buildings and hydrants, and separation of engine-driven power sources from the public.**

- **Solid fuel safety: Vendors using wood or charcoal must follow storage, ash removal, and fire debris handling requirements.**

- **Waste and spills: Vendors are responsible for keeping the surrounding area clean, managing trash within at least 50 feet of the vehicle, removing waste before leaving, complying with stormwater and sewer discharge regulations, and maintaining a spill response plan on the vehicle.**

- **Noise, signage, and support methods: Operations must comply with the Borough noise ordinance, may not drill or anchor supports into public surfaces, and must follow limits on vehicle signage and sandwich board signs.**

- **Alcohol and service limitations: Alcohol sales are restricted, and canteen trucks and ice cream trucks are prohibited from selling alcoholic beverages. Mobile food service vehicles must serve pedestrians only; drive-through or drive-in service is prohibited.**

Permitting Process

The Department of Building, Housing and Codes Enforcement would oversee issuance, suspension, and revocation of permits. Applicants must submit identifying information for owners and operators, photos of the vehicle, vehicle license and registration information, health department permits, business license, insurance certificate, acknowledgment of compliance, and any additional information required by the Borough. Permits must be displayed while operating, expire annually on December 31 unless otherwise set by the permit administrator, and may be renewed if the vendor remains eligible.

Enforcement and Appeals

The ordinance authorizes code enforcement officers, fire officials, and police officers to issue citations for violations, including operating without a permit, exceeding temporary authorization, violating special event conditions, or failing to comply with any ordinance requirement. Fines are stated as no less than $100 and no more than $1,000. Responsibility for violations may extend to the operator, employee,

property owner, or event host depending on the circumstances. Permits may be suspended for false application information, repeated violations, failure to maintain required licenses or insurance, or outstanding warrants or multiple parking tickets. Revocation may occur after four violations within twelve months or where operation threatens public health, safety, peace, or welfare. Denials, suspensions, and revocations may be appealed through the process established in the ordinance.

Items Council May Want to Resolve Before Adoption

- **Cross-references remain incomplete: Several references appear to require final section numbers or related ordinance language, including references to Chapter 104-55.1 and an "UPDATE" placeholder.**
    - **Action needed: This will be clarified during drafting of ordinance. No action needed.**
- **Appeal authority needs clarification: The appeals section refers to the "proper local authority," while the following section describes review by the Municipal Administrator. Council should confirm the intended appeal body.**
    - **Action needed: Should appeals be handled by Smart Growth Committee, Public Safety Committee or by full Council?**
- **Alcohol provisions should be confirmed: The ordinance includes highlighted language regarding alcohol sales and alcohol license documentation. Council should confirm whether this policy direction is intended and consistent with state law and Borough practice.**
    - **Action needed: Does Council want to consider allowing alcohol to be served at public events?**
- **Restaurant separation rule may draw attention: The proposed 100-foot separation from brick-and-mortar eating establishments is a policy choice that Council may want to discuss because it directly affects where vendors can operate downtown.**
    - **Action needed: Food trucks are also not permitted in the Town Center zoning district, except for Borough approved special events. We recommend keeping this clause to prevent any concerns for businesses in other zoning districts.**

Bottom Line

The ordinance would legalize and regulate mobile food vending under a structured permit system. It gives the Borough tools to manage where and when vendors operate, protect public safety and pedestrian access, require insurance and health compliance, and enforce violations through fines, suspension, and revocation. Before presentation or adoption, the draft should be tightened to remove placeholders, clarify the appeals process, and clean up several operational restriction provisions so Council is not being asked to approve unresolved language.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS, THE _____DAY OF _____20_____,
BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED,
RESPONSIBLE MEMBER FROM HIGH STREET 410 DEVELOPERS, LLC., WHO BEING
DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE EQUITABLE
OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEREOF WAS MAD AT
THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER
PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXECPTING THOSE AREAS LABELED "NOT FOR DEDICATION")
WILL BE OFFERED FOR DEDICATION

_____
(HIGH STREET 410 DEVELOPERS, LLC MEMBER)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ dAY OF_____,
20_____

_____
(NOTARY PUBLIC)

APPROVALS:

PLANNING COMMISSION:
REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF WEST
CHESTER, CHESTER COUNTY, PENNSYLVANIA,
THIS ___ DAY OF _____, 20___.

_____
(MEMBER)
_____ _____
(MEMBER)
_____
(CHAIRPERSON)

BOROUGH COUNCIL:
APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WEST CHESTER,
CHESTER COUNTY, PENNSYLVANIA,
THIS ___ DAY OF _____, 20___.

_____
(PRESIDENT)
_____
(SECRETARY)

BOROUGH ENGINEER:
REVIEWED BY THE BOROUGH ENGINEER OF THE BOROUGH OF WEST CHESTER,
CHESTER COUNTY, PENNSYLVANIA,
THIS ___ DAY OF _____, 20___.

_____
(BOROUGH ENGINEER)

CHESTER COUNTY PLANNING COMMISSION:
THIS PLAN WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION,
THIS ___ DAY OF _____, 20___.

_____
(CCPC FILE NUMBER)

_____
(PLANNING COMMISSION SECRETARY)

CHESTER COUNTY RECORDER OF DEEDS
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER
COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK _____,
PAGE _____, ON THIS ___ DAY OF _____,
20___.

_____
(DEPUTY RECORDER OF DEEDS)

SURVEYORS STATEMENT

I, , A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR,
, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, , A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN
WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE ERROR OF
CLOSURE IS NOT GREATER THAN 1:10,000.

_____
(WILLIAM R. CUJDIK, P.E., P.L.S.) (SEAL)

CERTIFICATE OF CONFORMANCE

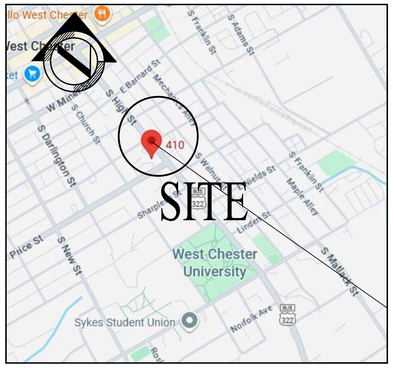
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT INFORMATION
CONTAINED IN THE ACCOMPANYING PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED
ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE TO THE ACCURACY REQUIRED BY
THE BOROUGH OF WEST CHESTER ZONING, STORM WATER, AND SUBDIVISION AND LAND DEVELOPMENT
ORDINANCES. (WITH THE EXCEPTIONS OF WAIVERS REQUESTED ON THIS SHEET)

_____ _____
(PROFESSIONAL ENGINEER) (DATE)

PRELIMINARY LAND DEVELOPMENT PLANS
410 SOUTH HIGH STREET III TOWNHOMES
FOR
TAX MAP U.P.I. NUMBERS: 1-9-1030
TC-TOWN CENTER ZONING DISTRICT
410 S. HIGH STREET ~ BOROUGH OF WEST CHESTER
CHESTER COUNTY ~ STATE OF PENNSYLVANIA

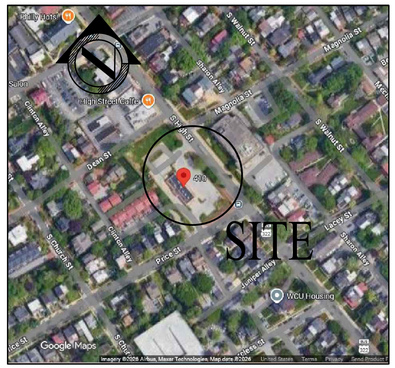
PREPARED FOR

HIGH STREET 410, LLC
283 2ND STREET PIKE, SUITE 110
SOUTHAMPTON, PA 18966
PHONE: (888) 609-1171



LOCATION MAP
SCALE: 1"=1000'

ZONING AND TAX MAP
SCALE: 1"=200'



AERIAL MAP
SCALE: 1"=200'

WAIVERS REQUESTED:

SWM SECTION:	REQUEST:
§94-306.J(3)	THE APPLICANT IS REQUESTING THAT THE INFILTRATION FACILITIES BE SET BACK A MINIMUM OF 2 FEET FROM ALL BUILDINGS AND FEATURES WITH SUBGRADE ELEMENTS WHERE THE REFERENCED ORDINANCE SECTION REQUIRES 10 FEET OF SEPARATION. THE BUILDING SUBGRADE ELEMENTS IN CLOSE PROXIMITY TO THE INFILTRATION AREAS CONSIST OF A BASEMENT WHICH IS A HABITABLE SPACE. ADDITIONAL DESIGN PRECAUTIONS HAVE BEEN PROPOSED TO PREVENT GROUNDWATER INFILTRATION INTO THE BASEMENTS AND PROTECTION OF THE BUILDING FOOTERS.
§94-306.J(4)	THE APPLICANT IS REQUESTING THAT THE BOTTOM ELEVATION OF THE INFILTRATION FACILITIES BE ALLOWED TO BE ABOVE THE PROPOSED BUILDING SUBGRADE ELEMENTS AT CERTAIN LOCATIONS. THE BUILDING SUBGRADE ELEMENTS IN CLOSE PROXIMITY TO THE INFILTRATION AREAS CONSIST OF A BASEMENT WHICH IS A HABITABLE SPACE. ADDITIONAL DESIGN PRECAUTIONS HAVE BEEN PROPOSED TO PREVENT GROUNDWATER INFILTRATION INTO THE BASEMENTS AND PROTECTION OF THE BUILDING FOOTERS.
DESIGN STANDARDS SECTION:	REQUEST:
§97-27.F.(7)	THE APPLICANT IS REQUESTING A WAIVER OF THE CLEAR SIGHT TRIANGLE REQUIREMENT. CLEAR-SIGHT TRIANGLES SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. WITHIN SUCH TRIANGLES, NO VISION-OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 30 INCHES AND BELOW 10 FEET, MEASURED FROM THE CENTER-LINE GRADE OF INTERSECTING STREETS. EACH SIDE OF THE SIGHT TRIANGLE SHALL BE A MINIMUM OF 75 FEET, MEASURED FROM THE POINT OF INTERSECTION ALONG EACH STREET CENTER LINE.
§97-27.F.(8)	THE APPLICANT IS REQUESTING A WAIVER OF THE SIGHT DISTANCE REQUIREMENT BASED ON STOP CONDITION AT INTERSECTING STREETS. IN DESIGNING STREET INTERSECTIONS, THE FOLLOWING SIGHT DISTANCE DIMENSIONS SHALL BE USED: POSTED SPEED OF INTERSECTED STREET IS 25 MPH. THE REQUIRED SIGHT DISTANCES IS 175 FEET MEASURED FROM A POINT SET BACK 15 FEET FROM THE INTERSECTED PAVEMENT EDGE ON THE STREET CONTROLLED BY A STOP SIGN OR SIGNAL.

REQUIRED PROJECT APPROVALS

BOROUGH OF WEST CHESTER	PENDING
PENNDOT-HIGHWAY OCCUPANCY PERMIT	PENDING
PADEP-SEWAGE FACILITIES PLANNING MODULE EXEMPTION	PENDING
PADEP-NPEDES PERMIT	PENDING
CHESTER COUNTY CONSERVATION DISTRICT	PENDING
AQUA AMERICAN PENNSYLVANIA	PENDING

RECREATION LAND REQUIREMENTS

PER SALDO SECTION 97-38.1.D(2) A MINIMUM OF 5% OF THE TRACT AREA SHALL BE PROVIDED FOR RECREATION.

TOTAL AREA = 58,035 SF

REQUIRED RECREATION AREA:

5% OF TRACT AREA = 2,901.75 SF

PROVIDED RECREATION AREA = 710 SF (PUBLIC) AND 2,252 SF (PASSIVE)

LIST OF DRAWINGS:

SHEET	TITLE
1	COVER PAGE
2	NOTES
3	EXISTING CONDITIONS-DEMOLITION
4	SITE ZONING PLAN
5	SITE IMPROVEMENT PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	DRAINAGE PLAN
9	SANITARY PROFILES
10	GENERAL SITE DETAILS
11	GENERAL SITE DETAILS
12	GENERAL SITE DETAILS
13	GENERAL SITE DETAILS
14	TRUCK TURNING

LANDSCAPE & LIGHTING (STUART AND ASSOCIATES, LLC)

SHEET	TITLE
1	BOROUGH LANDSCAPE PLAN
2	BOROUGH LANDSCAPE SCHEDULE + DETAILS
3	BOROUGH LANDSCAPE DETAILS
4	BOROUGH LIGHTING PLAN
5	BOROUGH LIGHTING DETAILS

EROSION & SEDIMENTATION CONTROL PLANS:

SHEET	TITLE
1	ESCP PLAN
2	ESCP E&S NOTES & DETAILS
3	ESCP DETAILS

POST CONSTRUCTION STORMWATER MANAGEMENT PLANS:

SHEET	TITLE
1	SITE PLAN
2	OPERATION & MAINTENANCE NOTES
3	DETAIL SHEET BASIN 1
4	DETAIL SHEET BASIN 2

NOTE: ALL PLAN SHEETS ABOVE SHALL BE RECORDED IN THE CHESTER COUNTY RECORDER.

RECORD OWNER:

GARY D. SALUTI AND SUZANNE M. DUNPHY
21388 FERRY LANDING ROAD TILGHMAN, MD 21671
DEED BOOK: 6832, PAGE 201

EQUITABLE OWNER/APPLICANT:

HIGH STREET 410, LLC
283 2ND STREET PIKE, SUITE 110
SOUTHAMPTON, PA 18966
PHONE: (888) 609-1171

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER TOWNSHIP COMMENTS	6/22/2026

PENNSYLVANIA ONE CALL SYSTEM, INC.
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J. PATTERSON
REGISTERED PROFESSIONAL
ENGINEER
COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

TITLE

COVER SHEET

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 14

REV 1

GENERAL NOTES

1. REFERENCES TO CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES INC IN THESE NOTES AND IN THE PLAN SET MAY BE REFERRED TO IN ABBREVIATED FORMAT AS CORNERSTONE. REFERENCE TO THE PROFESSIONAL OF RECORD MAY BE EITHER THE ARCHITECT OF RECORD OR ENGINEER OF RECORD FOR A PARTICULAR DISCIPLINE, AND MAY BE ABBREVIATED AS 'ENGINEER' OR 'ARCHITECT'.
2. THE NOTES PROVIDED ON THIS PLAN APPLY TO ALL PLAN SHEETS.
3. EACH CONTRACTOR OR SUBCONTRACTOR SHALL ENSURE THEY HAVE A COMPLETE SET OF DOCUMENTS TO BID AND CONSTRUCT FROM. A CONTRACTOR AWARDED ANY PART OF THE PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT THEIR SUB-CONSULTANTS AND SUB-CONTRACTORS HAVE ALL PROJECT INFORMATION INCLUDING THESE NOTES.
4. THE CONSTRUCTION MANAGER, GC, OR CONTRACTOR RESPONSIBLE FOR MULTIPLE SCOPES OF THE PROJECT SHALL ENSURE THEY HAVE ALL PLANS SETS ASSOCIATED WITH THE PROJECT. THESE PLANS HAVE BEEN PREPARED FOR THE SCOPE SHOWN HEREIN AND OTHER SETS MAY HAVE BEEN DEVELOPED FOR OTHER DISCIPLINES OR OTHER PROJECT SCOPES.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND ARE IN THEIR POSSESSION. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AND PERMITS ISSUED OR APPROVED BY PERMITTING AUTHORITIES.
6. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND MUNICIPAL OR AGENCY HAVING JURISDICTION STAMPED PLANS AT THE JOB SITE AT ALL TIMES. THE OWNER AND CONTRACTOR SHALL ENSURE THEY UNDERSTAND THE TIME PERIOD FOR WHICH ALL PERMITS AND APPROVALS COVER, AND IF A PERMIT OR APPROVAL IS SUBJECT TO EXPIRATION, SHALL EITHER RENEW OR RECEIVED AN EXTENSION, OR IDENTIFY THE NEED FOR SUCH RENEWAL OR EXTENSION IN WRITING TO THE OWNER.
7. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY WITH THE PROFESSIONAL OF RECORD AND CORNERSTONE THE PLAN REVISION AND PLAN DATES TO BE USED FOR CONSTRUCTION. THIS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CORNERSTONE IS NOT RESPONSIBLE FOR THE USE OF PLANS FOR WHICH THERE HAS BEEN A CHANGE TO THE RULES AND REGULATIONS, OR POLICIES SINCE THE PROJECT WAS APPROVED. IT SHALL BE THE OWNER AND CONTRACTORS' RESPONSIBILITY TO ENSURE ALL PERMITS AND APPROVALS ARE CURRENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THEY HAVE REVIEWED ALL PLAN SETS AND REPORTS ASSOCIATED WITH THE PROJECT PRIOR TO PROVIDING A BID OR PROVIDING CONSTRUCTION SERVICES. SHOULD THERE BE DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS OR PERMITTING PLANS, THE CONTRACTOR SHALL PROVIDE AN RFI TO THE CLIENT, THE ENGINEER OF RECORD, ARCHITECT OF RECORD, AND THE PLAN PREPARER IF THE PLAN PREPARER IS NOT THE PROFESSIONAL OF RECORD, FOR RESOLUTION. PLEASE NOTE THAT RFI'S SHOULD BE SENT BY THE CONTRACTOR IN CHARGE OF ALL DISCIPLINES AND SHALL NOT BE SUBMITTED DIRECTLY BY SUBCONTRACTORS.
10. THE ENGINEER OF RECORD IS NOT RESPONSIBLE OR LIABLE FOR ANY SUBSURFACE CONDITIONS.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
12. CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO INSTALL THE IMPROVEMENTS ON THESE PLANS, INCLUDING BUT NOT LIMITED TO: LABOR, MATERIALS, DEMOLITION, MATERIAL REMOVAL AND DISPOSAL, QUALITY WORKMANSHIP OF IMPROVEMENTS AND REPAIRS, SCHEDULING, SAFETY COORDINATION AND MONITORING, CLEAN UP, TESTING, ONE CALL, SURVEY STAKEOUT, PERMITTING, PROJECT MANAGEMENT AND TRAFFIC CONTROLS.
13. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. NEITHER THE PROFESSIONAL ACTIVITIES OF CORNERSTONE, NOR THE PRESENCE OF CORNERSTONE'S EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS AS MAY BE REQUIRED BY ANY AUTHORITY.
15. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
16. THESE PLAN AND SPECIFICATION DOCUMENTS, AND ANY SUPPORTING DOCUMENTATION, ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY CORNERSTONE TO ANY PARTY WITH WHOM CORNERSTONE HAS NOT ENTERED INTO A CONTRACT.
17. ANY INFORMATION PROVIDED IN THE DESIGN DOCUMENTS RELATED TO SEQUENCING, PHASING, DESIGN TECHNIQUES SPECIFICATION OR DETAILING ARE PROVIDED FOR GENERAL GUIDANCE AS TO THE DESIRED END RESULT AND DESIGN INTENT AND IS NOT INTENDED TO REPLACE THE CONTRACTORS OBLIGATION IN: INVESTIGATING, THOROUGHLY UNDERSTANDING, APPROPRIATELY COORDINATING WITH THEIR SUB CONSULTANTS AND PROPERLY PRICING THE MEANS AND METHODS NECESSARY FOR PROPER AND SAFE COMPLETION OF THE PROJECT OR PHASE OF THE PROJECT.
18. CORNERSTONE AND THE ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD AND/OR CONSTRUCT IN STRICT COMPLIANCE WITH THE APPROVED PLANS, CURRENT CODES, RULES, STATUTES, ETC. IF THE PROJECT, OR PORTION OF THE PROJECT IS NOT CONSTRUCTED, THEN CORNERSTONE AND THE ENGINEER OR ARCHITECT OR RECORD SHALL BE HELD HARMLESS.
19. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORDS OF CONSTRUCTION THROUGHOUT THE PROCESS AND PROVIDE AN AS-BUILT AS COORDINATED WITH THE OWNER AT THE COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENTS OR AGREEMENTS ON ADJOINING PROPERTIES TO GAIN ACCESS TO THE SITE FOR DEMOLITION AND CONSTRUCTION AS MAY BE IDENTIFIED BY THE CONTRACTOR BASED ON THEIR MEANS AND METHODS.
21. REFER TO OTHER PLANS SHEETS FOR ADDITIONAL NOTES, DETAILS, AND SPECIFICATIONS.

SAFETY NOTES

1. CORNERSTONE AND THE PROFESSIONAL OF RECORD ARE NOT RESPONSIBLE FOR JOB SITE SAFETY, SAFETY INQUIRIES OR SUPERVISION. THE CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND REQUIREMENTS, TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC, TO ENSURE THE INTEGRITY OF THE SITE AND ANY EXISTING FEATURES TO REMAIN, AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SECURE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
4. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OSHA GUIDELINES AND ALL RULES AND REGULATIONS THAT APPLY.
5. WHEN CONSTRUCTION ACTIVITIES IMPACT ROADWAYS, PARKING LOTS AND PEDESTRIAN ROUTES, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFETY PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD) AND FEDERAL, STATE AND LOCAL POLICIES, REQUIREMENTS, AND REGULATIONS.

INSPECTION NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE INSPECTION REQUIREMENTS FOR THE PROJECT. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE THE INSPECTION ENTITY WITH A MINIMUM OF TWO BUSINESS DAYS' NOTICE FOR SCHEDULING OF INSPECTIONS, OR AS OTHERWISE OUTLINED IN THE PERMIT, APPROVAL, OR LAND DEVELOPMENT AGREEMENT. REQUESTS SHALL BE IN WRITING, OR IF COMPLETED WITH A PHONE CALL, THE CONTRACTOR SHALL RETAIN A WRITTEN RECORD OF THE REQUEST, TO BE SUPPLIED TO THE OWNER IF REQUESTED.
2. IT SHALL BE THE CONTRACTORS OBLIGATION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THECOUNTY AND ANY OTHER PERMITTING ENTITIES WHERE A PRE-CONSTRUCTION MEETING IS A REQUIREMENT.
3. THE CONTRACTOR SHALL PERFORM ANY SELF-INSPECTION FORMS REQUIRED BY MUNICIPAL, STATE, OR FEDERAL AGENCIES, AND HAVE COPIES ON-SITE OR READILY AVAILABLE IF REQUESTED.
4. THE PRESENCE OF CORNERSTONE ON SITE DOES NOT REMOVE THE OBLIGATION OF THE CONTRACTOR TO DIRECTLY COORDINATE INSPECTIONS WITH THE GOVERNING BODY.
5. SHOULD THE PROJECT NEED ANY CRITICAL STAGE REVIEWS AS A PART OF THE NPDES PERMIT, IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO SCHEDULE THE SITE REVIEW WITH THE APPROPRIATE DESIGN PROFESSIONAL AT THE SPECIFIC STAGES NOTED ON THE PLANS. REFER TO THE PCSM PLANS FOR THE CRITICAL STAGE REVIEW. CORNERSTONE CANNOT SIGN OFF ON THE NPDES NOTICE OF TERMINATION (NOT) IF THE CRITICAL STAGE REVIEWS ARE NOT COMPLETED. ANY ADDITIONAL SERVICES OR RE-CONSTRUCTION RESULTING FROM THE CONTRACTORS LACK OF SCHEDULING SHALL BE AT THE CONTRACTORS COST.

CONTRACTOR SUBMITTALS & REQUESTS FOR INFORMATION

1. THE CONTRACTOR SHALL COORDINATE WITH THECOUNTY ON THEIR SUBMITTAL SUBMISSION AND REVIEW PROCESS AND IS RESPONSIBLE FOR MANAGING THE PROCESS. SHOULD THE CONTRACTOR REQUIRE CORNERSTONE OR THE PROFESSIONAL OF RECORD TO REVIEW ANY SUBMITTALS, THEY SHALL IDENTIFY THE NEED PRIOR TO THE START OF CONSTRUCTION SO THAT CORNERSTONE CAN COORDINATE WITH THE OWNER/DEVELOPER. THE OWNER /DEVELOPER OR CORNERSTONE WILL ADVISE IF THE OWNER/DEVELOPER WILL HANDLE SUBMITTAL REQUESTS DIRECTLY.
2. THE CONTRACTOR SHALL PROVIDE SUBMITTALS WITH A COVER SHEET OUTLINING THE CONTENTS OF THE SUBMITTAL, ALONG WITH SPECIFIC ITEMS NOTED TO BE REVIEWED FOR THE SUBMITTAL. SUBMITTALS WHICH PROVIDE AN ENTIRE CATALOGUE AND/OR DESIGN GUIDELINES WITH NO INFORMATION NOTED WILL BE REJECTED.
3. ANY SHOP DRAWINGS OR SUBMITTALS PROVIDED TO THE ARCHITECT OR ENGINEER IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE PLANS. THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THE ENGINEER OR ARCHITECT HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT AND SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF THE ENGINEER OR ARCHITECT IN WRITING BY THE CONTRACTOR.
5. CORNERSTONE AND THE PROFESSIONAL OF RECORD WILL ADDRESS REQUESTS FOR INFORMATION, QUESTIONS AND POTENTIAL DISCREPANCIES FROM THE CLIENT, AUTHORIZED CLIENT MANAGER, OR GENERAL CONTRACTOR. CORNERSTONE AND THE DESIGN PROFESSIONAL WILL NOT RESPOND TO AN RFI OR DISCUSS AN RFI SUBMITTED DIRECTLY FROM SUBCONTRACTORS.
6. CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) BUSINESS DAYS FOR CORNERSTONE TO REVIEW SUBMITTAL REQUESTS.
7. SUBMITTALS AND RFI SUBMISSIONS SHALL NOT BE SUBMITTED FOR THE REVIEW OF WORK CUSTOMARILY PROVIDED BY THE CONTRACTOR, THE CONTRACTOR'S SUBCONTRACTOR OR SUPPLIERS.

GENERAL UTILITY NOTES

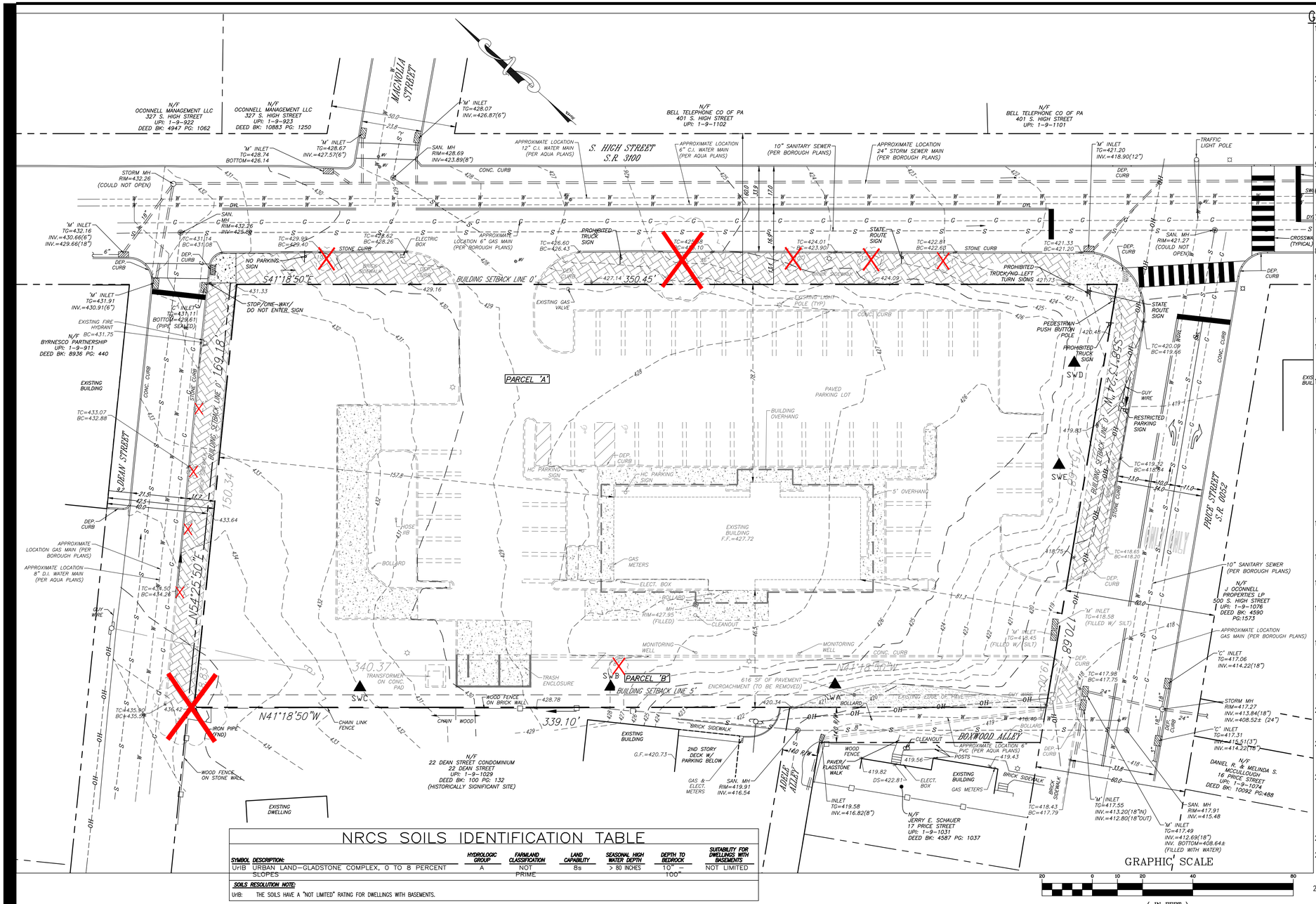
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY 'ONE-CALL' NUMBER A MINIMUM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO INDEPENDENTLY NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OR CONSTRUCTION.
3. LOCATIONS ON THE PLAN DESIGNATED WITH AN ASTERISK (*) ARE LOCATIONS INTENDED TO MATCH EXISTING GRADES OR EXISTING INVERTS. THESE LOCATIONS HAVE BEEN INTERPOLATED AND/OR CALCULATED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
5. ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.
6. CONTRACTOR SHALL COORDINATE WITH ADJOINING PROPERTY OWNERS FOR ANY DISRUPTION OF SERVICE.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES AND THE OWNER.
8. ALL EXISTING IMPROVEMENTS THAT ARE ALTERED OR DEMOLISHED SHALL BE REPLACED OR REPAIRED TO RESTORE THE AREA TO AT LEAST ITS ORIGINAL CONDITION, UNLESS OTHERWISE DICTATED BY THE PLANS, SPECIFICATIONS, PERMIT OR ANY MUNICIPAL, MUNICIPAL AUTHORITY OR STATE REQUIREMENT.
9. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF UTILITIES SHALL MEET ALL APPLICABLE OSHA REQUIREMENTS.
10. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
11. THESE DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. PLANS ARE BASED ON SURVEY OF VISIBLE FIELD EVIDENCE, ONE CALL AND ANY PLANS PROVIDED BY THE UTILITY COMPANY AND OWNER.
12. ALL RIM ELEVATIONS ARE APPROXIMATE, AND THE CONTRACTOR SHALL ENSURE THAT THE LID OR GRATE ARE FLUSH WITH PAVEMENT OR CONCRETE GRADE.
13. SECURELY CLOSE ALL OPEN ENDS OF THE PIPE AND ANY FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS.
14. THE DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MORE STRINGENT OF THE MANUFACTURERS SPECIFICATION OR THE MUNICIPAL AUTHORITY REQUIREMENT.
15. CONTRACTOR SHALL PROVIDE HYDROSTATIC AND LEAKAGE TESTING FOR WATER MAINS AS REQUIRED BY THECOUNTY OR MUNICIPAL AUTHORITY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY ON WHETHER LATERAL AND SERVICE CONNECTIONS MUST BE TESTED AND WITNESSED BY THE RESPECTIVE UTILITY. IF THE UTILITY COMPANY OR MUNICIPAL AUTHORITY DOES NOT HAVE A SPECIFIED TESTING METHOD, THE CONTRACTOR SHALL FOLLOW AWWA PROCEDURES.
16. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND THE JOINT SURFACES SHALL BE WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH.
17. AT LEAST THREE WEEKS PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THECOUNTY AND UTILITY COMPANIES OF THE PENDING WORK AND PROVIDE THEM WITH A SCHEDULE, SUB-CONSULTANT NAMES AND CONTACT INFORMATION AND SUPPLY THEM WITH SHOP DRAWINGS.
18. THE CONTRACTOR SHALL CONTACT THE BOROUGH'S INSPECTION OFFICE TO ENSURE ALL REQUIRED INSPECTIONS ARE COORDINATED.
19. TREES SHALL NOT BE PLACED OVER UNDERGROUND UTILITIES
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE, UTILITY SERVICE COMPANIES, AND/OR ANY INSPECTOR. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION, UNLESS OTHERWISE WAIVED BY THE OWNER.
21. A MINIMUM HORIZONTAL DISTANCE OF 10-FEET SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND WATER LINES OR OTHER SOURCES OF WATER CONTAMINATION. IN INSTANCES WHERE WATER AND SEWER LINES ARE APPROVED TO BE IN THE SAME TRENCH OR CROSS EACH OTHER, THE BOTTOM OF THE WATER LINE SHALL BE A MINIMUM EIGHTEEN INCHES ABOVE THE TOP OF THE SANITARY LINE (OR OTHER LINE). IN CASES WHERE THE SEPARATION IS NOT MET, CONCRETE ENCASEMENT MAY BE REQUIRED. THE CONTRACTOR SHALL COORDINATE ANY CROSSING WITH THE UTILITY COMPANIES PRIOR TO, AND DURING CONSTRUCTION TO DETERMINE WHETHER ADDITIONAL CONCRETE SUPPORTS ARE NEEDED.
22. IN INSTANCES WHERE A WATER AND SEWER LINE CROSS AND THE BOTTOM OF THE WATER LINE IS NOT 18-INCHES MINIMUM ABOVE SEWER LINE, THE WATER LINE OR SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE EXTENDING A MINIMUM OF 10-FEET, OR BY USE OF ANOTHER METHOD ACCEPTABLE TO BOTH UTILITY COMPANIES, IN EACH DIRECTION FROM THE CROSSING. THE WATER TIGHT PIPE SHALL ALSO BE WATER TIGHT AT THE ENDS. ANY JOINT IN THE ENCASEMENT IS TO BE MECHANICALLY RESTRAINED. IN INSTANCES WHERE THE WATERLINE MUST BE BELOW THE SANITARY SEWER, THE TOP OF THE WATERLINE SHALL BE A MINIMUM 18-INCHES FROM THE BOTTOM OF THE SANITARY PIPE, AND ENCASED IN THE MANNER DESCRIBED ABOVE.
23. THE CONTRACTOR MAY BE REQUIRED TO ENCASE WATER LINES WITH CROSSINGS OF OTHER TYPES OF UTILITIES IF UTILITY COMPANY FEELS THAT THERE IS A RISK OF CONTAMINATION, OR FOR ADDITIONAL PROTECTION OF THE UTILITIES.
24. ALL UNDERGROUND STORMWATER SYSTEMS SHALL BE TELEVISED PRIOR TO RELEASE OF THE FINANCIAL SECURITY.

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. UNLESS A MORE STRINGENT REQUIREMENT IS SET FORTH IN A GEOTECHNICAL REPORT, ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. AREAS OF BULK FILL SHALL BE INSTALLED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT, FILL AREAS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTE ABOVE. CONTRACTOR SHALL PROVIDE DENSITY TESTING FROM A CERTIFIED GEOTECHNICAL FIRM FOR ALL ROAD BASES, AREAS TO BE USED FOR THE FOUNDATION OF STRUCTURES, OR ANY AREAS OF FILL WHERE SETTLEMENT WILL RESULT IN DAMAGE TO SURFACE IMPROVEMENTS. THE CONTRACTOR IS TO INCLUDE IN THE BID AND CONTRACT THE COST FOR THE TESTING.
3. CONTRACTOR IS RESPONSIBLE FOR THE DETERMINATION OF THE SITE CUTS/ FILLS AND IMPORTS/EXPORTS PRIOR TO PROVIDING A BID. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT IN CONJUNCTION WITH THEIR MEANS AND METHODS TO DETERMINE POTENTIAL SOILS SWELL AND LOSS FACTORS AND POTENTIAL FOR ROCK, UNSUITABLE SOILS OR SINKHOLES.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL ISLANDS GUTTERS, CURBS AND 2.0% ON ALL CONCRETE SURFACES, AND 2.0% MIN. ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
5. LOCATIONS ON THE PLAN DESIGNATED WITH AN ASTERISK (*) ARE LOCATIONS INTENDED TO MATCH EXISTING GRADES OR EXISTING INVERTS. THESE LOCATIONS HAVE BEEN INTERPOLATED AND/OR CALCULATED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
6. SPOT GRADES ARE SHOWN WITH A TC (TOP OF CURB) SHOWING THE ELEVATION AT THE TOP OF CURB AND BC (BOTTOM OF CURB) IDENTIFYING THE GRADE. TC/BC IDENTIFIES THAT THE CURB IS TO BE FLUSH CURB. BC DOES NOT REPRESENT THE BOTTOM OF THE CURB STRUCTURE. REFER TO THE CURB DETAILS FOR FURTHER INFORMATION.
7. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
8. IN CASE OF DISCREPANCIES BETWEEN PLANS, NOTIFY ENGINEER OF RECORD OF ANY CONFLICT THROUGH A REQUEST FOR INFORMATION.
9. ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREAS, ACCESSIBLE ROUTES AND RAMPS SHALL MEET ADA REQUIREMENTS.
10. ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.
11. SITE IS LOCATED OUTSIDE OF THE 100 YR. AND 500 YR. FLOOD ZONE.
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AS APPLICABLE.
13. ALL PAVING AND GRADING CONSTRUCTION ACTIVITIES SHALL MEET THE REQUIREMENTS OF THECOUNTY.
14. ALL GRADED SLOPES SHALL BE GRADED TO A SLOPE OF 3H:1V OR FLATTER UNLESS OTHERWISE NOTED ON THE PLANS. IN INSTANCES WHERE THE SLOPE IS STEEPER THAN 3H:1V, THE SLOPE SHALL BE STABILIZED IMMEDIATELY WITH SEED AND EROSION CONTROL MATTING INSTALLED TO THE MANUFACTURE'S RECOMMENDATIONS.
15. IF ANY EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO SIDEWALK, PAVEMENT, UTILITIES, BUILDINGS, LANDSCAPING, WALLS, ETC. THAT ARE TO REMAIN ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR, AT THEIR EXPENSE, SHALL REPAIR OR REPLACE THE STRUCTURE TO RETURN IT THE EXISTING CONDITION OR BETTER.
16. THE CONTRACTOR SHALL ENSURE THAT PLANTING AREAS ARE NOT COMPACTED AND THAT THEY DO NOT CONTAIN MATERIALS THAT WILL BE AN IMPEDIMENT TO THE GROWTH OF ANY PROPOSED LANDSCAPING.
17. THE CONTRACTOR SHOULD NOTE THAT DEWATERING MAY BE REQUIRED DEPENDING ON THE SEASON IN WHICH CONSTRUCTION OCCURS.
18. GRADING IN AREAS OF INFILTRATION SHALL BE COMPLETED WITH A MEANS AND METHODS THAT SHALL NOT COMPACT THE SOILS AT THE BMP/SOIL INTERFACE. REFER TO THE PCSM PLAN AND PLAN NOTES FOR ADDITIONAL REQUIREMENTS.
19. GRADING DURING CONSTRUCTION AND FOR FINAL GRADE SHALL BE CONDUCTED IN SUCH A MANNER THAT THERE THIS NO PONDING OF WATER AND THAT RUNOFF FLOWS AWAY FROM BUILDING STRUCTURES AND TRENCHES. CONTRACTOR SHALL EMPLOY NECESSARY MEASURES TO PROTECT BASIN, DRAINAGE AND STRUCTURE AREAS.
20. IN KARST AREAS, THE CONTRACTOR SHALL ENSURE THERE IS NO PONDED WATER AND SHALL CHECK THE SITE AFTER EVERY RAIN EVENT FOR SINKHOLE DEVELOPMENT. SHOULD A SINKHOLE BE FOUND, THE CONTRACTOR SHALL CONTACT THE OWNER AND A GEOTECHNICAL ENGINEER FOR RESOLUTION.
21. PREPARATION OF A GEOTECHNICAL REPORT WAS NOT IN CORNERSTONE'S PROVIDED SCOPE TO THE CLIENT AND TO THE KNOWLEDGE OF CORNERSTONE A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED, THEREFORE IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ANY BEARING PRESSURES AND SOIL CONDITIONS PRIOR TO INSTALLATION OF ANY STRUCTURAL IMPROVEMENTS OR COORDINATE WITH THE CLIENT TO OBTAIN FURTHER INFORMATION.

GENERAL DRAINAGE NOTES

1. ALL INLETS SHALL BE INSTALLED SO THAT ANY TOP UNIT ADJUSTMENT WILL NOT RESULT IN MORE THAN 1-INCH OVERHANG IN ANY LOCATION ON THE PRECAST BOX.
2. ALL DRAINAGE INLETS SHALL BE PENNDOT PRECAST INLETS WITH A PENNDOT TOP UNIT AND BICYCLE SAFE GRATE UNLESS OTHERWISE SPECIFIED. INLETS GREATER THAN 5-FEET DEEP SHALL BE PROVIDED WITH INTEGRAL LADDER/STEPS.
3. YARD DRAINS SHALL BE PRECAST CONCRETE BOXES.
4. ALL INLETS AND YARD DRAINS SHALL BE PARGED AND ANY PIPE TRIMMED TO BE FLUSH WITH THE INTERIOR WALL OF THE INLET.
5. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO PROTECT STORM WATER INFILTRATION AREAS AND TO PROVIDE CONFIRMATION INFILTRATION TESTING BY A QUALIFIED GEOLOGIST OR ENGINEER, OR THEIR REPRESENTATIVE, TO THE DESIGN ENGINEER



NRCS SOILS IDENTIFICATION TABLE

SYMBOL	DESCRIPTION:	HYDROLOGIC GROUP	FARMLAND CLASSIFICATION	LAND CAPABILITY	SEASONAL HIGH WATER DEPTH	DEPTH TO BEDROCK	SUITABILITY FOR DWELLINGS WITH BASEMENTS
UrlB	URBAN LAND–GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES	A	NOT PRIME	6s	> 80 INCHES	10"– 100"	NOT LIMITED

SOILS RESOLUTION NOTE:

UrlB: THE SOILS HAVE A "NOT LIMITED" RATING FOR DWELLINGS WITH BASEMENTS.

CURRENT RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE SAID BOROUGH OF WEST CHESTER, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF DEAN AND HIGH STREETS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF HIGH STREET ABOUT 354 FEET TO THE NORTH LINE OF PRICE STREET; THENCE ALONG THE LINE OF PRICE STREET ABOUT 152 FEET TO LANDS OF ALFRED D. SHARPLES; THENCE NORTHWARDLY ALONG SAID LANDS BY A LINE PARALLEL WITH HIGH STREET AND DISTANT THEREFROM MEASURED AT RIGHT ANGLES 150 FEET ABOUT 344 FEET TO THE SOUTH LINE OF DEAN STREET; THENCE EASTWARDLY ALONG THE LINE OF DEAN STREET ABOUT 150 ⅔ FEET TO THE PLACE OF BEGINNING.

AND ALSO ALL THAT CERTAIN LOT OF LAND SITUATE IN THE BOROUGH OF WEST CHESTER AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF DEAN STREET; THENCE SOUTHWARDLY BY A LINE PARALLEL WITH THE WEST LINE OF HIGH STREET AND 150 FEET DISTANT THEREFROM (MEASURED AT RIGHT ANGLES) TO THE NORTH LINE OF PRICE STREET ABOUT 342 FEET; THENCE WESTWARDLY ALONG THE LINE OF PRICE STREET ABOUT 19 FEET; THENCE NORTHWESTWARDLY ALONG OTHER LAND OF ALFRED D. SHARPLES BY A LINE PARALLEL WITH THE FIRST MENTIONED LINE AND DISTANT THEREFROM 19 FEET TO THE SOUTH LINE OF DEAN STREET ABOUT 343 FEET; THENCE EASTWARDLY ALONG THE LINE OF DEAN STREET ABOUT 19 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH GARY D. SALUTI AND SUZANNE M. DUNPHY, AS CO-ADMINISTRATORS OF THE ESTATE OF VERDOINE DON SALUTI A/K/A V. DON SALUTI A/K/A V.D., SALUTI, DECEASED BY DEED DATED 4/18/06 AND RECORDED 5-3-06 IN CHESTER COUNTY, PA, IN RECORD BOOK 6832 PAGE 201 CONVEYED UNTO GARY D. SALUTI AND SUZANNE M. DUNPHY, AS TENANTS IN COMMON, IN FEE.

NEW RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE BOROUGH OF WEST CHESTER, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE PLACE OF BEGINNING LOCATED AT THE SOUTHWEST CORNER OF DEAN STREET (40 FEET WIDE) AND HIGH STREET (60 FEET WIDE); THENCE ALONG THE WEST LINE OF HIGH STREET SOUTH 41 DEGREES 18 MINUTES 50 SECONDS EAST 2.54 FEET TO THE PROPOSED WIDENED RIGHT-OF-WAY LINE OF DEAN STREET (45 FEET WIDE); THENCE CROSSING SAID WIDENED RIGHT-OF-WAY LINE OF DEAN STREET AND TRAVELING ALONG THE WEST LINE OF HIGH STREET SOUTH 41 DEGREES 18 MINUTES 50 SECONDS EAST 347.91 TO THE NORTH LINE OF PRICE STREET (60 FEET WIDE); THENCE ALONG THE LINE OF PRICE STREET SOUTH 58 DEGREES 13 MINUTES 24 SECONDS WEST 170.68 FEET TO THE WEST LINE OF BOXWOOD ALLEY (14 FEET WIDE); THENCE ALONG THE LINE OF BOXWOOD ALLEY AND LANDS NOW OR FORMERLY 22 DEAN STREET CONDOMINIUM NORTH 41 DEGREES 18 MINUTES 50 SECONDS WEST 336.59 FEET TO THE PROPOSED WIDENED RIGHT-OF-WAY LINE OF DEAN STREET (45 FEET WIDE); THENCE CROSSING SAID WIDENED RIGHT-OF-WAY LINE OF DEAN STREET AND TRAVELING ALONG LANDS NOW OR FORMERLY 22 DEAN STREET CONDOMINIUM NORTH 41 DEGREES 18 MINUTES 50 SECONDS WEST 2.51 FEET TO THE SOUTH LINE OF DEAN STREET; THENCE ALONG THE LINE OF DEAN STREET NORTH 54 DEGREES 25 MINUTES 50 SECONDS EAST 169.18 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

GENERAL NOTES

1. BOUNDARY AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED BY PADULA ENGINEERING COMPANY IN JULY & AUGUST 2022. ELEVATIONS BASED ON NAVD88 DATUM OBTAINED BY GPS OBSERVATION TAKEN ON AUGUST 6, 2022. PLAN COORDINATES REFER TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD83 OBTAINED BY GPS OBSERVATION TAKEN ON AUGUST 6, 2022.
2. SOURCE OF TITLE: DEED BOOK: 6832 PAGE: 201 & COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. PHI222437, DATED JULY 20, 2022.
3. FEMA FLOOD MAP NUMBER 42029C0210G, EFFECTIVE ON 09/29/17 INDICATES THAT THE PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS OUTSIDE OF THE 100-YEAR FLOODPLAIN.
4. THERE ARE NO KNOWN WETLANDS LOCATED ON SITE PER NATIONAL WETLAND INVENTORY MAPS.
5. SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION DISTRICT (NRCS) WEB SOIL SURVEY, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA).
6. THE SITE IS LOCATED WITHIN THE PLUM RUN CREEK WATERSHED WHICH HAS A CHAPTER 93 STREAM CLASSIFICATION OF WARM WATER FISHES, MIGRATORY FISH (WWF, MF).
7. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. THE EXISTING BUILDING IS SERVICED BY PUBLIC WATER AND SEWER. THE PROPOSED BUILDING SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
9. CONCRETE MONUMENTS SHOWN THUS (■) SHALL BE PLACED WHERE INDICATED, IRON PINS SHOWN THUS (●) SHALL BE PLACED WHERE INDICATED. IN INSTANCES WHERE IRON PINS CANNOT BE SET AT LOT CORNERS DUE TO PHYSICAL FEATURES, A PERMANENT MARKING SHALL BE MADE ON SAID STRUCTURE FOR LOT DEEDS TO REFERENCE.
10. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF THE PROPOSED BUILDING AND EXACT LOCATIONS OF THE PROPOSED BUILDING UTILITY SERVICE LINES/LATERALS.
11. ALL PROPOSED DWELLING UNITS SHALL HAVE PARKING SPACES WITHIN THE GARAGE AREAS. ALL RESIDENTIAL PARKING SPACES SHALL BE NUMBERED (PAINTED) AND ASSIGNED TO THE RESIDENTS OF THE BUILDING.
12. REQUIRED PERMITS AND APPROVALS INCLUDE, BUT ARE NOT LIMITED TO: BOROUGH SUBDIVISION AND LAND DEVELOPMENT APPROVAL, PENNDOT HIGHWAY OCCUPANCY PERMIT, PADEP SEWAGE FACILITIES PLANNING MODULE EXEMPTION APPROVAL, PADEP GENERAL NPDES PERMIT, CHESTER COUNTY CONSERVATION DISTRICT APPROVAL, AQUA PA APPROVAL.
13. STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNER. THE PROPERTY OWNER SHALL BE DEED RESTRICTED FROM REMOVAL OR MODIFYING THE STORMWATER FACILITIES WITHOUT APPROVAL FROM THE BOROUGH. THE BOROUGH SHALL HAVE THE RIGHT, NOT THE OBLIGATION, TO ENTER THE PROPERTY TO INSPECT THE FACILITIES. THE PROPERTY OWNER SHALL BE REQUIRED TO ENSURE PROPER MAINTENANCE OF THE FACILITIES OCCURS AT ALL TIMES. A BLANKET EASEMENT SHALL BE PROVIDED TO THE BOROUGH FOR MAINTENANCE AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE PROJECT. THE BOROUGH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER THE SITE AND MAINTAIN AND REPAIR THE STORMWATER MANAGEMENT FACILITIES IF THE PROPERTY OWNER DEFAULTS ON THEIR RESPONSIBILITIES.
14. AN AS-BUILT DRAWING AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE DESIGN PLANS SHALL BE SUBMITTED TO THE BOROUGH FOR APPROVAL, WITHIN 30 DAYS OF AFTER COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES.
15. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL UTILITY LATERALS.
16. CENTRAL MAILBOX LOCATION(S) SHALL BE PROVIDED FOR THE DEVELOPMENT AT LOCATIONS SPECIFIED BY POST OFFICE.
17. ALL PROPOSED SIDEWALKS AND WALKWAYS SHALL BE ALL WEATHER SURFACES AND COMPLY WITH CURRENT ADA REQUIREMENTS. SIDEWALKS TO BE RECONSTRUCTED/REPLACED SHALL USE CLAY-FIRED BRICK.
18. TRASH COLLECTION FOR ALL UNITS IS TO BE PRIVATE AND CONTRACTED THROUGH THE PROPERTY OWNER. TRASH COLLECTION FOR EACH UNIT IS TO BE PROVIDED AT A CENTRAL LOCATION ON THE PROPERTY.
19. A BLANKET PEDESTRIAN EASEMENT SHALL BE PROVIDED FOR ALL SIDEWALKS THAT ENCROACH WITHIN THE DEVELOPMENT AND CAN BE FOUND ALONG SOUTH HIGH STREET, PRICE STREET, AND DEAN STREET. THE SIDEWALKS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
20. SNOW REMOVAL AND A SNOW REMOVAL PLAN SHALL BE INCLUDED IN THE PROPERTY OWNER DOCUMENTS. A BLANKET EASEMENT FOR SNOW REMOVAL WILL BE PROVIDED WITHIN THE RECREATION AREA ALONG PRICE STREET.
21. ALL TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-8700 SERIES IN PENNDOT PUBLICATION 111M.
22. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS;
    A. PENNDOT DESIGN MANUAL 2, CHAPTER 6
    B. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
    C. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)
23. ANY NEW STREET TREES PROPOSED SHALL BE PLANTED IN TREE WELLS.
24. ANY PROPOSED LIGHTING SUBSTITUTIONS SHALL BE APPROVED BY THE BOROUGH PRIOR TO INSTALLATION. ALL WIRING AND POWER LINES TO SERVICE STREET LIGHTING SHALL BE PLACED UNDERGROUND.
25. APPROVAL OF THIS PLAN DOES NOT INCLUDE APPROVAL OF SIGNAGE. ALL SIGNAGE IS SUBJECT TO THE RULES, REGULATIONS AND PERMIT REQUIREMENTS OF THE BOROUGH.
26. DUE TO THE SIGNIFICANT SITE CONSTRAINTS ANTICIPATED WITH CONSTRUCTION, A PLAN REGARDING CONTRACTOR PARKING SHALL BE PROVIDED FOR BOROUGH REVIEW, INCLUDING ANY POSSIBLE PARKING RESTRICTIONS NEEDED ALONG THE SITE PERIMETER, OFF-SITE PARKING AND SIMILAR SO AS TO MINIMIZE PARKING ISSUES IN THIS AREA. THIS PLAN SHALL BE PROVIDED FOR REVIEW PRIOR TO LAND DEVELOPMENT PLAN RECORDATION.
27. BRICK SIDEWALKS AND STONE CURBS SHALL BE INSTALLED AND MAINTAINED IN THE TC-TOWN CENTER. CURBS SHALL BE DESIGNED IN ACCORDANCE WITH §97.A.8. OF THE APPENDIX A, DESIGN STANDARDS. NEW CURBS SHALL MATCH ADJOINING EXISTING CURBS IN TERMS OF THE TYPE.
28. ANY MODIFICATION TO THE SIGNAL AT PRICE AND HIGH STREETS SHALL REQUIRE PENNDOT PERMIT APPROVAL.

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOURS
- 295.60 EXISTING SPOT ELEVATION
- EXISTING TREE (TO BE REMOVED)
- OH EXISTING OVERHEAD WIRE
- W EXISTING WATER LINE
- C EXISTING TELCO LINE
- E EXISTING ELECTRIC LINE
- G EXISTING GAS LINE
- S EXISTING SANITARY LINE
- SM EXISTING STORM SEWER LINE
- EXISTING CURB
- DEPRESSED CURB
- U/G - A/G UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- (D) STORM MANHOLE
- (S) SANITARY MANHOLE
- (E) ELECTRIC MANHOLE
- (W) WATER MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TBX TRAFFIC SIGNAL BOX
- E ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- MW MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND

Cornerstone
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Pocono Region 570-839-1770
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CLIENT DATA

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER TOWNSHIP COMMENTS	6/22/2026

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J. B. ANDERSON
PROFESSIONAL ENGINEER
JOHN B. ANDERSON
ENGINEER
PE055536

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

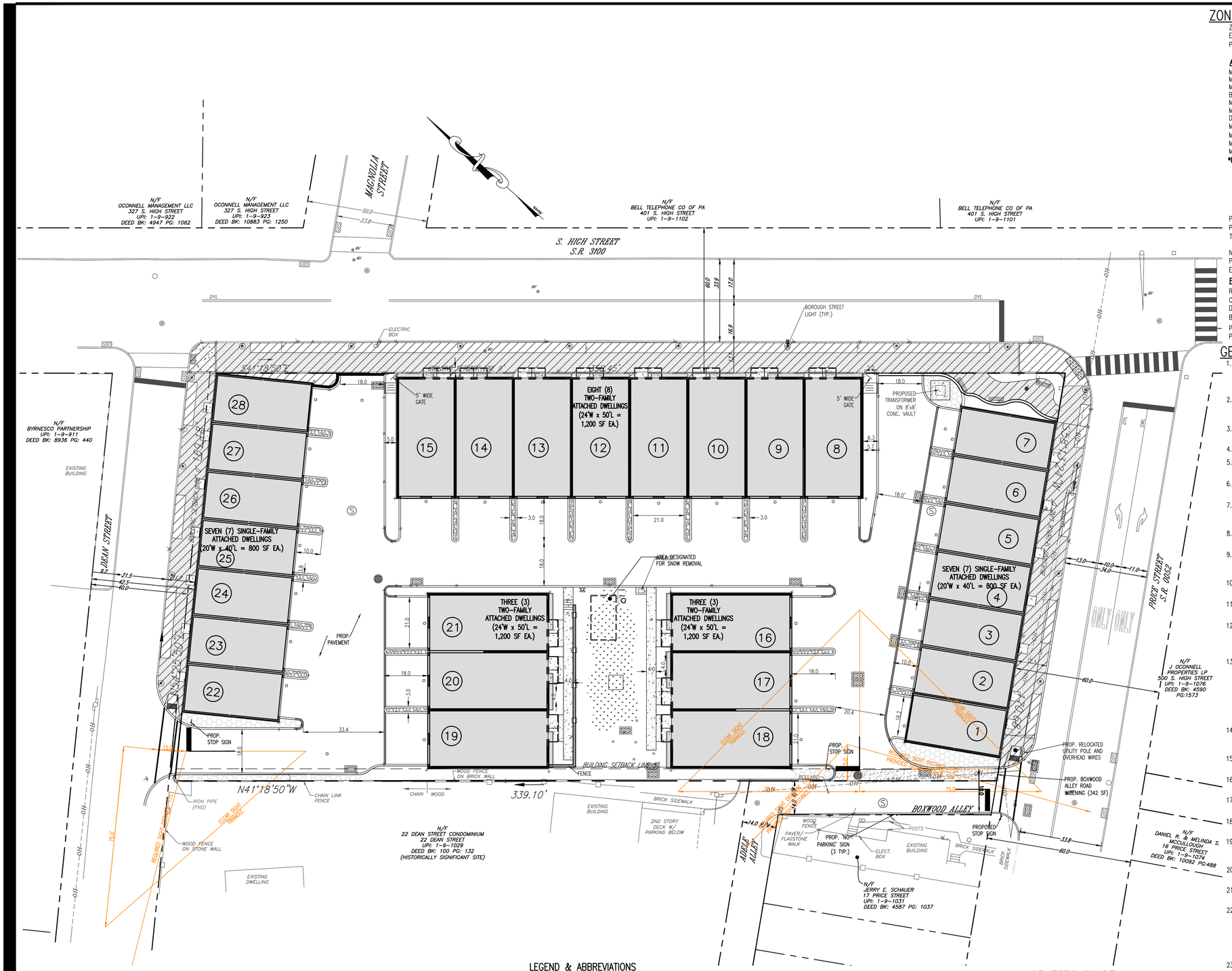
TITLE

EXISTING CONDITIONS DEMOLITION PLAN

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 3 OF 14

REV 1



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- MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND

ZONING INFORMATION:

ZONING DISTRICT: TC-TOWN CENTER
EXISTING USE: FAST FOOD RESTAURANT
PROPOSED USE: UNIFIED RESIDENTIAL DEVELOPMENT – SINGLE FAMILY ATTACHED (UNITS 1-7 AND 22-28)
TWO FAMILY ATTACHED (UNITS 8-15 AND 16-21)

AREA & BULK REGULATIONS:	REQUIRED	EXISTING	PROPOSED
MAXIMUM GROSS TRACT AREA	3.0 AC.	58,035 SF* (1.332 AC)	58,035 SF* (1.332 AC)
MAXIMUM DENSITY	40 DU / ACRE	0 DU / ACRE	31.53 DU / AC
MINIMUM TRACT WIDTH AT STREET LINE	100 FT.	350.54 FT.	350.54 FT.
BUILDING SETBACK LINE / FRONT YARD	MIN. 0 FT. / MAX. 5 FT.	78.7 FT.	0 FT.
MINIMUM SIDE YARD	5 FT.	N/A	N/A
MINIMUM REAR YARD	5 FT.	46.5 FT.	5.3 FT.
DIST. BTWN EXT. WALLS OF BUILDINGS	15 FT.	N/A	34.0 FT.
MAXIMUM TRACT BUILDING COVERAGE	90.0%	8.42% (4,886 SF)	48.60% (28,000 SF)
MAXIMUM TRACT IMPERVIOUS COVERAGE	95.0%	59.59% (34,582 SF)	91.6% (52,763 SF)
MINIMUM TRACT GREEN AREA	5.0%	39.9% (23,031 SF)	8.4% (4,850 SF)
MAXIMUM BUILDING HEIGHT	45 FT.	APPROX. 16 FT.	45.0 FT.

*PARCELS 'A' AND 'B' COMBINED NET LOT AREA

RECORD OWNER:
GARY D. SALUTI & SUZANNE M. DUNPHY
21388 FERRY LANDING ROAD
TILGHMAN, MD 21671
DEED BOOK: 6832, PAGE 201

EQUITABLE OWNER/APPLICANT:
HIGH STREET 410, LLC
283 2ND STREET PIKE, SUITE 110
SOUTHAMPTON, PA 18966

PARCEL A AREA: 51,669 SF (1.186 ACRES); BOUNDARY ERROR OF CLOSURE IS 1:1,241,056
PARCEL B AREA: 6,366 SF (0.146 ACRES); BOUNDARY ERROR OF CLOSURE IS 1:3,586,505
TOTAL TRACT AREA: 58,035 SF (1.332 ACRES); NET TRACT AREA = 57,613 SF (1.323 ACRES)

NUMBER OF EXISTING LOTS.....1
PROPOSED LOTS.....1
EXISTING/PROPOSED USES.....COMMERCIAL/RESIDENTIAL

PARKING REGULATIONS:

REQUIREMENTS: TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT. AT LEAST ONE (1) SHALL BE LOCATED INSIDE A GARAGE AND ONE OF WHICH MAY BE LOCATED DIRECTLY ADJACENT TO THE DWELLING UNIT THAT THE SPACES SERVES. PARKING SPACES FOR THE SAME DWELLING UNIT MAY BE STACKED BEHIND GARAGES OR OTHER PARKING SPACES. FORTY-TWO (42) DU * 2 SPACES = 84 PARKING SPACES

PROVIDED: FIFTY-SIX (56) GARAGE SPACES AND TWENTY-EIGHT (28) SURFACE SPACES = EIGHTY-FOUR (84) PARKING SPACES.

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7. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. THE EXISTING BUILDING IS SERVICED BY PUBLIC WATER AND SEWER. THE PROPOSED BUILDING SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
9. CONCRETE MONUMENTS SHOWN THUS (■) SHALL BE PLACED WHERE INDICATED, IRON PINS SHOWN THUS (●) SHALL BE PLACED WHERE INDICATED. IN INSTANCES WHERE IRON PINS CANNOT BE SET AT LOT CORNERS DUE TO PHYSICAL FEATURES, A PERMANENT MARKING SHALL BE MADE ON SAID STRUCTURE FOR LOT DEEDS TO REFERENCE.
10. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF THE PROPOSED BUILDING AND EXACT LOCATIONS OF THE PROPOSED BUILDING UTILITY SERVICE LINES/LATERALS.
11. ALL PROPOSED DWELLING UNITS SHALL HAVE PARKING SPACES WITHIN THE GARAGE AREAS. ALL RESIDENTIAL PARKING SPACES SHALL BE NUMBERED (PAINTED) AND ASSIGNED TO THE RESIDENTS OF THE BUILDING.
12. REQUIRED PERMITS AND APPROVALS INCLUDE, BUT ARE NOT LIMITED TO: BOROUGH SUBDIVISION AND LAND DEVELOPMENT APPROVAL, PENNDOT HIGHWAY OCCUPANCY PERMIT, PADEP SEWAGE FACILITIES PLANNING MODULE EXEMPTION APPROVAL, PADEP GENERAL NPDES PERMIT, CHESTER COUNTY CONSERVATION DISTRICT APPROVAL, AQUA PA APPROVAL.
13. STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNER. THE PROPERTY OWNER SHALL BE DEED RESTRICTED FROM REMOVAL OR MODIFYING THE STORMWATER FACILITIES WITHOUT APPROVAL FROM THE BOROUGH. THE BOROUGH SHALL HAVE THE RIGHT, NOT THE OBLIGATION, TO ENTER THE PROPERTY TO INSPECT THE FACILITIES. THE PROPERTY OWNER SHALL BE REQUIRED TO ENSURE PROPER MAINTENANCE OF THE FACILITIES OCCURS AT ALL TIMES. A BLANKET EASEMENT SHALL BE PROVIDED TO THE BOROUGH FOR MAINTENANCE AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE PROJECT. THE BOROUGH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER THE SITE AND MAINTAIN AND REPAIR THE STORMWATER MANAGEMENT FACILITIES IF THE PROPERTY OWNER DEFAULTS ON THEIR RESPONSIBILITIES.
14. AN AS-BUILT DRAWING AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE DESIGN PLANS SHALL BE SUBMITTED TO THE BOROUGH FOR APPROVAL, WITHIN 30 DAYS OF AFTER COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES.
15. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL UTILITY LATERALS.
16. CENTRAL MAILBOX LOCATION(S) SHALL BE PROVIDED FOR THE DEVELOPMENT AT LOCATIONS SPECIFIED BY POST OFFICE.
17. ALL PROPOSED SIDEWALKS AND WALKWAYS SHALL BE ALL WEATHER SURFACES AND COMPLY WITH CURRENT ADA REQUIREMENTS. SIDEWALKS TO BE RECONSTRUCTED/REPLACED SHALL USE CLAY-FIRED BRICK.
18. TRASH COLLECTION FOR ALL UNITS IS TO BE PRIVATE AND CONTRACTED THROUGH THE PROPERTY OWNER. TRASH COLLECTION FOR EACH UNIT IS TO BE PROVIDED AT A CENTRAL LOCATION ON THE PROPERTY.
19. A BLANKET PEDESTRIAN EASEMENT SHALL BE PROVIDED FOR ALL SIDEWALKS THAT ENCROACH WITHIN THE DEVELOPMENT AND CAN BE FOUND ALONG SOUTH HIGH STREET, PRICE STREET, AND DEAN STREET. THE SIDEWALKS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
20. SNOW REMOVAL AND A SNOW REMOVAL PLAN SHALL BE INCLUDED IN THE PROPERTY OWNER DOCUMENTS. A BLANKET EASEMENT FOR SNOW REMOVAL WILL BE PROVIDED WITHIN THE RECREATION AREA ALONG PRICE STREET.
21. ALL TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-8700 SERIES IN PENNDOT PUBLICATION 111M.
22. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS;
    A. PENNDOT DESIGN MANUAL 2, CHAPTER 6
    B. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
    C. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)
23. ANY NEW STREET TREES PROPOSED SHALL BE PLANTED IN TREE WELLS.
24. ANY PROPOSED LIGHTING SUBSTITUTIONS SHALL BE APPROVED BY THE BOROUGH PRIOR TO INSTALLATION. ALL WIRING AND POWER LINES TO SERVICE STREET LIGHTING SHALL BE PLACED UNDERGROUND.
25. APPROVAL OF THIS PLAN DOES NOT INCLUDE APPROVAL OF SIGNAGE. ALL SIGNAGE IS SUBJECT TO THE RULES, REGULATIONS AND PERMIT REQUIREMENTS OF THE BOROUGH.
26. DUE TO THE SIGNIFICANT SITE CONSTRAINTS ANTICIPATED WITH CONSTRUCTION, A PLAN REGARDING CONTRACTOR PARKING SHALL BE PROVIDED FOR BOROUGH REVIEW, INCLUDING ANY POSSIBLE PARKING RESTRICTIONS NEEDED ALONG THE SITE PERIMETER, OFF-SITE PARKING AND SIMILAR SO AS TO MINIMIZE PARKING ISSUES IN THIS AREA. THIS PLAN SHALL BE PROVIDED FOR REVIEW PRIOR TO LAND DEVELOPMENT PLAN RECORDATION.
27. BRICK SIDEWALKS AND STONE CURBS SHALL BE INSTALLED AND MAINTAINED IN THE TC-TOWN CENTER. CURBS SHALL BE DESIGNED IN ACCORDANCE WITH §97.A.8. OF THE APPENDIX A, DESIGN STANDARDS. NEW CURBS SHALL MATCH ADJOINING EXISTING CURBS IN TERMS OF THE TYPE.
28. ALL RAMPS SHALL BE CONSTRUCTED TO COMPLY WITH CURRENT ADA STANDARDS. (SEE DETAIL SHEET 10)
29. ANY MODIFICATION TO THE SIGNAL AT PRICE AND HIGH STREETS SHALL REQUIRE PENNDOT PERMIT APPROVAL.
30. ANY DAMAGED OR DEFICIENT CURB, ASPHALT OR SIDEWALK SHALL BE REPAIRED OR REPLACED AT THE DIRECTION OF THE BOROUGH ENGINEER.
31. TRASH COLLECTION WILL UTILIZE INDIVIDUAL TRASH TOTES FOR EACH UNIT.

CLIENT DATA

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Philadelphia Region 215-362-2600
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Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DJB	REVISED PER TOWNSHIP COMMENTS	6/22/2026

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925 Irwin Run Road
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15122 - 1078
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JOHN B. ANDERSON — REGISTERED PROFESSIONAL — ENGINEER — PE055536 — COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

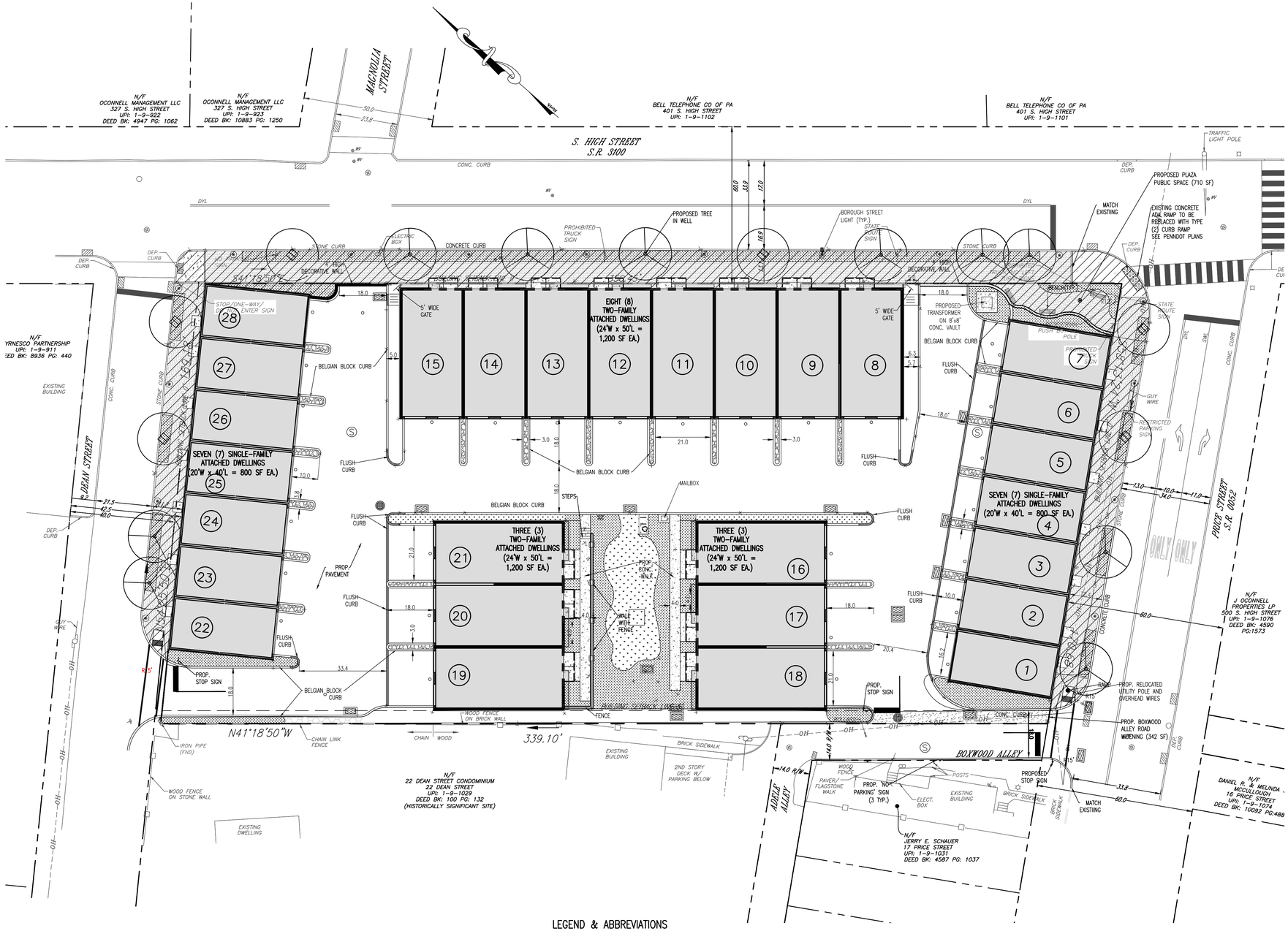
TITLE

SITE ZONING PLAN

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 4 OF 14

REV 1



LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- BUILDING SETBACK LINE
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING OVERHEAD WIRE
- EXISTING WATER LINE
- EXISTING TELCO LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB
- DEPRESSED CURB
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- GAS VALVE
- WATER VALVE
- IRON PIN FOUND
- IRON PIPE FOUND
- PROP. SANITARY SEWER CLEANOUT
- PROP. STORM DRAINAGE INLET
- PROP. STORM MANHOLE
- PROP. SAN MANHOLE
- PROPOSED CURB
- FLUSH CURB

SITE IMPROVEMENT NOTES

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS VEHICLES AND BUILDINGS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK
3. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 38. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION ARE NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS.
5. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
6. ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
7. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM ARIA ENGINEERING, LLC.
8. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE IT WITH COMPACTED STRUCTURAL MATERIAL
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
10. IF CONDITIONS IN THE FIELD DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL IF CONDITIONS IN THE FIELD DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
12. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR STORMWATER FACILITIES AND SEEDING SHALL ALL MATERIALS AND METHODS OF CONSTRUCTION FOR STORMWATER FACILITIES AND SEEDING SHALL CONFORM TO PENNDOT FORM 408 SPECIFICATIONS, LATEST EDITION.
13. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
14. CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNERS DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
15. ALL CURBING, CONCRETE OR PAVING TO BE REMOVED SHALL BE SAW CUT FIRST TO ENSURE A ALL CURBING, CONCRETE OR PAVING TO BE REMOVED SHALL BE SAW CUT FIRST TO ENSURE A CLEAN SEPARATION FROM EXISTING.
16. ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE PAVING SECTION.
17. WHERE ALL NEW BITUMINOUS PAVING MEETS EXISTING BITUMINOUS A HOT BITUMINOUS SEALANT SHALL WHERE ALL NEW BITUMINOUS PAVING MEETS EXISTING BITUMINOUS A HOT BITUMINOUS SEALANT SHALL BE POURED ALONG THE SAW CUT JOINT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL, REPLACEMENT, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL, REPLACEMENT, AND MAINTENANCE OF ALL EXISTING LANDSCAPING DURING CONSTRUCTION. THIS INCLUDES PROPERLY STORING MATERIAL TO BE REUSED, PRUNING WHERE REQUIRED AND PROTECTING EXISTING ROOT STRUCTURES OF TREES WHERE CONSTRUCTION OCCURS WITHIN THE DRIP LINE.
19. THE PAVED AREAS WITHIN THE RIGHT-OF-WAY, THAT ARE DISTURBED DURING LATERAL INSTALLATION, THE PAVED AREAS WITHIN THE RIGHT-OF-WAY, THAT ARE DISTURBED DURING LATERAL INSTALLATION, SHALL BE MILLED AND OVERLAID WITH WEARING COURSE.
20. BUILDING FOUNDATION TO BE SEALED (WATERTIGHT) A MINIMUM 12" ABOVE FINISHED GRADE. BUILDING FOUNDATION TO BE SEALED (WATERTIGHT) A MINIMUM 12" ABOVE FINISHED GRADE.
21. ALL EXISTING UTILITIES ON THE SUBJECT PROPERTY MUST BE FIELD LOCATED PRIOR TO THE START ALL EXISTING UTILITIES ON THE SUBJECT PROPERTY MUST BE FIELD LOCATED PRIOR TO THE START OF ANY EXCAVATION.
22. ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER FACILITIES AS SHOWN. THE EXACT ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER FACILITIES AS SHOWN. THE EXACT LOCATIONS AND PIPE SIZES OF THE PROPOSED CONNECTIONS SHALL BE TAKEN FROM THE APPROVED ARCHITECTURAL BUILDING PERMIT PLANS.
23. SHOULD ANY CONCRETE SIDEWALK BE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS SHOULD ANY CONCRETE SIDEWALK BE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPLACING THE SIDEWALK IN ACCORDANCE THE BOROUGH REQUIREMENTS AND ALL APPLICABLE STATE REQUIREMENTS SHOULD THE SIDEWALK BE WITHIN A STATE RIGHT-OF-WAY

CLIENT DATA

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JOSEPH B. ARIA, JR. — REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA — No. PE 049201 — 1 W. WATER STREET, LANSDALE, PA 19446 — 215-362-2600

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

TITLE

SITE IMPROVEMENT PLAN

PROJ. #	26-0118	DATE	03-09-2026
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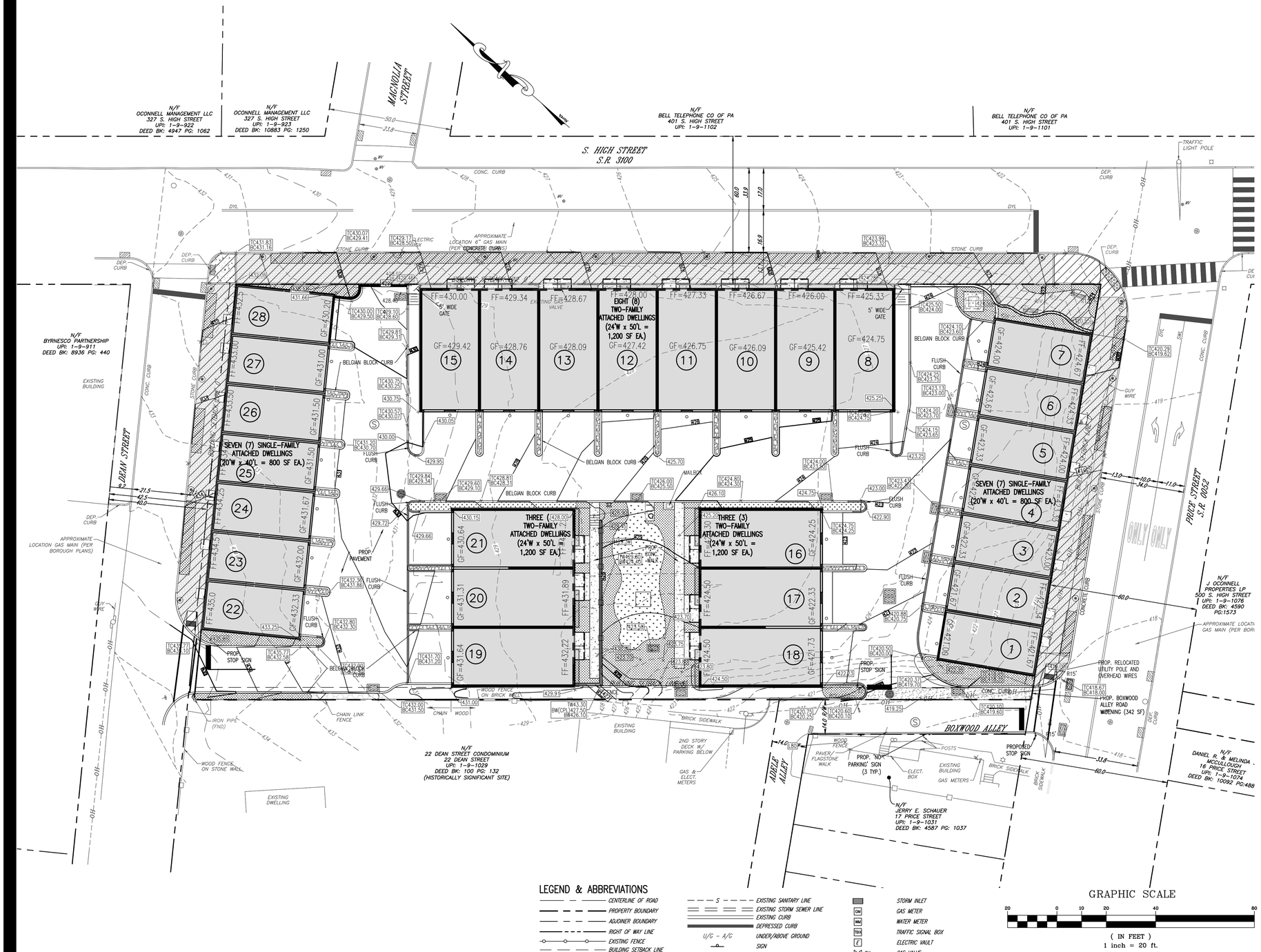
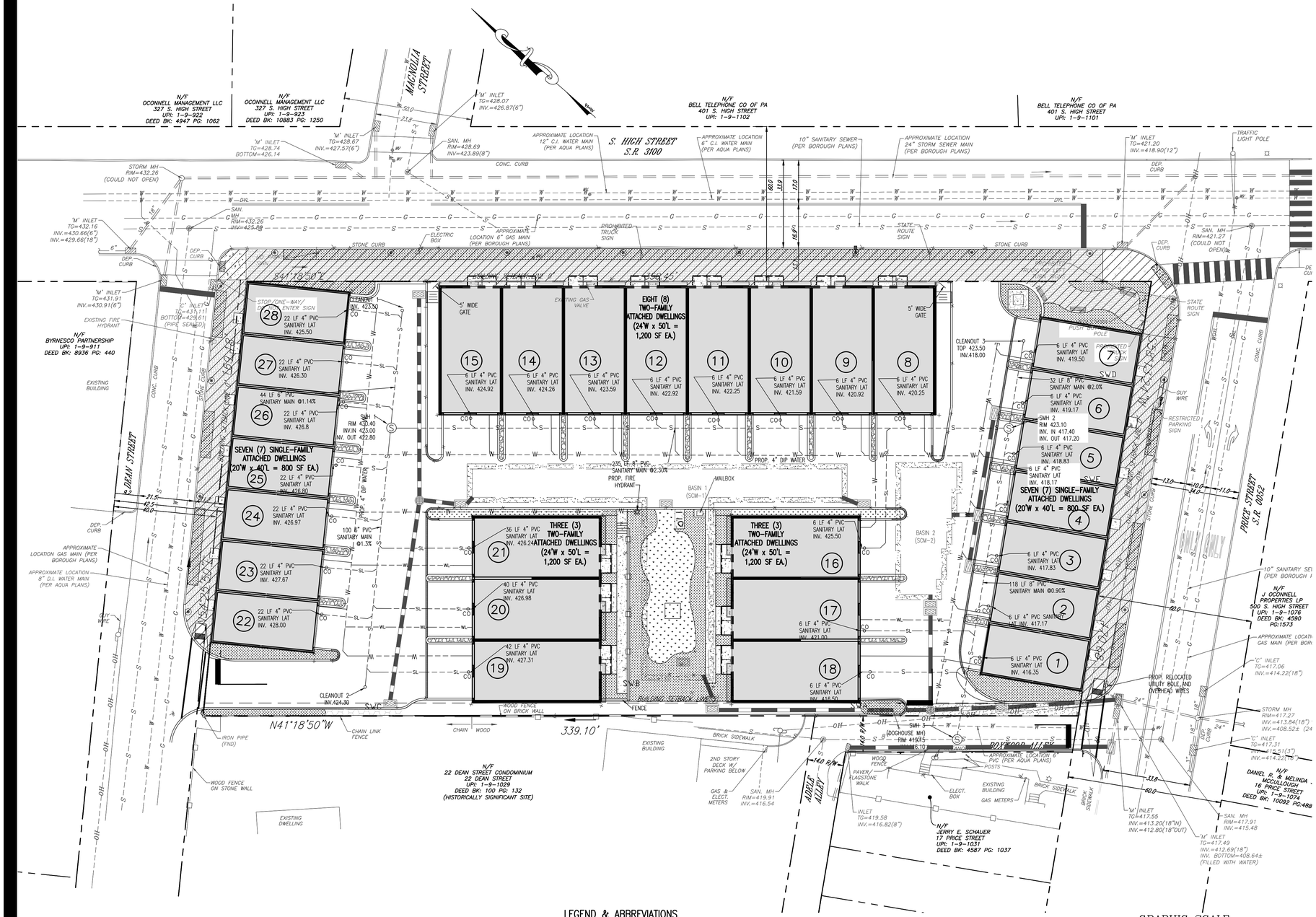
SCALE	AS NOTED	CHK BY	JBA

SHEET 5 OF 14

REV 1


S. HIGH STREET
S.R. 3100
MAGNOLIA STREET
N/F OCONNELL MANAGEMENT, LLC 327 S. HIGH STREET UPI: 1-9-922 DEED BK: 4947 PG: 1062
N/F OCONNELL MANAGEMENT, LLC 327 S. HIGH STREET UPI: 1-9-923 DEED BK: 10883 PG: 1250
N/F BELL TELEPHONE CO OF PA 401 S. HIGH STREET UPI: 1-9-1102
N/F BELL TELEPHONE CO OF PA 401 S. HIGH STREET UPI: 1-9-1101
N/F BYRNESCO PARTNERSHIP UPI: 1-9-911 DEED BK: 8936 PG: 440
EXISTING BUILDING
DEAN STREET
SEVEN (7) SINGLE-FAMILY ATTACHED DWELLINGS (20'W x 40'L = 800 SF EA.)
EIGHT (8) TWO-FAMILY ATTACHED DWELLINGS (24'W x 50'L = 1,200 SF EA.)
THREE (428.00) TWO-FAMILY ATTACHED DWELLINGS (24'W x 50'L = 1,200 SF EA.)
THREE (3) TWO-FAMILY ATTACHED DWELLINGS (24'W x 50'L = 1,200 SF EA.)
SEVEN (7) SINGLE-FAMILY ATTACHED DWELLINGS (20'W x 40'L = 800 SF EA.)
5' WIDE GATE
6' WIDE GATE
BELGIAN BLOCK CURB
FLUSH CURB
STONE CURB
DEP. CURB
CONC. CURB
PROP. PAVEMENT
PROP. CONC. WALK
PROP. STOP SIGN
PROP. RELOCATED UTILITY POLE AND OVERHEAD WIRES
PROP. BOXWOOD ALLEY ROAD WIDENING (342 SF)
PROPOSED STOP SIGN
PROP. "NO PARKING" SIGN (3 TYP.)
BOXWOOD ALLEY
ADELE ALLEY
PRICE STREET S.R. 0052
ONLY ONLY
N/F 22 DEAN STREET CONDOMINIUM 22 DEAN STREET UPI: 1-9-1029 DEED BK: 100 PG: 132 (HISTORICALLY SIGNIFICANT SITE)
N/F JERRY E. SCHAUER 17 PRICE STREET UPI: 1-9-1031 DEED BK: 4587 PG: 1037
N/F J OCONNELL PROPERTIES LP 500 S. HIGH STREET UPI: 1-9-1076 DEED BK: 4590 PG:1573
N/F DANIEL R. & MELINDA MCCULLOUGH 16 PRICE STREET UPI: 1-9-1074 DEED BK: 10392 PG:488
EXISTING DWELLING
WOOD FENCE ON STONE WALL
WOOD FENCE ON BRICK WALL
CHAIN LINK FENCE
IRON PIPE (FND)
BRICK SIDEWALK
2ND STORY DECK W/ PARKING BELOW
GAS & ELECT. METERS
POSTS
ELECT. BOX
TRAFFIC LIGHT POLE
GUY WIRE
APPROXIMATE LOCATION GAS MAIN (PER BOROUGH PLANS)
APPROXIMATE LOCATION 6" GAS MAIN (PER CONCRETE CURBS)
EXISTING FIRE VALVE
MAILBOX
BW(CPI) 427.50
BW426.10
TW43.30
TW429.60
TW429.40
TW429.80
TW429.90
TW429.80
TW429.80
TW429.80


S. HIGH STREET
S.R. 3100
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DEAN STREET
PRICE STREET
S.R. 0652
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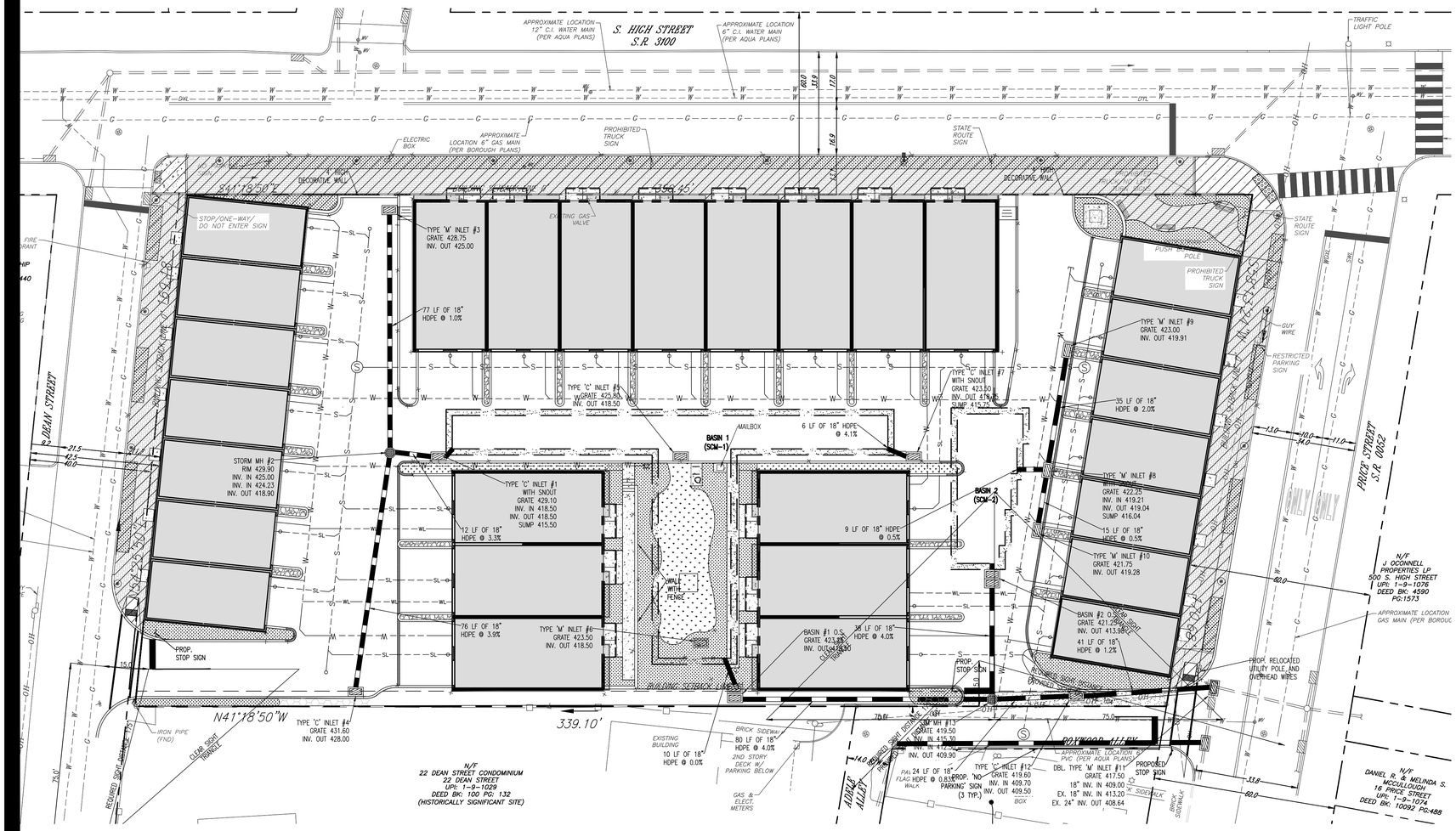
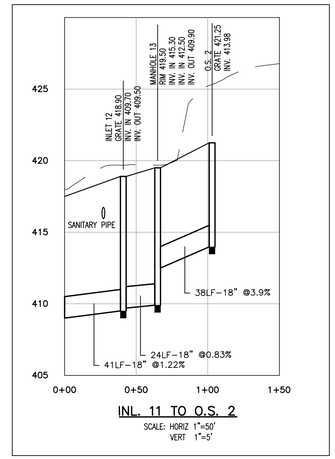
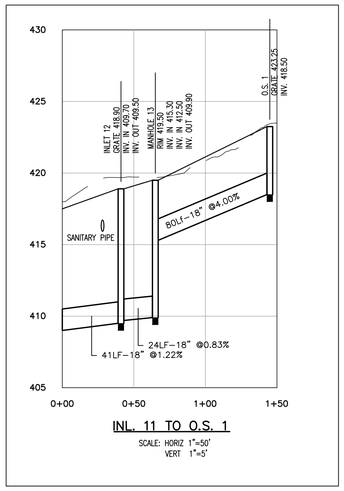
THREE (3) TWO-FAMILY ATTACHED DWELLINGS (24'W x 50'L = 1,200 SF EA.)
N41°18'50"W 339.10'
S41°18'50"E 339.10'
CONC. CURB
STONE CURB
BRICK SIDEWALK
WOOD FENCE ON BRICK WALL
CHAIN LINK FENCE
EXISTING BUILDING
EXISTING DWELLING
2ND STORY DECK W/ PARKING BELOW
GAS & ELECT. METERS
ELECTRIC BOX
GAS METERS
PAVER FLAGSTONE WALK
WOOD FENCE
POSTS
BUILDING STOOP LINE
ADDER ALLEY
40' R/W
14.0' R/W
STORM MH RIM=432.26 (COULD NOT OPEN)
SAN. MH RIM=432.26 INV.=425.88
SAN. MH RIM=428.69 INV.=423.89(8")
SAN. MH RIM=421.27 (COULD NOT OPEN)
SAN. MH RIM=419.91 INV.=416.54
SAN. MH RIM=417.91 INV.=415.48
SMH 1 (DOGHOUSE MH) RIM 419.35 INV. 416.10
SMH 2 RIM 423.10 INV. IN 417.40 INV. OUT 417.20
'M' INLET TG=428.07 INV.=426.87(6")
'M' INLET TG=428.67 INV.=427.57(6")
'M' INLET TG=428.74 BOTTOM=426.14
'M' INLET TG=432.16 INV.=430.66(6") INV.=429.66(18")
'M' INLET TG=431.91 INV.=430.91(6")
'C' INLET TG=431.11 BOTTOM=429.61 (PIPE SEALED)
'C' INLET TG=417.06 INV.=414.22(18")
'C' INLET TG=417.31 INV.=414.22(3") INV.=414.22(18")
'M' INLET TG=421.20 INV.=418.90(12")
'M' INLET TG=417.55 INV.=413.20(18"N) INV.=412.80(18"OUT)
'M' INLET TG=417.49 INV.=412.69(18") INV. BOTTOM=408.64± (FILLED WITH WATER)
INLET TG=419.58 INV.=416.82(8")
STORM MH RIM=417.27 INV.=413.64(18") INV.=408.52± (24")
APPROXIMATE LOCATION 12" C.I. WATER MAIN (PER AQUA PLANS)
APPROXIMATE LOCATION 6" C.I. WATER MAIN (PER AQUA PLANS)
APPROXIMATE LOCATION 6" GAS MAIN (PER BOROUGH PLANS)
APPROXIMATE LOCATION 10" SANITARY SEWER (PER BOROUGH PLANS)
APPROXIMATE LOCATION 24" STORM SEWER MAIN (PER BOROUGH PLANS)
APPROXIMATE LOCATION 6" GAS MAIN (PER BOROUGH PLANS)
APPROXIMATE LOCATION GAS MAIN (PER BOROUGH PLANS)
APPROXIMATE LOCATION 8" D.I. WATER MAIN (PER AQUA PLANS)
PROHIBITED TRUCK SIGN
STATE ROUTE SIGN
TRAFFIC LIGHT POLE
PUSH BUTTON POLE
PROHIBITED TRUCK SIGN
GUY WIRE
RESTRICTED PARKING SIGN
ONE WAY
PROP. RELOCATED UTILITY POLE AND OVERHEAD WIRES
PROP. FIRE HYDRANT
MAILBOX
BASIN 1 (SCM-1)
BASIN 2 (SCM-2)
STOP/ONE-WAY/ENTER SIGN
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
5' WIDE GATE
CLEANOUT 1 INV. 423.50
CLEANOUT 2 INV.424.30
CLEANOUT 3 TOP 423.50 INV.418.00
22 LF 4" PVC SANITARY LAT INV. 425.50
22 LF 4" PVC SANITARY LAT INV. 426.30
44 LF 6" PVC SANITARY MAIN @1.14%
22 LF 4" PVC SANITARY LAT INV. 426.8
22 LF 4" PVC SANITARY LAT INV. 426.80
22 LF 4" PVC SANITARY LAT INV. 426.97
22 LF 4" PVC SANITARY LAT INV. 427.67
22 LF 4" PVC SANITARY LAT INV. 428.00
100 LF 6" PVC SANITARY MAIN @1.3%
235 LF 8" PVC SANITARY MAIN @2.30%
PROP. 4" DIP WATER
36 LF 4" PVC SANITARY LAT INV. 426.24
40 LF 4" PVC SANITARY LAT INV. 426.98
42 LF 4" PVC SANITARY LAT INV. 427.31
6 LF 4" PVC SANITARY LAT INV. 425.50
6 LF 4" PVC SANITARY LAT INV. 421.00
6 LF 4" PVC SANITARY LAT INV. 415.50
6 LF 4" PVC SANITARY LAT INV. 424.92
6 LF 4" PVC SANITARY LAT INV. 424.26
6 LF 4" PVC SANITARY LAT INV. 423.59
6 LF 4" PVC SANITARY LAT INV. 422.92
6 LF 4" PVC SANITARY LAT INV. 422.25
6 LF 4" PVC SANITARY LAT INV. 421.59
6 LF 4" PVC SANITARY LAT INV. 420.92
6 LF 4" PVC SANITARY LAT INV. 420.25
6 LF 4" PVC SANITARY LAT INV. 419.50
32 LF 8" PVC SANITARY MAIN @2.0%
6 LF 4" PVC SANITARY LAT INV. 419.17
6 LF 4" PVC SANITARY LAT INV. 418.83
6 LF 4" PVC SANITARY LAT INV. 418.17
6 LF 4" PVC SANITARY LAT INV. 417.83
118 LF 8" PVC SANITARY MAIN @0.90%
6 LF 4" PVC SANITARY LAT INV. 417.17
6 LF 4" PVC SANITARY LAT INV. 416.35
10" SANITARY SEWER (PER BOROUGH PLANS)
APPROXIMATE LOCATION GAS MAIN (PER BOROUGH PLANS)
PROHIBITED TRUCK SIGN
STATE ROUTE SIGN
DEP. CURB
IRON PIPE (FND)
WOOD FENCE ON STONE WALL
EXISTING FENCE
EXISTING BUILDING
EXISTING STONE CURB
EXISTING CONCRETE CURB
EXISTING CONC. CURB
EXISTING DWELLING
EXISTING PAVED ALLEY
EXISTING BUILDING
EXISTING STONE CURB
EXISTING CONC. CURB





INL. 11 TO O.S. 2

SCALE: HORIZ 1"=50'
VERT 1"=5'



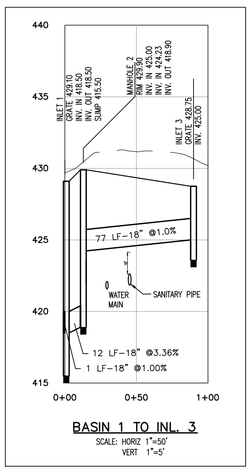
INL. 11 TO O.S. 1

SCALE: HORIZ 1"=50'
VERT 1"=5'

GRAPHIC SCALE

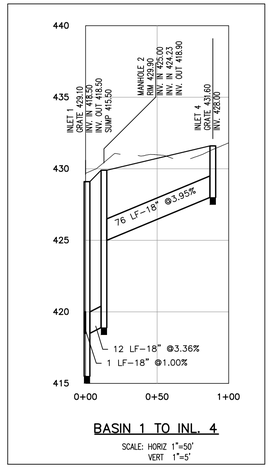
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



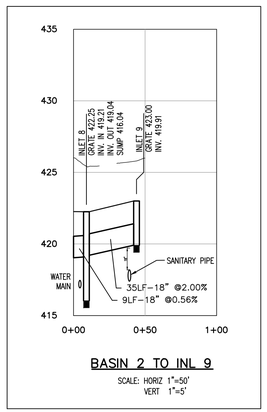
BASIN 1 TO INL. 3

SCALE: HORIZ 1"=50'
VERT 1"=5'



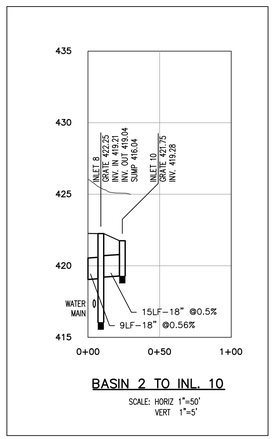
BASIN 1 TO INL. 4

SCALE: HORIZ 1"=50'
VERT 1"=5'



BASIN 2 TO INL. 9

SCALE: HORIZ 1"=50'
VERT 1"=5'



BASIN 2 TO INL. 10

SCALE: HORIZ 1"=50'
VERT 1"=5'

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOURS
- +295.60 EXISTING SPOT ELEVATION
- EXISTING TREELINE
- OH EXISTING OVERHEAD WIRE
- W EXISTING WATER LINE
- C EXISTING TELCO LINE
- E EXISTING ELECTRIC LINE
- G EXISTING GAS LINE
- S EXISTING SANITARY LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB
- DEPRESSED CURB
- U/G - A/G UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- (D) STORM MANHOLE
- (S) SANITARY MANHOLE
- (E) ELECTRIC MANHOLE
- (W) WATER MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TSB TRAFFIC SIGNAL BOX
- E ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- MW MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

CLIENT DATA

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	DB	REVISED PER TOWNSHIP COMMENTS	6/22/2026

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076

811

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J. CHRISTOPHER JOHNSON
CERTIFICATE OF REGISTRATION
PROFESSIONAL
ENGINEER
JOHN C. JOHNSON
PE055536
COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

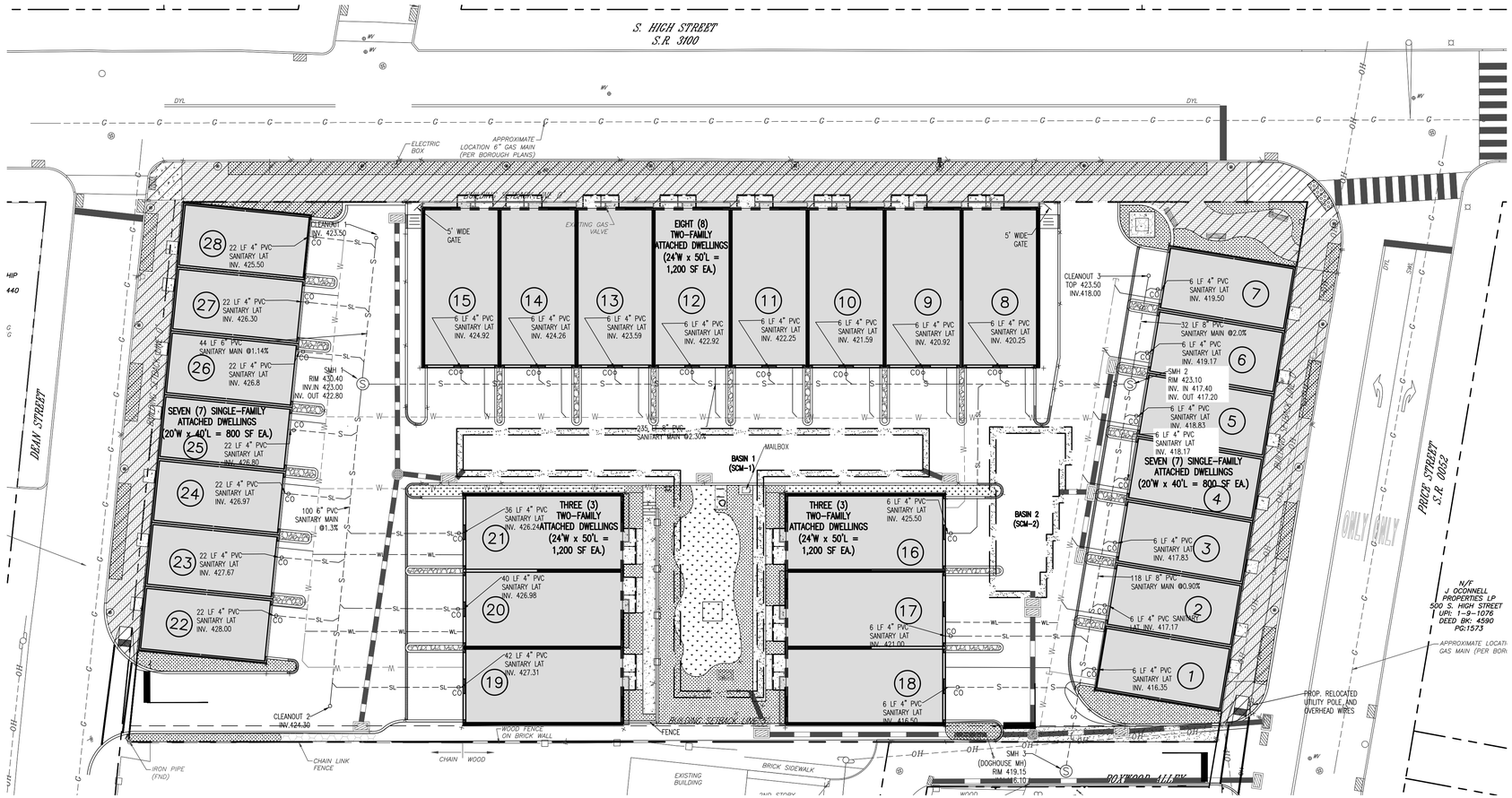
TITLE

STORMWATER DRAINAGE PLAN

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 8 OF 14

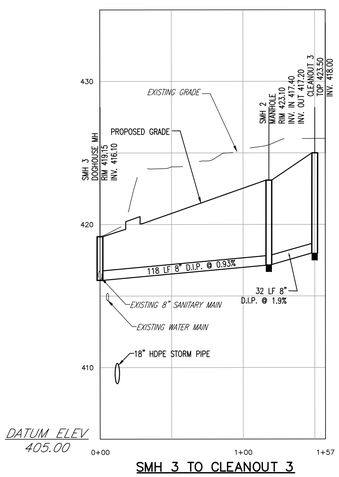
REV 1



GRAPHIC SCALE

20 0 10 20 40 80

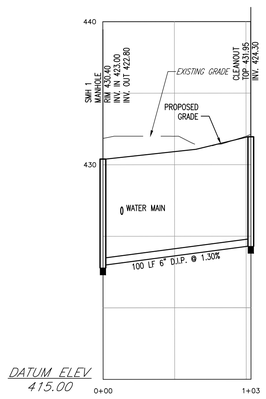
(IN FEET)
1 inch = 20 ft.



DATUM ELEV 405.00

SMH 3 TO CLEANOUT 3

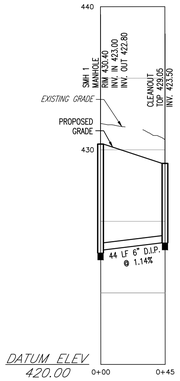
SCALE: HORIZ 1"=50'
VERT 1"=5'



DATUM ELEV 415.00

SMH 1 TO CLEANOUT 2

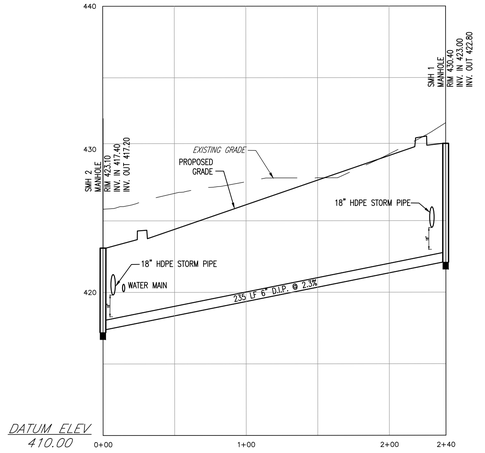
SCALE: HORIZ 1"=50'
VERT 1"=5'



DATUM ELEV 420.00

SMH 1 TO CLEANOUT 1

SCALE: HORIZ 1"=50'
VERT 1"=5'



DATUM ELEV 410.00

SMH 1 TO SMH 2

SCALE: HORIZ 1"=50'
VERT 1"=5'

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
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JOSEPH A. BRESSON — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — 24GE04012600

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN

410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

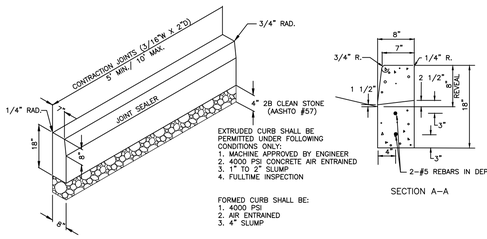
TITLE

SANITARY PROFILE PLAN

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 9 OF 14

REV 1

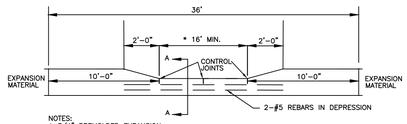


EXTRUDED CURB SHALL BE PERMITTED UNDER FOLLOWING CONDITIONS ONLY:
1. MACHINE APPROVED BY ENGINEER
2. 4000 PSI CONCRETE AIR ENTRAINED
3. 1" TO 2" SLUMP
4. FULLTIME INSPECTION

FORMED CURB SHALL BE:
1. 4000 PSI
2. AIR ENTRAINED
3. 4" SLUMP

SECTION A-A

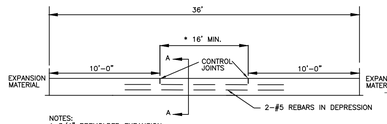
* A CONTRACTION JOINT SHALL BE PLACED EVERY 10 FEET MINIMUM



NOTES:
1. 3/4" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 30 FOOT MAXIMUM SPACING TO FULL DEPTH OF CURB. (40 FOOT MAXIMUM FOR EXTRUDED CURB)
2. CURB SHALL BE DOWEL PINNED INTO INLETS: 2-#8X1'-0" DOWEL BARS ON BOTH SIDES OF INLET.
3. 4" 2B CLEAN STONE UNDER CURB.
4. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH PENNDOT SPECS. PUB. 408. CURRENT EDITION.
5. CURING COMPOUND AASHTO-M148, TYPE 1-D TO BE USED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTION 711.2. CURRENT EDITION.

* 20' FOR DOUBLE WIDE DRIVEWAY ADDITIONAL WIDTH MUST BE PRE-APPROVED BY TOWNSHIP.

DEPRESSED CONCRETE CURB DETAIL



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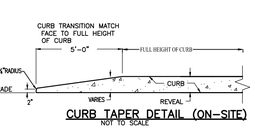
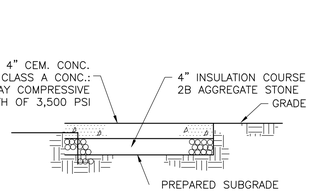
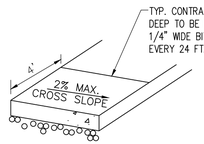
FLUSH CURB DETAIL



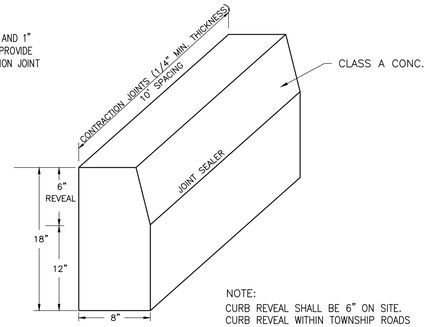
CURB TAPER DETAIL (ON-SITE)
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE

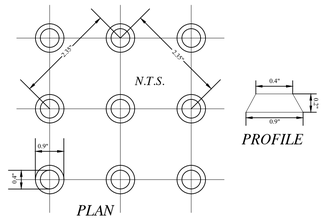


*ALL SIDEWALKS TO BE BROOMED FINISHED.



CURB DETAIL
NOT TO SCALE

NOTE:
CURB REVEAL SHALL BE 6" ON SITE. CURB REVEAL WITHIN TOWNSHIP ROADS SHALL MATCH THE EXISTING REVEAL OR AS OTHERWISE DIRECTED BY THE TOWNSHIP.



TRUNCATED DOME PATTERN FOR A.D.A CONCRETE DETECTABLE WARNING SURFACES

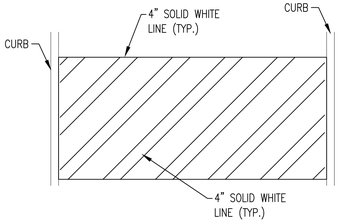
CONCRETE PAVEMENT NOTES WITHIN SITE

GENERAL:

1. CONCRETE WORK AND MATERIALS TO CONFORM TO ALL REQUIREMENTS OF THE LATEST REVISIONS OF CODES ACI 301 & ACI 318.
2. USE 4000 PSI CONCRETE (READY-MIXED ASTM C-94 OR MIXED-ON-JOB ACI 304), (SLUMP 2"-4", MIN WATER / CEMENT RATIO 0.4 TO 1, AIR CONTENT SHALL BE 4.5 % MIN AND 7.5% MAX).
3. ANCHOR BOLTS TO BE ASTM A-307 STEEL.
4. REINFORCING STEEL TO BE ASTM A-615 GRADE 60 KSI, DEFORMED BILLET STEEL BARS.
5. WIRE MESH TO BE ASTM A-185 ELECTRIC WELDED WIRE FABRIC (6" x 6"-W2.9 x W2.9), MESH IS TO BE OVERLAPPED 6" AND TO BE EXTENDED TO WITHIN 3" OF JOINTS AND EDGE OF MAT (WIRE MESH TO BE IN FLAT SHEETS, NOT ROLLS).
6. FOR SUPPORT OF ALL WIRE MESH IN SLABS USE 2" WIRE MESH CHAIRS (MAS-CON OR EQUAL), SPACED AT 4 FT INTERVALS.
7. UNSATISFACTORY SUB-GRADE MATERIAL MUST BE REMOVED.
8. FILL MATERIAL MUST MEET SPECIFICATION AST M-33 FOR CRUSHED STONE. FILL SHALL BE 6" (MINIMUM) OF CRUSHED STONE.
9. CONCRETE PLACEMENT NOT PERMITTED WHEN TEMPERATURE IS BELOW 40°F AND FALLING OR BELOW 30°F AND RISING. DO NOT POUR CONCRETE IF BACKFILL IS FROZEN.
10. TEMPORARY FORMS TO REMAIN IN PLACE FROM 24 TO 72 HOURS.
11. CONSTRUCTION LOADS NOT PERMITTED BEFORE 7 DAYS WITHOUT OWNER APPROVAL.
12. TOP OF SLABS TO RECEIVE A FINE BROOM FINISH AND BE SEALED PER SPECIFICATIONS.
13. USE HYDRAULIC CEMENT "5-STAR GROUT" OR APPROVED EQUAL FOR BASE PLATE GROUT (NON-SHRINK) AND AND BUMPER POST.
14. REINFORCING WIRE MESH MINIMUM COVER IS 2".
15. EXPOSED CORNERS ON CONCRETE FOOTINGS SHALL BE CHAMFERED 3/4".
16. VOIDS ON ANY FORMED CONCRETE SURFACES ARE TO BE POINTED-UP WITH 1:2 CEMENT MORTAR MIX AND ALL SURFACES WETTED AND RUBBED WITH CARBORUNDRUM BRICK OR OTHER ABRASIVE UNTIL UNIFORM COLOR AND TEXTURE IS PRODUCED.

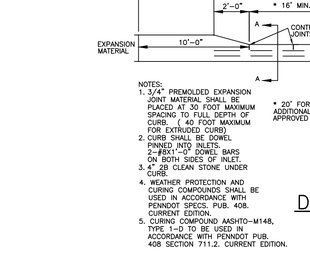
EXPANSION JOINTS:

1. EXPANSION JOINTS SHOULD BE PROVIDED AT A MAXIMUM SPACING OF 15 FEET.
2. PROVIDE FIBER EXPANSION JOINT COMPOSED OF CELLULAR FIBERS BONDED WITH ASPHALT AS MFG. BY W.R. MEADOWS OR EQUIVALENT. (SEALTIGHT FIBERS EXPANSION JOINT FILLER CAPPED WITH W.R. MEADOWS SNAP CAP 1/2" SIZE) RECESS EXP JOINT, 1/4" FROM SURFACE.



TYPICAL CROSSWALK

1. CROSSWALKS SHALL EXTEND FROM FACE OF CURB TO FACE OF CURB.

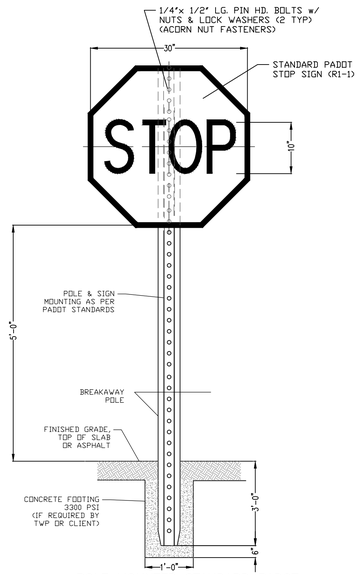


COLOR: LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)

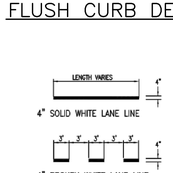
	SIGN SIZE	DIMENSIONS A	B	C	SERIES	BORDER	BLANK STUD
	~~24 x 24~~	~~24~~	~~8~~	~~10~~	~~C~~	~~$\frac{1}{2}$~~	~~B1-24~~
*	30 x 30	30	10	12½	C	½	B1-30
	~~36 x 36~~	~~36~~	~~12~~	~~15~~	~~C~~	~~$\frac{1}{2}$~~	~~B1-36~~
	~~48 x 48~~	~~48~~	~~16~~	~~20~~	~~C~~	~~$\frac{1}{2}$~~	~~B1-48~~

* REDUCE SPACING BY 40%

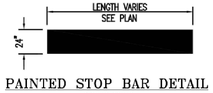
"STOP" (R1-1) SIGN DETAIL
NOT TO SCALE



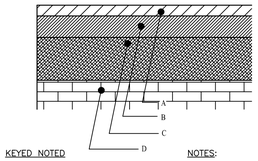
POLE MOUNTED STANDARD PADOT STOP SIGN DETAIL



PAVEMENT STRIPING DETAIL
(NOT TO SCALE)



PAINTED STOP BAR DETAIL
(NOT TO SCALE)



KEYED NOTED

A-1.5 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 9.5mm, PG 64-22, HMA WEARING COURSE, 3-10 MILLION Esals, SRL-E

B-2.0 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN. 19mm, PG 64-22, HMA BINDER COURSE, 3-10 MILLION Esals

C-3.5 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN. 25mm, PG 64-22, HMA BASE COURSE, 3-10 MILLION Esals

D-6.0 INCHES SUBBASE (NO. 2A)

NOTES:

THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEO-TECHNICAL DATA OF SPECIFIC PROJECT.

(FOR USE WITHIN RIGHT-OF-WAY LINES)

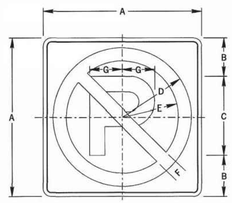
PAVEMENT SECTION DETAIL

R8-3
NO PARKING SYMBOL SIGN

(a) Justification. The No Parking Symbol Sign (R8-3) shall be authorized for use to prohibit parking along a given highway. If the restriction applies to a limited area or zone, supplemental signs or messages shall be authorized to show the limits of the restriction. Authorized supplemental signs include, but are not limited to the Restricted Hours Plaque (R10-20AP), No Parking Restricted Hours Plaque (R8-3HP-1), No Parking Loading Zone Plaque (R8-3GP-1), No Parking Arrow Plaque (R7-301), Tow-Away Zone Sign (R7-201AP) and No Parking On Pavement Sign (R8-3CP). As an alternate to the use of supplemental signs, the appropriate supplemental message and the no parking symbol may be incorporated into a single sign.

(b) Size. The standard size R8-3 sign shall be 12" x 12" in business, residential, or park areas and 24" x 24" in rural areas. The standard size for expressways shall be 36" x 36", and on freeways shall be 48" x 48".

(c) Placement. Signs should be set at an angle of not less than 30° or more than 45° with a line parallel to the flow of traffic so as to be visible to approaching traffic. Care should be taken to ensure that supplemental arrows point in the proper direction to indicate the regulated area. Signs shall be placed at the beginning of and at reasonable intervals throughout the restriction.



SIGN SIZE A x A	B	C	D	E	F	G	MARGIN	BORDER	BLANK STD.
12" x 12"	3	6E(M)	4.9	3.9	1	2.4	0.4	0.4	———
24" x 24"	6	12E(M)	10.5	8.5	2	4.8	0.4	0.6	B3-24
36" x 36"	9	18E(M)	15.8	12.8	3	7.2	0.6	0.8	B3-36
48" x 48"	12	24E(M)	21	17	4	9.6	0.8	1.2	B3-48

DIMENSIONS - IN

COLOR:

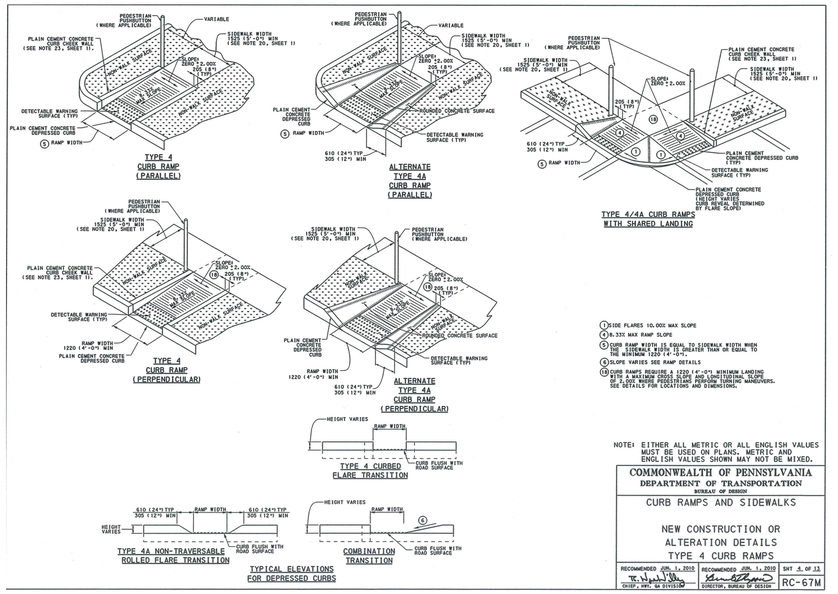
SYMBOL AND BORDER: BLACK (NON-REFLECTORIZED)

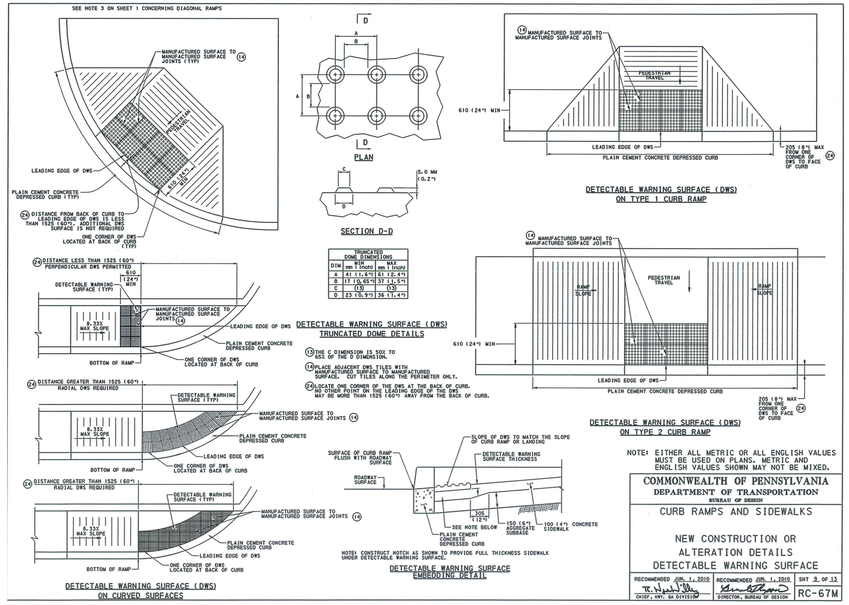
CIRCLE AND DIAGONAL: RED (REFLECTORIZED)

BACKGROUND: WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : _____ Date : 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations





CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER TOWNSHIP COMMENTS	6/22/2026

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J. BRADLEY ARMSTRONG
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ENGINEER
PE055536

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

TITLE

GENERAL SITE DETAILS

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 10 OF 14

REV 1

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN ( ) PARENTHESIS.
2. METRIC UNITS INDICATED ARE SOFT CONVERTED FROM U.S. CUSTOMARY UNITS.
3. DESIGN SPECIFICATIONS AND REQUIREMENTS:
   - AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS AND AS SUPPLEMENTED BY THE DESIGN MANUAL, PART 4, STRUCTURES.
   - DESIGN IS IN ACCORDANCE WITH THE LOAD AND RESISTANCE FACTOR DESIGN METHOD (LRFD).
   - INLET BOXES ARE DESIGNED FOR AN ALLOWABLE FOUNDATION PRESSURE EQUAL TO 0.190 MPa (2.0 TONS/SQ. FT.) AT THE SERVICE LIMIT STATE.
4. CONSTRUCTION SPECIFICATIONS:
   - PROVIDE MATERIALS AND PERFORM WORK IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 AND THE CONTRACT SPECIAL PROVISIONS.
5. SHOP DRAWINGS FOR INLET BOXES, TOP SLABS, AND TRANSITION SLABS ARE NOT REQUIRED IF THE ITEM IS CONSTRUCTED/FABRICATED IN ACCORDANCE WITH THIS STANDARD.
6. THIS STANDARD DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS, SUBMIT SHOP DRAWINGS TO THE BUREAU OF DESIGN HIGHWAY QUALITY ASSURANCE DIVISION CHIEF FOR REVIEW AND ACCEPTANCE.
7. THE DESIGNER IS RESPONSIBLE FOR DETERMINING THE TYPE OF INLET BOX REQUIRED BASED ON THE REQUIRED PIPE SIZE(S) AND PIPE OPENING(S). REFER TO TABLES A AND B ON SHEET 45 FOR ADDITIONAL INFORMATION. THE DESIGNER IS ALSO RESPONSIBLE TO DETERMINE THE REQUIRED PAY ITEM FOR AN INSTALLATION BASED ON THE OVERALL INSTALLATION HEIGHT.
8. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.
9. THE SIZE OF THE INLET TOP UNITS, PER RC-45M, ARE BASED ON THE MINIMUM DIMENSIONS INDICATED FOR THE STANDARD INLET BOX.
10. MINIMUM PIPE DIAMETERS (INSIDE):
    - FILL HEIGHT LESS THAN OR EQUAL TO 7600 mm (25') = 450 mm (18") FOR CIRCULAR PIPE (OR EQUIVALENT SIZE PIPE ARCH)
    - FILL HEIGHTS GREATER THAN 7600 mm (25') = 600 mm (24")
11. INSIDE INLET BOX DIMENSIONS ARE BASED ON PROVIDING A PIPE OPENING TO ACCOMMODATE A MINIMUM 450 mm (18") PIPE TO A MAXIMUM 2438 mm (96") PIPE. IF A LARGER PIPE SIZE IS REQUIRED, THE DESIGNER IS RESPONSIBLE FOR PROVIDING DESIGN AND DETAILS IN ACCORDANCE WITH PENNDOT REQUIREMENTS.
12. INLETS THAT EXCEED THE MAXIMUM HEIGHT INDICATED REQUIRE SPECIAL DESIGN AND DETAILS. DESIGNER IS RESPONSIBLE FOR PROVIDING DESIGN AND DETAILS IN ACCORDANCE WITH PENNDOT REQUIREMENTS.
13. SHOW ORIENTATION OF INLET BOXES ON THE CONTRACT DRAWINGS.
14. THE TOP SLAB IS NOT PERMITTED TO BE POURED MONOLITHICALLY WITH THE ADJACENT BOX SECTION.
15. PROVIDE 50 mm (2") DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 3048 mm (10'-0"):
    - VERTICAL PLACEMENT: 1500 mm (5'-0") MAXIMUM SPACING
    - HORIZONTAL PLACEMENT: PLACE WEEPHOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
    - LOCATE WEEPHOLES A MINIMUM OF 150 mm (6") FROM PIPE OPENINGS OR JOINTS.
    - LOCATE WEEPHOLES A MINIMUM OF 300 mm (1'-0") ABOVE OUTLET PIPE INVERT.
16. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 1500 mm (5'-0"). SHALLOW RECESSES, ON THE INSIDE FACE OF THE INLET, NOT GREATER THAN 10 mm (⅜") IN DEPTH, FORMED BY MAGNETIC STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING. FOR DETAILS, REFER TO RC-39M.
17. IF A REQUIRED DETAIL IS NOT FOUND IN THIS STANDARD OR ON THE CONTRACT DRAWINGS A SPECIAL SUBMISSION REQUESTING ACCEPTANCE FOR SPECIFIC DETAILS MUST BE MADE TO THE BUREAU OF DESIGN HIGHWAY QUALITY ASSURANCE DIVISION CHIEF.
18. FOR INLET TOPS, GRATES, GRADE ADJUSTMENT RINGS AND FRAMES, REFER TO RC-45M.

MATERIAL NOTES:

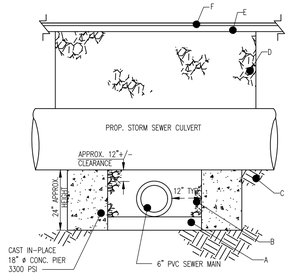
1. PROVIDE THE FOLLOWING CONCRETE CLASS:
   - CAST-IN-PLACE: CLASS A CEMENT CONCRETE (DESIGN COMPRESSIVE STRENGTH, f'c = 21 MPa (3,000 PSI))
   - PRECAST: CLASS AA CEMENT CONCRETE, MODIFIED (DESIGN COMPRESSIVE STRENGTH, f'c = 28 MPa (4,000 PSI))
2. A HIGHER STRENGTH OF CONCRETE MAY BE SUBSTITUTED FOR A LOWER STRENGTH OF CONCRETE AT NO ADDITIONAL COST TO THE DEPARTMENT. SUBMIT MIX DESIGN TO THE DEPARTMENT FOR REVIEW AND ACCEPTANCE.
3. REINFORCEMENT STEEL:
   - PROVIDE GRADE 420 (GRADE 60) DEFORMED REINFORCEMENT BARS THAT MEET THE REQUIREMENTS OF ASTM A615M (A615) OR ASTM A706M (A706). DO NOT WELD REINFORCEMENT BARS WITHOUT A PENNDOT APPROVED WELDING PROCEDURE.
   - ALL REINFORCEMENT BARS SHOWN ARE SOFT CONVERTED METRIC SIZES.
   - PROVIDE MINIMUM LAP AND EMBEDMENT LENGTH FOR REINFORCING BARS OF 30 DIAMETERS OR IN ACCORDANCE WITH THE CURRENT AASHTO SPECIFICATIONS AS MODIFIED BY THE DESIGN MANUAL PART 4, WHICHEVER IS GREATER. (REFER TO TABLE ON SHEET 3)
   - BAR SPACING:
     - MINIMUM SPACING = 102 mm (4")
     - MAXIMUM SPACING = 305 mm (1'-0") OR 1.5 MEMBER THICKNESS
   - PERMITTED BAR SIZES:
     - INLET BOXES: #10 (#3), #13 (#4), #16 (#5), #19 (#6)
     - LARGER BAR SIZES ARE PERMITTED IN THE TOP SLABS AND TRANSITION SLABS.
   - MINIMUM AREA OF STEEL REQUIREMENTS FOR REINFORCEMENT BARS:
     - WALLS = 318 mm²/m (0.15 in²/ft) EACH WAY
     - BOTTOM SLAB:
       - TOP MAT = 424 mm²/m (0.20 in²/ft) EACH WAY
       - BOTTOM MAT = 424 mm²/m (0.20 in²/ft) EACH WAY
4. WELDED WIRE FABRIC (WWF):
   - PROVIDE GRADE 450 (GRADE 65) PLAIN WELDED WIRE FABRIC THAT MEET THE REQUIREMENTS OF ASTM A185 OR GRADE 480 (GRADE 70) DEFORMED WELDED WIRE FABRIC THAT MEET THE REQUIREMENTS OF ASTM A497.
   - ALL WELDED WIRE FABRIC SHOWN IS SOFT CONVERTED METRIC SIZES.
   - PROVIDE MINIMUM LAP SPLICES FOR WELDED WIRE FABRIC EQUAL TO THE LARGER OF TWO GRID SPACINGS OR 305 mm (12").
   - WIRE SPACING:
     - MINIMUM SPACING = 51 mm (2")
     - MAXIMUM SPACING = 305 mm (1'-0") OR 1.5 MEMBER THICKNESS
   - PERMITTED WIRE SIZES:
     - MINIMUM WIRE SIZE = MW26 (W4) (MD26 (D4))
     - MAXIMUM WIRE SIZE = MW129 (W20) (MD129 (D20))
     - MWF IS NOT PERMITTED IN THE CAST-IN-PLACE INLET BOXES.
     - MWF IS NOT PERMITTED IN THE TOP SLABS AND TRANSITION SLABS.
   - MINIMUM AREA OF STEEL REQUIREMENTS FOR WWF:
     - WALLS = 259 mm²/m (0.12 in²/ft) EACH WAY
     - BOTTOM SLAB:
       - TOP MAT = 424 mm²/m (0.20 in²/ft) EACH WAY
       - BOTTOM MAT = 424 mm²/m (0.20 in²/ft) EACH WAY
5. NON-SHRINK GROUT:
   - PROVIDE NON-SHRINK GROUT IN ACCORDANCE WITH PUBLICATION 408, SECTION 1001.2(d).
6. EPOXY BONDING COMPOUND:
   - PROVIDE EPOXY BONDING COMPOUND IN ACCORDANCE WITH PUBLICATION 408, SECTION 706.1.
7. MORTAR:
   - PROVIDE MORTAR IN ACCORDANCE WITH PUBLICATION 408, SECTION 705.7(b).
8. CAULKING COMPOUND:
   - PROVIDE CAULKING COMPOUND IN ACCORDANCE WITH PUBLICATION 408, SECTION 705.8(a).
9. GASKETS:
   - PROVIDE GASKETS IN ACCORDANCE WITH PUBLICATION 408, SECTION 705.5(b).
10. MANHOLE STEPS:
    - PROVIDE MANHOLE STEPS IN ACCORDANCE WITH PUBLICATION 408, SECTION 605.2(c).
11. SUBBASE MATERIAL AND PREPARATION:
    - PROVIDE NO. 2A COARSE AGGREGATE IN ACCORDANCE WITH PUBLICATION 408, SECTION 703.2 AND COMPACT IN ACCORDANCE WITH PUBLICATION 408, SECTION 350.3(e).
    - PLACE AND COMPACT IN 100 (4") MAXIMUM LAYERS.
    - PROVIDE A 300 mm (1'-0") MINIMUM DEPTH.

FIELD CONSTRUCTION NOTES:

1. CONSTRUCT OR PLACE INLET BOXES LEVEL, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. CONSTRUCT OR PLACE INLET BOXES ON A SUBBASE CONSTRUCTED OF COMPACTED NO. 2A COARSE AGGREGATE. PLACE AND COMPACT IN 100 mm (4") LAYERS TO PROVIDE A 300 mm (1'-0") MINIMUM DEPTH.
3. LOCATE PIPE OR PIPES AS INDICATED OR DIRECTED.
4. CONNECT PIPES TO INLET BOXES WITH MORTAR OR WATERTIGHT RUBBER FLEXIBLE CONNECTORS.
5. FORM BOTTOM OF INLET, USING CLASS A CEMENT CONCRETE, TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. PROVIDE #13 (#4) REINFORCEMENT BARS SPACED AT 300 mm (12") CENTER TO CENTER MAXIMUM WHEN THE THICKNESS EXCEEDS 75 mm (3").
6. BACKFILL EXCAVATED SPACES AROUND THE STRUCTURE WITH ACCEPTABLE EMBANKMENT MATERIAL.
7. THE FOLLOWING ITEMS ARE INCIDENTAL TO THE COST OF THE INLET BOX PAY ITEM: EXCAVATION, COMPACTED NO. 2A COARSE AGGREGATE, INLET BOX, CLASS A CEMENT CONCRETE TO CHANNEL FLOW, TRANSITION SLAB, TOP SLAB, BACKFILL AND ANY OTHER MISCELLANEOUS ITEMS REQUIRED FOR THE CONSTRUCTION OF THE INLET BOX.

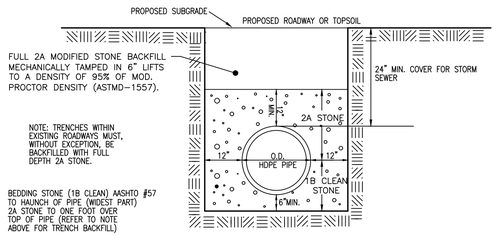
PRECAST CONCRETE INLET BOX NOTES:

1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 714.
2. PROVIDE PRECAST CONCRETE INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15.
3. PROVIDE A TOP SLAB TO SUPPORT THE INLET TOP UNITS M, S, C AND C ALTERNATE WHEN A STANDARD INLET BOX IS NOT SPECIFIED. PROVIDE OPENING TO ACCOMMODATE THE STANDARD TOP COMPONENTS. PROVIDE A TOP SLAB WITH A ROUND OPENING FOR MANHOLE COVER WHEN SPECIFIED ON THE CONTRACT DRAWINGS.
4. PROVIDE A TRANSITION SLAB BETWEEN TWO SEPARATE INLET BOX SIZES, WHEN TWO SEPARATE INLET BOX SIZES ARE USED. (SEE TRANSITION SLAB NOTES.)
5. CLEAR COVER FOR STEEL:
   - WALLS: 38 mm (1½")
   - FOOTINGS (BOTTOM SLAB):
     - TOP COVER: 50 mm (2")
     - BOTTOM COVER: 38 mm (1½")
     - SIDE COVER: 38 mm (1½")
   - TOP AND TRANSITION SLABS (TOP AND BOTTOM): 38 mm (1½")
6. MINIMUM SLAB AND WALL THICKNESS:
   - MINIMUM TOP SLAB THICKNESS: 203 mm (8")
   - MINIMUM WALL THICKNESS: 152 mm (6")
   - MINIMUM BOTTOM SLAB THICKNESS: 178 mm (7")
7. THICKNESS OF WALL IS PERMITTED TO VARY FROM SECTION TO SECTION. INSIDE FACE OF WALL MUST ALIGN BETWEEN SECTIONS.
8. FABRICATOR IS RESPONSIBLE FOR LIFTING, HANDLING AND TRANSPORTATION STRESSES.
9. LIFTING DEVICES:
   - PROVIDE GALVANIZED STEEL OR PLASTIC LIFTING DEVICES FOR HANDLING AND INSTALLATION.
   - FILL LIFTING DEVICES WITH NON-SHRINK GROUT AFTER INSTALLATION.
   - PROVIDE LIFTING DEVICES WITH A MINIMUM CAPACITY OF AT LEAST FOUR TIMES THE CALCULATED LOAD ON THE DEVICE.
10. TAPERS MAY BE PROVIDED ON THE INSIDE AND/OR OUTSIDE VERTICAL FACES OF THE INLET BOXES TO FACILITATE FORM STRIPPING. TAPERS MAY RESULT IN INTERNAL BOTTOM DIMENSIONS THAT VARY 20 mm/m (¼"/FOOT) PER SIDE TO A MAXIMUM OF 25 mm (1") PER SIDE.
11. KEYED JOINTS MAY BE CONSTRUCTED UPWARDS OR DOWNWARDS. CLEAN JOINTS AND KEYS THOROUGHLY BEFORE PLACING NEXT SEGMENT. PLACE MORTAR OR CAULKING COMPOUND BETWEEN JOINTS IN ACCORDANCE WITH THIS STANDARD.
12. PROVIDE EITHER A SHIPLAP OR KEYED JOINT BETWEEN THE BOTTOM OF THE TOP SLAB AND THE TOP OF THE BOX.
13. PROVIDE EITHER A SHIPLAP OR KEYED JOINT BETWEEN THE TRANSITION SLAB AND THE ADJACENT TOP AND BOTTOM SECTIONS.
14. PROVIDE EITHER A SHIPLAP OR KEYED JOINT BETWEEN PRECAST SECTIONS.
15. SEGMENT HEIGHTS:
    - MINIMUM HEIGHT:
      - RISER SECTIONS = 305 mm (1'-0")
      - BASE SECTIONS = 610 mm (2'-0")
    - MAXIMUM HEIGHT = 2438 mm (8'-0")



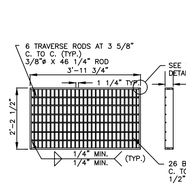
A. SUBBASE (NO. 2A) 6" DEPTH (MIN.) TO BE FURNISHED BEFORE PIPES ARE SET.
B. SUBBASE (NO. 2A) TO BE FURNISHED AFTER PIPES ARE SET. COMPACTED TO SAME AS SUBBASE.
C. SUBGRADE
D. SUBBASE (NO. 2A) DEPTH VARIES FOR SLOPE OF PIPE (APPROX. 24")
E. PAVEMENT BASE COURSE
F. PAVEMENT WEARING COURSE

UTILITY PIPE CROSSING CONCRETE PIER SUPPORT DETAIL
NOT TO SCALE

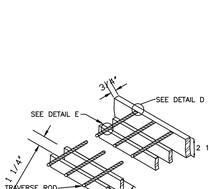


NOTE:
ALL UTILITY TRENCHES WITHIN EXISTING ROADWAYS, PROPOSED ROADWAYS, ALL RIGHT OF WAYS, EASEMENTS, PROPOSED DRIVEWAYS, APRONS AND SIDEWALKS MUST, WITHOUT EXCEPTION, BE BACKFILLED WITH FULL DEPTH 2A STONE AFTER TOP SCREENING.
ALL UTILITY TRENCHES MUST BE COMPACTED (MECHANICALLY TAMPED) IN 6" LIFTS.

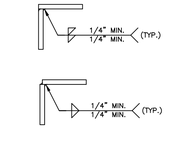
TYPICAL HDPE PIPE TRENCH DETAIL



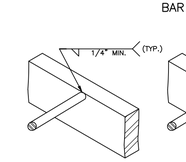
PLAN VIEW



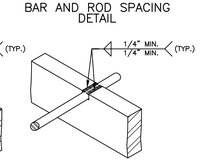
BAR AND ROD SPACING DETAIL



TYPICAL CORNER DETAILS



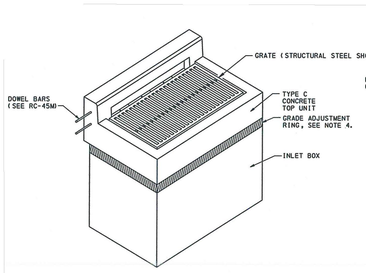
DETAIL D



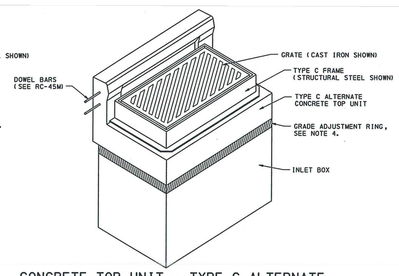
DETAIL E

NOTES:
1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY GRATES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 22"X36" REPRODUCIBLE SHOP DRAWING TO THE BUREAU OF CONSTRUCTION AND MATERIALS, MATERIALS AND TESTING DIVISION FOR REVIEW AND APPROVAL.
2. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(R).
3. PROVIDE TRANSVERSE BARS, MEETING THE REQUIREMENTS OF PUB. 408.
4. PROVIDE BICYCLE SAFE, STRUCTURAL STEEL OR CAST IRON VANE GRATES FOR INSTALLATION ONLY WHERE BICYCLE TRAFFIC IS ANTICIPATED, SUCH AS CURBED ROADWAYS OR URBAN AREAS OR ROADWAYS SPECIFICALLY ESTABLISHED AND SIGNED AS BIKEWAYS OR HAVING BIKE LANES. ALTERNATE BICYCLE – SAFE GRATE SHALL REQUIRE A SHOP DRAWING SUBMISSION. AS SPECIFIED IN NOTE 1, AND SHALL CONFORM TO THE DIMENSIONAL REQUIREMENTS FOR PROPER INSTALLATION WITH THE CURRENT CONCRETE TOP UNITS.
5. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
6. PROVIDE STRUCTURAL STEEL GRATES WITH THE GRATE SPACERS LOCATED FLUSH ALONG THE TOP SURFACE OF THE GRATE.
7. DO NOT USE CAST IRON GRATES WITHIN THE TRAVEL LANES. THESE GRATES ARE PERMITTED AT THE EDGE OF OUTSIDE SHOULDERS, SWALES, WITH WIDE MEDIAN SWALES AND INFIELD AREAS THAT ARE OUTSIDE OF THE TRAVEL LANES OR CURB TO CURB ROADWAYS.
8. COAT STRUCTURAL STEEL FRAMES AND GRATES WITH BITUMINOUS PAINT. AS AN ALTERNATIVE TO BITUMINOUS PAINT, HOT DIP GALVANIZE STRUCTURAL STEEL GRATES AND FRAMES IN ACCORDANCE WITH SECTION 1105.02(S).

STRUCTURAL STEEL GRATE BICYCLE SAFE

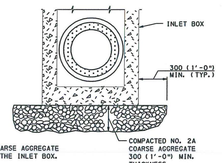


CONCRETE TOP UNIT - TYPE C



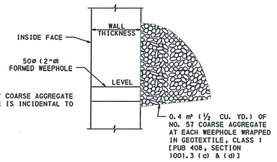
CONCRETE TOP UNIT - TYPE C ALTERNATE WITH TYPE C FRAME

NOTES:
1. FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
2. STANDARD INLET BOXES SHOWN, PROVIDE TOP SLABS FOR OTHER INLET BOX TYPES.
3. SEE RC-45M FOR DETAILS FOR THE CONCRETE TOP UNITS, FRAMES, AND GRATES.
4. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE RC-45M FOR DETAILS.



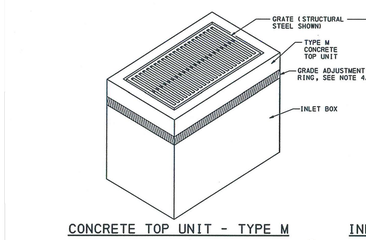
NOTE:
COST OF NO. 2A COARSE AGGREGATE IS INCIDENTAL TO THE INLET BOX.

INLET BOX SUBBASE PREPARATION DETAIL
(SEE FIELD CONSTRUCTION NOTES ON SHEET 1)

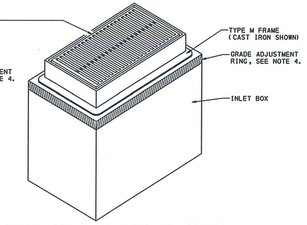


NOTE:
COST OF NO. 57 COARSE AGGREGATE AND GEOTEXTILE IS INCIDENTAL TO THE INLET BOX.

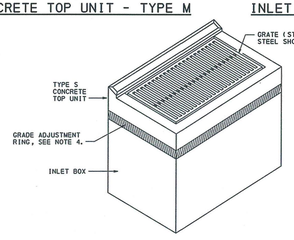
WEEPHOLE DETAIL
(SEE GENERAL NOTE 15 ON SHEET 1)



CONCRETE TOP UNIT - TYPE M

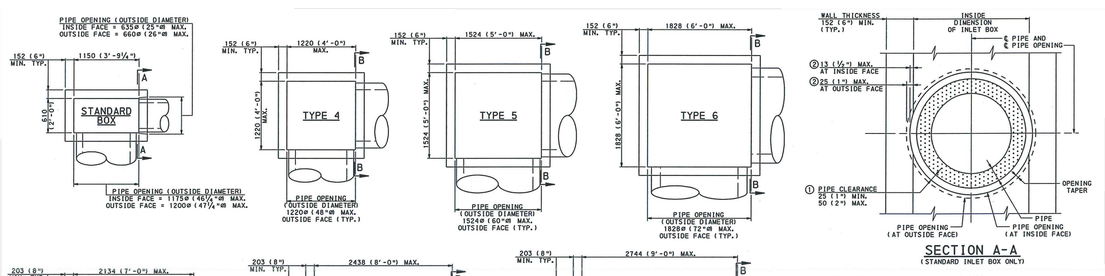


INLET BOX WITH TYPE M FRAME



CONCRETE TOP UNIT - TYPE S

*ALL INLETS SHALL BE IDENTIFIED WITH AN ENVIRONMENTAL TYPE STORM DRAIN MARKER



NOTES
1. FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
2. FOR PIPE LOCATION AND PIPE OPENING NOTES, SEE SHEET 2.

LEGEND
1. OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
2. REDUCTION IN WALL THICKNESS DIMENSION
3. INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

PLAN - INLET BOXES

LEGEND
OUTSIDE FACE - OUTSIDE FACE OF INLET BOX WALL
INSIDE FACE - INSIDE FACE OF INLET BOX WALL

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	DB	REVISED PER TOWNSHIP COMMENTS	6/22/2026

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
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COMMONWEALTH OF PENNSYLVANIA
JOHN P. JAMESON
PROFESSIONAL ENGINEER
DELAWARE, NEW JERSEY, PENNSYLVANIA
PE055536
CERTIFICATE OF AUTHORIZATION
PROFESSIONAL ENGINEER

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

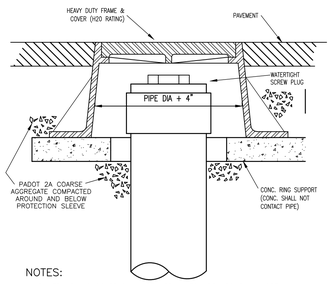
TITLE

GENERAL SITE DETAILS

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 11 OF 14

REV 1



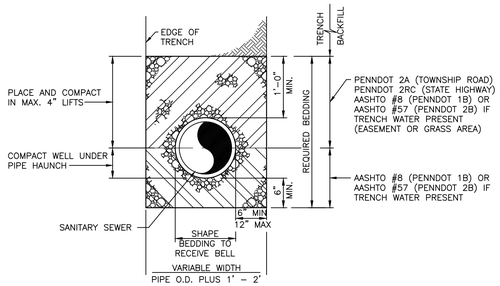
NOTES:

1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL
2. CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN PAVED AREAS, OR LESS THAN 3 FEET FROM A PAVED AREA.

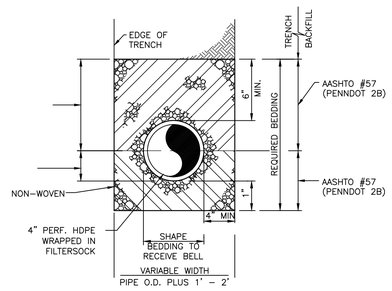
CLEAN-OUT PROTECTION SLEEVE

(FOR USE IN OR NEAR PAVED AREAS)

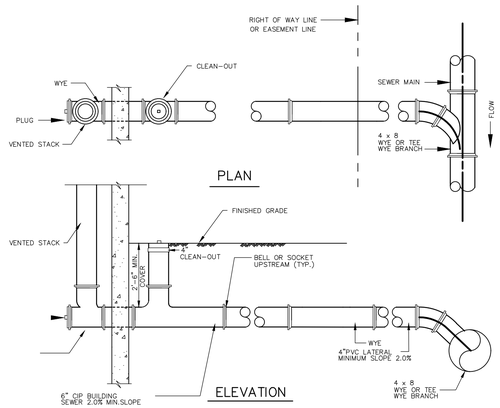
N.T.S.



P.V.C. PIPE EMBEDMENT



UNDERDRAIN DETAIL

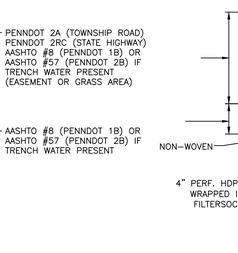


NOTES :

1. BUILDING SEWER FROM RIGHT-OF-WAY LINE TO BUILDING PLUMBING SYSTEM SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE ADOPTED BY THE BOROUGH.
2. TEMPORARY PIPE PLUG TO REMAIN IN LATERAL UNTIL CONSTRUCTION OF BUILDING SEWER OCCURS. BUILDING SEWER SHALL BE PLUGED AT TEST TEE UNTIL CONSTRUCTION IS COMPLETED AND TESTED.
3. PIPE TO BE EMBEDDED IN 1B STONE OR SCREENINGS AS PER ENGINEER.
4. VENTED TRAP IS NOT REQUIRED ON NEW CONSTRUCTION.
5. A VENTED TRAP SHALL BE PROVIDED AT THE RIGHT OF WAY LINE ON EXISTING HOMES CONNECTING TO THE SANITARY SYSTEM.
6. CLEANOUT TO BE LOCATED @ R.O.W. THEN AT EVERY 100' INTERVALS FOR 6" PVC PIPE.

SANITARY SEWER SERVICE CONNECTION

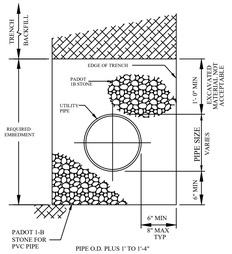
N.T.S.



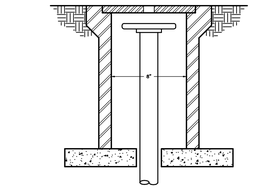
COPPER PIPE

PIPE EMBEDMENT

NOT TO SCALE

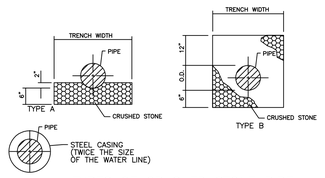


P.V.C. OR CIP PIPE

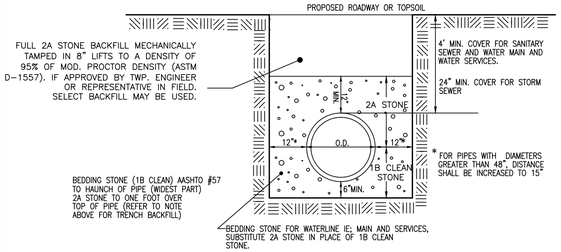


CURB-BOX PROTECTION SLEEVE – PAVED AREAS

NOT TO SCALE



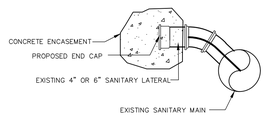
TYPES OF CRUSHED STONE PIPE CRADLES AND STEEL CASING



NOTE:
ALL UTILITY TRENCHES WITHIN EXISTING ROADWAYS, PROPOSED ROADWAYS, ALL RIGHT OF WAYS, EASEMENTS, PROPOSED DRIVEWAYS, APRONS AND SIDEWALKS MUST, WITHOUT EXCEPTION, BE BACKFILLED WITH FULL DEPTH 2A STONE AFTER TOP SCREENING.

ALL UTILITY TRENCHES MUST BE COMPACTED (MECHANICALLY TAMPED) IN 8" LIFTS.
I.E. GAS, ELECTRIC, WATER, CABLE ETC.

TYPICAL TRENCH DETAIL



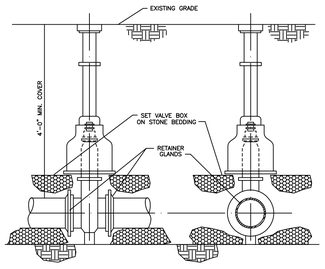
EXSITING SANITARY SEWER LATERAL ABANDONEDMENT

N.T.S.

NOTES :

ABANDONED SEWER LATERALS IN WEST CHESTER BOROUGH MUST BE HERMETICALLY SEALED WITH AN APPROVED CAP OR PLUG. PER MUNICIPAL SPECIFICATIONS, THE OPEN END OF THE LATERAL PIPE MUST BE STRUCTURALLY PLUGGED AND SECURELY ENCASED IN CONCRETE AT THE PROPERTY'S CURB LINE OR RIGHT-OF-WAY TO PREVENT GROUNDWATER INFILTRATION AND DEBRIS ENTRY.

1. SEALING MECHANISM: THE PIPE MUST BE HERMETICALLY SEALED USING AN APPROPRIATE CAP OR PLUG.
2. FERNCO COUPLINGS ARE ALLOWABLE WHERE NEEDED. (1) STRONG BACK RC REPAIR COUPLINGS. (2) 5000 SERIES RC COUPLINGS.
3. CONCRETE ENCASEMENT: THE CAP/PLUG MUST BE FULLY ENCASED IN CONCRETE AT THE CURB LINE OR RIGHT OF WAY LINE TO ENSURE STABILITY.
4. HOUSE TRAP REMOVAL: PRIOR TO CAPPING, ANY EXISTING HOUSE TRAPS MUST BE COMPLETELY REMOVED FROM THE ABANDONED LATERAL.
5. PERMITTING: PERMIT MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ALTERING, DISCONNECTING, OR CAPPING ANY BOROUGH SEWER CONNECTION.
6. RIGHT-OF-WAY WORK: A SEPARATE HIGHWAY PERMIT IS REQUIRED FOR EXCAVATING AND PERFORMING WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
7. REQUIRED INSPECTIONS:ALL ABANDONMENTS, CAPS, AND PIPING MUST BE INSPECTED AND APPROVED BY THE BOROUGH BEFORE BEING COVERED. CONTRACTOR MUST PROVIDE THE BOROUGH WITH AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION.



NOTES:
1. RETAINER GLANDS REQUIRED ON ALL MECHANICAL JOINT FITTINGS.
2. VALVE BOX SHALL BE 2 PIECE SCREW TYPE.

GATE VALVE INSTALLATION

WATER GENERAL NOTES:

1. ALL WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PA WATER FACILITIES LINE EXTENSION AGREEMENT SPECIFICATIONS.
2. LOCATION OF EXISTING WATER FACILITIES SHOWN ARE APPROXIMATE. ANY UTILITIES NOT SHOWN, OR NOT LOCATED AS SHOWN, SHALL NOT BE THE CAUSE OF THE CONTRACTOR TO DENY RESPONSIBILITY FOR PROTECTION AND/OR REPAIR DURING CONSTRUCTION. EXACT LOCATION SHALL BE VERIFIED IN THE FIELD.
3. ALL WATER MAINS REQUIRE A MINIMUM OF FOUR (4) FEET COVER UNLESS OTHERWISE APPROVED BY AQUA PA.
4. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION.
5. WATER AND STORM SEWER LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET HORIZONTAL SEPARATION.
6. SANITARY AND STORM SEWER LINES SHALL HAVE A MINIMUM OF EIGHTEEN (18) INCH VERTICAL SEPARATION FROM THE WATER LINE UNLESS OTHERWISE APPROVED BY AQUA PA.
7. HYDRANT LOCATION IS SUBJECT TO THE APPROVAL OF THE FIRE OFFICIALS CLAIMING JURISDICTION OVER THE PROJECT LOCATION.
8. ONLY AQUA PA PERSONNEL SHALL OPERATE MAIN LINE VALVES FOR THE CONTRACTOR.
9. EASEMENTS, IN A FORM SATISFACTORY TO AQUA PA, SHALL BE REQUIRED FOR ALL WATER FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
10. ALL FIRE HYDRANTS SHALL INCLUDE A 6" GATE VALVE ON THE HYDRANT LATERAL.
11. THE USE OF FITTINGS SHALL BE MINIMIZED, AND MUST BE APPROVED BY AQUA PA. INSTEAD, CONTRACTOR SHALL DEFLECT PIPE SEGMENTS AS NECESSARY.
12. METER BOXES SHALL BE INSTALLED IN AN AREA BEHIND THE CURB (IF APPLICABLE) FOR DWELLINGS THAT ARE GREATER THAN 100 FEET FROM THE CURB. METER BOX LOCATIONS ARE SUBJECT TO FINAL APPROVAL BY AQUA PA. METER BOXES MUST MEET THE SPECIFICATIONS OF AQUA PA.
13. DEVELOPER SHALL OBTAIN ALL NECESSARY ROAD OPENING PERMITS REQUIRED FOR THE INSTALLATION OF THE WATER FACILITIES, AND SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL APPLICATION FEES AND INSPECTION COSTS ASSOCIATED WITH THESE PERMITS.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

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PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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J.B. CAMPBELL JR. PROFESSIONAL ENGINEER JOHN B. CAMPBELL JR. ENGINEER PE055536 LICENSE

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

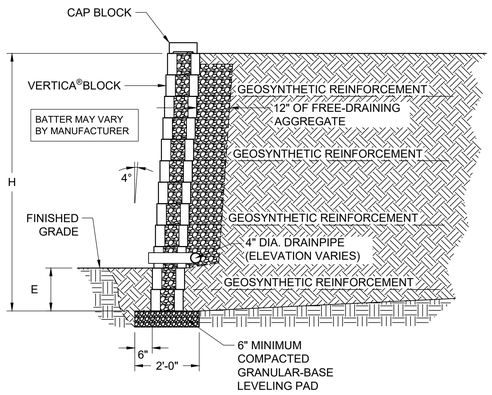
TITLE

GENERAL SITE DETAILS

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 12 OF 14

REV 1

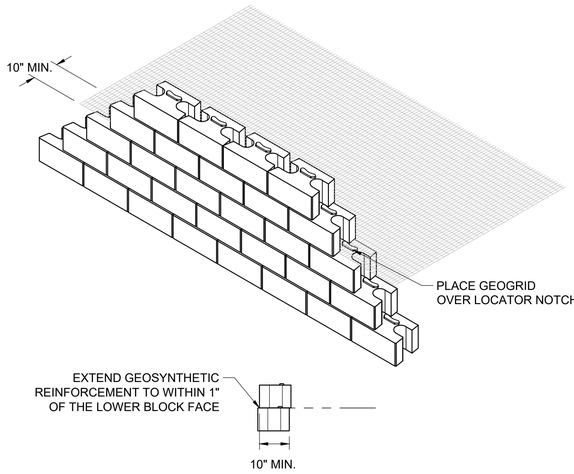


TYPICAL RETAINING WALL CROSS SECTION

NO SCALE

NOTE:
1.) ENGINEERED RETAINING WALL DRAWINGS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE PROVIDED FOR TOWNSHIP APPROVAL PRIOR TO CONSTRUCTION.

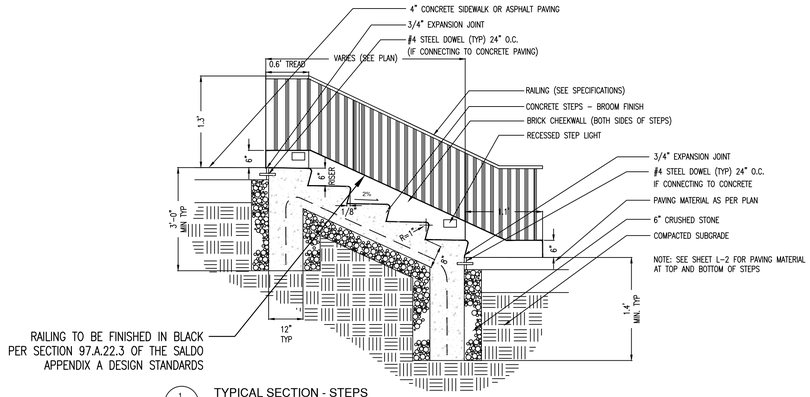
2.) WALLS OVER 32" SHALL BE PROVIDED WITH A FENCE.



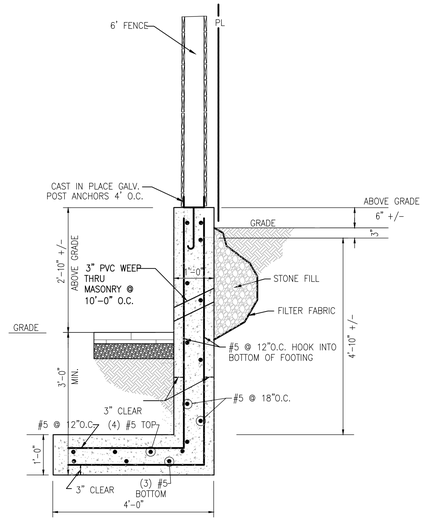
TYPICAL BLOCK RETAINING WALL DETAIL

NO SCALE

NOTE:
1. ENGINEERED RETAINING WALL DRAWINGS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE PROVIDED FOR TOWNSHIP APPROVAL PRIOR TO CONSTRUCTION.

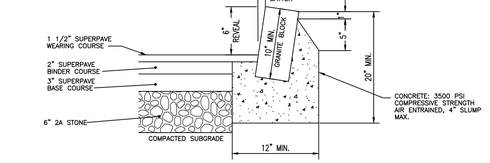


1 / L-6 TYPICAL SECTION - STEPS
3/4" = 1'-0"

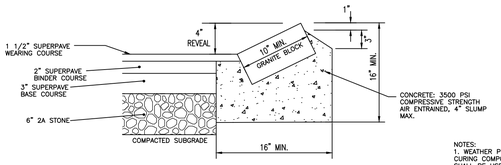


RETAINING WALL SECTION VIEW

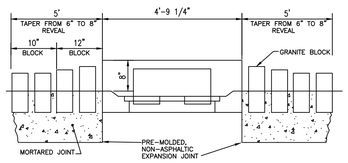
NOT TO SCALE



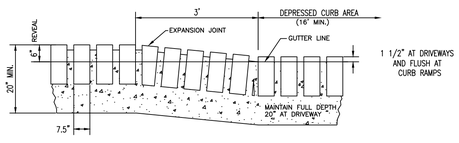
STANDARD CURB



MOUNTABLE CURB



ELEVATION ADJACENT TO 4FT. SPECIAL OR TYPE 'C' INLET TOP FOR BELGIAN BLOCK CURB



DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY AND CURB RAMPS

NOTES:
1. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS PUB. 408 CURRENT EDITION.

2. CURING COMPOUND SHALL BE AASHTO M148 TYPE 1-D TO BE USED IN ACCORDANCE WITH PENNDOT PUB. 408, SEC. 711.2, CURRENT EDITION.

3. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.

4. JOINTS SHALL BE NOT MORE THAN 1/4" WIDE FOR DRESSED BLOCK AND 3/8" WIDE FOR QUARRY SPLIT BLOCK. THE JOINTS SHALL BE POINTED WITH 1:1 CEMENT-SAND MORTOR.

BELGIAN BLOCK CURB DETAILS

CONCRETE RETAINING WALL SPECIFICATIONS

CONCRETE:
1. ALL CONCRETE SHALL BE NORMAL-WEIGHT (DENSITY=145pcf) AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3500 psi

2. THE SLUMP OF ALL CONCRETE SHALL NOT EXCEED 4" UNLESS A HIGH RANGE WATER-REDUCING ADMIXTURE IS USED. THE SLUMP OF CONCRETE PRIOR TO ADDITION OF A HIGH-RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 4". THE SLUMP OF CONCRETE CONTAINING A HIGH RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 10".

3. ALL EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES SHALL BE AIR-ENTRAINED WITH 5% (±1.5%) AIR CONTENT.

4. THE COARSE AGGREGATE SIZE SHALL BE #57 OR LARGER.

5. THE MINIMUM PORTLAND CEMENT CONTENT (ASTM C150) OF ALL CONCRETE SHALL CONFORM TO THE FOLLOWING TABLE (FLY ASH NOT PERMITTED):

SPECIFIED COMPRESSIVE STRENGTH (psi)	NON AIR-ENTRAINED CONCRETE (lbs.)	AIR-ENTRAINED CONCRETE (lbs.)
3000	470	517
4000	564	611

6. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO THE PLACEMENT OF ANY CONCRETE. THE CONCRETE MIX DESIGNS SHALL INCLUDE ALL STRENGTH DATA NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT SPECIFICATIONS FOR EITHER THE TRIAL BATCH OR FIELD EXPERIENCE METHOD.

BRICK EXCUTION
I. COURSING
A. LAY BRICK PLUMB, LEVEL AND TRUE TO LINE IN FULL BEDS OF MORTAR. BOND OF BRICK IN EXTERIOR WALLS AND INTERIOR EXPOSED WALLS SHALL BE RUNNING BOND. ALL JOINTS IN BRICKWORK AND JOINTS BETWEEN BRICK AND OTHER MATERIALS REQUIRED IN CONNECTION THEREWITH SHALL BE FILLED WITH MORTAR AS EACH COURSE IS LAID.
B. BRICK JOINTS SHALL BE TOOLED OR RAKED AS SPECIFIED OR SELECTED BY THE ARCHITECT.

II. PREPARATION
A. PROVIDE TEMPORARY BRACING DURING INSTALLATION OF MASONRY WORK. MAINTAIN IN PLACE UNTIL BUILDING STRUCTURE PROVIDES PERMANENT BRACING.
B. BRICK SHALL BE UNIFORMLY WETTED BEFORE THEY ARE USED. ALL UNITS SHALL BE FREE FROM WATER ADHERING TO THEIR SURFACES WHEN THEY ARE LAID IN THE WALL.
C. CONSULT OTHER TRADES IN ADVANCE AND MAKE PROVISIONS FOR INSTALLATION OF THEIR WORK IN ORDER TO AVOID CUTTING AND PATCHING. BUILD IN WORK SPECIFIED UNDER OTHER SECTIONS OF THE SPECIFICATIONS AS THE WORK PROGRESSES.

III.PLACING AND BONDING
A. INTERLOCK INTERSECTIONS AND EXTERNAL CORNERS.
B. DO NOT SHIFT OR TAP MASONRY UNITS AFTER MORTAR HAS ACHIEVED INITIAL SET. WHERE ADJUSTMENT MUST BE MADE, REMOVE MORTAR AND REPLACE.
C. PERFORM JOB SITE CUTTING OF MASONRY UNITS WITH PROPER TOOLS TO PROVIDE STRAIGHT, CLEAN, UNCHIPPED EDGES. PREVENT BROKEN MASONRY UNIT CORNERS OR EDGES.
D. ALL BRICK VENEER WALLS SHALL BE BONDED TO STUDS BY THE USE OF 22 GAUGE CORRUGATED GALVANIZED WALL TIES SPACED NOT MORE THAN 16" APART VERTICALLY AND 32" APART HORIZONTALLY. INSERT TIES INTO MASONRY JOINTS IN FULL BED OF MORTAR.

GENERAL NOTES
1. DESIGN BASED ON 100 PCF WEIGHT OF EARTH AND AN ANGLE OF REPOSE AT 61 DEG.
2. NO SURCHARGING OF EARTH ALLOWED OVER 7'-0" OF RETAINED SOIL.
3. CONCRETE DESIGN BASED ON CONCRETE STRENGTH, FC' = 3,500PSI
4. INSTALL EXPANSION JOINTS @ 50'-0" O.C. MAX. IN CONCRETE 25'-0" O.C. FOR BRICK FACE.

CONCRETE REINFORCING STEEL:
1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE. ALL WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706.

2. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

3. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL.

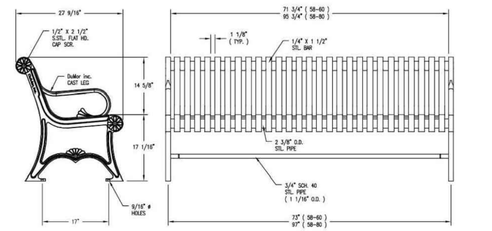
4. ALL REINFORCING SHALL BE SUPPORTED IN FORMS, SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER, IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "MANUAL OF STANDARD PRACTICE".

5. MINIMUM CONCRETE COVER, UNLESS NOTED OTHERWISE:
UNFORMED SURFACE IN CONTACT WITH THE GROUND.....3 in.
FORMED SURFACES EXPOSED TO EARTH OR WEATHER:
#6 BARS AND LARGER.....2 in.
#5 BARS AND SMALLER.....1½ in.
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER:
BEAMS, GIRDERS, AND COLUMNS.....1½ in.
SLABS, WALLS, AND JOISTS:
#11 BARS AND SMALLER.....¾ in.
#14 AND #18 BARS.....1½ in.

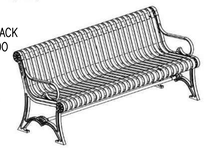
6. ALL LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. WHERE CLASSES ARE NOT CALLED OUT ON DRAWINGS, USE CLASS "B" SPLICES.

BAR SIZE	TENSION SPLICES (in.) TOP BARS A	TOP BARS B	OTHER BARS A	OTHER BARS B	COMPRESSION SPLICES (in.)
#3	16	21	12	16	12
#4	21	28	16	21	15
#5	27	35	21	27	19
#6	35	46	27	35	23
#7	48	62	37	48	26
#8	63	82	48	63	30
#9	80	104	61	80	34
#10	101	131	78	101	38
#11	125	162	96	125	42

-COMPRESSION DOWEL EMBEDMENT: 22 BAR DIAMETERS
LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2".



NOTE:
LENGTH OPTIONS ALL BENCHES TO BE FINISHED IN BLACK
■ 6' BENCH PER SECTION 97.A.22.3 OF THE SALDO
□ 8' BENCH APPENDIX A DESIGN STANDARDS



NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES)
□ CUSTOM LETTERING (37 SPACES)

DuMor, Inc.	BENCH	DATE DRAWN : 3/22/04	REV.	DRAWING NUMBER	SHEET
		DRAWN BY : AH			
		DATE REV. : 11/31/98	D	58 SERIES	1 OF 2
		REV. BY : JSB			

2 BENCH - CUTSHEET, TYP.
CONTRACTOR TO SUBMIT SHOP DWGS FOR REVIEW.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

NO	BY	DESCRIPTION	DATE
1	DH	REVISED PER TOWNSHIP COMMENTS	6/22/2026

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1076
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J. BRYAN PATTERSON — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — PE055536

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

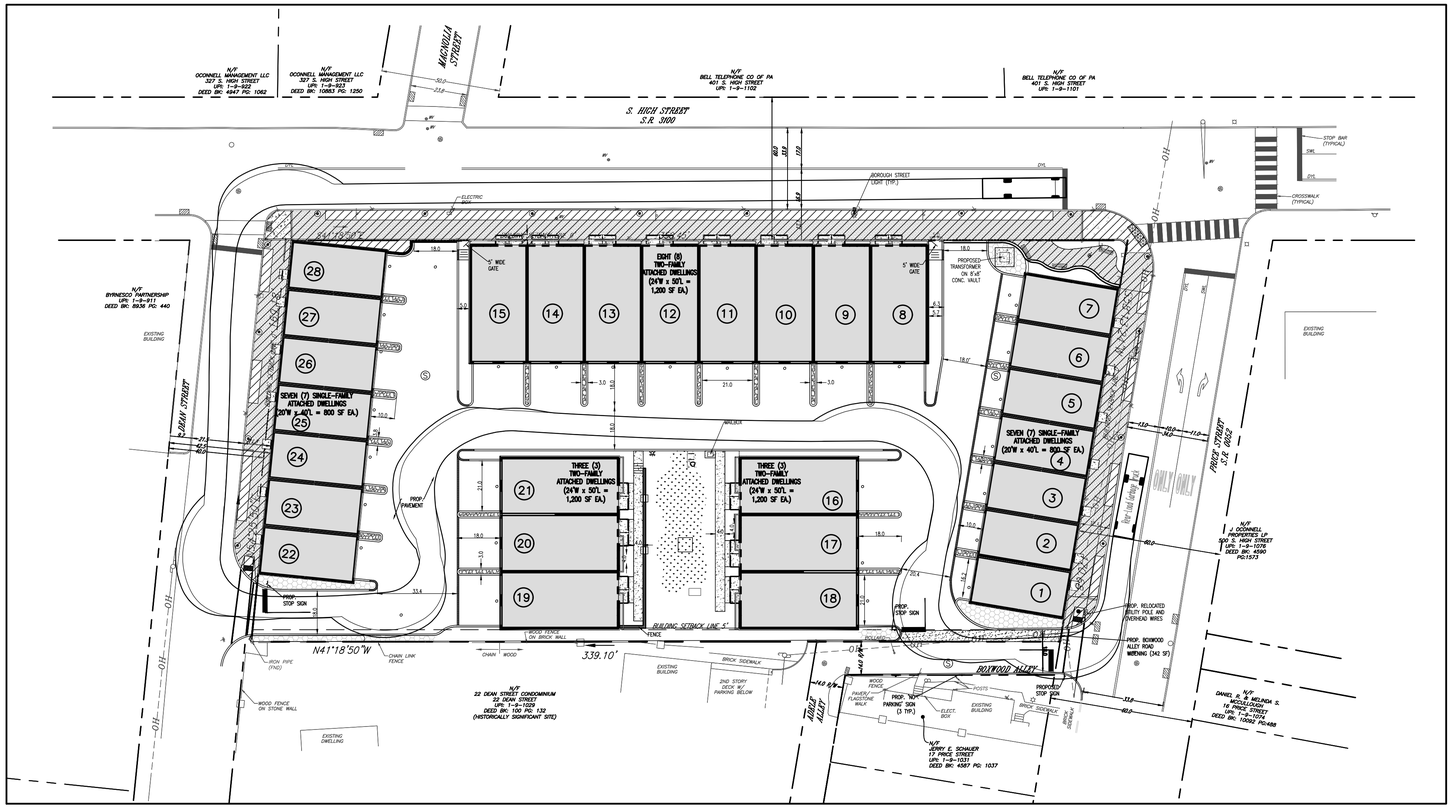
TITLE

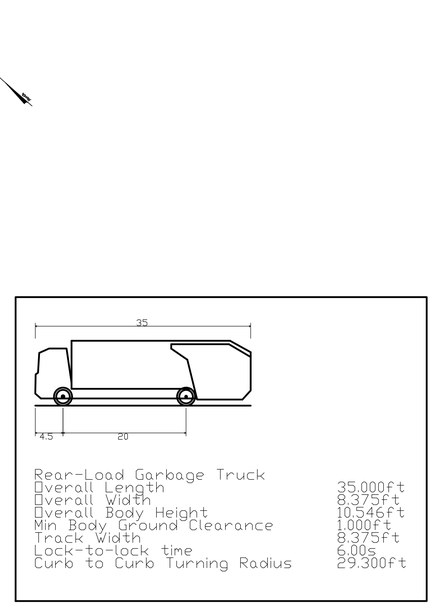
GENERAL SITE DETAILS

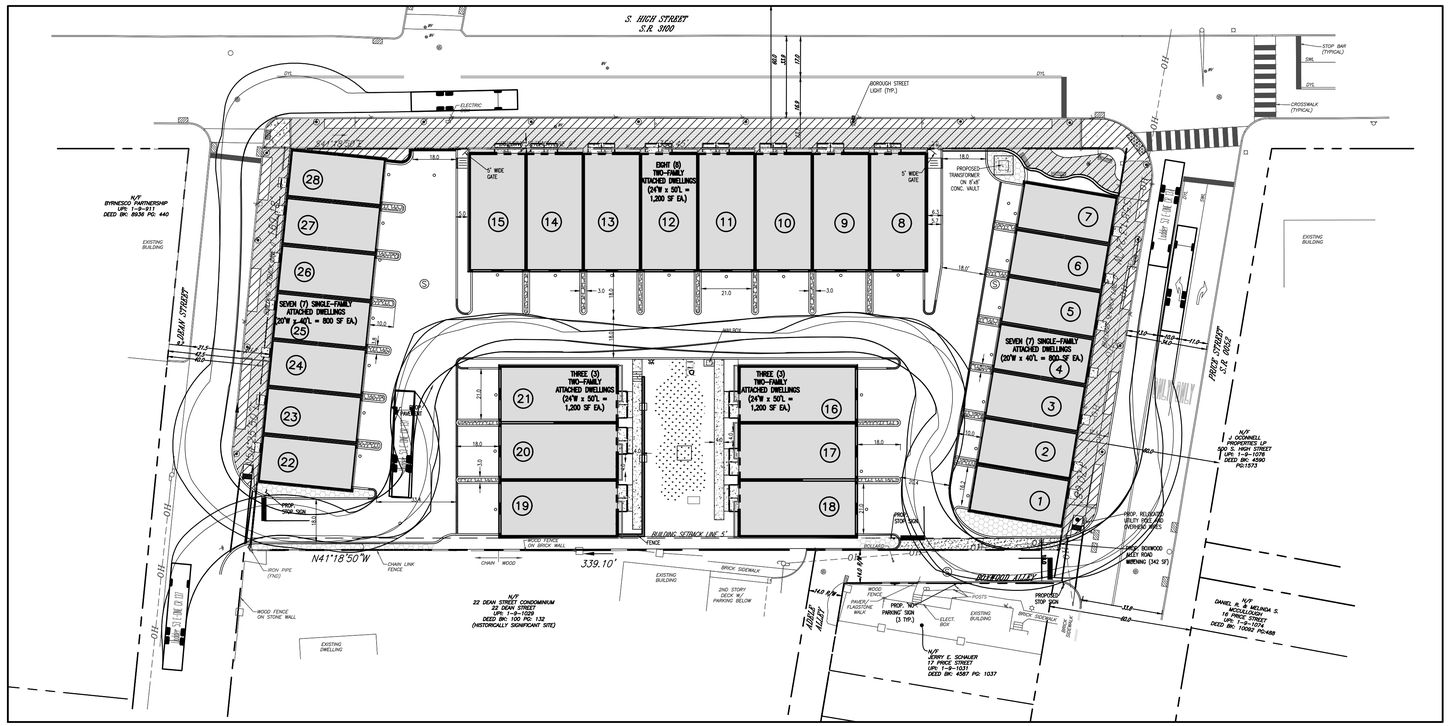
PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

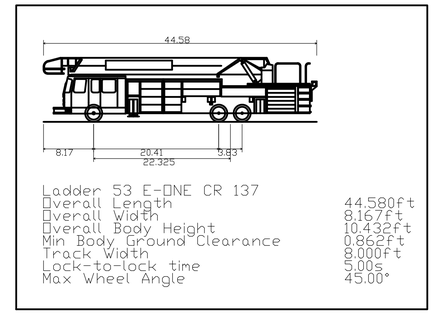
SHEET 13 OF 14

REV 1









GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

NO.	BY	DESCRIPTION	DATE
1	DB	REVISED PER TOWNSHIP COMMENTS	6/22/2026

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J. B. CHAMBERLAIN
PROFESSIONAL ENGINEER
JOHN B. CHAMBERLAIN
PE055536
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
Expires: 31 Jan 2026

PROJECT LOCATION

PRELIMINARY LAND DEVELOPMENT PLAN
410 S. HIGH STREET
WEST CHESTER, PA 19382
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PA

TITLE

TRUCK TURNING PLAN

PROJ. #	26-0118	DATE	03-09-2026
CAD ID.	26-0118	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 14 OF 14

REV 1

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

STUART & ASSOCIATES, LLC.
P.O. Box 62286
King of Prussia, PA 19406
P : 610.337.2100

June 15th, 2026

Rockwell Associates
P.O. BOX 542 | Ridley Park, PA 19078
John Rockwell Hosbach Jr.
Urban Forester

RE: **WCB Shade Tree Commission**
410 S. High Street - Response Letter

Dear WCB Shade Tree Commission & John Hosbach

We are in receipt of your Memorandum dated April 18th, 2026. We offer the following response for your consideration:

1. CONCLUSION

a. As requested, the street tree palette has been revised to provide a minimum of four total species. The two additional tree species that have been added to the plan are as follows:

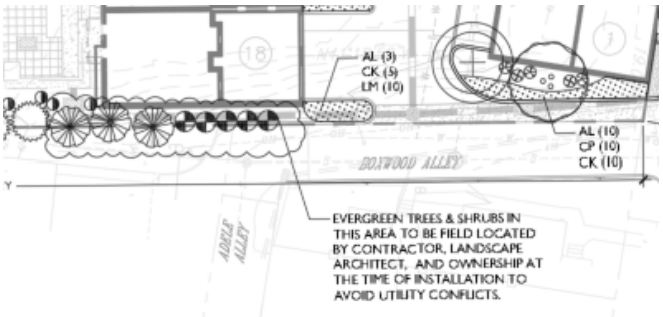
Tilia Americana – American Linden
Ginkgo Biloba – Maidenhair Tree

b. As requested, a note has been added to General Planting notes citing Section 102-7.B.:

GENERAL PLANTING NOTES:

1. **PROPERTY OWNERS ARE REQUIRED TO MAINTAIN APPROVED TREES IN PERPETUITY AS PER THE BOROUGH CODE SECTION 102-7.B** WHICH STATES "WHEN TREES HAVE BEEN REQUIRED PURSUANT TO APPROVED SALDO PLANS, PROPERTY OWNERS ARE REQUIRED TO MAINTAIN TREES IN THE LOCATIONS APPROVED ON THE SALDO PLANS IN PERPETUITY, UNLESS THE PROPERTY OWNER HAS EXTENUATING CIRCUMSTANCES AS TO WHY SUCH TREES MAY NOT BE PERPETUALLY MAINTAINED. TREES THAT ARE REMOVED MUST BE REPLANTED WITHIN 60 DAYS. OWNERS DESIRING PERMANENT TREE REMOVAL MUST FILE A FORMAL REQUEST WITH THE BOROUGH ARBORIST, WHICH SHALL BE REVIEWED AND APPROVED OR DENIED BY THE TREE COMMISSION WITHIN 35 DAYS OF THE FILING DATE OF THE FORMAL REQUEST."

c. Per the request, coordination between tree locations and underground utilities has been reviewed. A revcloud and note has been added to the landscape plan adjacent to Boxwood Alley which states “evergreen trees & shrubs in this area to be field located by contractor, landscape architect, and ownership at the time of installation to avoid utility conflicts.”



stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

STUART & ASSOCIATES, LLC.
P.O. Box 62286
King of Prussia, PA 19406
P : 610.337.2100

d. As requested, a note pertaining to the project's soil specification, titled Soil Amendment, has been added to Borough Landscape Schedule + Details, Sheet L9.00. The specification provided herein has been selected through discussion and coordination with the township arborist.

SOIL AMENDMENT NOTES:

1. **SPEC / MANUFACTURE**: CORNELL UNIVERSITY
   TYPE : CU-STRUCTUAL SOIL
   DEPTH : 36" MINIMUM, SEE DETAIL/THIS SHEET.
2. **SUITABLE ROOTING MEDIUM MUST PROVIDE**
   - 2.1 MINIMUM OF 36" SOIL DEPTH TO ACCOUNT FOR ROOT EXPANSION
   - 2.2 SUFFICIENT PORE SPACE FOR OXYGEN
   - 2.3 APPROPRIATE TEXTURE & STRUCTURE
   - 2.4 SUFFICIENT DRAINAGE WHILE RETAINING MOISTURE CONDITIONS THAT SUPPORT MICROBIAL ACTIVITY AND NUTRIENT CYCLING
   - 2.5 PLANTING STRIPS FILLED WITH SOIL SHOULD ACCOUNT FOR RADIAL AND LONGITUDINAL ROOT GROWTH
3. **SOIL SAMPLE TO BE SUBMITTED AND REVIEWED BY THE BOROUGH CONSULTING ARBORIST AND LANDSCAPE ARCHITECT.**

e. To meet the request for additional Soil Volume and Root Zone Requirements, the streetscape design has been modified. The landscape plan and planting details have been revised to increase the overall square footage of usable soil available to each tree. Increasing soil volume for large canopy trees accounts for the tree's mature potential and longevity. Therefore, structural soils are proposed to be beneath the entirety of the brick sidewalks areas on High, Dean, and Price Street.

As requested, the Tree Planting and Street Tree Planting details 1+5/L9.00 have been updated to illustrate a soil depth of 3'-0" minimum to be required for all deciduous trees.
The 8 required street trees along High Street are proposed to be planted in a 305 LF continuous planting strip.
Street trees within the sidewalks along Dean and Price Street to be planted at a minimum of:

Size of tree pit for 1 tree: 4'x 18'
Size of tree pit for 2 trees: 4'x 30'

Please contact our office if there are any other inquiries.

Regards,

Patrick J. Stuart, RLA, MCRP, LLA

cc: West Chester Borough Officials, Staff, and Consultants

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

May 8, 2026

Sean Metrick, Borough Manager
West Chester Borough
401 E. Gay Street
West Chester, PA 19380

Re: Preliminary Land Development - 410 South High Street III Townhomes
West Chester Borough – LD-04-26-18882

Dear Mr. Metrick:

A Preliminary Land Development Plan entitled "410 South High Street III Townhomes", prepared by Cornerstone Consulting Engineers & Design Services, Inc., and dated March 9, 2026, was received by this office on April 8, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

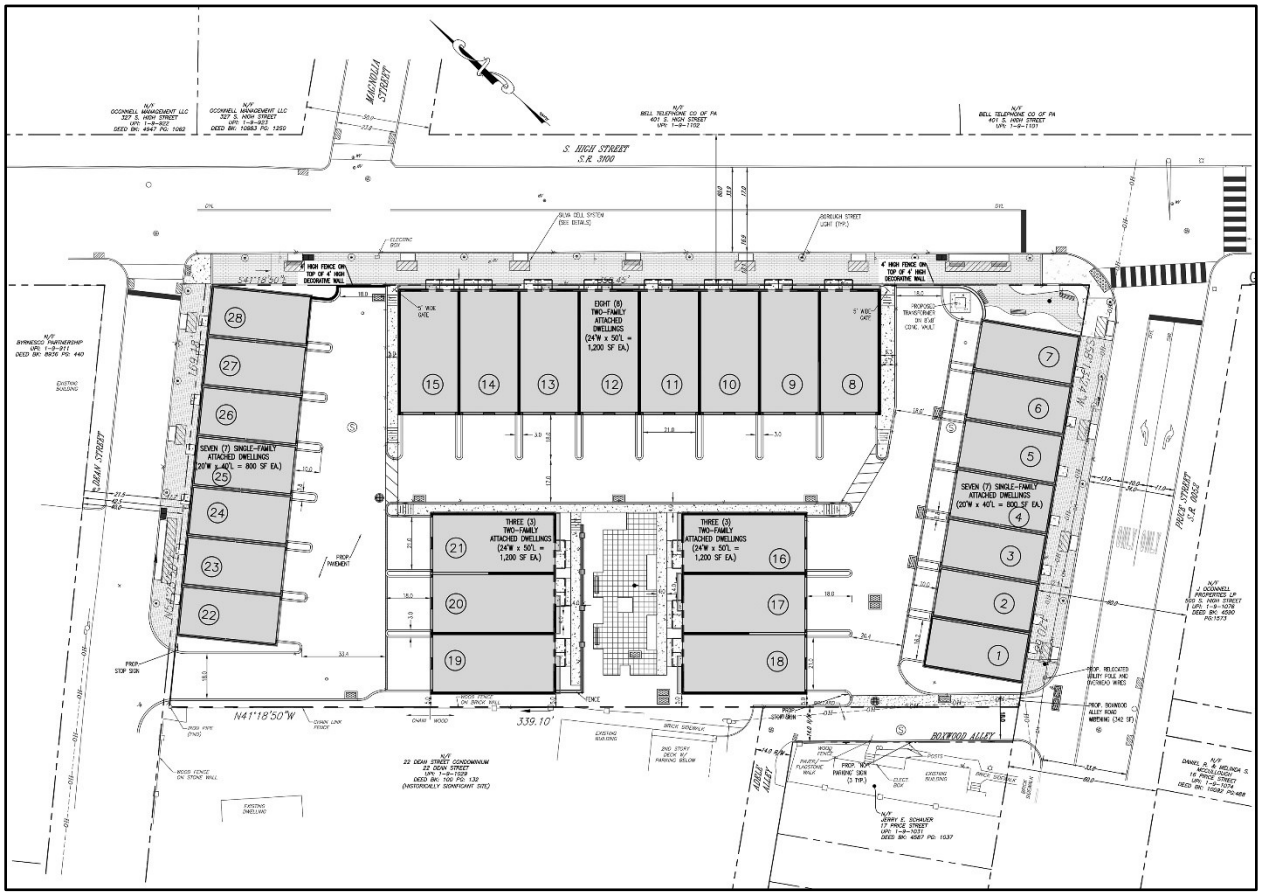
PROJECT SUMMARY:

Location:	West side of South High Street, between Dean Street and Price Street
Site Acreage:	1.29
Lots/Units:	1 existing lot
Non-Res. Square Footage:	0
Proposed Land Use:	42 townhouse units
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-1030

PROPOSAL:

The applicant proposes the construction of 42 townhouse units. The Zoning Information table on Sheet 4 indicates that the maximum building height will be 45 feet. Vehicular access will be provided from Dean Street, and from Price Street via Boxwood Alley (the site plan indicates that the section of Boxwood Alley from Price Street to the entrance will be widened to 18 feet). A plaza/public space area will be provided at the South High Street/Price Street intersection. The vacant commercial building will be demolished. The project site, which will be served by public water and public sewer, is located in the TC Town Center zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the design issues discussed in comment #5, and all Borough issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 4: Preliminary Land Development - 410 South High Street III Townhomes

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed two land development plans for this site. CCPC# LD-02-23-17573, dated March 29, 2023, addressed the construction of a mixed-use building containing 125 apartment units, 9,200 square feet of commercial retail space, and 170 parking spaces. It is our understanding that, on December 20, 2023, the Borough granted preliminary plan approval for a revised plan (dated February 6, 2023 and last revised September 22, 2023) proposing the construction of 128 apartment units. We have no record of the Borough granting final plan approval for this submission.

   Subsequently, the County Planning Commission reviewed a preliminary land development plan for the construction of a 139 unit apartment building (CCPC# LD-05-24-18082, dated June 6, 2024). We have no record of the Borough taking action on this submission.

2. The Zoning Information table on Sheet 4 indicates that the project site is being developed under the Unified Residential Development standards set forth in Section 112-916 of the Borough Zoning Ordinance. The County Planning Commission reviewed these draft ordinance standards on November 14, 2025 (CCPC# ZA-10-25-18691). According to our records, this zoning amendment was adopted by the Borough on November 19, 2025.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Urban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape.**

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Lower Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing water quality impairments; implementing flood mitigation strategies; promoting stewardship of preserved open space; protecting and restoring vegetated riparian buffers and floodplain connectivity; and protecting and increasing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Design Issues:

5. Prior to granting preliminary plan approval, the Borough should ensure that this proposal fully complies with the application requirements for Unified Residential Development set forth in Section 112-916.C(1) of the Borough Zoning Ordinance. In particular, Section 112-916.C(1)(e) states that the Design Guidelines for the West Chester Historic District shall be used for the design elements of the buildings, structures, and the overall development, and that the preliminary land development application shall include plans, conceptual building elevations, diagrams, photographs, and other

documentation to demonstrate compliance with the Design Guidelines. Building elevations/renderings were not included with the plan submission to the County Planning Commission.

Additional information on design elements for building character, site amenities, and transportation is provided in the County Planning Commission's Urban Center Landscapes Design Guide, which is available online at:
https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf.

Furthermore, Map 2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan indicates that parcels to the north, west, and south of the project site contain historic resources that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. "Appreciate" Objective A of ***Landscapes3***, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this topic is available at:
https://www.chescoplanning.org/Landscapes3/Appreciate.cfm.

6. The project site is located within the study limits of the Borough's 2020 South High Street Corridor Plan. The plan identifies that the development of this portion of the corridor, from Union Street to Lacey Street, is critical to realize the community's vision to connect the Borough's Historic and Commercial core to the West Chester University campus (page 48). The applicant and Borough should ensure that this proposal is generally consistent with the recommendations set forth in the plan, which is currently available online at:
https://www.chescoplanning.org/municorner/PDF/VPP-HighStreetCorridorStudy.pdf.

7. We acknowledge, and endorse, that the design of the Landscape Plan (Drawing L8.00) includes the planting of street trees, which are an essential design element in the Urban Center Landscape. We also note that decorative streetlights and benches will be provided for this development.

8. The site plan depicts the location of two areas along South High Street where a four foot high fence on top of a four foot high decorative wall will be located. The applicant should provide all applicable design details of these walls/fences.

9. The Recreation Land Requirements table on Sheet 1 indicates that a 710 square foot public recreation area, and a 2,252 square foot passive recreation area, will be provided. While the site plan clearly depicts the location of the plaza/public space area at the South High Street/Price Street intersection, the location of the passive recreation area is not shown on the plan. This should be clarified by the applicant.

Access and Circulation:

10. The Borough's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, particularly regarding the ability of emergency vehicles (such as fire trucks) to access the site via the alleys and driveways.

11. We acknowledge, and endorse, the installation of sidewalks, which are an essential design element in the Urban Center Landscapes, along with crosswalks provided within the development. Painted crosswalk stripes should be provided on the Dean Street driveway entrance, and on Price Street at its intersection with Boxwood Alley. Consideration should also be provided for updating the crosswalk markings on Dean Street at its intersection with South Main Street.

12. There is an existing bus stop for SEPTA Bus Route 104 on the project site. The applicant and Borough should coordinate with SEPTA regarding any potential bus stop improvements at this location. We note that there is only an existing bus stop signed affixed to a pole at this location. Consideration should be provided for making this bus stop more visible and user friendly.

Stormwater Management:

13. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

14. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from the infiltration requirements set forth in Section 94-306.J(3) of the Borough Code, so that the infiltration facilities be set back a minimum of 2 feet while the Code requires a minimum of 10 feet, along with a waiver from Section 94-306.J(4) so that the bottom elevation of the infiltration facilities be allowed to be above the proposed subgrade elements at certain locations. We recommend that the Borough not grant these waivers considering subgrade basements are habitable spaces. The applicant should consider lowering the elevations of the infiltration facilities to be below the habitable area of the proposed buildings or incorporating managed release concept (MRC) strategies into the designs.

15. The applicant should provide the Borough Engineer with an updated stormwater report for the proposed development plan, if not yet provided. The Borough Engineer should confirm that peak rates for all the required design storms frequencies for pre- to post-construction are met as identified in the stormwater ordinance.

16. The applicant should consider connecting the proposed tree wells on the sidewalk along South High Street with a subsurface system for distributing runoff among street trees.

17. The applicant should consider using permeable pavers for areas where the sidewalk will be replaced and other proposed paved surfaces.

<u>ADMINISTRATIVE ISSUES:</u>

18. The applicant should provide all pertinent details on the design and location of trash collection areas, gas meters, and HVAC equipment. The applicant and Borough should ensure that trash collection areas and utilities are not visible from High Street or Price Street.

19. The Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine

the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.

20. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

21. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Chester Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: High Street 410, LLC
Casey Lehmann
Cornerstone Consulting Engineers & Design Services, Inc.
Gary Saluti & Suzanne M. Dunphy
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
SEPTA (Attn. Planning Division)
Chester County Conservation District
Chester County Water Resources Authority

410 S HIGH ST.

GNOME ARCHITECTS
HIGH STREET 410 LLC
LAND DEVELOPMENT APPLICATION
06.29.2026

GNOME

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5-6	SUN/SHADOW STUDY
7-8	FLOOR PLANS
9	PROPOSED HEIGHT DIAGRAM
10-22	ELEVATIONS

MAGNOLIA ST

1

ONE WAY
ONE WAY

2

High Street Coffe
VAPE CITY
VAPE · KRATOM · CBD
VAPE
OPEN
CBD

3

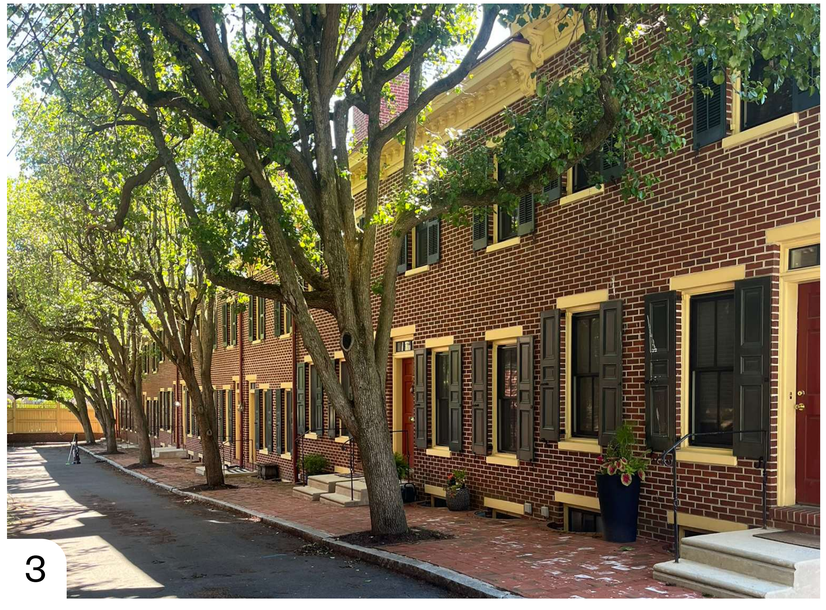
4

5

Nanu's Hot Chicken
Chicken
West Chester Off Campus Housing
Clinton Alley
Magnolia St
Dean St
Addie Alley
Price St
Everale Junk Removal
WCU Housing
322

1

2



3

4

5

GNOME ARCHITECTS LLC | HIGH STREET 410 LLC

EXISTING NEIGHBORHOOD CONTEXT

410 S. HIGH STREET | PAGE 3

ONE WAY
Miner St

1

2

NO TURN ON RED
N Walnut St
STOP

3

Kati Mac
WEST CHESTER
Mimi's TEA COTTAGE

4

Kilwins
LOCALLY OWNED & OPERATED

5

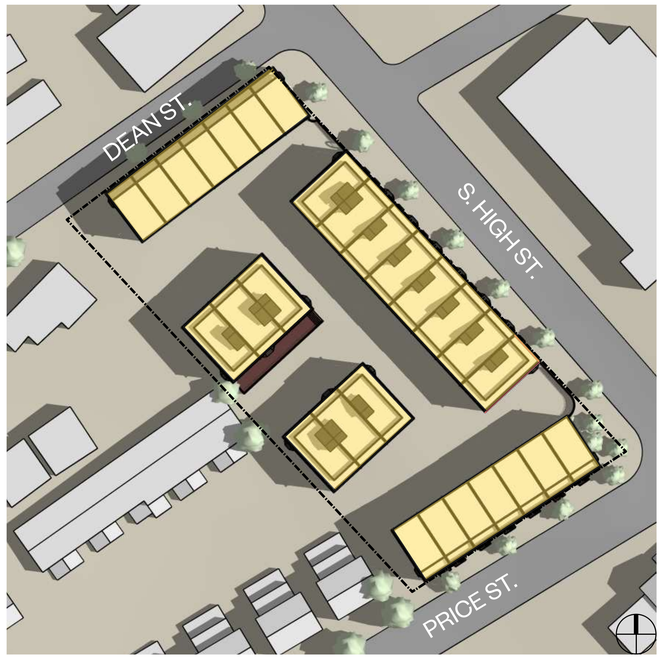
E Gay St
Limoncello West Center
E Market St
W Gay St
N High St
Market St
S Church Alley
S Walnut St
N Church St
Kilwins Ice Cream Chocolate - Fudge
ChargePoint Charging Station
Black Wing Tattoo Co
E Miner St
W Market St
United Methodist Church of West Chester
Google Maps
1
2
3
4
5

MORNING - 9AM

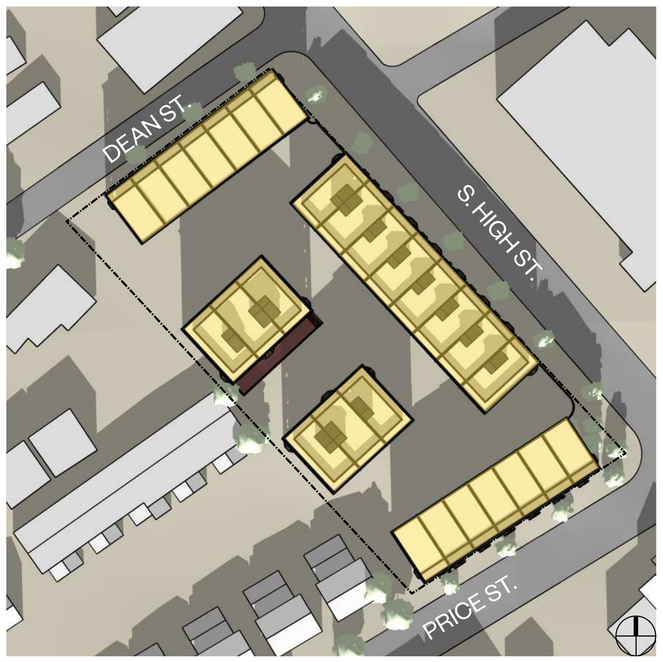
NOON - 12PM

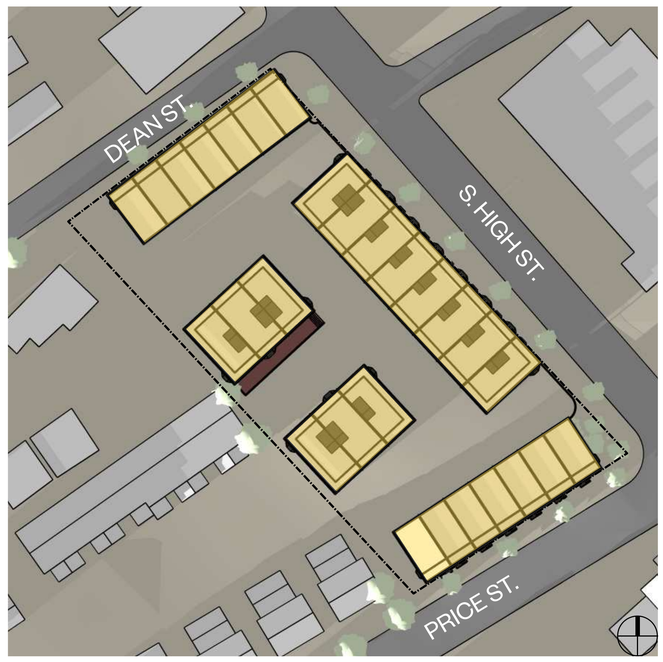
AFTERNOON - 4PM

SUMMER



WINTER





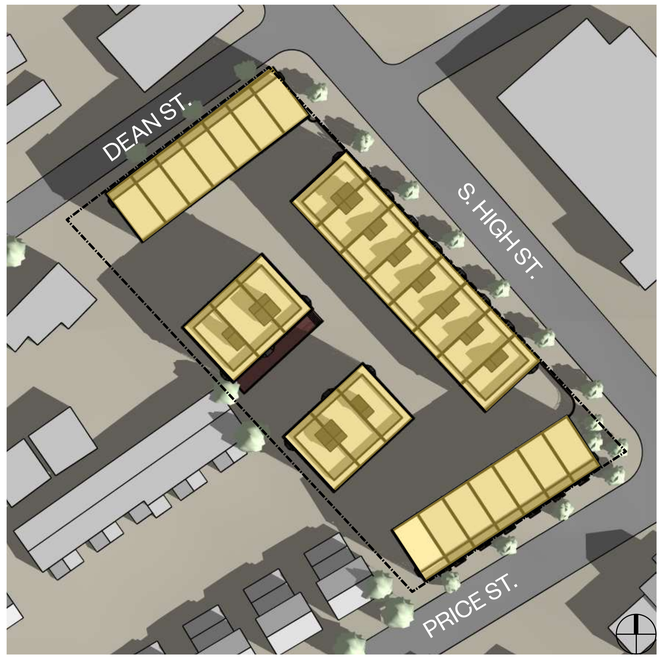
SHADOW STUDY - SUMMER/WINTER SOLSTICE

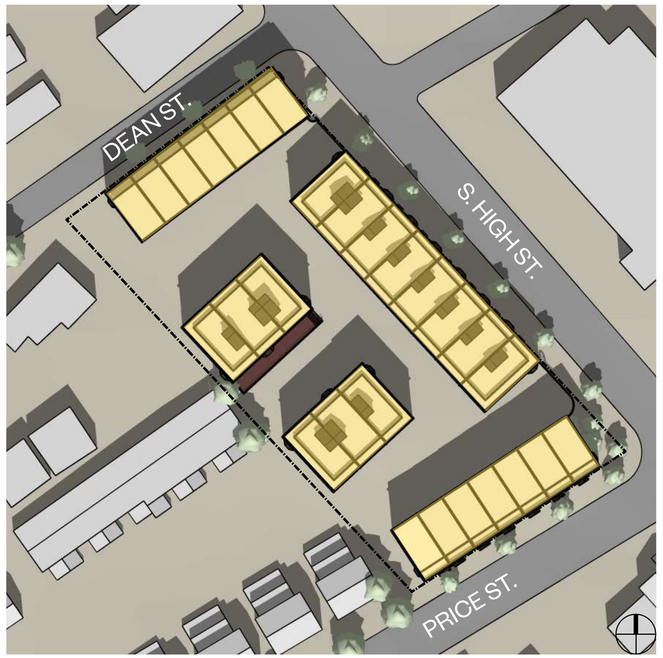
MORNING - 9AM

NOON - 12PM

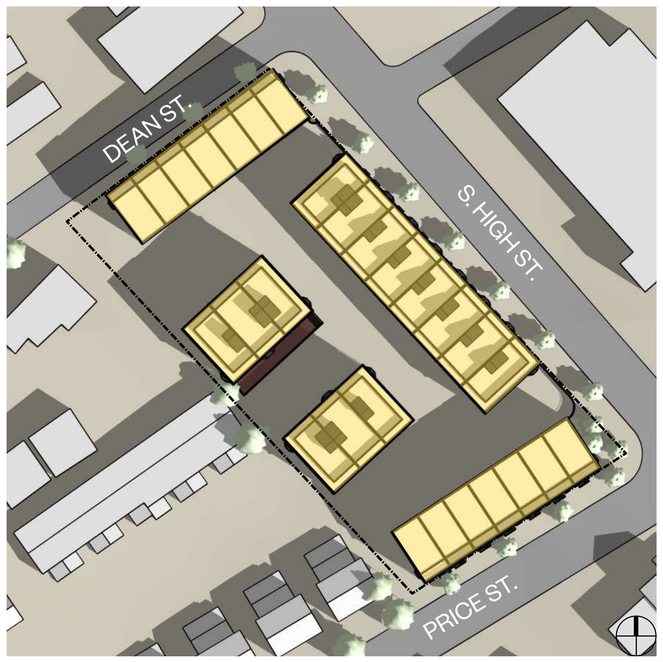
AFTERNOON - 4PM

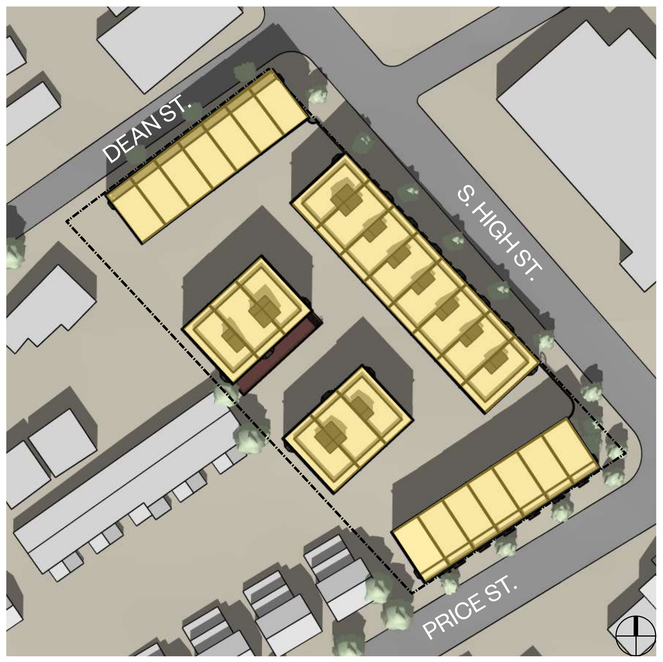
SPRING





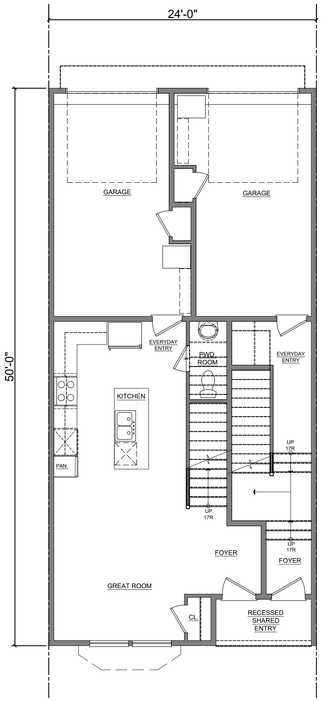
FALL

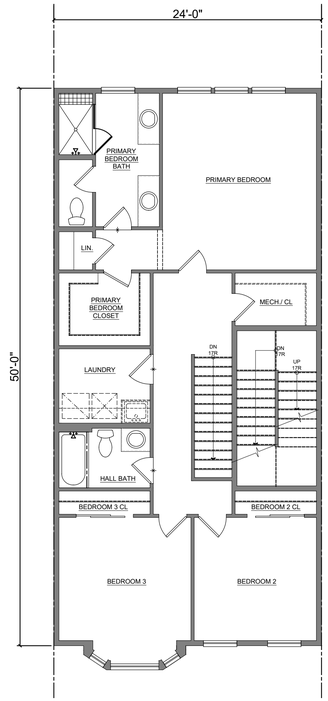


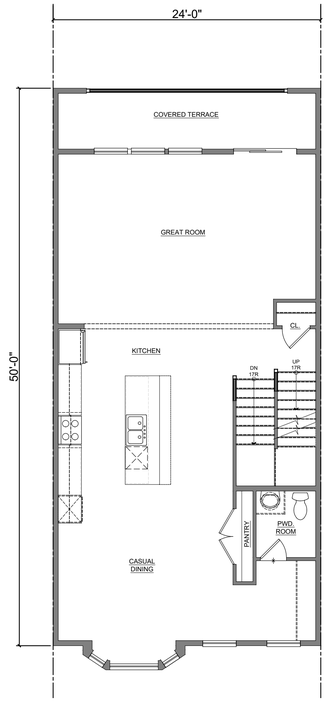


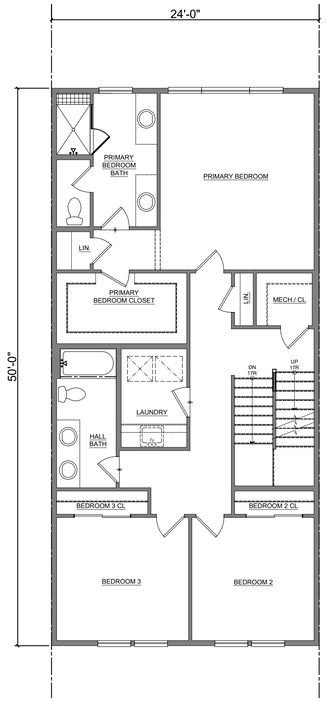
SHADOW STUDY - SPRING/FALL EQUINOX

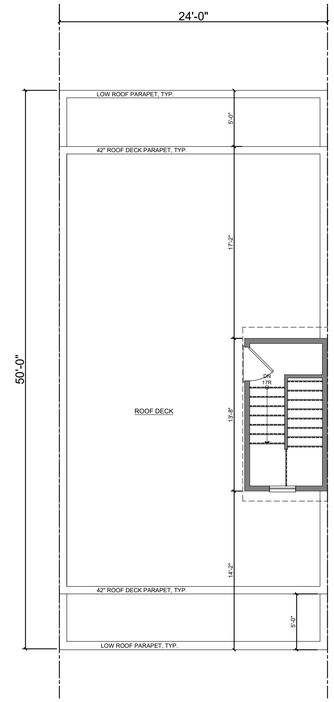
INFILL



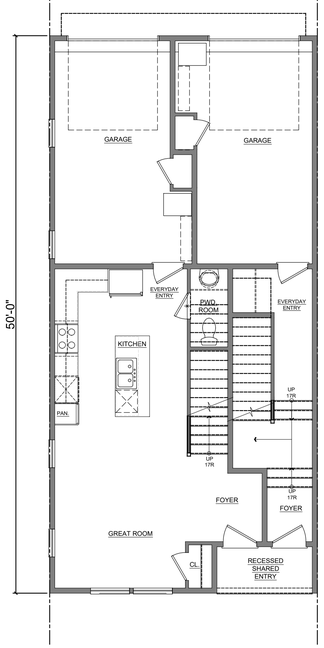


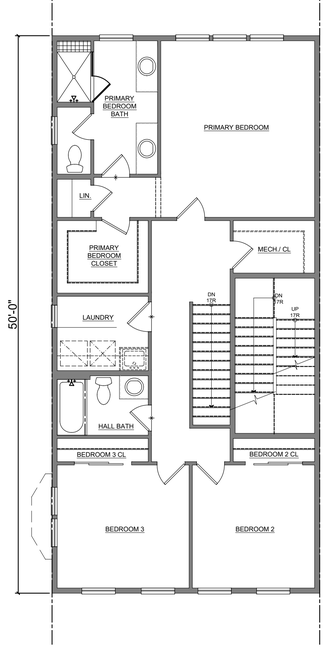


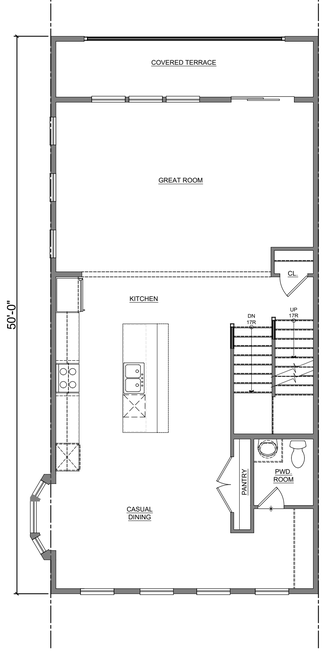


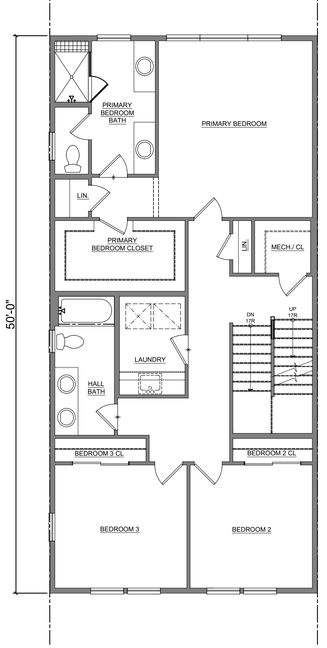


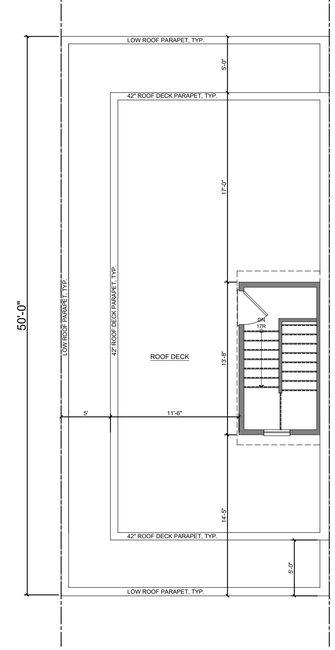
CORNER











FIRST FLOOR

SECOND FLOOR

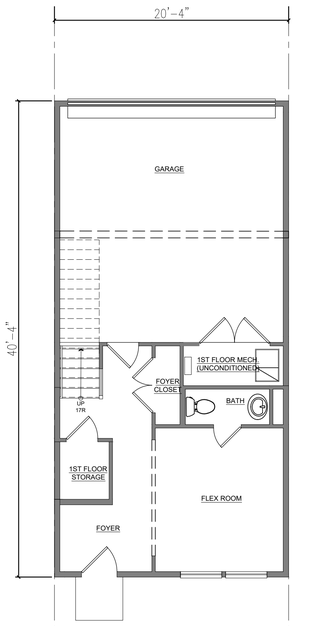
THIRD FLOOR

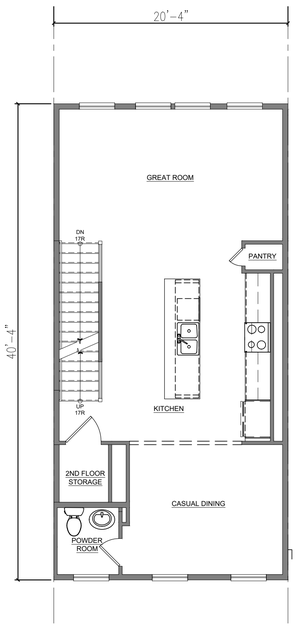
FOURTH FLOOR

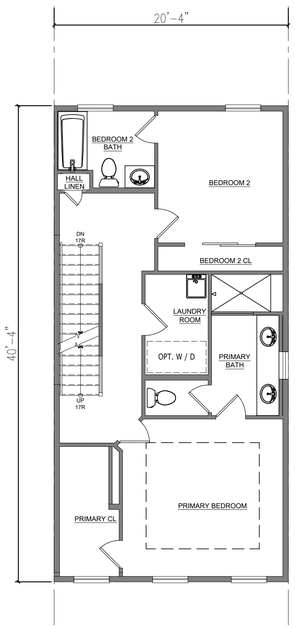
ROOF

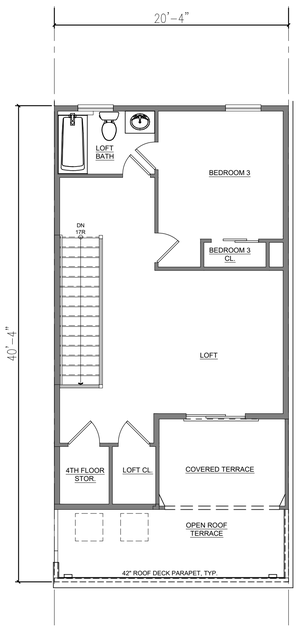
TYP. DUPLEX FLOOR PLANS

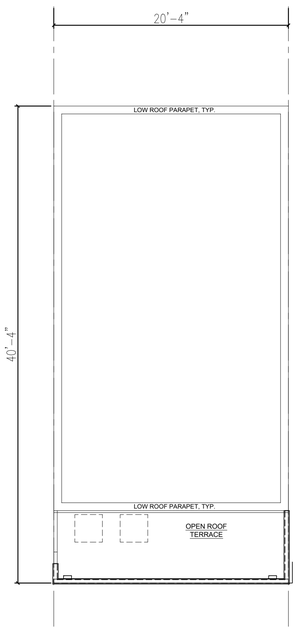
INFILL



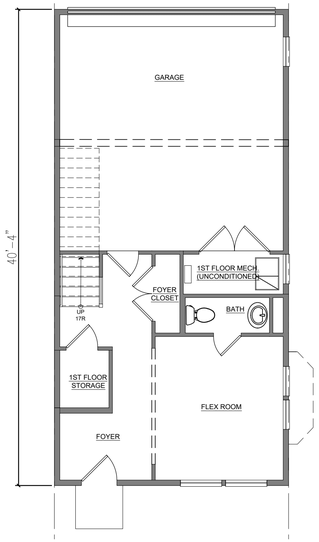


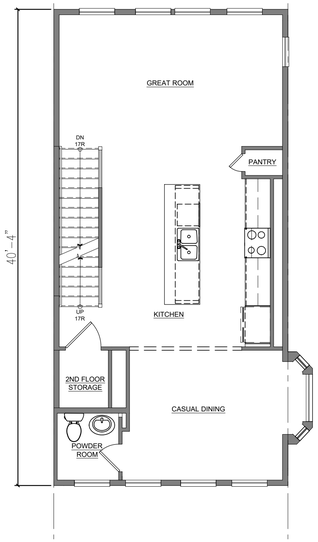


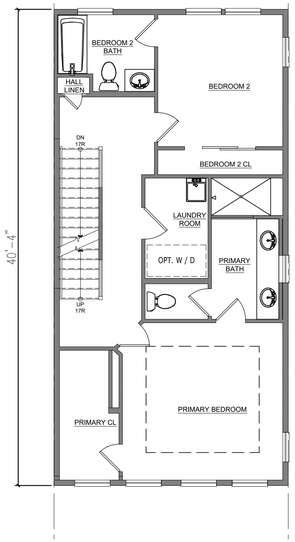


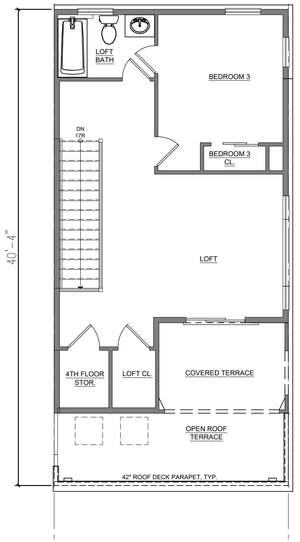


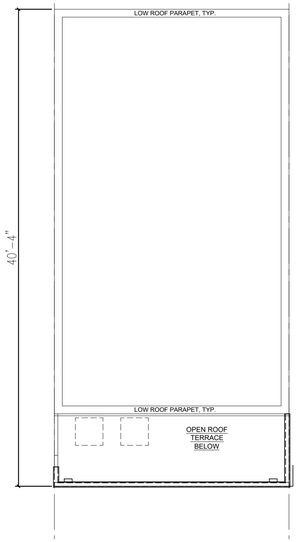
CORNER





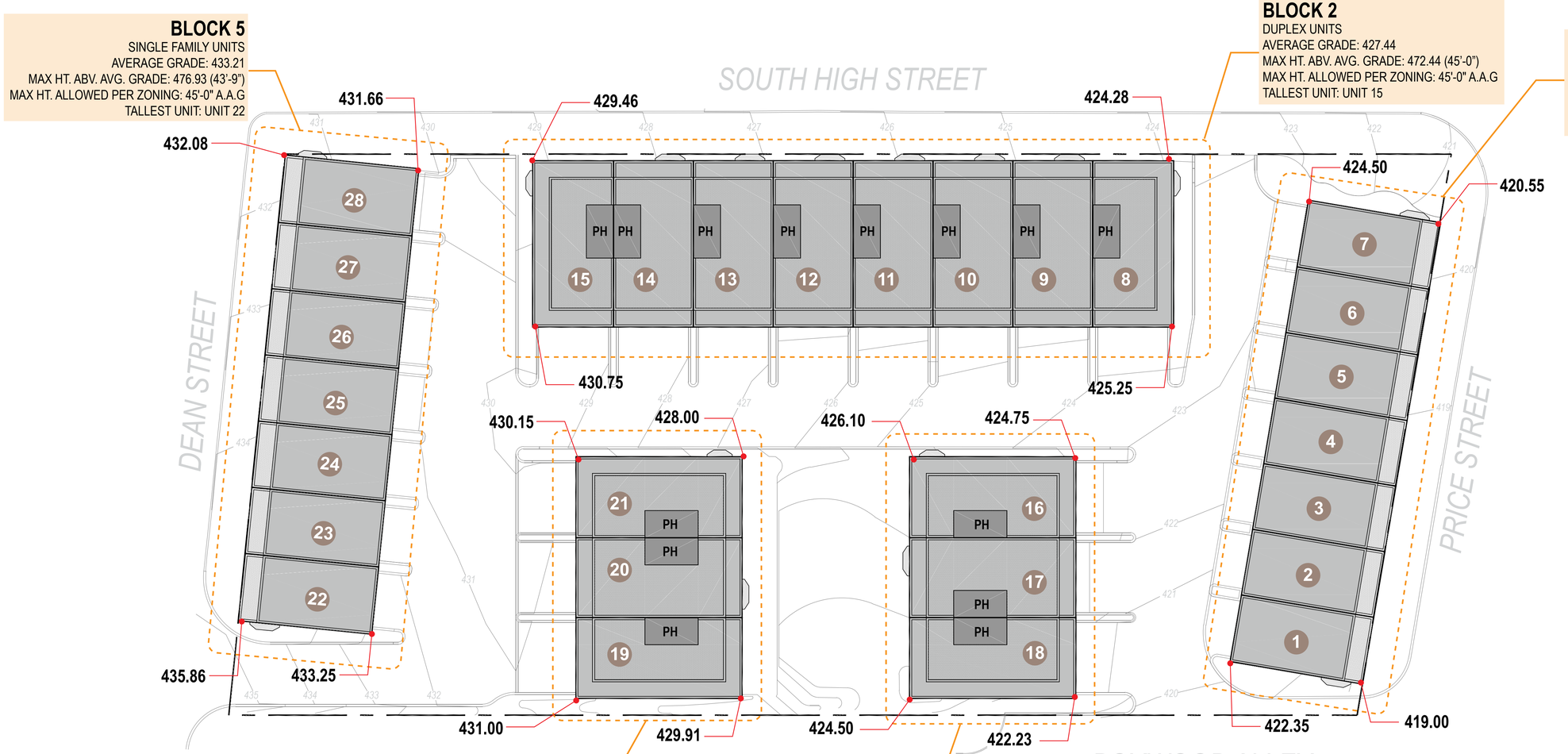






FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR | ROOF

TYP. SINGLE FAMILY FLOOR PLANS



BLOCK 5
SINGLE FAMILY UNITS
AVERAGE GRADE: 433.21
MAX HT. ABV. AVG. GRADE: 476.93 (43'-9")
MAX HT. ALLOWED PER ZONING: 45'-0" A.A.G
TALLEST UNIT: UNIT 22

BLOCK 2
DUPLEX UNITS
AVERAGE GRADE: 427.44
MAX HT. ABV. AVG. GRADE: 472.44 (45'-0")
MAX HT. ALLOWED PER ZONING: 45'-0" A.A.G
TALLEST UNIT: UNIT 15

BLOCK 1
SINGLE FAMILY UNITS
AVERAGE GRADE: 421.60
MAX HT. ABV. AVG. GRADE: 466.60 (45'-0")
MAX HT. ALLOWED PER ZONING: 45'-0" A.A.G
TALLEST UNIT: UNIT 7

BLOCK 4
DUPLEX UNITS
AVERAGE GRADE: 429.77
MAX HT. ABV. AVG. GRADE: 474.08 (44'-4")
MAX HT. ALLOWED PER ZONING: 45'-0" A.A.G
TALLEST UNIT: UNIT 19

BLOCK 3
DUPLEX UNITS
AVERAGE GRADE: 424.40
HT. ABV. AVG. GRADE: 466.84 (44'-4")
MAX HT. ALLOWED PER ZONING: 45'-0" A.A.G
TALLEST UNIT: UNIT 16

HEIGHT CALCULATIONS

GRADE PLANE
A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING OR STRUCTURE AT EXTERIOR WALLS. SEE ATTACHMENT 5 - APPENDIX E - "METHOD FOR CALCULATION OF GRADE PLANE AND HEIGHT OF BUILDING OR STRUCTURE."

HEIGHT OF BUILDING OR STRUCTURE
THE VERTICAL DISTANCE MEASURED FROM THE GRADE PLANE TO:
A. *THE HIGHEST POINT OF THE ROOF, IN CASE OF A FLAT ROOF.*
B. *THE MEAN HEIGHT BETWEEN EAVES AND RIDGE, IN THE CASE OF A PITCHED ROOF.*
C. *THE HIGHEST POINT OF ANY STRUCTURE WHICH RISES WHOLLY OR PARTLY ABOVE THE ROOFLINE AND WHOSE FLOOR AREA EQUALS OR EXCEEDS 20% OF THE GROUND FLOOR AREA OF THE BUILDING WHICH SUPPORTS IT.*

§ 112-803EXCEPTIONS TO HEIGHT REGULATIONS.
THE BOROUGH COUNCIL MAY DETERMINE THAT THE HEIGHT REGULATIONS PRESCRIBED WITHIN THIS CHAPTER MAY BE EXEMPTED FOR CHURCH SPIRES, STEEPLES OR BELFRIES; CUPOLAS OR DOMES; SOLAR PANELS; CLOCK TOWERS; CHIMNEYS; VENTILATING FANS; AIR-CONDITIONING EQUIPMENT; ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS AND/OR STAIRWAYS; FIRE OR PARAPET WALLS; SKYLIGHTS; FLAGPOLES; WATER TOWERS OR WATER TANKS; UTILITY POLES; WINDMILLS; SILOS; SMOKESTACKS; AND ORNAMENTAL OR OTHER NECESSARY MECHANICAL APPURTENANCES, PROVIDED THAT SUCH STRUCTURES ARE NOT USED FOR HUMAN OCCUPANCY AND ARE SET BACK A DISTANCE EQUAL TO THEIR HEIGHT (FROM GROUND LEVEL TO THE TOP OF THE STRUCTURE) FROM A LOT LINE.

HEIGHT EXECEPTIONS

DUPLEX GROUND FLOOR AREA = 1,200 SF
PARAPETS & PILOT HOUSE AREA ABV. ROOF LINE = 236 SF
ABOVE ROOF LINE STRUCTURES = 19%

SINGLE FAMILY GROUND FLOOR = 820 SF
PARAPET AREA ABV. ROOF LINE = 72 SF
ABOVE ROOF LINE STRUCTURES = 8%

THESE RENDERINGS REMAIN SUBJECT TO CHANGE AT THE TIME OF BUILDING PERMIT APPLICATION PROVIDED THAT SAME COMPLY WITH APPLICABLE PROVISIONS OF THE WEST CHESTER BOROUGH ZONING ORDINANCE

BLOCK 1 (AVG. GRADE 421.60)

UNIT	FF ELEV.	GF ELEV.	ROOF ELEV.	HEIGHT A.A.G.
1	421.67	421.00	463.60	42.0
2	422.34	421.67	464.27	42.67
3	423.00	423.33	464.93	43.33
4	423.33	422.67	465.26	43.66
5	424.00	423.33	465.93	44.33
6	424.33	423.67	466.26	44.66
7	424.67	424.00	466.60	45.0

BLOCK 2 (AVG. GRADE 427.44)

UNIT	FF ELEV.	GF ELEV.	ROOF ELEV.	HEIGHT A.A.G.
8	425.33	424.75	467.77	40.33
9	426.00	425.42	468.44	41.0
10	426.67	426.09	469.11	41.67
11	427.33	426.75	469.77	42.33
12	428.00	427.42	470.44	43.0
13	428.67	428.09	471.11	43.67
14	429.34	428.76	471.78	44.34
15	430.00	429.42	472.44	45.0

BLOCK 3 (AVG. GRADE 424.40)

UNIT	FF ELEV.	GF ELEV.	ROOF ELEV.	HEIGHT A.A.G.
16	426.30	424.25	468.74	44.34
17	424.50	422.33	466.94	42.54
18	424.50	421.73	466.94	42.54

BLOCK 4 (AVG. GRADE 429.77)

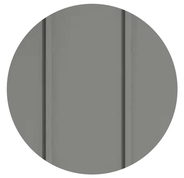
UNIT	FF ELEV.	GF ELEV.	ROOF ELEV.	HEIGHT A.A.G.
19	431.64	432.22	474.08	44.31
20	431.31	431.89	473.75	43.98
21	430.64	431.22	473.08	43.31

BLOCK 5 (AVG. GRADE 433.21)

UNIT	FF ELEV.	GF ELEV.	ROOF ELEV.	HEIGHT A.A.G.
22	435.00	432.33	476.93	43.72
23	434.50	432.00	476.43	43.22
24	434.25	431.67	476.18	42.97
25	434.00	431.50	475.93	42.72
26	433.50	431.50	475.43	42.22
27	433.00	431.00	474.93	41.72
28	432.50	430.20	474.43	41.22

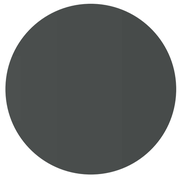
PROPOSED HEIGHT DIAGRAM

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

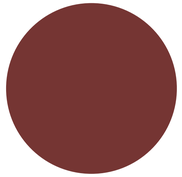
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

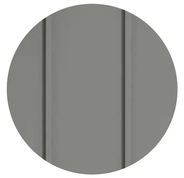
8

VERTICAL PICKET, BLACK RAILING

THESE RENDERINGS REMAIN SUBJECT TO CHANGE AT THE TIME OF BUILDING PERMIT APPLICATION PROVIDED THAT SAME COMPLY WITH APPLICABLE PROVISIONS OF THE WEST CHESTER BOROUGH ZONING ORDINANCE

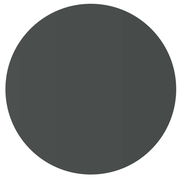
BLOCK 1 FRONT ELEVATION

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

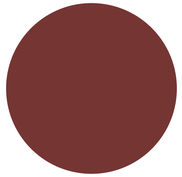
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

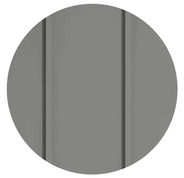
8

VERTICAL PICKET, BLACK RAILING

THESE RENDERINGS REMAIN SUBJECT TO CHANGE AT THE TIME OF BUILDING PERMIT APPLICATION PROVIDED THAT SAME COMPLY WITH APPLICABLE PROVISIONS OF THE WEST CHESTER BOROUGH ZONING ORDINANCE

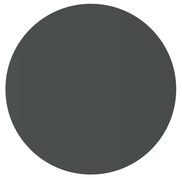
BLOCK 1 REAR ELEVATION

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

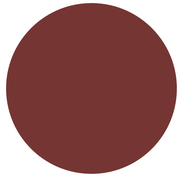
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

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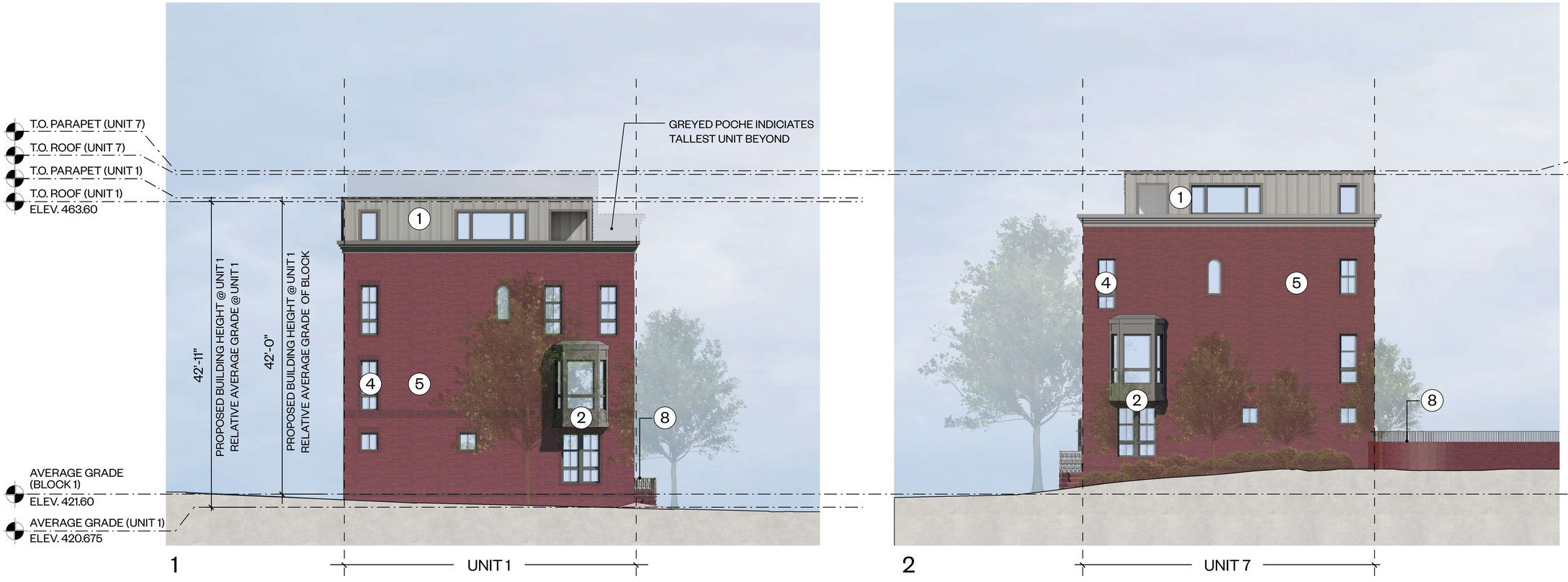
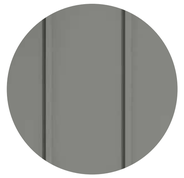
VERTICAL PICKET, BLACK RAILING

THESE RENDERINGS REMAIN SUBJECT TO CHANGE AT THE TIME OF BUILDING PERMIT APPLICATION PROVIDED THAT SAME COMPLY WITH APPLICABLE PROVISIONS OF THE WEST CHESTER BOROUGH ZONING ORDINANCE



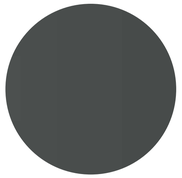
BLOCK 1 SIDE ELEVATIONS

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

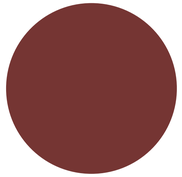
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

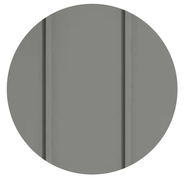
8

VERTICAL PICKET, BLACK RAILING

THESE RENDERINGS REMAIN SUBJECT TO CHANGE AT THE TIME OF BUILDING PERMIT APPLICATION PROVIDED THAT SAME COMPLY WITH APPLICABLE PROVISIONS OF THE WEST CHESTER BOROUGH ZONING ORDINANCE

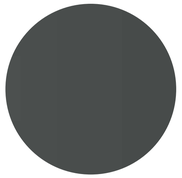
BLOCK 2 FRONT ELEVATION

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

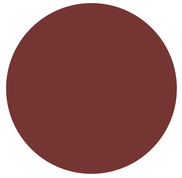
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

8

VERTICAL PICKET, BLACK RAILING

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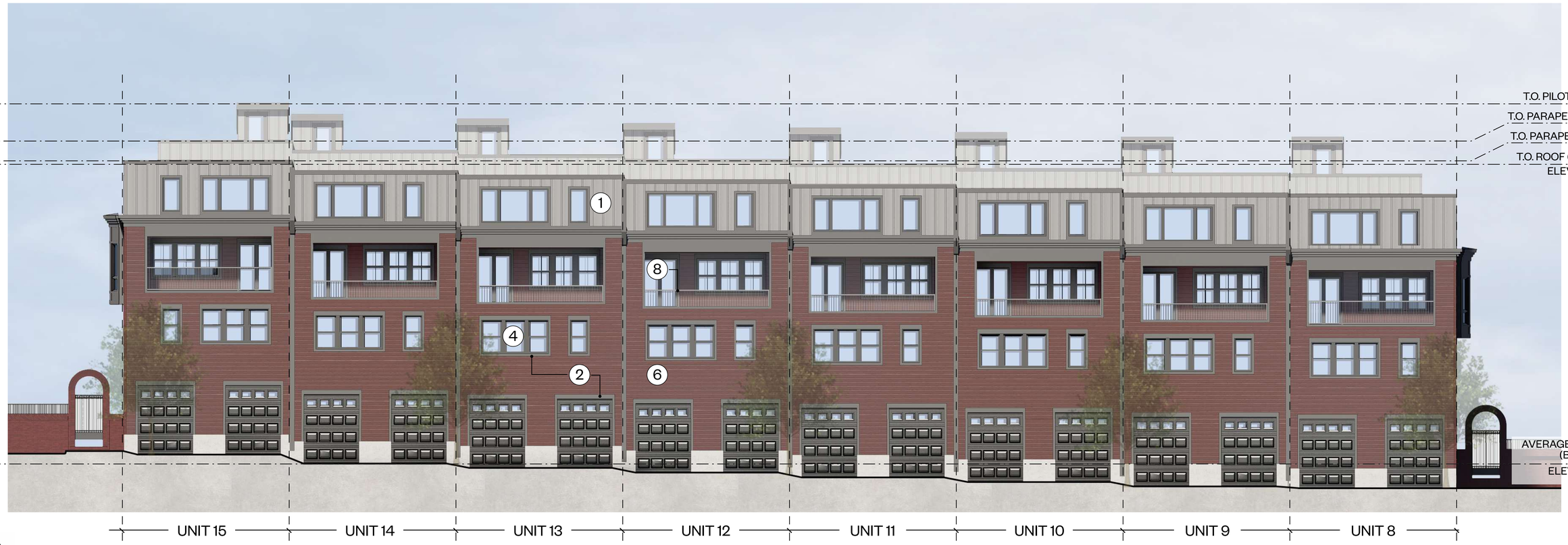
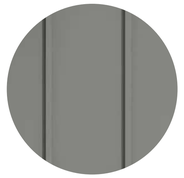


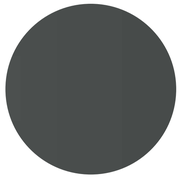
BLOCK 2 REAR ELEVATION

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

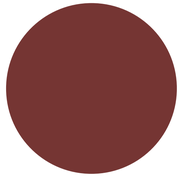
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

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VERTICAL PICKET, BLACK RAILING

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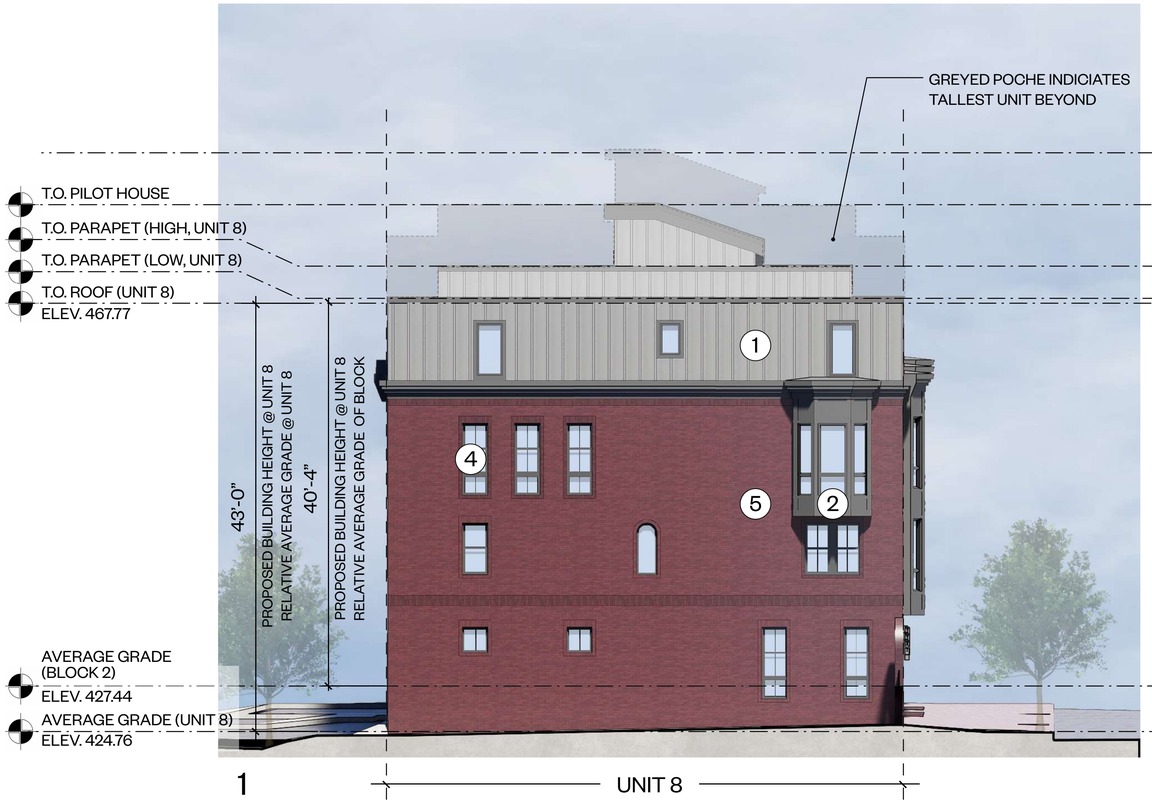
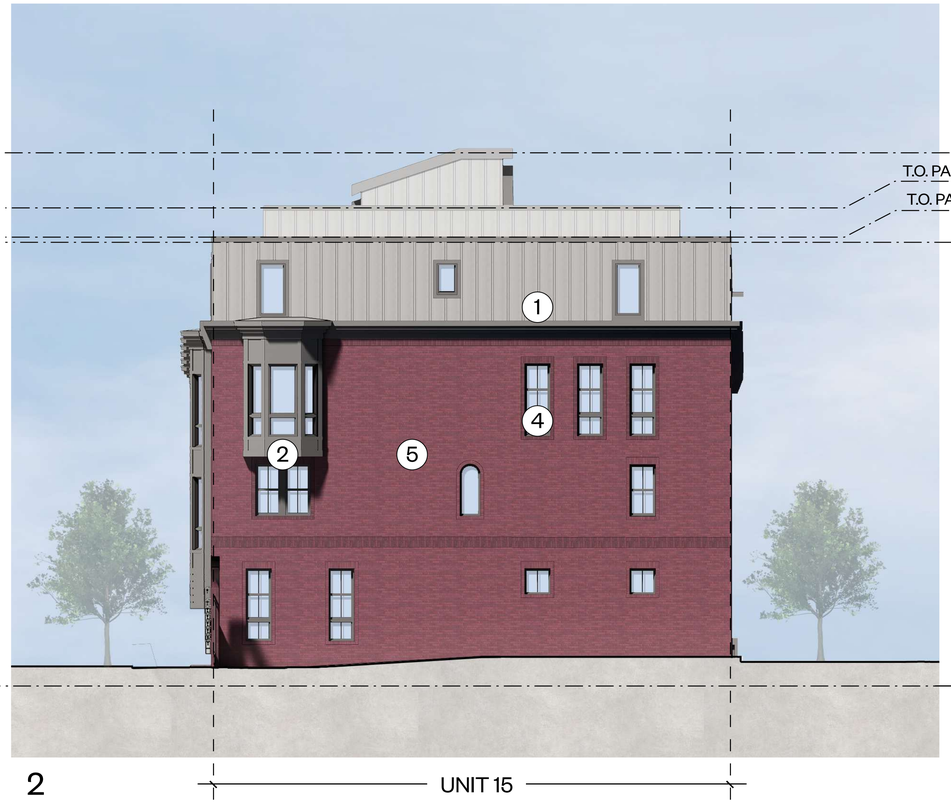


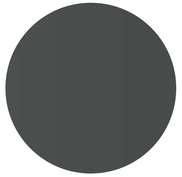


BLOCK 2 SIDE ELEVATIONS

1

FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

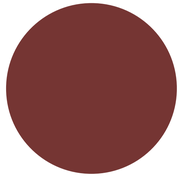
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

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VERTICAL PICKET, BLACK RAILING

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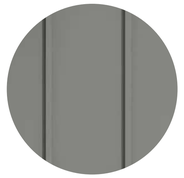
1 UNIT 16 — UNIT 17 — UNIT 18

2 UNIT 18 — UNIT 17 — UNIT 16

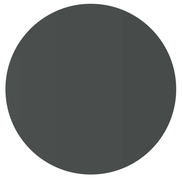
BLOCK 3 ELEVATIONS

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

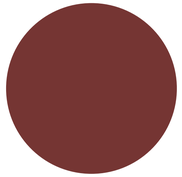
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

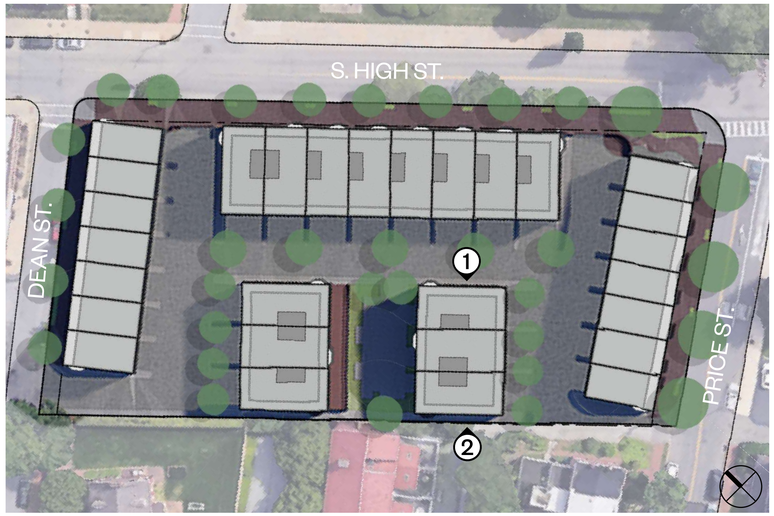
7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

8

VERTICAL PICKET, BLACK RAILING



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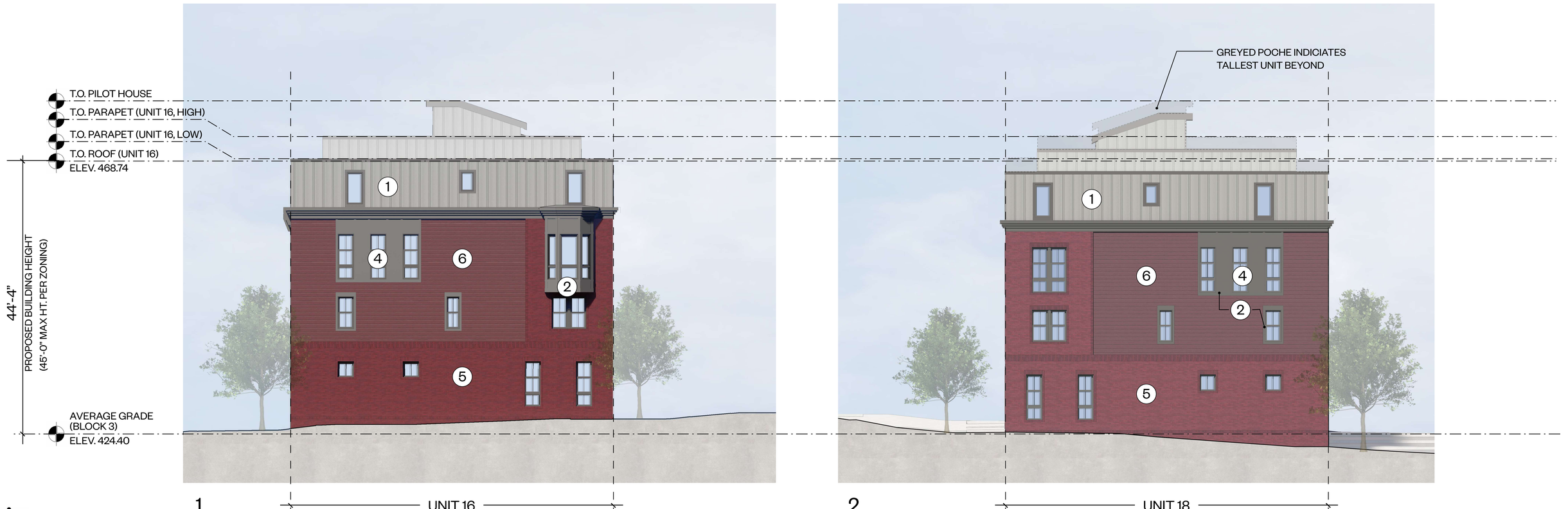
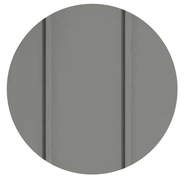


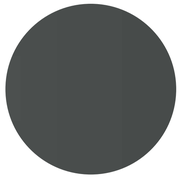
BLOCK 3 SIDE ELEVATIONS

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

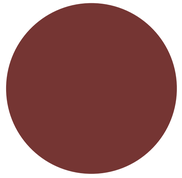
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

8

VERTICAL PICKET, BLACK RAILING

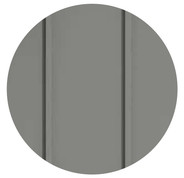
THESE RENDERINGS REMAIN SUBJECT TO CHANGE AT THE TIME OF BUILDING PERMIT APPLICATION PROVIDED THAT SAME COMPLY WITH APPLICABLE PROVISIONS OF THE WEST CHESTER BOROUGH ZONING ORDINANCE

1 UNIT 19 UNIT 20 UNIT 21

2 UNIT 21 UNIT 20 UNIT 19

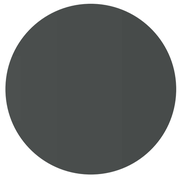
BLOCK 4 ELEVATIONS

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

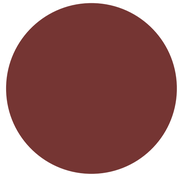
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

8

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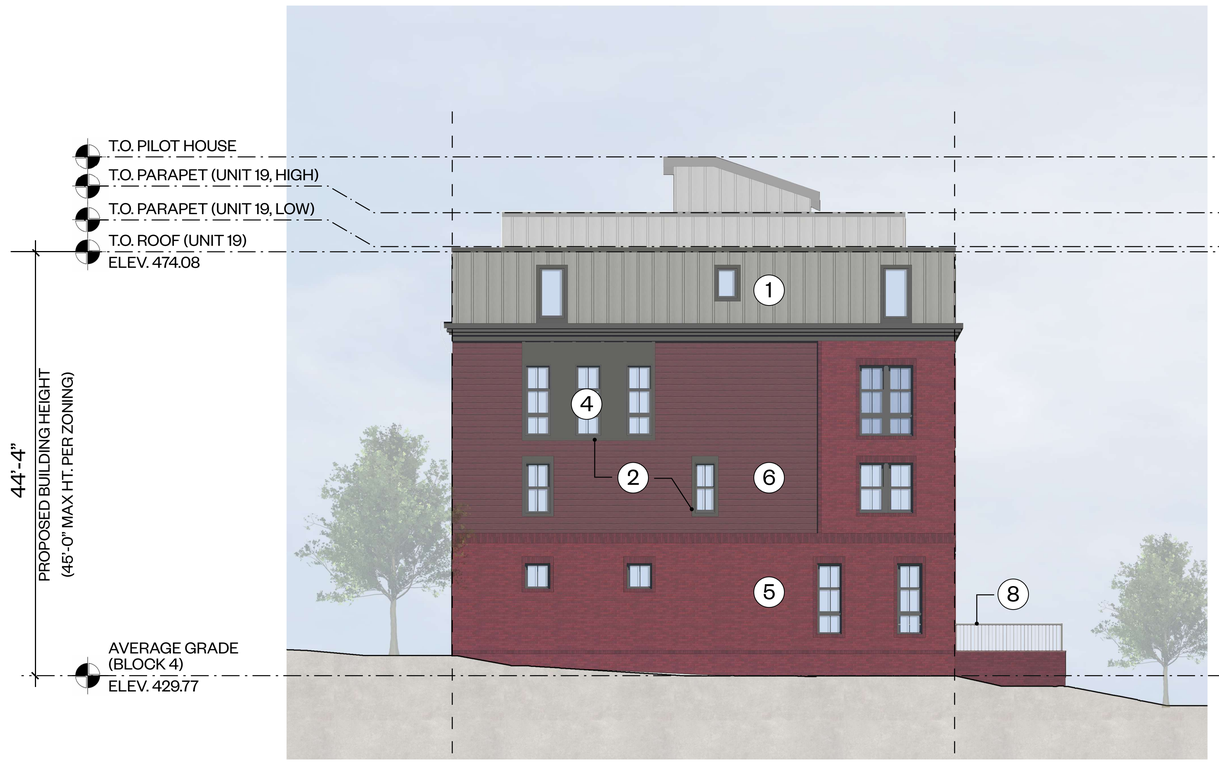
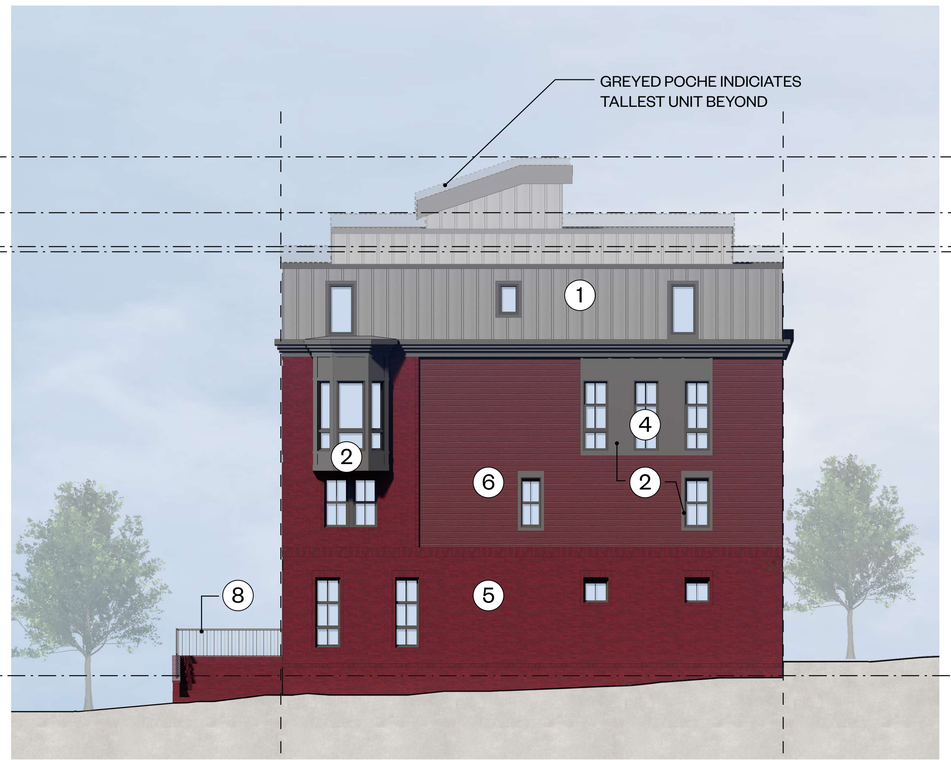


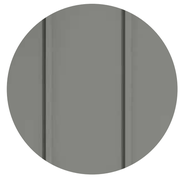
1 UNIT 19



2 UNIT 21

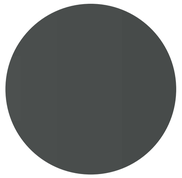
BLOCK 4 SIDE ELEVATIONS

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

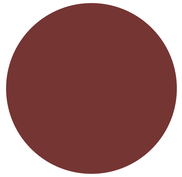
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

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VERTICAL PICKET, BLACK RAILING

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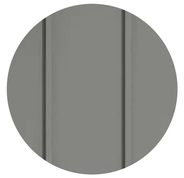
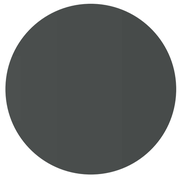
BLOCK 5 FRONT ELEVATION

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

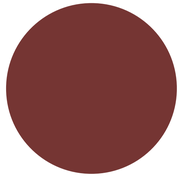
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

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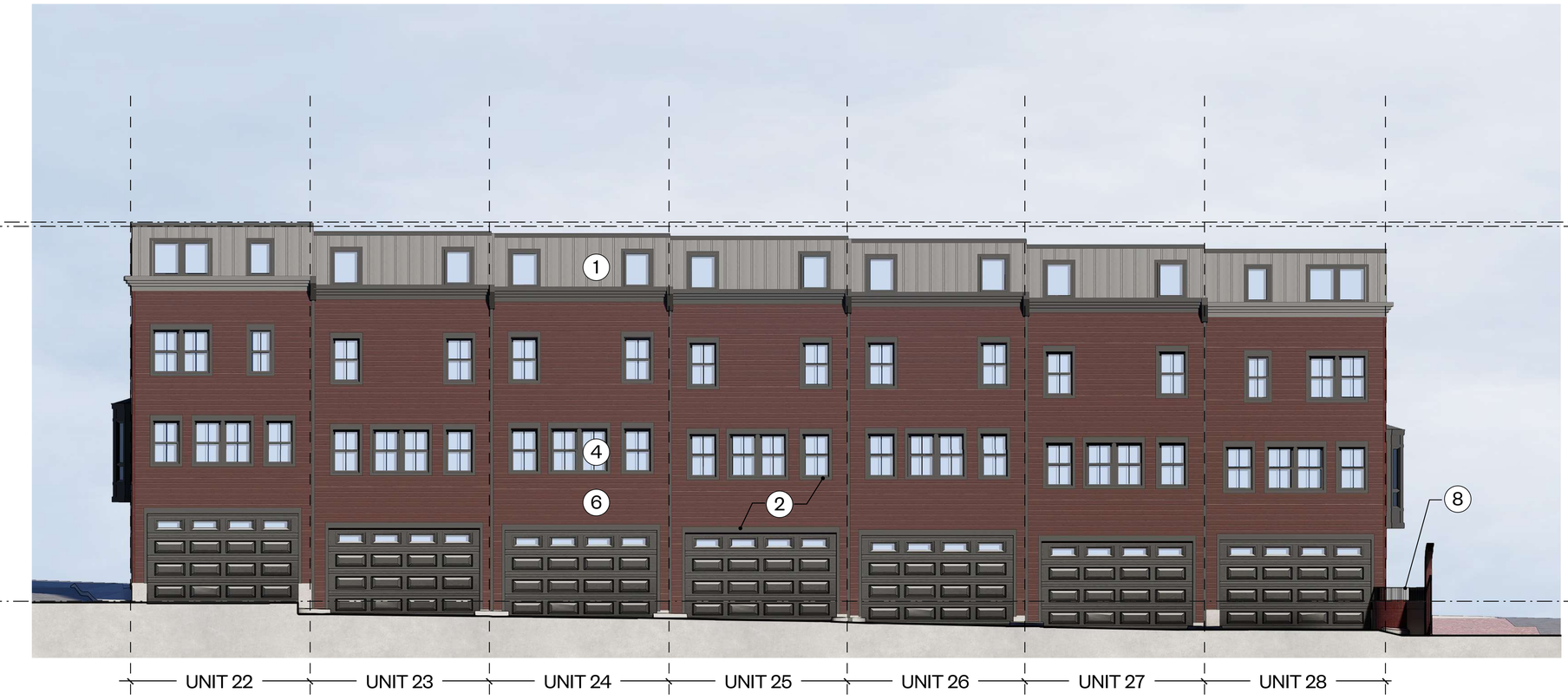
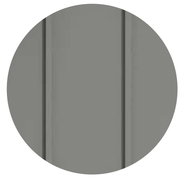


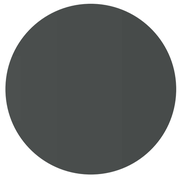
BLOCK 5 REAR ELEVATION

1



FIBER CEMENT BOARD & BATTEN.
COLOR; GRAY SLATE

2



FIBER CEMENT PANEL & TRIM.
COLOR; IRON GRAY

3

CAST STONE.
COLOR; MATCH TO BRICK TONE

4

ALUMINUM CLAD WINDOWS WITH S.D.L.
COLOR; BLACK

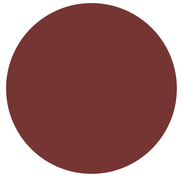
5

ROYAL PLUM FULL RANGE BRICK. RUNNING BOND W/ MATCHING GROUT

6

FIBER CEMENT LAP SIDING.
COLOR; COUNTRYLANE RED

7



EXTERIOR ARCHITECTURAL ACCENTS.
COLOR; SW7592

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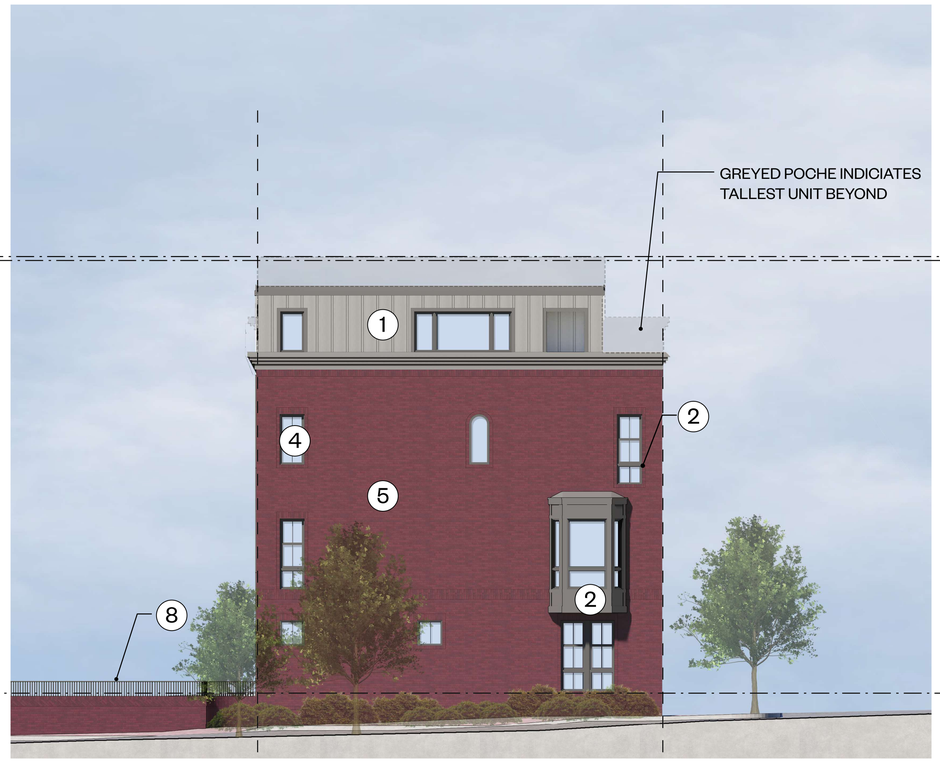
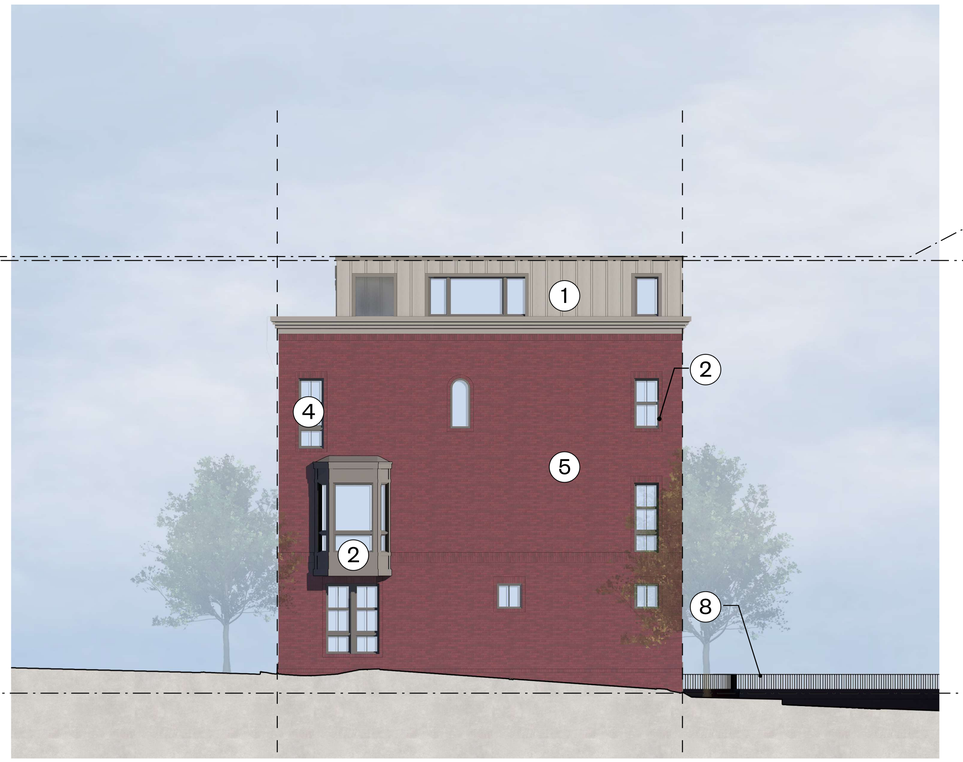


1

UNIT 28



2

UNIT 22

BLOCK 5 SIDE ELEVATIONS

July 13, 2026

WCHBO 10025

Attn: Sean Metrick, Borough Manager
Borough of West Chester
401 East Gay Street
West Chester, PA 19380

RE: **410 South High Street III Townhomes**
Preliminary Subdivision/Land Development – 2nd Review

Dear Sean:

As requested, we have reviewed the following information, prepared by Cornerstone Consulting Engineers and Design Services, Inc., unless otherwise noted, regarding the referenced project:

- "*Preliminary Land Development Plans for 410 South High Street III Townhomes*" (***14*** sheets) dated March 9, 2026, ***last revised June 22, 2026***;
- "*Trip Generation Comparison Letter*", prepared by Bowman, dated January 26, 2026, ***last revised May 6, 2026***;
- "*Post-Construction Stormwater Management Report*" dated March 9, 2026;
- Waiver Request Letter dated March 9, 2026, ***last revised June 22, 2026***; and
- Application and other supporting documents.

The applicant, High Street 410 LLC, on behalf of the owners, Gary Saluti and Suzanne Dunphy, proposes to construct twenty-eight (28) townhouses (14 single family attached and 14 two family attached dwellings) on UPI 1-9-1030 (±1.29 acres). Associated stormwater management, parking, lighting, and landscaping are additionally proposed. The site is located on the southwest side of South High Street (SR 3100), between Dean Street and Price Street (SR 52), within the Town Center (TC) Zoning District. The site will be served by public water and sewer. Access is proposed via Price Street and Dean Street.

Please note, the applicant has previously submitted to the Borough two separate land development plans for an apartment complex. The new application is an entirely new layout and plan and all comments pertain only to this new submission.

The applicant is requesting the following f***our (4)*** waivers:

1. From §94-306.J(3) to set back the infiltration facilities by two feet from all buildings and features with subgrade elements instead of the required 10 feet; and
2. From §94-306.J(4) to allow the bottom elevation of the infiltration facilities to be above the proposed building subgrade elements at certain locations.
3. ***From §97-27.F(7) requiring 75-foot clear sight triangles at all street intersections.***
4. ***From §97-27.F(8) requiring sight distance requirement based on stop conditions at intersecting streets.***

See additional comments regarding the waivers below.

Commented [SR1]: SWM Waiver not needed anymore. Proposed townhomes do not have subgrade elements

We offer the following comments (***new comments in bold/italics***):

ZONING

1. All setback lines shall be graphically indicated on the plans to confirm compliance with the Town Center requirements.

   Resolved. A rear yard setback line has been added to the plans. There are no front or side yard setback requirements within the Town Center Zoning District for buildings not exceeding 45 feet in height.

SUBDIVISION AND LAND DEVELOPMENT (§97)

2. We'll defer to the Borough Traffic Engineer regarding Code requirements for parking, signage/striping, access, road improvements and similar, however, note the following:

   a. Sidewalks shall be provided along the full length of a building, along any building facade adjacent to a parking area or drive aisle. (§97-28.A(8)(a)) Sidewalk should be considered adjacent to Units 1 & 22.
   Resolved. Per discussions with the Borough Planning Commission, it was determined that residents can use the internal private drive as means of access and additional sidewalk is not necessary.
   b. A crosswalk shall be provided where a sidewalk crosses a parking lot drive aisle or other paved surface. The crosswalk shall be distinguished from the paved surface through the use of pavers, bricks, scored concrete, or stamped concrete, per Appendix A, Article IV Design Standards. (§97-28.A(8)(e)) Further, no new asphalt driveway shall be installed to cover or replace a concrete and/or brick sidewalk; the proposed entrance on Dean Street will replace existing brick sidewalk. (§97-31.E) It may be appropriate to consider the same for both access drives.
   Outstanding. The crosswalks along both access drives are proposed to be striped. No paver or brick crosswalks are being proposed.
   c. It is recommended a signage/striping plan should be provided noting crosswalks, stop bars, parking restrictions, stop bars, one-way signs/arrows and similar.
   Pending. Stop bars, stop signs, and crosswalk striping have been added to the plans. It may be appropriate to provide a crosswalk to the proposed community patio/recreational area.

3. Permanent concrete monuments shall be set at all corners and angle points. (§97-39.A)

   Resolved. Due to physical site limitations, concrete monuments cannot be placed at all lot corners. General Note No. 9 on Sheet 4 has been revised to state "In instances where iron pins cannot be set at lot corners due to physical features, a permanent marking shall be made on said structure for lot and deeds to reference."

4. The applicant shall procure from appropriate sources statements of availability of public water and public sewer capacity. (§97-43.B(3)) A "will serve" letter shall be provided to confirm availability of public water and sewer connections.

   Outstanding. The applicant stated in the response letter that a will serve letter regarding public water service was included in this submission. No will serve letter was included in this submission. Please clarify.

STORMWATER MANAGEMENT (§94)

5. A PADEP NPDES Permit will be required. (§94-303.A(1)(b), §94-402.A(2)(a))

   Pending. The applicant has acknowledged that an NPDES Permit is required for this project.

6. The proposed stormwater system conveys to the storm sewer within Price Street (SR 52), clarification regarding maintenance responsibilities and the need for a separate agreement (in conjunction with PENNDOT HOP) should be provided. (§94-402.H)

Pending. The applicant has acknowledged that a Highway Occupancy Permit (HOP) will be required for improvements, and that a maintenance agreement will be developed for the improvement in concert with the HOP.

7. For improved control and conveyance of surface runoff, it is suggested that the flush curbs adjacent to Units 1-7 & 19-21 should be depressed curbs with a curb reveal.

   Outstanding. It appears that the curb in front of Units 1-7 &19-21 is still proposed as a flush curb with no reveal. We recommend that, at minimum, the curbs be revised to depressed curb with 1.5 inch reveal to intercept and redirect runoff. However, in conjunction with comment 11 below, depending on the upstream drainage area further grading and design changes may be needed to protect Units 1-7 & 19-21 from surface flooding.

8. The infiltration testing report and/or the plans should be revised to document the ground elevations and the corresponding infiltration test elevations for each test. Infiltration tests should be at the proposed bottom elevation of the infiltration facility. It appears that testing may have been conducted higher than the bottom of the proposed infiltration system and additional testing may be necessary. (§94-306.H(2)).

   Pending. The original basin design has been revised to a concrete vault system. However, it appears that the plans and report have not been revised to list the elevations of the infiltration tests that were completed. Please clarify.

9. The drainage area plans and the infiltration testing report use different nomenclature for the testing locations, and they should be revised for consistency. (§94-306.H(2)).

   Outstanding. It appears that the infiltration testing report still refers to testing locations as SW1-8 whereas the plans refer to the testing locations as TP #1-8. Please clarify.

10. The *Stormwater Report* narrative should be revised to clearly document the volume that will be infiltrated by each infiltration facility. It appears that Basin 1 is intended to have infiltration, but the design infiltration rate calculation does not take Test Pits 3 & 4 into consideration, even though they are located within the footprint of the basin. Additionally, the narrative does not discuss infiltration for Basin 2 nor calculate a design infiltration rate at that location. If Basin 2 is not intended to infiltrate, it is unclear how the basin will drain after storm events because there is no low flow orifice at the bottom of the storage volume. (§94-306.H(3)).

    Outstanding. It appears that Test Pit #7 was excluded from the Basin 1 infiltration rate calculation even though it is adjacent to the basin area. Please clarify. Additionally, it appears that Basin 2 has not been revised to show a low flow orifice / method of draining down the basin after storm events.

11. The grading design and stormwater calculations should evaluate and document any upstream runoff that would enter the site via the proposed driveway on Dean Street, and how runoff will be prevented from impacting Units 1-3. (§94-402.B(12)).

    Outstanding. Based on the proposed grading it appears that substantial runoff could potentially enter the site through the driveway access on Dean Street. The associated upgrade drainage area from Dean Street should be included in the stormwater calculations. Please also refer to comment 7 above on this topic. The uphill area of Dean Street will flow directly over the flush curb to the garages of lots 1-7. Depending on the upstream drainage area, further grading and design changes may be needed to protect Units 1-7 & 19-21 from surface flooding.

12. The post-development drainage area plan indicates that the drainage areas to the stormwater basins include the full extent of building roofs. Information should be provided about the intended roof type. If peak roofs are proposed, the plans should clarify how runoff from the portion of the roof draining towards the outer perimeter of the site will be drained to the proposed stormwater basins. (§94-402).

Resolved. The design of the structures will incorporate a flat roof system that will allow runoff to be conveyed in the required directions.

13. The drainage areas for the stormwater management calculations do not appear to include the entire limit of disturbance as indicated on the *Erosion & Sediment Control Plan*; the stormwater calculations should be revised to account for the entire disturbed area. (§94-402).

    Outstanding. It appears that an area of proposed disturbance at the southwest corner of the project has not been included in the stormwater calculations.

14. The volume calculations for *Underground Basin 1* in the *Stormwater Report* appear to indicate separate portions of the overall combined storage volume at different elevations, but this is not documented in the infiltration basin cross sectional detail on *Details Sheet Basin 1*. Additional cross sections for Basin 1 should be added. (§94-402.B(13)).

    Outstanding. The original basin design has been revised to a concrete vault system with a consistent bottom elevation. However, site-specific basin details with length and width dimensions and any necessary interconnection piping shall be provided. Since the basins are proposed to infiltrate, the details should clarify that the StormCapture modules are to be the "infiltration" versions with no floor. The details should also include a detailed layout of the StormCapture modules and how they are located relative to and connected to drainage inlet structures.

15. Section 1.3 of the *Stormwater Report* narrative references a page that calculates the required water quality volume / infiltration volume, but it appears that this calculation was not included in the report. A summary of the required infiltration volume and infiltration volume provided should be included in the report and the narrative should identify the page number. For the runoff volume calculations for a comparison of pre- and post-development conditions, weighted averaging of runoff coefficients shall not be used. ((§94-309.G).

    Outstanding. It appears that the volume calculations are taken from the Hydraflow Hydrographs output in Section 4.0 of the stormwater report, which appears to utilize a weighted curve number. Volume management calculations shall not use weighted averaging of runoff coefficients. Runoff volume calculations shall be provided for each land cover/CN separately and shall demonstrate compliance with volume management requirements.

16. It appears that the *Infiltration Basin Maintenance Notes* within the *Operations & Maintenance Notes* relate to a surface basin and should be revised to apply to underground stormwater systems. The revised notes should include a description of how the underground system can be accessed for inspection and maintenance. (§94-402.B(13)).

    Outstanding. It appears that the Infiltration Basin Maintenance Notes have not been revised.

17. On the *PCSM Detail* sheets for Basin 1 & Basin 2, the outlet structure details should specify the internal weir wall to be monolithically cast with the structure. (§94-402.B(13)).

    Outstanding. It appears that the outlet structure details have not been revised to specify a monolithically cast weir wall.

18. On the *PCSM Detail* sheets for Basin 1 & Basin 2, the *Outlet Structure Modification Notes* do not appear to apply to the work depicted on the plans; please review and clarify and remove if needed. (§94-402.B(13)).

    Outstanding. It appears that the Outlet Structure Modification Notes have not been revised.

19. The length and slope data for the outlet pipes from Basin 1 O.S. & Basin 2 O.S. are inconsistent between the *Stormwater Drainage Plan* and the stormwater calculation report; please review and clarify. (§94-402.E).

Outstanding. It appears that the basin outlet pipe slopes need to be revised for consistency in the capacity calculations in Section 5.0 of the stormwater report.

20. The grading should be adjusted to provide a slight swale in the pavement to collect runoff to Basin 2 O.S. (§94-301.I).

    Outstanding. It appears that the pavement grading design has not been revised to direct runoff to the Basin 2 outlet structure.

21. Sheet 8 indicates proposed trees within a few feet of the underground stormwater basin, which could allow tree roots to interfere with long-term functionality of the stormwater management system. It is recommended trees be planted a minimum of 10 feet away from underground stormwater management basins, in consultation with Mr. Comitta.

    Pending. It appears that the stormwater system layout has been revised on the PCSM Plan, but those changes have not been reflected on the Landscape Plan. The landscape plans should be revised to show the most up-to-date proposed layout for the underground stormwater system so that the proximity of tree plantings may be evaluated.

22. Additional topographic spot grades should be added on the *Grading Plan* between Inlet 6 and Basin 1 O.S. to clarify whether Inlet 6 is an on-grade inlet that could have bypass flows. If Inlet 6 is in a sump condition, the topographic overflow point should be evaluated to ensure that water will not enter Unit 18 in the event the inlet grate become blocked.

    Pending. Additional spot elevations have been provided. We recommend that the top of Type M Inlet #6 be set at least 9" lower than the topographic overflow point to help ensure that runoff is fully collected and does not flow off the site.

23. The *Certificate of Conformance* on the *PCSM Site Plan* references waiver requests, but no waiver requests are indicated on that sheet, please add.

    Outstanding. It appears that the plan certifications and notes have not been revised for consistency; please clarify.

24. The design engineer certification required by §94-402.A(4) shall be added to the plans.

    Pending. The design engineer's certification is listed on the Overall PCSM Plan Set. This certification will need to be signed prior to final plan recording.

25. Prior to final plan approval, a stormwater BMP operations and maintenance agreement shall be executed (§94-402.F(2))

    Pending. The applicant has acknowledged that a SCM/BMP maintenance agreement will be executed prior to final plan approval.

26. The downstream storm sewer/inlet(s) should be televised and provided to the Borough Engineer to determine if any repairs or improvements are required.

    Pending. The applicant has acknowledged that the downstream storm sewer system will be televised and will be provided to the Borough Engineer for review.

27. The plans shall note all storm sewers and underground stormwater systems to be televised prior to release of financial security.

Resolved. The plans includes a note that requires the underground storm system to be televised prior to release of financial security. See note 24 under General Utility notes on Sheet 2.

28. The associated waiver request on the cover sheet of the plans identifies the adjacent building elements as a habitable basement, whereas the waiver request letter describes them as a parking garage.

    Resolved. The waiver requests on the cover sheet of the plans and in the waiver request letter have been revised for consistency.

29. Regarding the requested waivers, while we recognize they were granted with the prior submission, due to the possible need for future maintenance or reconstruction of underground stormwater systems, we recommend the minimum separation should not be less than 5 feet and the design be re-evaluated to determine if it is feasible to enlarge the underground stormwater management system in other portions of the site to allow a greater separation from proposed buildings.

    Resolved. The underground basin system has been revised so that it will have a separation of at least 5 feet from proposed buildings.

30. ***All BMPs, conveyances and other stormwater management facilities shall be located on the plan sheets, including design drawings, construction details, and profile drawings. Profile drawings should be included for all storm sewer conveyances. (§94-402.B(13))***

SANITARY SEWER

31. The location, length, and elevation of the upstream end of each length of service lateral shall be depicted on the plans (§97-36.D(3)).

    Outstanding. The length and elevation of <u>each</u> length of service lateral must be depicted on the plans. The plans only depict the length and elevation of the first length of each service lateral from the building to the cleanout.

32. A *Sewage Facilities Planning Module* (SFPM) shall be submitted to PADEP. (§97-36.E) Additionally, the downstream sanitary sewer collection and conveyance system does NOT currently have available capacity for the proposed project. It must be mentioned in the SFPM that this development cannot be connected to the Borough's sanitary sewer system until the following four pipe runs along Maple Alley are upgraded from 12-inch to 21-inch diameter pipe: MH 608-MH 609, MH 609-MH 610, MH 610-MH 611 & MH 611-MH 626.

    Outstanding. The SFPM has not yet been submitted to PADEP.

33. *General Note #3* under the *Utility Notes* section on Sheet 7 references "Water Company Pennsylvania Wastewater Inc." sanitary sewer standards; the note should be revised to reflect the Borough's sanitary sewer standards.

    Resolved. The note has been revised accordingly on Sheet 7.

34. Several *Sanitary Sewer Notes* under the *Utility Notes* section on Sheet 7 reference Pennsylvania Wastewater Inc., Aqua, and Township standards; the notes should be revised to reflect the Borough's sanitary sewer standards.

    Resolved. The notes have been revised accordingly on Sheet 7.

35. The callout for the proposed manhole along Boxwood Alley is labeled as "SMH 1 (Drop MH)" throughout the plan set. This manhole is a doghouse manhole, not a drop manhole. Additionally, this manhole is identified as "SMH 3" in the profiles on Sheet 9; please review and clarify.

    Resolved. The manhole has been relabeled as "SMH 3 (Doghouse MH)" throughout the plan set.

36. The slopes of the proposed sanitary sewer pipe runs on Sheet 7 from *Cleanout 3 to SMH 2* and from *SMH 2 to SMH 3* appear to be incorrect based on the provided inverts and pipe lengths.

    Resolved. The slopes have been corrected.

37. The existing storm sewer and water main crossings along Boxwood Alley that are indicated on Sheet 7 are missing from the *SMH 3 to Cleanout 3* profile on Sheet 9.

    Resolved. The existing water main crossing has been added to the profile.

38. Several pipe lengths, diameters, materials, and slopes in the profile views on Sheet 9 do not match the sanitary sewer pipe properties depicted on the plan views throughout the plan set; please review and clarify.

    Outstanding. The sanitary sewer pipe materials depicted on the profiles on Sheet 9 do not match the pipe materials in the plan views throughout the plan set. Additionally, the pipe diameter of the pipe run from SMH 1 to SMH 2 in the profile view on Sheet 9 does not match the pipe diameter depicted on the plan views.

39. The invert out elevation of SMH 1 in the *SMH 1 to SMH 2* profile on Sheet 9 does not match the invert out elevation depicted throughout the plan set.

    Resolved. The invert out elevation has been corrected.

40. Traps and vents are not required for laterals but are included in the details on Sheet 12. Please confirm if traps and vents will be provided since there is limited length on several of the laterals.

    Outstanding. The Sanitary Sewer Service Connection detail on Sheet 12 has been revised to remove the traps and vents. However, note 5 under the detail still states that a vented trap will be provided. This note should be removed for consistency.

41. Clarify if cleanouts will be provided on the laterals; cleanouts are indicated on the details but not on the plans.

    Resolved. Cleanouts have been added to the plan views.

42. The existing sanitary sewer lateral should be cut and capped at the sewer main. A detail and/or note should be added to the plans accordingly.

    Resolved. A detail has been added on Sheet 12.

43. Notes should be added that the new sanitary sewers will be privately owned and will not be dedicated to the Borough including the full extent of the sanitary sewer that is proposed to connect to new SMH3. Only SMH3 should be dedicated to the Borough.

    Resolved. A note has been added on Sheet 7 to the Sanitary Sewer Notes.

GENERAL

44. Additional details/information regarding trash collection, a central mailbox and snow removal/storage should be provided.

    Resolved. The applicant has added General Note No. 31 on Sheet 4 that trash collection will utilize individual trash totes for each unit. A callout has been added for a designated snow removal area.

45. We recommend a plan be provided addressing potential sidewalk closures, including advanced warning signs.

Pending. The applicant has stated that a sidewalk closure plan will be included with the Highway Occupancy Permit plan set.

46. Borough *Road Opening Permits* will be required for any work within the rights-of-way of Dean Street or Boxwood Alley, via Public Works.

    Outstanding. The applicant has stated a note was added to the Utility Plan (Sheet 7) stating the same. It appears this note was only added to the "Water General Notes" as Note no. 13 but was not included in the "Sanitary Sewer Notes."

47. A draft Homeowner's Association agreement should be provided with the final plan submission for Borough Solicitor review.

    Pending. The applicant has stated that an HOA agreement will be provided prior to final plan approval.

48. As two parcels appear to be being consolidated, please clarify if the submission should additionally be considered a subdivision/lot consolidation.

    Outstanding. The plan title shall be revised to "Preliminary Subdivision/Land Development" if a lot consolidation is being proposed.

49. The various *General Notes* should be reviewed for consistency (i.e., Sheets 3 & 4).

    Outstanding. The General Notes on Sheets 3 and 4 are still not consistent.

50. We recommend all plan sheets be recorded.

    Resolved. The plans note on the Cover Sheet that all sheets shall be recorded.

51. Lighting will be reviewed under separate cover/with next submission.

    Outstanding. Please see new lighting comments below.

52. Please add a note: *Any damaged or deficient curb, asphalt or sidewalk shall be repaired or replaced at the direction of the Borough Engineer*.

    Resolved. The referenced note has been added to Sheet 4, General Note No. 30.

NEW COMMENTS

53. ***Street lights shall also be designed in accordance with § 97.A.23. of Appendix A, Design Standards. (§97-30.C) Wattage should be specified on the detail as 60 watt LED per the detail in Appendix A.***

54. ***All applicants shall promote a dark sky lighting effect through the installation and maintenance of light fixtures with lights pointing down, and lighting that is shielded to prevent lighting pointing up. (§97-30.D)***

55. ***Photometrics and lighting calculations shall be provided on the lighting plan.***

56. ***The callouts on Sheets 7 and 9 for the slopes from Cleanout 3 to SMH 2 and from SMH 2 to SMH 3 do not match the slopes depicted in the profiles on Sheet 9.***

57. ***The existing water main along Boxwood Alley is missing from the plan view on Sheet 9.***

58. ***The existing water main along Boxwood Alley has less than 18" of vertical separation from the proposed sanitary sewer pipe from SMH 2 to SMH 3.***

59. ***The Sanitary Sewer Service Connection detail on Sheet 12 has been revised since the last submission and has the following errors and missing information:***

60. ***The detail calls out a 6" CIP building sewer. However, the plans indicate that the sewer laterals are all 4" PVC.***

61. ***The "plug" and "wye with clean-out plug" callouts on the building side of the profile are missing from the elevation view.***

62. ***The callouts for the "4 x 8 wye or tee wye branch" should also include a 4 x 6 size to connect the laterals to the proposed 6" sanitary sewer mains.***

63. ***The "bell or socket upstream (typ.)" and "wye" callouts on the elevation view of the detail are not referencing the respective parts and therefore should be removed.***

Note, various Code related comments have been omitted that are otherwise addressed via reviews by other Borough consultants; it may be helpful to coordinate a meeting/call with the project team, Borough staff and Borough consultants to review various items. Further, we anticipate additional comments as the design proceeds.

Should you have any further questions or comments, please contact me.

Sincerely,
PENNONI ASSOCIATES INC.

Nathan M. Cline, PE
Borough Engineer

cc: Borough Team (via e-mail)
Project Team (via e-mail)

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

TO: West Chester Borough Officials, Staff and Consultants
High Street 410, LLC Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Erin L. Gross, AICP, RLA

DATE: April 28, 2026

SUBJECT: **REVIEW COMMENTS: PRELIMINARY LAND DEVELOPMENT PLANS: 410 SOUTH HIGH STREET III TOWNHOMES, DATED 3-9-2026**

Please note the enclosed Review Comments pertaining to the following documents that we received on April 2, 2026**,** and to a site visit on April 6, 2026, including:

- Preliminary Land Development Plans -410 South High Street III Townhomes (25 Sheets), prepared by Cornerstone Consulting Engineers & Design Services, Inc., and Stuart and Associates, Inc., dated 3-9-2026;
- West Chester Sustainable! Checklist – 410 South High Street III Townhomes (3 pages), dated 3-9-2026; and
- Waiver Request Letter – Preliminary Land Development 410 S. High Street III (2 pages), dated 3-9-2026.

Please call if there are any questions.

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS: PRELIMINARY LAND DEVELOPMENT PLANS:
410 SOUTH HIGH STREET III TOWNHOMES, DATED 3-9-2026

April 28, 2026

Please note the Review Comments below pertain to the documents listed on the Cover Memorandum**.**

1. Overview and Layout

1.1. The Applicant is proposing to construct 28 Townhomes on the former Burger King property located at the corner of High and Price Streets, which is located in the TC-Town Center District. TCA defers to the Borough and the Borough Engineer on compliance with the Area and Bulk regulations relative to the proposed development.

1.2. While we defer to the Borough and Borough Engineer, we recommend consideration be given to the amount of space provided for vehicular maneuverability and circulation specifically to the rear of Units 5 and 6.

1.3. A Proposed Transformer is located next to the proposed Plaza Public Space in what we believe to be a prime gateway location. We recommend that the transformer be relocated to an area that is not adjacent to a space that should be designed for Public Gathering and enjoyment, in this highly visible corner of High and Price Streets (even though a fence on top of decorative wall is proposed around the transformer). Also, see comment 7.3.

1.4. The existing elevation of Boxwood Alley is significantly lower than the existing elevation of the site. The Plan depicts vehicular driveway access connecting to Boxwood Alley near proposed Units 1 and 18. The Applicant should clarify how the grade change will be achieved. Based on our site visit on April 6th, we estimate the difference in grades between Boxwood Alley and the existing driveway to the former Burger King property to be in the range of 6 to 8 feet.

1.5. We defer to the Borough, the Borough Engineer, and the Fire Marshal relative to compliance with Dimensional Requirements of the driveways, the internal turning radii, and the sufficiency of space for deliveries.

2. Waiver Requests

2.1. TCA defers to the Borough and Borough Engineer relative to the Waiver Requests.

3. Existing Features

3.1. The Existing Conditions Demolition Plan (Sheet 3) depicts existing trees. The plan should clarify if the trees are proposed to remain or to be removed. In addition, other existing features that are proposed to be removed should also be noted since the Plan is both the existing features and demolition plan.

3.2. The Legend on the Existing Condition Demolition Plan (Sheet 3) includes “Existing Treeline”. We recommend this be removed with an Existing Tree symbol since the existing trees are freestanding and not the edge of a treeline mass.

REVIEW COMMENTS: PRELIMINARY LAND DEVELOPMENT PLANS:
410 SOUTH HIGH STREET III TOWNHOMES, DATED 3-9-2026

April 28, 2026

4. Impact Assessment Report

4.1. Per Section 112-905.A. of the West Chester Borough Zoning Ordinance (ZO), an Impact Assessment Report shall be submitted for developments in the TC District with more than five (5) dwelling units. Therefore, please submit the Impact Assessment Report with the revised submission.

5. Landscape Plan and Details

5.1. Underground utilities are located near Dwelling Unit 18. There are five (5) 6-8' tall Hollys and three (3) 6-8' high Eastern Red Cedars proposed for the same location as underground utilities. We understand the space constraints of the site; however, we recommend consideration be given to the types of plants proposed in this location in order to avoid future conflicts as the plants and root systems mature.

5.2. The Plans depict relocation of overhead wires along Price Street that will conflict with the canopy of the proposed four (4) Street Trees. While we recommend that the overhead wires be placed underground, this issue should be discussed with the Borough and the Tree Commission.

5.3. We recommend that the radius sections of the driveway islands/dividers have river rock, as areas such as these often are driven over and not feasibly maintained as areas planted and mulched.

5.4. Please label areas proposed to be lawn and clarify the proposed ground materials for the area around the proposed Porous Pavers of the Courtyard space.

5.5. Sections 97.A.2.8. and 97.1.2.9. of Appendix A Design Standards of the West Chester Borough Subdivision and Land Development Ordinance (SALDO), requires new alleys to be landscaped with shade trees with a minimum caliper of 2 to 2 ½ inches, and spaced 30 to 50 feet on-center. We defer to the Borough and Borough Engineer relative to if the vehicle areas behind the proposed units would be considered to be alleys, and whether street trees would be required. (Also, see comment 8.6.)

6. Architecture: Materials, Form & Composition; and Streetscape Appearance

6.1. We recommend that Architectural Elevations including proposed materials and colors be submitted in order to demonstrate compliance with the Design Standards of Appendix A of the SALDO.

6.2. Further, we recommend that a character sketch be submitted to depict what the propsoed 4 foot high fence on top of the 4 foot high wall will look like along High Street. (Also, see comment 8.1.)

7. Public Space and Recreation Land

7.1. The Cover Sheet includes a Recreation Land Requirements calculation, which references Section 97-38.1.D(2) (SALDO) requiring 5% of the tract area be provided recreation. This

subsection pertains to Multifamily residential developments, while subsection D.(1) requires 1,000 square feet per single-family dwelling. Article II of the Zoning Ordinance defines Single-family Attached Dwellings separately from Multifamily dwellings. Therefore, we defer to the Borough relative to the Recreation Land Requirement applicable to the proposed development.

7.2. Detailed enlargements of the Proposed Plaza Public Space and of the Proposed Courtyard space should be provided.

7.3. We recommend that the a "Gateway Feature" be included as part of the Proposed Plaza Public Space on the corner of High Street and Price Street, in accordance with the Design Standards of §97.A.18. of Appendix A (SALDO). We believe that this corner is an excellent location for entrance/gateway feature to the Town Center District.

8. Details and Other

8.1. Please provide a Construction Detail for the proposed "4' high fence on top of 4' high decorative wall" and "5' wide gate" so the Borough can better visualize what is being proposed.

8.2. Please provide a Construction Detail for the proposed wall with fence near Dwelling Units 19-21.

8.3. Bench Details have been provided on Borough Landscape Details (L9.10) and General Site Details (Sheet 13). While the Borough of West Chester Landscaping Requirements Article IV Design Standards table on the Borough Landscape Schedule + Details indicates a black color for the street furniture, we recommend that the details be updated to indicate a black finish per Section 97.A.22.3. of the SALDO Appendix A Design Standards.

8.4. The Typical Section – steps detail on General Site Details (Sheet 13) indicates "Railing (see specifications)". A railing detail should be provided and specify a black color.

8.5. Please add Construction Details for the proposed Brick Sidewalk/Plaza, Concrete Sidewalk, and Courtyard Porous Pavers.

8.6. Section 97.A.2 of Appendix A Design Standards of the SALDO pertains to Alleys, and when Alleys serve as the principal street address for a building/dwelling. While we defer to the Borough and Borough Engineer relative to if the vehicle areas behind the proposed units are considered alleys, we recommend the Applicant provide clarification pertaining to the intended addresses for Units 16 through 21. Further, if the Borough determines that these areas are considered to be Alleys, then the Design Standards of Section 97.A.2. (SALDO) should be addressed.

8.7. Section 97.A.18.4. of Appendix A Design Standards of the SALDO requires 5% of a lot be devoted to Public Space in the TC District. The Applicant is proposing 2,962 square feet of recreation area, of which 710 square feet proposed to be public (Plaza) and 2,252 square feet proposed to be passive (Courtyard). The Applicant should clarify if the proposed 2,252 square feet of passive recreation area (Courtyard) is proposed to be private or public. In order to meet the requirements of Section

REVIEW COMMENTS: PRELIMINARY LAND DEVELOPMENT PLANS:
410 SOUTH HIGH STREET III TOWNHOMES, DATED 3-9-2026

April 28, 2026

97.A.18.4. (SALDO), at least 5% of the lot is required to be devoted to Public Space, which would not be achieved if the 710 square foot Plaza is the only proposed Public Space.

Please call if there are any questions.

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

TO: West Chester Borough Officials, Staff and Consultants
High Street 410, LLC Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Erin L. Gross, AICP, RLA

DATE: April 28, 2026**; Updated: May 4, 2026**

SUBJECT: **REVIEW COMMENTS: PRELIMINARY LAND DEVELOPMENT PLANS: 410 SOUTH HIGH STREET III TOWNHOMES, DATED 3-9-2026**

Please note the enclosed Review Comments pertaining to the following documents that we received on April 2, 2026**,** and to a site visit on April 6, 2026, including:

- Preliminary Land Development Plans -410 South High Street III Townhomes (25 Sheets), prepared by Cornerstone Consulting Engineers & Design Services, Inc., and Stuart and Associates, Inc., dated 3-9-2026;
- West Chester Sustainable! Checklist – 410 South High Street III Townhomes (3 pages), dated 3-9-2026; and
- Waiver Request Letter – Preliminary Land Development 410 S. High Street III (2 pages), dated 3-9-2026.

These Updated Review Comments address Ordinance 12-2025. New text is in bold type.

Please call if there are any questions.

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS: PRELIMINARY LAND DEVELOPMENT PLANS:
410 SOUTH HIGH STREET III TOWNHOMES, DATED 3-9-2026

April 28, 2026**; Updated: May 4, 2026**

Please note the Review Comments below pertaining to the documents listed on the Cover Memorandum**.**

1. Overview and Layout

1.1. The Applicant is proposing to construct 28 Townhomes on the former Burger King property located at the corner of High and Price Streets, which is located in the TC-Town Center District. **The proposed development is a permitted use according to the provisions of Ordinance 12-2025, as a Unified Residential Development.** TCA defers to the Borough and the Borough Engineer on compliance with the Area and Bulk regulations relative to the proposed development**, according to Section 112-916.B. of the Zoning Ordinance (ZO)**.

1.2. While we defer to the Borough and Borough Engineer, we recommend consideration be given to the amount of space provided for vehicular maneuverability and circulation specifically to the rear of Units 5 and 6.

1.3. A Proposed Transformer is located next to the proposed Plaza Public Space in what we believe to be a prime gateway location. We recommend that the transformer be relocated to an area that is not adjacent to a space that should be designed for Public Gathering and enjoyment, in this highly visible corner of High and Price Streets (even though a fence on top of decorative wall is proposed around the transformer). Also, see comment 7.3.

1.4. The existing elevation of Boxwood Alley is significantly lower than the existing elevation of the site. The Plan depicts vehicular driveway access connecting to Boxwood Alley near proposed Units 1 and 18. The Applicant should clarify how the grade change will be achieved. Based on our site visit on April 6th, we estimate the difference in grades between Boxwood Alley and the existing driveway to the former Burger King property to be in the range of 6 to 8 feet.

1.5. We defer to the Borough, the Borough Engineer, and the Fire Marshal relative to compliance with Dimensional Requirements of the driveways, the internal turning radii, and the sufficiency of space for deliveries.

2. Waiver Requests

2.1. TCA defers to the Borough and Borough Engineer relative to the Waiver Requests.

3. Existing Features

3.1. The Existing Conditions Demolition Plan (Sheet 3) depicts existing trees. The plan should clarify if the trees are proposed to remain or to be removed. In addition, other existing features that are proposed to be removed should also be noted since the Plan is both the existing features and demolition plan.

3.2. The Legend on the Existing Condition Demolition Plan (Sheet 3) includes “Existing Treeline”. We recommend this be removed with an Existing Tree symbol since the existing trees are freestanding and not the edge of a treeline mass.

4. Impact Assessment Report

4.1. Per Section 112-905.A. of the West Chester Borough Zoning Ordinance (ZO), an Impact Assessment Report shall be submitted for developments in the TC District with more than five (5) dwelling units. Therefore, please submit the Impact Assessment Report with the revised submission.

5. Landscape Plan and Details

5.1. Underground utilities are located near Dwelling Unit 18. There are five (5) 6-8' tall Hollys and three (3) 6-8' high Eastern Red Cedars proposed for the same location as underground utilities. We understand the space constraints of the site; however, we recommend consideration be given to the types of plants proposed in this location in order to avoid future conflicts as the plants and root systems mature.

5.2. The Plans depict relocation of overhead wires along Price Street that will conflict with the canopy of the proposed four (4) Street Trees. While we recommend that the overhead wires be placed underground, this issue should be discussed with the Borough and the Tree Commission.

5.3. We recommend that the radius sections of the driveway islands/dividers have river rock, as areas such as these often are driven over and not feasibly maintained as areas planted and mulched.

5.4. Please label areas proposed to be lawn and clarify the proposed ground materials for the area around the proposed Porous Pavers of the Courtyard space.

5.5. Sections 97.A.2.8. and 97.1.2.9. of Appendix A Design Standards of the West Chester Borough Subdivision and Land Development Ordinance (SALDO), requires new alleys to be landscaped with shade trees with a minimum caliper of 2 to 2 ½ inches, and spaced 30 to 50 feet on-center. We defer to the Borough and Borough Engineer relative to if the vehicle areas behind the proposed units would be considered to be alleys, and whether street trees would be required. (Also, see comment 8.6.)

6. Architecture: Materials, Form & Composition; and Streetscape Appearance

6.1. We recommend that Architectural Elevations including proposed materials and colors be submitted in order to demonstrate compliance with the Design Standards of Appendix A of the SALDO. **In addition, per Section 112-916. (ZO) Standards for Unified Development, and subsection 112-916.C. Design Standards for a Unified Residential Development, "Applicants shall provide conceptual architectural plans…with the preliminary land development application".**

Also, according to Section 112-916.C.(1)(e) (ZO), the Design Guidelines for the West Chester Historic District shall be used for the design elements of the buildings and structures, including massing, scale, proportion, rhythm, building materials, roofs, windows, and streetscapes. As such, the preliminary land development application shall include plans,

conceptual building elevations, diagrams, photographs, and other documentation to demonstrate compliance with the Design Guidelines.

6.2. Further, we recommend that a character sketch be submitted to depict what the propsoed 4 foot high fence on top of the 4 foot high wall will look like along High Street. (Also, see comment 8.1.)

7. Public Space and Recreation Land

7.1. The Cover Sheet includes a Recreation Land Requirements calculation, which references Section 97-38.1.D(2) (SALDO) requiring 5% of the tract area be provided recreation. This subsection pertains to Multifamily residential developments, while subsection D.(1) requires 1,000 square feet per single-family dwelling. Article II of the Zoning Ordinance defines Single-family Attached Dwellings separately from Multifamily dwellings. Therefore, we defer to the Borough relative to the Recreation Land Requirement applicable to the proposed development.

7.2. Detailed enlargements of the Proposed Plaza Public Space and of the Proposed Courtyard space should be provided.

7.3. We recommend that the a “Gateway Feature” be included as part of the Proposed Plaza Public Space on the corner of High Street and Price Street, in accordance with the Design Standards of §97.A.18. of Appendix A (SALDO). We believe that this corner is an excellent location for entrance/gateway feature to the Town Center District.

8. Details and Other

8.1. Please provide a Construction Detail for the proposed “4’ high fence on top of 4’ high decorative wall” and “5’ wide gate” so the Borough can better visualize what is being proposed.

8.2. Please provide a Construction Detail for the proposed wall with fence near Dwelling Units 19-21.

8.3. Bench Details have been provided on Borough Landscape Details (L9.10) and General Site Details (Sheet 13). While the Borough of West Chester Landscaping Requirements Article IV Design Standards table on the Borough Landscape Schedule + Details indicates a black color for the street furniture, we recommend that the details be updated to indicate a black finish per Section 97.A.22.3. of the SALDO Appendix A Design Standards.

8.4. The Typical Section – steps detail on General Site Details (Sheet 13) indicates “Railing (see specifications)”. A railing detail should be provided and specify a black color.

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8.6. Section 97.A.2 of Appendix A Design Standards of the SALDO pertains to Alleys, and when Alleys serve as the principal street address for a building/dwelling. While we defer to the Borough and Borough Engineer relative to if the vehicle areas behind the proposed units are considered alleys, we recommend the Applicant provide clarification pertaining to the intended addresses for Units 16 through 21. Further, if the Borough determines that these areas are considered to be Alleys, then the Design Standards of Section 97.A.2. (SALDO) should be addressed.

8.7. Section 97.A.18.4. of Appendix A Design Standards of the SALDO requires 5% of a lot be devoted to Public Space in the TC District. The Applicant is proposing 2,962 square feet of recreation area, of which 710 square feet proposed to be public (Plaza) and 2,252 square feet proposed to be passive (Courtyard). The Applicant should clarify if the proposed 2,252 square feet of passive recreation area (Courtyard) is proposed to be private or public. In order to meet the requirements of Section 97.A.18.4. (SALDO), at least 5% of the lot is required to be devoted to Public Space, which would not be achieved if the 710 square foot Plaza is the only proposed Public Space.

Please call if there are any questions.

REMINGTON & VERNICK ENGINEERS

Croton Road Corporate Center
555 Croton Road, Suite 401
King of Prussia, PA 19406
O: (610) 940-1050
F: (610) 940-1161

April 21, 2026

Sean Metrick (email only)
Borough Manager
Borough of West Chester
401 E. Gay Street
West Chester, PA 19382

RE: Subdivision & Land Development Preliminary Application #3 –Traffic & Parking 1st Review
410 High Street
Traffic & Parking Study
West Chester Borough
RVE File# PA151833P001

Mr. Metrick:

Remington & Vernick Engineers (RVE), on behalf of the Borough of West Chester, has reviewed the following submission materials in connection with the application referenced above:

- Preliminary Land Development Plans (20 sheets) for 410 South High Street III, dated March 9, 2026, as prepared by Cornerstone Consulting Engineers & Design Services, Inc., Lansdale, PA.
- Landscape and Lighting Plans (5 sheets) for 410 South High Street II, dated March 9 , 2026, as prepared by Stuart and Associates, LLC., King of Prussia, PA.
- Borough of West Chester, Subdivision & Land Development Application, dated March 9, 2026.
- Trip Generation Comparison (3 pages plus Appendix), dated January 26, 2026, prepared by Bowman Consulting, Fort Washington, PA.
- Waiver Request (2 pages), dated March 9, 2026, prepared by Cornerstone Consulting Engineers & Design Services, Inc., Lansdale, PA.

I. GENERAL INFORMATION

Owner: Gary D. Saluti and Suzanne M Dunphy (Owners)
21388 Ferry Landing Road
Tilghman, MD 21671
610-608-0964
garysaluti@gmail.com

Applicant: High Street 410, LLC
c/o Peter Staz
283 2nd Street Pike, Suite 100
Southampton, PA 18966
888-609-1171 x-20
pstaz@core2dev.com

Plan Preparer: Cornerstone Consulting Engineers and Design Services, Inc.
213 W. Main Street
Lansdale, PA 19446
215-362-2600
Attn: John B. Anderson, P.E.
janderson@cornerstonenet.com

Proposal: To construct a proposed residential development consisting of 42 residential units; 14 single family townhomes and 14 multi-family townhomes. The development will provide 84 parking spaces; 56 off-street garage spaces and 28 off-street surface spaces. This is the third application submitted by this developer for this project site. Application #1 included 128 dwelling units, while Application #2 included 139 dwelling units.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Please note that this letter only reflects traffic and parking study related engineering concerns. Therefore, this review will specifically address the response to traffic comments and parking study evaluation. Any underlined comments must be addressed by the applicant prior to approval.

1. Borough representatives shall be copied on all future correspondence and invited to attend all meetings with PennDOT.

2. Sheet 4 of the Land Development plans indicates there will be two (2) parking spaces per unit, with at least one inside a garage and one adjacent to the dwelling unit. Please verify if the single-family attached units are proposed to provide a two-car garage. Please verify the two-family attached units are proposed to provide one garage space per unit, with stacked parking adjacent to the garage.

3. As noted in the Highway Occupancy Permit comments from PennDOT, there is an HSIP project (ECMS #115425) that includes pedestrian improvements along High Street within the study area. Coordinate with PennDOT to confirm any proposed conditions including signal timings and ADA requirements.

   Additionally, per the HOP comments, any modifications to the proposed land use, trip generation, design horizon year, and proposed mitigation will require a revision of the TIS and additional review by the Department. Please provide any correspondence with PennDOT regarding additional comments and/or approvals with the changes to the site plan.

4. Boxwood Alley is being modified as part of this development, as with the previous submissions. As requested as part of the previous submission, please provide turning templates for a trash truck along Boxwood Alley and Adele Alley and well as approval from the fire marshal. Demonstrate that the vehicles are not compromising existing features including but not limited to signs, trees and buildings. Demonstrate that trash trucks can access the alley.

5. The Applicant shall provide the clear sight triangle and sight distance calculations for the site access driveways along Boxwood Alley and Dean Street. If the measurements are not met per

Section §97-27.F of the West Chester Borough Code, the Applicant will need to apply for a waiver from this requirement.

6. The Applicant shall provide turning templates for the site access driveways along Boxwood Alley and Dean Street to include the largest design vehicle anticipated to access the site.

7. With the new site access point located along Dean Street, please provide justification as to whether the previously proposed site trip distribution needs to be revised.

8. With the modified site access driveway locations, please coordinate to address any comments from the fire marshal for approval.

9. The applicant will need to be aware of §112-603.C of the West Chester Borough Code regarding the planning for future EV parking for all new single-family attached and two-family attached dwellings.

10. A stop sign will be required for the Boxwood Alley eastbound approach with Price Street (SR 0052).

11. All ramps will need to be designed and constructed to comply with current ADA standards for compliance.

12. The applicant should note the recommended crosswalk patterns as shown in current MUTCD and/or PennDOT Publication 111.

13. Provide justification as to why new traffic count data is not included as part of this submission. Typically, traffic count data should not be greater than three (3) years old.

14. As noted in §97-27.J of the West Chester Borough Code, all private streets less than 500-feet in length may be reduced to 18-feet in width. Please verify all accessways meet the minimum requirements.

III. TRIP GENERATION COMPARISON COMMENTS

1. As previously noted, this is the third application submitted by the applicant for this site. The previous submissions had proposed a higher amount of dwelling units than this current submission. The proposed trip generation was estimated for 28 single-family attached townhomes. However, Sheet 4 of the Land Development plans indicate that there are 14 single-family attached townhomes and 14 two-family attached townhomes for a total of 42 dwelling units. Please verify the total number of dwelling units proposed with this application.

IV. TRANSPORTATION IMPACT STUDY COMMENTS

1. The Applicant is proposing signal timing changes at South High Street and Price Street to minimize the Price Street eastbound queues. Verify that any changes to the signal timings will

operate within the current parameters of the signal settings and will not negatively impact the adjacent coordinated traffic signals.

V. WAIVERS, VARIANCES & SPECIAL EXCEPTIONS

The Applicant has not requested any waivers, variances and/or special exceptions related to traffic and/or parking.

RVE's recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By

Kelly Goff, P.E., CFM, Associate

KAG/dk

cc: Peter Staz, High Street, LLC (Applicant) (email only, pstaz@core2dev.com)
John B. Anderson, P.E, Cornerstone Consulting Engineers & Design Services, Inc., (Plan Preparer) (email only, janderson@cornerstonenet.com)
Nathan M. Cline, P.E., Pennoni, Borough Engineer (email only, NCline@Pennoni.com)
Don Anderson, Public Works Director (email only, DAnderson@west-chester.com)
Reiner Ramsey, Assistant Borough Manager (email only, rreiner@west-chester.com)
Aaron Flook, Code Enforcement (email only, aflook@west-chester.com)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (email only)
Derrick Kennedy, P.E. (email only)

ADDENDUM TO ZONING APPLICATION TO THE ZONING HEARING BOARD OF WEST CHESTER BOROUGH, CHESTER COUNTY, PA

Applicant: TRBL Walnut LLC

[redacted]

Owner: Same as above

Properties:

615 South Walnut Street		**617 South Walnut Street**	
Parcel No:	1-10-93	Parcel No:	1-10-92
Lot size:	0.2523 +/- Acres / 10,990 sf	Lot size:	0.0872 +/- Acres / 3,798 sf
Present Use:	Single Family Residential	Present Use:	Single Family Residential
Zoned:	NC-2	Zoned:	NC-2

I. Background Information:

TRBL Walnut LLC ("Applicant" or "TRBL") respectfully submits this zoning application to the Zoning Hearing Board ("ZHB") of West Chester Borough (the "Borough") for variance relief from the requirements of Section 112-602.K of the Borough's Zoning Ordinance.

Applicant is the owner of two (2) parcels of real property located at 615 and 617 South Walnut Street in the Borough, Parcel Nos. 1-10-92 and 1-10-93 (the "Property"). The Property is located in the NC-2 Neighborhood Conservation Zoning District. The Property is currently improved with a set of "twin" or semidetached single-family homes facing onto South Walnut Street. The Property is located on the east side of South Walnut Street and bounded by Willow Alley to the north and Mechanics Alley to the East. See **Exhibit A-1**, ChescoViews of Property. Applicant submitted land development plans for the Property (as revised June 26, 2026) to the Borough to build five (5) attached townhomes to the rear of the existing homes. See **Exhibit A-2**, Land Development Plans (the "Plans").

The Property currently contains approximately four (4) parking spaces along the Mechanics Alley side of the Property. The Plans have been reviewed by the Borough Planning Commission (the "PC") six (6) times. As part of the PC's review, the PC requested that the Applicant move two (2) of the parking spaces along the Mechanics Alley side of the Property to the Willow Street side of the Property, to provide parking closer to the existing homes. Due to the size and configuration of the Property, all of the proposed townhomes have small driveways/parking areas along Willow Alley. *See* Exhibit A-2.

Due to the configuration of the current and proposed homes on the Plans, South Walnut Street and Willow Alley both become "primary streets" under the Borough's Zoning Ordinance: "A street which serves as the principal means of vehicular travel to provide access to the front yard of abutting properties." Because South Walnut and Willow Alley serve as primary streets for the current and proposed homes on the Property, the sides of the Property along those streets become "front yards" under the Borough Zoning Ordinance. Section 112-602.K of the Zoning Ordinance prohibits parking spaces from being located in the front yard area of any lot in the NC-2 District.

Due to the size and shape of the Property, the only location for the proposed homes and the access/parking spaces for those homes is along Willow Alley, thus the Applicant cannot locate any parking spaces on the Property along Willow Alley without said parking spaces being located in a "front yard." Therefore, the Applicant is seeking a variance from Section 112-602.K to allow for the parking to be located in the "front yard" along Willow Alley on the Property as set forth in the Plans.

At the PC meeting to review the Plans on July 6, 2026, the PC members expressed their support for the Plans and stated that the Applicant was free to communicate the PC's support of the Plans to the Zoning Hearing Board. Two parking spaces were relocated from the rear of the Property along Mechanics Alley around onto Willow Alley near the existing homes on the Property. This was done at the request of the PC members to provide parking closer to the existing homes, and to create more green space and better sight lines at the intersection of Willow and Mechanics Alleys.

II. Provisions of Zoning Ordinance at Issue:

§ 112-602 **General regulations and design standards.**

...

K. Parking in front of building.

(1) Parking spaces shall not be located within any front yard areas, except in the Industrial District, where parking in the front yard may be permitted as a special exception by the Zoning Hearing Board, provided that it does not comprise more than 50% of the front yard areas.

§ 112-202 **Definitions.**

LOT, CORNER
A lot abutting upon two or more intersecting streets or upon two parts of the same street at the point of an abrupt change in direction, forming an interior angle at the corner point of less than 135°.

YARD, FRONT
A yard abutting a street line of a primary street extending the full width of the lot along the front lot line of such yard and extending in depth from the front lot line to the building setback line. **In the case of a corner lot, the yards extending along all streets are front yards, and the remaining yards shall include a rear yard, opposite the street on which the principal building is generally faced, and a side yard opposite the other street. For lots fronting three streets, all yards abutting a street shall be considered a front yard. The remaining yard shall be either a rear yard or a side yard, determined by the position of the principle building facade.**

STREET
A right-of-way intended for the general public use to provide means of circulation for vehicles and pedestrians, furnishing access to abutting lots. The word "street" includes the words "road," "highway," "avenue," "boulevard,' "lane" and "alley."

STREET, PRIMARY
A street which serves as the principal means of vehicular travel to provide access to the front yard of abutting properties.

STREET, SECONDARY
A street which serves as a subordinate means of vehicular travel to provide access to the side yard or rear yard of abutting properties, such as an alley.

Wherefore, based upon the foregoing, the Applicant respectfully requests that the West Chester Borough Zoning Hearing Board grant its application for zoning relief and such other zoning relief or variances as may be needed and allow the Applicant the ability to proceed with the reasonable development of the Property.

Respectfully submitted,

BELLWOAR KELLY, LLP

Jonathan Long

[redacted]

Attorneys for Applicant
TRBL Walnut LLC

EXHIBIT LIST FOR
ZONING APPLICATION
TO THE ZONING HEARING BOARD OF
WEST CHESTER BOROUGH, PENNSYLVANIA

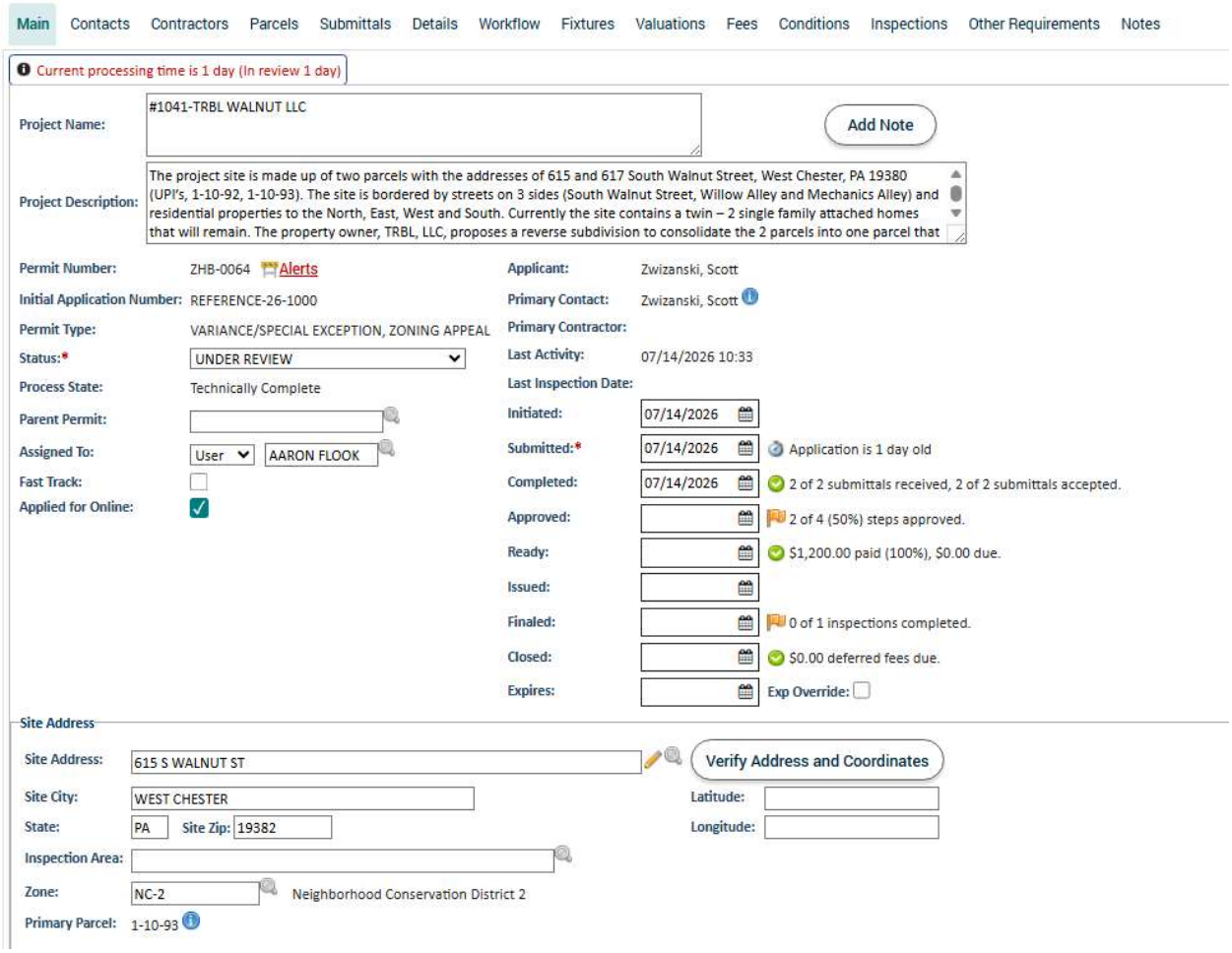
Applicant: TRBL Walnut LLC

Property: 615-617 S. Walnut Street

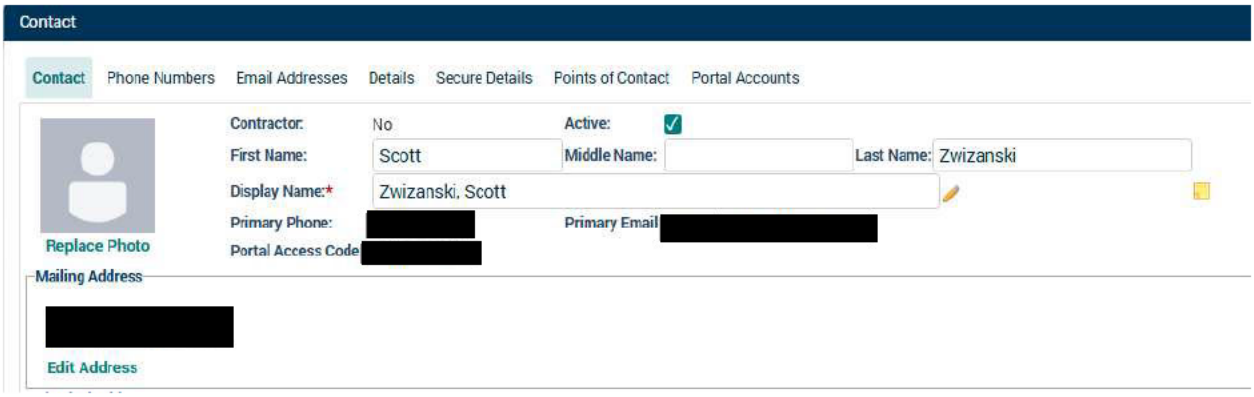
Exhibit:	Description:
A – 1	ChescoViews of Property
A – 2	Land Development Plans

EXHIBIT A-2

LAND DEVELOPMENT PLANS



The project site is made up of two parcels with the addresses of 615 and 617 South Walnut Street, West Chester, PA 19380 (UPI's, 1-10-92, 1-10-93). The site is bordered by streets on 3 sides (South Walnut Street, Willow Alley and Mechanics Alley) and residential properties to the North, East, West and South. Currently the site contains a twin – 2 single family attached homes that will remain. The property owner, TRBL, LLC, proposes a reverse subdivision to consolidate the 2 parcels into one parcel that will have a total area of 14,360 square feet (0.33-acres). The owner proposes constructing 5 new single-family attached townhomes. The homes will be individually owned, and the common areas of the property, including the stormwater management system will be maintained by a homeowner's association which will be established. The proposed townhomes will each have a one-car garage and a driveway parking space with access to Willow Alley. Two additional parking areas are proposed, each with two off-street parking spaces. The total amount of off-street parking offered will be 14 spaces (2 vehicle spaces per dwelling).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Contractor:
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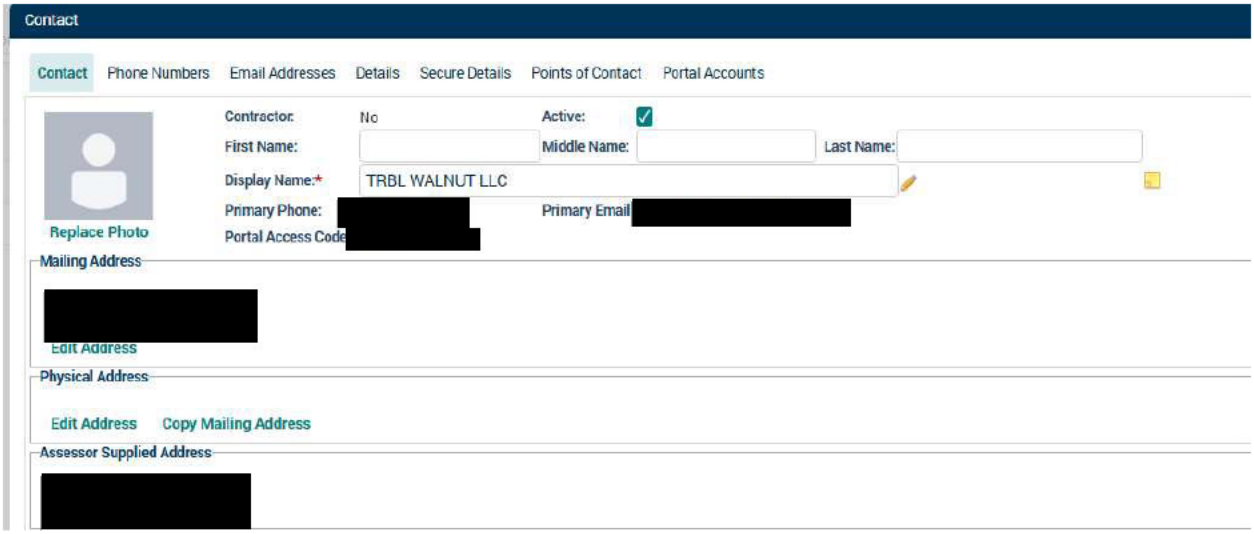
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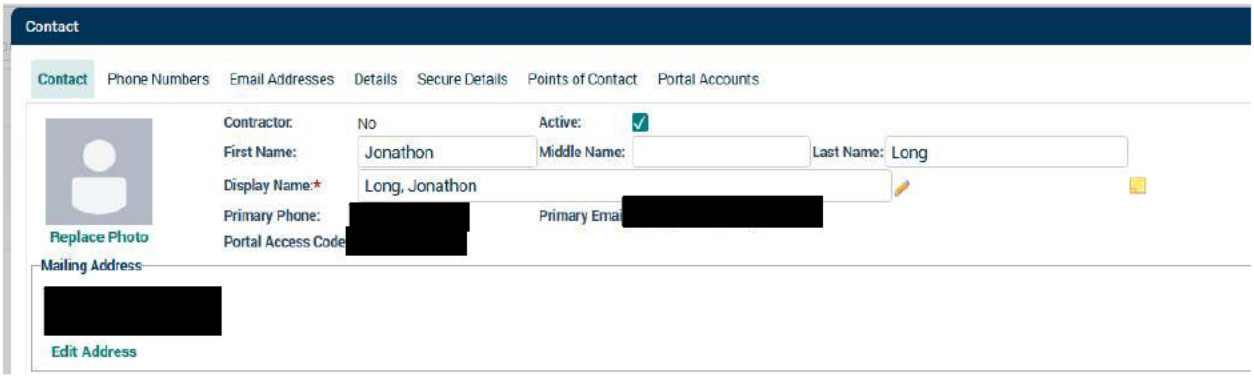
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Permit #: ZHB-0064
Alerts
Status: UNDER REVIEW
Contact: Zwizanski, Scott
Site Address: 615 S WALNUT ST
WEST CHESTER, PA 19382
Type: VARIANCE/SPECIAL EXCEPTION, ZONING APPEAL
Project Name: #1041-TRBL WALNUT LLC
Contractor:
Primary
Parcel
Address
Neighborhood Code
Owner
1-10-93
615 S WALNUT ST
SE
TRBL WALNUT LLC
Add

Permit #: ZHB-0064 Alerts | Status: UNDER REVIEW | Contact: Zwizanski, Scott | Site Address: 615 S WALNUT ST WEST CHESTER, PA 19382

Type: VARIANCE/SPECIAL EXCEPTION, ZONING APPEAL | Project Name: #1041-TRBL WALNUT LLC | Contractor:

Name	Value
REASON FOR APPEAL/ SPECIAL EXCEPTION:*	See attached Addendum
APPLICABLE CODE SECTION:*	112-602.K(1)
VARIANCE, SPECIAL EXCEPTION TYPE:*	Single Family Dwelling, Commercial Signs
REQUEST TYPE:*	Variance

Permit #: ZHB-0064 Alerts | Status: UNDER REVIEW | Contact: Zwizanski, Scott | Site Address: 615 S WALNUT ST WEST CHESTER, PA 19382

Type: VARIANCE/SPECIAL EXCEPTION, ZONING APPEAL | Project Name: #1041-TRBL WALNUT LLC | Contractor:

Fee Code	Portal Pay State	Based On	Current Value	Calc Value	Def	Ex	Comp	Fst	Ovr	Amount Paid	Fee Amount
ZONING VARIANCE, SPECIAL EXEMPTION FEE	Complete	VARIANCE, SPECIAL EXCEPTION TYPE	Single Family Dwelling, Commercial Signs	Single Family Dwelling, Commercial Signs					☑	$1,200.00	$1,200.00

PRELIMINARY

LAND DEVELOPMENT PLAN

FOR

TRBL WALNUT, LLC

615 & 617 S. WALNUT STREET, WEST CHESTER, PA 19382

WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES:

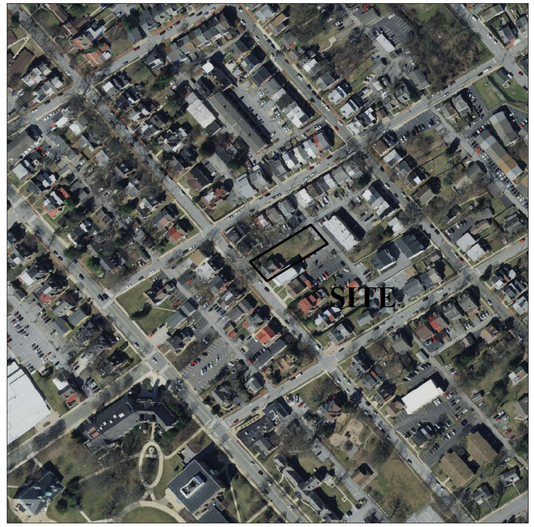
1. TOTAL TRACT AREA = 0 322 ACRES (14,016 S F)
2. TAX PARCEL NUMBERS UPIs: 1-10-92 AND 1-10-93
3. BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN NOVEMBER, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
5. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN NOVEMBER, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA CONTOUR INTERVAL = 1 FOOT
6. ELEVATIONS BASED ON NAVD88 DATUM VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON NOVEMBER 13, 2025
7. THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C0210G, EFFECTIVE SEPTEMBER 29, 2017
8. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-GLADSTONE COMPLEX (UrtB)
9. SITE GEOLOGY IS CHARACTERIZED AS Ybfg: FELSIC GNEISS, GRANULITE FACIES
10. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES
11. THE PROPERTY IS LOCATED WITHIN THE 'NC-2' - NEIGHBORHOOD CONSERVATION ZONING DISTRICT FOR SINGLE-FAMILY ATTACHED DWELLINGS
12. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER
13. THE SITE IS LOCATED IN THE GOOSE CREEK WATERSHED WHICH IS TRIBUTARY TO THE BRANDYWINE CREEK WATERSHED THE CHAPTER 93 DESIGNATION FOR GOOSE CREEK TROUT STOCKING (TSF), MIGRATORY FISHES (MF)
14. A HOMEOWNER'S ASSOCIATION WILL BE CREATED FOR THE PURPOSES OF MAINTAINING ALL COMMON ELEMENTS INCLUDING, BUT NOT LIMITED TO DRIVEWAYS, STORMWATER MANAGEMENT FACILITIES, SIDEWALKS, LANDSCAPING AND ANY OTHER RELATED ELEMENTS
15. THE OWNER AND CONTRACTOR ARE RESPONSIBLE TO ENSURE THAT NO DAMAGE OCCURS TO EXISTING CURBING OR ROADWAYS ANY DAMAGE WILL REQUIRE IMMEDIATE REPAIR TO THE BOROUGH'S SATISFACTION ADDITIONALLY, WEST CHESTER BOROUGH DOES NOT ACCEPT MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING ROADS ANY MUD, DIRT OR DEBRIS OFFSITE / ON THE ROADS SHALL BE IMMEDIATELY CLEANED/REMOVED
16. THERE ARE NO STREETS, RIGHTS-OF-WAY, OR ANY PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN
17. ALL UTILITY LINES INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, STREETLIGHT SUPPLY, AND TELEPHONE SHALL BE PLACED UNDERGROUND INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, MUNICIPAL AUTHORITY OR OTHER PUBLIC UTILITY CONCERNED
18. STORMWATER MANAGEMENT SHOWN PER PROJECT NARRATIVE AND POST CONSTRUCTION MANAGEMENT CALCULATIONS FOR TRBL WALNUT, LLC, 615 & 617 S WALNUT STREET, DATED APRIL 27, 2026, LAST REVISED JUNE 26, 2026
19. IN ACCORDANCE WITH SECTION 97-38 1 E THE APPLICANT IS PROPOSING TO PROVIDE A FEE IN LIEU OF ACREAGE TO BE SET ASIDE FOR RECREATION AND OPEN SPACE
20. AFTER ALL PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED THE FULL WIDTH OF WILLOW ALLEY SHALL BE MILLED AND OVERLAID FOR THE EXTENT OF THE FRONTAGE OF THE PROPERTY
21. ACCESS TO THE ALLEYS AND ADJACENT RESIDENTIAL DRIVEWAYS SHALL BE AVAILABLE AT ALL TIMES AND NOT UTILIZED FOR CONSTRUCTION PURPOSES IF CONSTRUCTION REQUIRES TEMPORARY CLOSURE OF AN ALLEY, SIGNAGE AND DETOURS SHALL BE POSTED PER WEST CHESTER BOROUGH REQUIREMENTS
22. EACH NEW DWELLING SHALL BE CONSTRUCTED TO PROVIDE A DEDICATED BRANCH CIRCUIT AND OVER CURRENT PROTECTION TO ACCOMMODATE A FUTURE LEVEL 2 EVCS INSTALLATION, WITH A WIRED RECEPTACLE AND RACEWAY TERMINATION WITHIN CLOSE PROXIMITY TO VEHICLE PARKING
23. THE ONE-CAR GARAGE IN EACH DWELLING SHALL MAINTAIN A 9-FOOT BY 18-FOOT OPEN PARKING SPACE AREA
24. THE CONTRACTOR SHALL REPAIR ANY DAMAGED SECTIONS OF EXISTING SEWER MAIN THAT IS ENCOUNTERED/CAUSED DURING LATERAL CONNECTIONS
25. THE NEW DWELLING UNITS FRONTING ON WILLOW ALLEY WILL HAVE A BASEMENT BATHROOM THAT UTILIZES A SEWER PUMP THAT WILL PUMP INTO THE BUILDING'S INTERNAL GRAVITY PLUMBING BEFORE THE GRAVITY SEWER LEAVES THE BUILDING
26. THE TWO (2) PROPOSED OFF-STREET PARKING SPACES LOCATED ALONG WILLOW ALLEY SHALL BE RESTRICTED TO USE BY THE EXISTING TWIN DWELLING LOCATED AT 615 S WALNUT STREET; AND THE TWO (2) PROPOSED OFF-STREET PARKING SPACES LOCATED ALONG MECHANICS ALLEY SHALL BE RESTRICTED TO USE BY THE EXISTING TWIN DWELLING LOCATED AT 617 S WALNUT STREET

WAIVER REQUESTS:

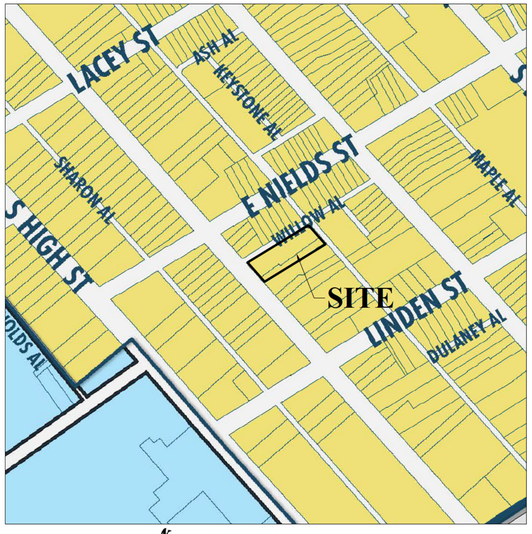
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE WEST CHESTER BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

1. §97-27 F(7) - THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES 75-FEET CLEAR-SIGHT TRIANGLES BE PROVIDED AT THE ALL STREET INTERSECTIONS THE 75-FOOT CLEAR-SIGHT TRIANGLE AT THE WILLOW ALLEY INTERSECTION WITH MECHANICS ALLEY IS BLOCKED BY EXISTING BUILDINGS ON ADJOINING PROPERTIES AND THE PROPOSED NEW DWELLINGS ON OUR SITE
2. §97-38 2 - THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES A TRANSPORTATION IMPACT STUDY THE PROJECT PROPOSES FIVE ATTACHED SINGLE FAMILY HOMES IN AN URBAN AREA, THE ADDITIONAL DAILY TRIPS GENERATED FROM THIS DEVELOPMENT ARE RELATIVELY MINOR, AND WILL NOT HAVE AN ADVERSE EFFECT ON THE TRANSPORTATION NETWORK

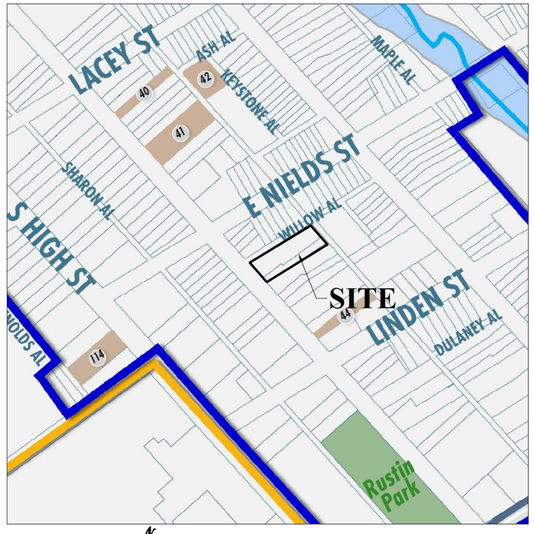
USGS MAP
SCALE 1:200



AERIAL MAP
SCALE 1:200



ZONING MAP
SCALE 1:200



HISTORIC RESOURCE PROTECTION MAP
SCALE 1:200

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	TITLE PLAN
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	LAYOUT PLAN
5	IMPROVEMENTS CONSTRUCTION PLAN
6	PCSM PLAN
7	PCSM DETAILS 'A'
8	PCSM DETAILS 'B'
9	CONSERVATION & EROSION & SEDIMENT CONTROL PLAN
10	EROSION & SEDIMENT CONTROL DETAILS
11	LANDSCAPE PLAN
12	LIGHTING PLAN
13	CONSTRUCTION DETAILS 'A'
14	CONSTRUCTION DETAILS 'B'
15	TRUCK TURNING PLAN

ZONING DATA
NC-2 NEIGHBORHOOD CONSERVATION DISTRICT
SINGLE-FAMILY ATTACHED

DESCRIPTION	REQUIRED		EXISTING		PROPOSED
			UPI: 1-10-92	UPI: 1-10-93	
MINIMUM LOT AREA	MEDIAN AREA OF LOTS ON THE BLOCK FACE	1,936 S F (0 04 AC)	4,128 S F (0 095 ACRES)	9,888 S F (0 227 ACRES)	14,016 S F (0 322 ACRES)
LOT WIDTH, MINIMUM (ATTACHED)	20 FEET		16 8 FEET*	55 23 FEET	72 03 FEET
BUILD-TO LINE/FRONT YARD	MATCH EXISTING ADJACENT SETBACKS		17 FEET	16 9 FEET	16 9 FEET (WALNUT ST)
SIDE YARD, MINIMUM	EXISTING ADJACENT, 10 FEET MINIMUM		3 2 FEET/0 FEET	31 2 FEET /0 FEET	3 2 FEET
REAR YARD, MINIMUM	20 FEET		132 5 FEET	133 5 FEET	20 5 FEET
MAX IMPERVIOUS COVERAGE	50% (LOTS OVER 5,000 S F) 80% (LOTS UNDER 4,000 S F)		30 4% (1,253 S F)	16 9% (1,670 S F)	49 6% (6,950 S F)
MAX BUILDING COVERAGE	35% (LOTS OVER 5,000 S F) 45% (LOTS UNDER 4,000 S F)		18 5% (764 S F)	76 5% (638 S F)	34 9% (4,896 S F)
MAXIMUM BUILDING HEIGHT	35 FEET		< 35 FEET	< 35 FEET	< 35 FEET
* EXISTING NON-CONFORMITY					

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS

ON THIS, THE _____ DAY OF _____, 20 ____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THAT THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN MY COMMISSION EXPIRES:

_____ _____
(NOTARY PUBLIC OR OTHER OFFICER)

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF ____, 20___

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___

CCPC FILE # _____

SECRETARY

REVIEWED BY THE BOROUGH ENGINEER OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA THIS _____ DAY OF _____, 20___

BOROUGH ENGINEER

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20___

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER, AT WEST CHESTER, PA, IN PLAN BOOK _____, PAGE NO _____ ON THE _____ DAY OF _____, 20___

RECORDER OF DEEDS

ENGINEER'S CERTIFICATION:

I, SCOTT J. ZWIZANSKI, ON THIS DATE 06/26/2026, HEREBY CERTIFY THAT THE PLANS ARE IN CONFORMITY WITH ZONING, BUILDING, SUBDIVISION AND OTHER APPLICABLE BOROUGH CHAPTERS AND REGULATIONS IN ANY INSTANCE WHERE SUCH PLANS DO NOT CONFORM, EVIDENCE SHALL BE PRESENTED THAT AN EXCEPTION OR MODIFICATION HAS BEEN GRANTED OR AUTHORIZED

SCOTT J. ZWIZANSKI, P.E.

APPLICANT'S CERTIFICATION:

I, _____, ON THIS DATE _____, HEREBY CERTIFY THAT THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, SUBDIVISION, BUILDING, SANITATION, AND OTHER APPLICABLE BOROUGH CHAPTERS AND REGULATIONS IF PROPOSED ZONING CHANGES ARE SHOWN, THEN THE SUGGESTED LOCATIONS OF BUILDINGS IN CONNECTION THEREWITH ARE IDENTIFIED HEREON

APPLICANT

OWNER OF RECORD:

TRBL WALNUT, LLC
842 TOPAZ DRIVE
WEST CHESTER, PA 19382

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PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 CALL BEFORE YOU DIG!

Pennsylvania One Call System
PA act 172 of 1986 requires
three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702

PENNSYLVANIA ACT 187 REQUIREMENTS
InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
Engineering, Surveying & Land Planning
[redacted]
www.InLandDesign.net

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SCOTT J. ZWIZANSKI — ENGINEER — PE091752

UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

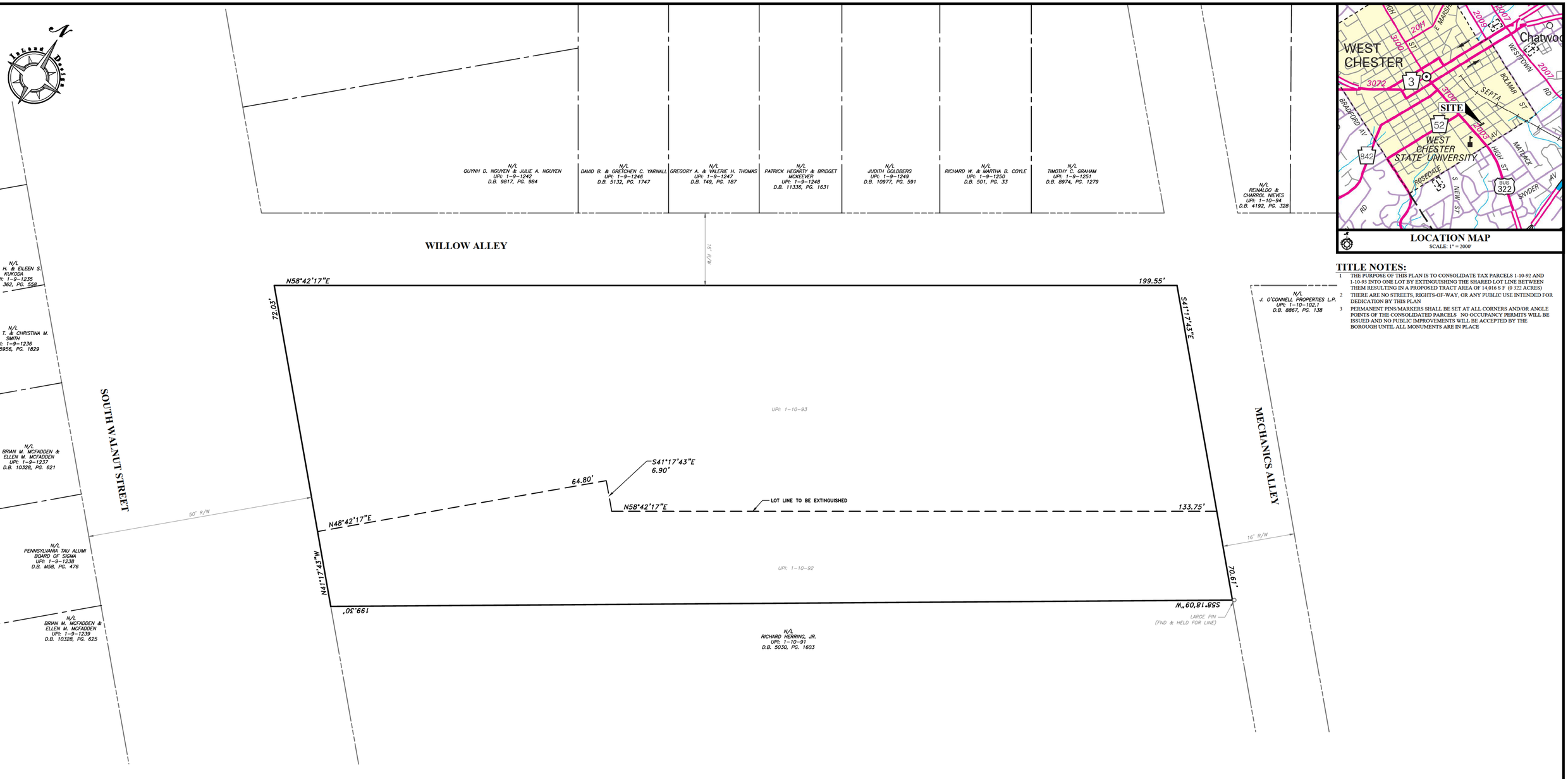
PRELIMINARY LAND DEVELOPMENT PLAN

Date: 4/27/2026
Scale: AS NOTED
Drawn by: MMH
Checked by: SJZ
Project No. 12706

COVER SHEET FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 1 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\1 COVER SHEET.dwg



LOCATION MAP
SCALE: 1" = 2000'

TITLE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 1-10-92 AND 1-10-93 INTO ONE LOT BY EXTINGUISHING THE SHARED LOT LINE BETWEEN THEM RESULTING IN A PROPOSED TRACT AREA OF 14,016 S F (0 322 ACRES)
2. THERE ARE NO STREETS, RIGHTS-OF-WAY, OR ANY PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN
3. PERMANENT PINS/MARKERS SHALL BE SET AT ALL CORNERS AND/OR ANGLE POINTS OF THE CONSOLIDATED PARCELS NO OCCUPANCY PERMITS WILL BE ISSUED AND NO PUBLIC IMPROVEMENTS WILL BE ACCEPTED BY THE BOROUGH UNTIL ALL MONUMENTS ARE IN PLACE

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE

AREA OF TRACT

UPI: 1-10-92 GROSS LOT AREA	4,128 S F (0 095 ACRES)
UPI: 1-10-93 GROSS LOT AREA	9,888 S F (0 227 ACRES)
TOTAL TRACT GROSS LOT AREA	14,016 S F (0 322 ACRES)

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UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

INLAND DESIGN
Engineering, Surveying & Land Planning
[redacted]
www.InLandDesign.net
[redacted]

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
JASON E. HARMON
LAND SURVEYOR
SU075782

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

PRELIMINARY LAND DEVELOPMENT PLAN

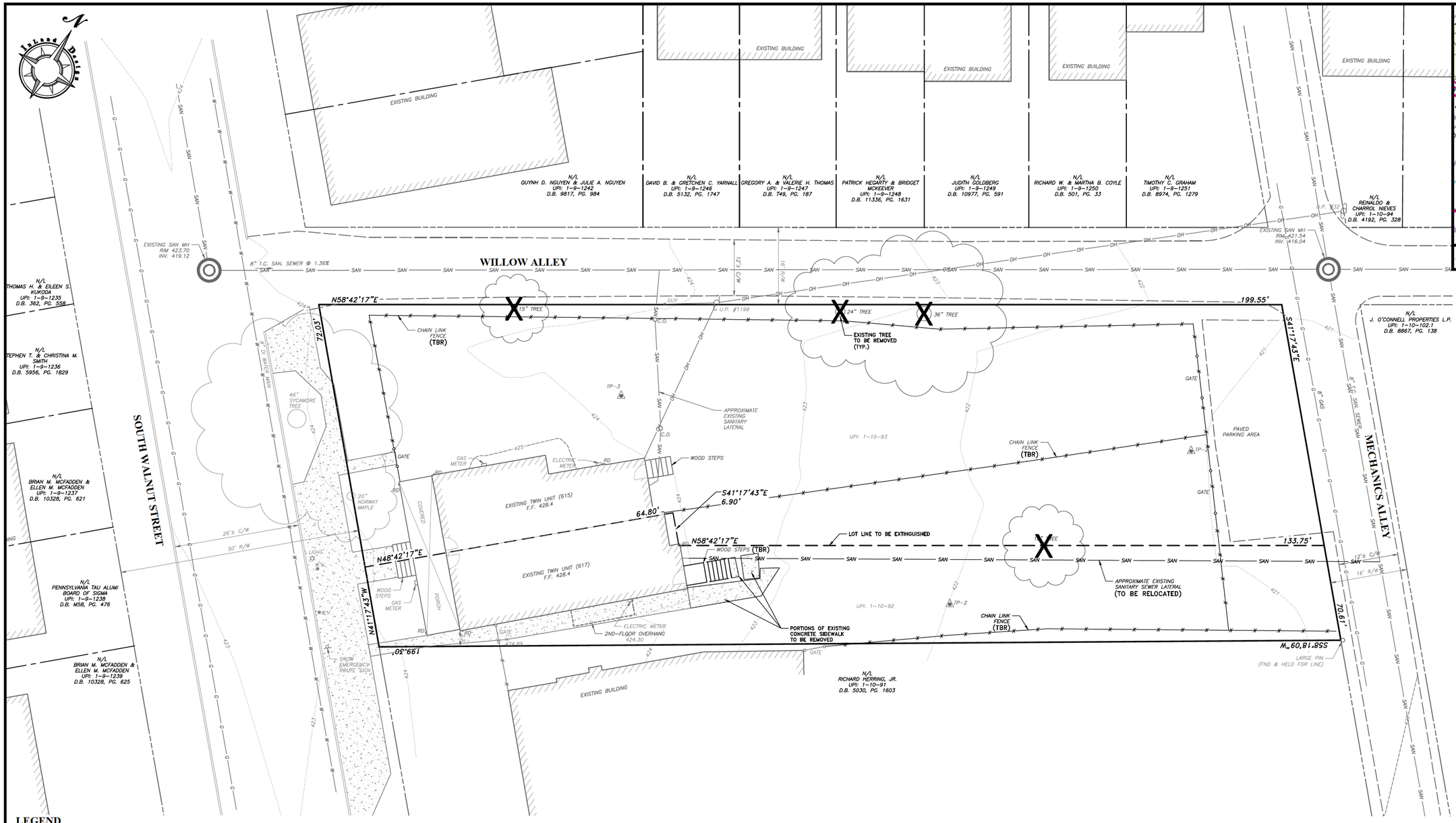
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

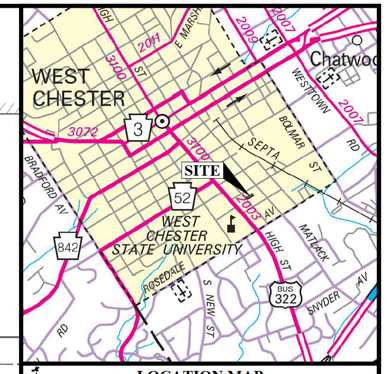
Date: 4/27/2026
Scale: 1" = 10'
Drawn by: MMH
Checked by: JEH
Project No. 12706

TITLE PLAN FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 2 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\2 TITLE PLAN.dwg





LOCATION MAP
SCALE: 1" = 2000'

DEMOLITION NOTES:

1. THE EARTHWORK/SITE CONTRACTOR SHALL REMOVE AND/OR DEMOLISH ALL OF THE ANCILLARY FEATURES WHICH INTERFERE AND/OR CONFLICT WITH THE PROPOSED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FENCES FENCE POSTS AND FOOTINGS, POSTS, VEGETATION, PADS, STEPS, SIGNS BOLLARDS, CURBING, RAILINGS, ETC INCLUDING EXISTING IMPROVEMENTS THAT MAY NOT BE SHOWN ON THESE PLANS REMOVAL OF TREES MUST INCLUDE REMOVAL OF THE STUMPS
2. THE EARTHWORK/SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PROVIDERS/OWNERS TO DISCONNECT THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDING(S) AND/OR SITE PRIOR TO BEGINNING DEMOLITION SERVICES, INCLUDING BUT NOT LIMITED TO STORM SEWER, ELECTRIC, SANITARY SEWER, GAS, TELEPHONE, AND WATER, MUST BE REMOVED AS DIRECTED BY THE APPROPRIATE UTILITY PROVIDERS/OWNERS
3. THE EXISTING SANITARY SEWER LATERALS IN MECHANICS ALLEY SHALL BE CUT AND CAPPED AT THE SEWER MAIN TO MINIMIZE THE FUTURE RISK OF INFILTRATION THE EXISTING LATERAL IS PROPOSED TO BE RELOCATED TO CONNECT IN WILLOW ALLEY
4. THE ENTIRE LENGTH OF THE EXISTING SEWER LATERAL, FOR 617 S WALNUT, BEING ABANDONED SHALL BE REMOVED
5. ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE COMPLETED PER THE DIRECTION OF THE SOILS ENGINEER
6. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE, AND/OR OTHER GOVERNING BODIES STANDARDS
7. CONTRACTOR SHALL IMPLEMENT MEASURES TO PREVENT DUST FROM LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION
8. ANY EXISTING IMPROVEMENTS THAT ARE NOT TO BE DEMOLISHED, EITHER ON-SITE OR OFF-SITE (I E EXISTING ROAD, EXISTING CURBING, EXISTING UTILITIES, ETC) DAMAGED BY THE EARTHWORK/SITE CONTRACTOR DURING CONSTRUCTION MUST BE REPAIRED BY THE EARTHWORK/SITE CONTRACTOR TO THEIR PRE-CONSTRUCTION CONDITION

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY LINE
- EXISTING 1' CONTOUR W/ ELEVATION
- EXISTING 5' CONTOUR W/ ELEVATION
- EXISTING CONCRETE
- EXISTING TREE SYMBOLS
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- TO BE REMOVED

MEDIAN LOT AREA CALCULATION

UPI:	PROPERTY LOCATION:	PROPERTY TYPE:	Lot Area (AC)	Lot Area(SF)	Area/unit(SF)
1-10-84	633 S WALNUT ST	3 Apts. & STORE	0.1351	5,883	1,961
1-10-86	631 S WALNUT ST	Dwelling	0.1024	4,460	4,460
1-10-87	629 S WALNUT ST	Dwelling	0.1286	5,600	5,600
1-10-88	627 S WALNUT ST	Dwelling	0.3107	13,532	13,532
1-10-89	625 S WALNUT ST	2 Apts.	0.1000	4,356	2,178
1-10-90	623 S WALNUT ST	2 Apts.	0.1000	4,356	2,178
1-10-91	621 S WALNUT ST	8 Apts.	0.1955	8,514	1,064
1-10-92	617 S. WALNUT ST	Dwelling	0.0872	3,800	3,800
1-10-93	615 S. WALNUT ST	Dwelling	0.2523	10,990	10,990
1-9-1242	607 S WALNUT ST	Dwelling	0.0366	1,596	1,596
1-9-1243	605 S WALNUT ST	Dwelling	0.0386	1,680	1,680
1-9-1244	603 S WALNUT ST	Dwelling	0.0405	1,764	1,764
1-9-1245	601 S WALNUT ST	Dwelling	0.0444	1,936	1,936
			Median Value Of Lots On The Block Face:		1,936

EXISTING IMPERVIOUS COVERAGE

	UPI: 1-10-92	UPI: 1-10-93	TOTAL TRACT
DWELLING	764 S F	638 S F	1,402 S F
COVERED PORCH	112 S F	112 S F	224 S F
CONCRETE	326 S F	53 S F	379 S F
PAVING	0 S F	834 S F	834 S F
WOOD STEPS	51 S F	33 S F	84 S F
TOTAL EXISTING IMPERVIOUS	1,253 S F	1,670 S F	2,923 S F

AREA OF TRACT

UPI: 1-10-92 GROSS LOT AREA	4,128 S F (0 095 ACRES)
UPI: 1-10-93 GROSS LOT AREA	9,888 S F (0 227 ACRES)
TOTAL TRACT GROSS LOT AREA	14,016 S F (0 322 ACRES)

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S H W T	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLIC SOIL GROUP
UrlB	URBAN LAND-GLADSTONE COMPLEX	0% - 8%	MODERATE ABOUT 6 9 INCHES	WELL DRAINED	MORE THAN 80 INCHES	60 TO 100 INCHES	2e	A

OWNER OF RECORD:

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WEST CHESTER, PA 19382

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UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

INLAND DESIGN
Engineering, Surveying & Land Planning
[redacted]

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SCOTT T. ZWIZANSKI
ENGINEER
PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

PRELIMINARY LAND DEVELOPMENT PLAN

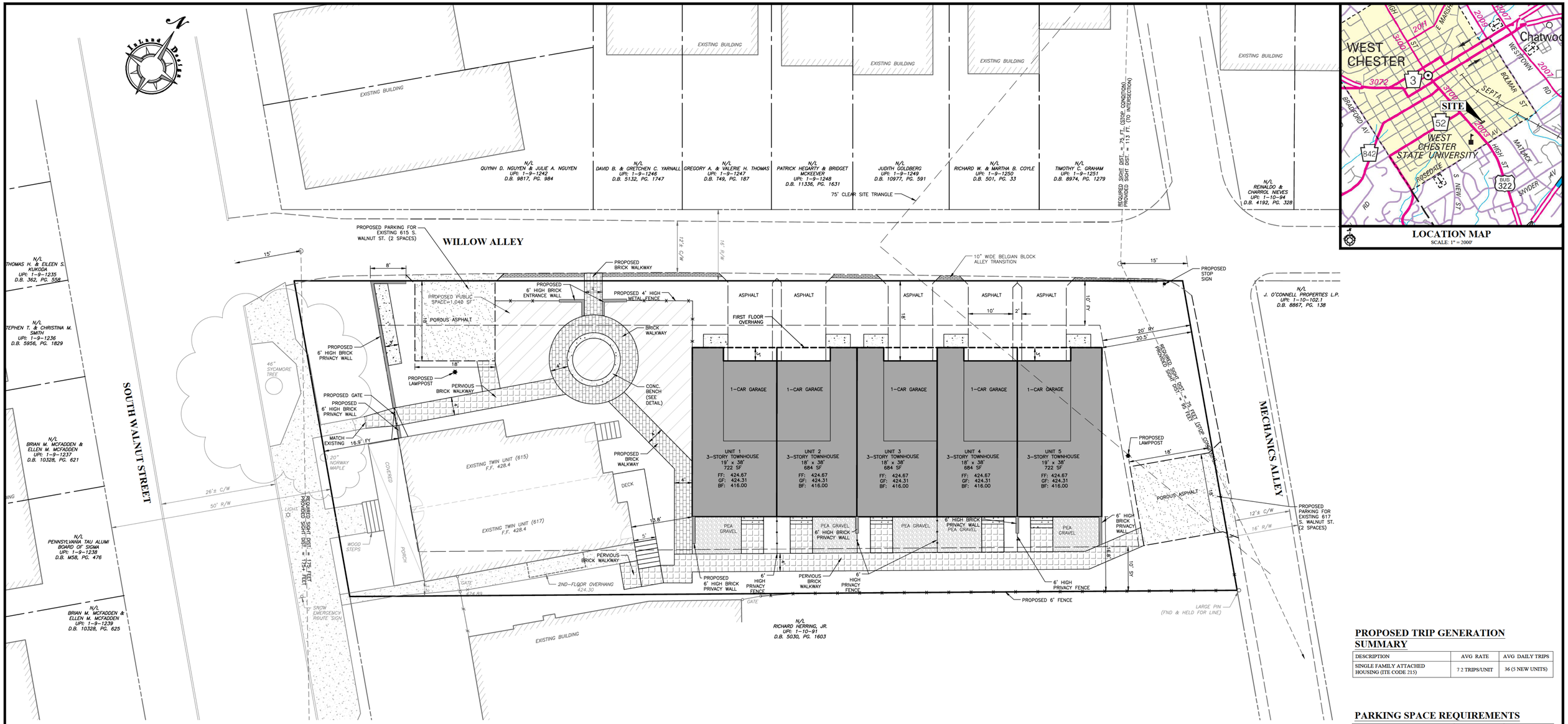
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

Date: 4/27/2026
Scale: 1" = 10'
Drawn by: MMH
Checked by: SJZ
Project No. 12706

EXISTING CONDITIONS & DEMOLITION PLAN FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 3 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\3 EXISTING CONDITIONS & DEMOLITION PLAN.dwg



LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY LINE
- EXISTING 1' CONTOUR W/ ELEVATION
- EXISTING 5' CONTOUR W/ ELEVATION
- EXISTING CONCRETE
- EXISTING TREE SYMBOLS
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- PROPOSED SETBACK LINE
- PROPOSED ROAD / PAVING
- PROPOSED POROUS ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BELGIAN BLOCK ALLEY TRANSITION
- PROPOSED IMPERVIOUS BRICK
- PROPOSED PERVIOUS BRICK
- PROPOSED COMMON AREA PUBLIC SPACE

ZONING DATA
NC-2 NEIGHBORHOOD CONSERVATION DISTRICT
SINGLE-FAMILY ATTACHED

DESCRIPTION	REQUIRED		EXISTING UPI 1-10-92	EXISTING UPI 1-10-93	PROPOSED
MINIMUM LOT AREA	MEDIAN AREA OF LOTS ON THE BLOCK FACE	1,936 S F (0 04 AC)	4,128 S F (0 095 ACRES)	9,888 S F (0 227 ACRES)	14,016 S F (0 322 ACRES)
LOT WIDTH, MINIMUM (ATTACHED)	20 FEET		16 8 FEET*	55 23 FEET	72 03 FEET
BUILD-TO LINE/FRONT YARD	MATCH EXISTING ADJACENT SETBACKS		17 FEET	16 9 FEET	16 9 FEET (WALNUT ST)
SIDE YARD, MINIMUM	EXISTING ADJACENT, 10 FEET MINIMUM		3 2 FEET/0 FEET	31 2 FEET /0 FEET	3 2 FEET
REAR YARD, MINIMUM	20 FEET		132 5 FEET	133 5 FEET	20 5 FEET
MAX IMPERVIOUS COVERAGE	50% (LOTS OVER 5,000 S F) 80% (LOTS UNDER 4,000 S F)		30 4% (1,253 S F)	16 9% (1,670 S F)	49 6% (6,950 S F)
MAX BUILDING COVERAGE	35% (LOTS OVER 5,000 S F) 45% (LOTS UNDER 4,000 S F)		18 5% (764 S F)	76 5% (638 S F)	34 9% (4,896 S F)
MAXIMUM BUILDING HEIGHT	35 FEET		< 35 FEET	< 35 FEET	< 35 FEET
* EXISTING NON-CONFORMITY					

PROPOSED BUILDING COVERAGE:

DESCRIPTION	PROPOSED
EXISTING DWELLINGS	1,401 S F
PROPOSED DWELLINGS	3,495 S F
TOTAL BUILDING COVERAGE	4,896 S F
BUILDING COVERAGE PERCENTAGE = (TOTAL BUILDING COVERAGE / LOT AREA) X 100	

PROPOSED POROUS/PERVIOUS PAVING/WALKWAY COVERAGE:

DESCRIPTION	PROPOSED
PROPOSED PERVIOUS BRICK WALKWAY	1,249 S F
PROPOSED POROUS ASPHALT	664 S F
PROPOSED PERVIOUS PEA GRAVEL	408 S F
TOTAL	2,321 S F

PROPOSED IMPERVIOUS COVERAGE:

DESCRIPTION	PROPOSED
EXISTING BUILDING	1,401 S F
EXISTING FRONT PORCH	224 S F
EXISTING CONCRETE	283 S F
EXISTING DECK/STAIRS	47 S F
PROPOSED BUILDING	3,495 S F
PROPOSED DECK/STAIRS	124 S F
PROPOSED WALLS	50 S F
PROPOSED ASPHALT DRIVEWAYS	754 S F
PROPOSED IMPERVIOUS WALKWAYS/STEPS	619 S F
TOTAL IMPERVIOUS	6,950 S F

PROPOSED TRIP GENERATION SUMMARY

DESCRIPTION	AVG RATE	AVG DAILY TRIPS
SINGLE FAMILY ATTACHED HOUSING (ITE CODE 215)	7 2 TRIPS/UNIT	36 (5 NEW UNITS)

PARKING SPACE REQUIREMENTS

DESCRIPTION	REQUIRED PER DWELLING	PROPOSED PER DWELLING
SINGLE FAMILY DWELLING	2	2
TOTAL SPACES PROVIDED (7 DWELLINGS)		14

OWNER OF RECORD:

TRBL WALNUT, LLC
842 TOPAZ DRIVE
WEST CHESTER, PA 19382

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Pennsylvania One Call System
PA act 172 of 1986 requires three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702

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LAYOUT PLAN FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
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WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 4 OF 15

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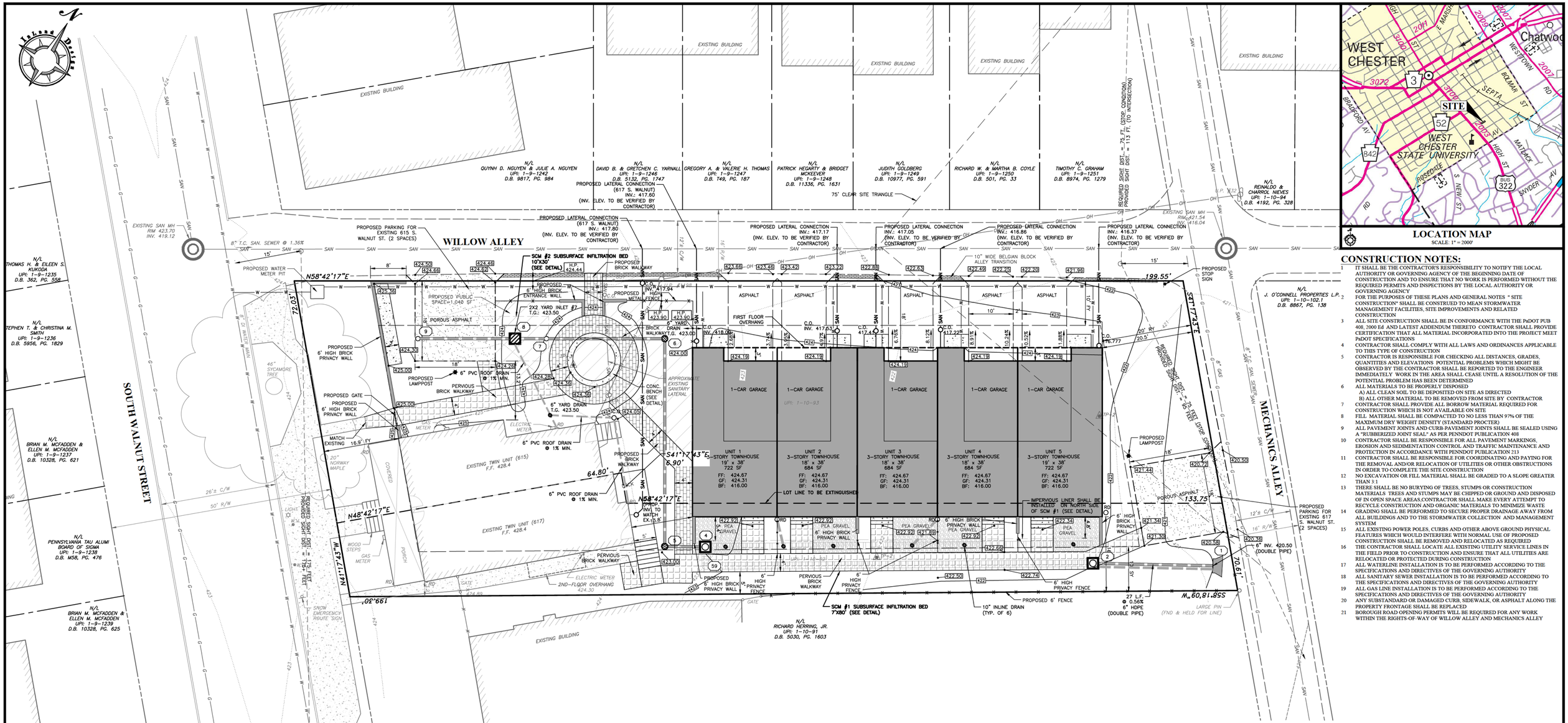

LOCATION MAP
SCALE: 1" = 2000'

CONSTRUCTION NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY
2. FOR THE PURPOSES OF THESE PLANS AND GENERAL NOTES " SITE CONSTRUCTION" SHALL BE CONSTRUED TO MEAN STORMWATER MANAGEMENT FACILITIES, SITE IMPROVEMENTS AND RELATED CONSTRUCTION
3. ALL SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PaDOT PUB 408, 2000 Ed AND LATEST ADDENDUM THERETO CONTRACTOR SHALL PROVIDE CERTIFICATION THAT ALL MATERIAL INCORPORATED INTO THE PROJECT MEET PaDOT SPECIFICATIONS
4. CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES APPLICABLE TO THIS TYPE OF CONSTRUCTION
5. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DISTANCES, GRADES, QUANTITIES AND ELEVATIONS POTENTIAL PROBLEMS WHICH MIGHT BE OBSERVED BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY WORK IN THE AREA SHALL CEASE UNTIL A RESOLUTION OF THE POTENTIAL PROBLEM HAS BEEN DETERMINED
6. ALL MATERIALS TO BE PROPERLY DISPOSED
   A) ALL CLEAN SOIL TO BE DEPOSITED ON SITE AS DIRECTED
   B) ALL OTHER MATERIAL TO BE REMOVED FROM SITE BY CONTRACTOR
7. CONTRACTOR SHALL PROVIDE ALL BORROW MATERIAL REQUIRED FOR CONSTRUCTION WHICH IS NOT AVAILABLE ON SITE
8. FILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 97% OF THE MAXIMUM DRY WEIGHT DENSITY (STANDARD PROCTER)
9. ALL PAVEMENT JOINTS AND CURB-PAVEMENT JOINTS SHALL BE SEALED USING A "RUBBERIZED JOINT SEAL" AS PER PENNDOT PUBLICATION 408
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS, EROSION AND SEDIMENTATION CONTROL AND TRAFFIC MAINTENANCE AND PROTECTION IN ACCORDANCE WITH PENNDOT PUBLICATION 213
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REMOVAL AND/OR RELOCATION OF UTILITIES OR OTHER OBSTRUCTIONS IN ORDER TO COMPLETE THE SITE CONSTRUCTION
12. NO EXCAVATION OR FILL MATERIAL SHALL BE GRADED TO A SLOPE GREATER THAN 3:1
13. THERE SHALL BE NO BURYING OF TREES, STUMPS OR CONSTRUCTION MATERIALS TREES AND STUMPS MAY BE CHIPPED OR GROUND AND DISPOSED OF IN OPEN SPACE AREAS,CONTRACTOR SHALL MAKE EVERY ATTEMPT TO RECYCLE CONSTRUCTION AND ORGANIC MATERIALS TO MINIMIZE WASTE
14. GRADING SHALL BE PERFORMED TO SECURE PROPER DRAINAGE AWAY FROM ALL BUILDINGS AND TO THE STORMWATER COLLECTION AND MANAGEMENT SYSTEM
15. ALL EXISTING POWER POLES, CURBS AND OTHER ABOVE GROUND PHYSICAL FEATURES WHICH WOULD INTERFERE WITH NORMAL USE OF PROPOSED CONSTRUCTION SHALL BE REMOVED AND RELOCATED AS REQUIRED
16. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY SERVICE LINES IN THE FIELD PRIOR TO CONSTRUCTION AND ENSURE THAT ALL UTILITIES ARE RELOCATED OR PROTECTED DURING CONSTRUCTION
17. ALL WATERLINE INSTALLATION IS TO BE PERFORMED ACCORDING TO THE SPECIFICATIONS AND DIRECTIVES OF THE GOVERNING AUTHORITY
18. ALL SANITARY SEWER INSTALLATION IS TO BE PERFORMED ACCORDING TO THE SPECIFICATIONS AND DIRECTIVES OF THE GOVERNING AUTHORITY
19. ALL GAS LINE INSTALLATION IS TO BE PERFORMED ACCORDING TO THE SPECIFICATIONS AND DIRECTIVES OF THE GOVERNING AUTHORITY
20. ANY SUBSTANDARD OR DAMAGED CURB, SIDEWALK, OR ASPHALT ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED
21. BOROUGH ROAD OPENING PERMITS WILL BE REQUIRED FOR ANY WORK WITHIN THE RIGHTS-OF-WAY OF WILLOW ALLEY AND MECHANICS ALLEY

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- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED SANITARY LATERAL
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE

OWNER OF RECORD:
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IMPROVEMENTS CONSTRUCTION PLAN FOR

TRBL WALNUT, LLC
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WEST CHESTER, PA 19382

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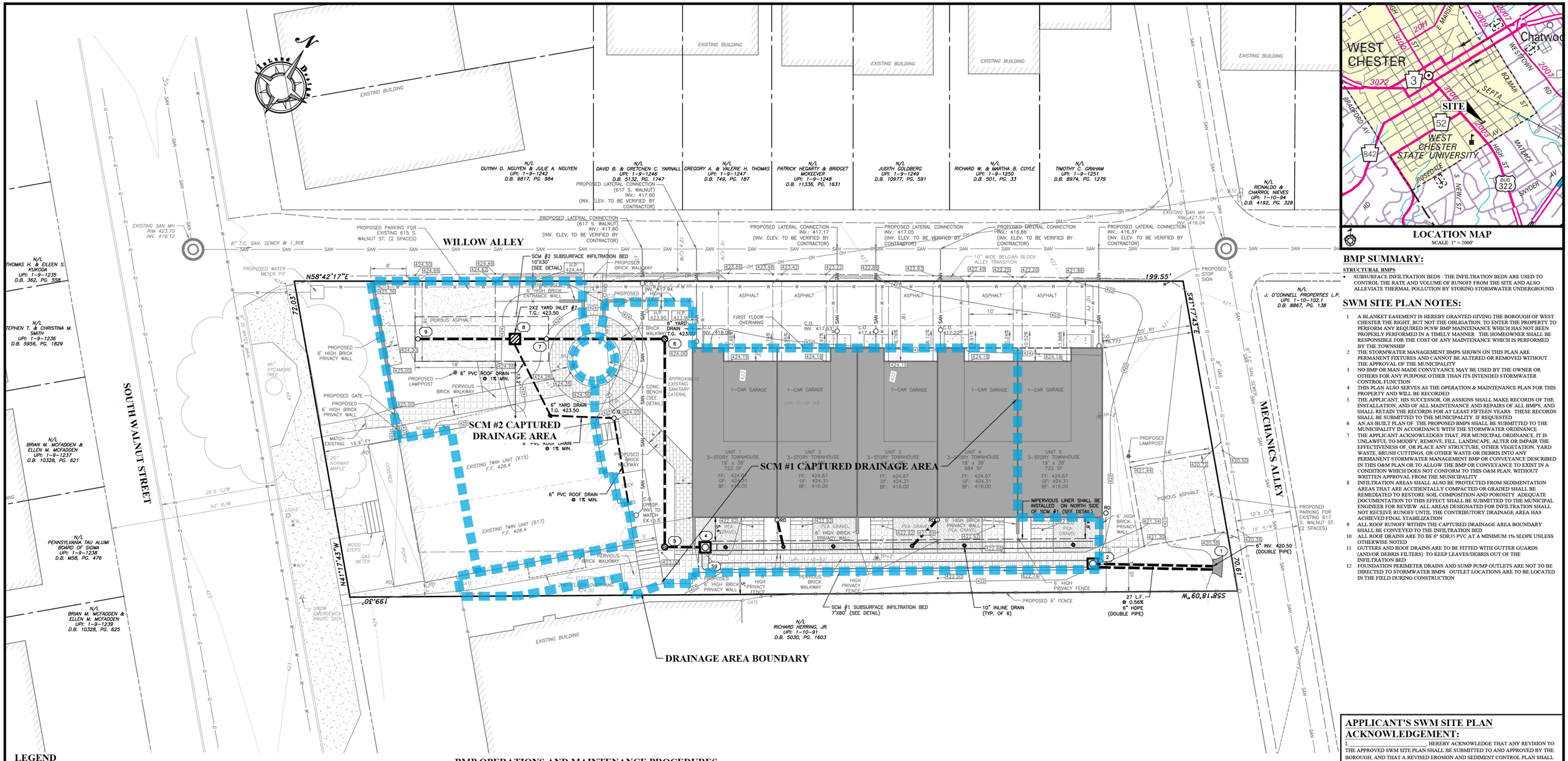
SHEET 5 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\5 IMPROVEMENTS CONSTRUCTION PLAN.dwg



LOCATION MAP
SCALE: 1" = 2000'

BMP SUMMARY:

STRUCTURAL BMPS

- SUBSURFACE INFILTRATION BEDS - THE INFILTRATION BEDS ARE USED TO CONTROL THE RATE AND VOLUME OF RUNOFF FROM THE SITE AND ALSO ALLEVIATE THERMAL POLLUTION BY STORING STORMWATER UNDERGROUND

SWM SITE PLAN NOTES:

1. A BLANKET EASEMENT IS HEREBY GRANTED GIVING THE BOROUGH OF WEST CHESTER THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED PCSW BMP MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP
2. THE STORMWATER MANAGEMENT BMPS SHOWN ON THIS PLAN ARE PERMANENT FIXTURES AND CANNOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE MUNICIPALITY
3. NO BMP OR MAN-MADE CONVEYANCE MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION
4. THIS PLAN ALSO SERVES AS THE OPERATION & MAINTENANCE PLAN FOR THIS PROPERTY AND WILL BE RECORDED
5. THE APPLICANT, HIS SUCCESSOR, OR ASSIGNS SHALL MAKE RECORDS OF THE INSTALLATION, AND OF ALL MAINTENANCE AND REPAIRS OF ALL BMPS, AND SHALL RETAIN THE RECORDS FOR AT LEAST FIFTEEN YEARS THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED
6. AN AS-BUILT PLAN OF THE PROPOSED BMPS SHALL BE SUBMITTED TO THE MUNICIPALITY IN ACCORDANCE WITH THE STORMWATER ORDINANCE
7. THE APPLICANT ACKNOWLEDGES THAT, PER MUNICIPAL ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY
8. INFILTRATION AREAS SHALL ALSO BE PROTECTED FROM SEDIMENTATION AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION
9. ALL ROOF RUNOFF WITHIN THE CAPTURED DRAINAGE AREA BOUNDARY SHALL BE CONVEYED TO THE INFILTRATION BED
10. ALL ROOF DRAINS ARE TO BE 6" SDR35 PVC AT A MINIMUM 1% SLOPE UNLESS OTHERWISE NOTED
11. GUTTERS AND ROOF DRAINS ARE TO BE FITTED WITH GUTTER GUARDS (AND/OR DEBRIS FILTERS) TO KEEP LEAVES/DEBRIS OUT OF THE INFILTRATION BED
12. FOUNDATION PERIMETER DRAINS AND SUMP PUMP OUTLETS ARE NOT TO BE DIRECTED TO STORMWATER BMPS OUTLET LOCATIONS ARE TO BE LOCATED IN THE FIELD DURING CONSTRUCTION

LEGEND

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- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERVIOUS BRICK
- PROPOSED GRAVEL COURTYARD
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED SANITARY LATERAL
- PROPOSED WATER VALVE
- PROPOSED WATER LINE
- POST DRAINAGE AREA

BMP OPERATIONS AND MAINTENANCE PROCEDURES:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMP THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE PCSWM BMP FOR THIS PROJECT INCLUDE THE FOLLOWING:

SUBSURFACE INFILTRATION BEDS - INFILTRATION BEDS SHALL BE INSPECTED QUARTERLY AND AFTER RAINFALL EVENTS TO ENSURE THAT THEY ARE WORKING PROPERLY AND THAT DEBRIS AND/OR SEDIMENT HAS NOT ENTERED THE SYSTEM INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL SUBSURFACE INFILTRATION BED SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS ACCUMULATED SILT AND DEBRIS THAT HAS DEPOSITED IN THE SUMPED BOTTOM OF ALL INLETS TRIBUTARY TO THE SYSTEM SHALL BE CLEANED OUT TWICE PER YEAR

FAILURE: IF A SYSTEM IS NOT DRAINING WITHIN 72 HOURS OF THE STORM EVENT, THE SYSTEM SHALL BE REPAIRED OR REPLACED AS REQUIRED

ALL INSPECTIONS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPS SHALL BE PERFORMED BY THE APPOINTED REPRESENTATIVE OF THE OWNER

IF ANY DEFICIENT CONDITIONS ARE FOUND DURING THE INSPECTION A PLAN FOR ADDRESSING THEM SHALL BE PREPARED WITHIN TWO MONTHS AND THE PLAN SHALL BE CARRIED OUT WITHIN SIX MONTHS

THE PROPERTY OWNER, HIS SUCCESSOR, OR ASSIGNS SHALL MAKE RECORDS OF THE INSTALLATION, AND OF ALL MAINTENANCE AND REPAIRS OF ALL BMPS, AND SHALL RETAIN THE RECORDS FOR AT LEAST FIFTEEN YEARS THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPS MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE OWNER, HIS SUCCESSOR, OR ASSIGNS THE OWNER IDENTITY & CONTACT INFORMATION CAN BE FOUND AT THE BOTTOM OF THIS SHEET

OWNER OF RECORD:

TRBL WALNUT, LLC
842 TOPAZ DRIVE
WEST CHESTER, PA 19382

APPLICANT'S SWM SITE PLAN ACKNOWLEDGEMENT:

I, _____, HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BOROUGH, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR BOROUGH (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES

_____
APPLICANT

ENGINEER'S SWM SITE PLAN CERTIFICATION:

I, SCOTT J ZWIZANSKI, ON THIS DATE 6/26/2026, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF WEST CHESTER ORDINANCE NO 94, BOROUGH OF WEST CHESTER'S STORMWATER MANAGEMENT ORDINANCE

SCOTT J ZWIZANSKI, P.E.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT G. ZWIZANSKI ENGINEER PE091752

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SHEET 6 OF 15

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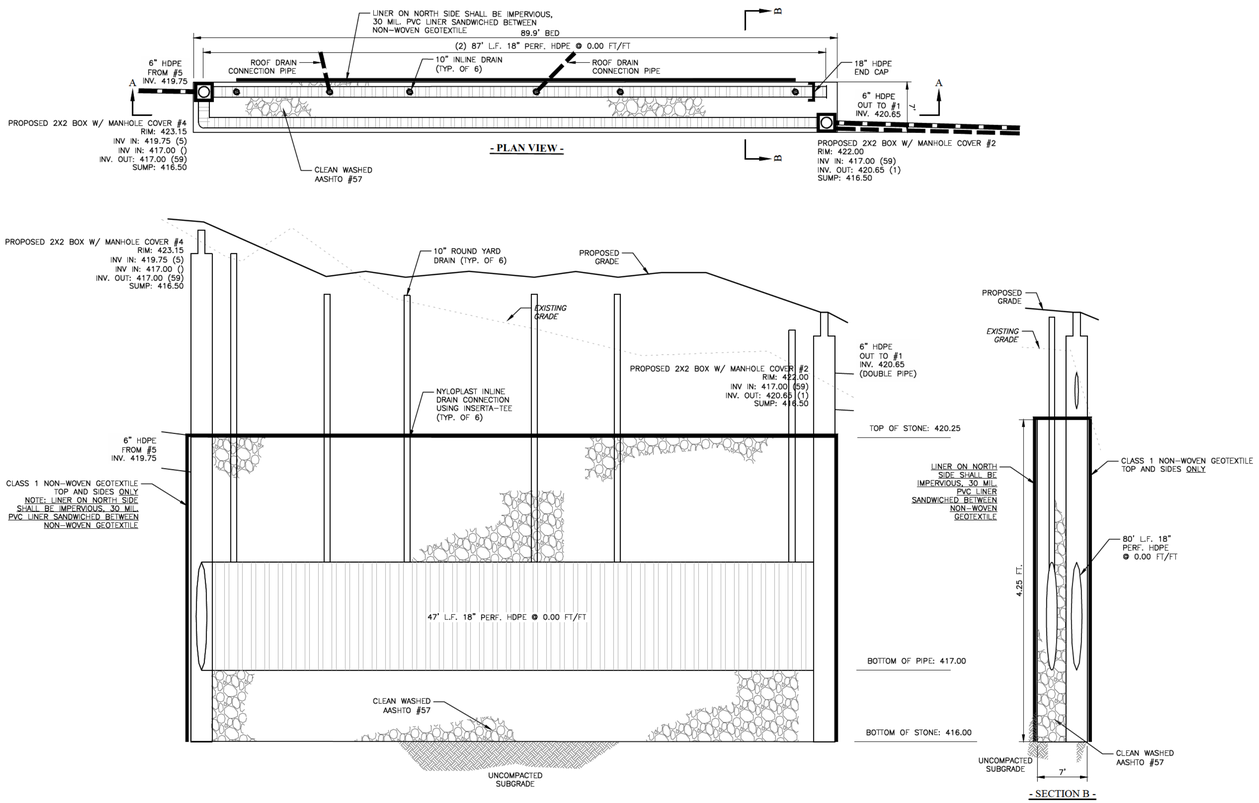
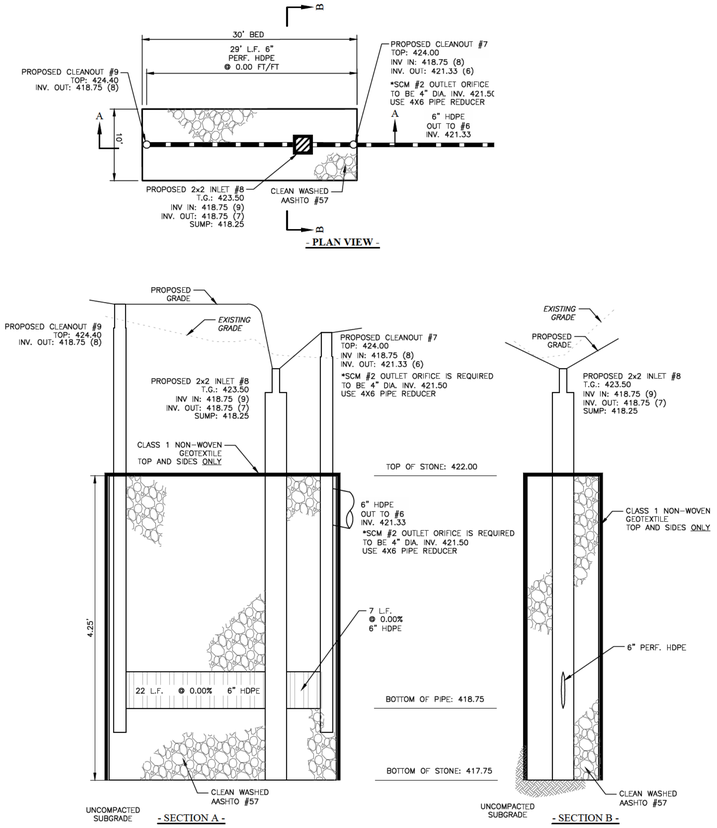


SCM-1 SUBSURFACE INFILTRATION BED
(NOT TO SCALE)



SCM-2 SUBSURFACE INFILTRATION BED
(NOT TO SCALE)

SUBSURFACE INFILTRATION BED CONSTRUCTION SEQUENCE :

1 THE INSTALLATION OF THE SUBSURFACE INFILTRATION BEDS SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE

2 EXCAVATE THE SUBSURFACE INFILTRATION BED TO THE PROPOSED BOTTOM EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE INSTALL 12" FILTER SOCK ALONG THE UPSLOPE PERIMETER OF THE EXCAVATED AREA TO PREVENT RUNOFF FROM UNSTABILIZED AREAS FROM ENTERING THE INFILTRATION AREA IF UNFAVORABLE CONDITIONS, SUCH AS GROUNDWATER AND/OR FACILITY ROCK, ARE ENCOUNTERED DURING INSTALLATION OF THE SUBSURFACE INFILTRATION BED, CONSTRUCTION SHALL CEASE AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED AN ALTERNATIVE SYSTEM SUITABLE TO THE FIELD CONDITIONS SHALL BE DESIGNED AND APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT PRIOR TO FURTHER INSTALLATION BY THE CONTRACTOR

3 ONCE EXCAVATION IS COMPLETE, PERFORM ADDITIONAL INFILTRATION TESTS IN EACH BED AREA AT THE PROPOSED BOTTOM OF BED ELEVATION USING THE DOUBLE RING INFILTROMETER METHOD TO VERIFY THE DESIGN TEST RESULTS IF TESTED RATES DO NOT MEET THE DESIGN RATES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY

4 SCARIFY THE BOTTOM OF THE EXCAVATION PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE FACILITY
NOTE: SUBSURFACE INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED THE SUBSURFACE INFILTRATION BED, APPROPRIATE MEASURES (I E , CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, EXCAVATION, ETC AND OR REPLACEMENT OF THE FABRIC AND STONE) PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12" OVERLAP 12" ON ALL SEAMS

5 PLACE AASHTO #57 STONE IN THE BOTTOM OF THE FACILITY AND EVENLY DISTRIBUTE ON THE BOTTOM CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE FACILITY IS NOT TORN DURING INSTALLATION ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO THE FACILITY TO ENSURE THAT IT IS CLEAN WASHED STONE

6 INSTALL THE INLETS AND DISTRIBUTION PIPE AS SHOWN ON THE PLAN & DETAIL INSTALL WATERTIGHT COVERS ON ALL TRIBUTARY INLETS UNTIL THE SUBSURFACE INFILTRATION BED DRAINAGE AREA IS STABILIZED TO PREVENT CONTAMINATION OF STONE WITHIN THE SUBSURFACE INFILTRATION BED COMPLETE BACKFILLING OF STONE IN THE FACILITY TO THE LEVEL SHOWN AS TOP OF STONE IN THE DETAIL PROVIDE OPENING IN THE FILTER FABRIC FOR THE INFLOW PIPES

7 COMPLETE PLACEMENT OF THE STONE IN THE SUBSURFACE INFILTRATION BED OVERLAP FILTER FABRIC ON TOP OF THE SUBSURFACE INFILTRATION BED BACKFILL OVER THE SUBSURFACE INFILTRATION BED WITH SOIL TO FINISHED GRADE STABILIZE AREA OVER UNDERGROUND FACILITY WITH PERMANENT MEASURES AS STATED ON THE EROSION AND SEDIMENT CONTROL PLAN ALL INLETS SHALL BE GIVEN A FINAL INSPECTION AFTER THE SITE HAS BEEN STABILIZED TO ENSURE THEY ARE FREE OF SEDIMENT

SUBSURFACE INFILTRATION BED NOTES:

1 DURING SITE CONSTRUCTION, THE INFILTRATION BED SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL AND SHALL ALSO BE PROTECTED FROM SEDIMENTATION AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW THE INFILTRATION BED SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION

2 IT IS RECOMMENDED THAT A SOILS ENGINEER OR REPRESENTATIVE THEREOF IS PRESENT ON-SITE DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM IN ORDER TO ENSURE THE SYSTEM WAS CONSTRUCTED AS DESIGNED AND TO OVERSEE THE EXCAVATION OF THE FINE GRAIN SOILS GIVEN THE LOCALIZED INVESTIGATIONS, IT IS PARAMOUNT THAT THE ENTIRE FACILITY BOTTOM BE VERIFIED TO BE SITUATED WITHIN THE CORRECT INFILTRATION STRATUM

3 THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PRECIPITATION IN THE FORECAST FOR THE DURATION OF THE INFILTRATION BED CONSTRUCTION

4 APPROPRIATE, PERMANENT MEASURES, AS SHOWN ON THE PLAN, SHALL BE IMPLEMENTED TO PROTECT THE INFILTRATION BED FROM SEDIMENT LADEN RUNOFF ENTERING IT

5 ROOF DRAINS DISCHARGING TO THE INFILTRATION BED SHALL HAVE APPROPRIATE MEASURES TO PREVENT CLOGGING BY UNWANTED DEBRIS (FOR EXAMPLE, SILT, LEAVES AND VEGETATION) THESE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, LEAF TRAPS, GUTTER GUARDS AND CLEANOUTS

6 THE FOLLOWING PROCEDURES AND MATERIALS SHALL BE REQUIRED DURING THE CONSTRUCTION OF THE INFILTRATION BED:
- a EXCAVATION FOR THE INFILTRATION BED SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED
- b THE BOTTOM OF THE BED SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE
- c ONLY CLEAN AGGREGATE WITH DOCUMENTED POROSITY, FREE OF FINES, SHALL BE ALLOWED
- d THE TOP AND SIDES OF THE INFILTRATION BED SHALL BE COVERED WITH DRAINAGE FABRIC FABRIC SHALL BE NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER
- e STORMWATER SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE INFILTRATION BED AND PROVISIONS FOR THE COLLECTION OF DEBRIS SHALL BE PROVIDED AS SHOWN ON THE PLAN

OWNER OF RECORD:
TRBL WALNUT, LLC
842 TOPAZ DRIVE
WEST CHESTER, PA 19382

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Pennsylvania One Call System PA act 172 of 1986 requires three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702

PENNSYLVANIA ACT 187 REQUIREMENTS
InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

INLAND DESIGN
Engineering, Surveying & Land Planning
[redacted]

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT G. ZWIZANSKI ENGINEER PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

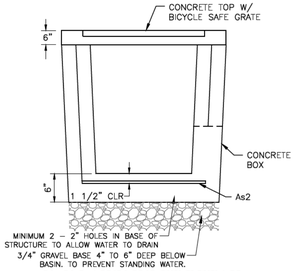
PRELIMINARY LAND DEVELOPMENT PLAN

Date: 4/27/2026
Scale: AS NOTED
Drawn by: MMH
Checked by: SJZ
Project No. 12706

PCSM DETAILS FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

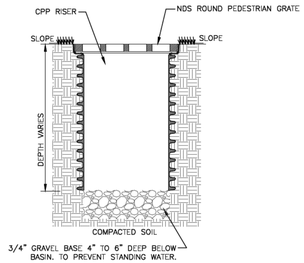
SHEET 7 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\7 PCSM DETAILS 'A'.dwg



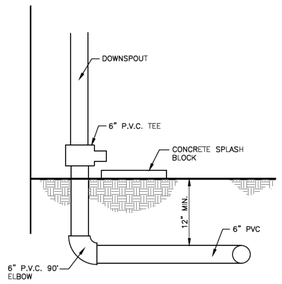
2'x2' LAWN INLET DETAIL
(NOT TO SCALE)

NOTE:
CONTRACTOR MAY SUBSTITUTE EQUIVALENT CATCH BASIN SUBJECT TO REVIEW AND APPROVAL BY THE MUNICIPALITY.

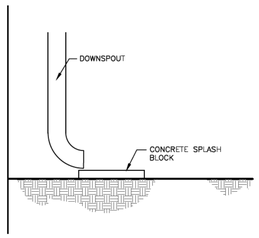


NOTES:
- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION
- RISER PIPE CAN BE CUT TO ACHIEVE EXACT ELEVATION

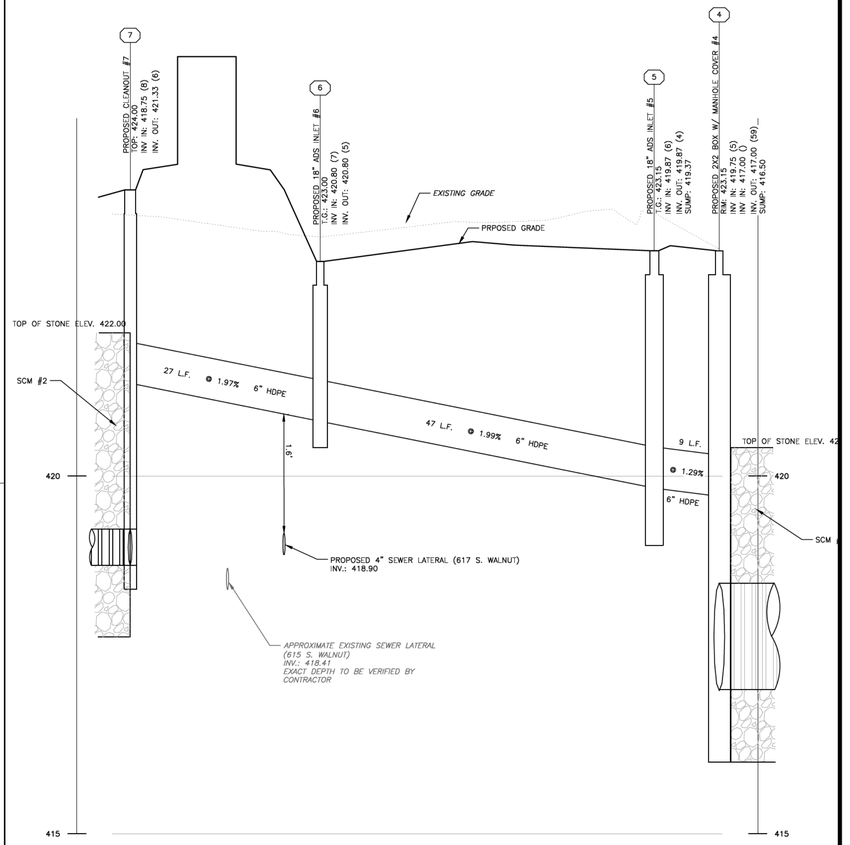
TYPICAL CPP RISER INLET DETAIL
(NOT TO SCALE)



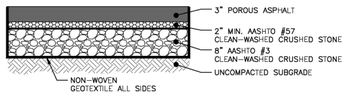
TYPICAL ROOF DRAIN CONNECTION/DOWNSPOUT OVERFLOW
NOT TO SCALE



TYPICAL DOWNSPOUT WITH SPLASH BLOCK
NOT TO SCALE



PROPOSED SWM PROFILE SCM-2 TO SCM-1
SCALE: (H) 1"=10' (V) 1"=1'



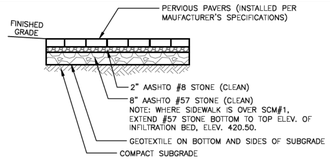
POROUS PAVEMENT DETAIL
(NOT TO SCALE)

CONSTRUCTION INSPECTION NOTES (PERFORMED BIWEEKLY):
1. BIWEEKLY INSPECT EROSION CONTROL DEVICES UNTIL SOIL SETTLEMENT AND VEGETATIVE ESTABLISHMENT OF CONTRIBUTING AREAS HAS OCCURRED. IF ANY SEDIMENT AND DEBRIS ENCROACHES THE POROUS SURFACE, IT SHOULD BE REMOVED IMMEDIATELY AND SEDIMENT CONTROL DEVICE SHALL BE REPAIRED.

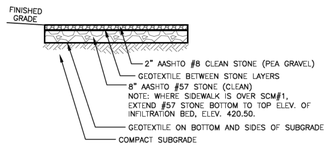
LONG TERM MAINTENANCE NOTES (PERFORMED SEMIANNUALLY):
1. INSPECT INLET STRUCTURES TRIBUTARY TO THE INFILTRATION BED (INLET NO. 8, 13, 14, 15) FOR DEBRIS AND BLOCKAGES. CLEAN OUT DEBRIS/SEDIMENT FROM INLET STRUCTURE SUMPS.
2. VACUUM POROUS ASPHALT SURFACES WITH REGENERATIVE AIR SWEEPER OR COMMERCIAL VACUUM SWEEPER (TRADITIONAL STREET SWEEPERS ARE NOT APPROPRIATE).

POROUS PAVEMENT WINTER MAINTENANCE NOTES:
1. SAND, SALT, AND OTHER PARTICULATE MATTER SUCH AS ABRASIVES OR CINDERS MUST NOT BE APPLIED ON OR ADJACENT TO THE POROUS PAVEMENT.
2. SNOW PLOWING IS ACCEPTABLE, PROVIDED IT IS DONE CAREFULLY (i.e., BY SETTING THE BLADE ABOUT 0.5 INCHES HIGHER THAN USUAL AND USING A RUBBERIZED BLADE OR BLADE TIP).
3. MAGNESIUM CHLORIDE-BASED LIQUID DEICER PRODUCTS MAY BE APPLIED ON OR ADJACENT TO THE POROUS PAVEMENT.
4. ANY DEICING MATERIALS SHOULD BE USED IN MODERATION.

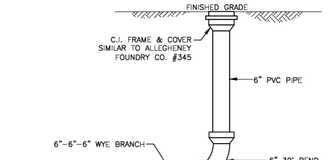
POROUS ASPHALT REPAIRS:
1. POTHOLES ARE NOT COMMON; THOUGH SETTLING MIGHT OCCUR IF A SOFT SPOT IN THE SUBGRADE IS NOT REMOVED DURING CONSTRUCTION.
2. DAMAGED AREAS THAT ARE LESS THAN 10% OF THE TOTAL POROUS AREA CAN BE PATCHED WITH A POROUS OR STANDARD ASPHALT MIX, DEPENDING ON THE LOCATION WITHIN THE POROUS AREA. IN MANY CASES THE LOSS OF POROUS SURFACE WILL BE INSIGNIFICANT. IF AN AREA GREATER 10% OF THE TOTAL IS IN NEED OF REPAIR, APPROVAL OF PATCH TYPE MUST BE SOUGHT FROM THE BOROUGH.
3. POROUS PAVEMENT MUST NEVER BE SEAL COATED UNDER ANY CIRCUMSTANCES.
4. ANY REQUIRED REPAIR OF DRAINAGE STRUCTURES SHOULD BE DONE PROMPTLY TO ENSURE CONTINUED PROPER FUNCTIONING OF THE SYSTEM.



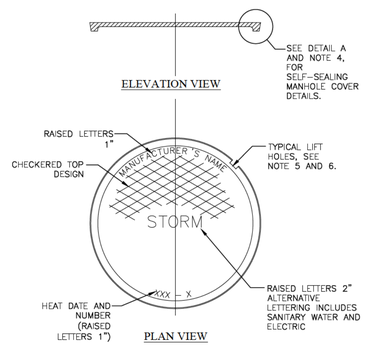
TYPICAL PERVIOUS BRICK SIDEWALK SECTION
(NOT TO SCALE)



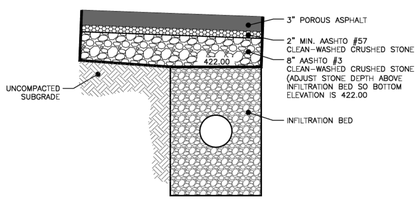
TYPICAL PERVIOUS GRAVEL (PATIO) SECTION
(NOT TO SCALE)



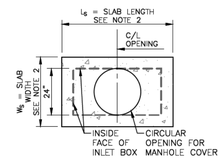
ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL
NOT TO SCALE
FOR CLEANOUT IN PAVED AREA SEET DETAIL ON SHEET 12



CAST IRON MANHOLE COVER
(PLATEN COVER)



POROUS PAVEMENT / INFILTRATION BED DETAIL
(NOT TO SCALE)



STANDARD INLET BOX

CIRCULAR OPENINGS:
1 FOR A STANDARD BOX, ONLY A 24" OPENING IS PERMITTED

TOP SLAB WITH OPTIONAL ROUND OPENING FOR MANHOLE COVER
(NOT TO SCALE)

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InLand Design
Engineering, Surveying & Land Planning
[redacted]
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SCOTT G. ZWIZANSKI
ENGINEER
PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

PRELIMINARY LAND DEVELOPMENT PLAN

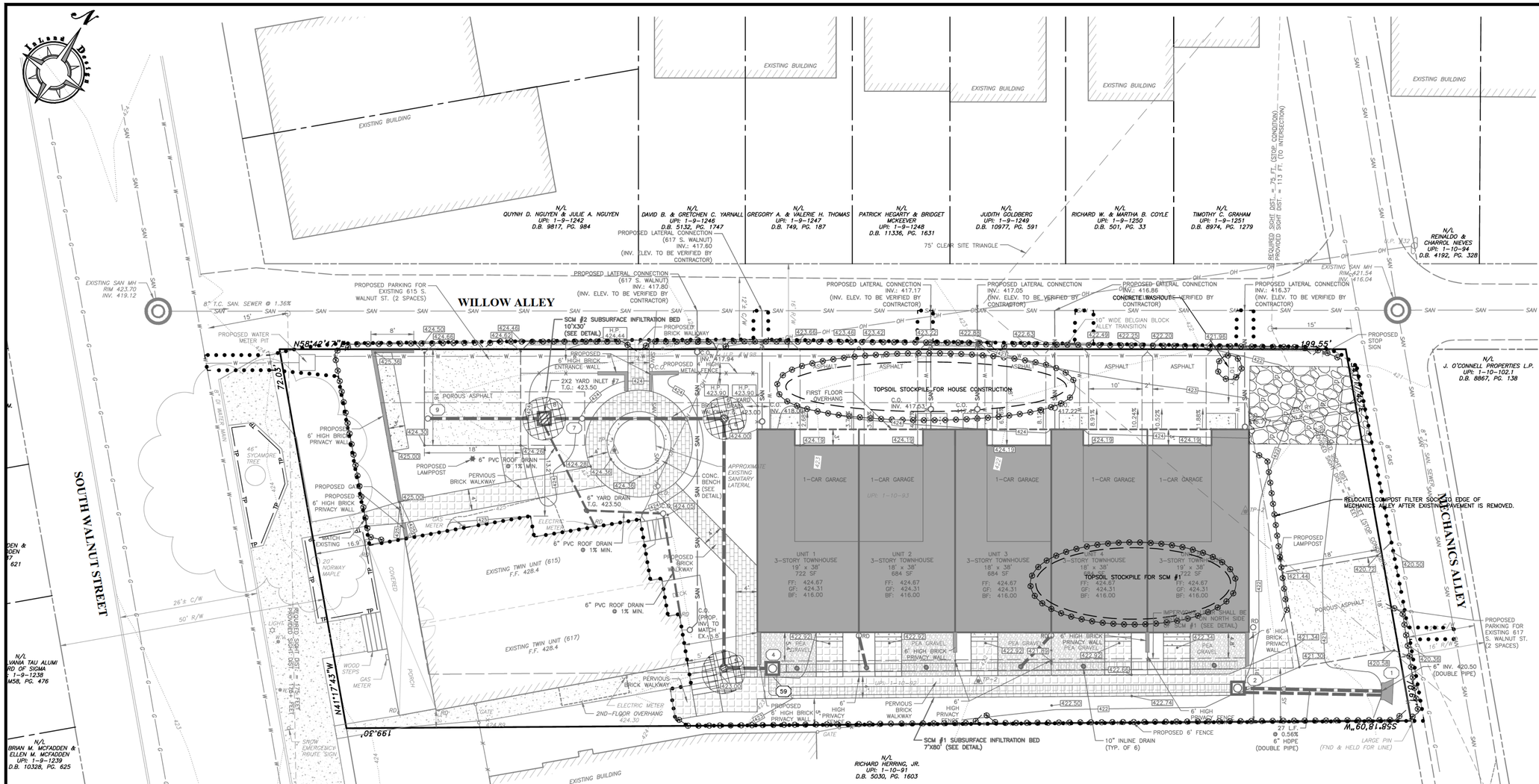
Date:	4/27/2026
Scale:	AS NOTED
Drawn by:	DWN
Checked by:	SJZ
Project No.	12706

PCSM DETAILS 'B' FOR

TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET **8** OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\8 PCSM DETAILS 'B'.dwg


WILLOW ALLEY
SOUTH WALNUT STREET
MECHANICS ALLEY
EXISTING BUILDING
N/L QUYNH D. NGUYEN & JULIE A. NGUYEN UPI: 1-9-1242 D.B. 9817, PG. 984
N/L DAVID B. & GRETCHEN C. YARNALL UPI: 1-9-1246 D.B. 5132, PG. 1747
N/L GREGORY A. & VALERIE H. THOMAS UPI: 1-9-1247 D.B. 749, PG. 187
N/L PATRICK HEGARTY & BRIDGET MCKEEVER UPI: 1-9-1248 D.B. 11336, PG. 1631
N/L JUDITH GOLDBERG UPI: 1-9-1249 D.B. 10977, PG. 591
N/L RICHARD W. & MARTHA B. COYLE UPI: 1-9-1250 D.B. 501, PG. 33
N/L TIMOTHY C. GRAHAM UPI: 1-9-1251 D.B. 8974, PG. 1279
N/L REINALDO & CHARROL NIEVES UPI: 1-10-94 D.B. 4192, PG. 328
N/L J. O'CONNELL PROPERTIES L.P. UPI: 1-10-102.1 D.B. 8867, PG. 138
N/L BRIAN M. MCFADDEN & ELLEN M. MCFADDEN UPI: 1-9-1239 D.B. 10328, PG. 625
N/L RICHARD HERRING, JR. UPI: 1-10-91 D.B. 5030, PG. 1603
PROPOSED LATERAL CONNECTION (617 S. WALNUT) INV.: 417.80 (INV. ELEV. TO BE VERIFIED BY CONTRACTOR)
PROPOSED LATERAL CONNECTION (INV. ELEV. TO BE VERIFIED BY CONTRACTOR)
PROPOSED LATERAL CONNECTION INV.: 417.05 (INV. ELEV. TO BE VERIFIED BY CONTRACTOR)
PROPOSED LATERAL CONNECTION INV.: 416.37 (INV. ELEV. TO BE VERIFIED BY CONTRACTOR)
PROPOSED PARKING FOR EXISTING 615 S. WALNUT ST. (2 SPACES)
SCM #2 SUBSURFACE INFILTRATION BED 10'X30' (SEE DETAIL)
PROPOSED BRICK WALKWAY
PROPOSED METAL FENCE
PROPOSED WATER METER PIT
PROPOSED 6' HIGH BRICK ENTRANCE WALL
2X2 YARD INLET #7 T.G.: 423.50
POROUS ASPHALT
FIRST FLOOR OVERHANG
TOPSOIL STOCKPILE FOR HOUSE CONSTRUCTION
10" WIDE BELGIAN BLOCK ALLEY TRANSITION
CONCRETE WASHOUT (LOCATION TO BE VERIFIED BY CONTRACTOR)
PROPOSED STOP SIGN
PROPOSED 6' HIGH BRICK PRIVACY WALL
PROPOSED GATE
PROPOSED LAMPPOST
PERVIOUS BRICK WALKWAY
6" PVC ROOF DRAIN @ 1% MIN.
6" YARD DRAIN T.G. 423.50
APPROXIMATE EXISTING SANITARY LATERAL
CONC. BENCH (SEE DETAIL)
1-CAR GARAGE
UNIT 1 3-STORY TOWNHOUSE 19' x 38' 722 SF FF: 424.67 GF: 424.31 BF: 416.00
UNIT 2 3-STORY TOWNHOUSE 18' x 38' 684 SF FF: 424.67 GF: 424.31 BF: 416.00
UNIT 3 3-STORY TOWNHOUSE 18' x 38' 684 SF FF: 424.67 GF: 424.31 BF: 416.00
UNIT 4 3-STORY TOWNHOUSE 18' x 38' 684 SF FF: 424.67 GF: 424.31 BF: 416.00
UNIT 5 3-STORY TOWNHOUSE 19' x 38' 722 SF FF: 424.67 GF: 424.31 BF: 416.00
TOPSOIL STOCKPILE FOR SCM #1
IMPERVIOUS SHALL BE ON NORTH SIDE OF SCM #1 (SEE DETAIL)
RELOCATE COMPOST FILTER SOCK TO EDGE OF MECHANICS ALLEY AFTER EXISTING PAVEMENT IS REMOVED.
PROPOSED PARKING FOR EXISTING 617 S. WALNUT ST. (2 SPACES)
PROPOSED 6' HIGH PRIVACY FENCE
PROPOSED 6' FENCE
SCM #1 SUBSURFACE INFILTRATION BED 7'X80' (SEE DETAIL)
10" INLINE DRAIN (TYP. OF 6)
27 L.F. @ 0.56% 6" HDPE (DOUBLE PIPE)
6" INV. 420.50 (DOUBLE PIPE)
LARGE PIN (FND & HELD FOR LINE)
EXISTING TWIN UNIT (615) F.F. 428.4
EXISTING TWIN UNIT (617) F.F. 428.4
EXISTING SAN MH RIM 423.70 INV. 419.12
EXISTING SAN MH RIM 421.54 INV. 416.04
8" T.C. SAN. SEWER @ 1.36%
REQUIRED SIGHT DIST. = 175 FT. (STOP CONDITION) PROVIDED SIGHT DIST. = 113 FT. (TO INTERSECTION)
75' CLEAR SITE TRIANGLE
N58°42'43"W 199.55'
N41°17'43"W 199.20'
N.W.L. 422.50
199.55'
72.03'
50' R/W
26'± C/W
16' R/W
46" SYCAMORE TREE
20" NORWAY MAPLE
WOOD STEPS
GAS METER
PORCH
SNOW EMERGENCY ROUTE SIGN
ELECTRIC METER
2ND-FLOOR OVERHANG 424.30
MATCH EXISTING 16.9
EXISTING 16.9
PROPOSED 6" HIGH BRICK PRIVACY WALL
PROPOSED 6" HIGH PRIVACY FENCE
PROPOSED GATE
PEA GRAVEL
6" HIGH BRICK PRIVACY WALL
PERVIOUS BRICK WALKWAY
POROUS ASPHALT
ASPHALT
CONCRETE
TP-1
TP-2
RIM 422.92
RIM 421.88
RIM 422.60
RIM 422.74
RIM 422.34
RIM 421.30
RIM 420.38
RIM 420.72
RIM 421.44
RIM 421.34
RIM 420.58
RIM 420.50
RIM 422.32
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RIM 422.66
RIM 422.80
RIM 423.10
RIM 422.82
RIM 422.68
RIM 422.48
RIM 422.42
RIM 422.49
RIM 422.22
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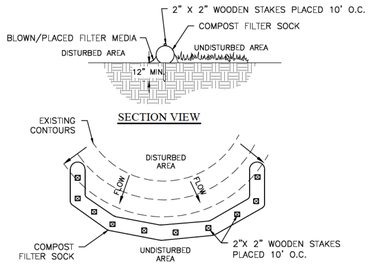
RIM 424.21
RIM 424.17
RIM 424.15
RIM 424.11
RIM 424.09
RIM 424.07
RIM 424.05
RIM 424.03
RIM 424.01
RIM 423.99
RIM 423.97
RIM 423.95
RIM 423.93
RIM 423.91
RIM 423.89
RIM 423.87
RIM 423.85
RIM 423.83
RIM 423.81
RIM 423.79
RIM 423.77
RIM 423.75
RIM 423.73
RIM



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4 1 COMPOST SHALL MEET THE STANDARDS OF TABLE 4 2

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4 1)

MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4 2 STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER 'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION

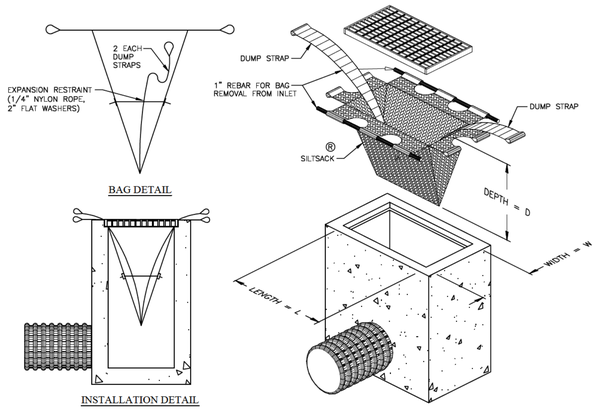
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER 'S RECOMMENDATIONS

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT

STANDARD CONSTRUCTION DETAIL #4-1

COMPOST FILTER SOCK

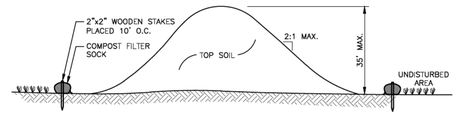
(NOT TO SCALE)



SEDIMENT FILTER BAG INLET PROTECTION DETAIL

(NOT TO SCALE)

1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED

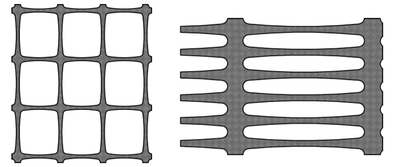


TYPICAL TOPSOIL STOCKPILE DETAIL

(NOT TO SCALE)

NOTES:

1 PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN
2 ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER
3 STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS
4 SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON
5 SEE STANDARD CONSTRUCTION DETAIL #4-1, COMPOST FILTER SOCK FOR INSTALLATION REQUIREMENTS
6 LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY ACTUALLY STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION
7 STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET

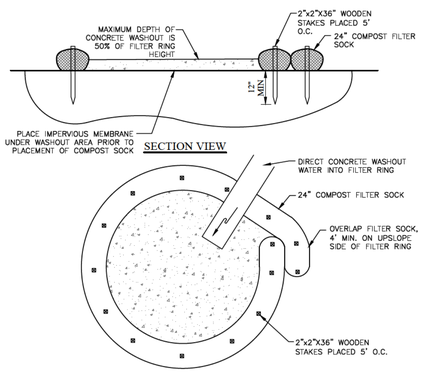


BX2051 UX4250

FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT ,
ORANGE FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT ,
ORANGE INSTALLATION:
ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE

ORANGE CONSTRUCTION FENCE DETAIL

NOT TO SCALE

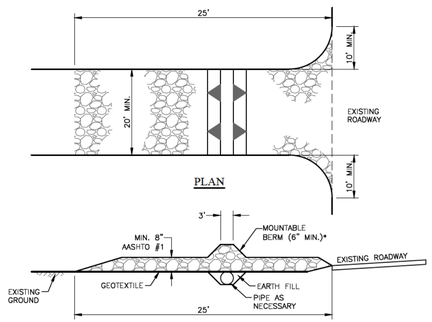


1 INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2 18" FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT
3 A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS

STANDARD CONSTRUCTION FIGURE 3.18

COMPOST SOCK WASHOUT INSTALLATION

(NOT TO SCALE)

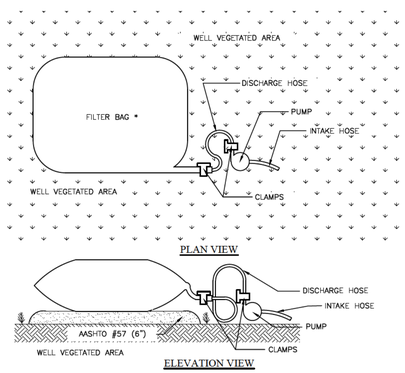


STANDARD CONSTRUCTION DETAIL #3-1

ROCK CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)

1 REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE EXTEND ROCK OVER FULL WIDTH OF ENTRANCE
2 RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE
3 MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED
4 MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE

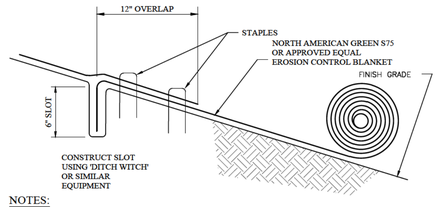


STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG

(NOT TO SCALE)

1 FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS
2 A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED
3 BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%
4 THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED
5 THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS PUMP INTAKES SHOULD BE FLOATING AND SCREENED



NOTES:

1 COMPLETE GRADING OF SLOPE
2 CULTIVATE THE SOIL TO A DEPTH OF 6 INCHES, INCORPORATING FERTILIZER AND LIME WHERE NECESSARY, PROVIDING AN EVEN SURFACE, FREE FROM EXCESSIVE STONES, CLODS OR TRASH
3 SEED AND MULCH THE AREA AS OUTLINED IN SEEDING SCHEDULE
4 UNREEL THE MATTING UP AND DOWN THE SLOPE THIS IS BEST ACHIEVED BY PLACING A METAL PIPE THROUGH THE CENTER OF THE ROLL THROUGH WHICH IS PASSED A ROPE BY HOLDING EACH END OF THE ROPE, THE ROLL CAN BE UNWOUND SLOWLY DOWN THE SLOPE THE MATTING SHOULD NOT BE STRETCHED NOR ALLOWED TO LIE LOOSELY, BUT TO TAKE UP THE CONTOURS OF THE GROUND THE MANUFACTURER'S RECOMMENDATIONS FOR OVERLAPPING ADJACENT STRIPS SHALL BE FOLLOWED
5 UPHILL ENDS OF THE MATTING SHALL BE BURIED IN A 6-INCH DEEP SLOT AND STAPLED, AS SHOWN, AT 12-INCH CENTERS ACROSS THE WIDTH OF THE MAT AT JOINTS, THE DOWNHILL END SHOULD BE OVERLAPPED (SHINGLE FASHION)
6 MATTING SHOULD BE STAPLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, BUT GENERALLY STAPLES SHOULD BE INSERTED ON 12-INCH CENTERS DOWN EACH EDGE OF THE MAT AND DOWN ITS CENTERLINE
7 FOLLOWING INSTALLATION, MESH MATTINGS SHOULD BE ROLLED WITH A SMOOTH ROLLER TO BRING INTO CLOSE CONTACT WITH THE SOIL AND TO CONSOLIDATE THE SEEDBED

EROSION BLANKET INSTALLATION FOR SLOPES

(NOT TO SCALE)

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PA act 172 of 1986 requires three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702

PENNSYLVANIA ACT 187 REQUIREMENTS:
InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

InLand Design
Engineering, Surveying & Land Planning
[redacted]
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT S. ZWIZANSKI ENGINEER PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

PRELIMINARY LAND DEVELOPMENT PLAN

Date: 4/27/2026
Scale: AS NOTED
Drawn by: MMH
Checked by: SJZ
Project No. 12706

EROSION & SEDIMENT CONTROL DETAILS FOR

TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 10 OF 15

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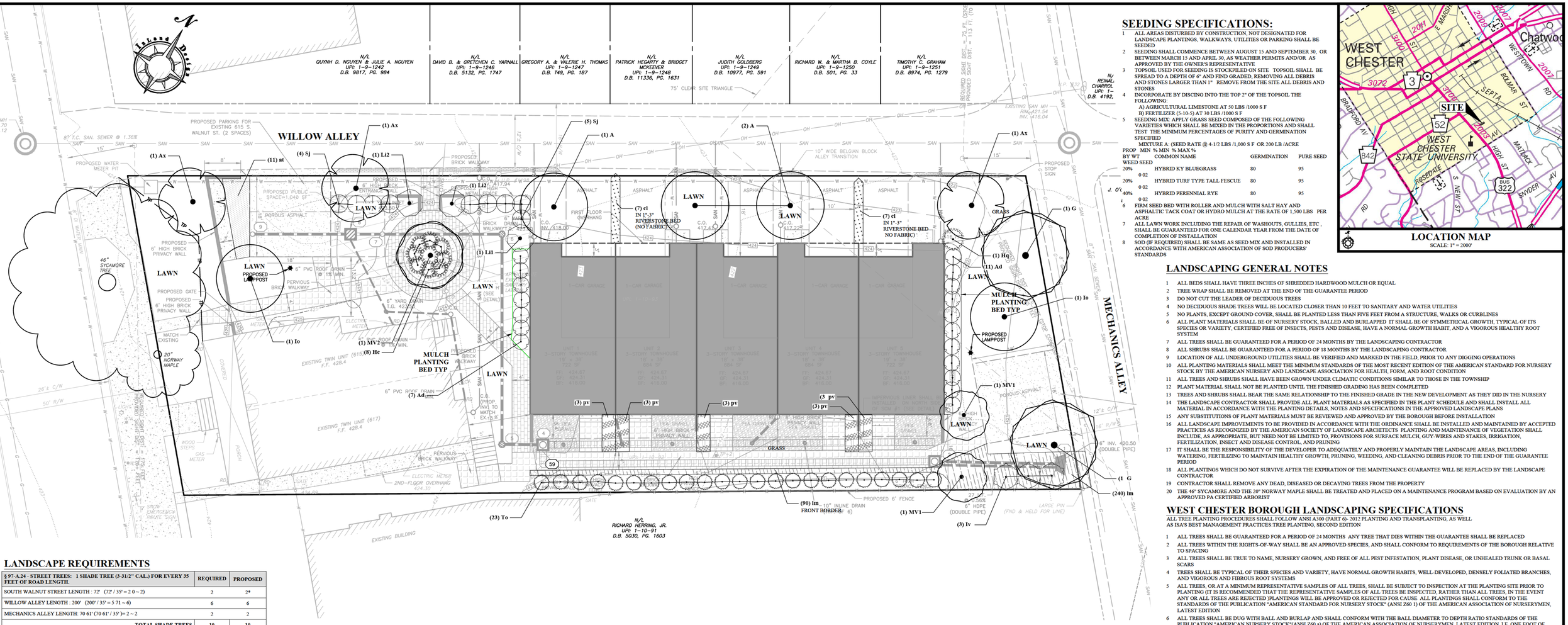

LOCATION MAP
SCALE: 1" = 2000'

SEEDING SPECIFICATIONS:

1 ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED FOR LANDSCAPE PLANTINGS, WALKWAYS, UTILITIES OR PARKING SHALL BE SEEDED

2 SEEDING SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE

3 TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND FINE GRADED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1" REMOVE FROM THE SITE ALL DEBRIS AND STONES

4 INCORPORATE BY DISCING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
A) AGRICULTURAL LIMESTONE AT 50 LBS /1000 S F
B) FERTILIZER (5-10-5) AT 10 LBS /1000 S F

5 SEEDING MIX: APPLY GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED
MIXTURE A: (SEED RATE @ 4-1/2 LBS /1,000 S F OR 200 LB /ACRE

PROP WT	MIN % WEED SEED	MAX %	COMMON NAME	GERMINATION	PURE SEED
20%	0 02		HYBRID KY BLUEGRASS	80	95
20%	0 02		HYBRID TURF TYPE TALL FESCUE	80	95
40%	0 02		HYBRID PERENNIAL RYE	80	95

6 FIRM SEED BED WITH ROLLER AND MULCH WITH SALT HAY AND ASPHALTIC TACK COAT OR HYDRO MULCH AT THE RATE OF 1,500 LBS PER ACRE

7 ALL LAWN WORK INCLUDING THE REPAIR OF WASHOUTS, GULLIES, ETC , SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION

8 SOD (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOD PRODUCERS' STANDARDS

LANDSCAPING GENERAL NOTES

1 ALL BEDS SHALL HAVE THREE INCHES OF SHREDDED HARDWOOD MULCH OR EQUAL

2 TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD

3 DO NOT CUT THE LEADER OF DECIDUOUS TREES

4 NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES

5 NO PLANTS, EXCEPT GROUND COVER, SHALL BE PLANTED LESS THAN FIVE FEET FROM A STRUCTURE, WALKS OR CURBLINES

6 ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM

7 ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS BY THE LANDSCAPING CONTRACTOR

8 ALL SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS BY THE LANDSCAPING CONTRACTOR

9 LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS

10 ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORM, AND ROOT CONDITION

11 ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP

12 PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED

13 TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY

14 THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLANS

15 ANY SUBSTITUTIONS OF PLANT MATERIALS MUST BE REVIEWED AND APPROVED BY THE BOROUGH BEFORE INSTALLATION

16 ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NEED NOT BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING

17 IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, FERTILIZING TO MAINTAIN HEALTHY GROWTH, PRUNING, WEEDING, AND CLEANING DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD

18 ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR

19 CONTRACTOR SHALL REMOVE ANY DEAD, DISEASED OR DECAYING TREES FROM THE PROPERTY

20 THE 46" SYCAMORE AND THE 20" NORWAY MAPLE SHALL BE TREATED AND PLACED ON A MAINTENANCE PROGRAM BASED ON EVALUATION BY AN APPROVED PA CERTIFIED ARBORIST

WEST CHESTER BOROUGH LANDSCAPING SPECIFICATIONS

ALL TREE PLANTING PROCEDURES SHALL FOLLOW ANSI A300 (PART 6)- 2012 PLANTING AND TRANSPLANTING, AS WELL AS ISA'S BEST MANAGEMENT PRACTICES TREE PLANTING, SECOND EDITION

1 ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS ANY TREE THAT DIES WITHIN THE GUARANTEE SHALL BE REPLACED

2 ALL TREES WITHIN THE RIGHTS-OF-WAY SHALL BE AN APPROVED SPECIES, AND SHALL CONFORM TO REQUIREMENTS OF THE BOROUGH RELATIVE TO SPACING

3 ALL TREES SHALL BE TRUE TO NAME, NURSERY GROWN, AND FREE OF ALL PEST INFESTATION, PLANT DISEASE, OR UNHEALED TRUNK OR BASAL SCARS

4 TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS AND FIBROUS ROOT SYSTEMS

5 ALL TREES, OR AT A MINIMUM REPRESENTATIVE SAMPLES OF ALL TREES, SHALL BE SUBJECT TO INSPECTION AT THE PLANTING SITE PRIOR TO PLANTING (IT IS RECOMMENDED THAT THE REPRESENTATIVE SAMPLES OF ALL TREES BE INSPECTED, RATHER THAN ALL TREES, IN THE EVENT ANY OR ALL TREES ARE REJECTED)PLANTINGS WILL BE APPROVED OR REJECTED FOR CAUSE ALL PLANTINGS SHALL BE UNIFORM TO THE STANDARDS OF THE PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60 1) OF THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION

6 ALL TREES SHALL BE DUG WITH BALL AND BURLAP AND SHALL CONFORM WITH THE BALL DIAMETER TO DEPTH RATIO STANDARDS OF THE PUBLICATION "AMERICAN NURSERY STOCK"(ANSI Z60 a) OF THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION, I E ONE FOOT OF BALL FOR EACH TRUNK CALIPER MEASURED ONE FOOT ABOVE GROUND AND SHALL NOT BE LESS IN DEPTH THAN ⅓ OF THE BALL DIAMETER WIRE BASKETS WHICH MAY BE USED TO TRANSPORT TREES SHALL BE REMOVED PRIOR TO PLANTING
TREES SHOULD BE PLANTED IN ELLIPTICAL PLANTING HOLES RATHER THAN THE STRAIGHT SIDED HOLES HOLES SHOULD BE DUG AT LEAST TWO (2) FEET WIDER THAN THE GREATEST WIDTH OF THE TREE BALL FOR TREES OF LESS THAN FIVE INCH (5) CALIPER AND FOUR (4) FEET WIDER FOR TREES OF GREATER THAN FIVE INCH (5") CALIPER ALL TREES SHALL BE SET ON FIRM SOIL THAT HAS NOT BEEN LOOSENED OR TO WHICH SOIL AMENDMENTS HAVE BEEN ADDED (THIS IS TO PREVENT FUTURE SETTLING OF THE TREE TO BELOW THE POINT THAT THE TREE WAS ORIGINALLY GROWN NATURALLY OR IN THE NURSERY)

CHECK EACH TREE FOR THE START OF THE FLAIR OR ROOT SYSTEM AND PLANT AT THAT DEPTH UNTIE THE BURLAP ON THE BALL AND REMOVE IT FROM THE TOP ⅓ OF THE BALL PLASTIC BURLAP, IF USED, SHALL BE REMOVED USED GOOD QUALITY TOPSOIL FOR PLANTING FIRM UP SOIL TO ENSURE SOIL CONTACT TO ROOT MASS WATER THE TREE UNTIL THE ENTIRE ROOT BALL IS WET THEREAFTER, KEEP ROOT SYSTEM MOIST BUT NOT WET

INJURED, DISEASED TREES AND TREES WITH BROKEN BRANCHES OR DOUBLE LEADERS SHOULD BE PRUNED FOR TREES WITH DOUBLE LEADERS, REMOVE ONE OF THE DOUBLE LEADERS TOTALLY DO NOT TOP THE CENTRAL LEADER

MULCH SAUCER OF TREE AT A MINIMUM THICKNESS OF THREE INCHES (3"), BUT DO NOT PILE MULCH ON TREE TRUNK MAINTAINING A PERMANENTLY MULCHED AREA AROUND THE TREE PROMOTES GROWTH AND HELPS PREVENT MOWING INJURIES

7 TAKE CUSTOMARY PRECAUTIONS ACCORDING TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN IN PREPARING PLANTS FOR DIGGING, MOVING, TRANSPLANTING, AND PLANTING

SPECIFICATIONS FOR SHRUBS

1 ALL SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS ANY SHRUB THAT DIES WITHIN THE GUARANTEE PERIOD SHALL BE REPLACED

2 SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS AND FIBROUS ROOT SYSTEMS

3 SHRUBS SHOULD BE BALLED AND BURLAPPED OR CONTAINER GROWN

A SPACING UNLESS A HEDGE IS PROPOSED, GIVE SHRUBS ROOM TO GROW BY PROVIDING PROPER SPACING, PLACE PLANTING HOLES ON CENTERS THAT APPROXIMATE TGHE HEIGHT OF THE SHRUB AT MATURITY IF SET AGAINST A BUILDING, SHRUBS SHOULD NOT TOUCH WALLS OR BE PLANTED IN THE BUILDING'S DRIP LINE WHERE PLANTS CAN BE DAMAGED BY EXCESSIVE WATER RUN-OFF, AND/OR FALLING ICE AND SNOW DO NOT PLANT IN AREAS THAT WILL HAVE LARGE PILES OF SNOW FROM PLOWING OF PARKING LOTS OR ROADWAYS

B PLANTING: DIG A SEPARATE HOLE FOR EACH SHRUB ADD ORGANIC MATERIALS SUCH AS PEAT MOSS OR COMPOST TO SOIL HOLES SHOULD BE DUG AT LEAST EIGHT INCHES (8") WIDER THAN THE SHRUB, AND THE SAME DEPTH AS THE BALL PLANTS SHALL BE REMOVED FROM CONTAINERS, AND ALL PLASTIC BURLAP SHALL BE REMOVED NATURAL FIBER BURLAP MAY BE LEFT, BUT LOOSEN THE TOP AND REMOVE FROM THE STEM OF THE SHRUB SET SHRUB AT SAME LEVEL AS GROWN AT THE NURSERY OR ONE INCH (1") HIGHER, FILL WITH MIXTURE OF SOIL AND ORGANIC MATERIAL UNTIL THE HOLEIS ¾ FULL, THEN ADD WATER BUILD SAUCER AROUND SHRUB AND FINISH FILLING, TAMPING TO ENSURE GOOD SOIL TO ROOT CONTACT WATER AND COVER WITH MULCH, DO NOT PILE MULCH DEEPER THAN THREE INCHES (3") PRUNE OUT ANY BROKEN BRANCHES MAINTAIN A WATERING SCHEDULE WHENEVER RAINFALL IS INSUFFICIENT TO KEEP THE SOIL MOIST A SLOW RELEASE FERTILIZER SHOULD BE ADDED EARLY IN THE SPRING OF THE SECOND YEAR

AZALEAS AND RHODODENDRONS AND OTHER ERICACEOUS PLANTS SHALL BE PLANTED IN SOIL WITH A pH VALUE BETWEEN 4 5 pH AND 6 5 pH THESE PLANTS ARE FIBROUS ROOTED AND GROW WITHIN THE UPPER 12 INCHES OF SOIL A MULCH WILL KEEP THE TOPSOIL COOL AND AID IN GROWTH

MULCH ON ALL SHRUBS SHOULD BE RENEWED YEARLY 2" DEPTH MAX TO KEEP DOWN WEEDS, CONSERVE WATER, AND INCREASE SOIL HUMUS

LANDSCAPE REQUIREMENTS

§ 97-A.24 - STREET TREES: 1 SHADE TREE (3-31/2" CAL.) FOR EVERY 35 FEET OF ROAD LENGTH.	REQUIRED	PROPOSED
SOUTH WALNUT STREET LENGTH : 72' (72' / 35' = 2 0 ~ 2)	2	2*
WILLOW ALLEY LENGTH : 200' (200' / 35' = 5 71 ~ 6)	6	6
MECHANICS ALLEY LENGTH: 70 61' (70 61' / 35')= 2 ~ 2	2	2
TOTAL SHADE TREES	**10**	**10**
*TWO EXISTING TREES ALONG SOUTH WALNUT SHALL REMAIN AS REQUIRED SHADE TREES		

LANDSCAPING AND SCREENING	REQUIRED	PROPOSED
§ 97-33 D (5)(b) / (c)- BUILDING FACADE BUILDING FACADE LENGTH: 92'		
1 (2 ¾"-3" CAL) SPECIMEN DECIDUOUS TREE PER 50' LENGTH OF BUILDING FACADE (92'/50' = 1 8 ~ 2)	2	2
1 (6'-7') SPECIMEN EVERGREEN TREE PER 50' LENGTH OF BUILDING FACADE (92'/50' = 1 8 ~ 2)	2	2
5 (30" HT) EVERGREEN/DECIDUOUS SHRUB PER 20' LENGTH OF BUILDING FACADE (92'/20' = 4 6 ~ 5) (5 * 5=25 SHRUBS)	25	43
TOTAL SPECIMEN DECIDUOUS TREES	**2**	**2**
TOTAL EVERGREEN TREES	**2**	**2**
TOTAL SHRUBS	**25**	**43**

PLANT SCHEDULE

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	SPECIFICATION	CATEGORY / CODE
(12					
A	3	Acer rubrum Armstrong / (Armstrong Red Maple)	3-3 5"c Single Stem 12' Min	B&B	Street Tree / Willow Alley
G	2	Gleditsia triacanthos inermis 'Skyline' / (Skyline Thornless Honeylocust)	3-3 5"c Single Stem 12' Min	B&B	Street Tree / Mechanics Alley
EVERGREEN TREES					
Io	2	Ilex opaca 'Greenleaf' / (Greenleaf American Holly)	6-7'	B&B	Specimen / Evergreen Tree Building Facade
To	23	Thuja occidentalis 'Emerald Green' / (Emerald Green Arborvitae)	5-6'	Container	Shrub / Building Facade
ORNAMENTAL SMALL / MID SIZE TREES					
Ax	3	Amelanchier x grandiflora 'Autumn Brilliance' / (Autumn Brilliance Serviceberry)	3-3 5"c Single Stem 12' Min	B&B	Street Tree / Willow Alley
MV1	2	Magnolia virginiana 'Green Mile' / (Green Mile Sweetbay Magnolia)	12' Min Multistem	B&B or #25 Container	Specimen / Dec Tree Building Facade
MV2	1	Magnolia virginiana 'Ned's Northern Belle' / (Ned's Northern Belle Sweetbay Magnolia)	10-12' Multistem	B&B	N/A
DECIDUOUS OR EVERGREEN SHRUBS					
Ad	18	Azalea x 'Delaware Valley White' / (Valley White Azalea)	30" Ht	#5 Container Min	Shrub / Building Facade
Hq	1	Hydrangea quercifolia 'Sike's Dwarf' / (Sike's Dwarf Oakleaf Hydrangea)	30" Ht	#7 Container Min	Shrub / Building Facade
Hc	8	Hypericum calycinum / (Spreading St Johnswort)	12-15" Ht /spd	#3 Container min	N/A
Iv	3	Itea virginica 'Little Henry' / (Little Henry Virginia Sweetspire)	18-24" Ht	#3 Container min	N/A
Li2	2	Lagerstroemia indica x fauriei 'Sioux' / (Sioux Crape Myrtle)	5-6' Multistem	#15 Container Min	N/A
Li1	1	Lagerstroemia indica x fauriei 'Sioux' / (Sioux Crape Myrtle)	5-6' Multistem	#15 Container Min	Shrub / Building Facade
Sj	9	Spiraea x bumalda 'Neon Flash' / Neon Flash Spirea	18-24" Ht	#3 Container min	N/A
GROUND COVERS					
at	11	Amsonia tabernaemontana 'Storm Cloud' / (Strom Cloud Eastern Bluestar)	---	#1 Container	N/A
cl	14	Chasmanthium latifolium / (Northern Sea Oats)	---	#1 Container	N/A
lm	330	Liriope muscari 'Big Blue' / (Big Blue Lilyturf)	---	#1 Container	N/A
pv	15	Panicum virgatum 'Cape Breeze' / (Cape Breeze Switch Grass)	---	#1 Container	N/A

LEGEND

- PROPERTY BOUNDARY
- EXISTING SIGHT OF WAY LINE
- EXISTING 1' CONTOUR W/ ELEVATION (101)
- EXISTING 5' CONTOUR W/ ELEVATION (100)
- EXISTING CONCRETE
- EXISTING TREE SYMBOLS
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR (102)
- PROPOSED 10' CONTOUR (100)
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERVIOUS BRICK
- PROPOSED GRAVEL COURTYARD
- PROPOSED STORM STRUCTURES & PIPE (11, 12, 13, 14)
- PROPOSED SANITARY STRUCTURES & PIPE (10)
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED SANITARY LATERAL
- PROPOSED WATER VALVE
- PROPOSED WATER LINE

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Pennsylvania One Call System
PA act 172 of 1986 requires three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702
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UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

InLAND DESIGN
Engineering, Surveying & Land Planning
[redacted]
PENNSYLVANIA ERIC THOMAS LEESON REGISTERED LANDSCAPE ARCHITECT 1047-E

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

PRELIMINARY LAND DEVELOPMENT PLAN

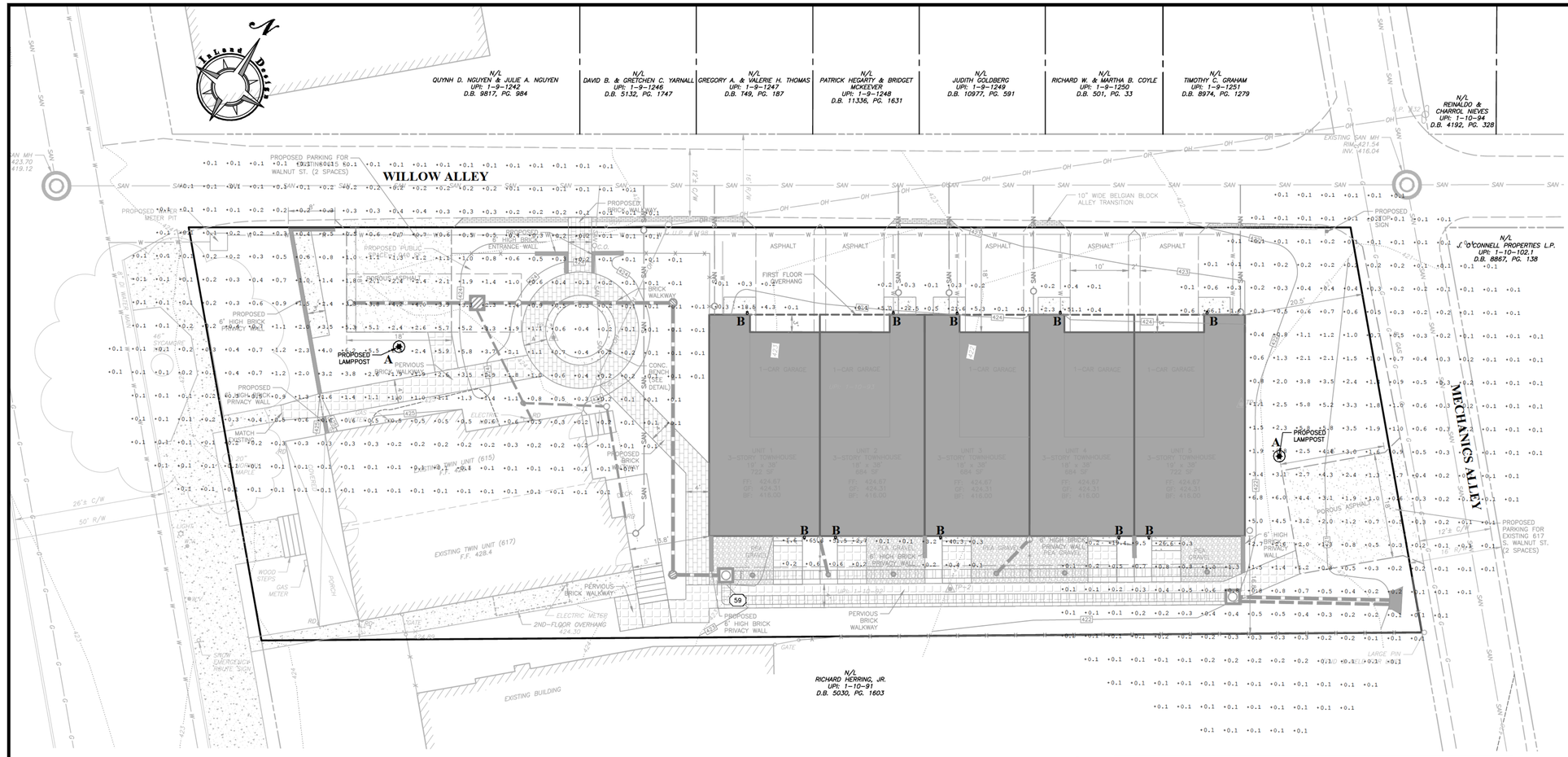
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

Date: 4/27/2026
Scale: 1" = 10'
Drawn by: MEAS
Checked by: MEAS/MMH
Project No. 12706

LANDSCAPE PLAN FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 11 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\11 LANDSCAPE PLAN.dwg



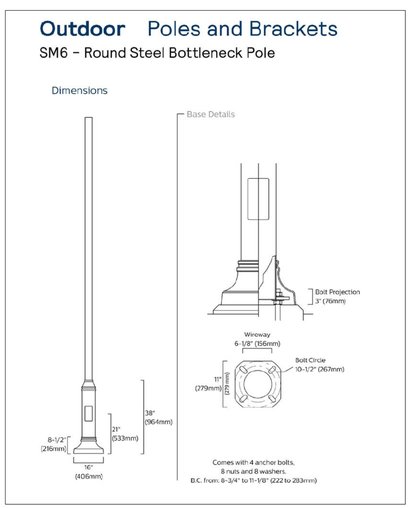
LOCATION MAP
SCALE: 1" = 2000'

LIGHTING NOTES:

1. LIGHTING SHALL HAVE INTENSITIES AND UNIFORMITIES IN ACCORDANCE WITH THE CURRENT RECOMMENDED PRACTICES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)
2. LIGHTING FIXTURES SHALL BE AIMED STRAIGHT DOWN , SHALL MEET IESNA FULL-CUTOFF CRITERIA, AND SHALL BE DARK SKY COMPLIANT
3. ALL NONESSENTIAL LIGHTING, INCLUDING DISPLAY, AESTHETIC, PARKING, AND SIGN LIGHTING, SHALL BE REQUIRED TO BE TURNED OFF OR REDUCED BY 75% AFTER BUSINESS HOURS OR 11:00 P.M , WHICHEVER IS EARLIER, LEAVING ONLY THE NECESSARY LIGHTING FOR SITE SECURITY. LIGHTING PROPOSED TO REMAIN ON AFTER 11:00 P.M. FOR A SPECIFIC SAFETY PURPOSE SHALL BE APPROVED BY THE TOWNSHIP
4. UNLESS OTHERWISE PERMITTED BY THE BOROUGH (E.G , FOR SAFETY, SECURITY, OR ALL-NIGHT OPERATIONS), LIGHTING SHALL BE CONTROLLED BY THE AUTOMATIC SWITCHING DEVICES, SUCH AS TIME CLOCKS OR COMBINATION MOTION DETECTORS AND PHOTOCELLS, TO PERMIT EXTINGUISHING OFFENDING SOURCES BETWEEN 11:00 P.M. AND DAWN TO MITIGATE NUISANCE GLARE AND SKYLIGHTING CONSEQUENCES
5. THIS PLAN IS FOR LIGHTING PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATIONS, CURBING, SIDEWALK, UTILITIES, AND THEIR ANCILLARY APPURTENANCES, ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION AND REVISION
6. PROPOSED LIGHT FIXTURES MAY BE SUBSTITUTED FOR AN EQUIVALENT LIGHT SUBJECT TO REVIEW AND APPROVED BY MUNICIPALITY

LEGEND

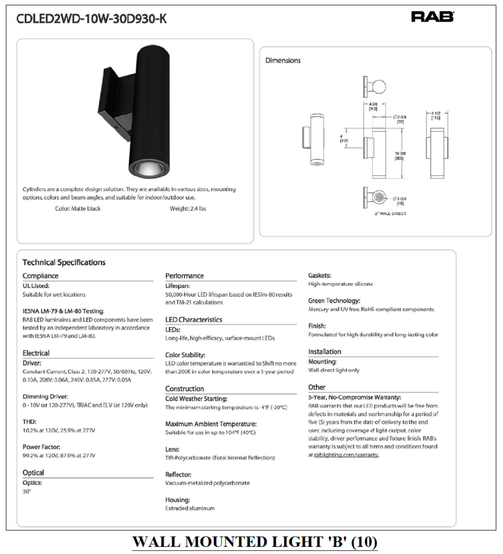
- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY LINE
- EXISTING 1' CONTOUR W/ ELEVATION
- EXISTING 5' CONTOUR W/ ELEVATION
- EXISTING CONCRETE
- EXISTING TREE SYMBOLS
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERVIOUS BRICK
- PROPOSED GRAVEL COURTYARD
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED SANITARY LATERAL
- PROPOSED WATER VALVE
- PROPOSED WATER LINE



LIGHT POLE LIGHT 'A' (2)
NOT TO SCALE

B : METROSCAPE

NOTES:
1. MANUFACTURER:LUMEC BY SIGNIFY
2. MODEL NUMBER: MPTRRC-C-140L-450-WW-G1-UNV (3000K) (OR APPROVED EQUAL)
3. LUMINAIRE OPTION: FN2
4. COLOR: BLACK (BKTX)
5. POLE: PHILLIPS-LUMEC-POLE-SM6 ROUND STEEL BOTTLENECK POLE COLOR: BLACK TEXTURED (BKTX) NOM,INAL HEIGHT : 10'
6. CONTACT INFORMATION: https://www signify com/en-us 800-555-0050



WALL MOUNTED LIGHT 'B' (10)
NOT TO SCALE

LUMINAIRE SCHEDULE
(SEE NEXT SHEET FOR DETAILS)

- A (2) PROPOSED POLE LIGHTS (SEE METROSCAPE DETAIL)
- B (10) PROPOSED WALL PACKS (SEE RAB LIGHTING DETAIL)

CALCULATIONS SUMMARY

UNITS	AVG	MAX	MIN	AVG/MIN RATIO	MAX/MIN RATIO
WEST PARKING AREA					
Fc	2.4	5.7	0.6	4.0	9.5
EAST PARKING AREA					
Fc	1.6	4.4	0.2	8.2	22.0

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INLAND DESIGN
Engineering, Surveying & Land Planning

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT S. ZWIZANSKI ENGINEER PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

PRELIMINARY LAND DEVELOPMENT PLAN

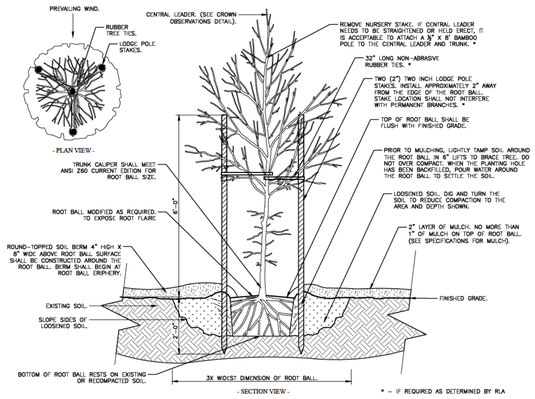
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

Date: 4/27/2026
Scale: 1" = 10'
Drawn by: TAH
Checked by: SJZ
Project No. 12706

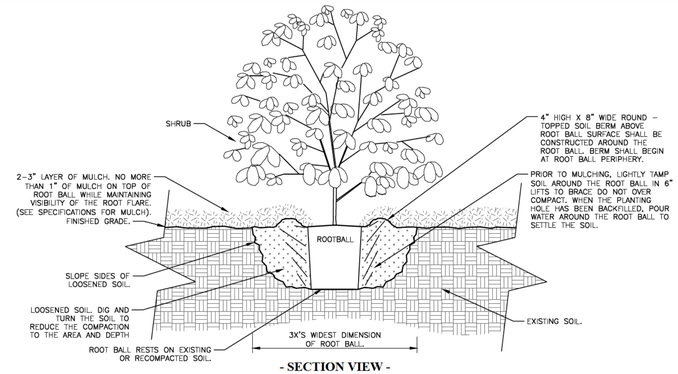
LIGHTING PLAN FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 12 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\12 LIGHTING PLAN.dwg

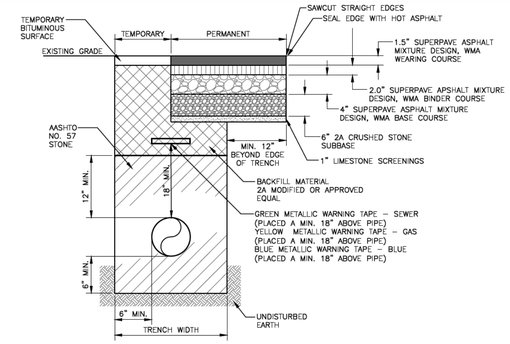


TYPICAL TREE PLANTING DETAIL
(NOT TO SCALE)

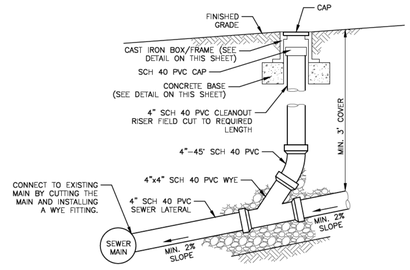


- SECTION VIEW -

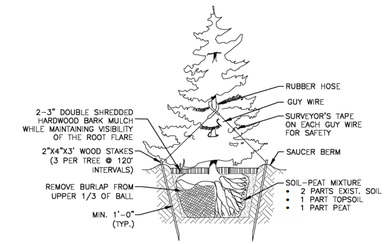
TYPICAL SHRUB PLANTING DETAIL
(NOT TO SCALE)



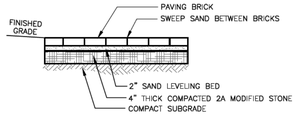
PAVEMENT RESTORATION DETAIL FOR WALNUT STREET, WILLOW ALLEY AND MECHANICS ALLEY
(NOT TO SCALE)



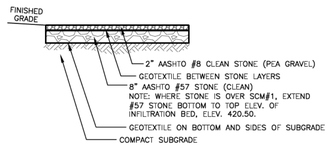
TYPICAL SANITARY SEWER LATERAL IN PAVED AREA



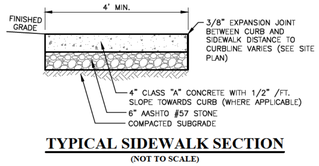
TYPICAL EVERGEEN TREE PLANTING DETAIL
(NOT TO SCALE)



TYPICAL BRICK SIDEWALK SECTION
(NOT TO SCALE)



TYPICAL PERVIOUS PEA GRAVEL (PATIO) SECTION
(NOT TO SCALE)



TYPICAL SIDEWALK SECTION
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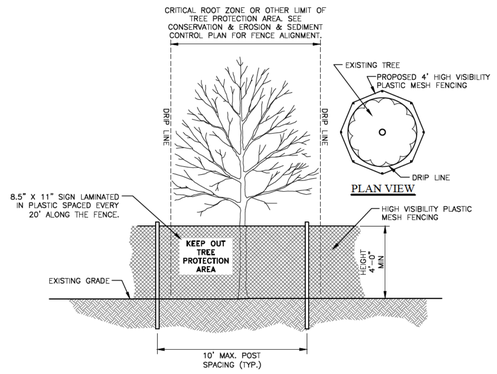
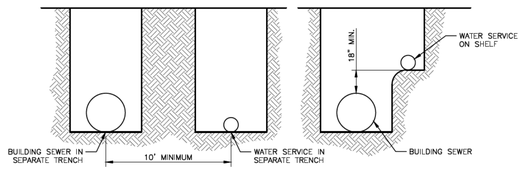


TREE PROTECTION DETAIL
NOT TO SCALE)

PROTECTIVE FENCING:
VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCING UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL, AND SHALL HAVE A TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO THE WORKERS ON-SITE

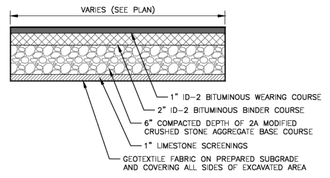
PRIOR TO CONSTRUCTION:
THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED

DO NOT:
A ALLOW RUN OFF OF SPILLAGE OF DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY
B STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TPZ
C CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST
D ALLOW FIRES UNDER AND ADJACENT TO TREES
E DISCHARGE EXHAUST INTO FOLIAGE
F SECURE CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS
G TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR TPZ OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST
H APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES

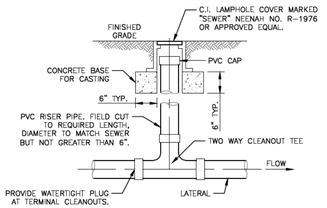


TYPICAL WATER & SEWER SERVICES SEPARATION DETAIL
(NOT TO SCALE)

NOTE:
1 THE BUILDING WATER SERVICE AND SEWER SERVICES SHALL BE 10-FEET APART
2 WHERE 10-FEET SEPARATION CAN NOT BE ACCOMPLISHED, THE SERVICES SHALL HAVE A VERTICAL SEPARATION OF 18-INCHES (MINIMUM)



TYPICAL DRIVEWAY / PARKING LOT SECTION
(NOT TO SCALE)



TYPICAL CLEANOUT FRAME AND COVER DETAIL PAVED SURFACES, SIDEWALKS, OR GRASSED AREAS
(NOT TO SCALE)

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InLand Design
Engineering, Surveying & Land Planning
[redacted]
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SCOTT T. ZWIZANSKI
ENGINEER
PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

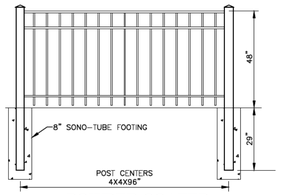
PRELIMINARY LAND DEVELOPMENT PLAN

Date: 4/27/2026
Scale: AS NOTED
Drawn by: MMH
Checked by: SJZ
Project No. 12706

CONSTRUCTION DETAILS 'A' FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

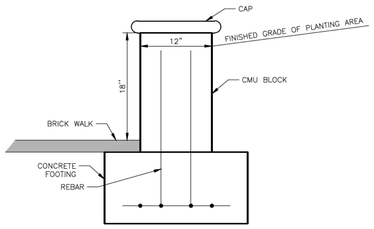
SHEET 13 OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\13 CONSTRUCTION DETAILS 'A'.dwg



POWDER COATED ALUMINUM FENCE DETAIL

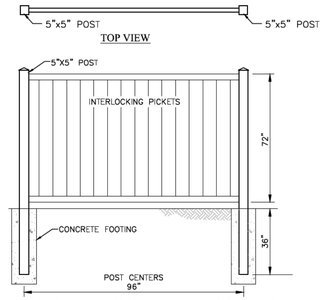
(NOT TO SCALE)



TYPICAL CONCRETE BENCH DETAIL

(NOT TO SCALE)

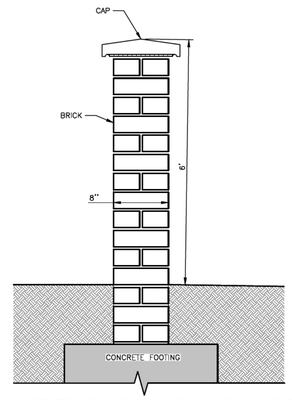
NOTE:
1 DETAIL WILL BE FINALIZED PRIOR TO CONSTRUCTION



TYPICAL 6-FOOT VINYL PRIVACY FENCE DETAIL

(NOT TO SCALE)

NOTE:
1 THE FENCE INSTALLED FOR THIS PROJECT SHALL BE A NON-WHITE COLOR



TYPICAL FREESTANDING BRICK WALL DETAIL

(NOT TO SCALE)

NOTE:
1 DETAIL WILL BE FINALIZED PRIOR TO CONSTRUCTION

COPYRIGHT
InLand Design, LLC expressly reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of InLand Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of InLand Design, LLC. Any re-use without written permission, verification, consent or adaptation by InLand Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to InLand Design, LLC the third party shall further indemnify and hold harmless InLand Design, LLC from all claims, damages, losses, and expenses arising thereto or resulting therefrom.

Pennsylvania One Call System
PA act 172 of 1986 requires
three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702

PENNSYLVANIA ACT 187 REQUIREMENTS:
InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

INLAND DESIGN
Engineering, Surveying & Land Planning
[redacted]

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SCOTT T. ZWIZANSKI
ENGINEER
PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

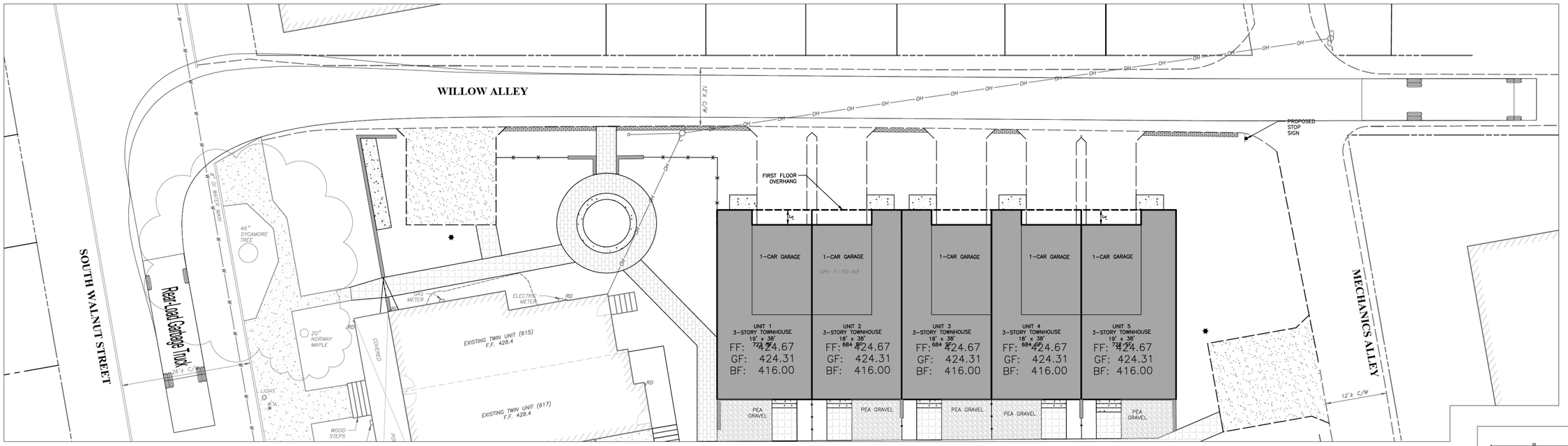
PRELIMINARY LAND DEVELOPMENT PLAN

Date: 4/27/2026
Scale: AS NOTED
Drawn by: SJZ
Checked by: MMH
Project No. 12706

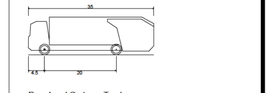
CONSTRUCTION DETAILS 'B'
FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 14 OF 15

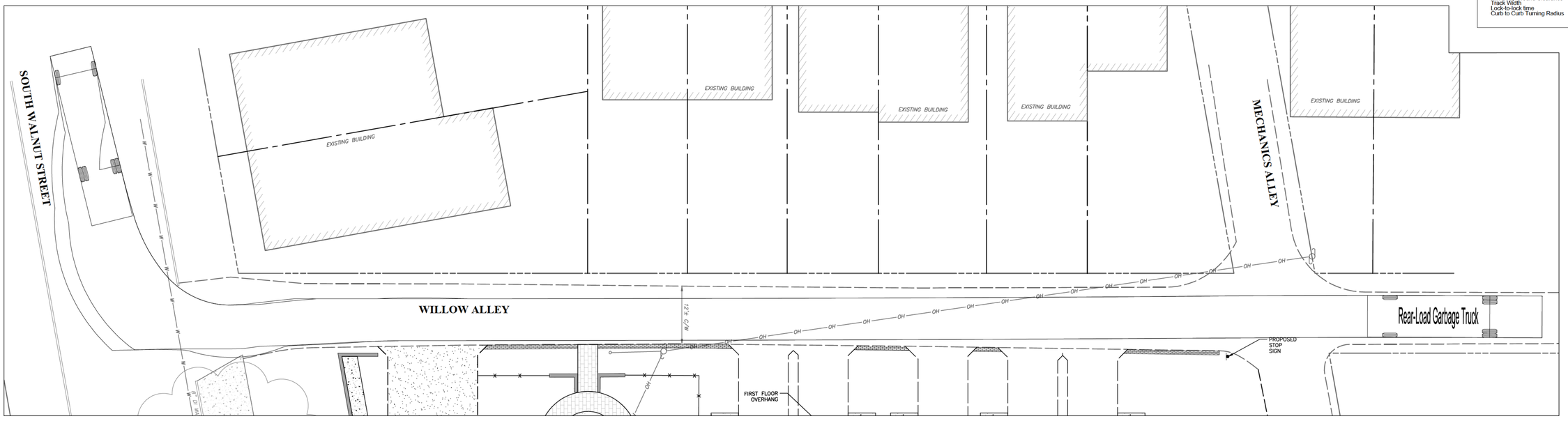
N:\12700\12706\dwg\Sheets\Preliminary Submission\14 CONSTRUCTION DETAILS 'B'.dwg



GARBAGE TRUCK ENTERING WILLOW ALLEY FROM SOUTH WALNUT ST.



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



GARBAGE TRUCK EXITING WILLOW ALLEY TO SOUTH WALNUT ST.

COPYRIGHT
InLand Design, LLC expressly reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of InLand Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of InLand Design, LLC. Any re-use without written permission, verification, consent or adaptation by InLand Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to InLand Design, LLC the third party shall further indemnify and hold harmless InLand Design, LLC from all claims, damages, losses, and expenses arising thereto or resulting therefrom.

PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 CALL BEFORE YOU DIG!

Pennsylvania One Call System
PA act 172 of 1986 requires
three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702

PENNSYLVANIA ACT 187 REQUIREMENTS:
InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

INLAND DESIGN
Engineering, Surveying & Land Planning
[redacted]

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SCOTT J. ZWIZANSKI — ENGINEER — PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS

PRELIMINARY LAND DEVELOPMENT PLAN

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

Date:	4/27/2026
Scale:	1" = 10'
Drawn by:	MMH
Checked by:	SJZ
Project No.	12706

TRUCK TURNING PLAN FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

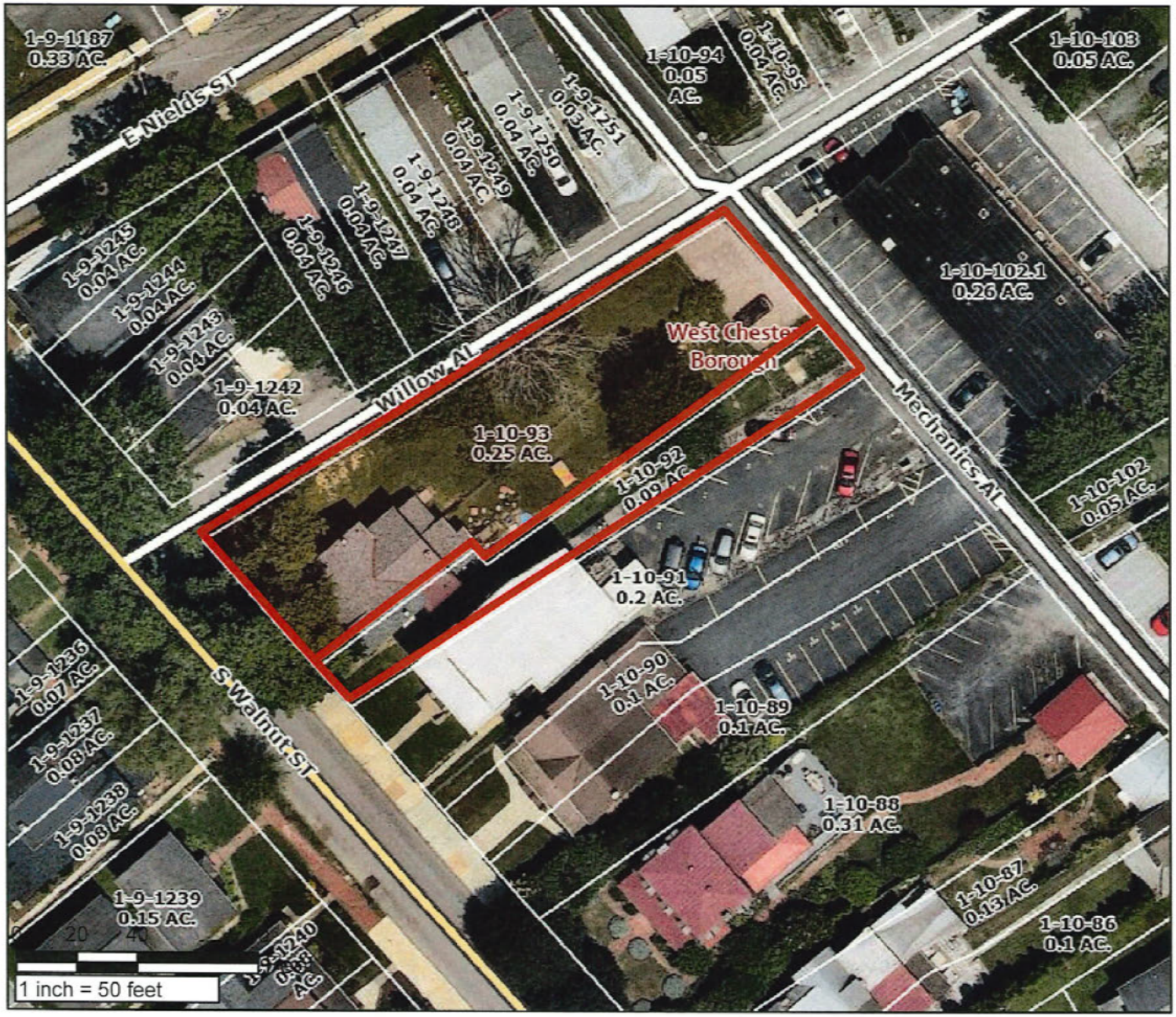
SHEET **15** OF 15

N:\12700\12706\dwg\Sheets\Preliminary Submission\15 TRUCK TURNING PLAN.dwg

EXHIBIT A-1

CHESCOVIEWS OF PROPERTY

CV4_Letter_Landscape



COUNTY OF CHESTER

PENNSYLVANIA

Find UPI Information

PARID: 0110 00930000
UPI: 1-10-93
Owner1: TRBL WALNUT LLC
Owner2:
Mail Address 1: [redacted]
Mail Address 2:
Mail Address 3:
ZIP Code: 19382
Deed Book: 11499
Deed Page: 1974
Deed Recorded Date: 12/16/2025
Legal Desc 1: ES OF S WALNUT ST
Legal Desc 2: LOT & DWG
Acres: 0.2523
LUC: R-10
Lot Assessment: 58130
Property Assessment: 70690
Total Assessment: 128820
Assessment Date: 12/12/2025 9:23:31 AM
Property Address: 615 S WALNUT ST
Municipality: WEST CHESTER
School District: West Chester Area

Map Created:
Friday, July 10, 2026

County of Chester

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

Department of Building, Housing & Codes Enforcement
Regulations for the Protection of Public Health, Safety and Welfare

401 East Gay Street • West Chester, Pennsylvania 19380
610-696-1773 • housing@west-chester.com

11/3/25

Owner: TRBL Walnut LLC
Property
Address: 615-616 S Walnut Street, West Chester, PA

Applicant: Inland Design

Zoning Determination

The Applicant is responding to a review of land development plans submitted for the property at 615-617 S. Walnut Street, West Chester, PA done by Pennoni Associates Inc, Review Letter #1 Dated June 1, 2026

"Pennoni Associates Inc." Parking spaces shall not be located within any front yard areas. (§112-602.K(1))

"Inland Design Response." Per the West Chester Borough Zoning Ordinance, a 'Front Yard' is defined as a "A yard abutting a street line of a primary street". A 'Primary Street' is defined as "A street which serves as the principal means of vehicular travel to provide access to the front yard of abutting properties." A 'Secondary Street' is defined as a street which serves as a subordinate means of vehicular travel to provide access to the side yard or rear yard of abutting properties, such as an alley." Based upon the ordinance definitions the yard along South Walnut Street is the front yard for this parcel, and the proposed parking spaces along Willow Alley and Mechanics Alley are along secondary streets and are therefore not located in a front yard.

This is my determination on this response.

Definitions:
Yard, Front: A yard abutting a street line of a primary street extending the full width of the lot along the front lot line of such yard and extending in depth from the front lot line to the building setback line. In the case of a corner lot, the yards extending along all streets are front yards, and the remaining yards shall include a rear yard, opposite the street on which the principal building is generally faced, and a side yard opposite the other street. For lots fronting three streets, all yards abutting a street shall be considered a front yard. The remaining yard shall be either a rear yard or a side yard, determined by the position of the principle building facade.

Street, Primary: A street which serves as a principal means of vehicular travel to provide access to the front yard of abutting properties.

Street, Secondary: A street which serves as a subordinate means of vehicular travel to provide access to the side or rear yard of abutting properties, such as an alley.

Street: A right-of-way intended for the general public use to provide means of circulation for vehicles and pedestrians, furnishing access to abutting lots. The word "street" includes the words "road," "highway," "avenue," "boulevard,' "lane" and "alley."

This property has two sets of single-family attached and semidetached buildings. One set of semidetached buildings (twins) is fronting Walnut Street, the other set of five single-family Semidetached and attached homes (townhouses) are fronting Willow Alley. Street definition states that the word street includes the words “road,” “Avenue,” Boulevard,” “Lane,” and “alley”. Primary street definition states that it is a street which serves as a principal means of vehicular travel to provide access to the front yard of abutting properties. This means that Walnut Street and Willow Alley are both primary means of vehicular access to the homes on this property, they are both “Primary Streets.

Since both Walnut Street and Willow Alley are primary streets, then that makes the yard that abuts both Walnut Street and Willow Alley a “Front Yard. As stated in item #5 of Pennoni’s Review letter #1 Dated June 1, 2026, Parking spaces shall not be located within any front yard area.
Section 112-602.K(1) Parking in front of building.
(1) Parking spaces shall not be located within any front yard areas, except in the Industrial District, where parking in the front yard may be permitted as a special exception by the Zoning Hearing Board, provided that it does not comprise more than 50% of the front yard areas.

Right to Appeal:
The Applicant has the right to appeal a decision of the Zoning Officer, or seek relief of portions of Chapter 112, the Borough of West Chester, Zoning Ordinance through a variance, by applying to the Zoning Hearing Board within 30 days of determination. A link has been added below.
https://www.west-chester.com/DocumentCenter/View/27616/Zoning-Hearing-Board-Appeal-Application?bidId=

Sincerely,

Aaron Flook, Director
Borough of West Chester
610.696.1773/housing@west-chester.com

500 W Lafayette Zoning Variance

Applicant, as equitable owner under an executed agreement of sale, seeks a single dimensional variance from Section 112-306.B of the Zoning Ordinance to permit a principal-structure side yard setback of 11 feet along the westerly property line, in lieu of the required 15 feet, in connection with the construction of a single-family detached dwelling and detached garage — both permitted uses — in the NC-1 Neighborhood Conservation District.

The subject property is a lawfully pre-existing nonconforming lot of record, deficient in both lot width (50 feet, where 60 feet is required) and lot area (5,015 square feet, where 6,000 square feet is required). Neither nonconformity was created by the Applicant; both arise from the physical conditions of the lot as it has long existed. Strict application of the 15-foot side yard requirement to this 50-foot lot yields a building envelope of only 20 feet, whereas a conforming lot in the district enjoys a 30-foot envelope as of right. The requested relief permits a dwelling 24 feet in width — substantially narrower than what the Ordinance itself contemplates on a conforming lot — and constitutes the minimum variance necessary to afford reasonable relief.

The relief is sought on the westerly side for a specific site-planning reason: the adjoining property to the east is improved with a garage located approximately 1.5 feet from the shared property line. Positioning the dwelling toward the west preserves the full 15-foot setback on the east, maintaining maximum practicable separation, light, air, and fire safety between the proposed dwelling and the existing structure.

The proposal complies with, and in several respects exceeds, all other dimensional and intensity requirements of the district: rear yard of 41.3 feet (35 feet required), impervious coverage of 44.3% (50% permitted), and building coverage of 27% (30% permitted), with combined side yards of 26 feet against the 30 feet otherwise required. The requested variance will not alter the essential character of the neighborhood, impair the use or development of adjacent property, or be detrimental to the public welfare, and represents the least modification of the regulation at issue consistent with reasonable use of the property.

Department of Building, Housing & Codes Enforcement
Regulations for the Protection of Public Health, Safety and Welfare

401 East Gay Street • West Chester, Pennsylvania 19380
610-696-1773 • housing@west-chester.com

Date :

PARCEL INFORMATION

Parcel Address:	500 West Lafayette Street, West Chester, PA
Unified Parcel Id:	1-5-10.5
Lot Size (S.F)	6,000
Owners:	Atlas Property Group LLC
Zoning District :	NC-1 District (Neighborhood Conservation)

Applicant: Chadd Martin
Address: [redacted]
Applicant Contact: [redacted] (P) [redacted] (Email)

Existing/Proposed Dimensional Requirements

	Proposed	Required
Lot Area	5015 S.F. (existing)	5015 S. F.
Lot Width	50'*	60'
Principal Building Setbacks		
Front Yard	19'	Match Existing Adjacent Setbacks
Side Yard	11'	15'
Rear Yard	41.3'	35'
Impervious Surface (less than 12,000 sq. ft.)	44.3%	50%
Building Coverage (less than 12,000 sq. ft.)	27%	30%
Accessory Building Setbacks		
Side Yard	5'	5'
Rear Yard	5'	5'

- = Existing nonconformity

DETERMINATION

Description of the work to be done, does it meet Zoning District Dimensional requirements for conforming uses, conforming buildings on nonconforming lots.
Section 112-810.E Nonconformities
Conforming uses, conforming buildings on nonconforming lots. Conforming buildings of which a conforming use is made, and which are located on a lot which is nonconforming at the effective date or amendment of this section may be enlarged or additional buildings may be erected, subject to the following:
(1) Provided that all of the area and bulk regulations, except minimum lot size and minimum lot width at building line and all design standards for the district in which the lot is located, are complied with and not exceeded.

(2)
If a lot on which a single-family detached dwelling has been constructed is rendered nonconforming in the minimum lot size by an amendment to this section adopted after the construction and residential use and occupancy of such dwelling, subject to the grant of a special exception by the Zoning Hearing Board, the owner may enlarge the dwelling by encroachment into the existing rear yard, provided that:
(a)
There is no encroachment of such enlargement within any side yard; and
(b)
The dwelling enlarged is a minimum of 30 feet from the rear property line in the NC-1 District and a minimum of 20 feet from the rear property line in the NC-2 District.
(3)
Provided, if the owner of such lot owns or controls adjacent land sufficient to enable him to enlarge the lot in conformity or more nearly in conformity with the district regulations, he shall be required to enlarge the lot before any extensions, enlargements or additional buildings are permitted; provided, however, that such enlargement of a nonconforming lot shall not create nonconformity of any kind on such adjacent land.

The zoning review is DENIED per information as recorded on the submitted Site Plan.

1. The Applicant proposes conforming use, conforming buildings on a nonconforming lot. Section 112-810.E (1-3) allow for expansion and addition of buildings on this type of nonconforming lot provided they meet specific requirements. The first requirement is provided that all of the area and bulk regulations, expect minimal lot width at building line and all design standards for the district which the lot is located, are complied with and not exceeded.
    a. The placement of the “House” on the property will require only 11’ side setback to the left side of the house. (as viewed from the primary street) This nonconformity cannot be used as Primary building setback (side yard) is not met.

RIGHT TO APPEAL
The applicant has the right to appeal to the Zoning Hearing Board, within 30 days, all determinations made by the Zoning Officer (Borough of West Chester’s Zoning Ordinance Section 112-1107 Appeals and application procedure.)
The applicant may wish to submit a Zoning Variance request to receive relief from Section 112-306.B Dimensional requirements Principal Structure Side Yard Setback.

https://www.west-chester.com/DocumentCenter/View/27616/Zoning-Hearing-Board-Appeal-Application?bidId=

Aaron Flook

Aaron Flook
Director of Building, Housing and Code Enforcement/Zoning Officer
Borough of West Chester.

ZONING DATA

ZONING DISTRICT: NC-1 (NEIGHBORHOOD CONSERVATION DISTRICT)
PROPOSED LAND USE: SINGLE-FAMILY DETACHED DWELLING

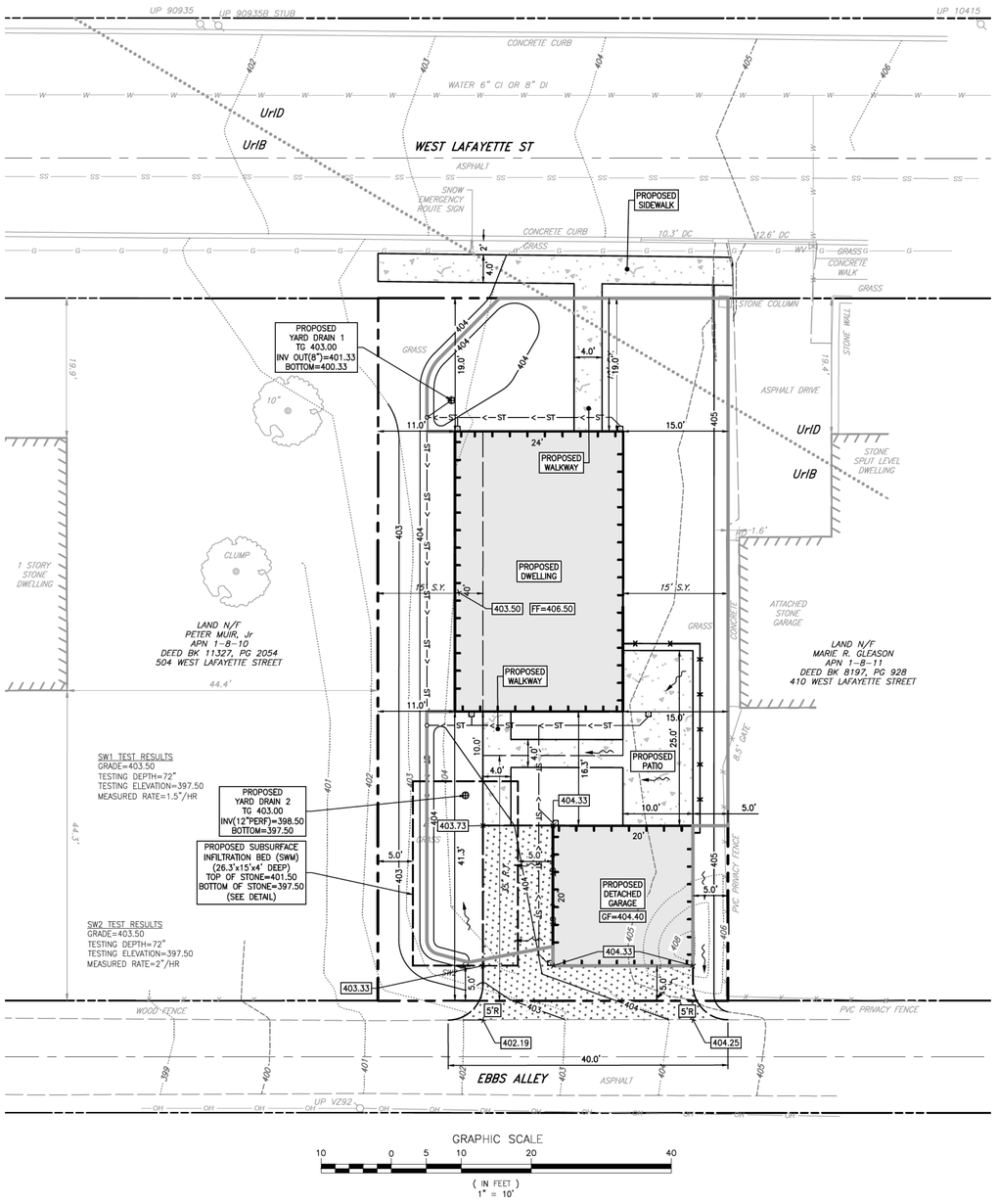
	REQUIRED	EXISTING	PROPOSED
LOT AREA	MEDIAN VALUE OF LOTS ON THE BLOCK FACE	5,015 S.F.	5,015 S.F.
LOT WIDTH AT BUILDING LINE	60' (MIN.)	50.00' *	50.00' *
PRINCIPAL BUILDING SETBACKS			
FRONT YARD	MATCH EXISTING ADJACENT SETBACKS	N/A	19'
SIDE YARD	15' (MIN.)	N/A	11' **
REAR YARD	35' (MIN.)	N/A	41.3'
IMPERVIOUS SURFACE (LOTS LESS THAN 12,000 S.F.)	50% (MAX.)	8.5% (424 S.F.)	44.3% (2,221 S.F.)
BUILDING COVERAGE (LOTS LESS THAN 12,000 S.F.)	30% (MAX.)	1.8% (89 S.F.)	27.1% (1,360 S.F.)
ACCESSORY BUILDING SETBACKS			
SIDE YARD	5' (MIN.)	17.8'	5'
REAR YARD	5' (MIN.)	0.6' *	5'

* = EXISTING NON-CONFORMITY
** = REQUIRES ZONING RELIEF

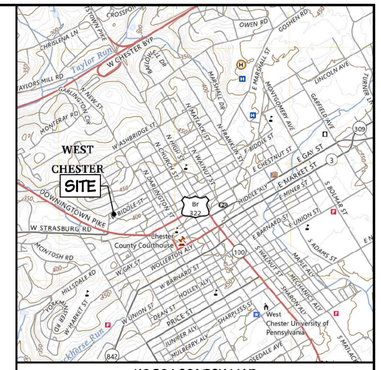
REFER TO WEST CHESTER BOROUGH ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY

IMPERVIOUS SURFACE SUMMARY

	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
DWELLING			960 S.F.	960 S.F.
GARAGE			400 S.F.	400 S.F.
SHED	89 S.F.	89 S.F.		
(BUILDING AREA)	89 S.F.			1,360 S.F.
PAVED DRIVEWAY			351 S.F.	351 S.F.
CONCRETE DRIVEWAY	189 S.F.	189 S.F.		
CONCRETE WALK/PATIO	89 S.F.	89 S.F.	460 S.F.	460 S.F.
CONCRETE PAD	57 S.F.	57 S.F.		
FUTURE ALLOWANCE			50 S.F.	50 S.F.
IMPERVIOUS SURFACE TOTAL	513 S.F.	424 S.F.	2,221 S.F.	2,221 S.F.
IMPERVIOUS INCREASE =				1,708 S.F.



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1" = 10'



USGS LOCATION MAP
WEST CHESTER, PA 2023 SCALE: 1" = 2,000'

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- 404 — EXISTING 1' CONTOUR W/ ELEVATION
- 405 — EXISTING 5' CONTOUR W/ ELEVATION
- EXISTING EDGE OF PAVING
- EXISTING EDGE OF DRIVEWAY
- OH — EXISTING AERIAL UTILITY WIRES
- SS — EXISTING SANITARY SEWER MAIN
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- EXISTING DECIDUOUS TREE
- SOILS BOUNDARY
- SW1 △ STORMWATER INFILTRATION TEST LOCATION
- PROPOSED PAVED DRIVEWAY
- PROPOSED CONCRETE WALKWAY/PATIO
- PROPOSED FENCE
- 404 — PROPOSED 1' CONTOUR
- 405 — PROPOSED 5' CONTOUR
- ST — PROPOSED STORM PIPE
- SCM DRAINAGE BOUNDARY

UPI: 1-8-10.5

GEOLOGY DESCRIPTION

UNIT NO.	MAP SYMBOL	NAME	AGE	LITH1
191	fgp	FELSIC GNEISS	PRECAMBRIAN	FELSIC GNEISS

REFERENCE: PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UrlB	URBAN LAND-GLADSTONE COMPLEX, 0-8% SLOPES	60-100" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	A	NO
UrlD	URBAN LAND-GLADSTONE COMPLEX, 8-25% SLOPES	60-100" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	A	NO

REFERENCE: UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES: 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STATE – STOP CALL. Pennsylvania One Call System, Inc

PENNSYLVANIA ACT 187 REQUIREMENTS: DELLA PENNA ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES DELLA PENNA ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

NUM.	DATE	REVISION

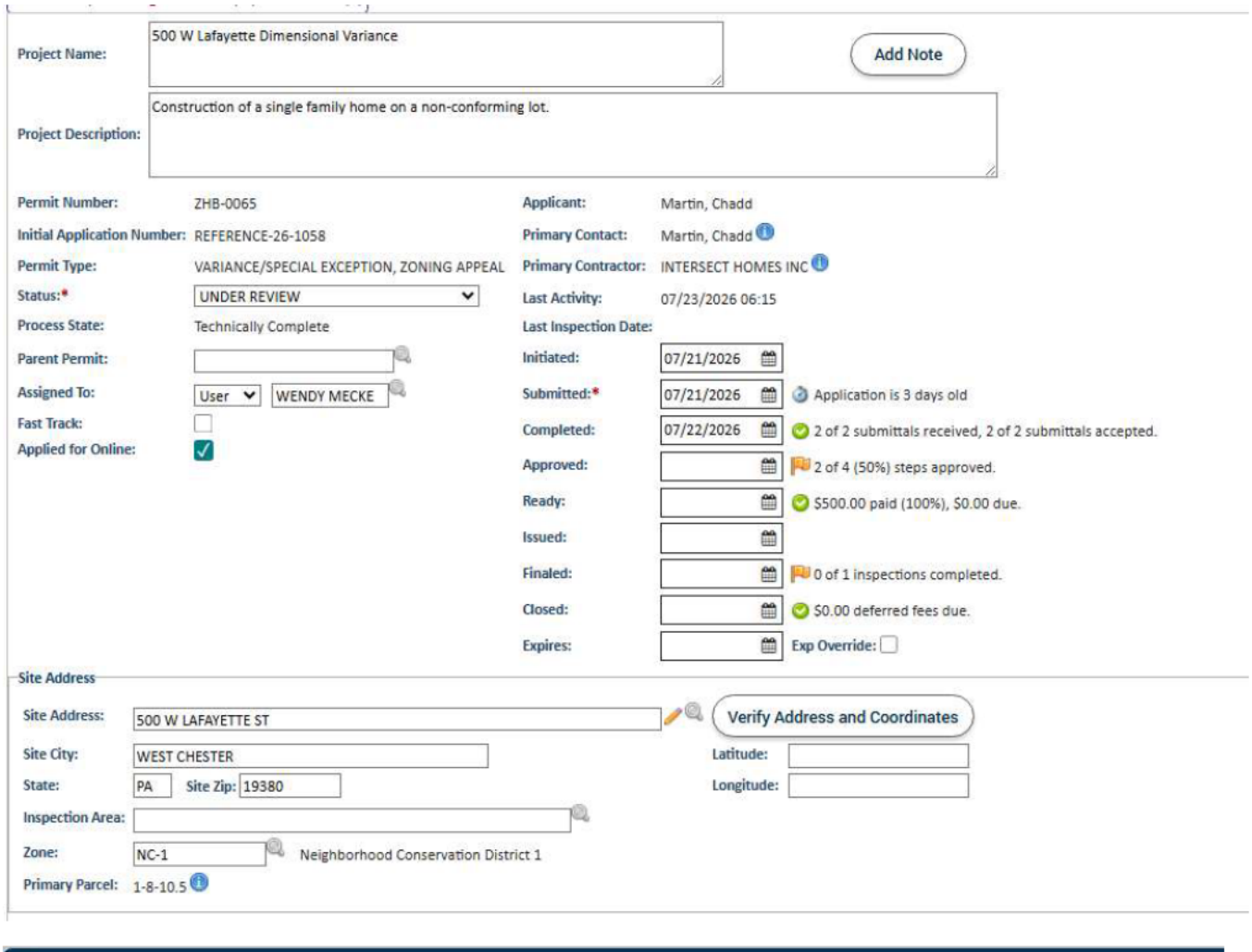
PLAN PREPARED BY:
DELLA PENNA ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
[redacted]
P: [redacted] F: [redacted] E: [redacted]

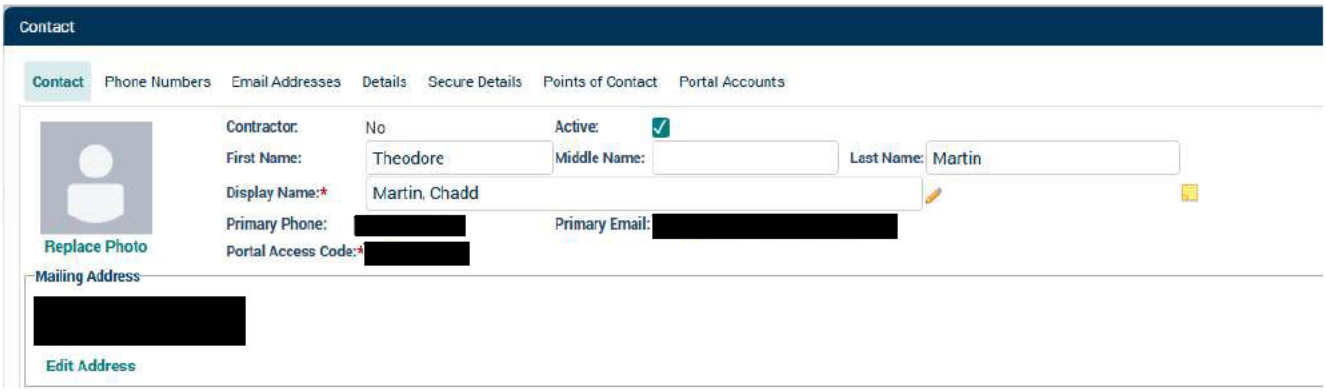
PLAN PREPARED FOR:
IHII5, LLC
500 WEST LAFAYETTE STREET
WEST CHESTER BOROUGH * CHESTER COUNTY * PENNSYLVANIA

CHRISTOPHER R. DELLA PENNA, P.E.

SKETCH PLAN 2
PROPOSED SITE PLAN

DATE: DRAFT
SHEET 2 OF 2
SCALE: 1" = 10'


Project Name:
500 W Lafayette Dimensional Variance
Add Note
Project Description:
Construction of a single family home on a non-conforming lot.
Permit Number: ZHB-0065
Initial Application Number: REFERENCE-26-1058
Permit Type: VARIANCE/SPECIAL EXCEPTION, ZONING APPEAL
Status:* UNDER REVIEW
Process State: Technically Complete
Parent Permit:
Assigned To: User WENDY MECKE
Fast Track:
Applied for Online:
Applicant: Martin, Chadd
Primary Contact: Martin, Chadd
Primary Contractor: INTERSECT HOMES INC
Last Activity: 07/23/2026 06:15
Last Inspection Date:
Initiated: 07/21/2026
Submitted:* 07/21/2026 Application is 3 days old
Completed: 07/22/2026 2 of 2 submittals received, 2 of 2 submittals accepted.
Approved: 2 of 4 (50%) steps approved.
Ready: $500.00 paid (100%), $0.00 due.
Issued:
Finaled: 0 of 1 inspections completed.
Closed: $0.00 deferred fees due.
Expires: Exp Override:
Site Address
Site Address: 500 W LAFAYETTE ST
Verify Address and Coordinates
Site City: WEST CHESTER
State: PA Site Zip: 19380
Latitude:
Longitude:
Inspection Area:
Zone: NC-1 Neighborhood Conservation District 1
Primary Parcel: 1-8-10.5


Contact
Contact
Phone Numbers
Email Addresses
Details
Secure Details
Points of Contact
Portal Accounts
Replace Photo
Contractor: No
Active:
First Name: Theodore
Middle Name:
Last Name: Martin
Display Name:* Martin, Chadd
Primary Phone: [redacted]
Primary Email: [redacted]
Portal Access Code:* [redacted]
Mailing Address
[redacted]
Edit Address

Permit #: ZHB-0065	**Status:** UNDER REVIEW	**Contact:** Martin, Chadd	**Site Address:** 500 W LAFAYETTE ST
Type: VARIANCE/SPECIAL EXCEPTION, ZONING APPEAL	**Project Name:** 500 W Lafayette Dimensional Variance	**Contractor:** INTERSECT HOMES INC	WEST CHESTER, PA 19380

Name	Value
REASON FOR APPEAL/ SPECIAL EXCEPTION:*	Non-conforming lot dimensional variance
APPLICABLE CODE SECTION:*	112-306.B
VARIANCE, SPECIAL EXCEPTION TYPE:*	Single Family Dwelling, Commercial Signs
REQUEST TYPE:*	Zoning Appeal

Chapter 66

HOUSING AND PROPERTY MAINTENANCE

§ 66-1.	Adoption of International Property Maintenance Code; copies on file.	§ 66-2.	Amendments, additions and deletions to code.
		§ 66-3.	Graffiti.

[HISTORY: Adopted by the Council of the Borough of West Chester 10-28-1987 by Ord. No. 11-1987.[1] Amendments noted where applicable.]

GENERAL REFERENCES

Brush, grass and weeds — See Ch. 41.

Building construction — See Ch. 43.

Electrical standards — See Ch. 54.

Fire prevention — See Ch. 57.

Garbage, rubbish and refuse — See Ch. 62.

Mechanical standards — See Ch. 72.

Numbering of buildings — See Ch. 75.

Plumbing — See Ch. 82.

§ 66-1. Adoption of International Property Maintenance Code; copies on file. [Amended 7-21-1993 by Ord. No. 10-1993; 7-17-1996 by Ord. No. 15-1996; 4-21-2004 by Ord. No. 18-2004; 8-15-2007 by Ord. No. 13-2007; 2-17-2010 by Ord. No. 9-2010; 1-16-2013 by Ord. No. 2-2013]

There is hereby adopted by the Borough of West Chester the International Property Maintenance Code, 2012 Edition, as now and as hereafter supplemented, reissued, amended and revised as published by the International Code Council, Inc. Not fewer than three copies of the International Property Maintenance Code, 2012 Edition are filed in the Borough's Office of Building, Housing and Codes Enforcement, and the same is hereby adopted and incorporated as fully as if set out at length herein.

§ 66-2. Amendments, additions and deletions to code. [Amended 1-25-1989 by Ord. No. 2-1989; 5-10-1989 by Ord. No. 11-1989; 6-12-1991 by Ord. No. 10-1991; 10-23-1991 by Ord. No. 20-1991; 11-18-1992 by Ord. No. 20-1992; 7-21-1993 by Ord. No. 10-1993; 6-15-2005 by Ord. No. 13-2005; 6-28-2006 by Ord. No. 7-2006; 8-15-2007 by Ord. No. 13-2007; 2-17-2010 by Ord. No. 9-2010; 8-5-2012 by Ord. No. 15-2012; 1-16-2013 by Ord. No. 2-2013; 9-29-2015 by Ord. No. 14-2015; 11-20-2024 by Ord. No. 07-2024; 3-19-2025 by Ord. No. 03-2025; 9-17-2025 by Ord. No. 08-2025]

The following amendments, additions, deletions, and changes are hereby made to the International Property Maintenance Code, 2012 Edition:

A. Section 101.1 shall be amended by the deletion of the words "[NAME OF JURISDICTION]" and the replacement thereof with the words, "the Borough of West Chester."

B. The heading of Section 103 shall be deleted in its entirety and replaced with the following: **"SECTION 103 DEPARTMENT OF BUILDING, HOUSING AND CODES**

1. **This ordinance also repealed former Ch. 66, Housing and Property Maintenance, adopted 2-12-1975 by Ord. No. 4-1975, as amended.**

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ENFORCEMENT."

C. Section 103.1 shall be deleted in its entirety and replaced with the following:

> **103.1 Code Official.** The Department of Building, Housing and Codes Enforcement shall administer and enforce the provisions of this code and Chapter 66 of the Code. The term "Code Official" shall mean the executive official in charge of the Department of Building, Housing and Codes Enforcement and the executive official's designees.

D. Section 103.5 shall be deleted in its entirety and reserved.

E. Section 106.4 shall be deleted in its entirety and replaced with the following:

> **106.4. Violation and penalties.** Any person who violates or permits the violation of any provision of this code or Chapter 66 of the Code of the Borough of West Chester or shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official, or of a permit or a certificate issued under the provisions of this code or Chapter 66 of the Code of the Borough of West Chester shall, upon conviction thereof in a summary proceeding brought before a District Justice, be guilty of a summary offense and shall be subject to the payment of a fine of not less than $25 and not more than $1,000, plus the costs of prosecution. Upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a period of not more than 30 days. Each section of this code or Chapter 66 of the Code of the Borough of West Chester that is violated shall constitute a separate offense, and each day or portion thereof in which a violation of a section of this code or Chapter 66 of the Code of the Borough of West Chester is found to exist shall constitute a separate offense, each of which violations shall be punishable by a separate fine imposed by the District Justice of not less than $25 and not more than $1,000, plus the costs of prosecution, and, upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a term not more than 30 days.

F. Section 202 shall be amended by adding the following definitions:

> **ABANDONED VEHICLE.** Any nonoperating, disassembled, stripped, damaged or dismantled vehicle which cannot be driven, any vehicle which is not currently registered and licensed, or any vehicle having an invalid and expired state motor vehicle inspection sticker.
>
> **CODE OF THE BOROUGH OF WEST CHESTER.** The compilation of all ordinances and resolutions adopted by the Borough of West Chester which is known as and cited officially as the Code of the Borough of West Chester.
>
> **FAMILY.** One or more individuals living together in a dwelling unit as a single nonprofit housekeeping unit, and doing their cooking on the premises, when said individuals are related by blood, marriage, or adoption; or no more than four unrelated individuals living together as a single nonprofit housekeeping unit in a single-family dwelling and no more than two unrelated individuals living together as a single nonprofit housekeeping unit in a two-family or multifamily dwelling; provided however that no more than three unrelated individuals living together may be permitted as a special exception under Chapter 112 of the Code of the Borough of West Chester. This definition excludes occupants of a club, dormitory, fraternity, sorority house, lodge or rooming house, group quarters and a student home.

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RENTS, LEASES OR LETS. The oral or written agreement or oral or written permission by an owner of a dwelling unit or rooming unit with a non-owner person for the use and occupancy of a dwelling unit or rooming unit.

VEHICLE. Any machine propelled by power other than human power which is designed to travel along the ground by use of wheels, treads, runners or slides and which is used to transport persons or property. Vehicles shall include but not be limited to motorcycles, automobiles, tractors, farm equipment and construction equipment.

G. Section 202 shall be amended by deleting the definition of the word "person" and the replacement thereof with the following definition:

PERSON. A business, governmental body, individual, corporation, union, association, firm, partnership, limited liability company, limited liability partnership, committee, club, or other organization, entity or group of persons.

H. Section 111, "Means of Appeal", shall be deleted and replaced with the following:

SECTION 111. BOARD OF APPEALS

111.1. General. The Borough, along with five other municipalities in Chester County, is a member of the West Chester Area Council of Governments ("WCACOG") pursuant to an Intergovernmental Cooperation Agreement to Create the West Chester Area Council of Governments dated the first day of April, 2003 (the "Agreement"). The WCACOG has formed a Board of Appeals for the members in the WCACOG which Board shall hear and decide appeals of orders, decisions or determinations made by the respective municipalities' building official relative to the application and interpretation of the municipalities' building code and property maintenance code. The Board of Appeals shall be appointed by the WCACOG and shall be governed by rules and regulations adopted by the WCACOG pursuant to the Agreement.

I. Section 302.8 shall be deleted and replaced with the following:

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302.8.1 Motor vehicles. No person shall permit any abandoned vehicle to remain outside on public or private property within the Borough for a period of more than five days unless the vehicle is parked at a public garage or automotive service station with the permission of the owner thereof. If the Code Official determines that an abandoned vehicle has remained on private property in the Borough in violation of this section, the Code Official shall send written notice to the property owner in accordance with Section 107 of this code demanding that such abandoned vehicle be removed within 48 hours. If the Code Official determines that an abandoned vehicle has remained on public property in the Borough in violation of this section, the Code Official shall send written notice to the owner of the vehicle in accordance with Section 107 of this code demanding that such abandoned vehicle be removed within 48 hours. If the Code Official cannot determine the owner of the vehicle, the Code Official shall post such notice on the vehicle. Failure of the property owner or vehicle owner to remove or have the abandoned vehicle removed within 48 hours after the receipt of the notice or posting of the notice shall constitute a violation of this section and shall subject the property owner or vehicle owner to the penalties set forth in Section 106.4 of this code. The Code Official shall be authorized to remove or cause the removal of any abandoned vehicle which remains on public property in the Borough in violation of this section. The Code Official shall be authorized to remove or cause the removal of any abandoned vehicle which remains on private property in the Borough in violation of this section, provided that such abandoned vehicle constitutes a public nuisance or hazard to the public health, safety and general welfare. Any abandoned vehicle which the Borough removes or causes to remove shall be impounded and stored at a parking area, lot or garage designated by the Borough to store such vehicles. The abandoned vehicle may be released to the property owner or owner of the abandoned vehicle (upon proper proof of ownership) after payment of all of the penalties imposed by the Borough for a violation of this section and the payment of all fees and costs that the Borough has incurred to enforce this section and to remove and store the abandoned vehicle.

302.8.2. Parking shall be prohibited on green space as such term is defined in the Borough's Zoning Code.

J. Section 304.3 shall be amended as follows:

304.3. Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the streets, roads or alleys in front of and behind the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of four inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

K. Section 304.14 shall be amended by the deletion of the words "[DATE]" and the replacement thereof with "May 1" and "November 1."

L. Section 404.6 titled "Efficiency unit" shall be deleted and such section shall be reserved.

M. Section 602.3 shall be deleted in its entirety and replaced with the following:

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602.3 Residential buildings. Every owner of any structure who rents, leases or lets one or more dwelling units or guest rooms on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat so as to maintain a room temperature not less than 68° in all habitable spaces, bathrooms and toilet rooms at all times. All heat shall be supplied exclusively by a central-type heating system or systems and shall not be augmented by any portable-type heaters or cooking devices. When the exterior temperature falls below 0° F. and the heating system is operating at its full capacity, a minimum room temperature of 63° shall be maintained at all times.

N. Section 602.4 shall be deleted in its entirety and replaced with the following:

602.4. Nonresidential structures. Every owner of any structure who rents, leases or lets a structure or any part thereof on terms, either express or implied, to furnish heat to the occupant thereof, every occupant of any structure or a part thereof who rents or leases said structure or part thereof on terms, either express or implied, to supply its own heat shall supply sufficient heat so as to maintain a room temperature of not less than 65° during all working hours in all enclosed spaces or rooms where persons are employed and working.

Exceptions.

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

O. Section 704 shall be amended by adding a new Section 704.1.2 which shall provide as follows:

704.1.2. Automatic fire alarms. Inspection, testing and maintenance of automatic fire alarms shall be in accordance with NFPA 72.

P. Section 704.3 shall be revised by deleting the exception.

Q. Section 704.4 shall be revised by deleting the exceptions.

R. A new Chapter 10 is hereby added to read as follows:

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1000.1. Purpose/legislative findings.

A. It is the purpose of this chapter and the policy of the Council of the Borough of West Chester, in order to protect and promote the public health, safety and welfare of its citizens, to establish rights and obligations of owners and occupants relating to the rental of certain residential dwelling units in the Borough of West Chester and to encourage owners and occupants to maintain and improve the quality of rental housing within the Borough. It is also the policy of the Borough of West Chester that owners, responsible local agents and occupants share responsibilities to obey the laws, statutes, codes and ordinances which are adopted to protect and promote public health, safety and welfare. As a means to those ends, this chapter provides for a system of inspections, issuance and renewal of rental licenses and imposes penalties for violations. This chapter is also enacted to develop a point system for certain Code violations and disorderly conduct that occurs at residential rental dwellings and to authorize the non-renewal, revocation or suspension of a rental license when the owner of a residential rental dwelling unit accumulates 10 points in one rental license year. This chapter shall be liberally construed and applied to promote its purpose and policies.

B. In considering the adoption of this chapter, the Borough of West Chester makes the following findings:

(1) There are approximately ~~4,800~~5820 rental residential dwelling and rooming ~~units and approximately 1,050 rooming~~ units in the Borough. Because the occupants of these rental units have no ownership interest in the property, they have allowed the properties to deteriorate.

(2) In many cases, the owners of the properties live long distances from the Borough of West Chester. As a result, property maintenance of many rental units in the Borough of West Chester has been somewhat lax.

(3) In addition, problems have occurred because many tenants have not been concerned about following the codes of the Borough of West Chester, including codes which govern maintenance and safety of the property. This, in turn, has caused problems for other home owners who own property near the rental units.

(4) There is a greater incidence of violation of various codes of the Borough of West Chester in residential rental properties where owners rent properties to tenants.

(5) The Borough has experienced public nuisances from the tenants of rental dwelling units, such as excessive noise; accumulation of trash and litter; public lewdness; and a decline in the aesthetics of residential dwellings due to lack of proper maintenance and upkeep in the dwellings wherein tenants reside.

(6) There is a greater occurrence of problems with maintenance and upkeep of residential rental dwelling units and rooming units where owners rent such units than at owner occupied residential properties.

(7) There is a greater demand for police services in areas where there is a high concentration of student rental dwelling units.

(8) The police incur costs in responding to calls concerning complaints of public nuisances which occur at residential rental dwelling units and rooming units.

(9) The police spend significant time and resources to respond to calls of disorderly conduct at residential rental dwelling units, especially student rental dwelling units. Often, these calls result in the police issuing citations to the tenants and occupants for violations of Chapter 73 of the Borough Code, titled "Noise Disturbance," and/or Chapter 84 of the Borough Code, titled "Public Nuisances."

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1000.2. Definitions. As used in this Chapter 10, the following terms have the meanings indicated below:

BOROUGH. The Borough of West Chester, Chester County, Pennsylvania.

CODE(S). Any code or ordinance adopted, enacted and/or in effect in and for the Borough of West Chester concerning fitness for habitation or the construction, maintenance, operation, occupancy, use or appearance of any premises or residential rental unit or rooming unit. Such ordinances shall include the following:

Chapter 37 - Animals

Chapter 41 - Brush, Grass and Weeds

Chapter 43 - Building Code

Chapter 44 - Existing Building Code

Chapter 45 - Residential Building Code

Chapter 57 - Fire Prevention Code

Chapter 59 - Electrical Code

Chapter 62 - Garbage, Rubbish and Refuse

Chapter 66 - Property Maintenance

Chapter 73 - Noise

Chapter 84 - Public Nuisance

Chapter 95 - Streets and Sidewalks

Chapter 112 - Zoning

CODE OFFICIAL. The executive official in charge of the Department of Building, Housing and Codes Enforcement and the executive official's designees.

COUNCIL. The Borough Council of West Chester, Chester County, Pennsylvania.

DISRUPTIVE CONDUCT. Any form of conduct, action, incident or behavior perpetrated, caused or permitted by any occupant or visitor of a residential rental dwelling unit or rooming unit that is so loud, untimely (as to the hour of the day), offensive, riotous or that otherwise disturbs other persons of reasonable sensibility in their peaceful enjoyment of their premises such that a report is made to the police and/or Code Official complaining of such conduct, action, incident or behavior. It is not necessary that such conduct, action, incident or behavior constitute a criminal offense, nor that criminal charges be filed against any person in order for a person to have perpetrated, caused or permitted the commission of disruptive conduct, as defined herein; provided, however, that no disruptive conduct shall be deemed to have occurred unless the Code Official or police shall investigate and make a determination that such did occur, and keep written records, including a disruptive conduct report, of such occurrence.

DISRUPTIVE CONDUCT REPORT. A written report of disruptive conduct to be completed by the Code Official or police, as the case may be, who actually investigate an alleged incident of disruptive conduct and which shall be maintained by the Code Official.

DWELLING UNIT. One or more rooms in a building, designed for occupancy by one family for living purposes and having its own permanently installed cooking and sanitary facilities, with no enclosed space (other than vestibules, entrances or other hallways or porches) in common with any other dwelling unit.

Commented [RR1]: Is this chapter 10 or 1000?

Commented [AF2R1]: Both. Section 1000 is chapter 10 of Chapter 66

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1000.2. Definitions. As used in this Chapter 10, the following terms have the meanings indicated below:

GUEST. A person on the premises with the actual or implied consent of an occupant.

LANDLORD. One or more persons, jointly or severally, in whom is vested all or part of the legal title to the premises or all or part of the beneficial ownership and a right to the present use and enjoyment of the premises, including a mortgage holder in possession of a residential rental unit (same as "owner").

LANDLORD-TENANT ACT. The Landlord and Tenant Act of 1951, 68 P.S. § 250.101, et seq., as the same may be amended from time to time.

LOCAL RESPONSIBLE AGENT. An adult individual designated by the owner of a residential rental dwelling unit or rooming unit who is responsible for providing the Code Official with access to the dwelling unit or rooming unit for the purpose of making inspections necessary to ensure compliance with Chapter 66 of the Code. A responsible local agent is required to either reside on the premises in which the dwelling unit or rooming unit is located or reside within a radius of five miles of the Borough of West Chester. An owner may designate himself or herself as a responsible agent if he or she either resides on the premises in which the dwelling unit or rooming unit is located or resides within a radius of five miles of the Borough of West Chester offices at 401 E Gay Street, West Chester, PA 19380.

OCCUPANT. A person who occupies a dwelling unit or rooming unit who is the owner of the dwelling unit or rooming unit or occupies with permission of the owner or tenant.

OWNER. One or more persons, jointly or severally, in whom is vested all or part of the legal title to the premises or all of part of the beneficial ownership and a right to the present use and enjoyment of the premises, including a mortgage holder in possession of a residential rental unit.

OWNER-OCCUPIED RESIDENTIAL RENTAL DWELLING UNIT. A residential rental dwelling unit in which the owner resides on a regular, permanent basis.

PERSON. Any individual, association, trust, partnership or corporation, including any members, directors, officers, employees, partners or principals thereof. Whenever used in any clause prescribing and imposing a penalty, "person" includes the members, trustees, partners, directors, officers, managers and supervisors, or any of them, of partnerships, associations, corporations or other forms of entity.

PREMISES. Any parcel of real property in the Borough, including the land and all buildings and appurtenant structures or appurtenant elements, on which one or more residential rental dwelling units or rooming units are located.

PUBLIC SAFETY/QUALITY OF LIFE COMMITTEE. The duly appointed Committee of Borough Council who shall serve as the Board of Appeals to hear and decide appeals which are filed pursuant to this chapter.

RENTAL AGREEMENT OR LEASE. An oral or written agreement or oral permission or consent between an owner or owner's agent and an occupant complying with the requirements of Section 1000.3.E of this Chapter. If a written agreement or lease is not utilized, the owner or owner's agent shall provide a written document to the occupant which includes the terms required by Section 1000.3.E(2) through (6) of this Chapter.

RENTAL LICENSE. The license issued to the owner of a residential rental dwelling unit or rooming unit under this chapter, which is required for the lawful rental and occupancy of the same.

Commented [AF3]: I have had one or two people tell me that they do not get points even if the person who cause the disruptive conduct is convicted as they are not tenants. They say they never gave the person permission to be there. To simplify this and make it clearer i want to say permission from the owner or tenant.

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1000.2. Definitions. As used in this Chapter 10, the following terms have the meanings indicated below:

RENTS, LEASES OR LETS. The oral or written agreement or oral or written permission by an owner of a dwelling unit or rooming unit with a non-owner person for the use and occupancy of a dwelling unit or rooming unit. The non-owner person may be an individual who is related to the owner by blood, marriage, or legal adoption.

RESIDENTIAL RENTAL DWELLING UNIT. Any dwelling unit or rooming unit within the Borough which is occupied by a person who is not the owner of the dwelling unit or rooming unit as determined by the most recent deed for the premises where the dwelling unit or rooming unit is located, whether or not by an oral or written lease, for contractual consideration or no contractual consideration, or pursuant to the laws of the Commonwealth of Pennsylvania.

REVOKE. The loss of the privilege to rent a residential rental dwelling unit or rooming unit for a period of time set by the Code Official and the loss of the privilege to apply for the renewal of the rental license at the expiration of that time period.

ROOMING UNIT. A dwelling providing lodging with or without meals, but including common cooking and sanitary facilities.

SUSPEND. The loss of the privilege to rent a residential rental dwelling unit or rooming unit for a period of time set by the Code Official. After the expiration of the suspension time period, the owner may apply for the renewal of the rental license.

TENANT. An individual who resides in a residential rental dwelling unit or rooming unit, whether or not he or she is the owner thereof, with whom a legal relationship with the owner/landlord is established by a lease or by the laws of the Commonwealth of Pennsylvania (same as "occupant").

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1000.3. Owner's duties.

A. General. It shall be the duty of every owner of a residential rental dwelling unit and rooming unit to keep and maintain such dwelling units and rooming units in compliance with all applicable commonwealth laws and regulations and codes and to keep the premises in good and safe condition. The owner/landlord shall be responsible for regularly performing all maintenance, including lawn mowing and ice and snow removal, and for making any and all repairs in and around the premises. As provided for in this chapter, every owner/landlord shall make every reasonable effort to regulate the proper and lawful use and maintenance of every residential rental dwelling unit and rooming unit which he, she or it owns. As provided for in this chapter, every owner shall also be responsible for regulating the conduct and activities of the occupants of every residential rental dwelling unit and rooming unit which he, she or it owns in the Borough, which conduct or activity takes place at such residential rental dwelling unit or rooming unit. In order to achieve those ends, every owner of a residential rental dwelling unit and rooming unit shall regulate the conduct and activity of the occupants thereof, both contractually and through enforcement, as more fully set forth below. This section shall not be construed as diminishing or relieving, in any way, the responsibility of occupants or their guests for their conduct or activity, nor shall it be construed as an assignment, transfer or projection over or onto any owner of any responsibility or liability which occupants or their guests may have as a result of their conduct or activity under any private cause of action, civil or criminal enforcement proceeding, or criminal law. This section shall not be construed so as to require an owner to indemnify or defend occupants or their guests when any such action or proceeding is brought against the occupant based upon the occupant's conduct or activity. Nothing herein is intended to impose any additional civil or criminal liability upon owner other than that which is imposed by existing law. This chapter is not intended to, nor shall its effect be, to limit any other enforcement remedies which may be available to the Borough against an owner, occupant or guest thereof.

B. Designation of local responsible agent. Any owner who rents, leases or lets a residential rental dwelling unit or a rooming unit shall designate and appoint an adult individual to serve as the responsible local agent for such dwelling unit or rooming unit. The responsible local agent shall be responsible for providing the Code Official with access to the dwelling unit or the rooming unit for the purpose of making inspections necessary to ensure compliance with the Borough Code, including Chapter 66 of the Code, titled "Housing and Property Maintenance." A responsible local agent is required to either reside on the premises in which the dwelling unit or rooming unit is located or reside within a radius of five miles of the Borough of West Chester offices at 401 E. Gay Street, West Chester, PA 19380. An owner may designate himself or herself as a responsible agent if he or she either resides on the premises in which the dwelling unit or rooming unit is located or resides within a radius of five miles of the Borough of West Chester offices at 401 E. Gay Street, West Chester, PA 19380. The local responsible agent shall be the agent of the owner for service of process and receiving of notices and demands, as well as for performing the obligations of the owner under this chapter and under rental agreements with the occupants. The identity, address and telephone number(s) of a person who is designated as local responsible agent hereunder shall be provided by the owner to the Borough on a form that the Borough shall create and such information shall be kept current and updated as it changes. Address of owner and responsible agent must be their residential address. No PO Boxes shall be used as an address.

C. Disclosure. The owner or responsible local agent shall disclose to all occupants in writing on or before the commencement of the rental agreement:

(1) The name, address and telephone number of the responsible local agent, if applicable;

(2) The name, address and telephone number of the owner of the premises.

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1000.3. Owner's duties.

D. Maintenance of premises. The owner shall maintain the premises in compliance with the codes of the Borough and shall regularly perform all routine maintenance, including lawn mowing and ice and snow removal and shall promptly make any and all repairs necessary to fulfill this obligation. The owner and occupant may agree that the occupant is to perform the routine maintenance of the premises, including lawn mowing and ice and snow removal. In such a case, however, such agreement between the owner and occupant must be in writing. Such an agreement may be entered into between the owner and occupant only if: (i) the agreement of the parties is entered into in good faith and not for the purpose of evading the obligations of the owner or occupant; and (ii) the agreement does not diminish or affect the obligation of the owner to other occupants in the premises. In no case shall the existence of any agreement between owner and occupant relieve an owner of any responsibility under this chapter or other ordinances or codes for maintenance of the premises.

E. Rental agreement. All disclosures and information required to be given to occupants by the owner shall be furnished at or before the commencement of the rental agreement. The owner shall provide all occupants with copies of any rental agreement and addendum upon execution.

(1) Terms and conditions. Owner and occupant may include in a rental agreement terms and conditions not prohibited by this chapter or other applicable ordinances, regulations and laws, including rent, term of the agreement and other provisions governing the right and obligations of the parties.

(2) The rental agreement shall specify that the occupants may not engage in disruptive conduct as defined in this chapter or any action which constitutes a violation of the codes and that it shall be a breach of the rental agreement if the occupants engage in such disruptive conduct or violations and that the landlord may exercise the right to terminate the rental agreement and evict the occupants if such disruptive conduct or violations occur.

(3) Right of inspection. The rental agreement shall specify that the Borough has the right to periodically inspect the residential rental dwelling unit or rooming unit for purposes of issuing a rental license pursuant to this chapter. The rental agreement shall be signed by all tenants who shall consent to routine inspections of the dwelling unit or rooming unit required by this chapter.

(4) Prohibited provisions. Except as otherwise provided by this chapter, no rental agreement may provide that the occupant or owner agrees to waive or forego rights or remedies under this chapter. A provision prohibited by this subsection included in a rental agreement is unenforceable.

(5) Provision of Summary Ordinance to Occupant. Following the effective date of this chapter, a summary of the tenant's obligations pursuant to this chapter, in substantially the form set forth in Appendix A,[2] shall be provided to the occupant at or before commencement of the rental agreement. If a summary has been provided at or before commencement of the rental agreement, a summary does not have to be provided upon renewal. Where a rental agreement has been entered into prior to the effective date of this chapter, the owner shall provide the occupants with a copy of the summary within 60 days after the effective date of this chapter.

2. **Editor's Note: Appendix A is included as an attachment to Ch. 66 of the Code of the Borough of West Chester.**

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1000.3. Owner's duties.

(6) The owner shall secure a written acknowledgement from occupants that the occupants have received the disclosures and information required by this chapter.

F. Complaints. The owner shall promptly reply to reasonable complaints and inquires from occupants.

G. Landlord-Tenant Act. The owner shall comply with all provisions of the Landlord-Tenant Act.

H. Inspections. The Code Official shall perform routine inspections on all residential rental dwelling units and rooming units subject to the provisions of this chapter and Chapter 66 of the Code of the Borough of West Chester to determine compliance with all applicable terms of the Code. The frequency of such routine inspections shall be determined in accordance with a schedule adopted by the Department of Building, Housing and Codes Enforcement. The owner shall include in the rental agreement the Borough's right to make such inspections upon reasonable notice to the owner and the owner shall notify the tenants prior to the scheduled inspection(s). If necessary, the Code Official may seek to obtain a search warrant issued by a competent authority for the purpose of compelling an inspection or otherwise enforcing the terms and conditions of the Code. Any premises which has been found to be in noncompliance with the Code shall be subject to reinspection by the Code Official.

1000.4. Occupant duties.

A. General. All occupants of residential rental dwelling units and rooming units shall comply with all obligations imposed upon occupants by this chapter, all applicable codes and ordinances of the Borough and all applicable provisions of commonwealth law.

B. Health and safety regulations. The maximum number of persons permitted in any residential rental dwelling unit or rooming unit at any time shall not exceed the number permitted by the Zoning Ordinance.[3] The occupant shall deposit all rubbish, garbage and other waste from his or her residential rental dwelling unit into containers provided by the owner in a clean and safe manner and shall separate and place for collection all recyclable materials, in compliance with Chapter 62 of the Borough Code and all other applicable ordinances, laws and regulations.

C. Peaceful enjoyment. The occupant shall conduct himself or herself and require other person(s) including, but not limited to, guests on the premises and within his or her residential rental dwelling unit or rooming unit with his or her express or implied consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of the premises by others, and that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by the person(s) occupying same.

D. Illegal activities. The occupant shall not engage in, nor tolerate, nor permit others on the premises to engage in any conduct declared illegal under the Pennsylvania Crimes Code (18 Pa.C.S.A. § 101 et seq.) or Liquor Code (47 P.S. § 1-101 et seq.) or the Controlled Substance, Drug, Device and Cosmetic Act (35 P.S. § 780-101 et seq.).

3. **Editor's Note: See Ch. 112 of the Code of the Borough of West Chester.**

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1000.4. Occupant duties.

E. Disruptive conduct. The occupant shall not engage in, nor tolerate, nor permit others on the premises to engage in disruptive conduct. When the Code Official or police investigate an alleged incident of disruptive conduct, he or she shall complete a disruptive conduct report upon a finding that the reported incident did, in his or her judgment, constitute disruptive conduct as defined herein. The information filled in on said report shall include, if possible, the identity or identities of the alleged perpetrator(s) of the disruptive conduct and all other obtainable information including the factual basis for the disruptive conduct requested on the prescribed form. Where the police make such investigation, said police officer shall then submit the completed disruptive conduct report to the Code Official. In all cases, the Code Official shall mail a copy of the disruptive conduct report to the owner or responsible local agent within ~~three~~ seven business days of receiving the report.

F. Compliance with rental agreement. The occupant shall comply with all lawful provisions of the rental agreement entered into between owner and occupant, including the addendum to rental agreement which is required pursuant to Section 1000.3E(5) of this chapter. Failure to comply may result in the eviction of the occupant by the owner in accordance with the rental agreement and Landlord-Tenant Act.

G. Damage to premises. The occupant shall not intentionally cause, nor permit or tolerate others to cause, damage to the premises.

H. Inspection of premises. The occupant shall permit inspections by the Code Official of the premises at reasonable times and upon reasonable notice to the owner as provided in the rental agreement and this chapter.

1000.5. Licenses and inspections.

A. License required. No person shall rent, lease or let a residential rental dwelling unit or rooming unit unless such person holds a valid rental license for such unit issued by the Code Official.

B. Rental license fees. Every person applying for and obtaining a rental license for a residential rental dwelling unit or rooming unit shall pay a yearly rental license fee which shall be established by Borough Council by resolution from time to time.

C. Application for rental license; registration of rental dwelling units and rooming units; form and content. Application for and registration of a rental license for a residential rental dwelling unit or a rooming unit shall be made in writing on forms prepared and provided by the Department of Building, Housing and Codes Enforcement and shall be accompanied with payment of the applicable rental license fee. Such forms shall require, but shall not be limited to requiring, the following information and shall be signed and sworn to by the owner of such dwelling unit or rooming unit:

(1) The names and addresses of all of the owners of the dwelling unit or rooming unit.

(2) The name, address telephone number and email address of the person authorized to collect rent for the dwelling unit or rooming unit.

(3) The name, local address, telephone numbers, business and home, and email address of the responsible local agent.

(4) The address of the premises in which the dwelling unit or the rooming unit is located.

(5) Identification of the unit as a dwelling unit or a rooming unit.

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1000.5. Licenses and inspections.

(6) The number of dwelling units or rooming units located on the premises in which the dwelling unit or rooming unit is located.

(7) Whether such dwelling unit or rooming unit is a student home, as defined by the Chapter 112 of the Code of the Borough of West Chester (Zoning).

D. Filing tenant and landlord information form.

(1) At the time that an owner files an application for a rental license for a residential rental dwelling unit or rooming unit, the owner shall complete, sign and file a tenant and landlord information form. The tenant and landlord information form shall be prepared by or at the direction of the Code Official and shall require the owner to provide the names and the addresses of the owner, the responsible local agent, the address of the dwelling unit and/or rooming unit, the names and unit addresses of the tenants and/or occupants [except as otherwise provided in Section 1000.5D(2) below] the lease commencement and expiration date, a brief summary of the Borough ordinances relating to trash collection, permit parking areas, snow and ice removal, grass and weed control, maximum number of persons permitted to reside in a rooming unit and/or dwelling unit and noise disturbances and such additional information as the Code Official may require for purposes of the implementation, administration and enforcement of this chapter. At any time there is a change of tenants and/or occupants, the owner shall provide the Borough with an updated tenant and landlord information form.

(2) Notwithstanding the provisions of Section 1000.5D(1) above, the owner shall not be required to disclose the name and unit address of a tenant or occupant if the owner has reason to believe that such a disclosure may jeopardize the personal safety and well-being of a tenant or occupant and the owner provides the Code Official with such information and documentation to support such belief as may be reasonably required by the Code Official.

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1000.5. Licenses and inspections.

E. Issuance of initial rental license. Upon receipt of a fully completed application and registration form for an initial rental license for a residential rental dwelling unit or a rooming unit and receipt of payment of the applicable rental license fee, the Code Official shall inspect the residential rental dwelling unit or rooming unit to determine if such rooming unit or dwelling unit is in compliance with the applicable provisions of the Code. In connection with the inspection of a dwelling unit or a rooming unit, the Code Official is authorized to inspect the interior and exterior of the rooming house in which the rooming unit is located or the building in which the dwelling unit is located. If the Code Official determines that the rooming unit or dwelling unit is in compliance with the applicable provisions of the Code, the Code Official shall issue a rental license to the owner or responsible local agent; provided, however, that if the owner of the property where the dwelling unit or rooming unit is located is delinquent in the payment of municipal taxes or municipal claims, the rental permit may be denied until such time as such taxes or claims are paid in full. In the event that the Code Official finds that the rooming unit or dwelling unit is in violation of any applicable provision of the Code, the Code Official shall not issue the rental license and instead shall issue a notice of violation as provided by this chapter. After receipt of notice from the owner or the responsible local agent that the violations have been abated or remedied, the Code Official shall reinspect the rooming unit or rental dwelling unit to determine if the items cited in the notice of violation have been remedied or corrected, in which case the rental license shall be issued. The rental license shall, at all times, be maintained in the rooming unit or dwelling unit or on the premises in which the rooming unit or dwelling unit is located and shall be available for inspection by Borough officials.

F. Reregistration of residential rental dwelling units and rooming units; renewal; transfer of ownership:

(1) The owner of any rooming unit or residential rental dwelling unit must renew the rental license for such rooming unit or dwelling unit every year by the first of July by payment of the applicable license fee and completing and filing the forms prepared and provided by the Department of Building, Housing and Codes Enforcement with respect to such reregistration. The Code Official shall not be required to perform an inspection in connection with the renewal of a rental license.

(2) In the event of a transfer of ownership, the rental license shall be transferred to the new owner by the new owner's payment of a transfer fee in an amount established by resolution of Borough Council and the filing, within 10 days of the transfer of ownership, of a completed written rental license application and registration form for each rooming unit and dwelling unit provided by the Department of Building, Housing and Codes Enforcement. It shall be the responsibility of the owner(s) to notify the Code Official of the transfer not more than five days prior to the date of the transfer of ownership. The new owner shall register and obtain a rental license for each rooming unit or dwelling unit and pay the applicable rental license fee therefor within five days after the date of the transfer of ownership.

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1000.6. Disciplinary action.

A. General. In addition to imposing fines and penalties as prescribed in Section 1000.8, the Code Official may initiate disciplinary action against an owner that may result in a written warning, nonrenewal, suspension or revocation of the owner's rental license for violating any provision of this chapter that imposes a duty upon the owner as provided for herein.

B. Grounds for imposing discipline. Any of the following may subject an owner to discipline as provided for in this chapter:

(1) Failure to take steps to remedy and prevent incidents of disruptive conduct by occupants of residential rental dwelling units and rooming units after notice as required by this chapter.

(2) Failure to take steps to remedy and prevent violations of the Code by occupants of residential rental dwelling units and rooming units after notice as required by this chapter.

(3) Failure to file and implement an approved plan to remedy and prevent incidents of disruptive conduct by occupants of the residential rental dwelling units and rooming units as required by this chapter.

(4) Failure to file and implement an approved plan to remedy and prevent violations of the Code by occupants of the residential rental dwelling units and rooming units as required by this chapter.

(5) Failure to pursue eviction and diligently prosecute said eviction of the occupants in accordance with the terms of the rental agreement and Landlord-Tenant Act after incidents of disruptive conduct, violations of the Code have occurred and having been directed to do so by the Code Official as provided for in this chapter.

C. Types of disciplinary action.

(1) Written warning; corrective action plan.

[a] Upon the first report of disruptive conduct within a license period or the accumulation of at least five points for Code violations at a residential rental dwelling unit or rooming house within a license period, the Code Official shall issue a written warning advising the owner that future occurrences of disruptive conduct or assignment of points for Code violations shall lead to further disciplinary action as specified herein.

[b] Within 20 days after receipt of a written notice from the Code Official that an occupant of a residential rental dwelling unit or rooming unit has engaged in disruptive conduct or at least five points for violations of the Code have accumulated at a residential rental dwelling unit or rooming house, the owner shall file with the Code Official a report setting forth what action the owner has taken to prevent a reoccurrence of such conduct or violation. The report shall also set forth a plan as to the steps the owner will take in the future if the disruptive conduct or violation shall reoccur.

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1000.6. Disciplinary action.

[c] The Code Enforcement Officer shall review the report, and if adequate steps have been taken and the plan is adequate to address future disruptive conduct and Code violations, shall approve the plan. If the Code Enforcement Officer does not find that the plan is adequate to prevent reoccurrence of similar disruptive conduct, Code violations by the occupants, he shall specify this in writing to the owner and suggest alternative measures to be taken by the owner. The owner shall thereafter revise the plan to incorporate the Code Official's recommendations.

[d] The owner shall, on his or her initiative, enforce the plan and failure to do so shall be a violation of this chapter.

[e] Upon satisfactory compliance with the corrective action plan and any conditions imposed by the Code Official, the formal warning shall be removed when the owner applies for a license renewal, provided that there were no other instances of disruptive conduct or accumulation of additional points for violations at the same residential rental dwelling unit or rooming unit in the same license period.

(2) Commencement of eviction of occupant(s). Upon the second report of disruptive conduct within a license period involving the same occupant or occupants, the Code Official shall direct the owner to initiate eviction proceedings against the occupant(s) who violated this chapter in accordance with the rental agreement and procedures in the Landlord-Tenant Act and to prohibit the occupant(s) from occupying the premises during the subsequent licensing period. If so ordered, the owner shall take all necessary action to evict the occupants in accordance with the terms of the rental agreement and Landlord-Tenant Act.

(3) Nonrenewal, suspension and revocation.

[a] Upon the third report of disruptive conduct or the accumulation of at least 10 points for Code violations at a residential rental dwelling unit or rooming house within a license period, involving the same occupant or occupants, the Code Official shall impose one of the following disciplinary actions: (i) deny the owner the privilege to apply for license renewal after the expiration of the license term; (ii) suspend the rental license for a period of time set by the Code Official; or (iii) revoke the rental license for a time specified by the Code Official.

[b] If the Code Official denies the owner the privilege to renew a rental license, the owner may maintain occupants in the premises until the end of the license term, but will not be permitted to apply for renewal of the license until a time set by the Code Official.

[c] If the Code Official imposes the discipline of suspension of the rental license, upon suspension, the owner shall take steps to declare the occupants in breach of the rental agreement and seek eviction of the occupants in accordance with the Landlord-Tenant Act. The owner shall take all necessary action to evict the occupants in accordance with the terms of the rental agreement and Landlord-Tenant Act. The owner, after the expiration of the suspension period, may apply for license renewal without the need to show cause why the owner's privilege to apply for a license should be reinstated.

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1000.6. Disciplinary action.

[d] If the Code Official imposes the discipline of revocation of the rental license, the owner shall take steps to declare the occupants in breach of the rental agreement and seek eviction of the occupants in accordance with the Landlord-Tenant Act. The owner shall take all necessary action to evict the occupants in accordance with the terms of the rental agreement and Landlord-Tenant Act.

D. Criteria for applying discipline. The Code Official, when imposing discipline authorized pursuant to Section 1000.6C above shall consider the following:

(1) The effect of the disruptive conduct or Code violations on the health, safety and welfare of the occupants of the residential rental dwelling unit and rooming unit and other residents of the premises.

(2) The effect of the disruptive conduct or Code violations on the neighborhood.

(3) Whether the owner has prior violations of this chapter and other ordinances of the Borough or has received other notices of violations as provided for in this chapter.

(4) Whether the owner has been subject to disciplinary proceedings under this chapter.

(5) The effect of disciplinary action on the occupants.

(6) The action taken by the owner to remedy the disruptive conduct, Code violations to prevent future incidents of disruptive conduct and Code violations, including any written plan submitted by the owner.

(7) The policies and lease language employed by the owner to manage the residential rental dwelling unit or rooming unit to enable the owner to comply with the provisions of this chapter.

(8) In addition to applying discipline as set forth above, the Code Official may recommend that as a condition of issuing subsequent rental license, reasonable conditions related to fulfilling the purposes of this chapter be imposed.

E. Points for Code violations. Points for Code violations shall be assigned as follows:

(1) One point shall be assigned for each violation of the following ordinances as set forth in Section 1000.8: Property Maintenance Code, Refuse, Sidewalks, Vegetation, and Animals.

(2) Two points shall be assigned for each violation of the following ordinances as set forth in Section 1000.8: Fire Prevention Code, Electrical Code, and Occupancy Limits under Chapters 43, 44, 45 and 112 of the Code of the Borough of West Chester.

(3) Three points shall be assigned for the first violation in a rental license year of the following ordinances as set forth in Section 1000.8: Public Nuisance and Noise. Four points for the second violation in the same rental license year of the following ordinances as set forth in Section 1000.8: Public Nuisance and Noise. Five points for the third violation in the same rental license year of the following ordinances as set forth in Section 1000.8: Public Nuisance and Noise.

(4) Five points shall be assigned for unlawfully using a dwelling unit as a student home in violation of Chapter 112 of the Borough Code.

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1000.6. Disciplinary action.

(5) Upon discovery of multiple violations at a residential rental dwelling unit or rooming unit or the property in which the rooming unit is located, the maximum number of points that can accumulate in a twenty-four-hour period is three, except for the offense of unlawfully using a dwelling unit as a student home in violation of Chapter 112 in which case five points may be assessed for one violation.

(6) When a complaint made by the owner of a dwelling unit or a rooming unit, the owner's responsible local agent or by the tenants and/or occupants thereof results in prosecution against another tenant and/or occupant of the dwelling unit or rooming unit, such violation shall not be counted when imposing disciplinary action.

(7) The Borough Code Official shall provide written notice to the owner by first-class mail within ~~three~~seven days of receiving the Disruptive Conduct Report from the Borough Police Dept., informing the owner of the occurrence of the Code violation which may potentially lead to an assessment of point(s).

(8) Points for all Code violations shall accumulate against a residential rental dwelling unit or rooming unit or the Premises in which the dwelling unit or rooming unit is located at the time that the owner, tenant or occupant is adjudicated guilty or liable, enters a plea of guilty, a plea of no contest or a plea of nolo contendere at the District Court hearing, and with respect to the appeal of an enforcement notice issued pursuant to Section 616.1 of the Municipalities Planning Code, the Borough's Zoning Hearing Board rules in favor of the Borough. The points shall also accumulate if after being charged or a citation or zoning violation notice is issued, the owner or occupant ignores the citation or arrest and a warrant is issued against the owner or occupant.

F. Procedure for nonrenewal, suspension or revocation of license; notification. Following a determination that grounds for nonrenewal, suspension or revocation of a license exist, the Code Official shall notify the owner of the action to be taken and the reason therefor. Such notification shall be in writing, addressed to the owner in question, be sent certified mail and shall contain the following information:

(1) The address of the premises in question and identification of the particular residential rental dwelling unit(s) or rooming unit(s) affected.

(2) A description of the disruptive conduct or Code violations which have occurred.

(3) A statement that the license for said residential rental dwelling unit(s) or rooming unit(s) shall be either suspended or revoked, or will not be renewed for the next license year or that the owner will receive a formal warning. In the case of a suspension or revocation, the notice shall state the date upon which such suspension or revocation will commence and in the case of a suspension shall also state the duration of said suspension.

(4) A statement that, due to the nonrenewal, suspension or revocation, the owner or any person acting on his, her or its behalf is prohibited from renting, leasing or permitting occupancy of the residential rental dwelling unit(s) or rooming unit(s) from and during the period said action is in effect.

(5) A statement informing the owner that he, she or it has a right to appeal the decision suspending, revoking or declining to renew the license to the Public Safety/Quality of Life Committee in accordance with the procedure in Section 1000.7 of this chapter.

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1000.6. Disciplinary action.

G. Delivery of notification. All notices shall be sent to the owner and responsible local agent, if applicable, by certified mail. In the event the notice is returned by postal authorities marked "unclaimed" or "refused" then the Code Official shall attempt delivery by personal service on the owner or responsible local agent, if applicable. The Code Official shall also post the notice at a conspicuous place on the premises.

H. Effect of suspension or revocation of rental license. Upon the commencement of suspension or revocation and after the owner has evicted the occupants in accordance with the provisions in the rental agreement and Landlord-Tenant Act, the residential rental dwelling unit or rooming unit shall be secured by the owner, and no person, firm, or corporation shall operate or rent/lease to another for residential occupancy any dwelling unit or rooming unit during such time that the rental license for such unit is suspended or revoked. The transfer of the ownership of a rental property by an owner to an entity in which such owner holds an ownership or equity interest will not void any existing suspension or revocation relating to such rental property.

I. Nonexclusive remedies. The discipline provisions of this section and the license nonrenewal, suspension and revocation procedures provided in this chapter shall be independent, non-mutually exclusive separate remedies, all of which shall be available to the Borough as may be deemed appropriate for carrying out the purposes of this chapter. The remedies and procedures provided in this chapter for violation hereof are not intended to supplant or replace to any degree and the remedies and procedures available to the Borough in the case of a violation of any other code or ordinance of the Borough, whether or not such other code or ordinance is referenced in this chapter and whether or not an ongoing violation of such other code or ordinance is cited as the underlying ground for a finding of a violation of this chapter.

1000.7. Appeals.

A. The owner of a residential rental dwelling unit or rooming unit has the right to appeal a decision suspending, revoking or declining to renew a rental license to the Public Safety/ Quality of Life Committee by submitting in writing to the Borough Manager, within 30 days from the date printed on the notice, a detailed statement of the appeal including grounds therefore and the reason(s) alleged as to why the determination of the Code Official is incorrect or should be overturned, and a statement of relief requested by the appellant. Such notice of appeal shall be required to be submitted on a form to be prescribed therefore by the Borough, and signed by the appellant.

B. There is hereby imposed a fee for filing of such appeals, the amount of which shall be determined and established, from time to time, by resolution of Council.

C. Upon receipt of such an appeal in proper form, accompanied with the requisite filing fee, the Borough Manager shall schedule an appeal hearing of the Public Safety/Quality of Life Committee to be held within 30 days of the request.

D. The appellant, Code Official and the owners of properties within a radius of 300 feet from the premises for which the license is at issue shall receive written notice of the hearing on appeal.

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1000.7. Appeals.

E. The Public Safety/Quality of Life Committee shall hold a hearing on the appeal which shall be conducted in accordance with the Local Agency Law, 2 Pa.C.S.A. § 551 et seq. and 2 Pa.C.S.A. § 751 et seq. The appellant and all other parties having an interest may be heard. Based on the facts and arguments of the appellant and the Code Official and any police or other public officials involved, and any relevant factual presentations of other parties, the Public Safety/Quality of Life Committee shall make a decision affirming, reversing or modifying the action of the Code Official from which the appeal was taken. Among other facts presented, the Public Safety/Quality of Life Committee shall consider the factors set forth in Section 1000.6D when determining if the decision to suspend, revoke or not to renew a license shall be upheld. The Committee shall also have the discretion to remove points that have been assessed against a particular dwelling unit or rooming unit in instances where the owner has taken steps to implement an approved corrective action plan to remedy and prevent violations of the Code or incidents of disruptive conduct by occupants. Such decision shall be rendered at a public meeting either immediately following the hearing or within 30 days thereafter. The decision shall be reduced to writing stating clearly the factual and legal basis for the decision, within 45 days after the hearing. If the Public Safety/Quality of Life Committee deems it necessary or desirable, it may continue the hearing to a subsequent time and date not later than 30 days from the initial hearing and in such case the time limits for rendering the decision and reducing it to writing set forth herein shall be calculated from the last hearing date at which the substance of the decision or orally announced.

1000.8. Violations.

A. For purposes of this chapter, violations are those as set forth in the following ordinances or statutes:

(1) Occupancy: Refers to regulations relating to occupancy of rooming units, dwelling units and dwellings as contained in Chapters 43, 44, 45 and 112 of the Code of the Borough of West Chester.

(2) Refuse: Refers to regulations relating to Garbage, Rubbish and Refuse, Chapter 62 of the Code of the Borough of West Chester.

(3) Property maintenance (interior and exterior): Refers to regulations relating to International Property Maintenance Code, 2012 Edition, as now and as hereafter supplemented, reissued, amended and revised as published by the International Code Council, Inc., as contained in Chapter 66 of the Code of the Borough of West Chester.

(4) Sidewalks: Refers to regulations relating to snow and ice removal contained in Streets and Sidewalks, Chapter 95 of the Code of the Borough of West Chester.

(5) Noise: Refers to regulations relating to Noise Disturbance, Chapter 73 of the Code of the Borough of West Chester.

(6) Vegetation: Refers to regulations relating to Brush, Grass and Weeds, Chapter 41 of the Code of the Borough of West Chester.

(7) Animals: Refers to regulations relating to Animals, Chapter 37 of the Code of the Borough of West Chester.

(8) Student housing: Refers to student housing regulations contained in Chapter 112 of the Code of the Borough of West Chester.

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1000.8. Violations.

(9) Fire Prevention Code: Refers to regulations relating to Fire Prevention, Chapter 57 of the Code of the Borough of West Chester.

(10) Electrical Code: Refers to regulations in the Electrical Code, Chapter 54 of the Code of the Borough of West Chester.

(11) Public nuisance: Refers to violations of Chapter 84 of the Code of the Borough of West Chester.

1000.9. Miscellaneous provisions.

A. Notice. All official notices of the Borough relating to a residential rental dwelling unit or rooming unit shall be served on the owner of the unit and the local responsible agent, if applicable. There shall be a rebuttable presumption that any notice required to be given to the owner under this chapter shall have been received by such owner if the notice was given to the owner in the manner provided by this chapter. A claimed lack of knowledge by the owner of any violation hereunder cited shall be no defense to license nonrenewal, suspension or revocation proceedings as long as all notice prerequisite to institution of such proceedings have been given and deemed received in accordance with the applicable provisions of this chapter.

B. Owners severally responsible. If any residential rental dwelling unit or rooming house is owned by more than one person, in any form of joint tenancy, as a partnership or otherwise, each person shall be jointly and severally responsible for the duties imposed under the terms of this chapter and shall be severally subject to prosecution for the violation of this chapter.

C. Confidentiality. All registration and contact information shall be maintained in a confidential manner by the Code Official and shall only be utilized for the purpose of enforcement of this chapter by the Code Official.

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1000.10. Enforcement; violations and penalties.

Any person who violates or permits the violation of any provision of this Chapter 10 or shall fail to comply with any of the requirements thereof, shall, upon conviction thereof in a summary proceeding brought before a District Justice, be guilty of a summary offense and shall be subject to the payment of a fine of not less than $100 and not more than $1,000, plus the costs of prosecution. Upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a period of not more than 30 days. Each section of this chapter that is violated shall constitute a separate offense, and each day or portion thereof in which a violation of a section of this chapter is found to exist shall constitute a separate offense, each of which violations shall be punishable by a separate fine imposed by the District Justice of not less than $100 and not more than $1,000, plus the costs of prosecution, and, upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a term not more than 30 days. In addition to the fines set forth herein, the Borough shall be entitled to reasonable attorneys' fees and costs incurred in enforcing this chapter. The said fees shall be added to any penalties set forth above.

1000.11. Imposition of police service costs.

A. Definition. For purposes of this section, "police service costs" shall be the costs incurred by the Borough of West Chester Police Department for police services which are rendered in response to calls of disruptive conduct. Such costs include, but are not limited to, the salaries and other compensation of police officers, appropriate administrative expenses allocable thereto and prorated costs of equipment necessary for the police to respond. The police services fees shall be established from time to time by Council in a resolution and shall be based on the average cost for a typical police response to a call of disruptive conduct.

B. An owner and/or occupant is required to pay police service costs which are incurred by the Borough of West Chester Police Department in responding to incidents of disruptive conduct in excess of one response during any consecutive thirty-day period of time.

C. Whenever the police are called to respond to an incident of disruptive conduct, the Code Official shall notify the owner and/or occupant of the property where the disruptive conduct took place and also the local responsible agent of such property, by regular mail at the last known address of such owner and agent, that the police were called to respond to disruptive conduct at the owner's property and that if the police are again called to respond to disruptive conduct at such property within 30 days after their initial response, such owner and/or occupant shall be required to pay police service costs to the Borough for such responses.

D. After the second response to disruptive conduct within 30 days as provided in Section 1000.11C, the Chief of Police or the Code Official shall notify the Borough Treasurer, in writing, of the name and address of the owner and/or occupant of the property where the disruptive conduct took place, the dates of the initial and subsequent response(s) and the total amount of police service costs incurred for or during such responses. The Borough Treasurer or his/her duly authorized designee shall then bill the owner and/or occupant for the said amount, which shall be due and payable to the Borough within 30 days of such billing.

E. Any police service costs which have not been paid within 30 days of the billing therefore may be collected, together with a penalty of 10% thereof and interest at the rate of 10% per annum added thereto, by civil action against the owner and/or may be imposed or assessed against the owner's property as a municipal claim as provided by law.

S. Adopting a new Article 11 titled "Short Term Rental License" to provide as follows:

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1100.1. Applicability.

The provisions in this Chapter 11 shall only apply to dwelling units used as short term rentals.

1100.2. Definitions.

As used in this chapter, the following words and phrases shall have the meanings set forth herein unless the context otherwise clearly requires:

LEASE. Any permission, written or oral, to occupy a short term rental however denominated.

OWNER. The person(s) in whose name(s) the property on which the short term rental is located in is titled as set forth in the Office of the Recorder of Deeds of Chester County, Pennsylvania, and/or as reflected on the tax duplicate issued by the Chester County Assessor, or any person, as hereinafter defined, in control or with right of control, directly or indirectly, over the occupancy or right of occupancy of the short term rental.

SHORT TERM RENTAL PERMIT. A permit issued by the Borough to allow the use of a dwelling unit as a short term rental which identifies the rental unit and the owner(s) thereof and which certifies that the short term rental has been subject to such inspections as may be required and is deemed in compliance with all relevant Borough regulations and may be occupied by the occupant for the purposes intended.

SHORT TERM RENTAL. Any dwelling unit rented for the purpose of overnight lodging for a period of less than 30 days. The leasing of one or more bedrooms in a dwelling unit shall not be permitted as a short term rental.

EVENT SPACE. A location where a celebration, ceremony, wedding reception, corporate function or similar activity for the benefit of someone other than the property owner takes place on a periodic basis involving the gathering of individuals assembled for the common purpose of attending the special event.

1100.3. Short Term Rental Permit Required.

No owner of any property in the Borough of West Chester shall lease any short term rental to any person or persons until the Codes Enforcement Officer or his designee has issued a short term rental permit.

1100.4. Short Term Rental Permit Requirements.

A. The Borough shall provide application forms for a short term rental permit.

B. A short term rental permit shall be required for each dwelling unit that is rented as a short-term rental. No short term rental shall be occupied by a tenant without a rental permit.

C. A short term rental permit shall be effective for a period of one year or until the property is transferred to a new owner.

D. A short term rental permit must be renewed annually.

E. A short term rental permit application shall contain all of the following information:

1. The address of the subject property intended for use as a short term rental.

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2. The names(s), mailing address, telephone number and email address of the owners thereof and telephone number where the owner may be contacted in event of emergency. In the case of all ownership except that of individuals the names of the agents or officers of the owner shall be set forth therein with their permanent address, mailing address, phone number and e-mail address.
3. The name, mailing address, telephone number and email address of the property manager and/or local agent of the short term rental who may be contacted in event of emergency 24 hours a day seven days a week in lieu of the owner.
4. Floor plans for the short term rental, identifying the rooms on all floors and specific location of bedrooms.
5. A diagram or aerial photograph showing the location and number of off-street parking spaces available for the short term rental.
6. If the dwelling unit is part of a homeowners association or other community association, a copy of the written notice to the association indicating owner's intent to apply for a rental permit.
7. Signatures of both the owner and property manager and/or local agent.

1100.5. Short Term Rental Unit Standards.

A. A short term rental shall be subject to the following regulations:

1. If the owner of the short term rental does not reside at the property where the short term rental is located or within 15 miles of the property where the short term rental is located, he or she shall designate a managing agency, agent or local contact person to manage the short term rental. Such company or individual must be located within 15 miles from the short term rental and be available to be contacted in the event of an emergency 24 hours a day seven days a week in lieu of the owner. Such managing agency agent or local contact person shall have written authorization to accept service for the owner.
2. Overnight occupancy for short term rentals shall be limited to no more than two persons per bedroom.
3. No bedrooms shall contain any cooking facilities.
4. No food shall be served to guests.
5. Guests of the short term rental unit may not occupy overnight any recreational vehicles, campers or trailers on the property where the short term rental unit is located.
6. The requirements of all other applicable ordinances of the Borough, including but not limited to building, electrical, fire, and plumbing codes, shall be met. At a minimum, all short term rentals shall have a functioning smoke detector, carbon monoxide detector and fire extinguisher in the dwelling.
7. Occupants of a short term rental shall not be permitted to sleep outdoors or in tents.
8. There shall be no signs identifying the short term rental.
9. The owner shall maintain a guest register and shall preserve registration records for a minimum of three years. The register and all records shall be made available for inspection by the Codes Enforcement Officer at any time.

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10. The short term rental shall have a clearly visible and legible notice posted within the dwelling unit on or adjacent to the front door containing the following information:
    a. The name of the owner of the unit or the managing agency, agent, property manager, or local contact authorized in writing to accept service on behalf of the owner of the unit, and a telephone number at which that party can be reached on a twenty-four-hour basis.
    b. The 911 address of the property.
    c. The maximum number of occupants permitted to stay in the dwelling unit at any one time.
    d. The maximum number of vehicles allowed to be on the property and the requirement that all guest parking must be in the available off-street parking areas on the property.
    e. The trash and/or recycling pick-up day and notification that trash and refuse shall not be left or stored on the exterior of the property.
    f. Notification that the guests and/or the property owner may be cited or fined for creating a disturbance or for violating any other provision of the Borough Code, or state or federal law.
11. Short term rental tenants and guests may not engage in disorderly conduct or disturb the peace and quiet of any nearby neighborhood or person by loud unusual or excessive noise, including fireworks, by tumultuous or offensive conduct, public indecency, threatening, quarrelling, challenging to fight or fighting or creating a dangerous or physically offensive condition. The owner shall use best efforts to assure that the tenants and guests do not create unreasonable noise or disturbances, engage in disorderly conduct or otherwise violate provisions of the Borough Code or any state law pertaining to noise or disorderly conduct including but not limited to notifying the tenants and or guests of the rules regarding short term rentals.
12. The short term rental may not be used as an event space.
13. The owner of the short term rental must develop and provide to all guests a written plan for emergency evacuation of the dwelling.
14. If smoking is permitted on the property, the owner of the short term rental must inform guests of designated locations where smoking is permitted, provide safety ashtrays and bins, and instruct guests to fully and safely extinguish all smoking materials.

B. Prior to the issuance of a short term rental permit, and annually thereafter upon renewal of the short term rental permit, the Codes Enforcement Officer shall inspect the short term rental unit to determine if it complies with the standards in this chapter. If the Codes Enforcement Officer determines that all of the requirements of this chapter and other applicable codes and regulations are met, the Codes Enforcement Officer shall issue a short term rental permit which shall be valid for a period of one year, unless sooner revoked for violation of any condition imposed in this article.

C. Upon nonrenewal or revocation of the short term rental permit for cause shown, the use of the dwelling as a short term rental unit shall immediately cease, and continuation thereof shall subject the owner to the penalty provisions of this chapter and/or such other legal action as the Borough shall determine necessary.

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1100.6. Fees.

The Borough Council shall, by resolution, adopt and may, from time to time by resolution, amend a schedule of fees and charges for the administration of this chapter and for the cost of a short term rental permit.

1100.7. Enforcement; violations and penalties.

Any person who violates or permits the violation of any provision of this Chapter 11 or shall fail to comply with any of the requirements thereof, shall, upon conviction thereof in a summary proceeding brought before a District Justice, be guilty of a summary offense and shall be subject to the payment of a fine of not less than $100 and not more than $1,000, plus the costs of prosecution. Upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a period of not more than 30 days. Each section of this chapter that is violated shall constitute a separate offense, and each day or portion thereof in which a violation of a section of this chapter is found to exist shall constitute a separate offense, each of which violations shall be punishable by a separate fine imposed by the District Justice of not less than $100 and not more than $1,000, plus the costs of prosecution, and, upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a term not more than 30 days. In addition to the fines set forth herein, the Borough shall be entitled to reasonable attorneys' fees and costs incurred in enforcing this chapter. The said fees shall be added to any penalties set forth above.

§ 66-3. Graffiti. [Added 12-14-1994 by Ord. No. 20-1994]

A. Definitions. As used in this section, the following words shall have the meanings indicated:

GRAFFITI — The unauthorized inscription, writing, marking and/or drawing, whether etched, scratched, painted or drawn on any surface, including but not limited to buildings, walls, sidewalks, streets and structures.

B. Defacement of property prohibited. No person shall place graffiti on publicly or privately owned property.

C. Violations and penalties. **[Amended 3-17-1999 by Ord. No. 5-1999]**

(1) Any person who violates or permits the violation of any provision of this chapter shall, upon conviction thereof in a summary proceeding brought before a District Justice, be guilty of a summary offense and shall be subject to the payment of a fine of not less than $25 and not more than $1,000, plus the costs of prosecution. Upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a period of not more than 30 days. Each section or provision of this chapter that is violated shall constitute a separate offense, and each day or portion thereof in which a violation of this chapter is found to exist shall constitute a separate offense, each of which violations shall be punishable by a separate fine imposed by the District Justice of not less than $25 and not more than $1,000, plus the costs of prosecution, and, upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a term not more than 30 days.

(2) All persons convicted of a violation under this section shall also be responsible for the restoration of the vandalized property to the original appearance and/or the cost of cleaning, repairing, painting or otherwise restoring the property.

(3) The parent and/or guardian of any person under the age of 18 years who is convicted of an

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offense under this section may be subject to restitution.

D. Enforcement. The enforcement of this section shall be the responsibility of both the Police Department and the Department of Building and Housing. Nothing herein shall grant to the Department of Building and Housing the power of arrest.

E. Provisions to be liberally construed. It is declared to be the intention of this section that its provisions shall be liberally construed so as to curb or reduce juvenile delinquency.

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Application Numbers: 2026-15

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 122 S. High Street

1) ***Date of HARB Review:*** *July 30, 2026*

2) ***Applicant's Proposal:*** *Front Railing*

3) ***Findings:***

The applicants, Frank and Linda Gruber, were present to describe the proposed replacement of the deteriorated front entrance stair railing as follows:

- *The single existing galvanized metal pipe railing has separated from the face of the building and needs to be replaced.*
- *New, traditional-style steel railings will be installed at both sides of the existing marble stairs (two total railings). The railings will be powder coated in black color.*
- *The new railings will be anchored to the face brick of the building (top) and to the brick sidewalk (bottom) at ground level. Note – It was determined the existing marble steps may be damaged if the new railings were anchored into them.*

The HARB reviewed the application as follows:

- *The members concluded that the proposed railings are appropriate to the character of the HARB district.*
- *Mr. Yocum commented he would prefer all square metal vertical balusters instead of the proposed design to alternate square and twisted vertical balusters. Other members did not object to the proposed alternating balusters design.*
- *Aaron Flook, Director of Building and Housing, commented that the ground level attachment bracket to the brick pavers should have a tubular concrete foundation below the brick pavers to provide stable anchorage for the attachment bolts.*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-15 as submitted with the following clarifications:

1. *The new railings will be anchored to the face brick of the building (top). The anchor bolts shall be located to align with the mortar joints, not drilled into the existing face brick.*
2. *The ground level railing attachment brackets to the brick pavers shall have a tubular concrete foundation below the brick pavers to provide stable anchorage for the attachment bolts. The new concrete foundation shall not be visible.*

Application Numbers: 2026-15

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 122 S. High Street

5) Borough Council's Action and Date

- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2026

Borough Manager's Signature:

DATE APPLICATION RECEIVED: 06/18/2026

APPLICATION NUMBER: 2026-15

PROPERTY ADDRESS: 122 S High St

APPLICANT'S EMAIL: [redacted]

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

1) This application is for (check all appropriate boxes):
   - ❑ Section #1 – Sign
   - ❑ Section #2 – Canopy or Awning
   - ❑ Section #3 – Repair, replacement or alteration from original
   - ❑ *(please supply photos or elevations of original)*
   - ❑ *Section #4 – Addition*
   - ❑ *(supply architectural elevations and site drawings, as well as photos of the existing structure)*
   - ❑ *Section #5 – New Construction*
   - ❑ *(supply architectural elevations and site drawings, as well as photos of buildings next to and around the site)*
   - ❑ *Section #6 - Demolition*

2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
   - ❑ Color or B/W Sketches
   - ❑ Old or Historic Photographs
   - ❑ Plot or Site Plans
   - ❑ Architectural Elevations
   - ❑ Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s)

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Michael Adams - A&R Iron Works

Applicant's Signature: Michael Adams — Date: 6/8/2026

Owner's Name (print): FRANK GRUBER

Owner's Signature: [signature] — Date: 6/10/26

Note: Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness ***before*** you begin your project

DATE APPLICATION RECEIVED: 06/18/2026

APPLICATION NUMBER: 2026-15

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: High Street Suites

Applicant's name: Frank Gruber

Applicant's address: [redacted]

Applicant's phone number: [redacted]

Owner's name: Frank Gruber

Owner's address: [redacted]

Owner's telephone number: [redacted]

1) Which element do you wish to change: ___Doors ___Windows ___Roofing ___Gutters ___Walls ___Steps ___Sidewalk ___Fence ___Trim _X_Railing ___Porch or Balcony ___ Other (specify)_____

2) On how many facades?_____ _____Front 2 Sided railing _____Back

3) What was the old is the material? Steel

4) What is the proposed new material? Steel

5) How will it be installed? Posts Core Drilled / Anchord to Wall

6) Are you using any historical materials? N/A

7) Is so, what and how?_____

8) What were the old dimensions? Height: 32" x Width:_____ Depth: 63"

9) What are the new dimensions? Height: 36" x Width:_____ Depth: 63"

10) What were the old colors? Black

11) What are the new colors? Black

12) Why do you wish to make these changes? Safety & Code / Insurance Requrements

122 South High St.
Proposed Railing Location

Application Numbers: 2026-16

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 145W. Gay Street

1) ***Date of HARB Review:*** *July 30, 2026*

2) ***Applicant's Proposal:*** *Sign*

3) ***Findings:***

The applicant, Maria Papadopoulos, was present and described the proposed sign project as follows:

- *New round hanging sign, wood construction, colors to be light brown field with deep brown text and trim. The message on the sign is "***Brewing Love***".*
- *The sign will hang from a new L-shaped black metal bracket, as illustrated in the first rendering of the application.*
- *Note – the application also included a design for an alternate projecting metal bracket configured of twisted metal. This bracket was REMOVED from the application because of sidewalk-to-sign height restrictions.*
- *No new illumination will be installed.*

The HARB reviewed the application as follows:

- *The HARB members concluded that the proposed sign is appropriate to the character of the HARB district.*
- *The L-shaped sign bracket illustrated in the initial rendering will allow the sign to be mounted higher above the sidewalk to comply with the 8-foot clearance requirement.*
- *The bracket should be fabricated with anchor holes located to match up with the existing building's brick wall mortar joints. Bracket anchors must be through the mortar joints, not the face of the bricks.*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-16 as submitted with the following clarifications:

1. *The sign bracket will be the new upright L-shaped black metal bracket, as illustrated in the first rendering of the application.*
2. *Anchor bolt holes in the bracket shall be located to align with the existing building's brick wall mortar joints. Bracket anchor bolts must be installed through the mortar joints, not the face of the bricks.*

Application Numbers: 2026-16

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 145 W. Gay Street

5) Borough Council's Action and Date

- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2026

Borough Manager's Signature:

Permit #: COA-26-0013 Alerts | Status: COMPLETENESS REVIEW | Contact: Papadopoulos, Maria | Site Address: 143 W GAY ST WEST CHESTER, PA 19380

Type: CERTIFICATE OF APPROPRIATENESS- SIGNS | Project Name: Brewing Love Sign | Contractor:

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Sign
LOCATION OF PROJECT:*	145 west gay street west chester pa
NAME OF BUSINESS:*	Brewing Love
ARE YOU REPLACING AN EXSISTING SIGN:*	No
HOW MANY SIGNS DO YOU WISH TO INSTALL:*	1
HOW MANY FACADES WILL SIGN DISPLAY ON:*	Front
HANGING SIGN:	Yes
BUILDING MOUNTED:	Yes
OTHER:	
IF OTHER PLEASE SPECIFY:	
GIVE A THOROUGH DESCRIPTION OF SIGN:	
IS THERE NEW ILLUMINATION:	No
FIXTURE TEXT:	Brewing Love
SIGN DIMENSION HEIGHT:	
SIGN DIMENSION WIDTH:	
SIGN DIMENSION DEPTH:	

Replace Photo

Contractor: No | Active: ☑

First Name: Maria | Middle Name: | Last Name: Papadopoulos

Display Name:* Papadopoulos, Maria

Primary Phone: [redacted] | Primary Email: [redacted]

Portal Access Code:* IDZJN-0CYY6

Mailing Address

[redacted]

Edit Address

BREWING
LOVE

NO PARKING 2AM TO 5AM
NO BICYCLES OR SKATEBOARDS ON SIDEWALK
SALOON
BREWING LOVE
145
WOODSBURY
FOR RENT
OUTWRDN
4MATIC

Bookstore
Bakery

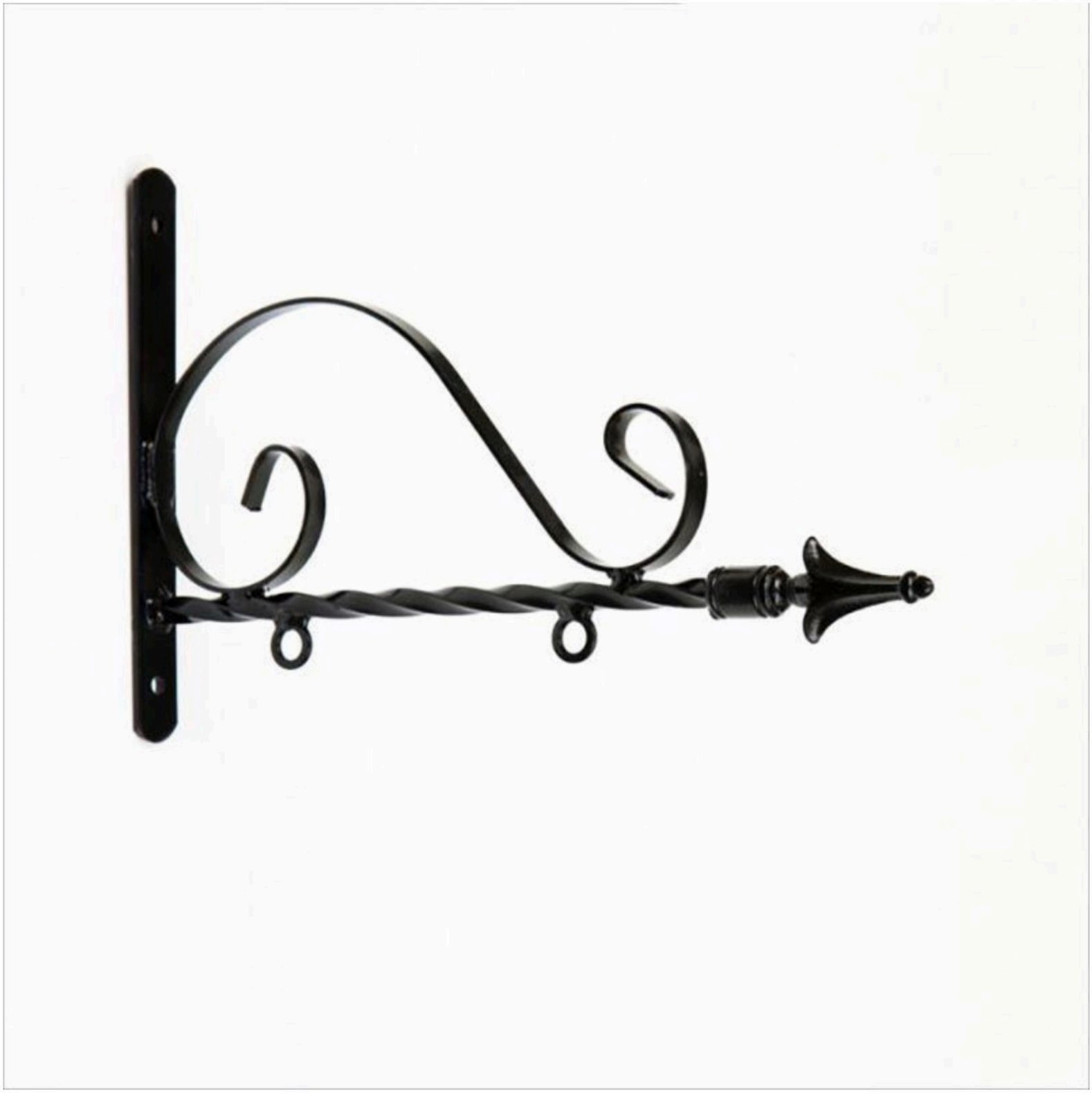
145

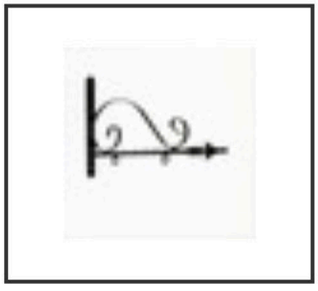
145

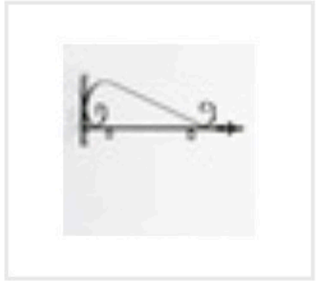
145 W GAY ST

BREWING
LOVE

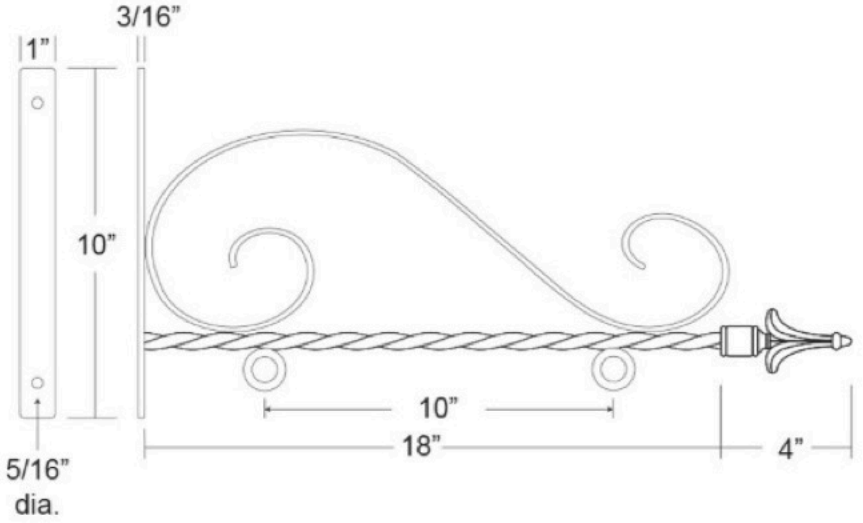
/ Standard Scroll Blade Sign Bracket







M3-LD22



SIGN DETAILS

Type: Double Sided Projecting Sign

Shape: Round

Size: 15" Diameter

Material: Wood with Painted Graphics

Mounting: Wall Mounted Scroll Blade Bracket

Bracket Finish: Black

Sign Projects: Approx. 21" Perpendicular to Building

Overall Height from Grade to Top of Bracket: Approx. 9'-0"

LOCATION NOTE

Sign to be installed between the top of the front windows of the first floor and the bottom of the front windows of the second floor of the Building per Lease Agreement Section 10(a).

NOTES

1. Sign is double sided and projects perpendicular to the building so it is visible from both directions along the sidewalk.
2. All materials and installation to comply with local codes and landlord approval.

PROJECT:

145 W GAY STREET
WEST CHESTER, PA

DRAWING:

SIGN LOCATION & DETAILS

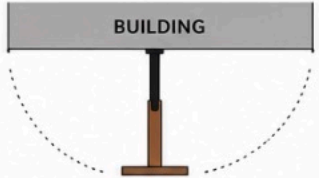
SCALE: 1/4" = 1'-0"

DATE: 05/07/2025

SIDE VIEW (ELEVATION)

FRONT ELEVATION (ENLARGED)

PLAN VIEW (TOP)



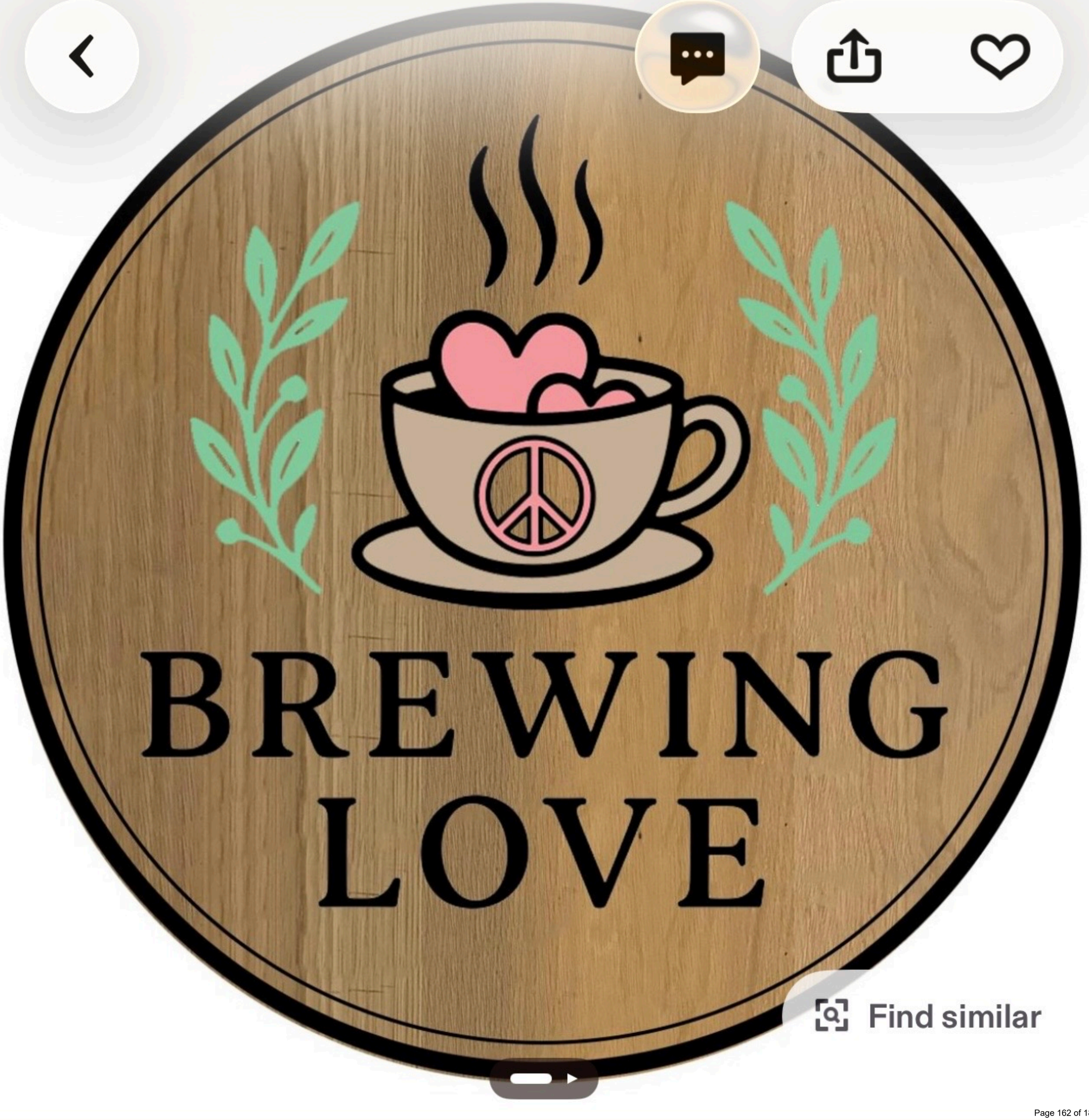
VISIBLE FROM
BOTH DIRECTIONS
ALONG SIDEWALK

PROJECT:
145 W GAY STREET
WEST CHESTER, PA

DRAWING:
SIGN LOCATION & DETAILS

SCALE: 1/4" = 1'-0"

DATE: 05/07/2025



Find similar

Application Numbers: 2026-17

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 200 N. High Street

1) ***Date of HARB Review:*** *July 30, 2026*

2) ***Applicant's Proposal:*** *Sign*

3) ***Findings:***

The applicant, David Dockery, was present and described the proposed modifications to the UNIVEST Bank's existing ATM awning as follows:

- *The new cantilevered rectangular metal box awning will replace a similar existing metal awning above the ATM machine on the east wall of the building facing High Street.*
- *The new awning will match the materials, Duranodic Bronze color, and construction of the existing awning but will project an additional 2-feet beyond the current awning; for a total projection of 4-feet from the face of the building. This will provide additional weather protection for customers.*
- *The existing awning measures 6'-4"W x 2'-0"D x 8"H. The new awning will measure 6'-4"W x 4'-0"D x 8" H.*
- *The existing lighting fixture will be relocated to the underside of the new awning .*

The HARB reviewed the application as follows:

- *The HARB members concluded that the proposed enlarged awning is appropriate to the character of the HARB district.*
- *Mr. Ritchie requested that the bottom panel of the awning be fabricated to include a raised recess to integrate the relocated light to be concealed within the awning enclosure, so that it no longer hangs visibly below the awning side panels.*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-17 as submitted with the following clarification:

1. *The awning's bottom panel shall be fabricated to include a raised recess to conceal the existing relocated light within the awning enclosure, so that it no longer hangs visibly below the awning perimeter face panels.*

Application Numbers: 2026-17

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

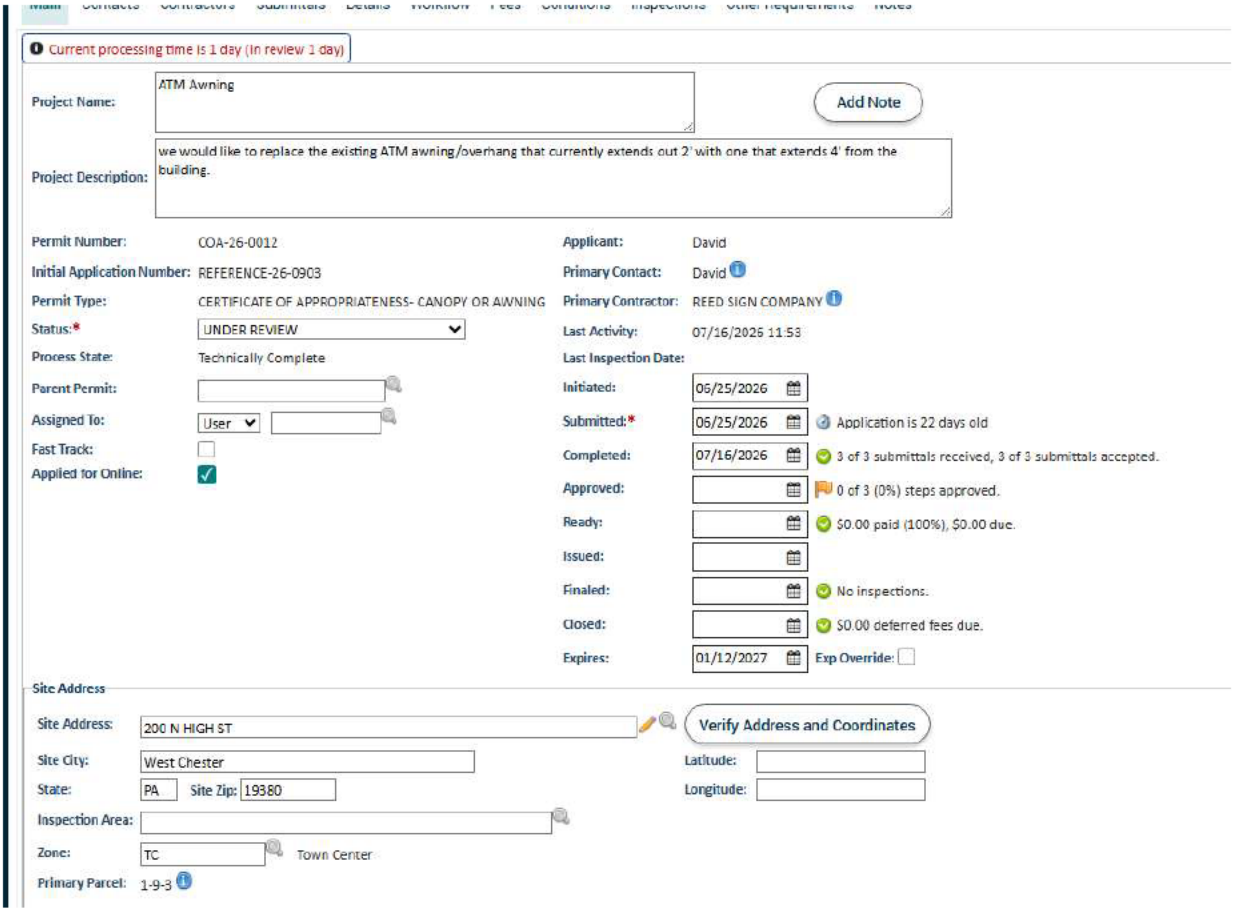
PROJECT ADDRESS: 200 N. High Street

5) Borough Council's Action and Date

- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2026

Borough Manager's Signature:



Current processing time is 1 day (In review 1 day)

Project Name: ATM Awning

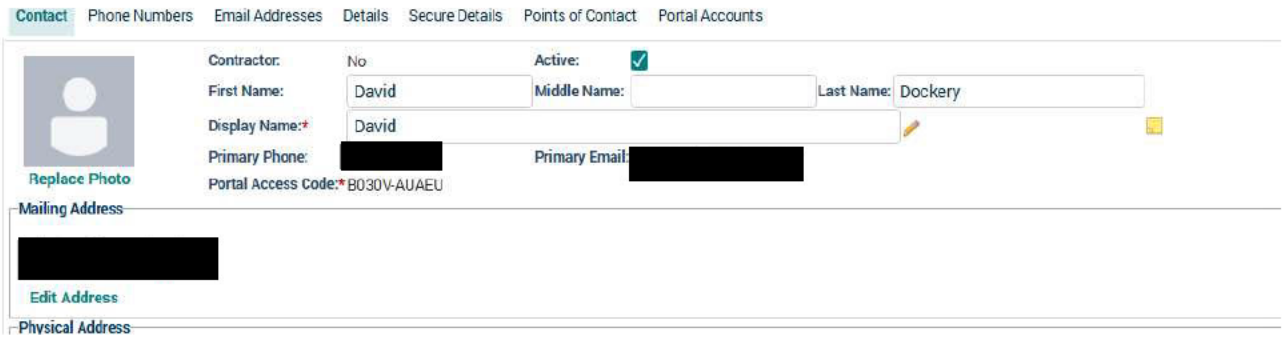
Add Note

Project Description: we would like to replace the existing ATM awning/overhang that currently extends out 2' with one that extends 4' from the building.

Permit Number:	COA-26-0012	Applicant:	David
Initial Application Number:	REFERENCE-26-0903	Primary Contact:	David
Permit Type:	CERTIFICATE OF APPROPRIATENESS- CANOPY OR AWNING	Primary Contractor:	REED SIGN COMPANY
Status:*	UNDER REVIEW	Last Activity:	07/16/2026 11:53
Process State:	Technically Complete	Last Inspection Date:	
Parent Permit:		Initiated:	06/25/2026
Assigned To:	User	Submitted:*	06/25/2026 — Application is 22 days old
Fast Track:		Completed:	07/16/2026 — 3 of 3 submittals received, 3 of 3 submittals accepted.
Applied for Online:	☑	Approved:	0 of 3 (0%) steps approved.
		Ready:	$0.00 paid (100%), $0.00 due.
		Issued:	
		Finaled:	No inspections.
		Closed:	$0.00 deferred fees due.
		Expires:	01/12/2027 — Exp Override:

Site Address

Site Address:	200 N HIGH ST		Verify Address and Coordinates
Site City:	West Chester	Latitude:	
State:	PA	Site Zip: 19380	Longitude:
Inspection Area:			
Zone:	TC	Town Center	
Primary Parcel:	1-9-3		



Contact | Phone Numbers | Email Addresses | Details | Secure Details | Points of Contact | Portal Accounts

Replace Photo

Contractor:	No	Active:	☑		
First Name:	David	Middle Name:		Last Name:	Dockery
Display Name:*	David				
Primary Phone:	[redacted]	Primary Email:	[redacted]		
Portal Access Code:*	B030V-AUAEU				

Mailing Address

[redacted]

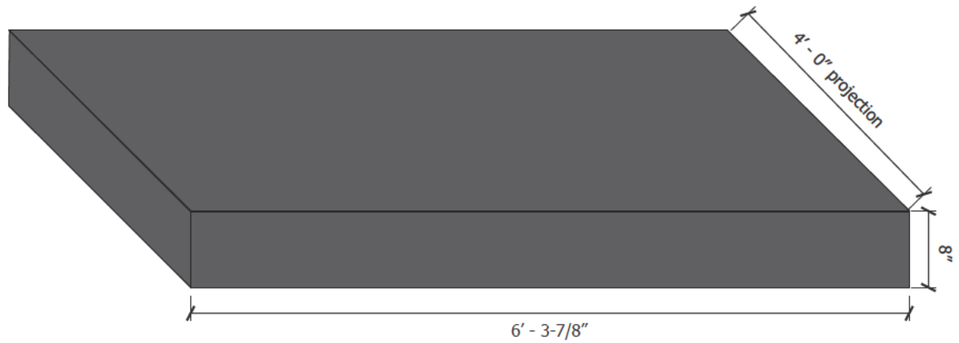
Edit Address

Physical Address

Permit #: COA-26-0012	**Status:** UNDER REVIEW	**Contact:** David	**Site Address:** 200 N HIGH ST
Type: CERTIFICATE OF APPROPRIATENESS- CANOPY OR AWNING	**Project Name:** ATM Awning	**Contractor:** REED SIGN COMPANY	West Chester, PA 19380

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Canopy awning
LOCATION OF PROJECT:*	200 N High St West Chester Pa. 19380
NAME OF BUSINESS:*	Univest Bank
ARE YOU REPLACING AN EXSISTING CANOPY OR AWNING:	Yes
HOW MANY CANOPIES OR AWNINGS DO YOU WISH TO INSTAL:	1
ON HOW MANY FACADES:	1
MATERIAL GIVE A THOROUGH DESCRIPTION:	welded aluminum channel frame, brake form welded aluminum channel frame, brake formed .060 aluminum enclosure
HOW WILL IT BE MOUNTED:	existing Welded steel supports built into inte existing Welded steel supports built into interior wall
ARE YOU REUSING AN EXSISTING CANOPY OR AWNING:	Yes
CANOPY OR AWNING DIMENSIONS:	8" H x 6'-3 7/8" W x 4'-0" Projecting
WHAT IS THE HEIGHT FROM THE SIDEWALK TO THE BOTTOM:	9
COLORS:	Duranodic Bronze
MESSAGE:	
LETTERING STYLE:	

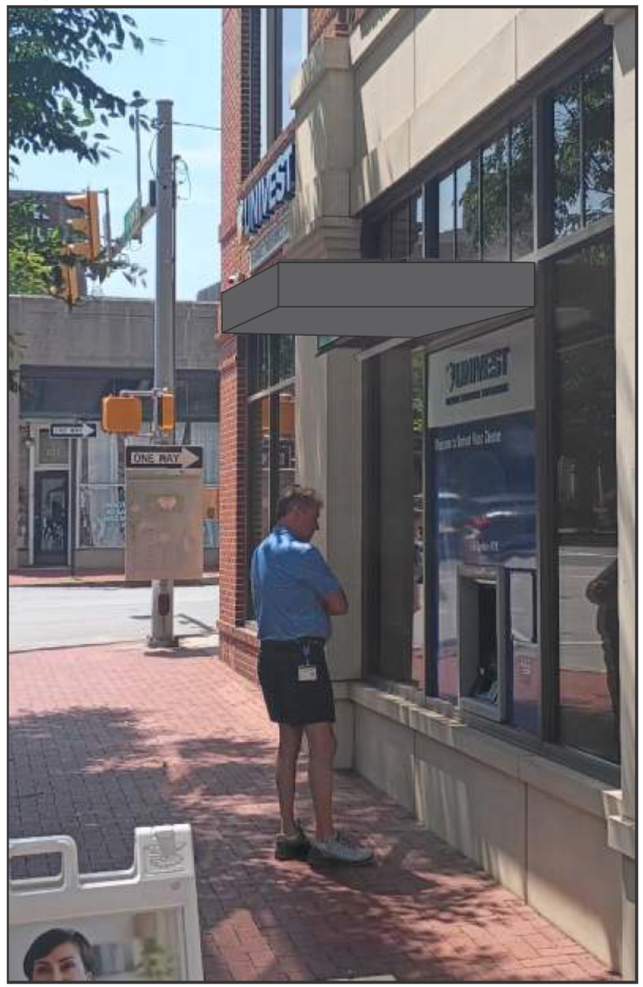
Fabricated Aluminum Awning
- painted Duranodic Bronze
- attach to existing steel structure
- one (1) require



Existing underside of canopy

remove & re-use existing light fixture

Proposed



Existing - remove 2ft projecting canopy

REED SIGN COMPANY
SINCE 1972
Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer: Univest

Location: West Chester

Address: 200 N. High St., West Chester, PA 19380

Project: ATM Canopy Replacement

Drawing Number: 11740

Date / Revisions: 06/16/26

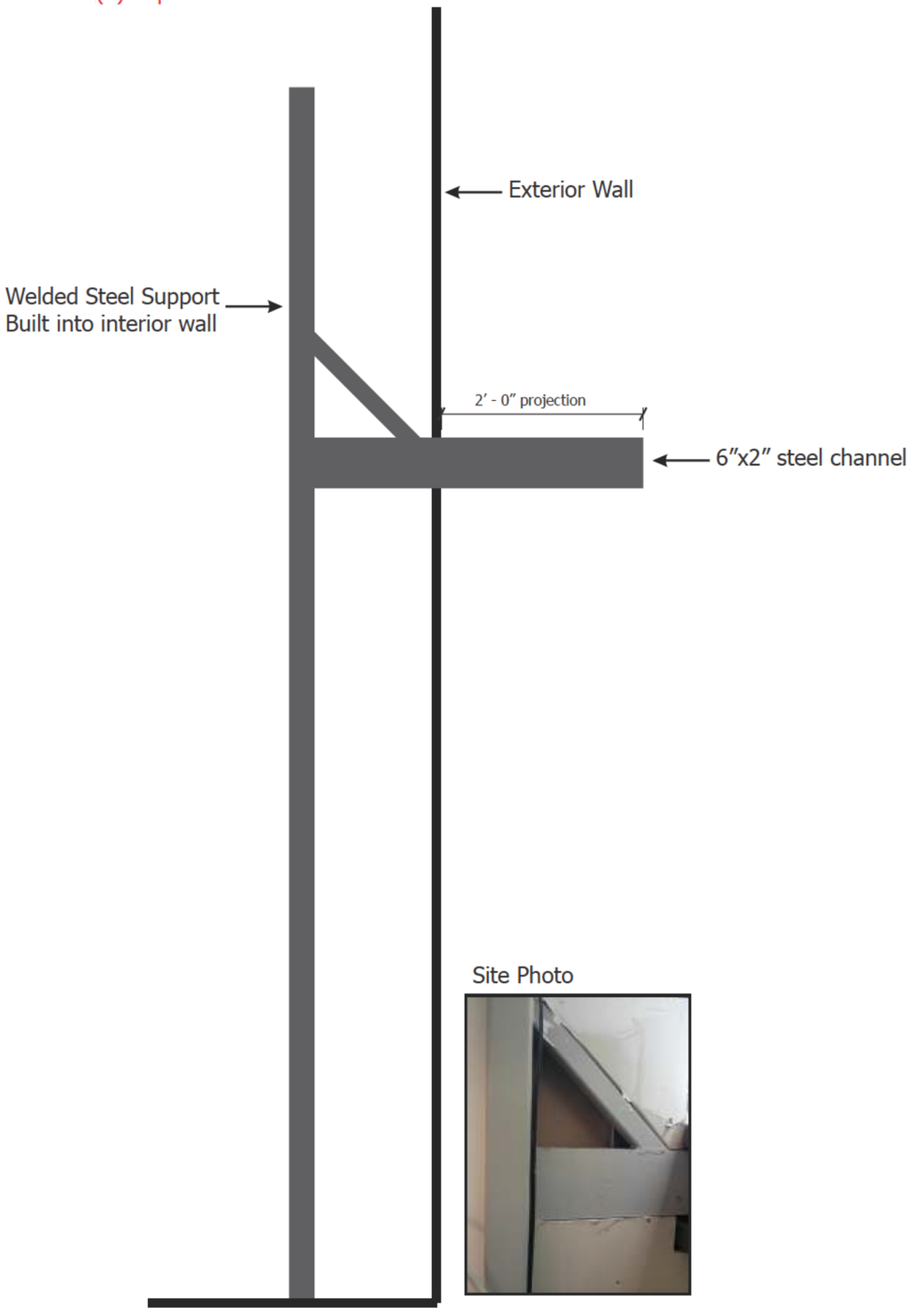
Customer Approval:

Note to customer:
Please confirm all verbiage and spelling is accurate before approving.

25230

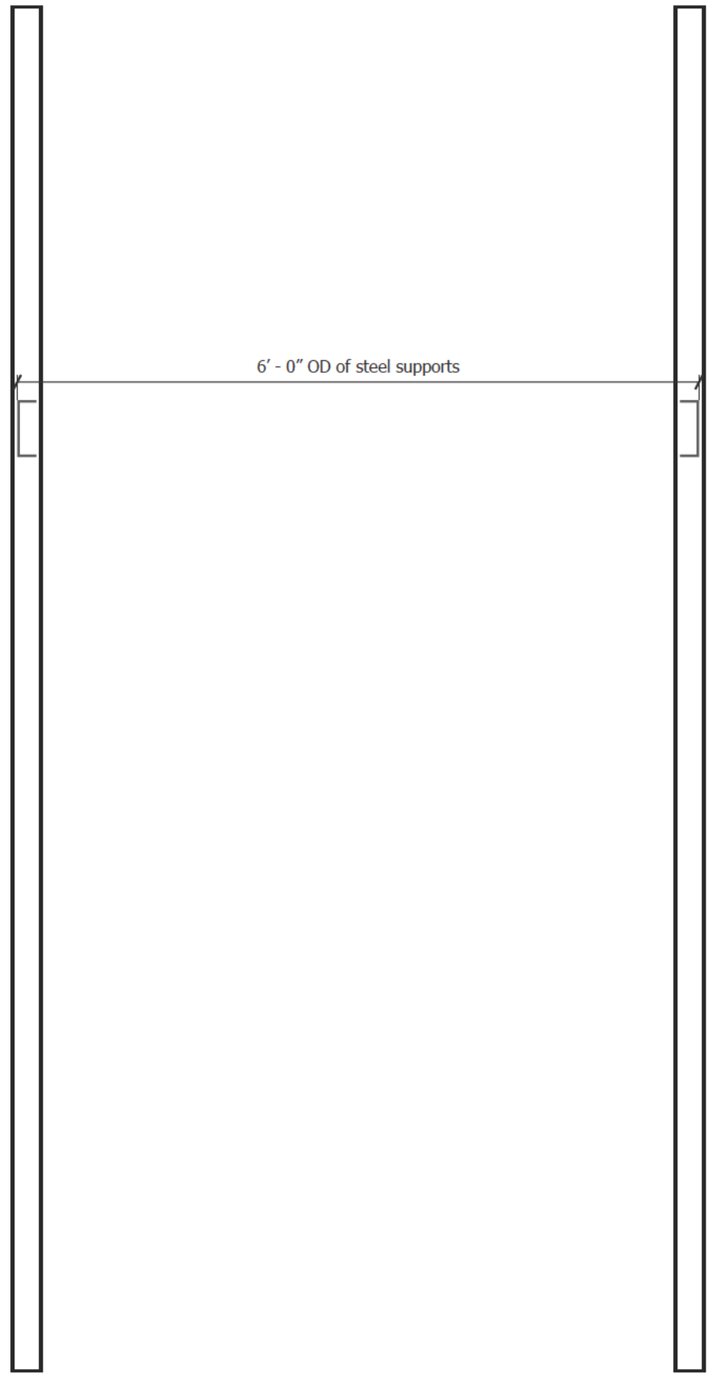
This is an original unpublished design created by Reed Sign Company. It is submitted for the use of our customer and the project mentioned above. This drawing is not to be reproduced, copied, or exhibited in any fashion without written consent of Reed Sign Company, LLC.

Side view of existing steel supports
(2) in place



Site Photo

Face view of existing steel supports



REED SIGN COMPANY
SINCE 1972
Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer:
Univest

Location:
West Chester

Address:
200 N. High St.,
West Chester, PA 19380

Project:
ATM Canopy Replacement

Drawing Number:
11740

Date / Revisions:
06/16/26

Customer Approval:
Note to customer:
Please confirm all verbiage and spelling is accurate before approving.

25230

UL Solutions ISA

This is an original unpublished design created by Reed Sign Company. It is submitted for the use of our customer and the project mentioned above. This drawing is not to be reproduced, copied, or exhibited in any fashion without written consent of Reed Sign Company, LLC.

Washington St
School Alley
N High St
Patton Alley
Chester County History Center
Displays showing 300 years of history
YMCA of Brandywi
IT 21 Solutions
Univest Bank and Trust Co
Chestnut St
Law Alley
Chestnut St
Hotel Warner
4.3 (511)
3-star hotel
Mayday Cof
N High
Alley

Application Numbers: 2026-18

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 18/20 W. Market Street

1) ***Date of HARB Review:*** *July 30, 2026*

2) ***Applicant's Proposal:*** *HVAC Equipment*

3) ***Findings:***

The applicant, Shannon Mandeen, was present to describe the proposed installation of new HVAC equipment at the exiting building as follows:

- *Three new mini-split condensing units will be located on the roof of the existing one-story rear addition. The units will each serve an existing apartment (3 total) located at the building's second and third floors.*
- *Note – there was some confusion because the drawings appeared to show three wall-mounted units. The applicant clarified all units will be mounted on wood frames above the roof. Their roofer has confirmed there should be no negative impact on the metal roof.*
- *The HVAC service lines connecting the units can hopefully be routed inside the building and concealed. The worst case is the lines need to be exterior mounted. In that case they will be concealed in a metal downspout type enclosure. The applicant proposed painting it gold to match the existing building windows and trim.*

The HARB reviewed the application as follows:

- *The members concluded that the units at the rear of the building are not highly visible.*
- *The members were generally pleased that the units were roof mounted, not wall mounted.*
- *Aaron Flook, Director of Building and Housing, commented that the HVAC units must be located so that they provide adequate (36-inch wide) clearance for safe egress from the adjacent apartment windows and access to the existing exit stair.*
- *The members preferred that if the HVAC service lines require exterior mounting, the enclosing metalwork should be painted to match the color of the existing brick wall.*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-18 as submitted with the following clarifications:

1. *The three new HVAC units shall be roof mounted.*
2. *The HVAC units shall be located to provide adequate (36-inch wide) clearance for safe egress from the adjacent apartment windows and access to the existing exit stair.*
3. *If the HVAC service lines are mounted on the exterior, the enclosing metalwork should be painted to match the color of the existing brick wall (Brick Red/Brown).*

Application Numbers: 2026-18

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 18/20 W. Market Street

5) Borough Council's Action and Date

- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2026

Borough Manager's Signature:

DATE APPLICATION RECEIVED: 07/20/2026

APPLICATION NUMBER: 2026-18

PROPERTY ADDRESS: 18 / 20 West Market Street

APPLICANT'S EMAIL: [redacted]

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections*. The application number will be assigned by the Building & Housing Department.

1) This application is for (check all appropriate boxes):
   - ❑ Section #1 – Sign
   - ❑ Section #2 – Canopy or Awning
   - ☒ Section #3 – Repair, replacement or alteration from original
   - ❑ *(please supply photos or elevations of original)*
   - ❑ *Section #4 – Addition*
   - ❑ *(supply architectural elevations and site drawings, as well as photos of the existing structure)*
   - ❑ *Section #5 – New Construction*
   - ❑ *(supply architectural elevations and site drawings, as well as photos of buildings next to and around the site)*
   - ❑ *Section #6 - Demolition*

2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
   - ❑ Color or B/W Sketches
   - ❑ Old or Historic Photographs
   - ❑ Plot or Site Plans
   - ❑ Architectural Elevations
   - ☒ Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s)

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Chris and Shannon Mandeen

Applicant's Signature: _____ Date: 20July26

Owner's Name (print): Chris and Shannon Mandeen

Owner's Signature: _____ Date: 20July26

Note: Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness ***before*** you begin your project

DATE APPLICATION RECEIVED: 07/20/2026

APPLICATION NUMBER: 2026-18

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: Project M LLC

Applicant's name: Chris and Shannon Mandeen

Applicant's address: [redacted]

Applicant's phone number: [redacted]

Owner's name: Chris and Shannon Mandeen

Owner's address: [redacted]

Owner's telephone number: [redacted]

1) Which element do you wish to change: ____Doors ____Windows ____Roofing ____Gutters ____Walls ____Steps ____Sidewalk ____Fence ____Trim ____Railing ____Porch or Balcony __X__ Other (specify) Addition of 3 Mini Split HVAC conpressor units

2) On how many facades? 1 _____Front __X__Side _____Back

3) What was the old is the material? n/a

4) What is the proposed new material? n/a

5) How will it be installed? No new wall material, just addition of 3 Mini split compressors

6) Are you using any historical materials? n/a

7) Is so, what and how? n/a

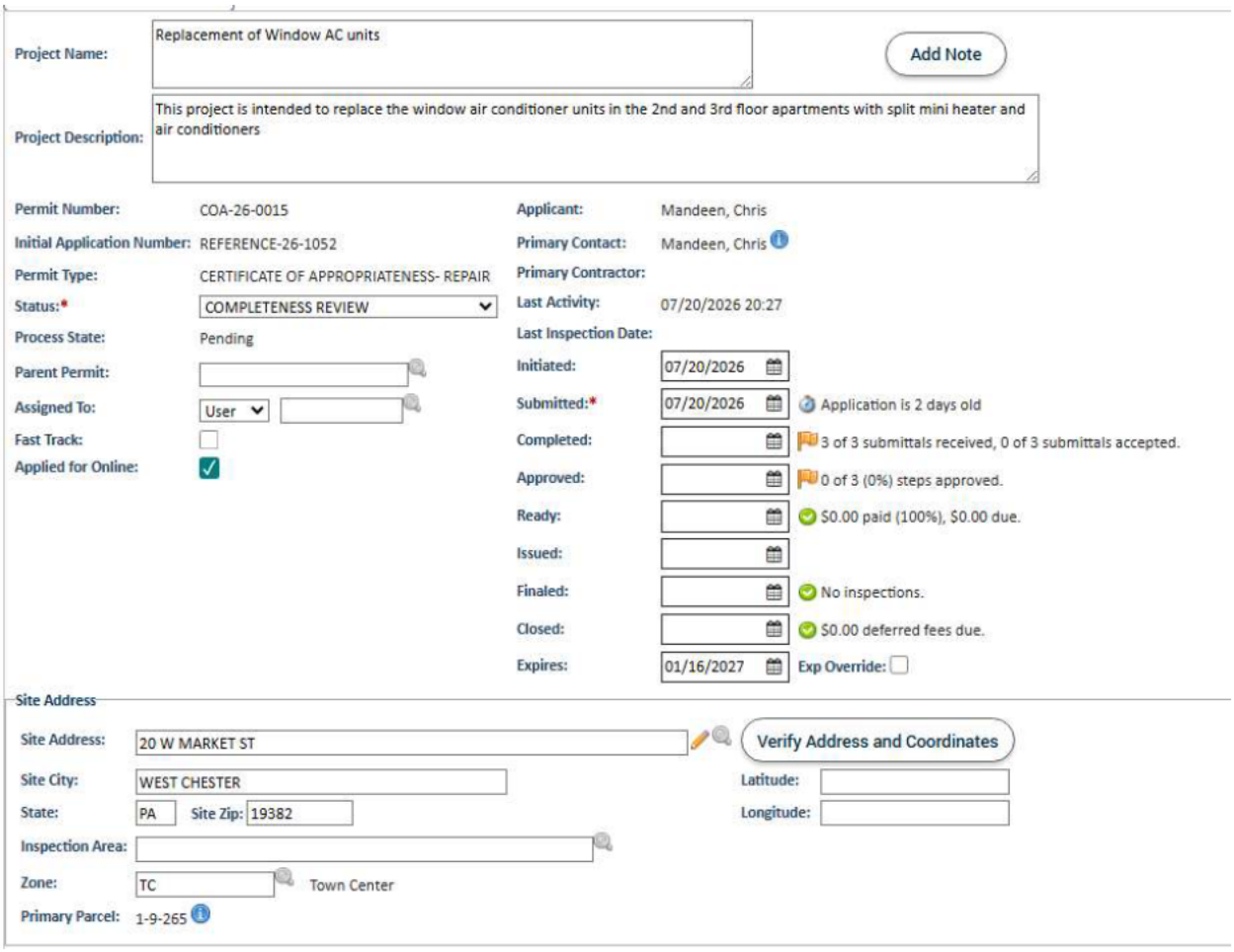
8) What were the old dimensions? Height: n/a x Width: n/a Depth: n/a

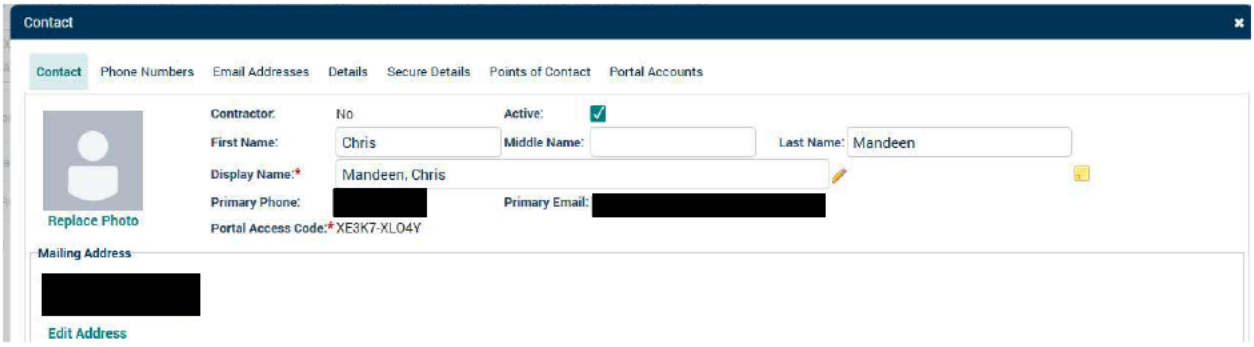
9) What are the new dimensions? Height: n/a x Width: n/a Depth: n/a

10) What were the old colors? n/a

11) What are the new colors? n/a

12) Why do you wish to make these changes? Improve quality of apartments, and remove window AC units


Project Name:
Replacement of Window AC units
Add Note
Project Description:
This project is intended to replace the window air conditioner units in the 2nd and 3rd floor apartments with split mini heater and air conditioners
Permit Number: COA-26-0015
Initial Application Number: REFERENCE-26-1052
Permit Type: CERTIFICATE OF APPROPRIATENESS- REPAIR
Status:* COMPLETENESS REVIEW
Process State: Pending
Parent Permit:
Assigned To: User
Fast Track:
Applied for Online:
Applicant: Mandeen, Chris
Primary Contact: Mandeen, Chris
Primary Contractor:
Last Activity: 07/20/2026 20:27
Last Inspection Date:
Initiated: 07/20/2026
Submitted:* 07/20/2026
Application is 2 days old
Completed:
3 of 3 submittals received, 0 of 3 submittals accepted.
Approved:
0 of 3 (0%) steps approved.
Ready:
$0.00 paid (100%), $0.00 due.
Issued:
Finaled:
No inspections.
Closed:
$0.00 deferred fees due.
Expires: 01/16/2027
Exp Override:
Site Address
Site Address: 20 W MARKET ST
Verify Address and Coordinates
Site City: WEST CHESTER
Latitude:
State: PA
Site Zip: 19382
Longitude:
Inspection Area:
Zone: TC
Town Center
Primary Parcel: 1-9-265


Contact
Contact
Phone Numbers
Email Addresses
Details
Secure Details
Points of Contact
Portal Accounts
Contractor: No
Active:
First Name: Chris
Middle Name:
Last Name: Mandeen
Display Name:* Mandeen, Chris
Primary Phone: [redacted]
Primary Email: [redacted]
Replace Photo
Portal Access Code:* XE3K7-XLO4Y
Mailing Address
[redacted]
Edit Address

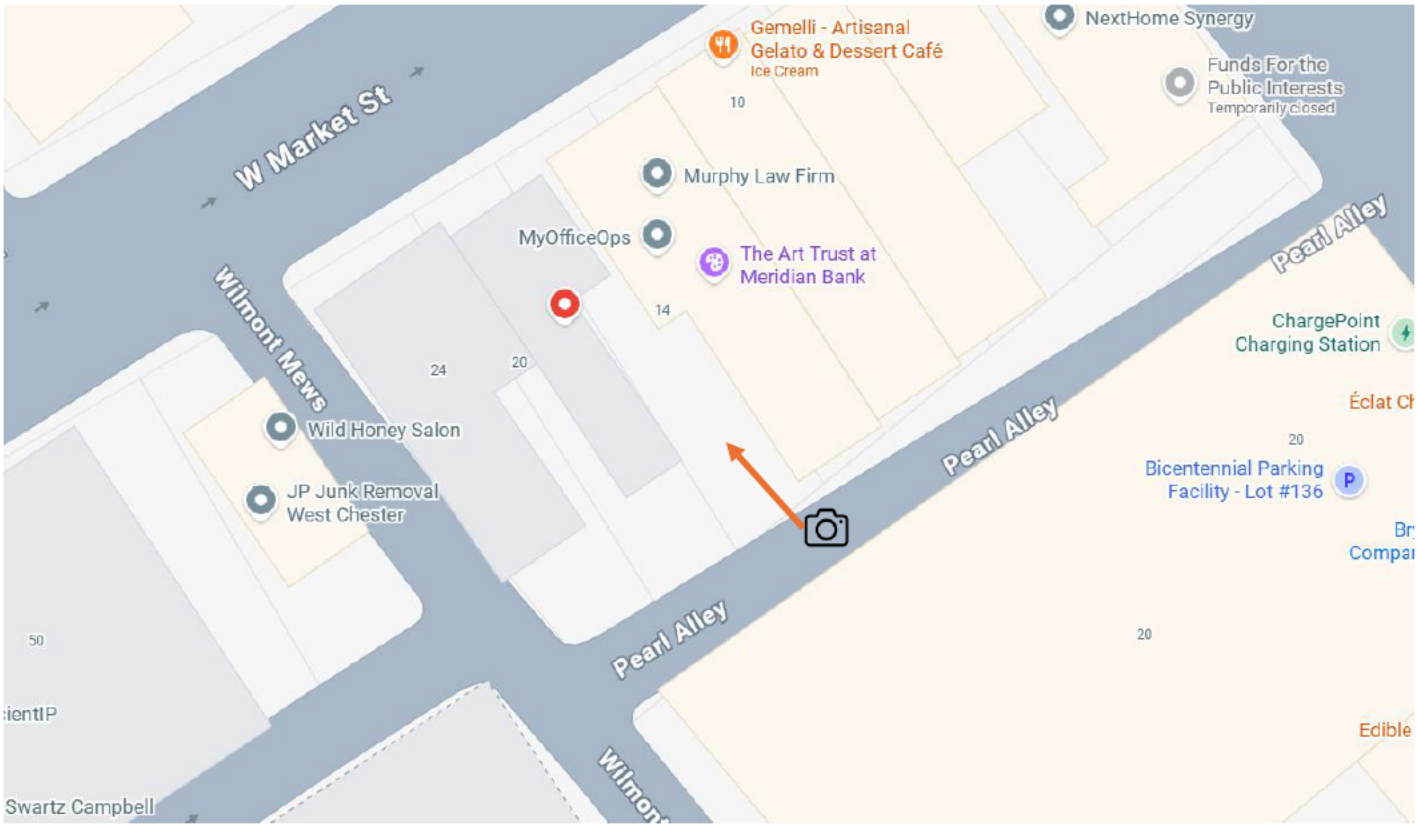
Permit #: COA-26-0015		**Status:**	COMPLETENESS REVIEW	**Contact:** Mandeen, Chris	**Site Address:** 20 W MARKET ST WEST CHESTER, PA 19382
Type:	CERTIFICATE OF APPROPRIATENESS- REPAIR	**Project Name:**	Replacement of Window AC units	**Contractor:**	

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Replacement or alteration from original
LOCATION OF PROJECT:*	Market Street 2nd and 3rd story windows
NAME OF BUSINESS:*	Project M, LLC
WHICH ELEMENTS DID YOU CHANGE:	windows (removal of AC units), roof (request
ON HOW MANY FACADES:	one (rear/alley)
WHAT WAS THE OLD IS THE MATERIAL:	window AC unit
WHAT IS THE PROPOSED NEW MATERIAL:	Condenser
HOW WILL IT BE INSTALLED:	
ARE YOU USING ANY HISTORICAL MATERIALS:	
IF SO, WHAT AND HOW:	
WHAT WERE THE OLD DIMENSIONS:	
WHAT ARE THE NEW DIMENSIONS:	
WHAT ARE THE OLD COLORS:	
WHAT ARE THE NEW COLORS:	
WHY DO YOU WISH TO MAKE THESE CHANGES:	

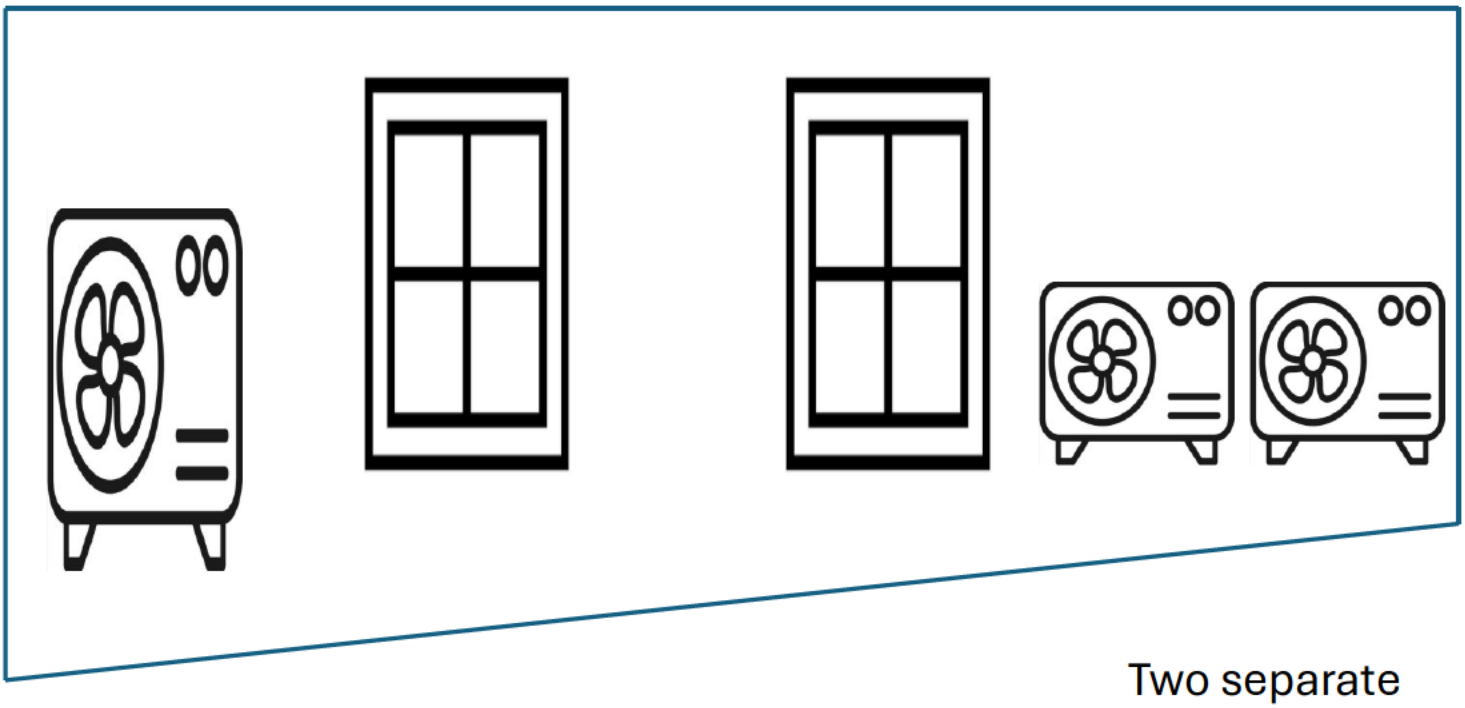
windows (removal of AC units), roof (request to add condensers to rear first floor roof)

As is now:

18

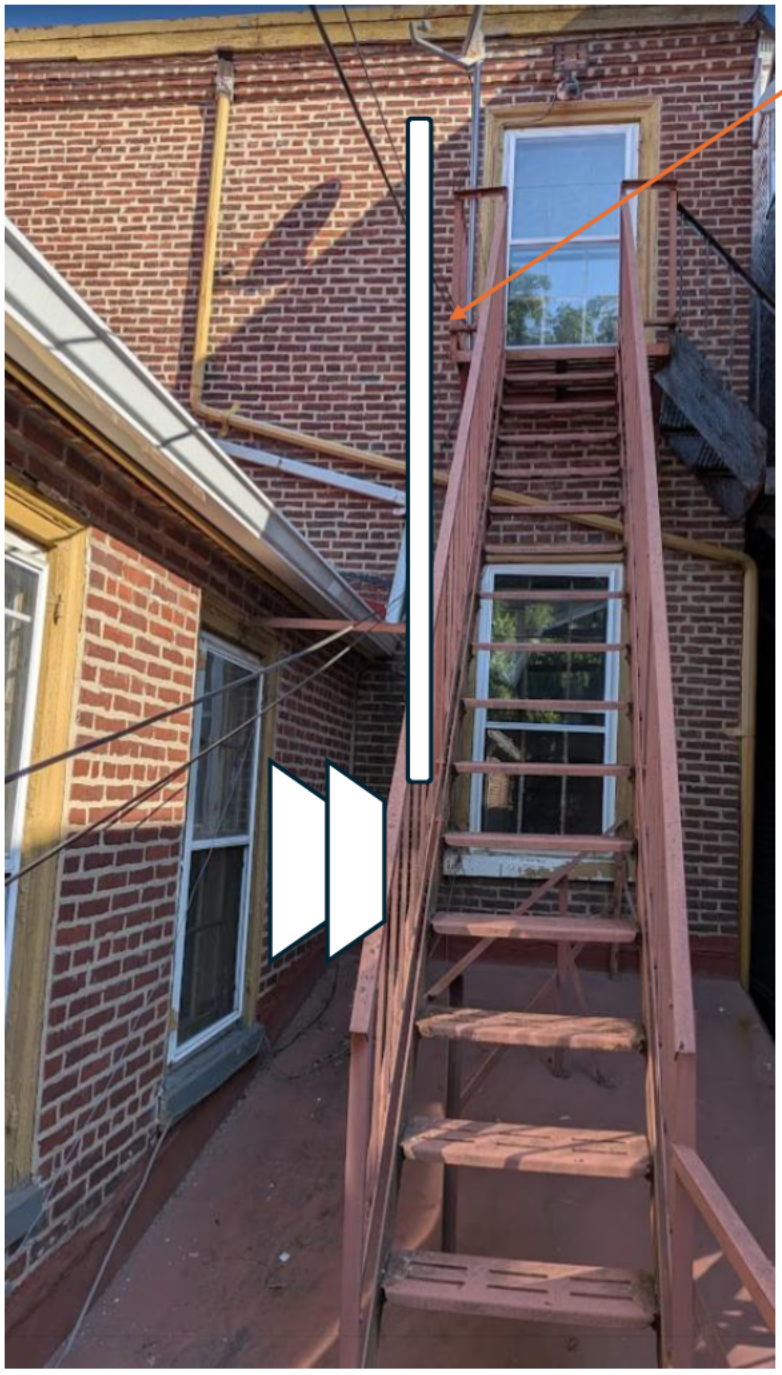

Gemelli - Artisanal Gelato & Dessert Café
Ice Cream
NextHome Synergy
Funds For the Public Interests
Temporarily closed
W Market St
Murphy Law Firm
MyOfficeOps
The Art Trust at Meridian Bank
Pearl Alley
Wilmont Mews
ChargePoint Charging Station
Éclat Ch
Wild Honey Salon
JP Junk Removal West Chester
Bicentennial Parking Facility - Lot #136
Pearl Alley
Pearl Alley
Edible
Swartz Campbell
10
14
24
20
20
20
50

Proposed MiniSplit Placement:
First floor roof, against the side wall



18,000 BTU
For larger Apt. 1

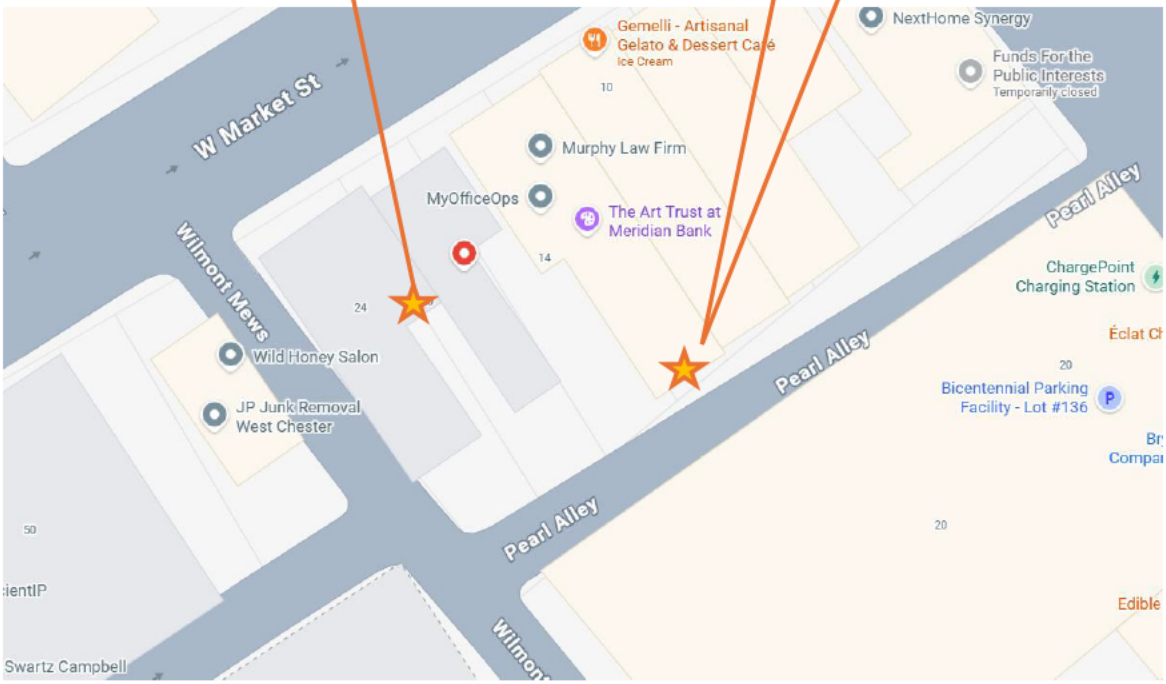
Two separate
12,000 BTU
For Apt. 2 and 3



There would be 1 gutter like hose/electrical channel. Apt 2 and 3 would share to reduce footprint

22 West Market

16 West Market



Application Numbers: 2026-19

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 16 E. Gay Street

1) ***Date of HARB Review:*** *July 30, 2026*

2) ***Applicant's Proposal:*** *Sign and Façade Painting*

3) ***Findings:***

The applicant's representatives, Mike Barnes and Mary Morits, were present and described the proposed sign and façade painting project as follows:

- *The proposal is to remove the existing round "Olaa" sign and cover the full width leaded-glass-type transom window above the storefront windows with plywood that would then be covered with pink painted vertical wood beadboard to create a sign panel. A sign of individual yellow pin-mounted letters would be installed on the panel. The message on the sign is "***Call Your Mother***".*
- *The existing storefront woodwork will be painted pink with black accents.*
- *The concrete threshold at the entrance door will be painted a teal color.*
- *No new illumination will be installed.*

The HARB reviewed the application as follows:

- *The HARB members concluded that covering the full width leaded-glass-type transom window above the storefront windows would not be appropriate.*
- *Mr. Yocum provided some background on the building's recent restoration, existing transom and signage, and the importance of the historical storefront details to the HARB district.*
- *The HARB is sensitive to the challenges of installing new signage on this building.*
- *A fabric awning with signage was discussed. Some members objected it would still conceal the transom which would interrupt the streetscape.*
- *Repainting is considered reversible and is generally not regulated by HARB.*

The applicant's representatives responded to the HARB comments as follows:

- *The applicant's anticipated the HARB's resistance to covering the existing transom window.*
- *At the meeting they provided an illustration of a circular sign and with "***Call Your Mother***" graphics. They proposed this design could be applied to the existing round sign panel on the building. They would also retain the existing black plywood mounting panel over the transom.*
- The HARB reacted positively to this proposal.

4) Recommendations from HARB:

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-19 as submitted with the following clarifications:

1. *The new sign design will be modified to match the circular format and size of the existing "Oola" sign. Colors shall be pink with yellow letters. The black plywood sign mounting panel on the transom will be retained.*
2. *The existing building storefront woodwork may be painted pink and yellow as proposed.*
3. *The concrete entrance threshold may be painted teal as proposed.*

Application Numbers: 2026-19

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 16 E. Gay Street

5) Borough Council's Action and Date

- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2026

Borough Manager's Signature:

DATE APPLICATION RECEIVED: 07/20/2026

APPLICATION NUMBER: 2026-19

PROPERTY ADDRESS: 16 E Gay Street, West Chester, PA 19380

APPLICANT'S EMAIL: [redacted]

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections*. The application number will be assigned by the Building & Housing Department.

1) This application is for (check all appropriate boxes):
   - ☑ Section #1 – Sign
   - ☐ Section #2 – Canopy or Awning
   - ☑ Section #3 – Repair, replacement or alteration from original
   - ☐ *(please supply photos or elevations of original)*
   - ☐ *Section #4 – Addition*
   - ☐ *(supply architectural elevations and site drawings, as well as photos of the existing structure)*
   - ☐ *Section #5 – New Construction*
   - ☐ *(supply architectural elevations and site drawings, as well as photos of buildings next to and around the site)*
   - ☐ *Section #6 - Demolition*

2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
   - ☑ Color or B/W Sketches
   - ☐ Old or Historic Photographs
   - ☐ Plot or Site Plans
   - ☐ Architectural Elevations
   - ☑ Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s)

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Andrew Dana, Call Your Mother Deli

Applicant's Signature: [signature] Date: 07/03/2026

Owner's Name (print): Brock Snider

Owner's Signature: Brock Snider Date: 07/20/2026

Note: Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness ***before*** you begin your project

DATE APPLICATION RECEIVED: 07/20/2026

APPLICATION NUMBER: 2026-19

SECTION #1 – SIGNS

(Attach a separate Section #1 for each of the signs you want to install)

Instructions: Provide color or black and white sketches of each sign and its message. Also show the proposed location and proportion to building façade. Attach photos of the streetscape and adjacent buildings.

Location of project: 16 E Gay Street, West Chester, PA 19380

Name of business: Call Your Mother Deli

Applicant's name: _____

Applicant's address: [redacted]

Applicant's phone number: [redacted] Applicant's email: [redacted]

Owner's name: _____

Owner's address: [redacted]

Owner's telephone number: [redacted]

1) Are you replacing an existing sign? Yes

2) How many signs do you wish to install? 1

3) On how many facades? 1 ✓ Front ___ Side ___ Back

4) _____ Hanging Sign ✓ Building-mounted _____ Other

5) Give a thorough description of sign: Pink beadboard with yellow letters

6) Is there new illumination? No Fixture Type? _____
How will it be mounted? _____

7) Sign Dimensions: Height: Approx 36" x Width: Approx 173" x Depth: 5 1/2" (total depth including beadboard backer, spacers, & letter

8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? N/A
(Borough Code requires 8'-0 minimum to bottom of sign)

9) How will this sign be mounted? Mechanically fastened with aluminum angle mounthing brackets hidden behind beadboard backer, 1/4" hardware into wood facade and all holes sealed with clear silicone
(please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry).

10) If a hanging sign, describe the hanging bracket: N/A

11) If a hanging sign, is this an existing bracket: N/A

12) Colors: Pink and yellow

13) Message: CALL YOUR MOTHER

14) Lettering style: please note that the historic preference is for any "serif" type: Bold serif font (Cooper Black)

Please be sure to attach sample of sign wording in chosen lettering style

DATE APPLICATION RECEIVED: 07/20/2026

APPLICATION NUMBER: 2026-19

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: Call Your Mother Deli

Applicant's name: Andrew Dana

Applicant's address: [redacted]

Applicant's phone number: [redacted]

Owner's name: _____

Owner's address: [redacted]

Owner's telephone number: [redacted]

1) Which element do you wish to change: ____ Doors ____Windows ____Roofing ____Gutters
✓ Walls ____Steps ____Sidewalk ____Fence ✓ Trim ____Railing ____Porch or Balcony
____ Other (specify)_____

2) On how many facades? 1 _____Front _____Side _____Back

3) What was the old is the material? Paint

4) What is the proposed new material? Paint

5) How will it be installed? Paint

6) Are you using any historical materials? N/A

7) Is so, what and how? _____

8) What were the old dimensions? Height: _____ x Width:_____ Depth:_____

9) What are the new dimensions? Height: _____ x Width:_____ Depth:_____

10) What were the old colors? Cream and black

11) What are the new colors? Pink and light pink

12) Why do you wish to make these changes? Paint building facade light pink and trim pieces dark pink, refer to color sketch

Call Your Mother Deli Existing Facade
16 E Gay Street

Call Your Mother Deli Existing
16 E Gay Street

Call Your Mother Deli Proposed Facade
16 E Gay Street