



Planning Commission Meeting Work Session
September 14, 2026 @ 6:30 PM
This meeting is recorded for public record.

Jim Cherry, Chair
Allen Burke, Vice Chair
Matthew Clapp, Secretary
Thomas Dougherty, HARB liaison
Quinton Birl
Stephen Mitten
Sheila Vaccaro

Planning Commission Meeting:

- 1) Call to Order
- 2) Annoucements
- 3) Citizen Comments on Items not on the Agenda
- 4) Reports
 - a. HARB
 - b. Approval of August 10, 2026 Minutes
- 5) Old Business
 - a. 615-617 S. Walnut St Townhomes
 - b. Planning Commission Members - discussion and review of SALDO and Zoning topics.
- 6) New Business
- 7) Comments from Commission Members
- 8) Adjournment

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West Chester Borough Planning Commission (PC) Meeting Minutes
Voting Meeting
August 10, 2026
6:30 PM

1) Call to Order

Meeting called to order at 6:30 PM by J. Cherry. PC members present included A. Burke, M. Clapp, T. Dougherty, Stephen Mitten, and Quinton Birl. Sheila Vacarro was absent.

2) Announcements

None.

3) Citizen comments on items not on the agenda

None.

4) Reports

a. ZHB

Continuation of 244 E. Evans expected to September in order to work on an agreement.

b. HARB

None.

5) Approval of Minutes

A. Burke moved to approve the July 2026 minutes. J. Cherry seconded.

No comments from citizens.

The motion passed with a vote of 6-0.

6) Old Business

a. 410 S. High St.

J. Cherry noted it's been 90 days + 30 day extension that was offered; requested final comments from applicant.

Applicant noted updated elevations and responses to architect's comments; noted conversation at working meeting focused on 4th floor materials and noted

materials were changed to standing seam metal to address concerns, which added cost.

J. Cherry noted houses added for comparison on Price and High; also noted lighter color of 4th floor material in elevations compared to material color shown in legend; applicant indicated color in elevations and renderings were likely not updated.

Applicant reviewed architect's comments and Gnome's responses;

J. Cherry noted this was a Borough Architect review, not a HARB review; intent of URD ordinance was to provide professional review for PC guidance/information; noted adjacent buildings like High St Cafe and Verizon building are not representative of Borough architect;

A. Burke suggested the best design for this lot was the original school; noted previous HARB review of preliminary plan for Mitch's Gym property clearly stated it is not compliant with the HARB design guidelines; agreed that everyone will have different opinions on this design, but we must recognize good design when we see it.

Q. Birl and S. Mitten concurred with previous comments and expressed appreciation for applicant's work.

T. Dougherty suggested the PC follow previous precedent and keep the motion as brief and succinct as possible.

M. Clapp made the following comments:

- Height comparisons - Revised elevations included house west on Price St. and building east across High St for scale/comparison; however, excluded house south on High St., businesses north on High and house west on Dean; creates appearance of picking and choosing, which is unnecessary. Applicant indicated additional buildings were used for comparison and their omission from the updated presentation was a simple oversight.
- Dean and Price front facades - This issue comes down to one feature - why no bay windows on these units? Applicant indicated bay windows were omitted to distinguish those facades from the High St. facades. T. Dougherty expressed support for this approach.
- Price setback - Agree with applicant's response to architect comment regarding URD and setback of developments of this type; however, HARB guidelines section IV.C.5 states "Structures constructed solely as residences were sometimes set back from the edge of the sidewalk to create a small area of landscaping, but often were built directly on the

sidewalk. New construction in the district should follow the precedent of adjacent lots.” This is not consistent with the recently-revised setback requirement for the TC District.

- End unit windows along High -Agree with applicant’s response to architect comment regarding side facades; agree with applicant’s approach to “animating” the side facades and adding visual interest; can see examples throughout town (Miner and Potter Alley, Dean and Church, Marshall and Matlack); most side facades of older townhome end units in the borough are blank brick walls; prefer visual interest.

A. Flook offered ZO perspective; noted Pennoni only wanted clearer rear lot line; noted HARB design guidelines shall be used for development, but if there is a difference between the design guidelines and the URD ordinance (112-916) the URD ordinance prevails; M. Clapp noted the design guideline compliance requirement in the URD, but A. Flook reiterated the dimensional requirements of 112-916 prevails.

T. Dougherty noted this design is a response to the streetscape.

Applicant noted landscaping and alleyway supports transition;

J. Cherry moved to recommend approval of the the following:

- 1. Preliminary Land Development Plan titled “410 South High Street III Townhomes”, prepared by Cornerstone Consulting Engineers and Design Services, Inc, dated March 9, 2026, last revised June 22, 2026, 14 plan sheets;**
- 2. Landscape and Lighting Plans for 410 South High Street II, prepared by Stuart & Associates, LLC, originally dated March 9, 2026, approved by Rockwell Associates (Borough Arborist) in letter dated July 15, 2025, 2026, 5 plan sheets;**
- 3. Gnome Architectural Plans, dated June 29, 2026, last revised August 10, 2026; and**
- 4. Supporting documentation submitted with the application (collectively the “Preliminary Plan Application”).**

The recommendation of approval is subject to compliance with the following conditions:

- 1. Applicant shall comply with all outstanding comments in the Pennoni review letter dated July 13, 2026 to the satisfaction of the Borough.**

2. Applicant shall comply with any outstanding comments in the TCA review memorandum Updated July 6, 2026 to the satisfaction of the Borough.

3. Applicant shall comply with any outstanding comments in the Remington & Vernick Engineers review letter dated April 21, 2026 to the satisfaction of the Borough.

4. Applicant shall consider the comments in the Chester County Planning Commission letter dated May 8, 2026 and revise the plan as required by and to the satisfaction of the Borough.

5. The building architecture, materials and color palette of the proposed buildings, accessory structures, street furniture, and all design elements of the development shall be in substantial compliance with the plans and materials submitted by Gnome on August 10, 2026.

6. The overhead wires along the development's frontage on Price Street that serve the traffic signals located at S. High and Price Streets shall be placed underground, subject to utility permit approval.

7. In accordance with SALDO Section 97-38.1.E, Applicant shall pay a fee in lieu of open space, which will be negotiated with Borough Council.

8. Applicant shall draft a Declaration of Covenants, Conditions, Easements, Liens, and Restrictions for the development satisfactory to the Borough Solicitor and as approved by Borough Council. The homeowners' association shall own and maintain all common elements including but not limited to driveways, stormwater management facilities, sidewalks, landscaping, streetlights, front stoops/steps, planters, plant material in the planters, and other common elements. The homeowners' association shall indemnify and hold harmless the Borough and maintain liability insurance for potential liability for encroachment of any stoops, steps, and planters in the street right-of-way. The policy shall be in an amount approved by the Borough and include an endorsement naming the Borough as additional insured. The approved Declaration shall be recorded contemporaneously with the final plan.

The recommendation of approval supports the following waiver requests:

1. From Section 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.

2. From Section 97-27.F(7) requiring 75-foot clear sight triangles at all street intersections.

3. From Section 97-27.F(8) requiring sight distance requirement based on stop conditions at intersecting streets.

A. Burke seconded the motion.

Applicant noted burying utility lines on Price St. will be contingent on utilities and/or types of lines; requested to add language to the motion to allow the applicant to move forward if the utility company or technology doesn't allow for burying the lines; the motion language was updated to reflect (see condition #6 above).

Applicant asked for clarification on condition #8 above; T. Oeste explained Borough doesn't want liability for structures in the street ROW; same condition imposed on 210-214 W. Washington St.

T. Dougherty suggested 10 ft waiver for stormwater will continue to come up and the PC should work to address this in the Code.

T. Oeste requested the PC clarify what it is approving (plan date); noted today's update to elevations and renderings; the motion language was updated to reflect (see motion items #1-4 above).

T. Dougherty noted Borough Architect's letter is to the PC to guide us on how to review/consider the plan.

Applicant updated the status of consultant review responses.

Public comments:

CeeJay Frederick - 22 Dean St. - Made the following comments:

1. Asked to confirm which elements/features of the development are in the street right-of-way.
2. Expressed concern regarding the language "shall comply with" and "to the Borough's satisfaction" in the proposed motion.
3. Expressed concern regarding snow removal to the surrounding streets and if that would be addressed explicitly in the HOA documents and enforced by the Borough.
4. Expressed concern regarding truck movements within the development, particularly when cars are parked outside of rear garages.
5. Noted the mansard roof represents mid-19th century Victorian design and should therefore be a darker color.

Daryl Cook - 506 S. Walnut St. - Asked to confirm if site is prohibited from on-street, permitted parking.

Dawn L'Heureux - 323 S. Church St. - Noted Borough parking map indicates Area B, which would include the new development, is not permitted parking. There was discussion regarding the potential for residents in the new townhomes to participate in permitted parking in the Borough.

The motion passed with a vote of 6-0.

b. 615-617 S. Walnut St.

J. Cherry noted the Borough received a letter from a resident with comments/concerns regarding this new development; the letter was forwarded for PC review.

T. Dougherty and J. Cherry noted that the project will include a construction schedule and material deliveries and will result in disruptions to residents during construction; T. Dougherty noted the comments were appreciated but not necessarily appropriate for review during the PC meeting.

M. Clapp noted that the comments and concerns raised in the letter were not the purview of the PC; A. Flook noted that at least one comment, the right-of-way and turning radius in the alleys, will need to be addressed by the PC.

c. 328-332 W. Washington St. - Sketch plan

J. Cherry noted a preliminary plan was forthcoming.

Dale McClure - 302 W. Marshall St. - Asked where he could review the sketch plans; T. Dougherty suggested the video recording from the July meeting; A. Flook offered to provide the plans at his office.

d. Vape Shop Ordinance

J. Cherry asked T. Oeste about the use of the term tobacco vs. vape shop; T. Oeste noted that the language used in the draft ordinance would cover cigar shops.

T. Dougherty noted this ordinance addresses tobacco differently than alcohol, which exist in the TC near schools and churches and with residential over.

J. Cherry noted the potential differences in clientele and building setup between cigar shops and vape shops.

T. Dougherty noted other existing laws regulate sale of tobacco, age of customers, etc.; noted other specific ordinances address noise, trash, etc.; suggested cleaner version of ordinance might only address vape, not tobacco.

T. Oeste suggested PC incorporate comments into motion.

J. Cherry moved to recommend approval of the draft ordinance, subject to amending the definition the definition of tobacco store and vape shop to eliminate traditional tobacco products:

J. Cherry moved to recommend approval of the draft ordinance subject to amending the definition of tobacco store/smoke shop to remove traditional tobacco products, including cigars, cigarettes, and traditional pipe tobacco.

The planning commission would like to draw a distinction between “Cigar Shop” and “Smoke and Vape Shop” as follows:

Cigar Shop: Premium cigars, pipe tobacco, lighters, cutters, and humidors.

Smoke & Vape Shop: Disposable vapes, e-juices, vape mods, glass water pipes, rolling papers, hemp-derived products like CBD or Delta-8, and nitrous oxide.

M. Clapp seconded the motion.

Public comments:

Dale McClure - 302 W. Marshall St. - How will Borough regulate?

A. Flook noted that applicants for smoke and vape shops will have to submit plans that include interior setup; after construction, building and housing will enforce like other zoning codes; T. Oeste and T. Dougherty noted difficulty in enforcing age minimums and the reliance on citizen complaints.

The motion passed with a vote of 6-0.

e. Planning Commission Members - Presentations and Review of SALDO and Zoning Topics

i. Preservation Initiative

T. Dougherty noted the sketches being drawn cannot be done by right; noted previous discussions of an overlay district; A. Flook suggested overlay districts could be effective and would require 3-5 criteria (uses, dimensions, etc.) that could be developed and/or reviewed by the PC.

7) New Business

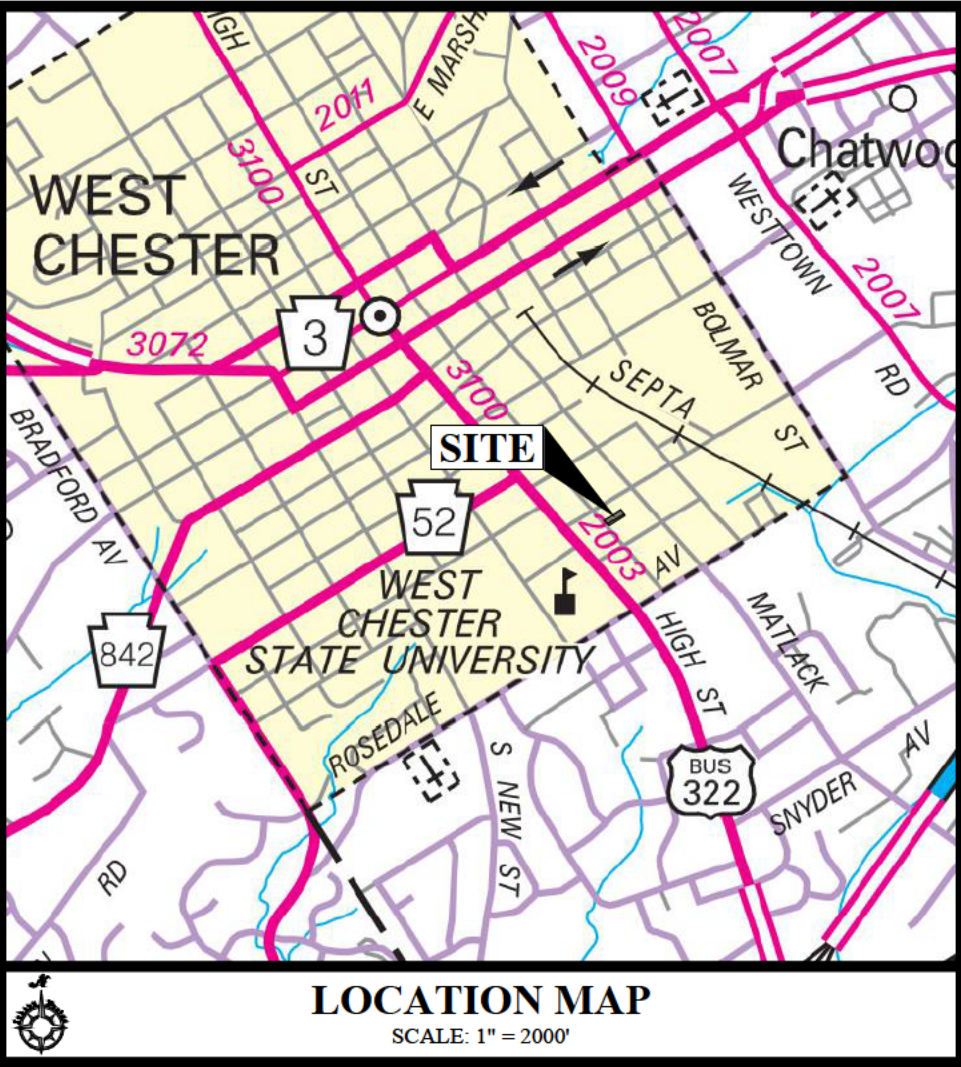
None.

8) Comments from Commission Members

None.

9) Adjournment

M. Clapp moved to adjourn the meeting. J. Cherry seconded the motion. The motion passed with a vote of 6-0 and the meeting was adjourned at 8:25 PM.



GENERAL NOTES:

- TOTAL TRACT AREA = 0.322 ACRES (14,016 S.F.)
- TAX PARCEL NUMBERS: UPIs: 1-10-92 AND 1-10-93
- 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
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN NOVEMBER, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTAIN AN INTERNAL = 1 FOOT
- ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON NOVEMBER 13, 2025
- THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 420902100, EFFECTIVE SEPTEMBER 29, 2017
- 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 (UHL)
- SITE GEOLOGY IS CHARACTERIZED AS YHlg FELSIC GNEISS, GRANULITE FACIES
- 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
- THE PROPERTY IS LOCATED WITHIN THE "NC-2" NEIGHBORHOOD CONSERVATION ZONING DISTRICT FOR SINGLE-FAMILY ATTACHED DWELLINGS
- THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER
- THE SITE IS LOCATED IN THE GOOSE CREEK WATERSHED WHICH IS TRIBUTARY TO THE BRADY CREEK WATERSHED. THE CHAPTER 93 DESIGNATION FOR GOOSE CREEK: TROUT STOCKING (TSF), MIGRATORY FISHES (MF)
- 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
- 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
- THERE ARE NO STREETS, RIGHTS-OF-WAY, OR ANY PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN
- 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
- 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 AUGUST 28, 2026
- 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
- 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
- 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
- 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
- THE ONE-CAR GARAGE IN EACH DWELLING SHALL MAINTAIN A 9-FOOT BY 18-FOOT OPEN PARKING SPACE AREA
- THE CONTRACTOR SHALL REPAIR ANY DAMAGED SECTIONS OF EXISTING SEWER MAIN THAT IS ENCOUNTERED/CAUSED DURING LATERAL CONNECTIONS
- 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
- 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

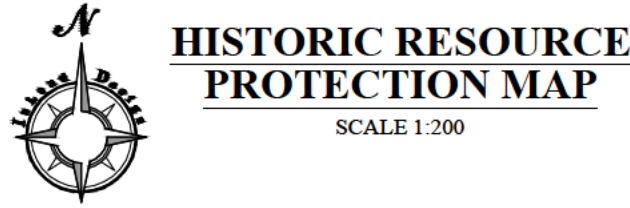
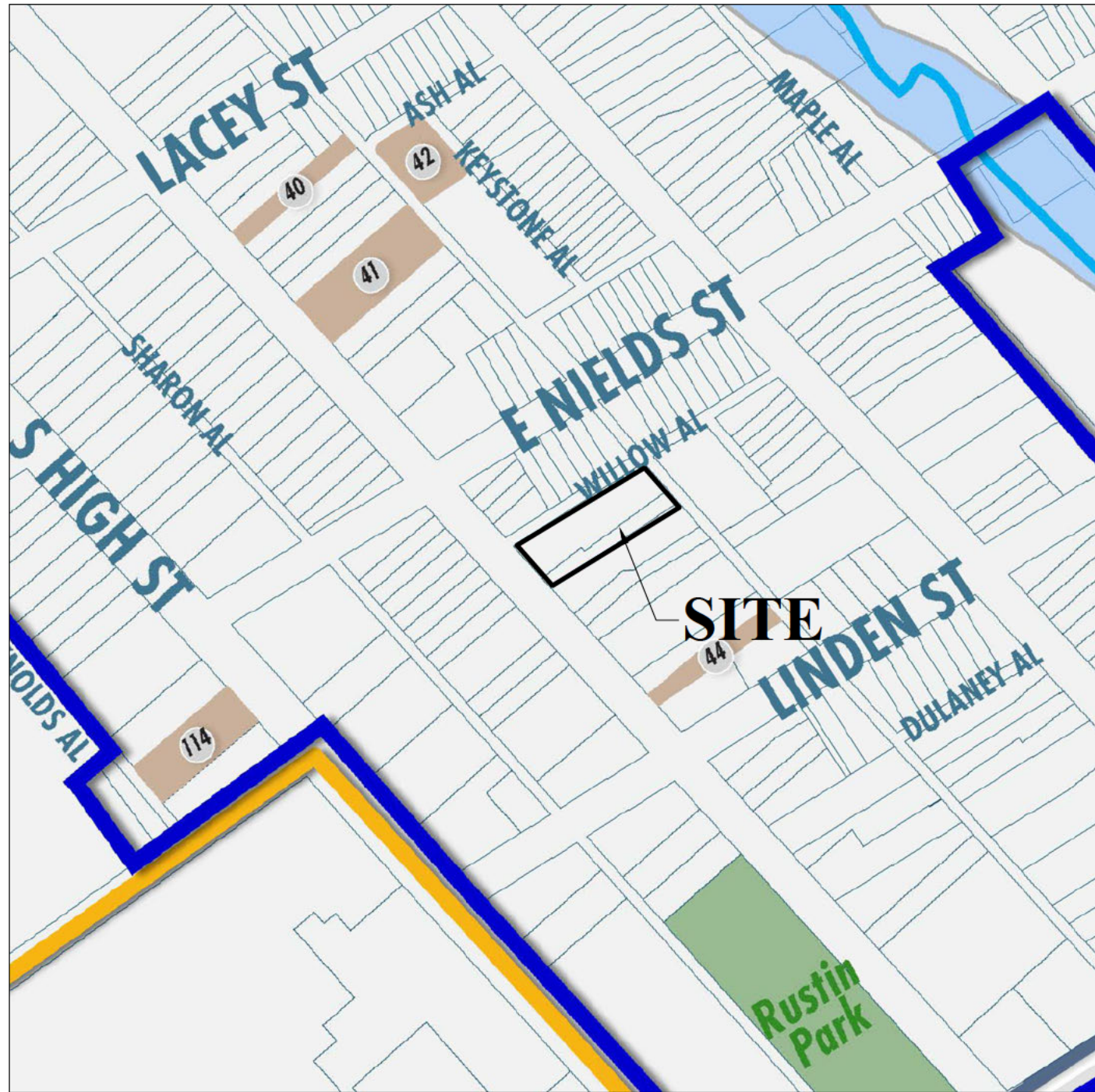
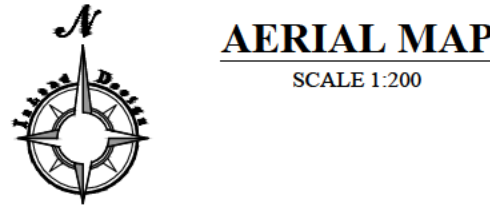
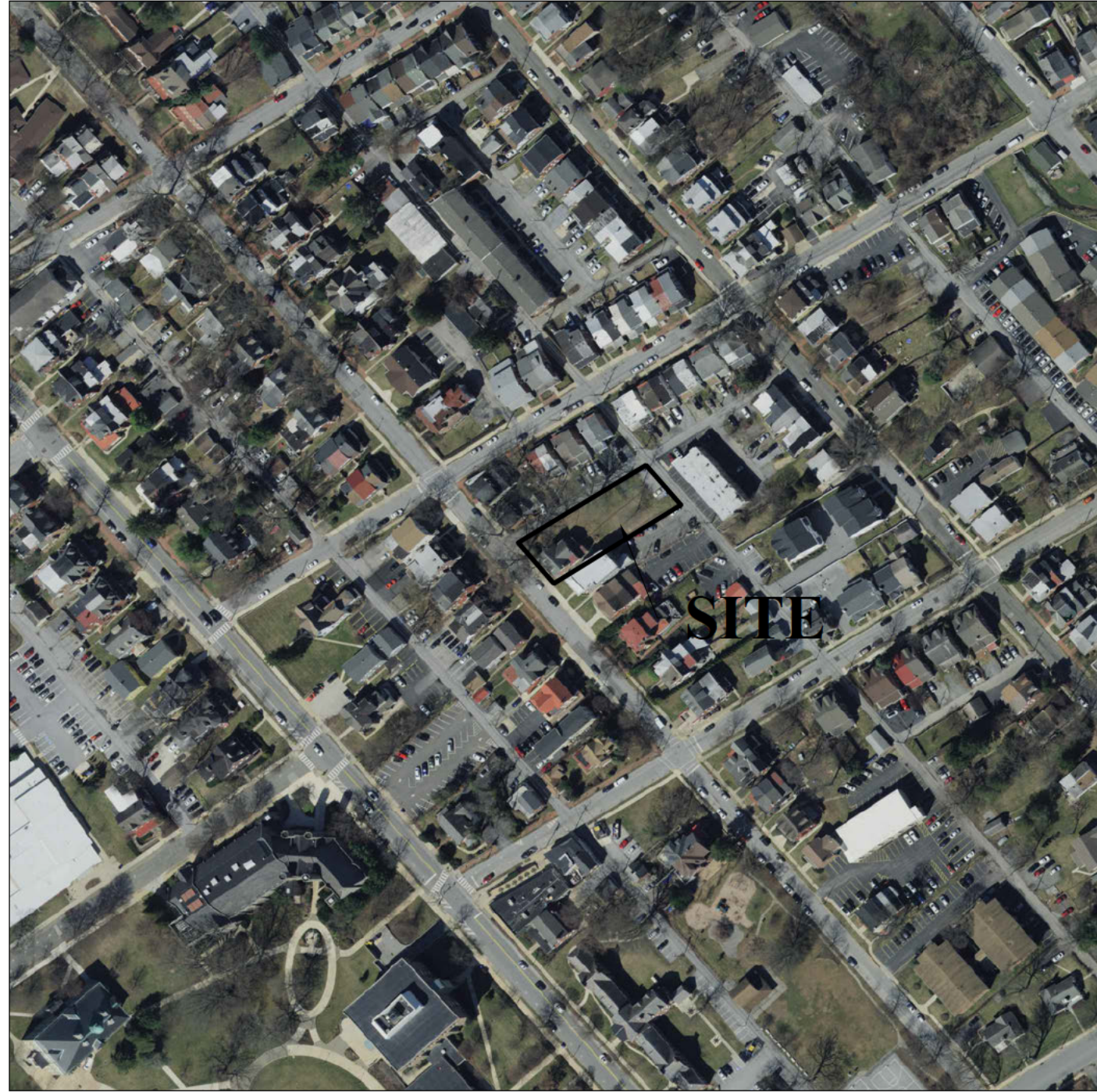
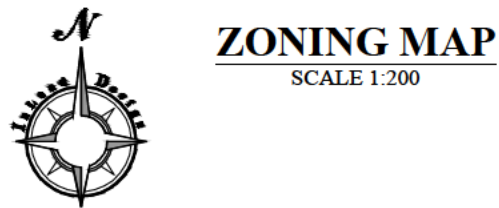
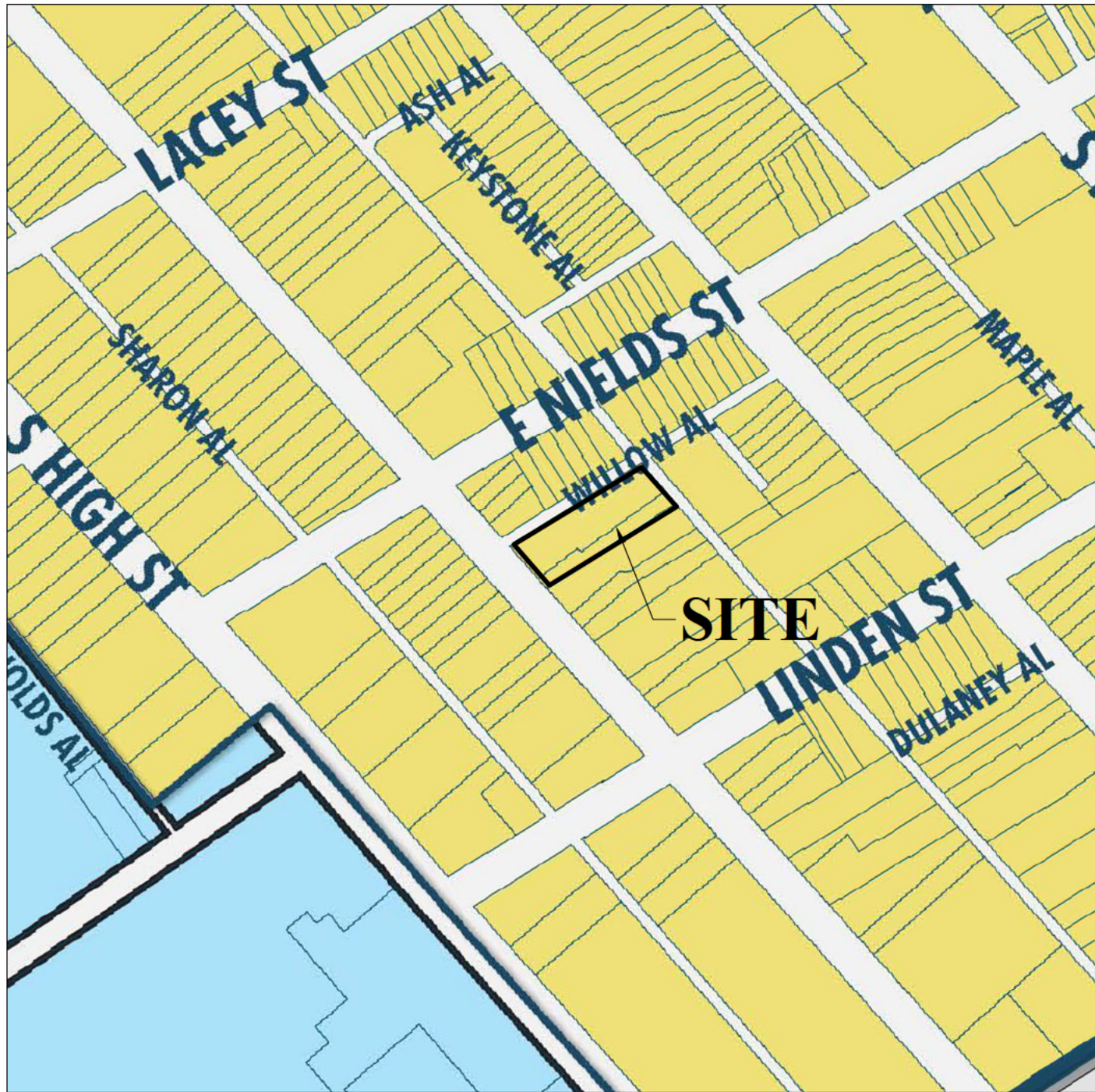
ZONING VARIANCE GRANTED:

THE FOLLOWING ZONING VARIANCE WAS GRANTED ON AUGUST 24, 2026:
§112-602 K - ALLOWING PARKING IN THE FRONT YARD FOR THE TWO SPACES ALONG WILLOW ALLEY TO SERVE 615 SOUTH WALNUT STREET

WAIVER REQUESTS:

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

- §94-206 (3) - THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES INFILTRATION PRACTICES TO BE SET BACK AT LEAST 10 FEET FROM ALL BUILDINGS AND FEATURES WITH SUBGRADE ELEMENTS. SCM #1, A SUBSURFACE INFILTRATION BED WILL BE 7 FEET FROM THE PROPOSED BUILDING. AN IMPERVIOUS LINER WILL BE INSTALLED ON THE NORTH SIDE AND ENDS OF THE BED AS REQUIRED BY THE MUNICIPAL ENGINEER
- §97-37 (f) - 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
- §97-37 (f) - THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES 175 FEET SIGHT DISTANCE AT INTERSECTIONS OF A STREET WITH A 25 MPH POSTED SPEED MEASURED FROM A POINT 15 FEET FROM THE INTERSECTED PAVEMENT EDGE. THE EXISTING SIGHT DISTANCE AT THE WILLOW AND MECHANICS ALLEY INTERSECTION LOOKING SOUTH ALONG MECHANICS ALLEY IS 19 FEET BECAUSE OF EXISTING PARKING. THE FIRST TWO EXISTING PARKING SPACES ADJACENT TO THE INTERSECTION ARE BEING MOVED TO WILLOW ALLEY, WEST OF THE PROPOSED HOMES. THE PROPOSED SIGHT DISTANCE LOOKING SOUTH ALONG MECHANICS ALLEY IS IMPROVED TO 89 FEET
- §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



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

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 08/28/2026, 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
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

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	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% (6,956 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					

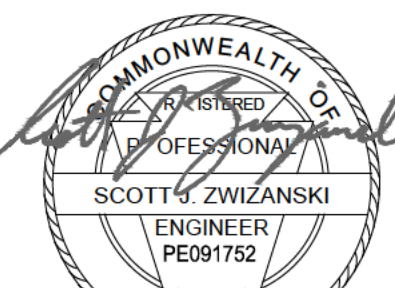
OWNER OF RECORD:

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

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 therefrom 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.



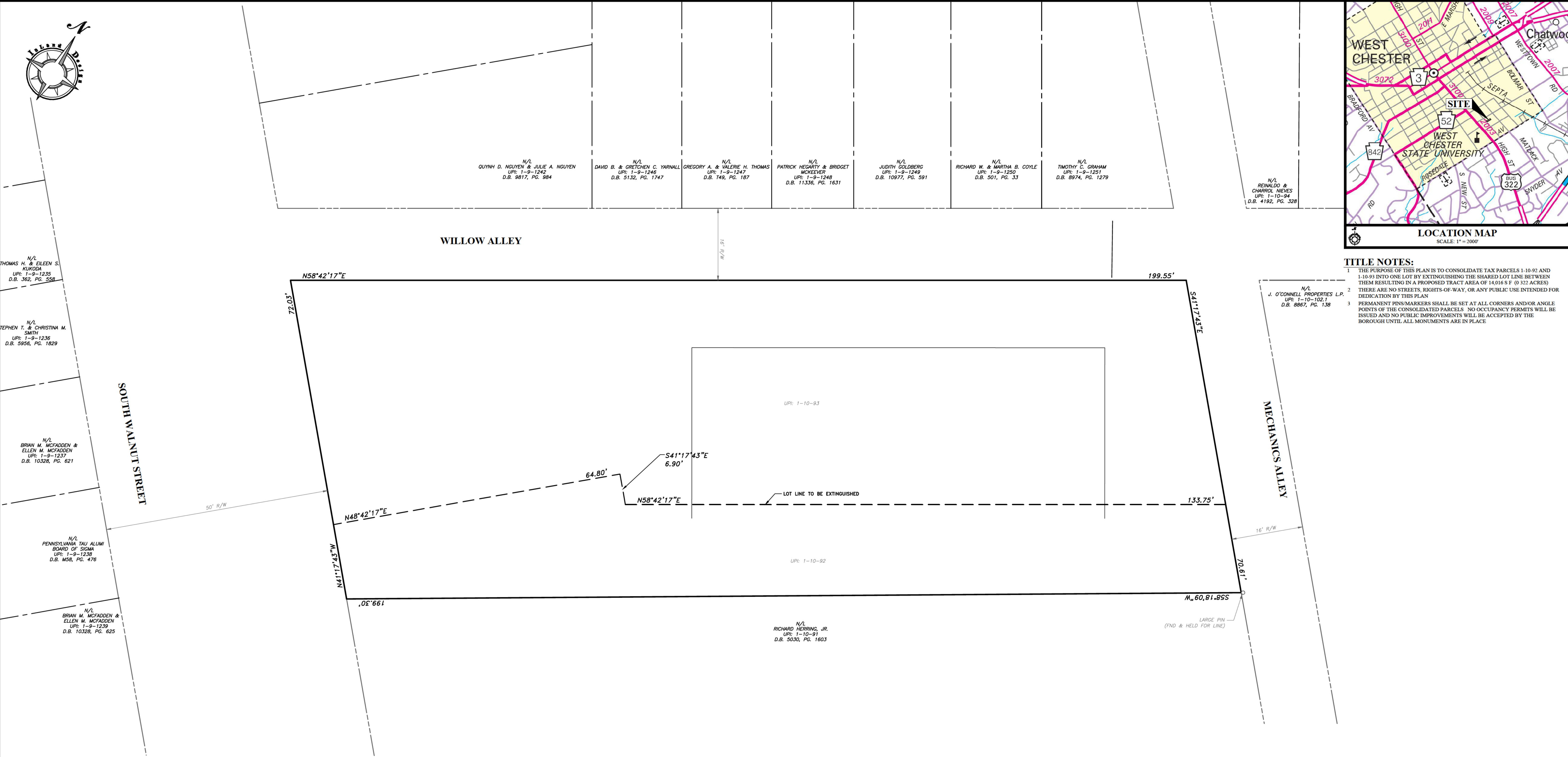
No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS
3	08/28/2026	REVISED PER MUNICIPAL REVIEW LETTERS

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT

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

S H E E T
1
OF 15



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.

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)

LEGEND

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

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

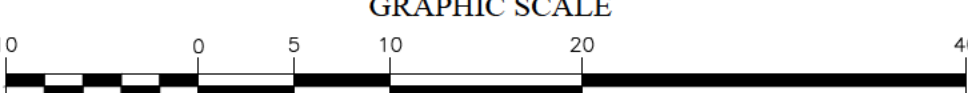


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**PRELIMINARY SUBDIVISION
AND LAND DEVELOPMENT**



GRAPHIC SCALE
(IN FEET)
1 inch = 10'

Date:
4/27/2026

Scale:
1" = 10'

Drawn by:
MMH

Checked by:
JEH

Project No.
12706

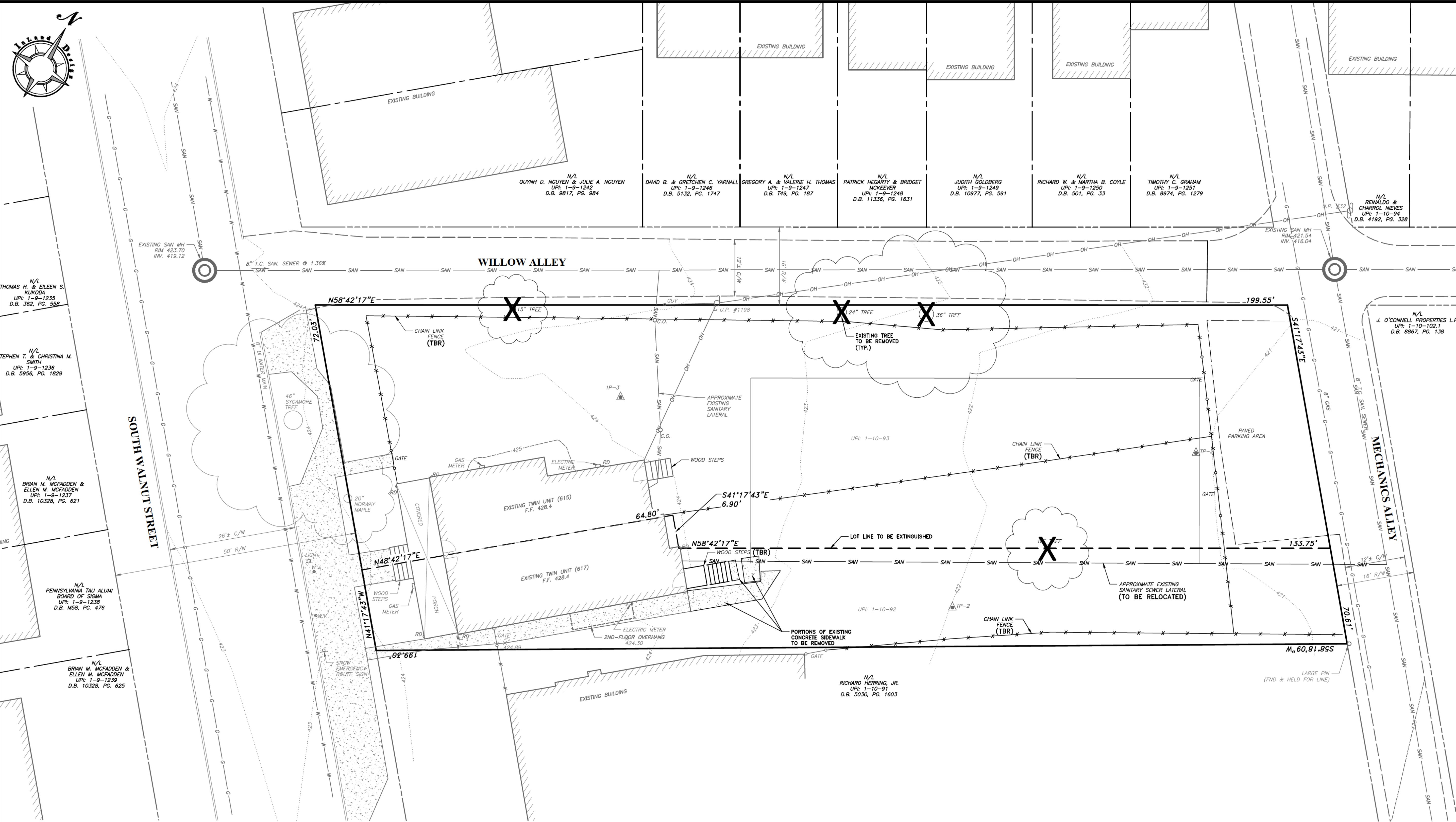
**TITLE PLAN
FOR**

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

S H E E T

2

OF 15



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

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S H W T	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
UdB	URBAN LAND-GLADSTONE COMPLEX	0% - 8%	MODERATE ABOUT 6.9 INCHES	WELL DRAINED	MORE THAN 80 INCHES	60 TO 100 INCHES	2e	A

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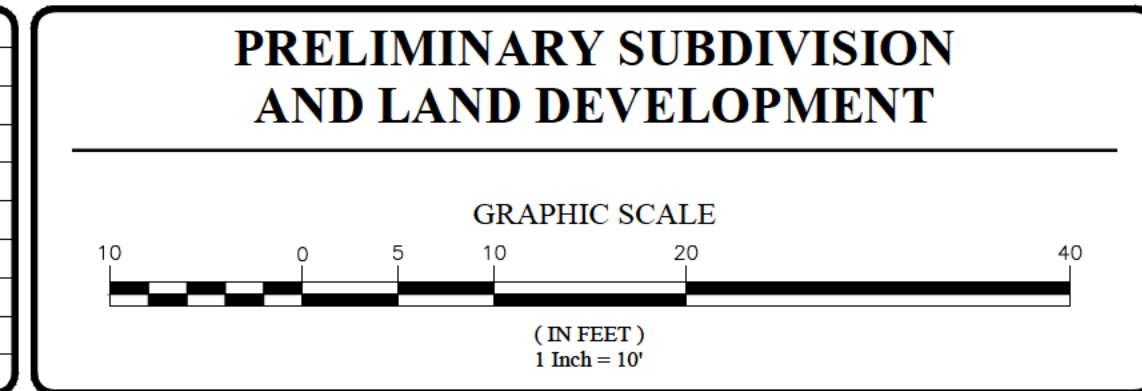
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UP: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UP: 1-10-93 | DEED BOOK 9953 | PAGE 1603

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Engineering, Surveying & Land Planning

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
SCOTT H. ZWIZANSKI
ENGINEER
PE091752

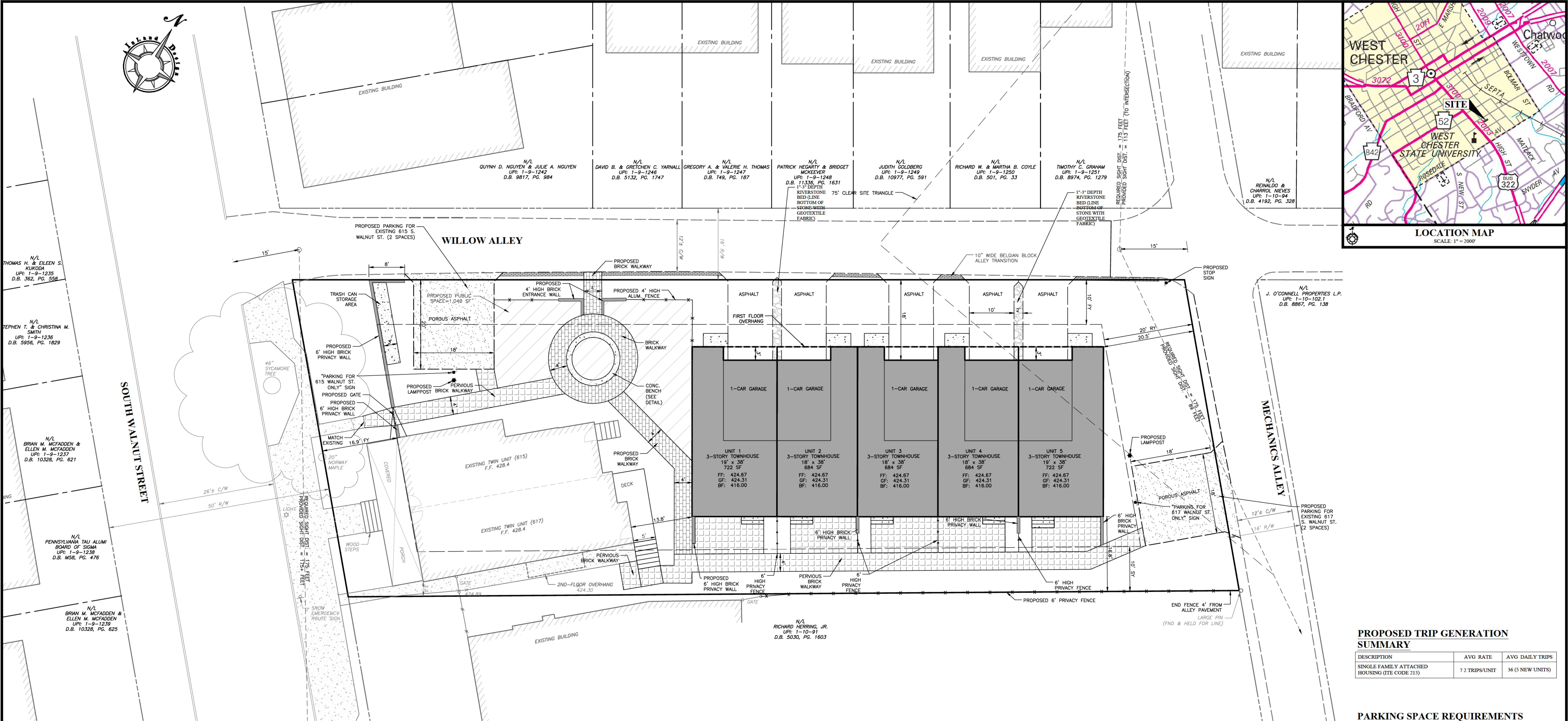
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EXISTING CONDITIONS & DEMOLITION PLAN
FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

S H E E T
3
OF 15



LEGEND

	PROPERTY BOUNDARY		PROPOSED SETBACK LINE
	EXISTING RIGHT OF WAY LINE		PROPOSED ROAD / PAVING
	EXISTING 1' CONTOUR W/ ELEVATION		PROPOSED POROUS ASPHALT
	EXISTING 5' CONTOUR W/ ELEVATION		PROPOSED CONCRETE SIDEWALK
	EXISTING CONCRETE		PROPOSED BELGIAN BLOCK ALLEY TRANSITION
	EXISTING TREE SYMBOLS		PROPOSED IMPERVIOUS BRICK
	EXISTING LIGHT		PROPOSED PERVIOUS BRICK
	EXISTING UTILITY POLE		PROPOSED COMMON AREA PUBLIC SPACE
	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		

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)
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% (6,956 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	1,244 S F
PROPOSED POROUS ASPHALT	700 S F
TOTAL	1,944 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	625 S F
TOTAL IMPERVIOUS	6,956 S F

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Engineering, Surveying & Land Planning

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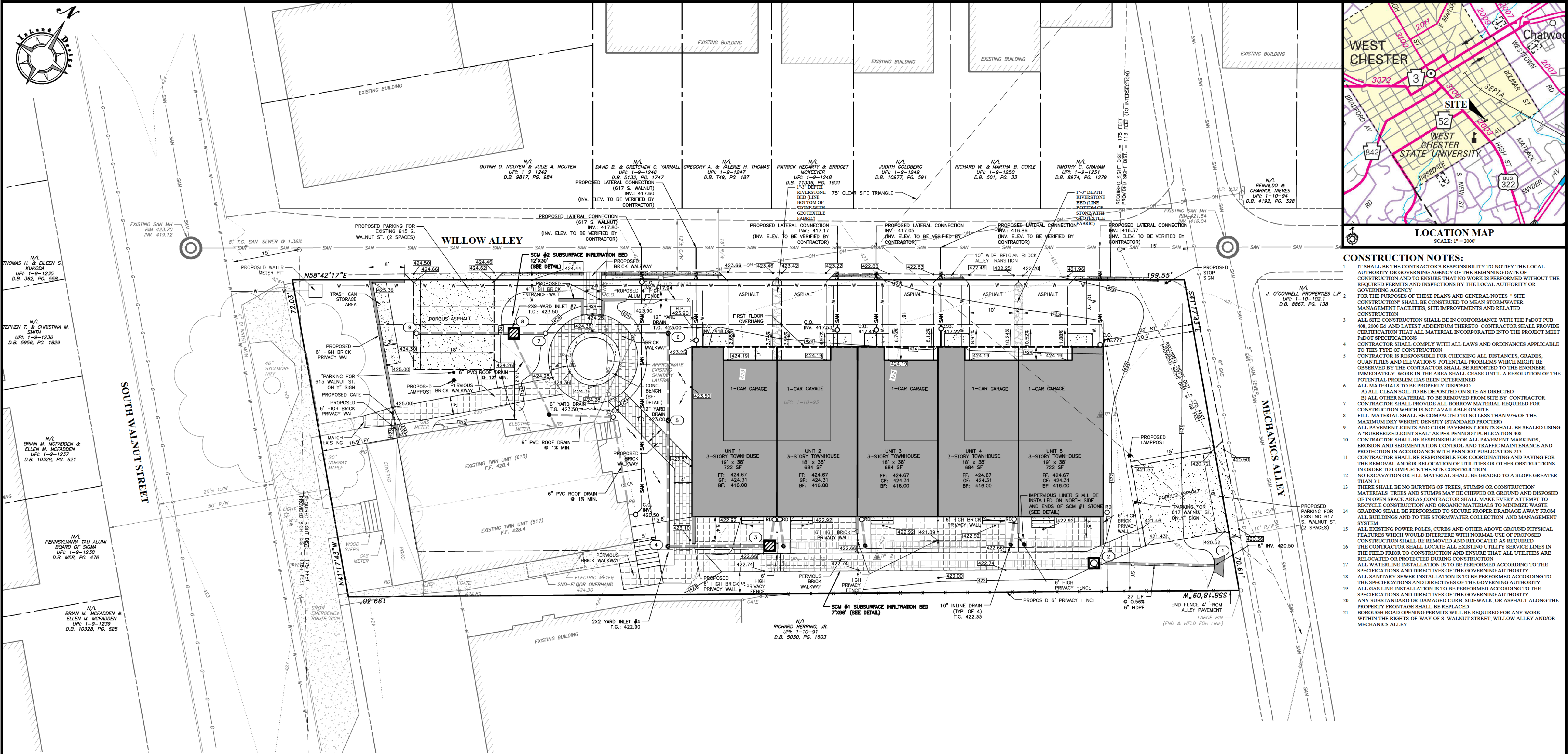
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT

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

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

S H E E T
4
OF 15



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 SPOT ELEVATION
PROPOSED ROAD / PAVING
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

CONSTRUCTION NOTES:

- 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.
- FOR THE PURPOSES OF THESE PLANS AND GENERAL NOTES, "SITE CONSTRUCTION" SHALL BE CONSTRUED TO MEAN STORMWATER MANAGEMENT FACILITIES, SITE IMPROVEMENTS AND RELATED CONSTRUCTION.
- 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.
- CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES APPLICABLE TO THIS TYPE OF CONSTRUCTION.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE ALL BORROW MATERIAL REQUIRED FOR CONSTRUCTION WHICH IS NOT AVAILABLE ON SITE.
- FILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 97% OF THE MAXIMUM DRY WEIGHT DENSITY (STANDARD PROCTER).
- ALL PAVEMENT JOINTS AND CURB PAVEMENT JOINTS SHALL BE SEALED USING A "RUBBERIZED JOINT SEAL" AS PER PENNDOT PUBLICATION 408.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS, EROSION AND SEDIMENTATION CONTROL AND TRAFFIC MAINTENANCE AND PROTECTION IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
- 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.
- NO EXCAVATION OR FILL MATERIAL SHALL BE GRADED TO A SLOPE GREATER THAN 3:1.
- 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.
- GRADING SHALL BE PERFORMED TO SECURE PROPER DRAINAGE AWAY FROM ALL BUILDINGS AND TO THE STORMWATER COLLECTION AND MANAGEMENT SYSTEM.
- 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.
- 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.
- ALL WATERLINE INSTALLATION IS TO BE PERFORMED ACCORDING TO THE SPECIFICATIONS AND DIRECTIVES OF THE GOVERNING AUTHORITY.
- ALL SANITARY SEWER INSTALLATION IS TO BE PERFORMED ACCORDING TO THE SPECIFICATIONS AND DIRECTIVES OF THE GOVERNING AUTHORITY.
- ALL GAS LINE INSTALLATION IS TO BE PERFORMED ACCORDING TO THE SPECIFICATIONS AND DIRECTIVES OF THE GOVERNING AUTHORITY.
- ANY SUBSTANDARD OR DAMAGED CURB, SIDEWALK, OR ASPHALT ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED.
- BOROUGH ROAD OPENING PERMITS WILL BE REQUIRED FOR ANY WORK WITHIN THE RIGHTS-OF-WAY OF S WALNUT STREET, WILLOW ALLEY AND/OR MECHANICS ALLEY.

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PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT

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

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

SHEET 5 OF 15

DATE: 4/27/2026
SCALE: 1" = 10'
DRAWN BY: MMH
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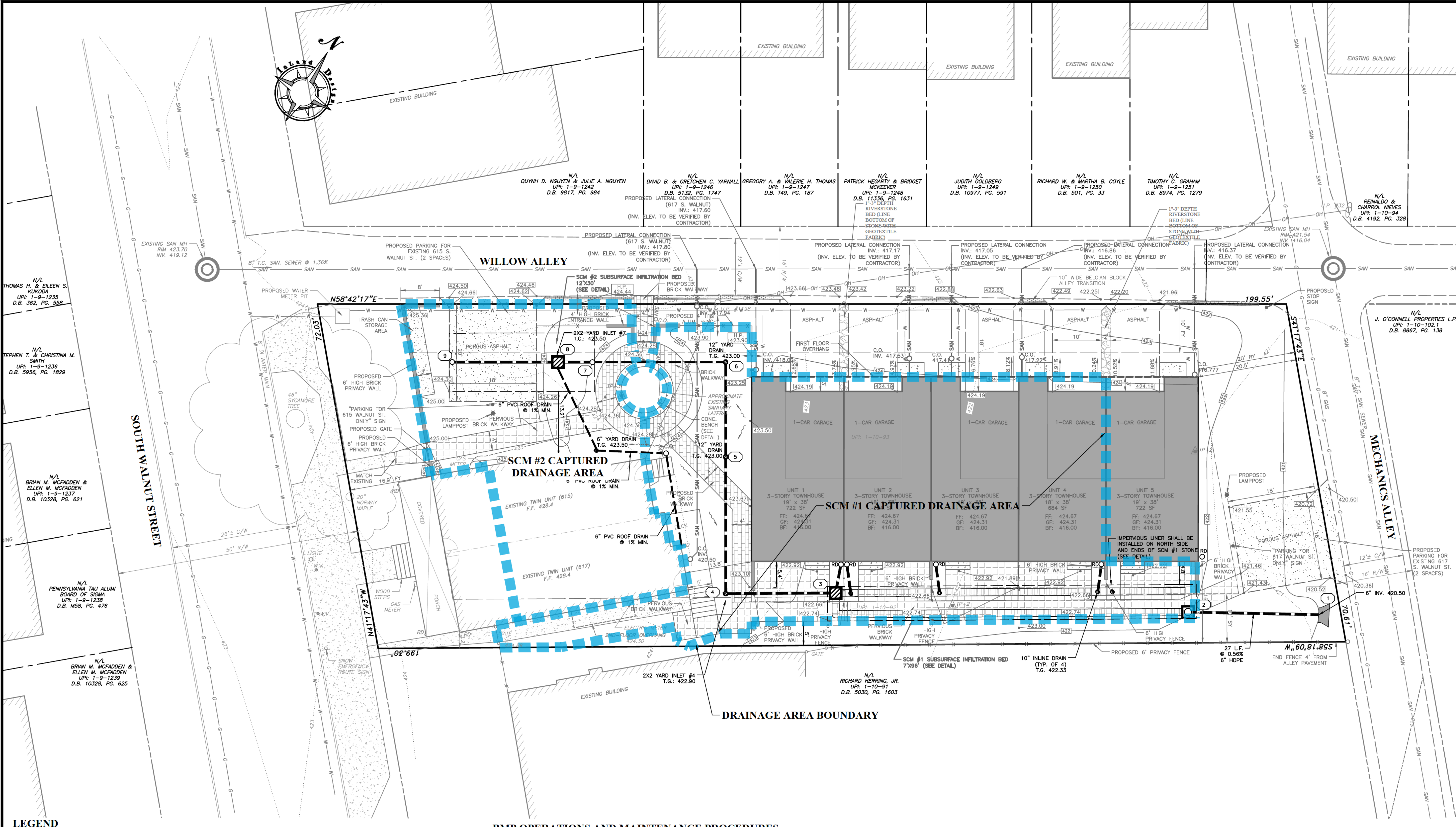
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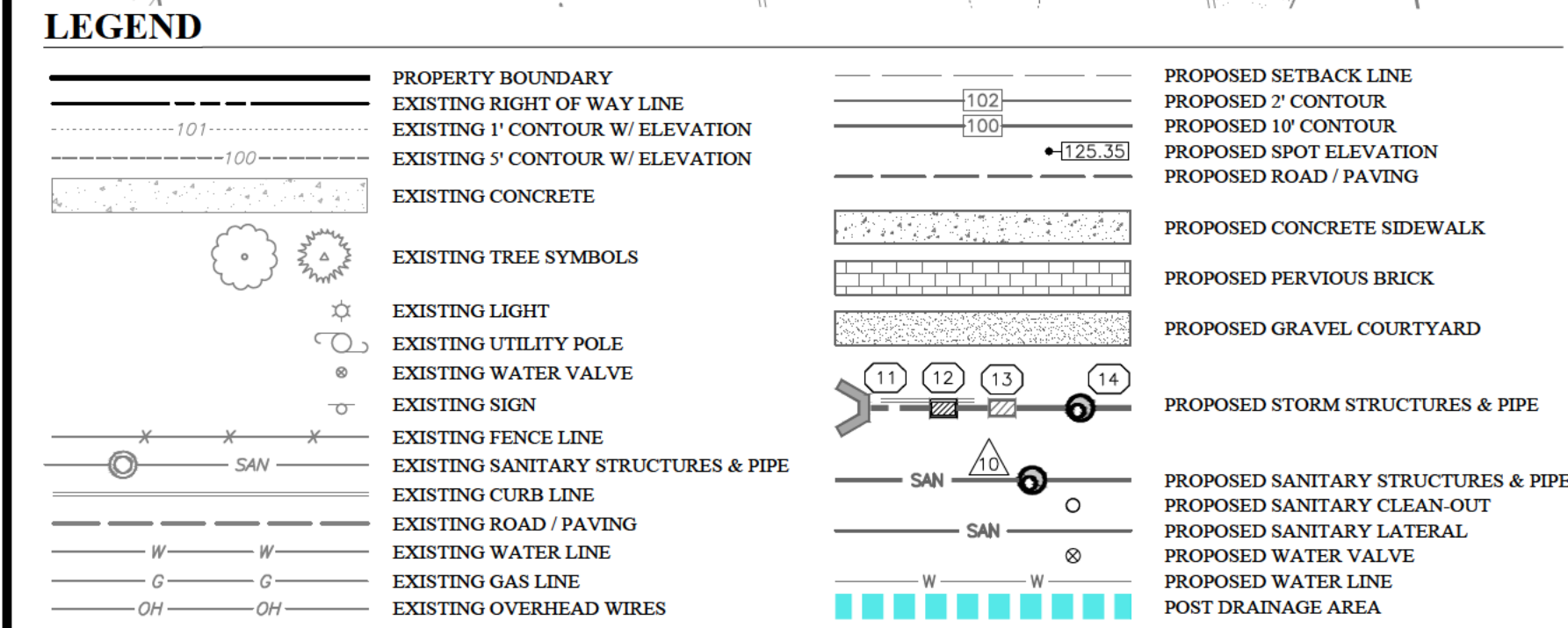
LOCATION MAP
SCALE: 1" = 2000'

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:

- A BLANKET EASEMENT IS HEREBY GRANTING 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.
- THE STORMWATER MANAGEMENT BMPs SHOWN ON THIS PLAN ARE PERMANENT FIXTURES AND CANNOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE MUNICIPALITY.
- NO BMP OR MAN-MADE CONVEYANCE MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION.
- THIS PLAN ALSO SERVES AS THE OPERATION & MAINTENANCE PLAN FOR THIS PROPERTY AND WILL BE RECORDED.
- 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.
- AN AS-BUILT PLAN OF THE PROPOSED BMPs SHALL BE SUBMITTED TO THE MUNICIPALITY IN ACCORDANCE WITH THE STORMWATER ORDINANCE.
- THE APPLICANT ACKNOWLEDGES THAT, PER MUNICIPAL ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR 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.
- INFLTRATION 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.
- ALL ROOF RUNOFF WITHIN THE CAPTURED DRAINAGE AREA BOUNDARY SHALL BE CONVEYED TO THE INFILTRATION BED.
- ALL ROOF DRAINS ARE TO BE 6" SDR35 PVC AT A MINIMUM 1% SLOPE UNLESS OTHERWISE NOTED.
- GUTTERS AND ROOF DRAINS ARE TO BE FITTED WITH GUTTER GUARDS (AND/OR DEBRIS FILTERS) TO KEEP LEAVES/DEBRIS OUT OF THE INFILTRATION BED.
- 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.



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.

APPLICANT'S SWM SITE PLAN ACKNOWLEDGEMENT:

I, **SCOTT J. ZWIZANSKI**, ON THIS DATE **8/28/2026**, 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.

ENGINEER'S SWM SITE PLAN CERTIFICATION:

I, **SCOTT J. ZWIZANSKI**, ON THIS DATE **8/28/2026**, 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.

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

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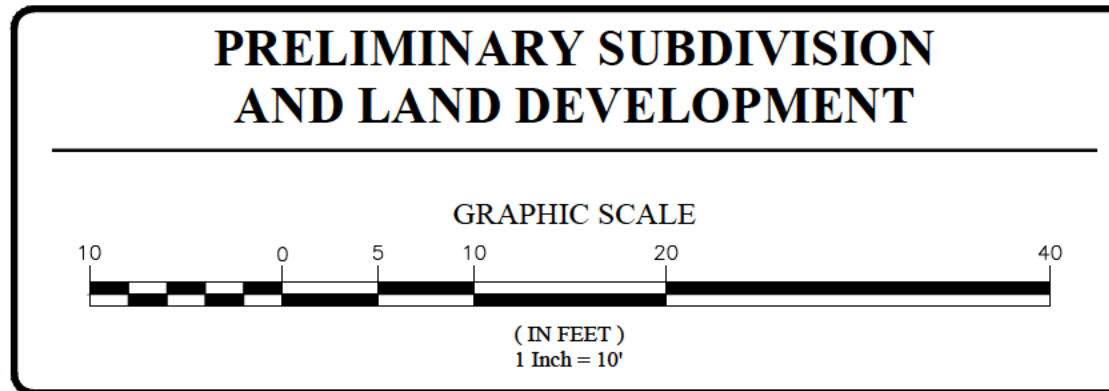
UPI: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPI: 1-10-93 | DEED BOOK 9953 | PAGE 1603

INLAND DESIGN
Engineering, Surveying & Land Planning

SCOTT J. ZWIZANSKI
REGISTERED PROFESSIONAL ENGINEER
PE091752

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
SCOTT J. ZWIZANSKI
PE091752

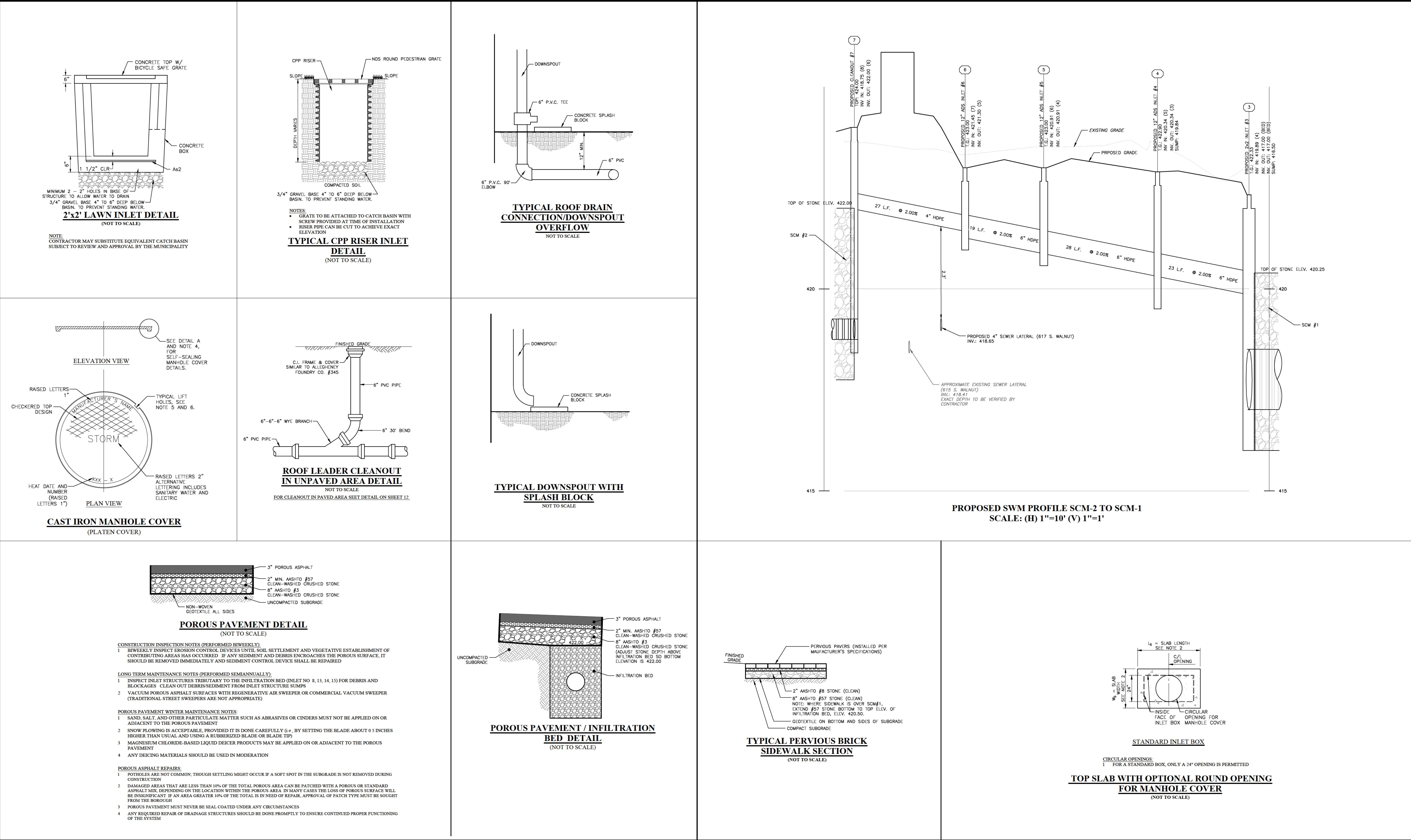
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Date: 4/27/2026
Scale: 1" = 10'
Drawn by: MMH
Checked by: SJZ
Project No. 12706

PCSM PLAN FOR
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615 & 617 S. WALNUT STREET
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REGISTERED PROFESSIONAL ENGINEER
SCOTT H. ZWIZANSKI
ENGINEER
PE091752

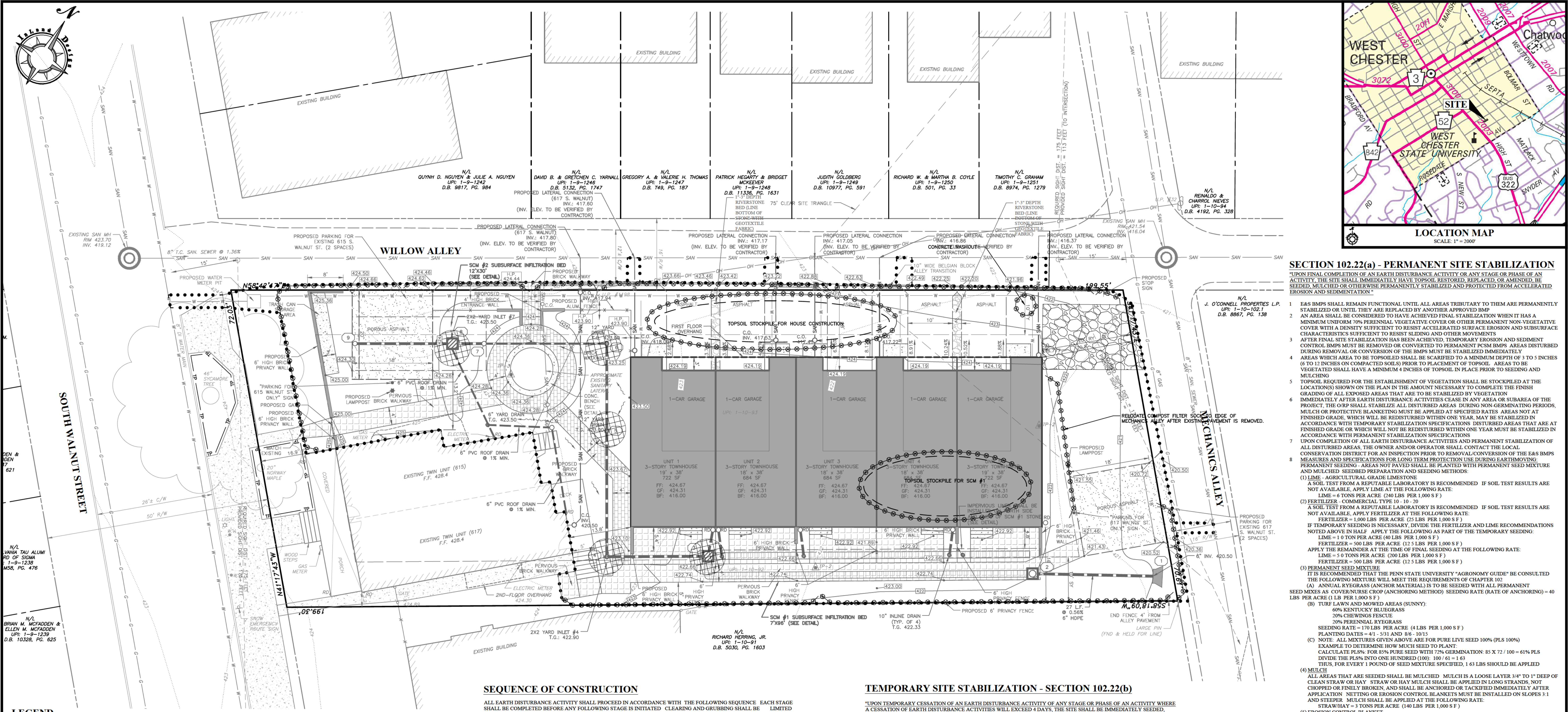
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LEGEND

	PROPERTY BOUNDARY		PROPOSED SETBACK LINE
	EXISTING RIGHT OF WAY LINE		PROPOSED 2' CONTOUR
	EXISTING 1' CONTOUR W/ ELEVATION		PROPOSED 10' CONTOUR
	EXISTING CONCRETE		PROPOSED SPOT ELEVATION
	EXISTING TREE SYMBOLS		PROPOSED ROAD / PAVING
	EXISTING LIGHT		PROPOSED CONCRETE SIDEWALK
	EXISTING UTILITY POLE		PROPOSED PERVIOUS BRICK
	EXISTING WATER VALVE		PROPOSED GRAVEL COURTYARD
	EXISTING SIGN		PROPOSED STORM STRUCTURES & PIPE
	EXISTING FENCE LINE		PROPOSED SANITARY STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE		PROPOSED SANITARY CLEAN-OUT
	EXISTING CURB LINE		PROPOSED SANITARY LATERAL
	EXISTING ROAD / PAVING		PROPOSED WATER VALVE
	EXISTING WATER LINE		PROPOSED WATER LINE
	EXISTING GAS LINE		PROPOSED 12' COMPOST FILTER SOCK
	EXISTING OVERHEAD WIRES		ORANGE CONSTRUCTION FENCE
			LIMIT OF DISTURBANCE
			TREE PROTECTION
			ROCK CONSTRUCTION ENTRANCE
			EROSION CONTROL BLANKET FOR SLOPES

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITY SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE THE NEXT STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

- DELINEATE THE LIMITS OF DISTURBANCE
- DEMOLISH ALL EXISTING STRUCTURES AND FEATURES REMOVE DEMOLISHED MATERIAL FROM THE SITE
- AS DEMOLITION ALLOWS, INSTALL PERIMETER CONSTRUCTION FENCE, SILT SOCK AND PERIMETER EROSION CONTROLS AS SHOWN ON THE PLAN AND ACCORDING TO DETAILS
- INSTALL ROCK CONSTRUCTION ENTRANCE
- ONCE BUILDING DEMOLITION IS COMPLETE, SOIL SHALL BE ANALYZED TO CONFIRM NO SOIL REMEDIATION IS NEEDED
- CLEAR, GRUB AND BEGIN ROUGH GRADING OPERATIONS. STOCKPILE TOPSOIL IN DESIGNATED AREA
- INSTALL SCM #1 FOLLOWING THE INFILTRATION BED SEQUENCE OF CONSTRUCTION SHOWN ON THE DETAILS SHEET
- ONCE INSTALLED, SEAL SCM#1 FROM RECEIVING RUNOFF UNTIL AFTER BUILDING CONSTRUCTION
- EXCAVATE FOR BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION
- INSTALL NEW SIDEWALK WHEN APPROPRIATE
- WHEN APPROPRIATE, INSTALL SCM #2 FOLLOWING THE INFILTRATION BED SEQUENCE OF CONSTRUCTION. INSTALL STORM SEWER AND ROOF DRAIN CONNECTIONS TO INFILTRATION BEDS. INLET SEDIMENT FILTERS SHALL BE INSTALLED IMMEDIATELY
- PRIOR TO POROUS ASPHALT PAVEMENT INSTALLATION, ALL SITE DISTURBED AREA SHALL HAVE EROSION CONTROL BLANKET INSTALLED OR BE SO DODDED
- SEED AND MULCH ALL REMAINING DISTURBED AREAS
- INSTALL LANDSCAPING
- ONCE ALL HOUSES ARE CONSTRUCTED AND PERMANENTLY STABILIZED (VEGETATED AREAS MUST HAVE A UNIFORM 70% VEGETATIVE COVER), AND AFTER A SITE INSPECTION AND APPROVAL FROM THE BOROUGH, REMOVE ANY REMAINING EROSION CONTROLS

TEMPORARY SITE STABILIZATION - SECTION 102.22(b)

"UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OF ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES."

- E&S BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs
- ANY DISTURBED AREA THAT IS NOT AT FINAL GRADE OR WHERE THERE HAS BEEN A CESSATION OF EARTHMOVING ACTIVITY SHALL BE PLANTED WITH A TEMPORARY SEED MIX AND MULCHED. AREAS THAT ARE TO BE EXPOSED FOR MORE THAN ONE YEAR SHALL BE SEEDED WITH PERMANENT SEED MIX AND MULCHED. SEEDED PREPARATION AND SEEDING METHODS:
 - LIME - AGRICULTURAL GRADE LIMESTONE
A SOIL TEST FROM A REPUTABLE LABORATORY IS RECOMMENDED IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY LIME AT THE FOLLOWING RATE:
LIME = 1.0 TON PER ACRE (25 LBS PER 1,000 S F)
 - FERTILIZER - COMMERCIAL TYPE 10 - 10 - 20
A SOIL TEST FROM A REPUTABLE LABORATORY IS RECOMMENDED IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY FERTILIZER AT THE FOLLOWING RATE:
FERTILIZER = 500 LBS PER ACRE (12.5 LBS PER 1,000 S F)
 - PERMANENT SEED MIXTURE
IT IS RECOMMENDED THAT THE PENN STATE UNIVERSITY "AGRONOMY GUIDE" BE CONSULTED FOR THE FOLLOWING MIXTURE WILL MEET THE REQUIREMENTS OF CHAPTER 102:
 - ANNUAL RYEGRASS (ANCHOR MATERIAL) IS TO BE SEEDED WITH ALL PERMANENT SEED MIXES AS COVER CROPPING CROP (ANCHORING METHOD). SEEDING RATE (RATE OF ANCHORING) = 40 LBS PER ACRE (1 LB PER 1,000 S F)
 - TURF LAWN AND MOVED AREAS (SUNNY):
 - 60% KENTUCKY BLUEGRASS
 - 20% CHEWING FESCUE
 - 20% PERENNIAL RYEGRASSSEEDING RATE = 170 LBS PER ACRE (4 LBS PER 1,000 S F)
PLANTING DATES = 4/1 - 5/31 AND 8/6 - 10/15
 - NOTE: ALL MIXTURES GIVEN ABOVE ARE FOR PURE LIVE SEED 100% (PLS 100%)
EXAMPLE TO DETERMINE HOW MUCH SEED TO PLANT:
CALCULATE PLS% FOR 85% PURE SEED WITH 72% GERMINATION: $85 \times 72 / 100 = 61\%$ PLS
DIVIDE THE PLS% INTO ONE HUNDRED (100) / 61 = 1.63
THUS, FOR EVERY 1 POUND OF SEED MIXTURE SPECIFIED, 1.63 LBS SHOULD BE APPLIED
- MULCH
ALL AREAS THAT ARE SEEDED SHALL BE MULCHED. MULCHING MAY BE USED AS A TEMPORARY STABILIZATION IN SOME DISTURBED AREAS IN NON-GERMINATING SEASONS. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF CLEAN STRAW OR HAY. STRAW OR HAY MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN, AND SHALL BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION. NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON SLOPES 3:1 AND STEEPER. MULCH SHALL BE APPLIED AT THE FOLLOWING RATE:
STRAW/HAY = 3 TONS PER ACRE (140 LBS PER 1,000 S F)

LIMIT OF DISTURBANCE: 11,880 S.F. (0.27 AC.)

WATERSHED: GOOSE CREEK
CHAPTER 93 CLASSIFICATION: TSF / MF

OWNER OF RECORD:
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SCOTT M. ZWISANSKI
ENGINEER
PE091752

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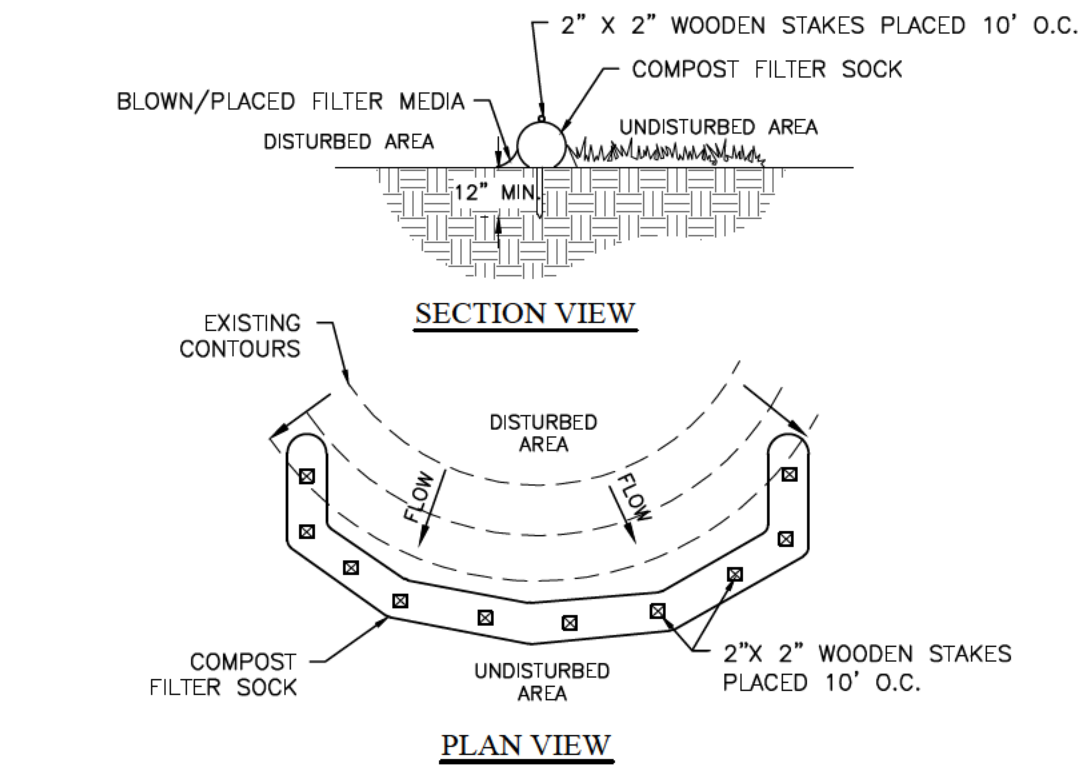
GRAPHIC SCALE
1" = 10'
1 inch = 10'

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

CONSERVATION & EROSION CONTROL PLAN
FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
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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.

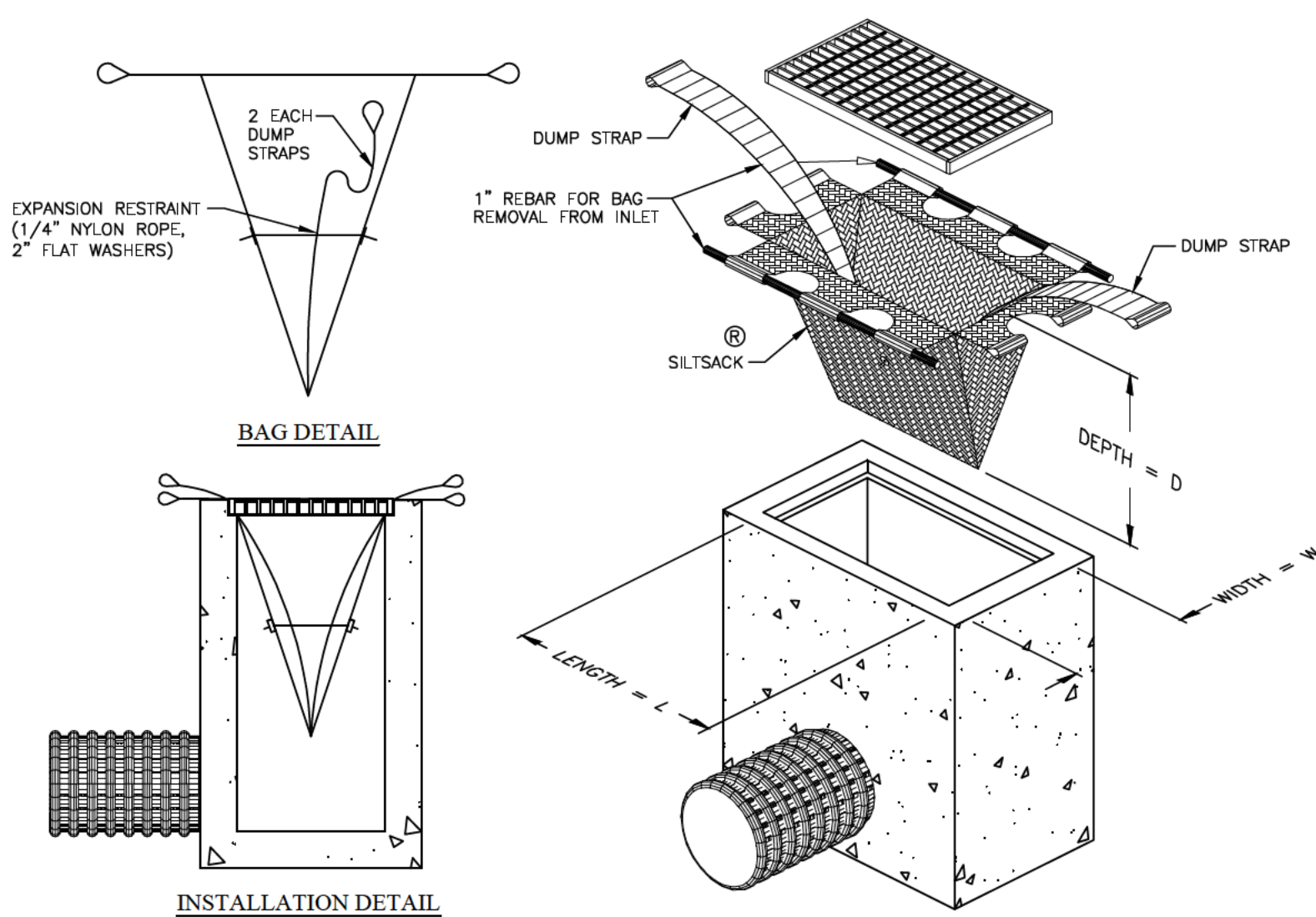
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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.

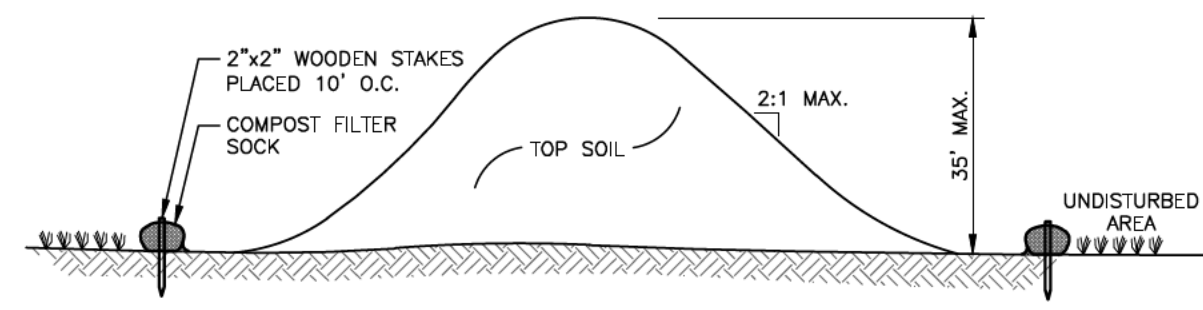
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #3.1
COMPOST FILTER SOCK
(NOT TO SCALE)



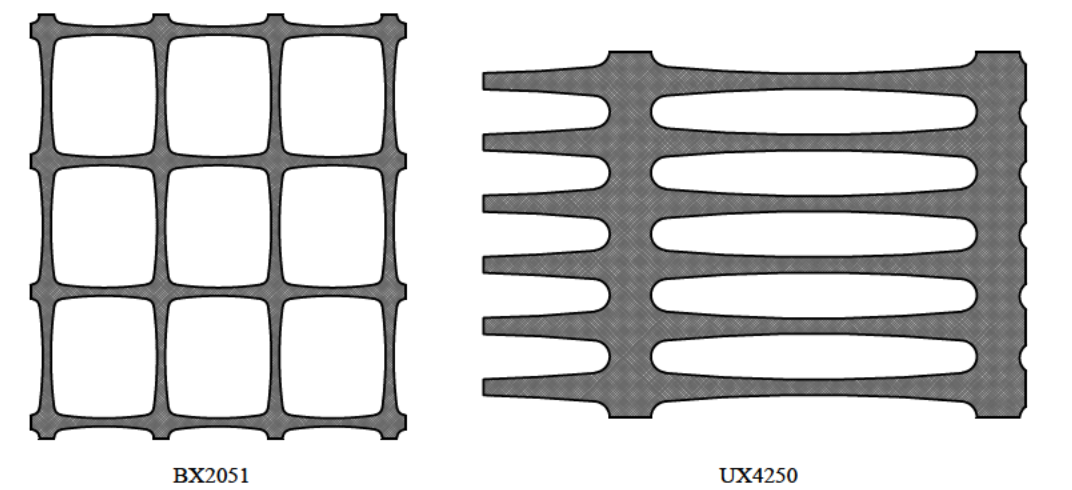
SEDIMENT FILTER BAG INLET PROTECTION DETAIL
(NOT TO SCALE)

- 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.
- 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.

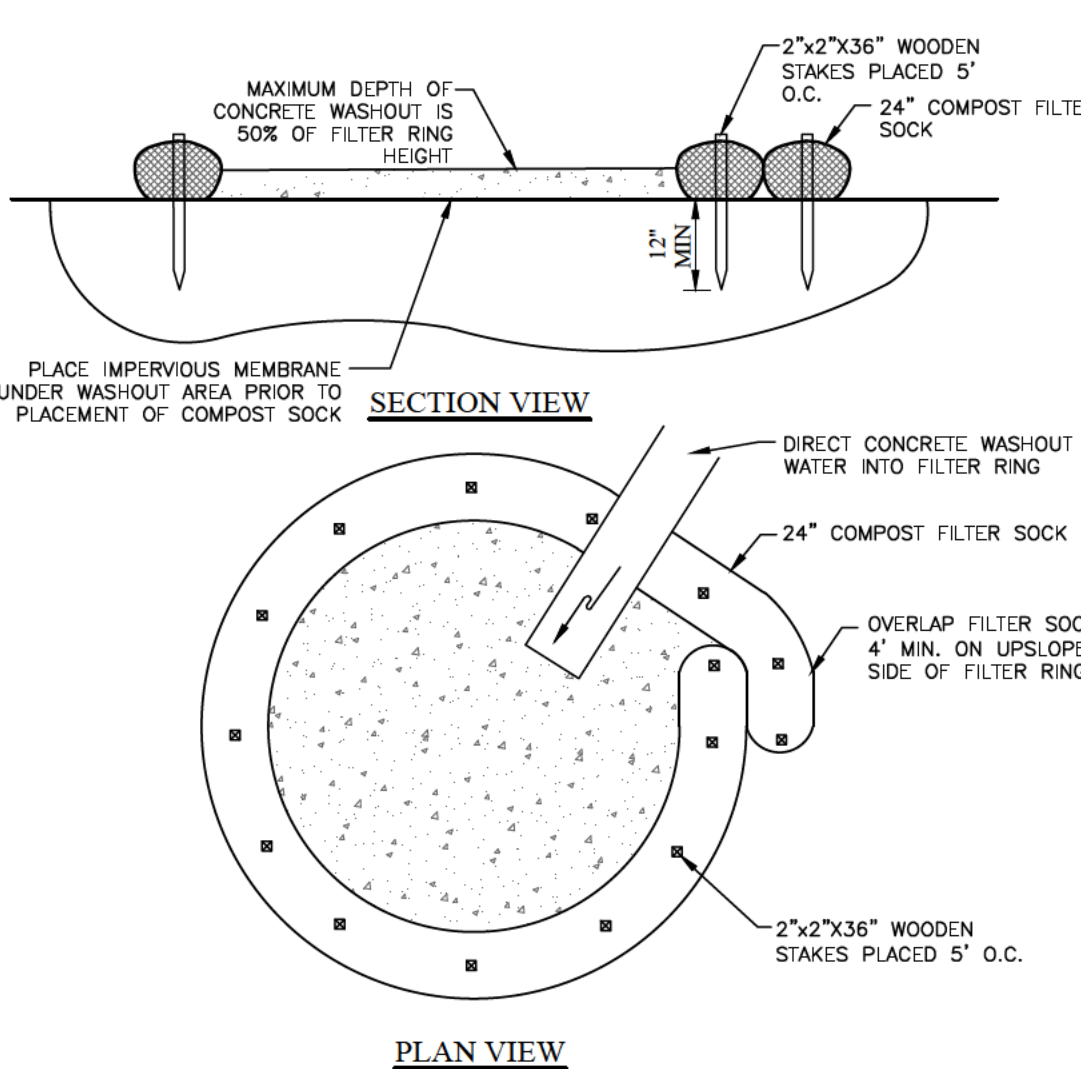


TYPICAL TOPSOIL STOCKPILE DETAIL
(NOT TO SCALE)

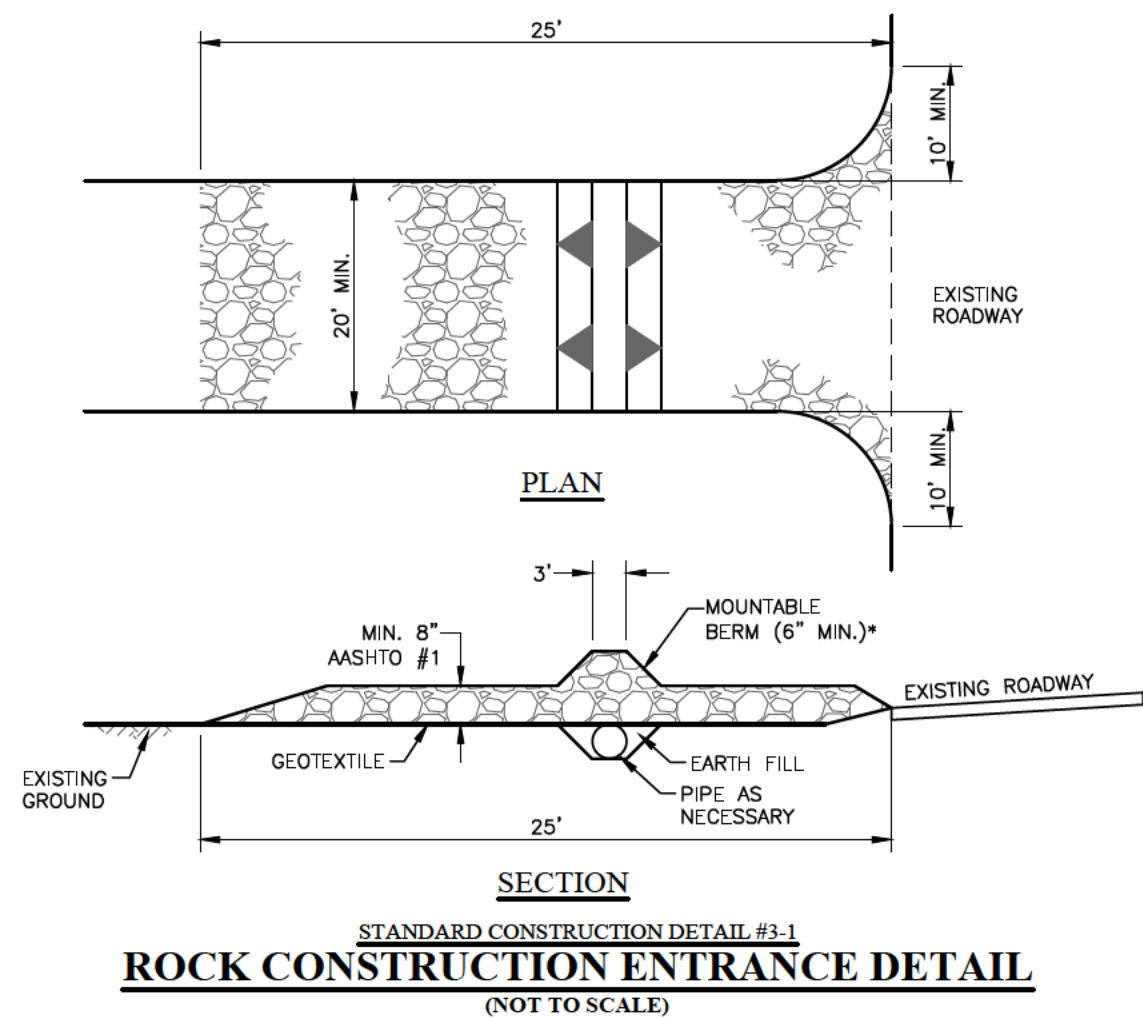
- NOTES:
- PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER.
 - STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
 - SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.
 - SEE STANDARD CONSTRUCTION DETAIL #4.1, COMPOST FILTER SOCK FOR INSTALLATION REQUIREMENTS.
 - LOCATION OF PROPOSED STOCKPILE WHICH AFFECTS EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUALLY STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
 - STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.



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 5' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER
STAKE.
ORANGE CONSTRUCTION FENCE DETAIL
(NOT TO SCALE)

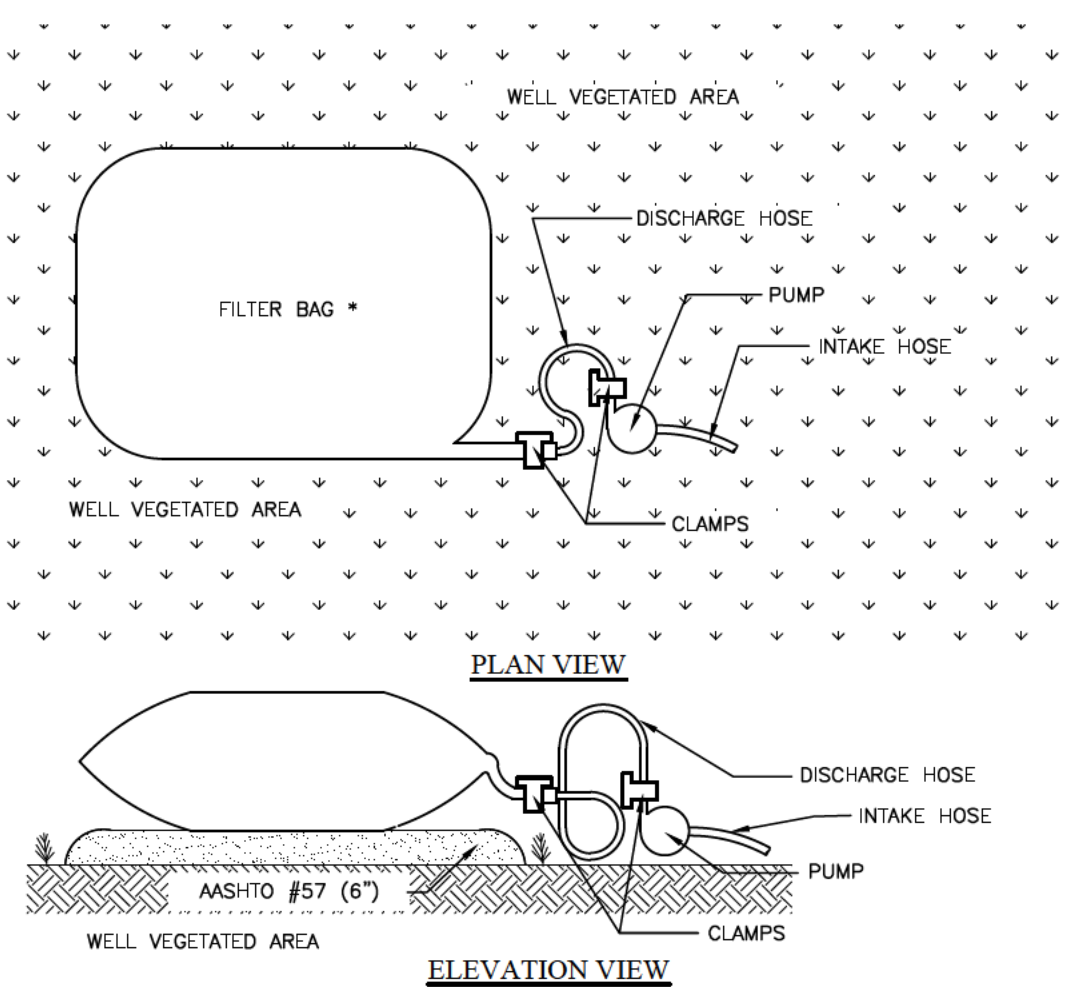


INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
18" FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
STANDARD CONSTRUCTION FIGURE 3.18
COMPOST SOCK WASHOUT INSTALLATION
(NOT TO SCALE)



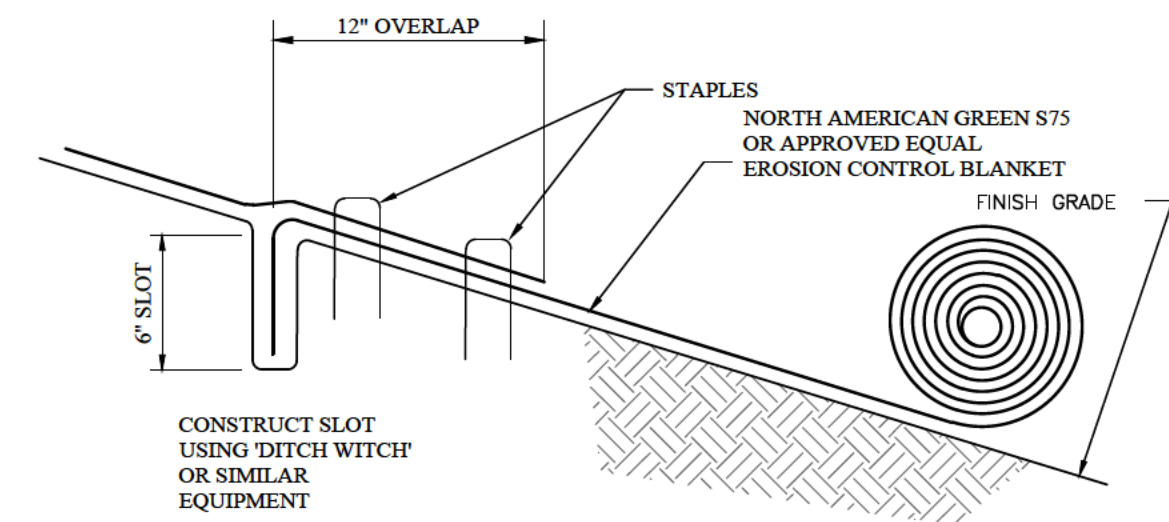
STANDARD CONSTRUCTION DETAIL #3.1
ROCK CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- 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.
- 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)

- FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "V" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
- 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.
- 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 3%.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
- 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:
- COMPLETE GRADING OF SLOPE.
 - 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.
 - SEED AND MULCH THE AREA AS OUTLINED IN SEEDING SCHEDULE.
 - 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.
 - 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).
 - 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.
 - 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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Pennsylvania One Call System
PA act 172 of 1986 requires
three working days notice
Serial Numbers:
20253170513, 20253170655, 20253170702
PENNSYLVANIA ACT 187 REQUIREMENTS:
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INLAND DESIGN
Engineering, Surveying & Land Planning

SCOTT H. ZWIZANSKI
ENGINEER
PE091752

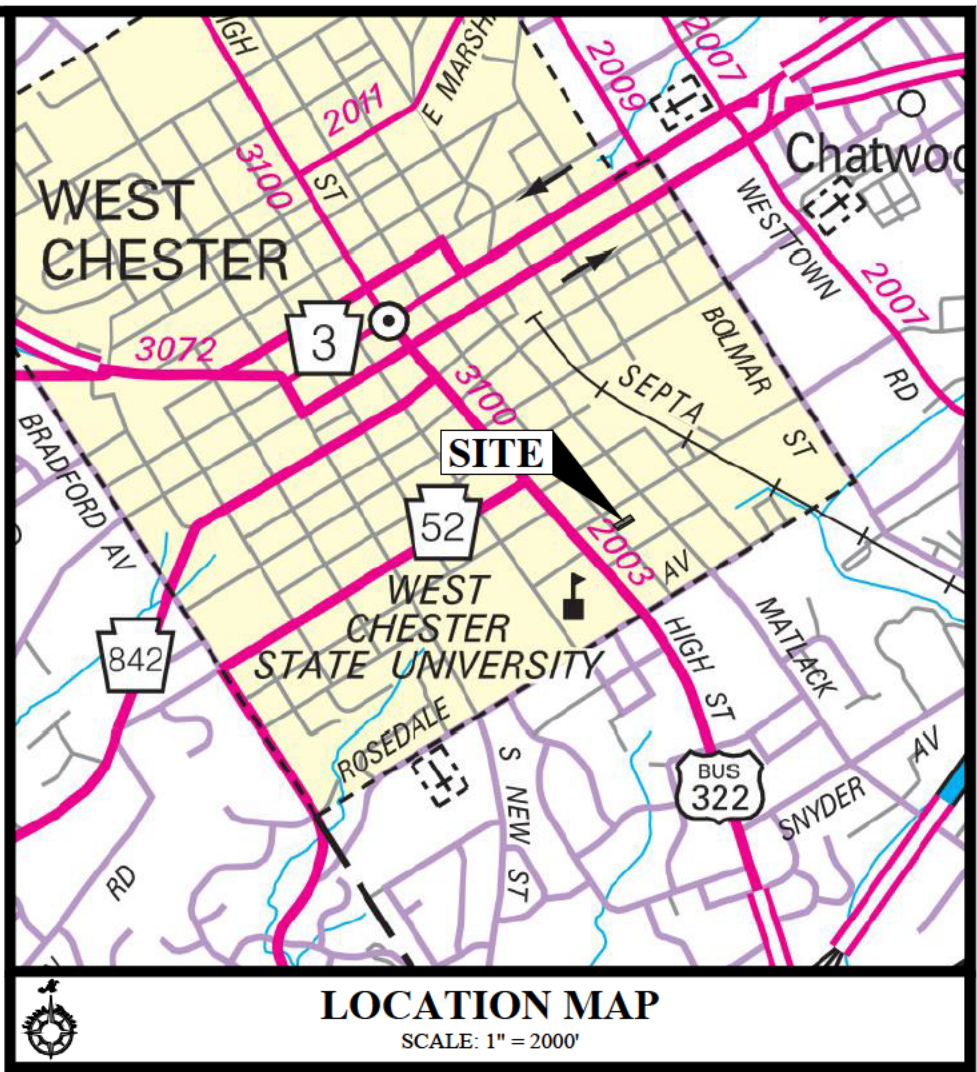
No.	Date:	Description:
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3	08/28/2026	REVISED PER MUNICIPAL REVIEW LETTERS

**PRELIMINARY SUBDIVISION
AND LAND DEVELOPMENT**

Date:
4/27/2026
Scale:
AS NOTED
Drawn by:
MMH
Checked by:
SIJZ
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**

**S H E E T
10
OF 15**



- 1 LIGHTING SHALL HAVE INTENSITIES AND UNIFORMITIES IN
2 ACCORDANCE WITH THE CURRENT RECOMMENDED PRACTICES OF THE
3 ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)
4 LIGHTING FIXTURES SHALL BE DARK SKY COMPLIANT
5 IESNA FULL-CUTOFF CRITERIA, AND SHALL BE DARK SKY COMPLIANT
6 ALL NONESSENTIAL LIGHTING, INCLUDING DISPLAY, AESTHETIC,
7 PARKING, AND SIGN LIGHTING, SHALL BE REQUIRED TO BE TURNED OFF
8 OR REDUCED BY 75% AFTER BUSINESS HOURS OR 11:00 P.M. WHICHEVER
9 IS EARLIER, LEAVING ONLY LIGHTS NECESSARY FOR SAFETY OR
10 SECURITY LIGHTING PROPOSED TO REMAIN ON AFTER 11:00 P.M. FOR
11 A SPECIFIC SAFETY PURPOSE SHALL BE APPROVED BY THE TOWNSHIP
12
13 UNLESS OTHERWISE PERMITTED BY THE BOROUGH (E.G. FOR SAFETY,
14 SECURITY, OR ALL-NIGHT OPERATIONS), LIGHTING SHALL BE
15 TURNED OFF BY 11:00 P.M. BY THE TOWNSHIP OR BY THE TIME
16 CLOCKS OR COMBINATION MOTION DETECTORS AND PHOTOCELLS, TO
17 PERMIT EXTINGUISHING OFFENDING SOURCES BETWEEN 11:00 P.M.
18 AND DAWN TO MITIGATE NUISANCE GLARE AND SKYLIGHTING
19 CONSEQUENCES
20
21 THIS PLAN IS FOR LIGHTING PURPOSES ONLY. ALL SITE IMPROVEMENTS
22 INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATIONS, CURBING,
23 SIDEWALK, UTILITIES, AND THEIR ANCILLARY APPURTENANCES, ARE
24 SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO
25 MODIFICATION AND/OR CANCELLATION BY THE TOWNSHIP.
- 6 PROPOSED LIGHT FIXTURES MAY BE SUBSTITUTED FOR AN EQUIVALENT
7 LIGHT SUBJECT TO REVIEW AND APPROVED BY MUNICIPALITY

	PROPERTY BOUNDARY		PROPOSED SETBACK LINE
	EXISTING RIGHT OF WAY LINE		PROPOSED 2' CONTOUR
	EXISTING 1' CONTOUR W/ ELEVATION		PROPOSED 10' CONTOUR
	EXISTING 5' CONTOUR W/ ELEVATION		PROPOSED ROAD / PAVING
	EXISTING CONCRETE		PROPOSED CONCRETE SIDEWALK
	EXISTING TREE SYMBOLS		PROPOSED PERVIOUS BRICK
	EXISTING LIGHT		PROPOSED GRAVEL COURTYARD
	EXISTING UTILITY POLE		PROPOSED STORM STRUCTURES & PIPE
	EXISTING WATER VALVE		PROPOSED SANITARY STRUCTURES & PIPE
	EXISTING SIGN		PROPOSED SANITARY CLEAN-OUT
	EXISTING FENCE LINE		PROPOSED SANITARY LATERAL
	EXISTING SANITARY STRUCTURES & PIPE		PROPOSED WATER VALVE
	EXISTING CURB LINE		PROPOSED WATER LINE
	EXISTING ROAD / PAVING		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	EXISTING OVERHEAD WIRES		

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)
NOMINAL HEIGHT : 10'
- 6 CONTACT INFORMATION:
<https://www.signify.com/en-us>
800-555-0050

Cylinders are a complete design solution. They are available in various sizes, mounting options, colors and beam angles and suitable for indoor/outdoor use.

Color: Matte Black

Weight: 2.4 lbs

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IECNA DM-79 & LM 80 Testing

R8 LED luminaires and LED components have been tested by an independent laboratory in accordance with IECNA LM-79 and LM-80.

Electrical

Driver:

Constant Current, Class 2, 120-277V, 30/60/1hA, 120V, 0.15A, 200W, 0.06A, 240V, 0.08A, 277V, 0.05A

Dimming Driver:

0-10V dc (120-277V), 0W-CA and 0-1V dc (120V only)

THD:

163%, 150W; 150W; 35.9% at 277V

Power Factor:

99.2% at 120V; 87.9% at 277V

Optical

Optics:

30°

Performance

Lifespan:

50,000 Hour LED lifespan based on IESNA W80 results and IESNA-21 calculations

LED Characteristics

LEDs:

Long life, high efficiency, surface-mount LED chips

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Construction

Cold Weather Rating

The minimum starting temperature is -4°F (-20°C)

Maximum Ambient Temperature:

Suitable for use up to 104°F (40°C)

Lens:

Tempered polycarbonate (Total internal Reflection)

Reflector:

Vacuum-evaporated polycarbonate

Housing:

Extruded aluminum

Gaskets:

High-temperature silicone

Green Technology:

Mercury and UV free RoHS-compliant components.

Finish:

Formulated for high durability and long-lasting color

Installation

Mounting:

Wall direct, light-only

Other

5-Year, No-Compromise Warranty:

5-Year warranty: Our new LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

⊙ **A** (2) PROPOSED POLE LIGHTS (SEE METROSCAPE DETAIL)

♀ **B** (10) PROPOSED WALL PACKS (SEE RAB LIGHTING DETAIL)

UNITS	AVG	MAX	MIN	AVG/MIN RATIO	MAX/MIN RATIO
WEST PARKING AREA					
Fe	2.4	5.7	0.6	4.0	9.5
EAST PARKING AREA					
Fe	1.6	4.4	0.2	8.2	22.0

NOT TO SCALE

**PRELIMINARY SUBDIVISION
AND LAND DEVELOPMENT**

GRAPHIC SCALE

(IN FEET)
1 Inch = 10'

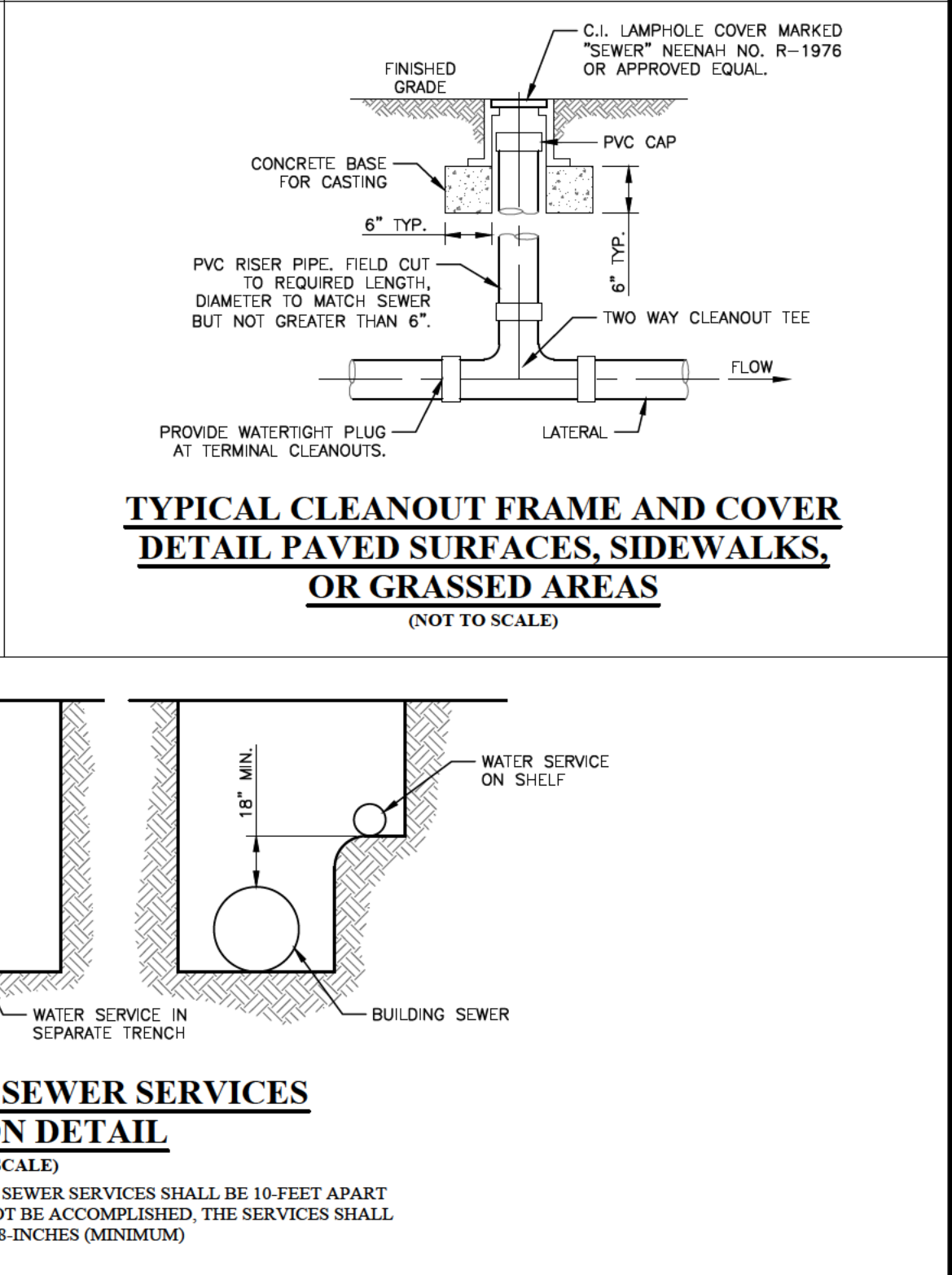
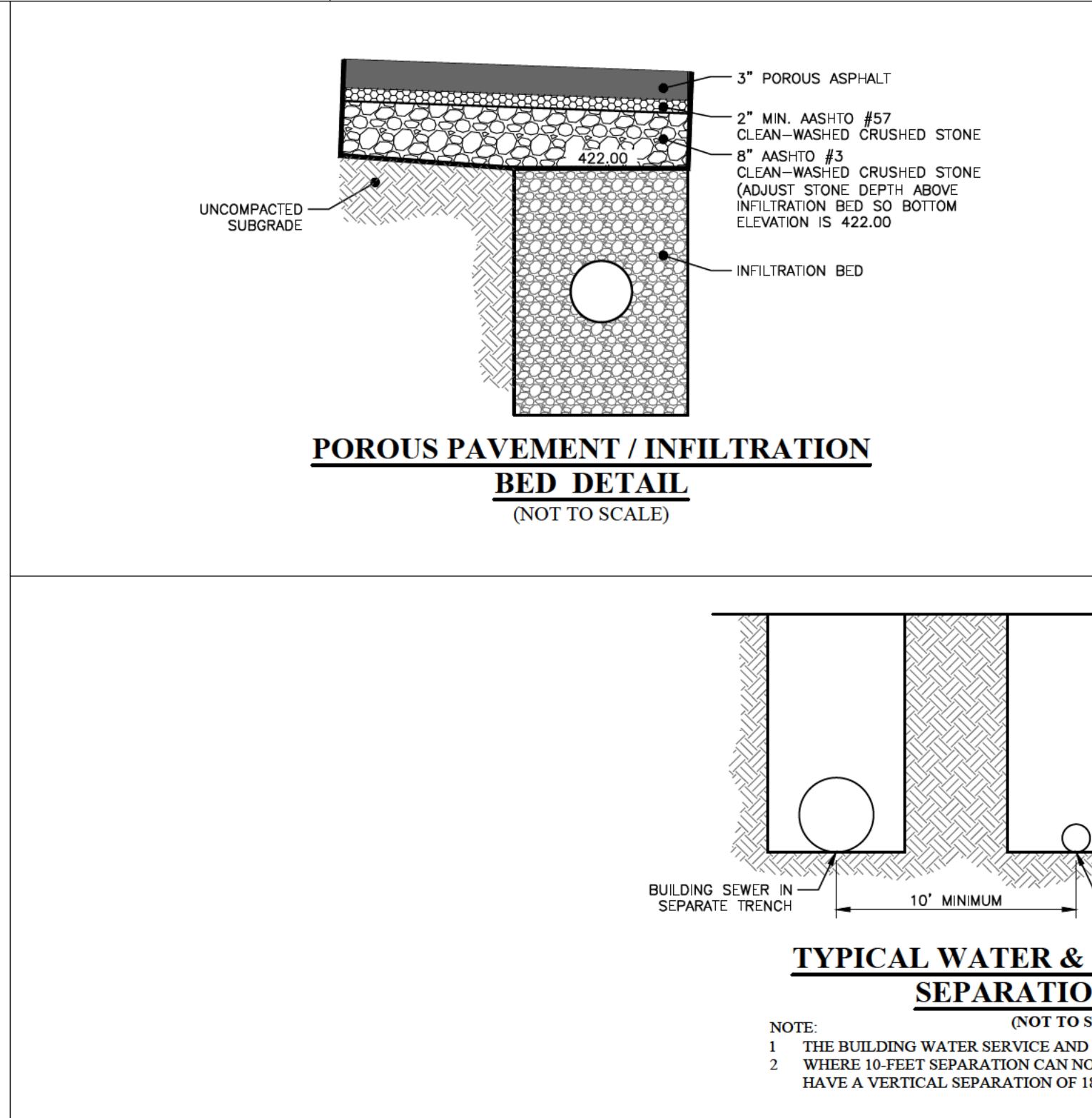
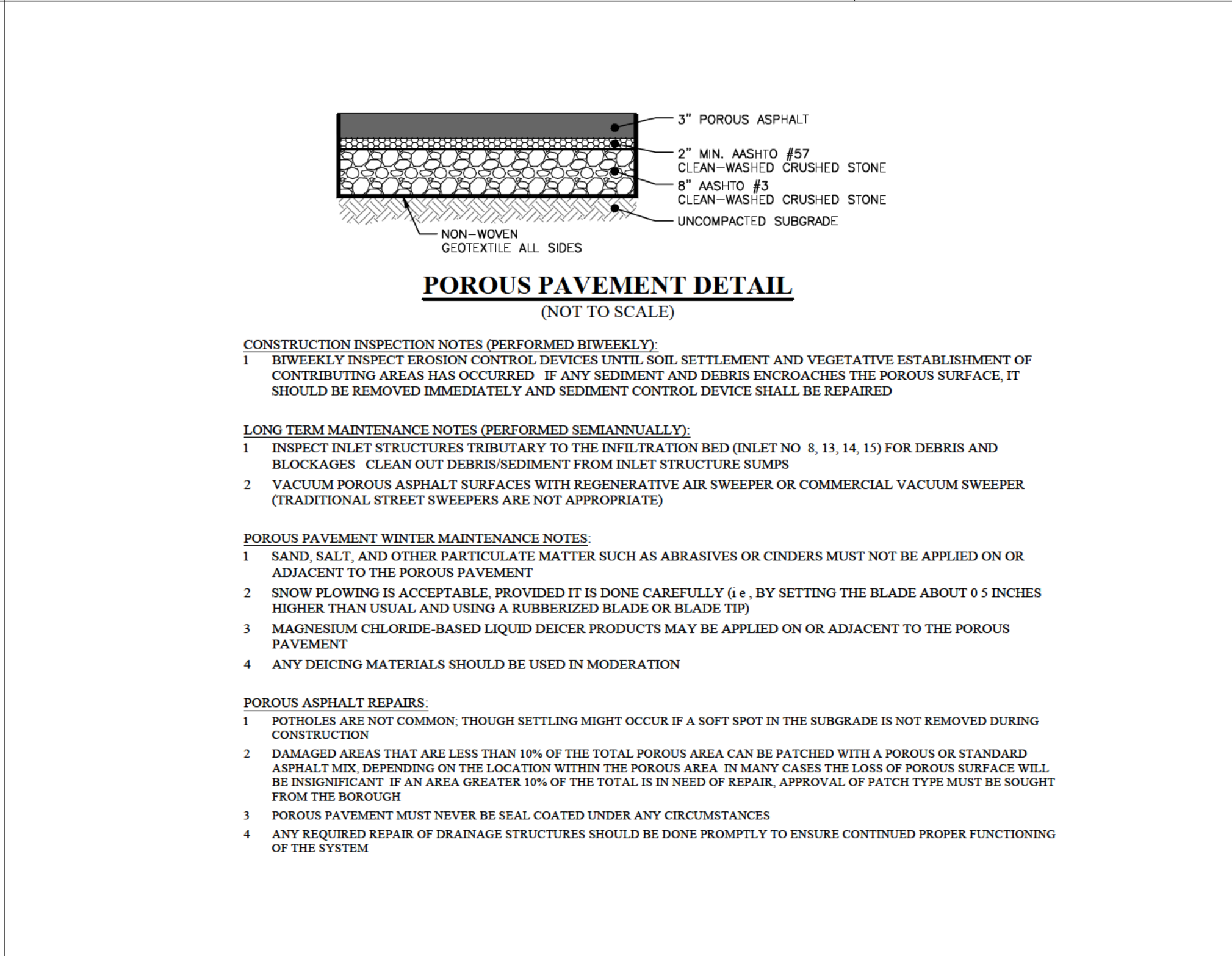
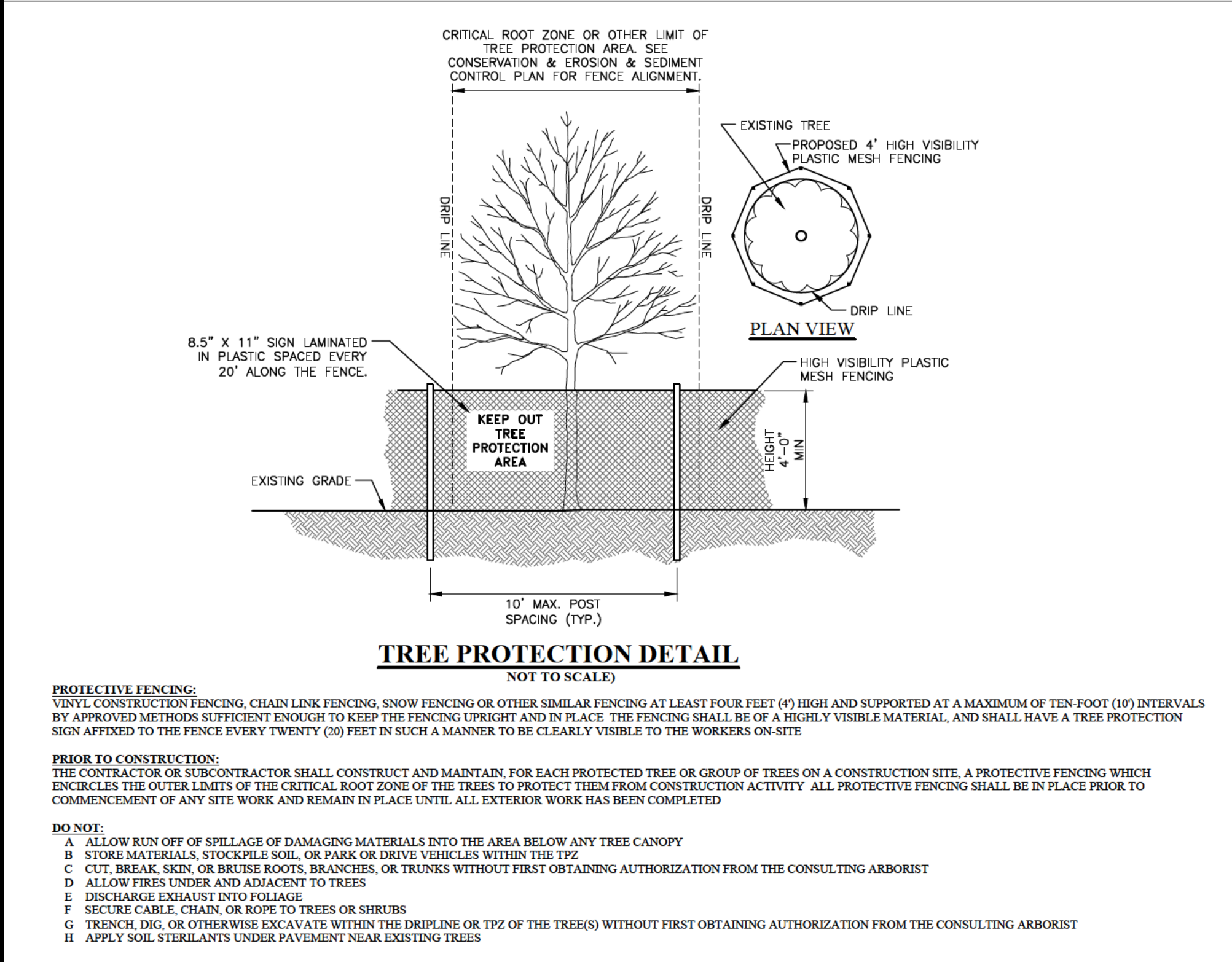
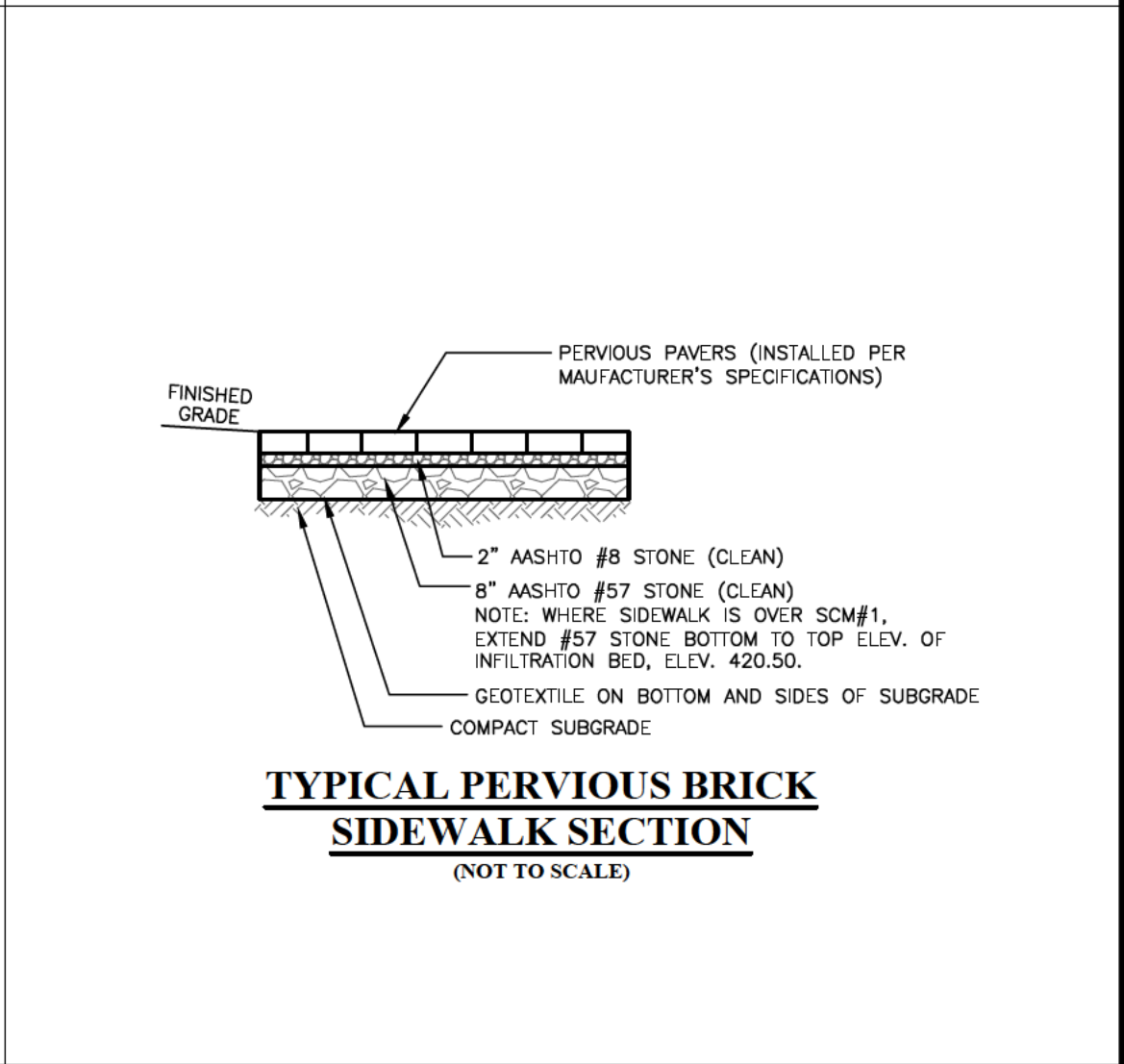
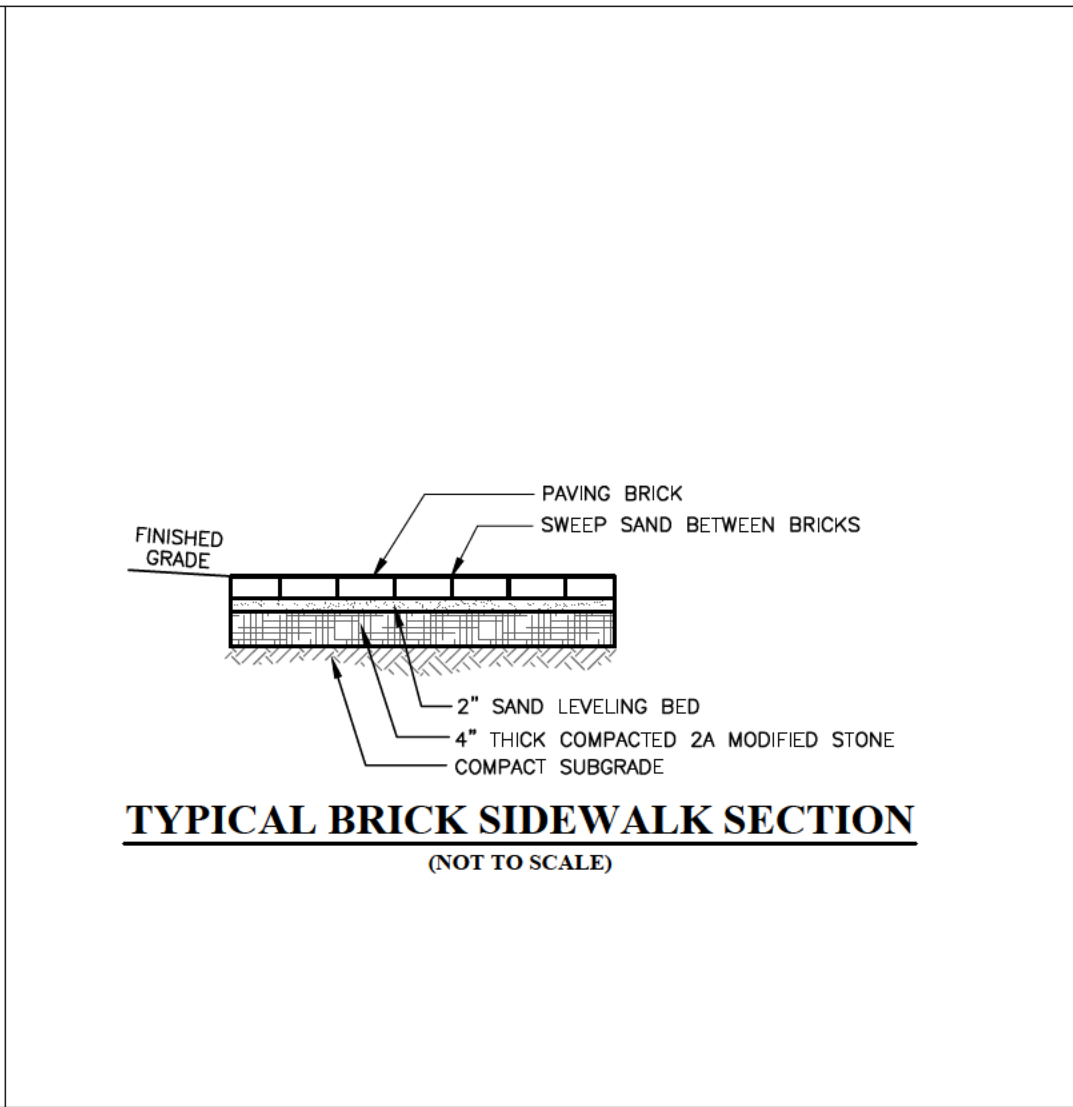
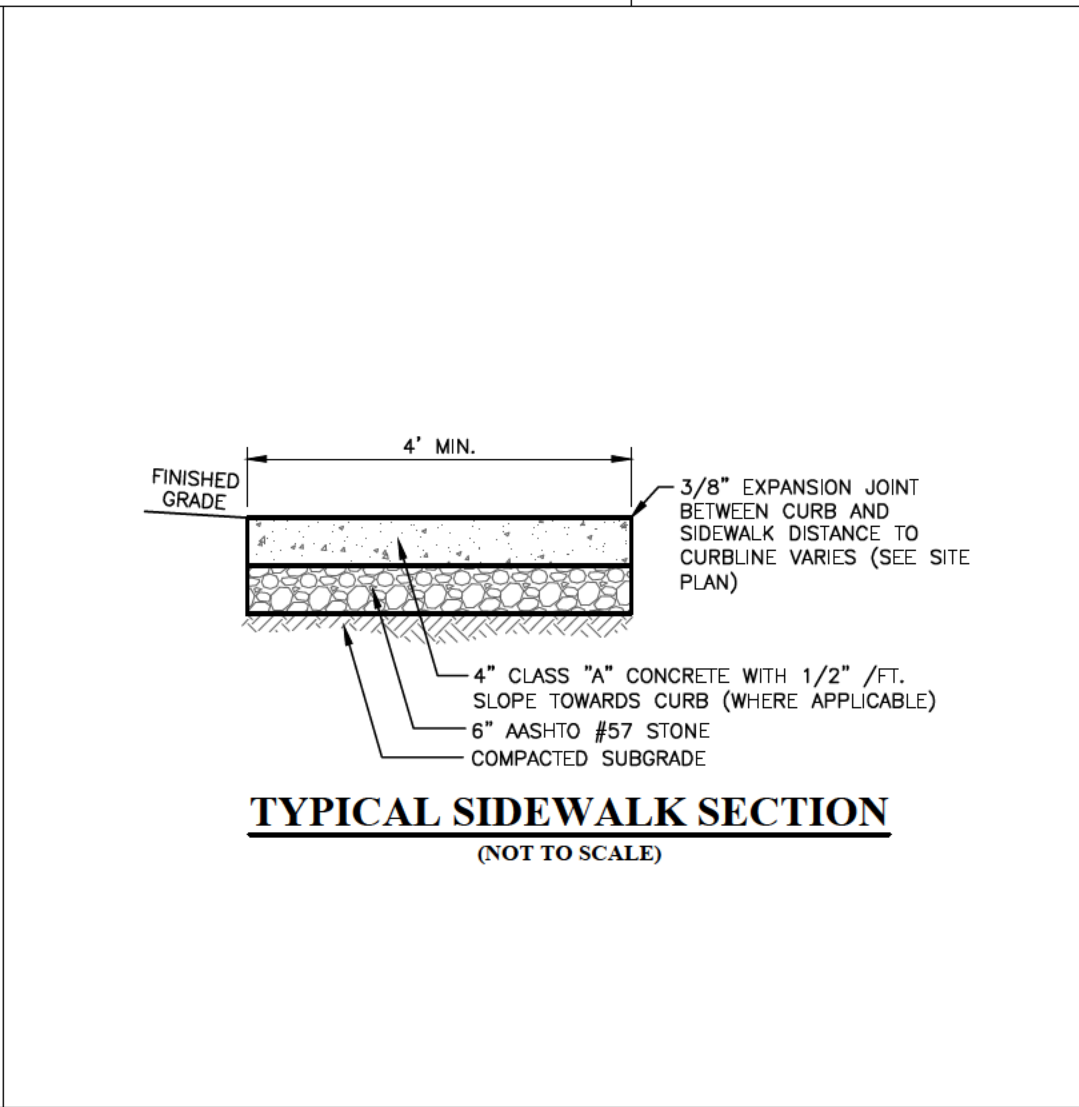
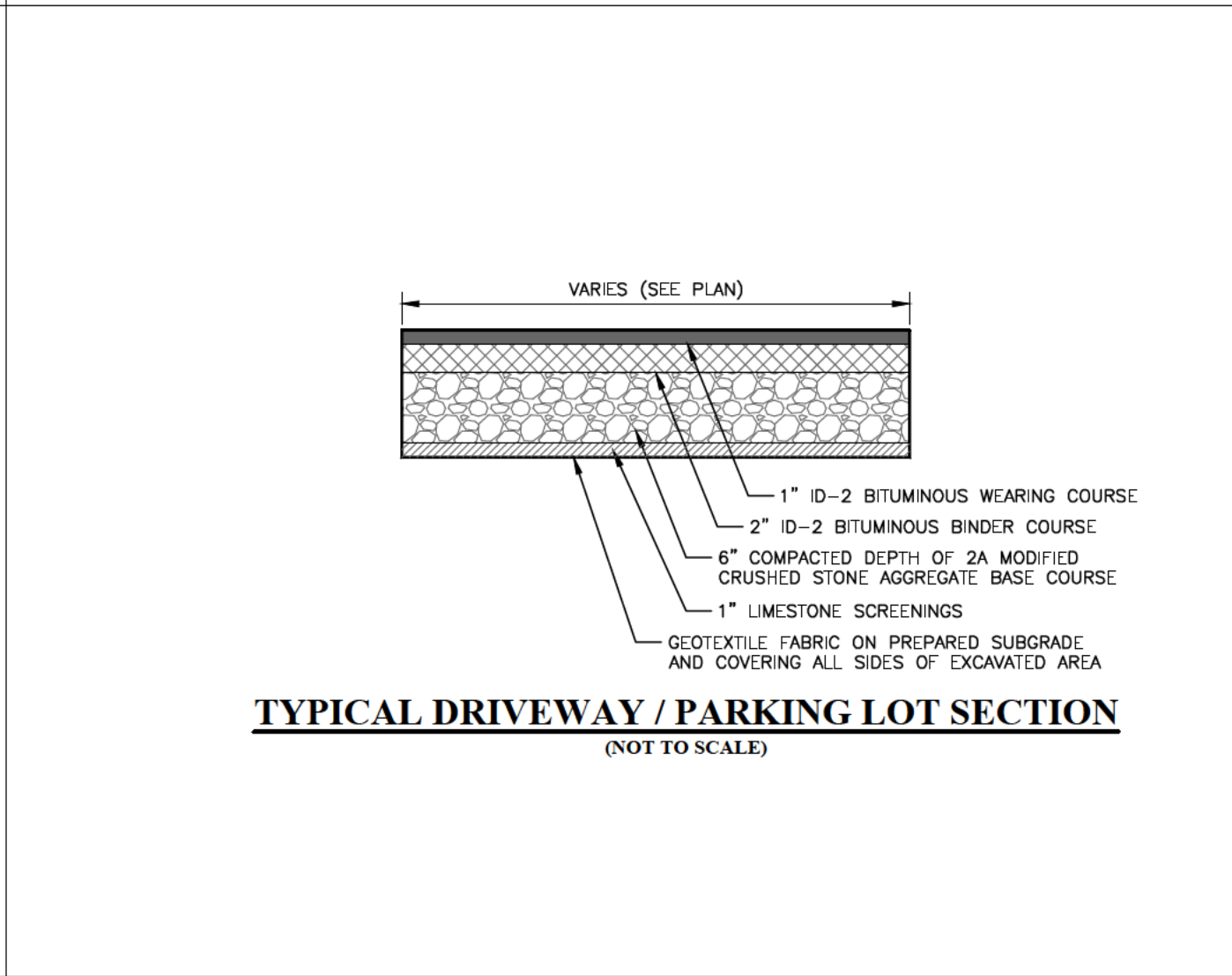
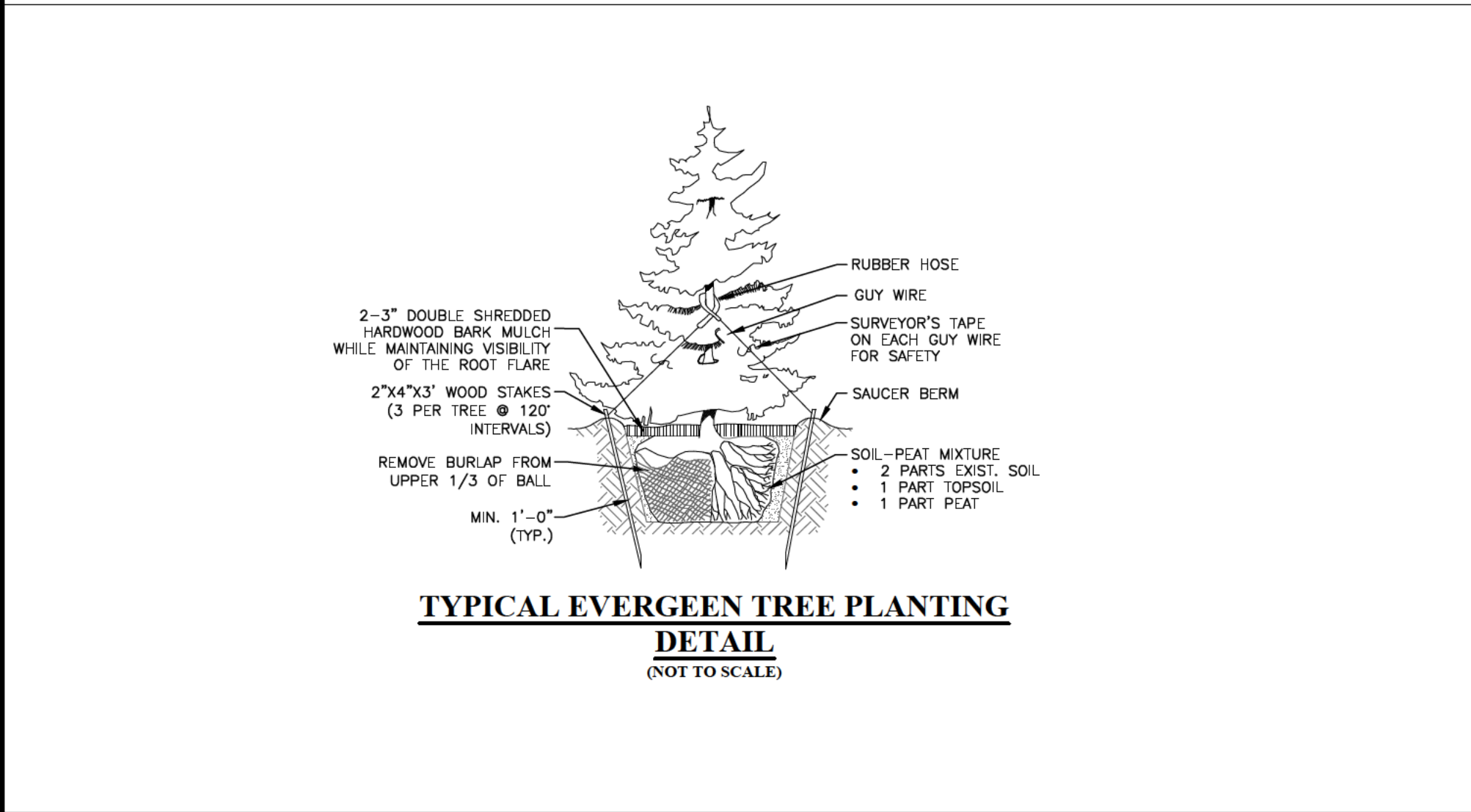
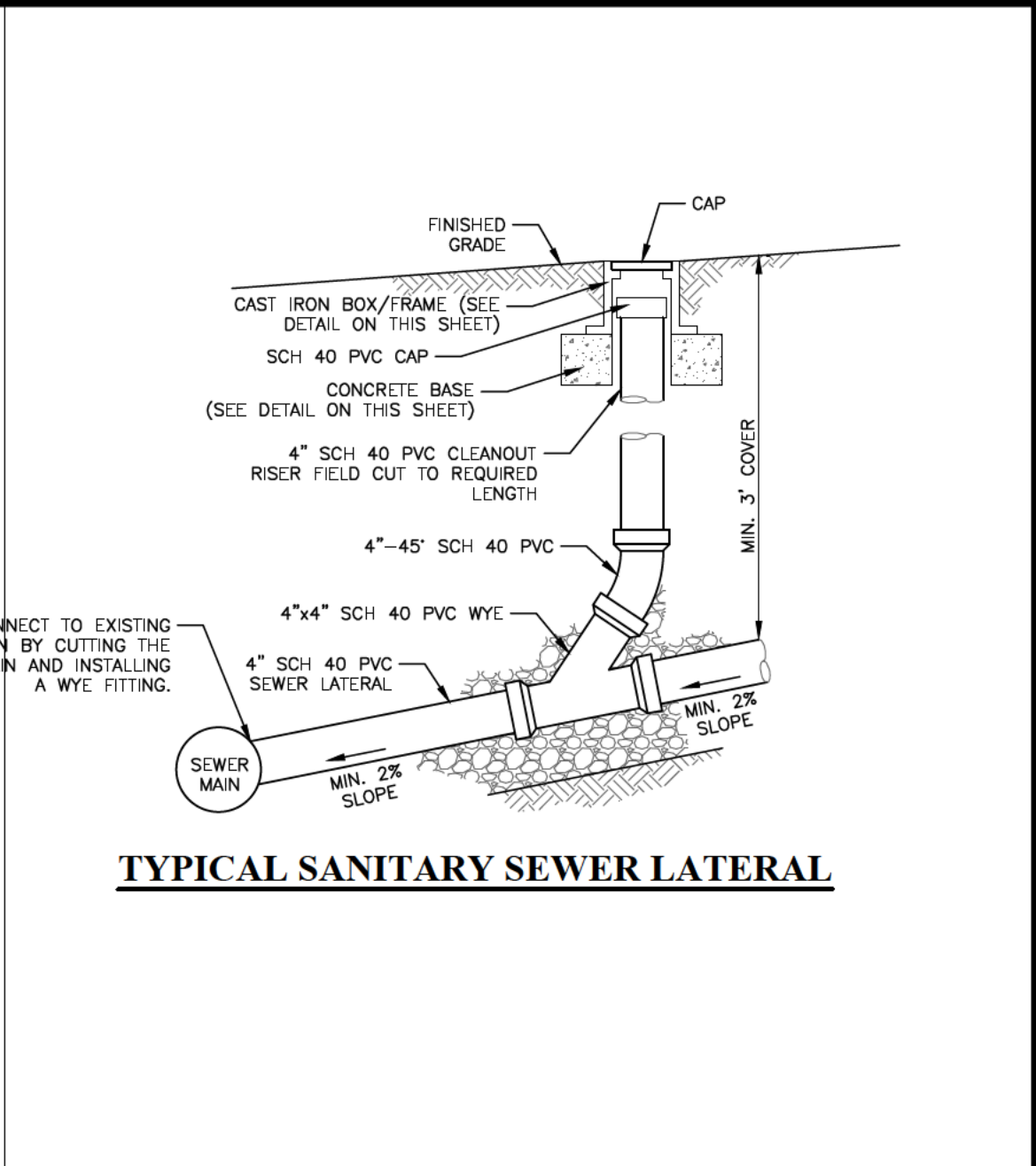
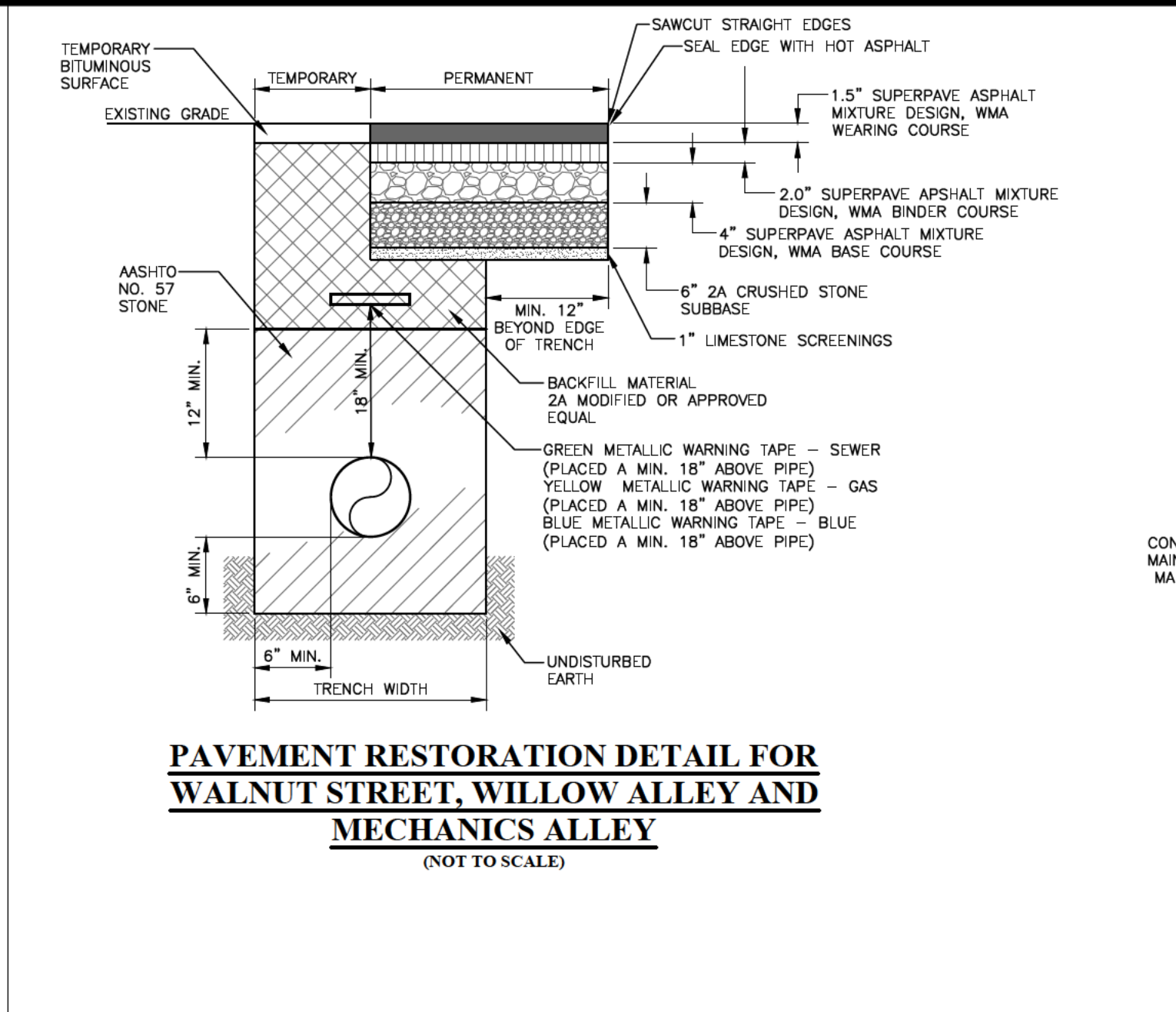
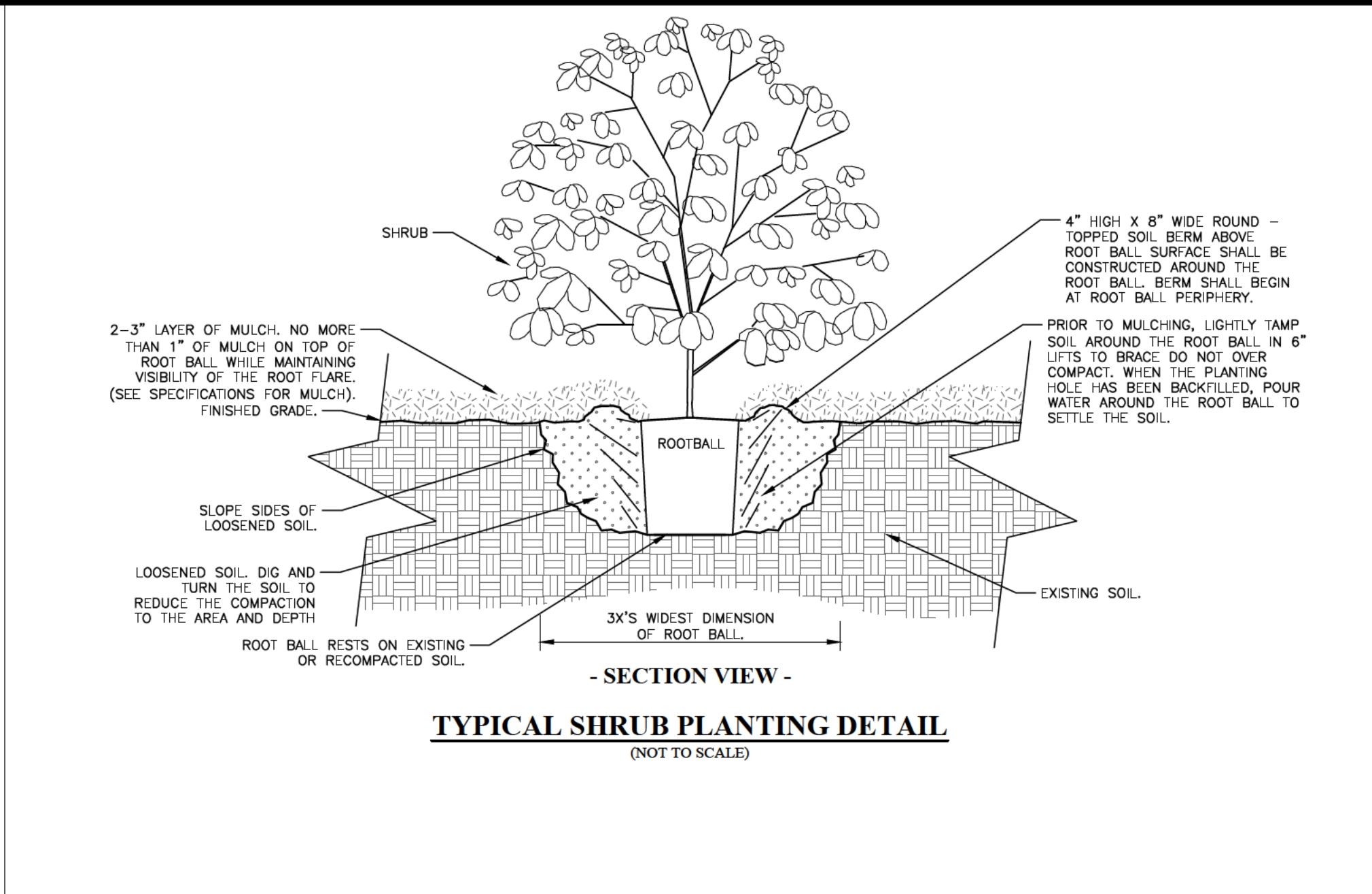
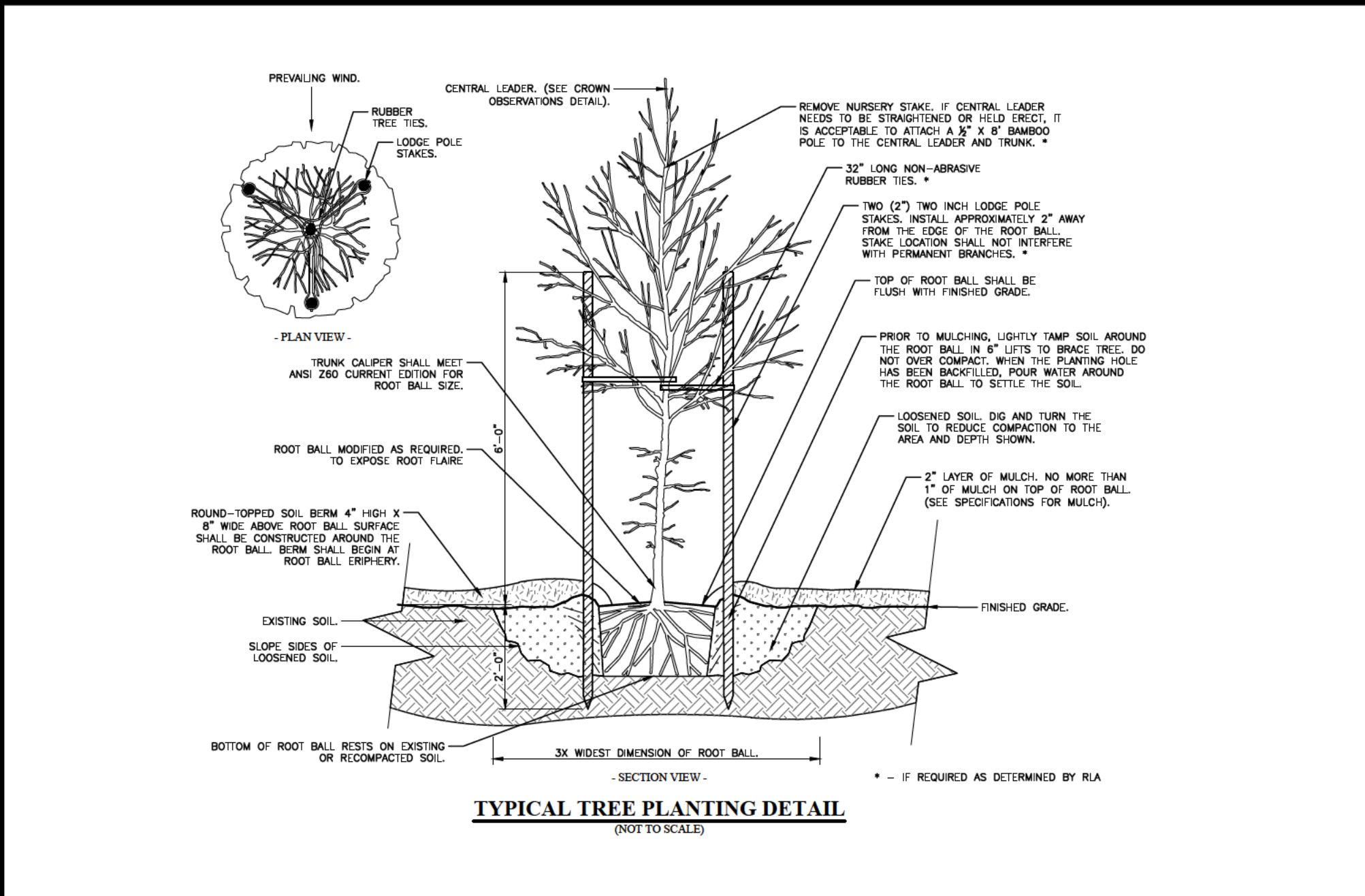
Date: 4/27/2026
Scale: 1" = 10'
Drawn by: TAH
Checked by: SJZ
Project No. 12700

**LIGHTING PLAN
FOR**

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

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S H E E T
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PENNSYLVANIA ONE CALL SYSTEM
PA act 172 of 1986 requires three working days notice
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UPJ: 1-10-92 | DEED BOOK 9953 | PAGE 1611 & UPJ: 1-10-93 | DEED BOOK 9953 | PAGE 1603

INLAND DESIGN
Engineering, Surveying & Land Planning

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SCOTT J. ZWIZANSKI
ENGINEER
PE091752

No.	Date:	Description:
1	06/26/2026	REVISED PER TWP REVIEWS
3	08/28/2026	REVISED PER MUNICIPAL REVIEW LETTERS

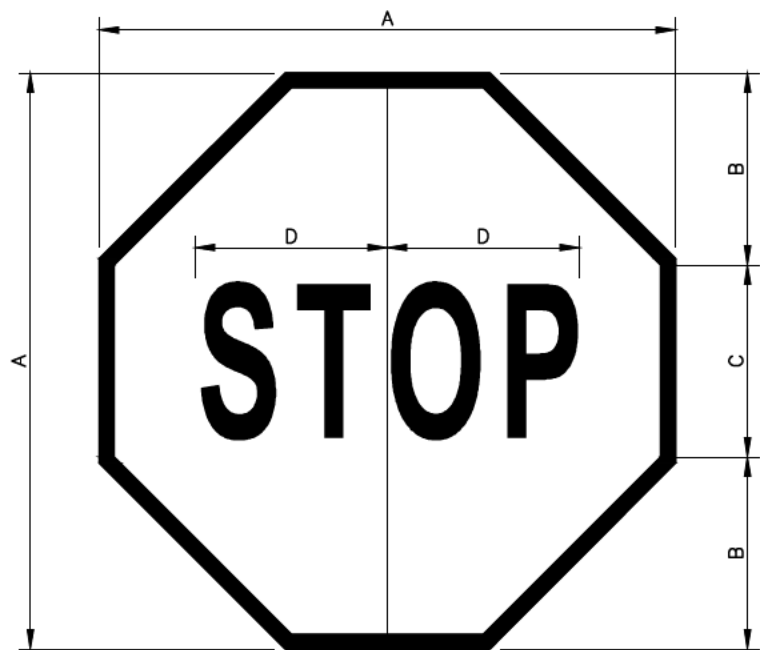
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT

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
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S H E E T
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OF 15

- (a) Justification The Stop Sign (RI-1) is authorized for use on those streets or highways which intersect with a through highway or at a stop intersection so designated by the Department with reference to State designated highways or local authorities with reference to highways under their jurisdiction. The RI-1 sign is also authorized for use in work zones involving one-lane, two-way roadways. All intersections where all approaches are controlled by an RI-1 sign, a supplemental ALL-WAY plaque (RI-3P) shall be mounted below each RI-1 sign.
- (b) Authorization Before local authorities designate any highway as a through highway or stop intersection which will intersect or affect a State-designated highway, approval of such designation shall first be obtained from the Department. Approval to install RI-1 signs in work areas shall not require the approval of the Department or local authorities when the conditions stipulated in the Department's Temporary Traffic Control Guidelines are satisfied.
- (c) Size The standard size RI-1 sign shall be 30" x 30" for single lane conventional highways and 36" x 36" for multi-lane conventional highways. The 24" x 24" size shall only be used for alleys with restrictive physical conditions and vehicle usage that prohibits the installation of the standard size RI-1. A sign that is mounted back-to-back with a RI-1 sign should stay within the edges of the RI-1 sign. If necessary, the size of the RI-1 sign should be increased so that any other sign installed back-to-back with it remains within the edges of the RI-1 sign.



RI-1 STOP SIGN
(NOT TO SCALE)

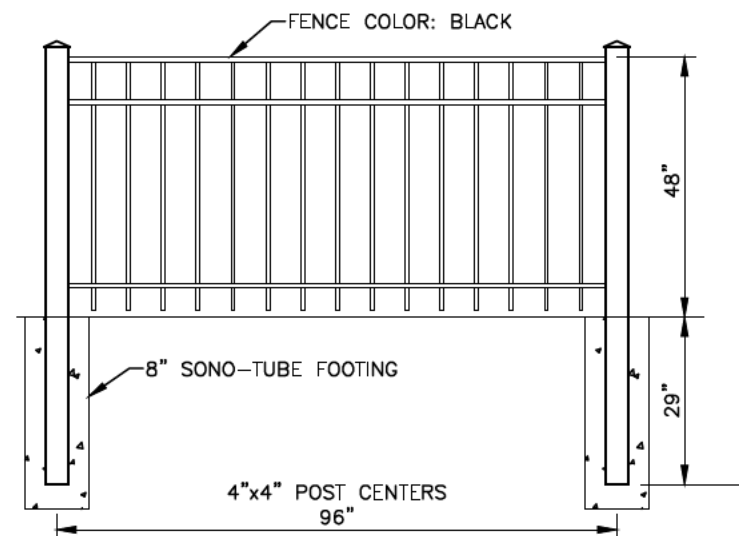
DIMENSIONS - IN.					
SIGN SIZE A x A	B	C	D	BORDER	BLANK STD.
24" x 24"	8	8C	10	0.6	B1-24

COLOR:
LEGEND AND BORDER:
WHITE (REFLECTORIZED)

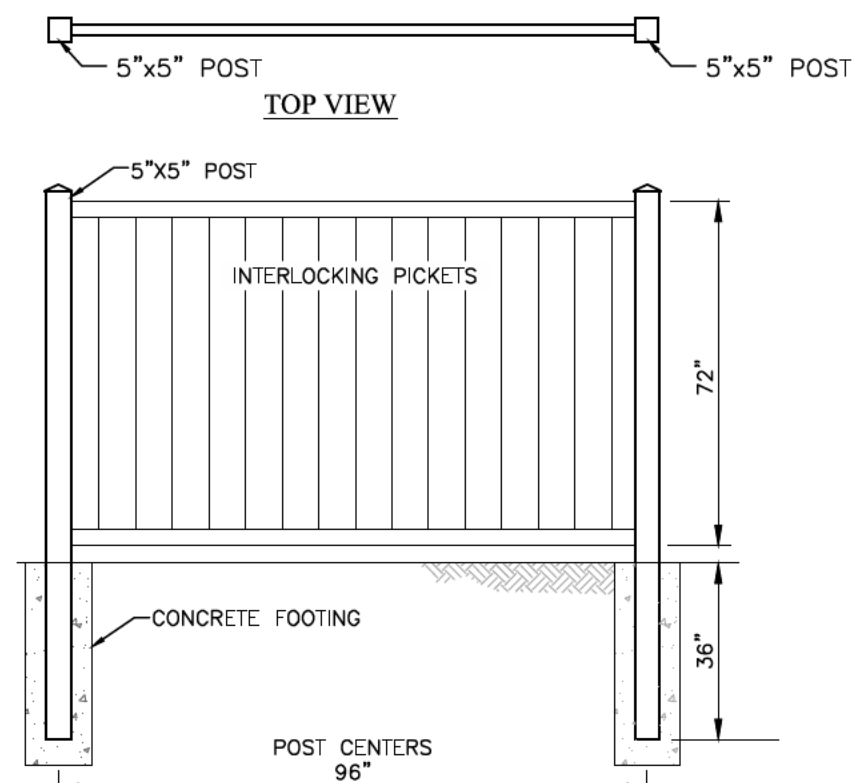
BACKGROUND:
RED (REFLECTORIZED)



**PARKING SPACE
SIGN DETAIL**

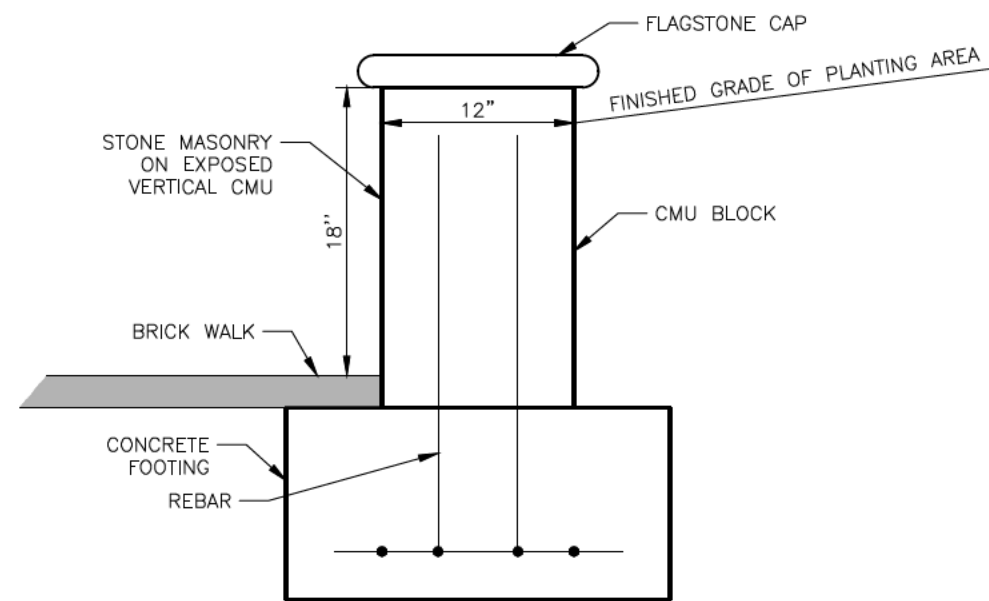


**POWDER COATED
ALUMINUM FENCE DETAIL**
(NOT TO SCALE)



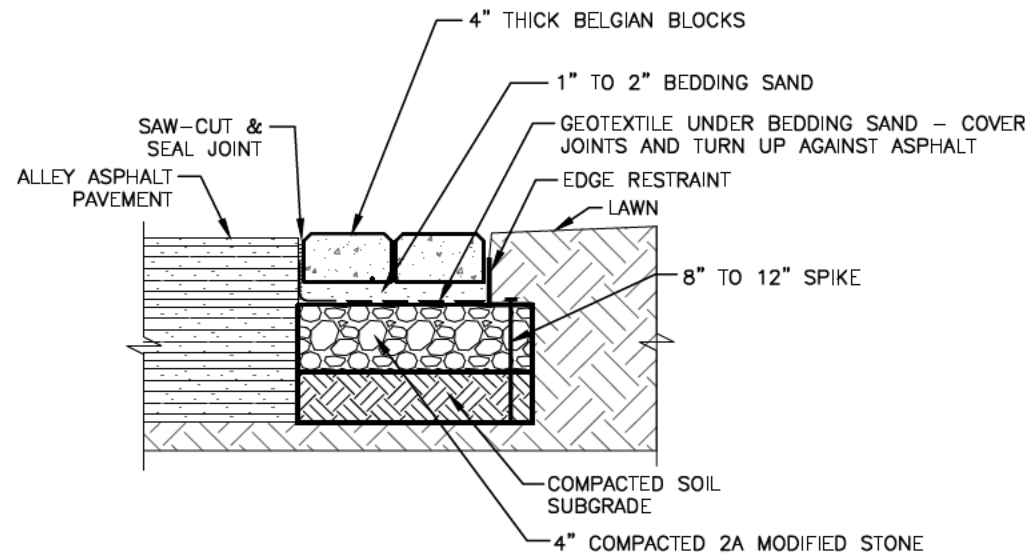
**TYPICAL 6-FOOT VINYL PRIVACY
FENCE DETAIL**
(NOT TO SCALE)

NOTE:
1 THE FENCE INSTALLED FOR THIS PROJECT SHALL BE A NON-WHITE COLOR

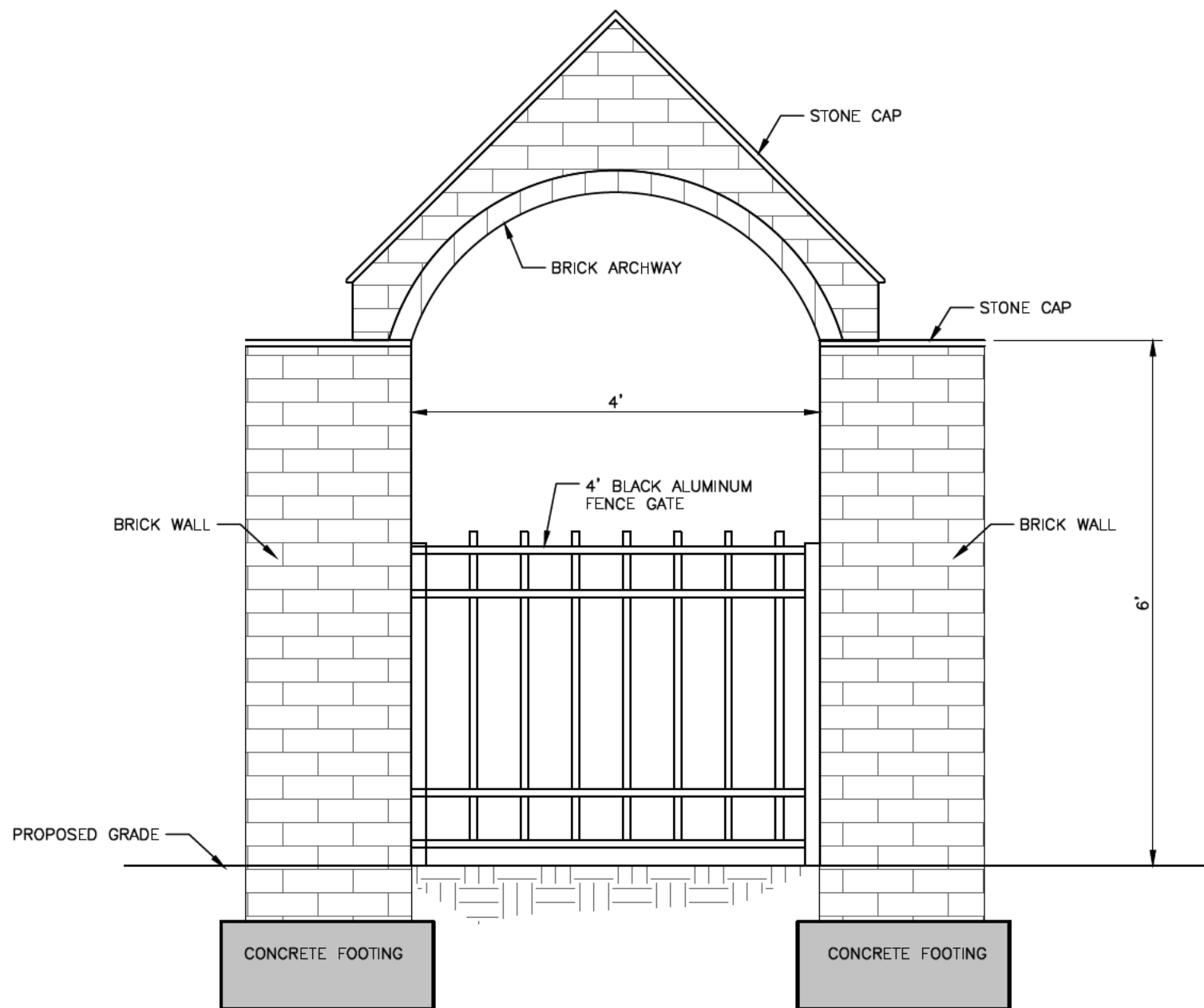


TYPICAL CONCRETE BENCH DETAIL
(NOT TO SCALE)

NOTE:
1 DETAIL WILL BE FINALIZED PRIOR TO CONSTRUCTION

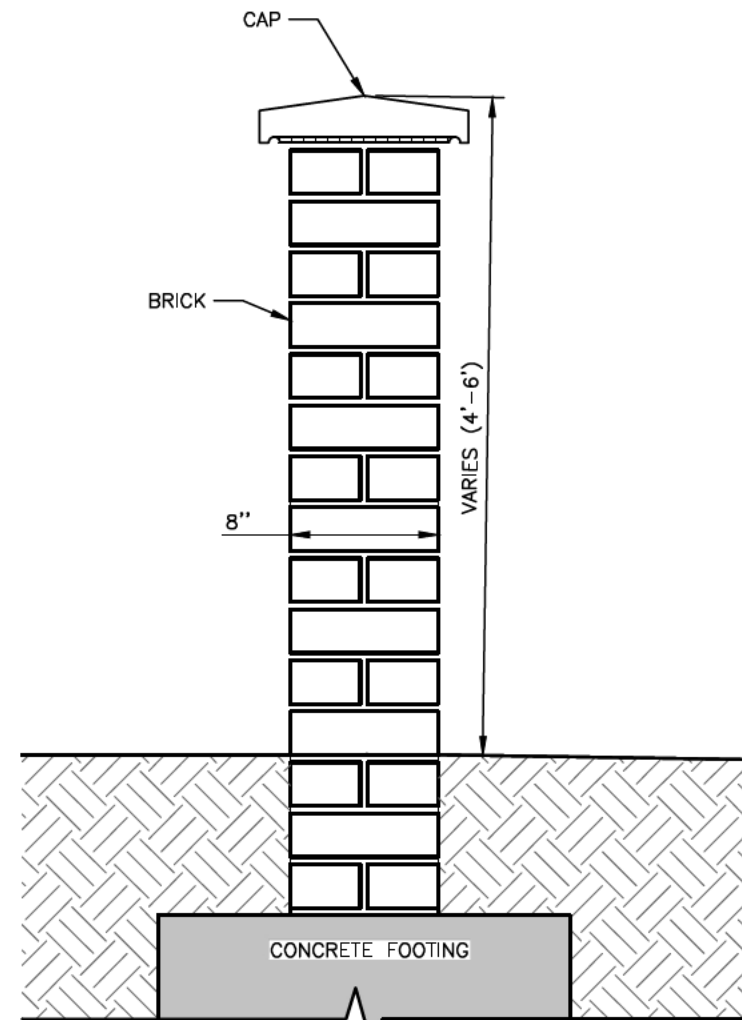


WILLOW ALLEY PAVEMENT BORDER
(NOT TO SCALE)



**WALNUT STREET GATE
ENTRANCE/BRICK WALL DETAIL**
(NOT TO SCALE)

NOTE:
1 DETAIL WILL BE FINALIZED PRIOR TO CONSTRUCTION



TYPICAL FREESTANDING BRICK WALL DETAIL
(NOT TO SCALE)

NOTE:
1 DETAIL WILL BE FINALIZED PRIOR TO CONSTRUCTION

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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

REGISTERED
PROFESSIONAL
ENGINEER
SCOTT H. ZWIZANSKI
PE091752

No.	Date:	Description:
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**PRELIMINARY SUBDIVISION
AND LAND DEVELOPMENT**

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

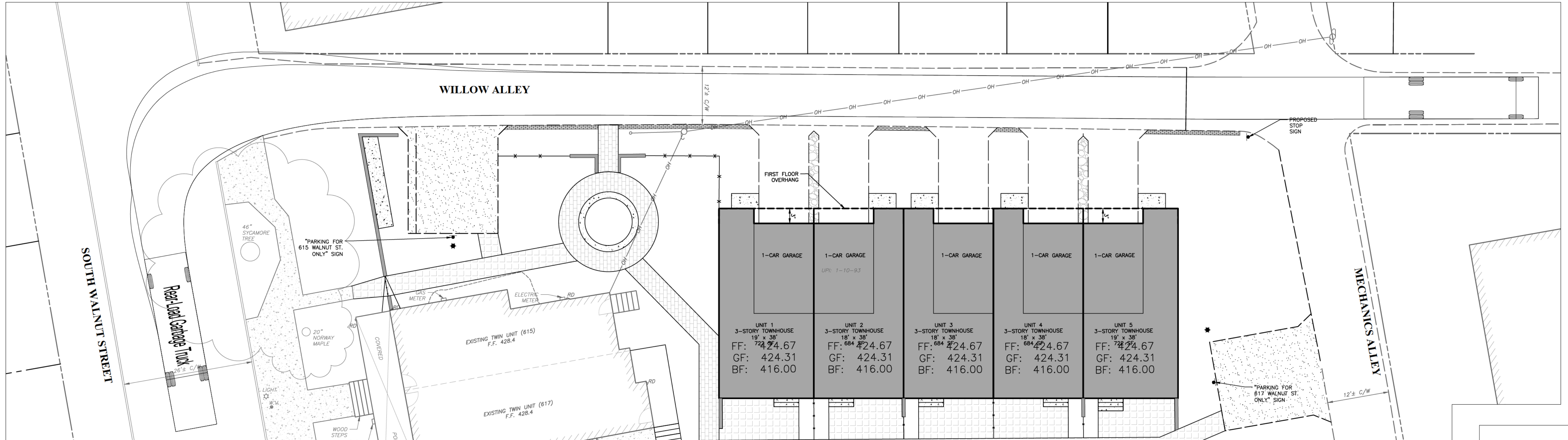
WEST CHESTER, PA 19382

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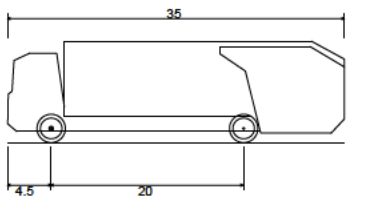
S H E E T

14

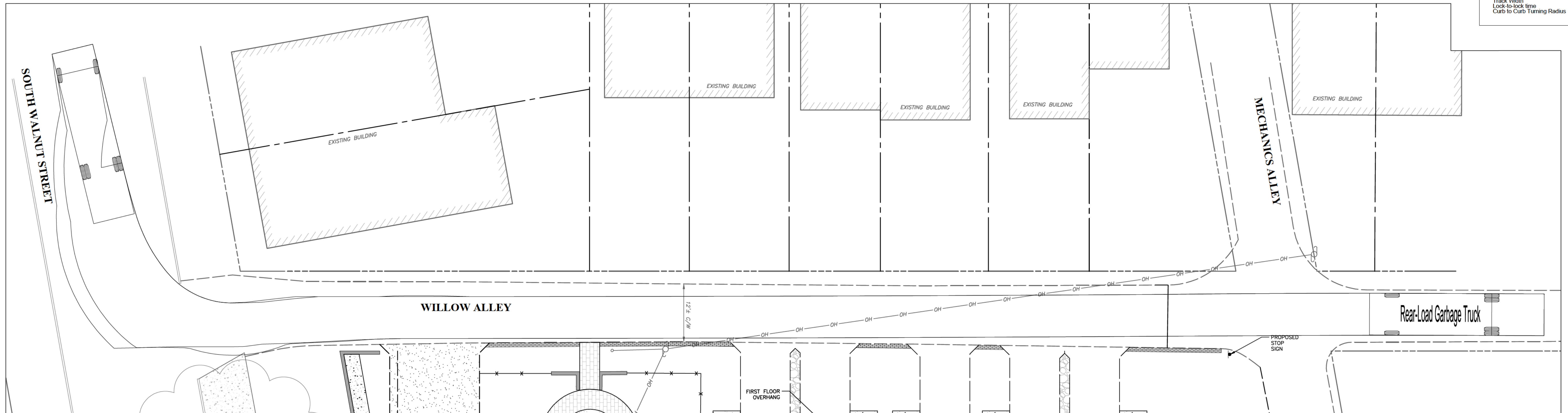
OF 15



GARBAGE TRUCK ENTERING WILLOW ALLEY FROM SOUTH WALNUT ST.



Rear-Load Garbage Truck
Overall Length 35
Overall Width 8.5
Overall Body Height 10.5
Min Body Ground Clearance 1.0
Track Width 6.0
Lock-to-lock time 29.300ft

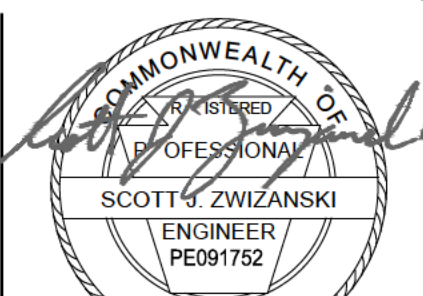


GARBAGE TRUCK EXITING WILLOW ALLEY TO SOUTH WALNUT ST.

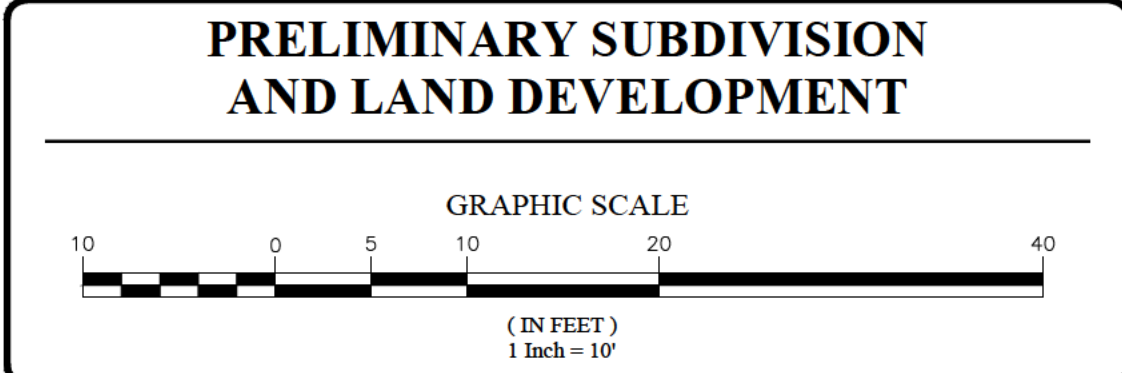
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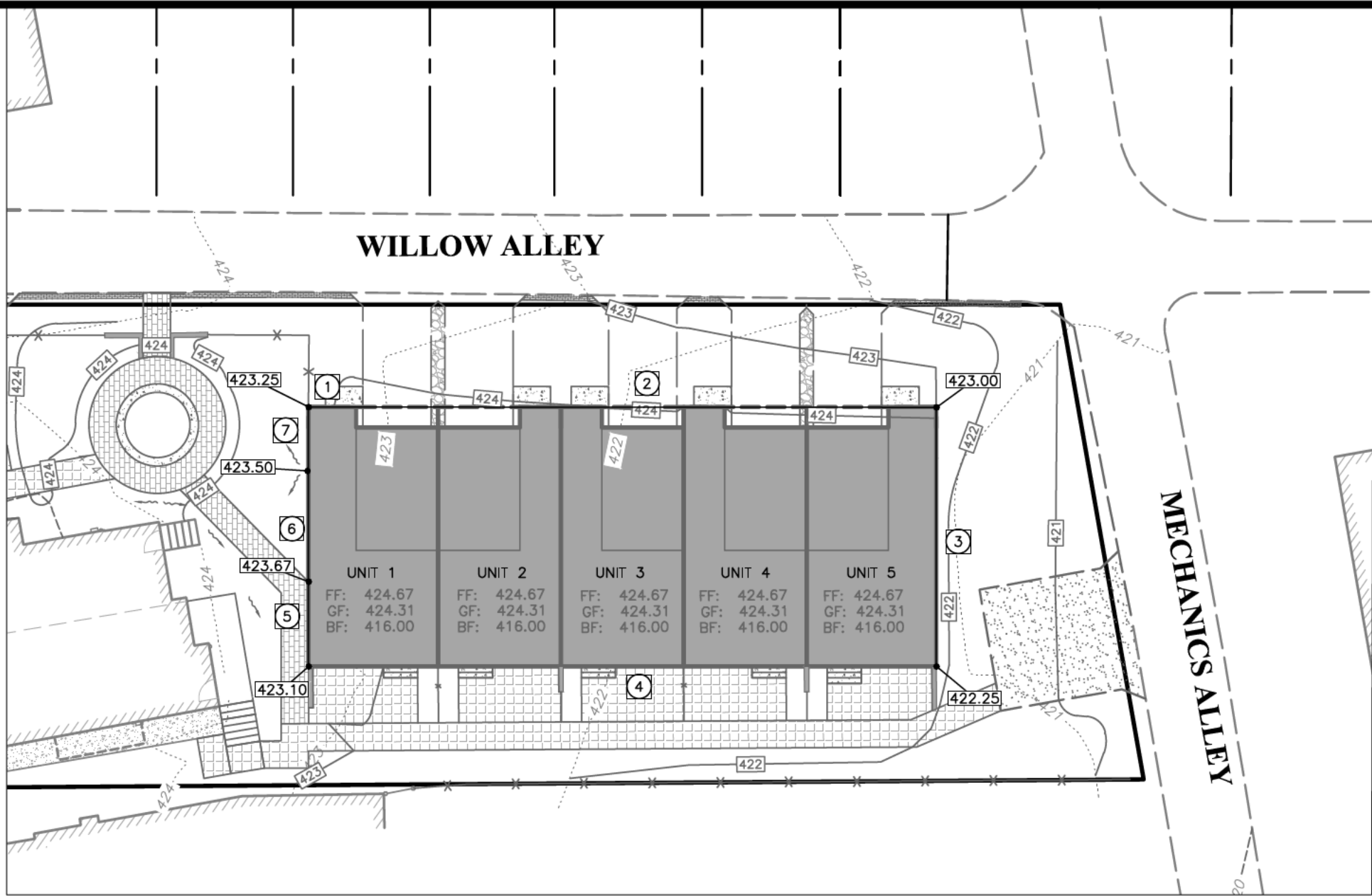
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Date: 4/27/2026
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Checked by: SJZ
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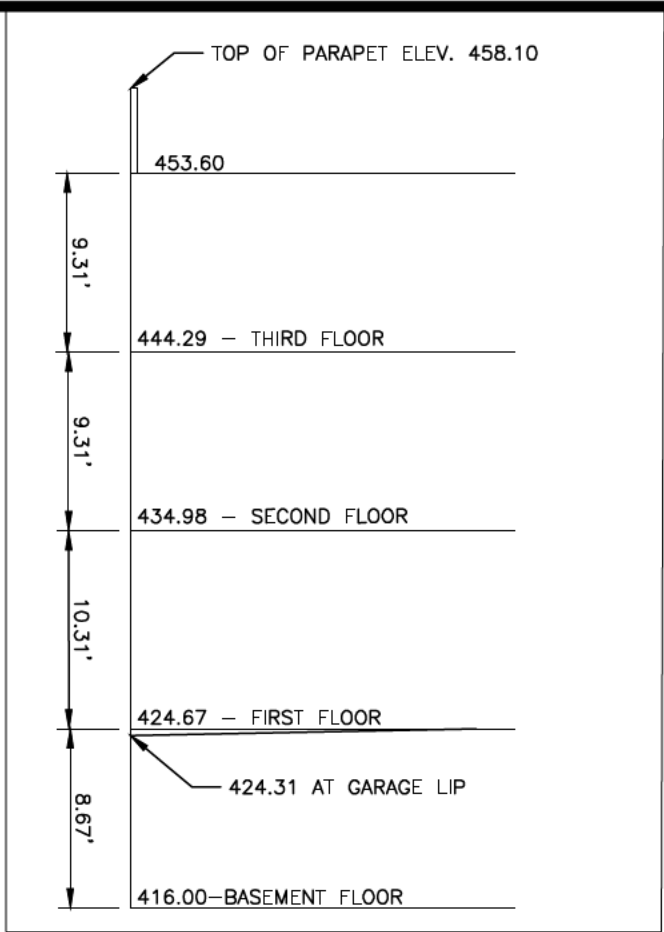
**TRUCK TURNING PLAN
FOR
TRBL WALNUT, LLC
615 & 617 S. WALNUT STREET
WEST CHESTER, PA 19382
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**S H E E T
15
OF 15**



PLAN VIEW
(NOT TO SCALE)

PROPOSED BUILDING WILL HAVE FLAT ROOF
PARAPET ELEVATION = 458.10
458.10 - 423.10 = 35.00- FEET BUILDING HEIGHT



ELEVATION DIAGRAM
(NOT TO SCALE)

Wall #	Length	Grade 1	Grade 2	Weighted
1	8	423.25	424.11	3,389.4
2	84	424.11	423.00	35,578.6
3	38	423.00	422.25	16,059.8
4	92	422.50	423.10	38,897.6
5	12	423.10	423.67	5,080.6
6	16	423.67	423.50	6,777.4
7	10	423.50	423.25	4,233.8
TOTAL:	260.0		TOTAL:	110,017.1
AVERAGE GRADE LEVEL:				423.1

Drawn by: SJZ
Checked by: SJZ
UPI: 1-10-92, 1-10-93

No.	Date:	Description:



615-617 S. WALNUT PROPOSED BUILDING HEIGHT CALC.
TRBL WALNUT LLC

Date: 8/28/2026
Scale: NTS
Project No. 12706

S H E E T
1
OF 1



August 28, 2026

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

RE: **TRBL Walnut LLC – 615 & 617 S. Walnut Street Preliminary Subdivision & Land Development**
Response to Pennoni Associates Inc. Review #2
InLand Project No. 12706

Dear Mr. Metrick:

On behalf of the applicant, we have revised the Preliminary Subdivision and Land Development Plan for TRBL Walnut LLC – 615 & 617 S. Walnut Street per Pennoni Associates Inc. Review Letter #2 dated July 13, 2026. We offer the following responses to the initial comments:

ZONING (§97)

3. The applicant is proposing 49.8% impervious coverage with both porous asphalt and pervious paver walkways excluded from this calculation. Per the Code (§112-202), impervious surface is defined as (emphasis added): *“The amount of the lot area covered by impervious surfaces which have materials that do not normally absorb rainfall, such as buildings; roofs; paved areas, such as streets and parking lots; and paved walks and similar surfaces.”* In consultation with Borough staff, we have no objections to this approach, subject to addressing stormwater comments herein.
Comment Acknowledged.

Response: No response required.

5. Parking spaces shall not be located within any front yard areas. (§112-602.K(1))
Outstanding. See correspondence from Mr. Flook regarding this issue.

Response: A zoning variance allowing parking in the Willow Alley front yard was granted at the August 24, 2026, Zoning Hearing Board meeting. The “Notice of the Boards Motion” letter is attached. The parking space size condition (make Willow Alley spaces 20-feet deep) is incorporated into the revised submitted plan.

6. All single family attached dwellings shall provide two off-street parking spaces per dwelling unit. (§112-603.B(1)) The proposed additional off-street parking spaces shall be restricted to the existing attached dwellings located on the property, as they do not have a garage or driveway to provide for the required spaces. It may be appropriate to address this within the Homeowners Association documents.

Pending. General Note No. 26 has been added to Sheet 1 indicating the additional off-street parking spaces shall be restricted to the existing twin dwellings. Defer to Borough Solicitor/HOA documents.

Response: Comment Acknowledged. The applicant's attorney will work with the borough solicitor to complete the HOA documents accordingly.

SUBDIVISION AND LAND DEVELOPMENT (§97)

8. Streetlights shall be provided as part of any subdivision or land development. (§97-30.A) After reviewing existing conditions, in our opinion, it does not appear additional Borough streetlights are warranted at this location. However, two (2) on-site lamp posts are proposed, therefore, a *Lighting Plan* should be provided to document compliance with Code requirements; if additional building lighting is anticipated it may be appropriate to include as well.

Outstanding. The applicant has provided a lighting plan (Sheet 12). Please see new lighting comments below.

Response: Comment Acknowledged.

11. A statement of availability of public sewer capacity shall be provided from the Borough. (§97-43.B(3))

Pending.

Response: A request for confirmation of capacity for the project, has been submitted to the borough wastewater director, Sean Mitchell. He indicated that the information has been received and is under review.

STORMWATER MANAGEMENT (§94)

13. There appears to be a double 6-inch outlet pipe from SCM#1 that discharges directly to Mechanics Alley as a new concentrated discharge. There appears to be little to no cover over the proposed pipes, which could lead to them being damaged and disrupting the function of the proposed stormwater management system. To address these issues, the design should investigate an outlet pipe connection to existing drainage systems to the south in Mechanics Alley. (§94-103.I &K)

Pending. The applicant's engineer is investigating the feasibility of connecting to an existing storm sewer system along Mechanics Alley.

Response: The existing system across the alley is located on private property with no known outlets. Because of this, it is not feasible to connect.

15. All infiltration practices shall be set back at least 10 feet from all building and features with subgrade elements. SCM#1 is closer than 10 feet to the proposed buildings (which are proposed to have basements). (§94-306.J(3))

Pending: A waiver will be requested from Borough Council to allow the infiltration practice to be located within 10 feet of the proposed buildings. We do not object to such a waiver, provided that the impermeable membrane proposed for the side of the infiltration bed is also extended along each end of the infiltration bed. Additionally, a root barrier should be provided on the south side of the bed to prevent root intrusion from the landscape buffer trees.

Response: A waiver request to allow the infiltration bed to be less than 10-feet from the proposed buildings has been added to the plan and the impervious liner on the proposed infiltration bed has been extended to cover the ends of the bed.

A root barrier has been added to the landscape plan, it shall be installed along the North side of the tree installation trench.

18. Additional spot grades should be added on Sheet 5 to clarify the topographic high points that will divide the drainage areas for SCM #1 & #2, so that the contractor can construct them accordingly. Additionally, the post-development drainage area plan identifies an existing undisturbed area is to be collected to SCM #1, but the topography does not appear to indicate that this area would be collected as intended. Additional contours and spot grades shall be added as needed to ensure that the intended area will drain to SCM #1. (§94-402.B(18)(b))

Outstanding: *Additional spot grades and flow arrows are needed in the vicinity of the circular walkway area.*

Response: Additional spot grades and flow arrows have been provided in the requested area.

20. Infiltration tests should be at the proposed bottom elevation and within the footprint of the infiltration facility. It appears that testing was conducted at a different elevation for proposed infiltration SCM #1 and outside of the footprint of SCM #2; additional testing may be necessary. On the PCSM plan (Sheet 6), it appears that the label for the test pit along the southern property line may need to be corrected. (§94-306.H(2))

Outstanding: *The applicant has provided adequate clarification regarding the infiltration testing locations and elevations. However, it appears that the label for the test pit along the southern property line still needs to be corrected.*

Response: The plan location for TP-1 has been checked and verified.

24. The stormwater BMP operations and maintenance agreement should be revised to address all pervious features on site. (§94-402.F(2))

Pending: *The applicant has indicated that the O&M agreement will be revised prior to execution/recording.*

Response: Comment acknowledged.

SANITARY SEWER

25. A PADEP sewage facilities planning module/waiver should be coordinate with Borough staff and PADEP.

Outstanding.

Response: The mailer has been sent to Sean Mitchell and Mike Ellis requesting a signature confirming capacity. Once returned, an exemption request will be submitted to PADEP.

29. Confirm that basements will not be serviced by sanitary sewer.

Outstanding. *General Note No. 25 has been added to Sheet 1 indicating that the new units 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. However, information about the proposed sewer pumps is required.

Response: General Note #25 was discussed with Nate Cline and Mike Ellis of Pennoni and it was determined that it adequately satisfies this comment.

30. Invert elevations should be provided for all cleanouts.

Outstanding. The invert elevation for the first cleanout leaving existing Unit 617 only states that the invert is to match the existing. However, the existing invert is not shown on any sheet, and the proposed lateral is tying into a different sewer main. Therefore, the invert elevation of the cleanout is needed to ensure that the new sewer lateral will have an adequate and positive slope. Additionally, we question as to why the cleanout for proposed Unit 5 was relocated. The cleanout appears to be less than one foot away from the building.

Response: The proposed cleanout invert for the existing Unit 617 has been revised so that there is 3-feet of cover above the pipe, the proposed invert is 420.50. The cleanout for Unit #5 has been revised to be 4' from the proposed building.

33. Regarding the *Typical Sanitary Sewer Lateral Detail*:

- a. The cap for the cleanouts will be in grass areas so the reference to pavement should be deleted
- b. Note the specific PVC material of the proposed pipe
- c. Note a minimum 2% slope on the pipe
- d. The connections to the main need to be made by cutting the main and installing a wye fitting, instead of using a saddle connection.

Only comment 33.a is outstanding. The reference to pavement has been removed for the cap. However, the detail name has been changed to "Typical Sanitary Sewer Lateral in Paved Area". No cleanouts are proposed in a paved area. Comments 33.b through 33.d have been resolved.

Response: The Typical Sanitary Sewer Lateral Detail has been revised so the title of the detail does not reference a paved area.

GENERAL

35. General Note No. 14 states that a Homeowners Association will be created for the purpose of maintenance of all common elements of the development. We recommend draft documents should be provided to the Borough for review by the Borough Solicitor with the final plan submission.

Pending. Defer to Borough Solicitor.

Response: Comment Acknowledged.

36. We recommend all plan sheets be recorded.

Comment acknowledged.

Response: No response required.

37. We recommend all documentation be updated to refer to the project, additionally being a subdivision, due to the proposed lot consolidation.

Outstanding. The title of the plans shall be revised to “Preliminary Subdivision/Land Development”.

Response: The title of the plans has been revised to “Preliminary Subdivision and Land Development.”

38. Borough Road Opening Permits will be required for any work within the rights-of-way of S. Walnut Street, Willow Alley and/or Mechanics Alley.

Outstanding. A note indicating the same should be added to the plans.

Response: Construction Note #21 has been revised to add S. Walnut St.

NEW COMMENTS

40. ***In the SCM-2 detail on Sheet 7, for clarity please show the 6”x4” reducer graphically at the start of the outlet pipe and label it separately.***

Response: The outlet for SCM-2 has been revised to not use a reducer, the outlet will be a 4-inch pipe.

41. ***In the stormwater report, significant oscillations in several hydrographs for the 100-year storm event should be resolved.***

Response: The stormwater calculations have been revised.

42. ***Additional lighting calculations shall be provided for the proposed building located in the front and back of the dwelling units.***

Response: There are sconce style lights proposed at each doorway of the proposed building. The lighting plan shows the footcandle grid at each of these locations. Because there is no borough code requirement for these lights, a light calculation summary was not completed for the doorway lighting.

43. ***The style, type and manufacturer of streetlights shall be subject to the approval of the Borough. (§87-30.B) While the applicant is not using the standard West Chester Borough Lighting Detail found in Appendix A, the lighting proposed is not required street lighting and we have no objections to the detail provided. Defer to Borough Council.***

Response: Comment acknowledged.

Should you need any additional information, please don't hesitate to email me at [REDACTED] or call me at [REDACTED]

Sincerely,



Scott J. Zwizanski, PE
Project Manager



August 28, 2026

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

RE: **TRBL Walnut LLC – 615 & 617 S. Walnut Street Preliminary Subdivision & Land Development**
Response to Remington & Vernick Engineers Traffic Review #2 dated July 7, 2026
InLand Project No. 12706

Dear Mr. Metrick:

On behalf of the of the applicant, we have revised the Preliminary Subdivision and Land Development Plan for TRBL Walnut LLC – 615 & 617 S. Walnut Street per Remington & Vernick Engineers Traffic Review Letter #2 dated July 7, 2026. We offer the following responses to the comments:

II. COMMENTS

2. Sheet 4 of the Land Development plans indicates there is a proposed 3' concrete sidewalk adjacent to a proposed 6' high brick wall on the northwest corner of the development. Please identify the intent of the sidewalk. Additionally, please note per §97.A.20.3 that all sidewalks are to be designed to a minimum width of 4-feet. **Response: The proposed sidewalk tapers to a 3' width to connect to the existing sidewalk width. We are not proposing widening in this location so we do not disturb the existing heritage tree's roots. Clarify the 3' wide proposed sidewalk behind the 6' brick privacy wall, west of the parking spaces for 615 S. Walnut Street. It appears to be disconnected from any other walkway.**

Response: The 3' wide concrete behind the wall is proposed to be a trash can area. A label has been added to the plan labeling the trash area.

3. Sheet 4 of the Land Development plans indicate two (2) off-street parking areas. Please note if these spaces are proposed for the existing units. If so, please indicate if these spaces will be reserved for these units or open to the public. **Response: The spaces are intended to provide parking for the existing units (two for each unit). Labels stating this have been added to the Layout Plan sheet and General Notes #26 has been added to the plan. Provide detail on how these spaces are to be reserved for the existing units.**

Response: Signage has been added to each existing unit parking area stating the spaces are reserved for 615 (Willow Alley spaces) and 617 (Mechanics Alley spaces) S. Walnut St.

Additionally, please identify the number of off-street parking spaces proposed per area. If three (3) or more are proposed, it is subjected to meet the requirement set forth in §97-B.(1)(a) of the West Chester Borough Code. **Response: The parking spaces have been labeled on the Layout Plan. There are two spaces proposed at each location. Provide detail on how these spaces are to be reserved for the existing units.**

Response: Signage has been added to each existing unit parking area stating the spaces are reserved for 615 (Willow Alley spaces) and 617 (Mechanics Alley spaces) S. Walnut St.

5. The Applicant will need to obtain approval from the fire marshal.
Response: The applicant acknowledges this comment and will respond to the fire marshal review once it is received.

Response: We will respond to the fire marshal review once it is received.

6. Indicate details for the proposed fence along the southern border of the proposed site. The proposed fence shall not restrict the required 175-feet of intersection sight distance looking right from Willow Alley at Mechanics Alley. **Response: The sight distance has been revised on the plan (see response to comment #7). Also the referenced fence layout has been revised end perpendicular to the alley and not wrap around corner. Clarify whether the southern border fence will be the 4' powder coated aluminum fence or the 6' vinyl privacy fence as shown on Sheet 14. Clarify the fence layout as it is not clear where the fence terminates along Mechanics Alley.**

Response: The fence along the Southern property boundary is proposed to be 6' privacy fencing, a label has been added stating this.

7. The proposed asphalt parking area along Mechanics Alley is show to be in conflict with the required intersection sight distance looking right from Willow Alley at Mechanics Alley. Demonstrate how parked vehicles will not restrict the required sight distance requirements. **Response: According to Pennsylvania code, drivers in an alley are required to stop before entering any street with or without a stop sign present. Therefore the required sight distance on the plan has been revised to be 75-feet (stop condition intersection). The provided sight distance has been revised on the plan to not go through the parking space area, the new provided sight distance is 95-feet. The 75-foot sight distance requirement as shown in Section 97-27.F.8 of the Borough of West Chester Code is for an all-way stop. Since there is no stop-condition present along Mechanics Alley approaching Willow Alley, the 175-foot sight distance is required.**

Response: The required sight distance labeling has been revised to show 175-feet. Because of the existing parking, the existing sight distance to the right at the Mechanics Alley Intersection is 19 feet. The proposed sight distance is 89 feet; this distance is limited because of the parking spaces for the 617 S. Walnut St. house. The proposed sight distance is an improvement of 70-feet from the existing conditions. A waiver request for the 175-foot sight distance has been added to the plan.

8. Provide stop signs for the Willow Alley approaches with the additional trips projected to access this alley. **Response: The plans have been revised to show a proposed stop sign at the Willow Alley and Mechanics Alley intersection. A trip generation chart has been added to the Layout Plan, Sheet #4. Please provide a stop sign detail to be shown on Sheet 14.**

Response: A stop sign detail has been added to Sheet 14.

12. Describe the 2' buffer between driveways and how they will be separated.

Response: The 2' buffer between the driveways is proposed to be 1"-3" riverstone, this label has been added to the plan.

13. Please provide a detail for the proposed porous asphalt parking areas. There is only a detail for a typical driveway/parking lot shown on Sheet 13. If these areas do not differ from the typical asphalt driveways as shown, please revise the plan accordingly.

Response: A porous asphalt detail is included on Sheets 8 and 13.

14. Please provide a detail for the pervious brick walkway. There is only a detail for the typical brick walkway shown on Sheet 13. If this walkway does not differ from the typical brick walkway as shown, please revise the plan accordingly.

Response: A pervious brick walkway detail is included on Sheets 8 and 13.

15. Please provide a detail for the proposed gate along the pervious brick walkway.

Response: A gate detail has been added to Sheet 14.

III. TRANSPORTATION IMPACT STUDY COMMENTS

1. The Applicant is requesting a waiver for the requirement of submitting a traffic impact study based on the minimal number of proposed site generated traffic volumes from the five (5) residential units. While there are a minimal number of proposed site trips expected to be generated by the proposed development, the Applicant will need to provide calculations and meet design requirements for the intersection sight distance along Willow Alley. **Response: A trip generation chart has been added to the Layout Plan and the required/provided sightline distance has been added to the plan for the Willow Alley and S. Walnut St. intersection. Item Satisfied regarding the trip generation chart. However, the sight distance requirements need to be revised to reflect the required 175-feet at the intersection with Mechanics Alley per Code (see response to comment #7).**

Response: As stated in the response to comment #7, a waiver is being requested for the sight distance to the right at the Willow-Mechanics Alley intersection.

IV. WAIVERS, VARIANCES & SPECIAL EXCEPTIONS

The Applicant has requested the following waivers, variances and/or special exceptions related to traffic and/or parking:

1. Section §97-27.F(7) – The applicant requests a waiver from the referenced section of the ordinance that requires 75-foot clear-sight triangles be provided at 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. RVE has no objection to this waiver, as long as the intersection is signed as stop-controlled and the intersection sight-distance requirements are met.
2. Section §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. RVE agrees with regards to the minimal amount of proposed site-generated traffic from the proposed residential units and has no objection to this waiver.

Response: Two additional waivers requests have been added to the application. One for sight distance looking South on Mechanics Alley and one for the infiltration bed proximity to the proposed buildings being less than 10-feet. These requests are noted on the plan set and on the waiver request letter.

Should you need any additional information, please don't hesitate to email me at [REDACTED] or call me at [REDACTED]

Sincerely,



Scott J. Zwizanski, PE

Cc : File



September 11, 2026

WCHBO 10036

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

RE: TRBL Walnut LLC – 615 & 617 S. Walnut Street
Preliminary Subdivision & Land Development Plan – 3rd Review

Dear Sean:

As requested, we have reviewed the following information, prepared by InLand Design unless otherwise noted, regarding the referenced project:

- *"Preliminary Land Development Plan for TRBL Walnut, LLC" (15 sheets) dated April 27, 2026, last revised August 28, 2026;*
- *"Post-Construction Stormwater Management Report for TRBL Walnut, LLC" dated April 27, 2026, last August 28, 2026;*
- *"Project Narrative for Land Development at 615 & 617 South Walnut Street";*
- *Waiver Request Letter dated August 28, 2026;*
- Application and other supporting documents; and
- *Response letter to Pennoni's review dated August 28, 2026.*

The owner and applicant, TRBL Walnut, LLC, is proposing to consolidate UPIs 1-10-93 (±0.25 acres) & 1-10-92 (±0.09 acres) and build five (5) townhouse units. There are two existing single family attached units that will remain. Associated stormwater management, access, parking and landscaping are proposed. The site is located along the southeast side of Willow Alley, between South Walnut Street and Mechanics Alley, within the Neighborhood Conservation 2 (NC-2) Zoning District. The site will be served by public water and sewer. Access is proposed via Willow Alley and Mechanics Alley.

The applicant is requesting the following **four (4)** waivers (see additional commentary within RVE's July 7, 2026 review):

1. §97-27.F(7) requiring a 75-foot clear-sight triangle at the intersection of Willow Alley and Mechanics Alley; and
2. §97-38.2 requiring a *Transportation Impact Study*.
3. §94-306.J(3) *requiring infiltration practices to be set back at least 10-feet from all buildings and features with subgrade elements.*
4. §97-27.F(8) *requiring a 175-foot sight distance at intersections of a street with a 25 MPH posted speed measured from a point 15-feet from the intersected pavement edge.*

A variance from §112-602.K was granted at the August 24, 2026 Zoning Hearing Board meeting, to permit parking in the front yard for the two spaces along Willow Alley to serve 615 S. Walnut Street. The following conditions apply:

1. *The relief granted must otherwise be in compliance with all applicable Ordinances of the Borough of West Chester, including but not limited to the Stormwater Management Ordinance of Chapter 94 of the Borough Code.*

Pending.

2. ***The relief granted must be in compliance with the testimony and exhibits presented by the Applicant.***

Resolved.

3. ***Applicant expanding the length of the two (parking) spaces shown on the Applicant's plan at the corner of South Walnut Street and Willow Alley from the Ordinance permitted length of eighteen (18) feet to a minimum of twenty (20) feet in length.***

Resolved. Parking spaces have been modified accordingly.

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

ZONING (§97)

1. Lot area, minimum per dwelling unit, is based on the median value of lots on the block face. (§112-307.B) Per discussions with Borough staff and Planning Commission feedback on prior sketch plans, all parties agree this has been met; however, we recommend a detailed calculation of how this was determined be added to the plan.

Resolved. A "Median Lot Area Calculation" table has been provided (Sheet 3).

2. The maximum impervious surface for lots over 5,000 square feet is 50%; 49.6% is proposed. (§112-307.B) Please provide a detailed calculation on how this was determined.

Resolved. A detailed calculation of proposed impervious coverage has been added (Sheet 4).

3. The applicant is proposing 49.6% impervious coverage with both porous asphalt and pervious paver walkways excluded from this calculation. Per the Code (§112-202), impervious surface is defined as (emphasis added): *"The amount of the lot area covered by impervious surfaces which have materials that do not normally absorb rainfall, such as buildings; roofs; paved areas, such as streets and parking lots; and paved walks and similar surfaces."* In consultation with Borough staff, we have no objections to this approach, subject to addressing stormwater comments herein.

Comment acknowledged.

4. The maximum building coverage for lots over 5,000 square feet is 35%; 34.9% is proposed. (§112-307.B) Please provide a detailed calculation of how this was determined.

Resolved. A detailed calculation of the proposed building coverage has been added (Sheet 4).

5. Parking spaces shall not be located within any front yard areas. (§112-602.K(1))

Resolved. A variance from §112-602.K was granted at the August 24, 2026 Zoning Hearing Board meeting, to permit parking in the front yard for the two spaces along Willow Alley to serve 615 S. Walnut Street and the parking spaces have been revised to 20 feet in length.

6. All single family attached dwellings shall provide two off-street parking spaces per dwelling unit. (§112-603.B(1)) The proposed additional off-street parking spaces shall be restricted to the existing attached dwellings located on the property, as they do not have a garage or driveway to provide for the required spaces. It may be appropriate to address this within the Homeowners Association documents.

Pending. General Note No. 26 has been added to Sheet 1 indicating the additional off-street parking spaces shall be restricted to the existing twin dwellings. ***Defer to Borough Solicitor/HOA documents.***

SUBDIVISION AND LAND DEVELOPMENT (§97)

7. Sidewalks shall be upgraded by the applicant along the street frontage of his property where sidewalks are not in compliance with Borough standards. (§97-31.A) It may be appropriate to evaluate the sidewalk in the vicinity of the existing sycamore tree on S. Walnut St.

Resolved. The applicant has stated that no widening of the existing sidewalk is being proposed as this area would have adverse effects on the existing sycamore tree.

8. Streetlights shall be provided as part of any subdivision or land development. (§97-30.A) After reviewing existing conditions, in our opinion, it does not appear additional Borough streetlights are warranted at this location. However, two (2) on-site lamp posts are proposed, therefore, a *Lighting Plan* should be provided to document compliance with Code requirements; if additional building lighting is anticipated it may be appropriate to include as well.

Resolved.

9. Permanent concrete monuments shall be set at all corners. (§97-40.A)

Resolved. Title Note No. 3 has been added (Sheet 2).

10. Preliminary plans shall include the names of all owners of all adjacent lands. (§97-43.B(2)(a)[8]) Parcel information for the owners across Willow Alley, Mechanics Alley, and S. Walnut Street are not indicated.

Resolved. Parcel information including names of all owners of adjacent lots have been added (Sheet 2).

11. A statement of availability of public sewer capacity shall be provided from the Borough. (§97-43.B(3))

Pending. The applicant has submitted a request for confirmation of capacity to the Borough and is awaiting response.

12. Water and sewer connections for the proposed middle unit are not indicated.

Resolved. The plans have been revised to indicate water and sewer connections to all units.

STORMWATER MANAGEMENT (§94)

13. There appears to be a double 6-inch outlet pipe from SCM#1 that discharges directly to Mechanics Alley as a new concentrated discharge. There appears to be little to no cover over the proposed pipes, which could lead to them being damaged and disrupting the function of the proposed stormwater management system. To address these issues, the design should investigate an outlet pipe connection to existing drainage systems to the south in Mechanics Alley. (§94-103.I &K)

Resolved. The applicant's engineer investigated the feasibility of connecting to an existing storm sewer system along Mechanics Alley but found that the system in question is located on private property.

14. It appears that filter socks are missing around the proposed soil stockpiles and should be added to the E&S plans. Additionally, the compost filter sock near the southwest corner of the area to be disturbed should be extended farther to the west to intercept the disturbed area there. (§94-303.A(2))

Resolved. The compost filter socks have been extended and added around proposed soil stockpiles.

15. All infiltration practices shall be set back at least 10 feet from all building and features with subgrade elements. SCM#1 is closer than 10 feet to the proposed buildings (which are proposed to have basements). (§94-306.J(3))

Pending. A waiver has been requested from to permit the infiltration facility to be located within 10 feet of the proposed buildings. We do not object, as the impermeable membrane proposed for the side of the infiltration bed is also extended along each end of the infiltration bed. Additionally, a root barrier has been provided on the south side of the bed to prevent root intrusion from the landscape buffer trees. However, it is noted that the applicant's waiver request specifies a separation of 7 feet, whereas the drawings specify a separation of 4.8 feet building the building and the infiltration bed; please clarify.

16. Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent clogging by unwanted debris. Such measures shall include but are not limited to leaf traps, gutter guards and cleanouts, and shall be documented on the plans. (§94-306.N)

Resolved. Notes have been added to the plan requiring gutter guards/debris filters for roof drains that drain to the proposed infiltration bed.

17. Sand, salt, and other particulate materials may not be applied to porous surface materials for winter ice control. The winter maintenance notes (PCSM Details "B") should be revised accordingly. (§94-306.P)

Resolved. The winter maintenance notes for porous pavement have been revised to specify that sand and salt may not be applied to porous pavement surfaces.

18. Additional spot grades should be added on Sheet 5 to clarify the topographic high points that will divide the drainage areas for SCM #1 & #2, so that the contractor can construct them accordingly. Additionally, the post-development drainage area plan identifies an existing undisturbed area is to be collected to SCM #1, but the topography does not appear to indicate that this area would be collected as intended. Additional contours and spot grades shall be added as needed to ensure that the intended area will drain to SCM #1. (§94-402.B(18)(b))

Resolved. Additional spot grades have been added as requested.

19. 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.B(18)(b))

Resolved. The applicant has indicated that the buildings are to have flat roofs, which are suitable for the intended drainage pattern.

20. Infiltration tests should be at the proposed bottom elevation and within the footprint of the infiltration facility. It appears that testing was conducted at a different elevation for proposed infiltration SCM #1 and outside of the footprint of SCM #2; additional testing may be necessary. On the PCSM plan (Sheet 6), it appears that the label for the test pit along the southern property line may need to be corrected. (§94-306.H(2))

Outstanding. The test pit along the southern property line is labeled as TP-2 but should be labeled as TP-1 per the infiltration testing report.

21. The structure material for the lawn inlet should be specified in the detail on Sheet 8.

Resolved. The drainage structure material has been labeled as concrete in the detail (Sheet 8).

22. In the stormwater report narrative, the soil data table should be revised to clarify that soil type UrlB does not have an assigned hydrologic soil group and that the site-specific soil testing report recommends evaluating the on-site soils as hydrologic soil group B. (§94-309.E)

Resolved. The text in the stormwater report narrative has been revised accordingly.

23. The runoff volumes for the 2-year storm hydrographs for drainage areas to the proposed infiltration systems do not appear to match the runoff volume control summary table in the stormwater report narrative. The volumes reported by the hydrographs are less than the values in the table, meaning that the proposed infiltration facilities do not document that the proposed infiltration volume will meet or exceed the net 2-year storm volume increase. (§94-306.A)

Resolved. The applicant has provided adequate clarification within the revised stormwater report.

24. The stormwater BMP operations and maintenance agreement should be revised to address all pervious features on site. (§94-402.F(2))

Pending. The applicant has indicated that the O&M agreement will be revised prior to execution/recording.

SANITARY SEWER

25. A PADEP sewage facilities planning module/waiver should be coordinate with Borough staff and PADEP.

Outstanding.

26. The slope of the existing sanitary sewer main along Willow Alley is indicated as 1.63%; it should be 1.36% based on upstream and downstream manhole inverts.

Resolved. The slope has been corrected.

27. The invert for the proposed lateral connection from 617 S. Walnut at the main would be 417.80 when using the correct slope for the sewer main of 1.36%.

Resolved. The invert has been corrected.

28. The cleanout at the right-of-way for the westernmost unit is not necessary.

Resolved. The cleanout has been removed.

29. Confirm that basements will not be serviced by sanitary sewer.

Resolved. General Note No. 25 has been added to Sheet 1 indicating that the new units 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.

30. Invert elevations should be provided for all cleanouts.

Outstanding. The invert elevation for the first cleanout leaving existing Unit 617 has been revised. However, the cleanout for proposed Unit 5 still appears to be less than one foot away from the building.

31. A note should be added to cut and cap the existing sanitary sewer lateral from 617 S. Walnut at the existing sanitary sewer main on Mechanics Alley.

Resolved. Demolition Note No. 3 on Sheet 3 indicates that the sewer lateral in Mechanics Alley shall be cut and capped at the sewer main.

32. A note should be added clarifying if the existing sanitary sewer lateral from 617 S. Walnut will be removed or abandoned-in-place; it appears necessary to remove in its entirety.

Resolved. Demolition Note No. 4 on Sheet 3 has been added.

33. Regarding the *Typical Sanitary Sewer Lateral Detail*:
- The cap for the cleanouts will be in grass areas so the reference to pavement should be deleted
 - Note the specific PVC material of the proposed pipe
 - Note a minimum 2% slope on the pipe
 - The connections to the main need to be made by cutting the main and installing a wye fitting, instead of using a saddle connection.

Resolved. All items have been addressed.

34. Regarding the *Typical Water & Sewer Services Separation Detail*, Note 2 should be revised to require a vertical separation of 18 inches minimum.

Resolved. Note 2 has been revised.

GENERAL

35. General Note No. 14 states that a Homeowners Association will be created for the purpose of maintenance of all common elements of the development. We recommend draft documents should be provided to the Borough for review by the Borough Solicitor with the final plan submission.

Pending. Defer to Borough Solicitor/HOA Documents.

36. We recommend all plan sheets be recorded.

Comment acknowledged.

37. We recommend all documentation be updated to refer to the project, additionally being a subdivision, due to the proposed lot consolidation.

Resolved. The title of the plans has been revised to "Preliminary Subdivision and Land Development".

38. Borough Road Opening Permits will be required for any work within the rights-of-way of S. Walnut Street, Willow Alley and/or Mechanics Alley.

Resolved. A note indicating the same has been added to the plans as Construction Note No. 21, Sheet 5.

39. Please note the following additional comments:
- Thomas Comitta Associates, Inc. – **September 8, 2026**
 - County Planning – **June 5, 2026**
 - Remington & Vernick Engineers – **September 10, 2026**
 - Fire Marshal – Pending
 - Tree Commission – Pending
 - Arborist – May 9, 2026

NEW COMMENTS

40. In the SCM-2 detail on Sheet 7, for clarity please show the 6"x4" reducer graphically at the start of the outlet pipe and label it separately.

Resolved. The design has been revised to utilize a 4" pipe rather than require a reducer.

41. In the stormwater report, significant oscillations in several hydrographs for the 100-year storm event should be resolved.

Resolved. The hydrograph oscillations have been eliminated.

42. Additional lighting calculations shall be provided for the proposed building lighting located in the front and back of the dwelling units.

Resolved. These are typical porch lights, not site lighting and typically not included in these calculations.

43. The style, type and manufacturer of streetlights shall be subject to the approval of the Borough. (§87-30.B) While the applicant is not using the standard West Chester Borough Lighting Detail found in Appendix A, the lighting proposed is not required street lighting and we have no objections to the detail provided. Defer to Borough Council.

Comment acknowledged.

44. ***In the peak rate control summary table in the stormwater report, the "Pre-Dev Undisturbed Flow" rates should be updated to match the Hydraflow Hydrographs output from Section 4 of the Report.***
45. ***It appears that the peak water elevation in SCM-1 will exceed the top of the facility in the 100-year storm event and run through the stone subbase of the walkways, which slope away from the stormwater management system. The stormwater management infiltration bed should be enlarged as needed so that runoff is contained and does not unintentionally escape the system.***

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

Sincerely,
PENNONI ASSOCIATES INC.



Nathan M. Cline, PE, Borough Engineer



WETZEL | GAGLIARDI | FETTER | LAVIN LLC

Knowledge, Integrity & Experience

ARTHUR L. SAGNOR III
ATTORNEY AT LAW

August 25, 2026

Via regular mail

TRBL Walnut LLC
842 Topaz Drive
West Chester, PA 19382

Via Email:

Jonathan Long, Esq.
Bellwoar Kelly LLP

Re: My Client: The Zoning Hearing Board of the Borough of West Chester
Subject Appeal: – Appeal #1041 – 615 – 617 S. Walnut Street
Applicant: TRBL Walnut LLC
Subject Matter: Notice of Board's Motion

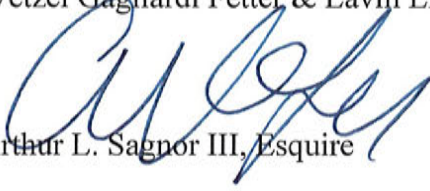
Dear Applicant & Jonathan,

The purpose of this correspondence is to provide written notice of the Zoning Hearing Board's Motion reached last night at the conclusion of the second hearing (as your hearing was the first hearing). The Board granted the relief sought in the Application from Section 112-602.K of the Ordinance to permit parking in the front yard for the two spaces along Willow Alley to serve 615 S. Walnut Street (the northernmost twin), subject to the following conditions:

1. The relief granted must otherwise be in compliance with all applicable Ordinances of the Borough of West Chester, including but not limited to the Stormwater Management Ordinance at Chapter 94 of the Borough Code; and
2. The relief granted must be in compliance with the testimony and exhibits presented by the Applicant; and
3. Applicant expanding the length of the two (parking) spaces shown on Applicant's plan at the corner of South Walnut Street and Willow Alley from the Ordinance permitted length of eighteen (18) feet to a minimum of twenty (20) feet in length.

Both the Ordinance and the MPC require the Board's written (formal) Decision and Order not later than 45 days from last night which is on or before October 7, 2026. The Board will make every effort to provide the written opinion well before that date understanding that written opinion is required as part of the continuing Subdivision Application and procedure. If you have any questions, kindly advise. Otherwise, thank you for your presentation.

Respectfully,
Wetzel Gagliardi Fetter & Lavin LLC


Arthur L. Sagnor III, Esquire

Cc: West Chester Borough Department of Building & Housing via email
West Chester Zoning Hearing Board members via email

ALS/abr

Delete 97.A.19.19 and photo
Cottage Courts as Principle Use in NC and MU
Space definitions (rec space, open space, green space, public space, etc.)
FIL requirements
Traditional Neighborhood Development (TND) definition or elimination
Street trees = pervious coverage
Reduce min. lot width or space for WC like housing
Pedestrian safety measures
Out of scale building construction
Clear sight distances and triangles
Increase or eliminate max building coverage
East corridor development
Structured Parking Garages in lieu of surface parking lots
Improve Court House and Prescott Alleys as walkways
Rethink 2018 Parking guide
Historic bldg destruction abatement
Dimensional req's for side yards in NC-2, NC-3 and CS
Attainable housing requirement for multifamily developments in HO districts
Move misplaced Transportation Impact Study from 97.38.2
Parking requirements for 1 and 2 family residential dwelling units
Setbacks (or "step backs") for buildings > 45 ft
Move utility lines underground
Official map update
Growers Market to Gay St and replace with parking garage
Paving radius
Alley definition
Contractor clean-up
Porous pavement materials
Workforce housing development with WCU (Comp Plan Pg 14)
Tree Strip centered in 100 Block of West Market St.
Eliminate height overlay (HO) districts
Interior cartway width
Open space perimeter parking
Street name review authority
Street alignment
Floor area ratio
Golf Course development