



Smart Growth Committee Meeting  
**September 10, 2025 @ 6:30 PM**  
*This meeting is recorded for public record.*

**Committee Members:**

Nicole Scimone, Chair  
Lisa Dorsey  
Bernie Flynn

**Smart Growth Committee of Borough Council:**

**Borough Manager:** Sean Metrick

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**Smart Growth Committee Meeting:**

1. Call to Order
2. Announcements
3. Comments  
Comments, suggestions, petitions by residents, taxpayers and visitors in attendance regarding items that are not on the agenda. Please be advised there is a 5-minute time limit which is at the discretion of the Council President and/or Chair.
4. Reports
  - A. Director's report – 2026 Budget Discussion (attachment)
5. Old Business
  - A. Motion to approve Smart Growth Committee minutes – August 13, 2025 (attachment)
  - B. Discuss Amendments to Chapter 90A – Restaurants-Café
  - C. Discuss amended 410 S. High St revised plan (attachment)  
Issue: Update on Land Development process
  - D. Discuss amending Chapter 112 – 602 Zoning referencing curbs and streets (attachment)
6. New Business
  - A. Discuss zoning amendment to the build to line (attachment)  
Issue: Discuss recommendation from the Planning Commission
  - B. Consider directing the Solicitor to attend Zoning Hearing Board (attachment)
    1. 1029-531 Marshall Drive: Relief from residential dimensional and parking requirements
    2. 1032- 436 N. Church St: Decrease allowable side yard and rear yard setback

3. 1033-210-214 W. Washington St: Exceed allowable impervious surface

C. Motion to approve HARB applications (attachment)

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

1. 2025-27: 18 S. Church St-Replace porch roof
2. 2025-28: 20 N. Matlack St-Replace mural

D. Motion to appoint Zoning Officer.

7. Other Business

8. Adjournment

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## Department of Building, Housing & Codes Enforcement

*Regulations for the Protection of Public Health, Safety and Welfare*

401 East Gay Street • West Chester, Pennsylvania 19380

610-696-1773 • [housing@west-chester.com](mailto:housing@west-chester.com)

### Department of Building, Housing and Code Enforcement Report – August 2025

To: Smart Growth Committee of Borough Council

From: Aaron Flook, Director of Building, Housing and Code enforcement

Sept. 4, 2025

#### Summary Highlights

- Notice of Violations have been sent out for rental licenses holders who have not completed their renewal.

#### Planning and Zoning

- Zoning Hearing Board: The Board did not meet in August
  - **Zoning Hearing Board Appeals for September**
    - 531 Marshal Drive - #1029 – Dimensional Variance, Continued from July 2025 meeting. Officially withdrew the ZBH Appeal
    - 210-114 W. Washington Street – #1033 - Design Criteria Variance
    - 436 N. Church Street - #1032 – Variances as part of a proposed minor subdivision.
  - **Planning Commission**
    - Sketch Plan Review for 410 S. High Street Development – Townhouse development for the former Burger King Lot.
    - Voted 5-1 to Recommended to develop three ordinance amendments to zoning:
      - 1. Revise the dimensional requirement listed in 112-309 for the “build -to-line/front yard” in the Town Center (TC) district; the dimension would be revised from “Build-to-line” to “front yard setback”, and the requirement would be revised from “Matching existing adjacent setbacks: to “0 feet”.
      - 2. Add a new separate requirement for “front yard setback” of 10 feet in the Height Overlay (HO) district
      - 3. Reside side yard setback to 0 feet.
      - Voted 6-0 to recommend to council delete the following from Chapter 97, Appendix A:
        - 1 photo in subsection 97.A.19 (recreation Facilities) captioned “Rooftop Courtyard Public Space”
        - Subsection 97.A.19.19

- Motion to approve letter of recommendation for the 2025 West Chester University campus Master Plan with the following conditions:
  - The plan applied solely to satisfy the conditional use requirements for the University Campus District. In other words, the proposed use is allowed in the PUC pursuant to the provisions of the Zoning Ordinance. No other approval granted
  - Area outside the PUC is not included in this action
  - Land development plans must be approved for each individual building or project. This approval does not clear the way for any construction.
  - The proposed closure of sections of Church and University area withheld pending the result of a special study to determine the impact it is likely to have on the safety of the students and the public
  - The development of workforce housing program as directed in the West Chester borough Comprehensive Plan should be commenced.
  - A commitment from the University to fully disclose the on-campus housing waiting list count annually to determine if the proposed additional student housing is adequate
  - A plan to replace 200 parking spaces this plan takes away.
  - In 2018 WCU proposed a payment of \$400,000 to the Borough to offset the loss of parking revenue that would result from closing Church Street. University avenue has now been added to the request and cost has increased. In the ensuing period the number should be updated and renegotiated.
  - The Planning Commission is permitted to revisit this proposal after the university has held their public meeting(s) and conveyed the feedback to us.
  - Motion was not seconded and withdrawn. The Planning Commission agreed to send the concerns they have to the PC's solicitor to be reviewed.
- Voted 6-0 to nominate A. Burke as Vice-Chairperson of the Planning commission.

### **Code Enforcement**

- Code enforcement has reached out to other Departments, council members, and citizens of the Borough of West Chester. We are educating them on submitting requests for concerns through the public portal. This will help:
  - Consolidate where requests, so they can be handled in a prompter manner.

- Allow for better tracking of Concerns and how fast they are being resolved.
- Improve consistency and training in handling concerns.

**Code Enforcement Tickets Issued: Grass, Snow & Trash**

Status	25-Jan	25-Feb	25-March	25-April	25-May	25-June	25-July	Aug -25
<b>Paid</b>	61	43	44	74	68	11	62	
<b>Issued</b>	2		27	0	9	8	97	
<b>Warning</b>	2	3	8	18	38	9	11	34
<b>Void</b>		3	6	5	2	3	2	31
<b>Dismissed</b>	4	12	2	10	10	3	4	5
<b>Abandoned</b>	1		2	0	1			3
<b>In Dispute</b>			1	1		3	3	2
<b>Court</b>	20	11	1	16	12	0	8	1
	90	72	91	124	140	37	179	124

**Rental Licensing**

- **Notices of Violations have been sent to landlords who outstanding items preventing license renewals or to landlords who have not started or completed applications.**

Rentals	25-Jun	25-July	25-Aug
Annual Rental Inspection	165	208	233
Initial Rental Inspection (New Rental)	1	1	8

**Building Permits**

- A point of Focus was created on construction, alteration, repair and improvements being made without permits, inside the Borough. Code Enforcement and the BCO have partnered to stop and check that work in the Borough has pulled permits. As a result two properties have been notified and permits have or are being pulled. The Department will continue to put emphasis on permits for construction, alteration, repair and improvements. Code Enforcement Officers are continuing to educate West Chester Citizens as to when a permit is required.
  - 533 S. High Street – temporary stop work order was issued, permit was submitted and issued. 5 days till resolution.
  - 327 N. Darlington – Stop work order issues due to either unsafe work or work outside of plans/scope of work – Reviewed by design professional, corrective action list submitted and approved. Work can begin when the plans are altered to show the new work and are reviewed.

	June/25	July/25	Aug/25
<b>Code Enforcement</b>			
Enforcement Requests	53	53	488 *
Cases Opened	24	49	462 *

Cases Closed		50	28	41
<ul style="list-style-type: none"> <li>The cause of the significant increase in enforcement requests and open cases is due to cases being created to track Notice of Violations for rentals without license.</li> </ul>				
<b><u>Permits Issued</u></b>				
CERTIFICATE OF OCCUPANCY		0	0	1
COMMERCIAL ADDITION-ALTERATION-REPAIR		8	1	11
RESIDENTIAL ADDITION-ALTERATION-REPAIR		19	30	25
RESIDENTIAL DEMOLITION		1	1	4
CAFE PERMIT CONTRACT		0	1	0
HOME OCCUPATION		0	1	0
SIGN PERMIT		2	1	2
RESIDENTIAL NEW BUILDING		0	1	0
<b><u>Permit Applications Received</u></b>				
CAFE PERMIT CONTRACT		1	1	0
CERTIFICATE OF APPROPRIATENESS- SIGNS		1	2	1
CERTIFICATE OF OCCUPANCY		1	1	1
COMMERCIAL ADDITION-ALTERATION-REPAIR		10	19	16
LAND DEVELOPMENT APPLICATION		1	0	8
HEN PERMIT		1	0	0
RESIDENTIAL ADDITION-ALTERATION-REPAIR		0	1	29
RESIDENTIAL NEW BUILDING		0	1	0
SIGN PERMIT		2	3	2
VARIANCE/SPECIAL EXCEPTION, ZONING APPEAL		1	1	2
ZONING SITE PLAN REVIEW		1	4	35
ZONING VERIFICATION LETTER		1	1	2
<b><u>Building Permit Inspections</u></b>		99	104	
<b><u>Code Enforcement</u></b>				
NUISANCE		0	0	3
PROPERTY MAINTENANCE		10	24	34
RIGHT OF WAY		0	0	0
ZONING VIOLATION		1	1	1
GRASS AND WEEDS		0	14	3

## DRAFT MINUTES

### SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date: Wednesday, August 13, 2025 @ 6:30 PM

Committee Members: Nicole Scimone, Chair  
Lisa Dorsey  
Bernie Flynn

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

- I. Call to order-7:06pm
- II. Announcements-None
- III. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.  
*(Please be advised that all public comments have a 5-minute time limit.)*

#### IV. Reports

##### A. Director's report

Aaron Flook, Director of Building, Housing & Code Enforcement, gives statistical report for July 2025. Past Interim Director, Ramsey Reiner provides statistical reports for rental licenses, informing Committee 56% of rental licenses have been successfully renewed for this rental cycle. Continuing by making a public notice that all landlords that have not renewed their licenses for this rental cycle will be receiving a Notice of Violation shortly. These are legal letters with intension to bring the landlords into compliance within 30-days. Many landlords mailed in checks for payment without providing the additional required information such as the Tenant Landlord Form and annual rental inspection. Mr. Flynn asked about rental re-inspection fee. Mr. Flook confirmed there is no re-inspection fee for rentals, and one will be added to the upcoming budget.

#### V. Old Business

A. Discuss Amendments to Chapter 90A – Restaurants-Café-Parking Director Reiner met with Mr. Flook, Police Department and Park & Recreation personnel to gather suggestions from other departments on this modification. There will be a framework by September to move forward.

B. Motion to approve Smart Growth Committee minutes – July 9, 2025-3:0 motion to approve

#### VI. New Business

A. Presentation by Carrie Roskamp- Turk's Head Trail design concept- Ms. Roskamp reviews concept of 5-mile paved trail connecting an undeveloped trail in Thornbury Township, Delaware County to Borough of West Chester, running parallel to the Historic Train tracks. Ms. Scimone questions the next steps. Ms. Roskamp adds there is no concrete timeline. She understands there is much effort to re-establish the commuter rail line in the Borough and wouldn't want to thwart those efforts but sees a need, and other communities have both an active commuter rail and parallel established trails. Ms. Scimone suggests Ms. Roskamp contact the Uptown Theatre founders for guidance on gaining support, giving it momentum as they took an old building to a beautiful working theatre.

- B. Presentation by Pete Staz, Core Development - Townhouse proposal for 410 S High Street-Mr. Staz provides background of land development of this property; initially proposing a multi-family, mixed-use building that was appealed, being in the court system for the foreseeable future, the developer will close on the property when the approval for a multi-family development is granted. Mr. Staz reviews the new concept plan for developing the property with three-story stacked townhomes. Each unit is one family with 1500 square feet living space spread across the ground and second floor two-bedroom units and 2000 square feet living space spread out over partially the second and third floor. Each unit has two parking spaces, one car in the garage, one car in the driveway. This plan will contain a pocket park. The road through the complex would be one way. All traffic would enter and exit onto Price Street. This plan is still very concept. Chair Scimone opens the conversation for public comment. Daryll Cook, South Walnut Street, asks if the curb cut on High Street would remain for delivery and drop off? Mr. Staz offered that the design engineer did a plan for garbage trucks, and they fit in with the design, although this plan concept plan does not show this. Brian Travis, South Walnut Street, asks what the target price for purchase. Mr. Staz estimates the smaller bottom unit would be around \$550,000 with the larger upper-floor end units estimated at \$850,000. The average sale price of real estate in the Borough is \$625,000. Lisa Kearns, West Biddle Street, comments that this plan is very much like the Planning Commission has in mind for future development and is very much in favor of this plan. Mr. Staz offered that this plan is committed to brick and fiber cement, which is a product that looks just like wood lapboard. Ms. Dorsey comments that it's nice to see the opportunity for people to purchase a home in the Borough and at this concept level supports this project. Mr. Flynn notes that houses in the Borough are going for over market value and feels this project is great concept. Pete Staz answers an inaudible question from the public and states that the roads in this development will be private, public roads have different physical requirements, this topic is still in design phase. Director Flook being transparent, added he did have a meeting with Mr. Staz prior to this presentation regarding additional information that was needed before presenting this concept to Council and Planning Commission, and there is further discovery needed with regard to public or private roads. This decision would affect trash pick up and other services. SALDO (Subdivision and Land Development Ordinance) allows developers to present a sketch plan to Planning Commission for exactly these instances when details such as this needs to be worked out. Ms. Dorsey asks how many units are included in this concept plan. Mr. Staz offered 42 units. Ms. Scimone exclaims she loves this concept plan. Ms. Dorsey asked if this concept plan has been shared with the neighbors of this property. Mr. Staz said the neighbors have not been notified of this concept plan. Efforts have been made to reach out to them, because of the hotly contested appeal process, there is little communication between the two parties. Mr. Flynn asked if this plan would try to mirror the adjacent townhouse community. Mr. Staz stated that all efforts will be made to use the highest quality materials possible, and a style that pays respect to buildings around it and not try to replicate the stateliness of older homes.
- C. Motion to approve Public Arts Commission recommendation to approve new mural at Safe Harbor of Chester County -20 N. Matlack St-Mr. Metrick advises the Committee that if given approval this evening to be on the condition of Historical Architectural Review Board (HARB) approval for changes to the façade of the building. 3:0 motion to approve
- D. Motion to approve HARB applications-3:0 Motion to approve  
*Issue: Consider a Motion to approve the July HARB Certificate of Appropriateness*
1. 2025-20: 233 W. Gay St-Revised exterior HVAC equipment
  2. 2025-22: 18 W. Market St-Signs
  3. 2025-23: 133 W. Market St-Exterior renovation & sign
  4. 2025-24: 301 W. Market St-Signs
  5. 2025-25: 20 W. Market St-Door & window replacement

- E. Motion to schedule a hearing to amend Chapter 66 to change penalties for disruptive conduct notices-3:0 Motion to approve
- F. Motion to appoint Borough Historic Architect. 3:0 motion to approve. Mr. Flynn asks if there is any cost associated with Borough Historic Architect. Mr. Flook confirmed any costs would be passed on to the entity requiring this service.
- G. Discuss amending Chapter 112 – 602 Zoning referencing curbs and streets. Director Flook reviews the ordinance that requires curbs being installed in alleys. The definitions in 97-Subdivision and Land Development and Zoning Section 112 when it deals with parking lot renovations, there has to be a separation of a 6” curb on all streets per the regulation in Section 97. It states all streets shall have a curb, in the ordinance, alleys are included in the definition of streets. Mr. Flook asks the Committee to consider amending the ordinance for more control whether or not to require curbs in alleys. There are some concerns with maintaining Public Works equipment when it comes to snow plowing, etc. Mr. Flynn asked for a visual presentation of what is being proposed. Mr. Flook clarified the issue at hand is that there are currently two properties that were developed, both required curbs. One did not install a curb; the other is required to install a curb. Public Works would prefer no curbs to be installed. Mr. Flynn directed that common sense should dictate the need for a curb and to amend the ordinance as such. Ms. Scimone asked for a picture by Work Session to move forward and placed it in the Discussion Items on the Work Session agenda.

VII. Other business

VIII. Adjournment-8:21pm

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LANDSCAPE ARCHITECTS  
PLANNERS | DESIGNERS

SEAL



LICENSE # LA003025

TEAM

LANDSCAPE ARCHITECT  
**STUART AND ASSOCIATES, LLC.**  
860 FIRST AVENUE, SUITE 9B  
KING OF PRUSSIA, PA 19406  
TEL. 610.337.2100

OWNER  
**CORE DEVELOPMENT**  
283 2ND STREET PIKE, SUITE 110  
SOUTHAMPTON, PA 18966  
TEL. 888.609.1171

CIVIL  
**ARIA ENGINEERING**  
1309 JAMESTOWN DRIVE  
WEST BRADFORD TWP, PA  
TEL. 610.873.2690

PROJECT NAME

**410 S HIGH ST II**

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

REVISIONS

NO.	DATE	NOTES

DRAWN BY TAS

CHECKED BY PJS

SCALE 1" = 20'-0"

DATE 08.08.2025

PLOTTED DATE 08.08.2025

DRAWING NAME

**ILLUSTRATIVE  
PLAN**

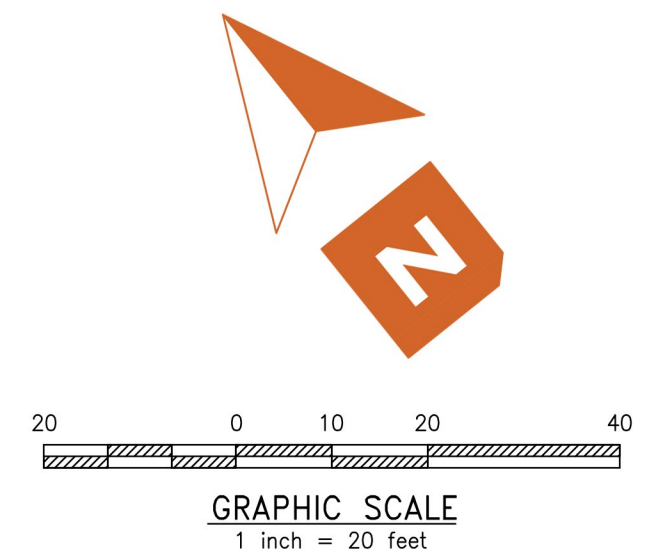
DRAWING NUMBER  
SHEET NUMBER

**IL1.00**  
1 OF 1  
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**ILLUSTRATIVE PLAN NOTES**

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT MEANT FOR CONSTRUCTION.
3. THIS IS AN ARTIST'S INTERPRETATION OF TEXTURES AND MATERIALS.
4. PLANS CREATED FROM DRAWINGS FROM ARIA ENGINEERING, DATED 08/06/25.

**CO  
RE**  
**DEVELOPMENT**  
living refined



**PRELIMINARY LAND DEVELOPMENT**



**Department of Building, Housing & Codes Enforcement**  
*Regulations for the Protection of Public Health, Safety and Welfare*

401 East Gay Street • West Chester, Pennsylvania 19380  
 610-696-1773 • [housing@west-chester.com](mailto:housing@west-chester.com)

8/1/25

## PARCEL INFORMATION

Parcel Address:	410 S. High Street
Unified Parcel Id:	1-9-1030
Lot Size (S.F)	56,340
Owners:	Gary D. Saluti, Suzanne M. Dumphy (currently known)
Property Description :	1.2 AC and restaurant
Zoning District :	Town Center District.

### Uses

PRINCIPAL USES;	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXEMPTIONS
Banks	Accessory Uses and Structures	Automotive Sales/Service	Child Day-Care Centers
Multifamily	Historic Carriage House Adaptive Reuse	Clubs, Lodges	Educational Uses
Offices		Indoor Theaters (no adult rated theaters)	Funeral Homes
Personal Service Shops			Hotels
Religious			
Restaurant (licensed)			
Restaurant (unlicensed)			
Restaurant (Café I, Café II Dist.)			
Restaurant Pub			
Retail Stores, Shops			
Single Family Attached			
Single Family Detached			

Two Family Attached			
PRINCIPAL USES;	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXEMPTIONS
Two Family Detached			
Single Family Semidetached			
Two-Family Semidetached			

- The Semidetached and attached single-family and Two-family dwelling units are what is commonly known as a townhome. These uses are allowed by right for this zoning district.
- There is a note in the Principal uses chart that states: “[1] Residential uses not permitted on first floor in the TC District.”

## ZONING DISTRICTS

### Base zoning districts:

#### TC Town Center District –

The Town Center District is designed to accommodate uses appropriate to the Central Business District, especially within the Retail Overlay District, and to provide regulations to ensure that the scale and character of the historic and retail commercial environment is maintained. The district is also designed to include regulations to encourage the provision of pedestrian amenities and protect the character of adjoining residential zoning districts. The district is not intended to accommodate commercial uses which are more appropriate for the Commercial Service District and entail high-volume traffic turnover, large parking areas and/or outdoor storage and display areas.

- No overlays are covering this property.

#### Dimensional requirements

Lot Area, minimum	2,500 S.F
Lot Width, Minimum	20 feet
Build-to line/front yard	Match existing adjacent setbacks
Side Yard, Minimum Principal Structures: Accessory Structures:	Match existing adjacent setbacks 5 feet min.
Rear Yard Minimum	5 feet
Height, Maximum	45 feet
Impervious Coverage Maximum	95%
Building Coverage, Maximum	90%

### **Design standards.**

(1) Due to limited space available in the Town Center District, the required green areas may be computed using the following alternatives in lieu of plantings in the ground:

(a) Sidewalk or courtyard planters may be utilized. The square footage of the top of the planters and  $\frac{1}{2}$  of the visible surface area of the planter may be computed.

(b) Trellis or latticework against a building which supports evergreen vines or espaliered shrubs or trees may be utilized. The total square footage of evergreen plant materials affixed to such structures may be computed.

€ An overhead pergola or latticed canopy within a courtyard or in another space outside of the required yard setbacks may be utilized. One-fourth of the square footage of such structure may be computed, provided that such structure supports ornamental vines for at least  $\frac{1}{4}$  of its surface area.

(d) Unit pavers, including brick, flagstone and Grasscrete, may be utilized. The total square footage of such pavers may be computed. The surface area of existing brick and flagstone pavers may be computed, provided that such pavers are in good condition as determined by the Zoning Officer.

(2) All lighting, signage, fencing, pavements, storage, traffic and other environmental controls shall be in accordance with the provisions of this chapter.

(3) All construction in the Historic (HARB) District shall be in accordance with this chapter.

(4) Additional design standards within the Retail Overlay District shall be as follows:

(a) No more than 35 feet of continuous street wall shall be created for any new building. Any building which is wider than 32 feet shall have a recess or projections of a minimum of three inches at intervals no greater than 35 feet, in the form of a pilaster, column, fenestration or like-type vertical articulation.

(b) Except for buildings in the Town Center HO-60 Overlay which exceed 45 feet up to a maximum height of 60 feet, a continuous street wall shall be created along the sidewalk frontage, except for a first-floor break in the street wall that may be created for a deck parking structure, where such break in the street wall does not exceed 24 feet in width.

€ No surface parking lot shall be permitted.

(d) Any parking provided on-site shall be placed to the rear of buildings and accessed off an alley or from an existing curb cut.

€ No new curb cuts shall be permitted.

(f) No building shall be a windowless box. Building openings and windows shall constitute no less than 30% of all exterior walls fronting on a primary street (not including alleys and service streets).

(g) No building shall have opaque windows along a primary street, except for spandrel panels at floor lines.

(h) All offices, banks and financial institutions, community facilities, and governmental uses in the Retail Overlay District shall provide a pedestrian-oriented frontage in the form of a landscaped entrance area, or window display area which serves as an art gallery or other like display space accessible to pedestrians.

# DEFINITION

**Single-Family Attached:** A building designed for and occupied exclusively as a residence for only one family and having two party walls in common with an adjacent building, except for end units.

**Single-Family Detached:** A building designed for and occupied exclusively as a residence for only one family and having no party wall in common with an adjacent building.

**Single-Family Semidetached:** A building designed for and occupied exclusively as a residence for only one family and having one party wall in common with an adjacent building.

**Two-Family Detached:** A building designed for and occupied exclusively as a residence for two families, with one family living wholly or partly over the other, and having no party wall in common with an adjacent building.

**Two Family Attached:** A building designed for and occupied exclusively as a residence for two families, with one family living wholly or partly over the other, and having two party walls in common with adjacent buildings.

**Two-Family Semidetached:** A building designed for and occupied exclusively as a residence for two families, with one family living wholly or partly over the other, and having one party wall in common with an adjacent building.



## CONSIDERATION:

- The use of Single and two-family, Semidetached and attached dwelling units is permissible by right in the TC district.
  - Semidetached – is OCCUPIED EXCLUSIVELY for residential having one party wall with an adjacent building
  - Attached – is OCCUPIED EXCLUSIVELY for residential having two party walls with two separate buildings.  
What this means is that either single-family or two-family Semidetached and attached townhomes must be Occupied Exclusively for residential and can not have any portion of the building be for non-residential use, excluding the note in [1] Residential uses not permitted in the TC. This is a note for mixed-use buildings only.
  
- Build to line for the front yard is showing 0 front yard set back for the entire development. This may not meet set back requirements, “Match Existing Adjacent Setbacks.”
  
- The Design Standards for the TC District do not allow for new curb cuts. A determination will need to be made regarding if this means no additional, and new entrances can be made if the old are closed off, or that simply means no new curb cuts. Clarification is needed
  
- Stacked parking is allowed for Single-family semidetached and Single-family attached homes but may not be allowed for two-family semidetached and attached homes. Clarification is needed.



**ORDINANCE NO. \_\_\_\_ - 2025**

**BOROUGH OF WEST CHESTER**

**CHESTER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 112 TITLED “ZONING” TO AMEND SECTION 112-602.P REGARDING PARKING AREAS FOR THREE OR MORE VEHICLES.**

BE IT ENACTED AND ORDAINED and it is hereby enacted by authority of the Council of the Borough of West Chester as follows:

**SECTION 1.** Chapter 112 of the Code of the Borough of West Chester, titled “Zoning”, Section 112-602.P shall be amended as follows:

“**§112-602.P.** In addition to the requirements set forth under § **112-602O**, the following shall apply whenever an off-street parking area has a required capacity for three or more motor vehicles:

**(1)** Any such parking area shall be screened and landscaped in accordance with this chapter.

**(2)** Any such parking area shall be physically separated from any street by a raised-concrete or other approved curb, except where entrance or exit drives cross street lines. In the case where the parking area abuts an alley, the Zoning Officer may waive the requirement for a curb upon recommendation from the Borough Public Works Director or Fire Department that due to the width of the alley a curb may create a potential hazard or damage to pedestrians or vehicles.”

**SECTION 2. SEVERABILITY.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of Council of the Borough of West Chester that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

**SECTION 3. REPEALER.** All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this

Ordinance.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall become effective upon enactment as provided by law.

**ENACTED AND ORDAINED** THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST:

**COUNCIL FOR THE BOROUGH  
OF WEST CHESTER**

\_\_\_\_\_  
Sean Metrick, Secretary

By: \_\_\_\_\_  
Patrick McCoy, President

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Lillian L. DeBaptiste, Mayor

# ZONING

## 112 Attachment 2

### Borough of West Chester

#### Appendix B Zoning Summary Table

##### WEST CHESTER ZONING DISTRICTS SUMMARY TABLE

April 9, 2021

REQUIREMENT	ZONING DISTRICT					
	NC-1		NC-2		NC-3	
Lot Area	Median value of lots on Block Face		Median value of lots on Block Face		2,500 square feet	
Lot Width, minimum	60 feet		- Detached - Semi-Detached - Attached	40 feet 30 feet 20 feet	- Detached - Semi-Detached - Attached - Apartment building	
Build-to line/front yard	match existing adjacent setbacks		match existing adjacent setbacks		match existing adjacent setbacks	
Side yard, minimum	15 feet minimum		existing adjacent, 10 feet minimum		existing adjacent, 10 feet minimum - Apartment building	
- Accessory Structures	5 feet		5 feet		- Accessory Structures 5 feet	
Rear yard, minimum	35 feet		20 feet		20 feet	
- Accessory Structures	5 feet		5 feet		5 feet	
Height, maximum	35 feet		35 feet		35 feet, apartment 55 feet	
Impervious coverage:	- Lots over 20,000 sq.ft. - Lots 12,000 to 20,000 sq.ft. - Lots under 6,500 sq.ft.	30% 35% 50%	- Lots over 5,000 sq.ft. - Lots 5,000 to 4,000 sq.ft. - Lots less than 4,000 sq.ft.	50% 70% 80%	70%	
Building coverage:	- Lots over 20,000 sq.ft. - Lots 12,000 to 20,000 sq.ft. - Lots less than 12,000 sq.ft.	15% 20% 30%	- Lots over 5,000 sq.ft. - Lots 5,000 to 4,000 sq.ft. - Lots less than 4,000 sq.ft.	35% 45% 45%	50%	
	<u>MU</u>		<u>TC</u>		<u>CS</u>	
Lot Area	2,500 square feet		2,500 square feet		7,500 square feet	
Lot Width, minimum	20 feet		20 feet		75 feet	
Build-to line/front yard	10 feet from curb		match existing adjacent setbacks		10 feet from curb	
Side yard, minimum	10 feet		existing adjacent, 5 feet minimum		existing adjacent, 5 feet minimum	
Rear yard, minimum			5 feet		10 feet	
Height, maximum	45 feet, 60 feet Conditional Use		45 feet		35 feet	
Impervious coverage:	95%		95%		85%	
Building coverage:	90%		92%		60%	
	<u>ID</u>		<u>IS</u>			
Lot Area	40,000 square feet		100,000 square feet			
Lot Width, minimum	100 feet		150 feet			
Build-to line/front yard	20 feet from curb		75 feet			
Side yard, minimum	20 feet 30 feet, adjacent to residential		50 feet 30 feet, parking			
Rear yard, minimum	10 feet		75 feet			
Height, maximum	60 feet		40 feet			
Impervious coverage:	85%		75%			
Building coverage:	50%		40%			

Borough of West Chester  
Summary Table of Area and Bulk Regulations<sup>1</sup>

Zoning District	Minimum <sup>2</sup>														Maximum <sup>2</sup>				
	Lot								Yard						Coverage		Height		
	Area per Dwelling Unit (square feet)				Width at Building Line				Width at Street Line	Front	Rear	Side		Aggregate Side		Green Area (percent)	Imperious Surface (percent)	Building(s) (percent)	Building(s)/ Structure(s)
	Area (square feet)	Single-Family Detached	Multi-family	All Others	Single-Family and Two-Family Detached	Single-Family and Two-Family Semi-detached	Multi-family and Single-Family Attached	All Others				Single-Family and Two-Family Detached	All Others	Single-Family and Two-Family Detached	All Others				
NC-1 Neighborhood Conservation																			
Block Class A	20,000						110	50	40	35		20		45	55	30	15	35	
Block Class B	12,000						80	50	35	30		15		35	50	35	20	35	
Block Class C	6,500						65	50	30	25		10		25	35	50	30	35	
NC-2 Neighborhood Conservation																			
Block Class A		7,000		4,000	60	30	25	20	25	25	10	15	25	35	35	50	30	35	
Block Class B		5,000		3,000	50	25	25	20	20	25	10	15	20	30	25	60	35	35	
Block Class C		4,000		2,000	40	20	20	20	15	20	5	10	15	25	15	70	45	35	
NC-3 Neighborhood Conservation																			
Block Class A	35,000 (tract)		2,000				200	150	30	30		30		60	25	70	50	35/55	
TC Town Center																			
Block Class A	5,400						25	20	0	20		5		10	10	90	85	45	
Block Class B	2,500						20	20	0	5		0		0	5	95	90	45/80	
CS Commercial Service	7,500 (per use)						100	75	35	35/45		20		40	15	85	50	35	
ID Industrial	40,000						125	100	30 <sup>3</sup>	30 <sup>3</sup>		30 <sup>3</sup>		100	10	85	50	40	
IS Institutional	100,000						200	150	75	75		50		25	75	40	40/60		

NOTES:

<sup>1</sup> See text for complete details, especially pertaining to area and bulk regulations for uses by special exception and for conditional uses.

<sup>2</sup> All numerical values are recorded in feet unless otherwise noted.

<sup>3</sup> [Amended 2-8-1989 by Ord. No. 5-1989]



## BOROUGH OF WEST CHESTER PLANNING COMMISSION

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September 05, 2025

Borough Council  
Borough of West Chester  
401 E Gay St, West Chester, PA 19380

**RE: Rec Space (97.A.19.19)**

Members of Council,

The Planning Commission reviewed discussed and voted on the "Rec Space (97.A.19.19)" at the PC voting session August 26, 2025.

***A. Burke moved to delete the following from Chapter 97, Appendix A: 1) photo in Subsection 97.A.19 (Recreation Facilities) captioned "Rooftop Courtyard Public Space;" and 2) Subsection 97.A.19.19. M. Clapp seconded the motion.***

Public Comments

- No Citizen Comments

***The motion passed with a vote of 6-0.***

*The vote was as follows:*

*Q. Birl-Yes, A. Burke-Yes, J. Cherry-Yes, M. Clapp-Yes, T. Dougherty-Absent, A. Katz-Yes, S. Mitten-Yes,*

Please refer to PC meeting minutes for a more complete record of the PC's thoughts and concerns. Please feel free to contact me if you have any questions.

Respectfully Submitted,

Jim Cherry  
Chair, Borough of West Chester Planning Commission



## BOROUGH OF WEST CHESTER PLANNING COMMISSION

---

September 05, 2025

Borough Council  
Borough of West Chester  
401 E Gay St, West Chester, PA 19380

### RE: Build-to Line in the TC District

Members of Council,

The Planning Commission reviewed discussed and voted on the "Build-to Line in the Town Center District" at the PC voting session August 26, 2025.

***J. Cherry moved to develop three ordinance amendments to zoning: 1) revise the dimensional requirement listed in 112-309 for the "Build-to line/front yard" in the TC District; the dimension would be revised from "Build-to line/front yard" to "Front yard setback" and the requirement would be revised from "match existing adjacent setbacks" to "0 ft"; and 2) add a new separate requirement for "Front yard setback" of 10 ft in the HO Districts (either add this new requirement to the table in 112-309 or add it to 112-401 and 402) and revised in the summary table; and 3) revise side yard setback to 0 ft. M. Clapp seconded the motion.***

### Public Comments

- Daryl Cook (506 S. Walnut St.) asked to clarify that even for a 100 ft wide building, the side yard would be 0 ft. - J. Cherry said yes.
- Lisa Kearns (312 W. Biddle St.) asked for A. Burke's objections. - A. Burke suggested this is not the problem solver for the large buildings we have reviewed in the past couple of years. The height and parking ordinance amendments should be more effective in managing those types of buildings. This likely won't have much effect. - J. Cherry clarified purpose includes changing from a "build-to" to a "setback".
- A. Flook noted the issue with the existing language is the lack of definition of "adjacent." Noted other requirements that allow for step backs as buildings grow larger.

### ***The motion passed with a vote of 5-1.***

*The vote was as follows:*

*Q. Birl-Yes, A. Burke-No, J. Cherry-Yes, M. Clapp-Yes, T. Dougherty-Absent, A. Katz-Yes, S. Mitten-Yes,*

Please refer to PC meeting minutes for a more complete record of the PC's thoughts and concerns.  
Please feel free to contact me if you have any questions.

Respectfully Submitted,

Jim Cherry  
Chair, Borough of West Chester Planning Commission



Gawthrop Greenwood, PC  
*Attorneys at Law*

17 East Gay Street, Suite 100, P.O. Box 562 p. 610.696.8225  
West Chester, PA 19381-0562 www.gawthrop.com

**James D. Doyle**  
610.696.8225 x.1743  
jdoyle@gawthrop.com

June 11, 2025

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

Re: Zoning Hearing Board Application

Dear Mr. Metrick:

As you will recall, I represent Daniel A. Hollander and Melissa Jean Hollander (“Applicants”). Attached please find an amended Zoning Hearing Board Application for the parcel located at 531 Marshall Drive (UPI No. 1-2-89), located in the NC-1 Neighborhood Conservation District of West Chester Borough, along with an amended Plan.

A check for the required continuance fee of \$200.00 will be delivered to Borough Hall, per Wendy Mecke’s instruction. Thank you for your consideration of this matter.

Very truly yours,  
**GAWTHROP GREENWOOD, PC**

  
James D. Doyle



# Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380

Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009

[www.west-chester.com](http://www.west-chester.com)

## ZONING HEARING BOARD APPLICATION

APPEAL # \_\_\_\_\_ DATE RECEIVED \_\_\_\_\_

Property (real estate) Location 531 Marshall Drive

Zoning District: NC-1 Neighborhood Conservation District Tax Parcel: 1-2-89

I / We (name) Daniel and Melissa Hollander of (address) 531 Marshall Drive request the scheduling of a hearing on it/my/our APPEAL (Application) to the West Chester Borough Zoning Hearing Board on the following grounds: (choose one or more):

**Special Exception** to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

\_\_\_\_\_  
\_\_\_\_\_

**Variance** to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

§112-306.B (Dimensional Requirements)

§112-602L (General Regulations and Design Standards)

§112-602K (Parking in Front of Building)

**Appeal** a decision of the Zoning Officer, Specifically, the following:

\_\_\_\_\_  
\_\_\_\_\_

**Other** \_\_\_\_\_

Application Received By: \_\_\_\_\_

Date: \_\_\_\_\_

### **NOTICE**

Please see the Borough's website for the Fee Schedule for Zoning Fees. Zoning Fees are not refundable upon the Zoning Hearing scheduling and holding a hearing. A hearing will be scheduled only upon submission of a complete Application and payment of the applicable fee.



## Borough of West Chester

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A) The description of the Property (real estate located in West Chester Borough) including acreage (square feet), current improvements and use:

The property is approximately 0.2357 acres in area, and is improved with a single-family detached dwelling and driveway. The use is residential.

B) a) Does the Applicant own the Property?  Yes  No

b) If "NO", who is the Owner of the Property?

c) If not the Owner, what is your legal authority (e.g. – equitable owner, tenant, etc.) for filing this Application on behalf of Owner?

C) I/We believe that the Zoning Hearing Board should approve this request because: (Please include the grounds for appeal or reasons both with respect to the law and fact in support of your relief request for the Appeal or Special Exception or Variance. You may also attach your explanation in a separate narrative including any documents supporting your request).

Please see attached narrative.

See Attached Narrative

D) Has any previous application or appeal been filed in connection with this Property?

Yes  No

### (E) PLOT PLAN REQUIREMENTS (Supporting Documents)

A Plot Plan of the Property must be submitted as part of this Application. The plot plan shall contain a description of this Property (lot) and show all of the information as follows:

1. Length of all Property (lot) lines.
2. Approximate acres or square feet of Property.
3. Show location of all buildings/structures on Property, their outside dimensions, the distances between buildings and the Property's boundaries.



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4. If this application is for new buildings or additions to present buildings, show these proposed buildings/additions giving outside dimensions and the distances between any new structures and existing buildings plus distances between any proposed buildings and the Property's boundaries.
5. Show any existing roads or driveways on the Property and the location of any new drives (if any) you plan to construct.
6. Show location and sizes of all existing parking spaces on the Property and additionally, if any, parking spaces you plan to construct.

**NOTE:** This Application must be completed in full and submitted with Supporting Documents. Two (2) copies of the Application, the Plot Plan and any supporting documents are required as part of your submission. Please also submit the Application and Supporting Documents in a PDF to [Housing@west-chester.com](mailto:Housing@west-chester.com)

\*\*\*\*\*

The Applicant certifies that the above statements contained in this Application and Supporting Documents submitted are true and correct to the best of its/my/our knowledge and belief.

Daniel and Melissa Hollander

Name of Applicant(s)

Signature, James Doyle, Esq., Attorney for Applicants

531 Marshall Drive, West Chester, PA 19380

Address of Applicant

507-709-1089

Phone Number

daniel@nooneborger.com

Email Address (if any)

Daniel and Melissa Hollander

Name of Applicant(s)

6/11/2025

Date

James D. Doyle, Esquire

Attorney (If Represented)

17 East Gay St, Suite 100

West Chester, PA 19381-0562

610-696-8225;

jdoyle@gawthrop.com

Phone or Email

\*\*\*\*\*

### Borough Use Only

Zoning Hearing Board Fee: \_\_\_\_\_ Check No.: \_\_\_\_\_ Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_

Borough Employee

**Zoning Hearing Board Application of  
Daniel A. Hollander and Melissa Jean Hollander**

**Property Information**

Address: 531 Marshall Drive (UPI No. 1-2-89)  
Owners: Daniel A. Hollander and Melissa Jean Hollander  
Lot Area: 0.2357 acres  
Zoning District: NC-1 Neighborhood Conservation District

Daniel A. Hollander and Melissa Jean Hollander (hereinafter "Applicants") respectfully file this zoning hearing board application with the West Chester Borough Zoning Hearing Board (hereinafter "Board"). The subject property is UPI No. 1-2-89, on Marshall Drive in the NC-1 Neighborhood Conservation District (hereinafter "Property").

The Property is owned by Applicants as husband and wife. The Property is used by Applicants as their primary residence and is currently improved with one single-family dwelling and driveway. The Property does not have a garage, which limits the Applicants' ability to securely store vehicles and other personal property.

The Applicants seek to construct a one-story attached garage attached to the existing single-family detached dwelling that will be approximately 533 square feet in size, and corresponding driveway extension.

**Variance Request**

**The Applicants are seeking a variance from Section 112-306.B (dimensional requirements) of the West Chester Borough Zoning Ordinance to permit the construction of a one-story attached garage that will encroach approximately 12.6 feet into the 15 foot required side yard setback.**

**The Applicants are also seeking a variance from Section 112-306.B (dimensional requirements) and Section 112-602.L (General regulations and design standards) to permit the construction of a corresponding driveway extension that will encroach approximately 3.7 feet into the 5 foot required side yard setback for an accessory structure and parking spaces.**

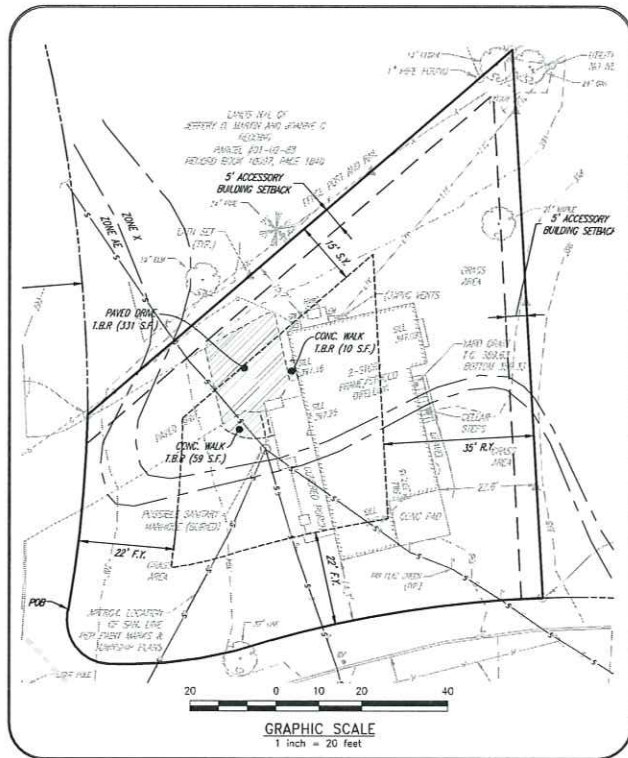
**Additionally, the Applicants seek a variance from Section 112-602.K (Parking in front of building ) to permit parking spaces to be located within the required front yard.**

**The Property will otherwise comply with all applicable area and bulk regulations, including existing nonconforming conditions, such as minimum lot area, minimum lot width, minimum front yard setback, minimum rear yard**

setback, minimum rear yard setback for accessory structures, maximum building coverage, maximum impervious coverage, and maximum building height.



**DEMOLITION PLAN:**



**KEY TO ABBREVIATIONS**

- AGC = AGGREGATE
- BC = BOTTOM OF CURB
- BM = BOTTOM OF MALL
- CO = CLEAN OUT
- CR = CEMENT
- D = DEED DESCRIBED
- DCP = DEPRESSION CURB
- DL = DOUBLE YELLOW LINE
- EL = ELEVATION
- ELBY = ELECTRIC BOX
- ESP = EARTH SURFACE
- FF = FIRST FLOOR ELEVATION
- GM = GAS METER
- GW = GUY WIRE
- GV = GAS VALVE
- MDP = HANDICAP PARKING SIGN/SPOT
- MY = MOUNT ELEVATION
- LA = LANDSCAPED AREA
- OH = OVERHEAD WIRES
- RD = ROOF DRAIN
- R/W = RIGHT-OF-WAY
- S = SURVEY
- SML = SINGLE WHITE LINE
- SIL = SINGLE YELLOW LINE
- TC = TOP OF CURB
- TO = TOP OF GRADE
- TEBY = TELEPHONE/COAXIAL BOX
- TW = TOP OF WALL
- ULP = UNDERGROUND UTILITY
- UP = UTILITY POLE
- URD = UNDERGROUND ROOF DRAIN
- W = WELAND
- WM = WATER METER
- WV = WATER VALVE

**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- FLOOD PLAIN LINE
- EDGE OF PAVING
- EDGE OF DRIVEWAY
- CENTRAL LINE
- BUILDING LINE
- MUNICIPAL BOUNDARY LINE
- SOIL LINE
- ZONING LINE
- DRAINAGE LINE
- WATER/STORM/SEWER
- STORM PIPE
- SANITARY SEWER
- SANITARY LATERAL
- BUILDING SETBACK LINE
- GAS LINE
- OVERHEAD WIRES
- OVERHEAD ELECTRIC TELECOMMUNICATION CABLE LINES
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELECOMMUNICATION LINE
- UNDERGROUND TELECOMMUNICATION LINE
- WATER SERVICE LINE
- FENCE LINE
- QUARRY WALL
- CONCRETE CURB LINE
- LEGAL RIGHT-OF-WAY
- TREE LINE
- BRUSH LINE
- WELANDS
- GUY WIRE
- UTILITY POLE
- AIR CONDITIONING UNIT
- HOLE
- STREET SIGN
- GAS MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- WATER MANHOLE
- GENERAL UTILITY MANHOLE
- STORM PILE TYPE "L"
- STORM PILE TYPE "M"
- STORM PILE TYPE "S"
- CITY STORM PILE
- LIGHT POST
- FIRE HYDRANT
- SANITARY CLEAN OUT
- WATER VALVE
- GAS VALVE
- WELAND FLAG
- ROOF DRAIN
- MOUNDMENT FOUND
- MOUNDMENT SET
- PIPEROUND FOUND
- 5/8" REBAR SET
- STAKE FOUND
- STAKE SET
- SITE BENCH-MARK
- OCCASIONAL TREE
- COMMON TREE
- SLANTED REAR-EXISTING AUTOMOBILITY
- UPRIGHT TEXT-PROPOSED INFORMATION
- TRIPLE REPORT NOTE

**ZONING REQUIREMENTS\***

ZONE NC-1 - NEIGHBORHOOD CONSERVATION DISTRICT			
AREA AND BULK REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	MEDIAN VALUE OF LOTS ON THE BLOCK FACE	9,842 S.F.	9,842 S.F.
MIN. LOT WIDTH		119.1 FT.	119.1 FT.
AT BUILDING LINE		60 FT.	60 FT.
BUILDING SETBACKS			
MIN. FRONT YARD	17.9 FT./30.3 FT.	14.3 FT.**	14.3 FT.**
MIN. SIDE YARD	15 FT.	15.7 FT.	2.4 FT.
MIN. REAR YARD	35 FT.	22.6 FT.**	22.6 FT.**
ACCESSORY STRUCTURE SETBACKS			
MIN. SIDE YARD	5 FT.	N/A	1.3 FT. (DRIVEWAY)***
MIN. REAR YARD	5 FT.	N/A	2.4 FT. (GARAGE)***
MAX. BUILDING COVERAGE	30%	13.8%	19.2% (1,888 S.F.)
MAX. IMPERVIOUS COVERAGE	50%	28.6%	31.2%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

\* SEE GENERAL NOTES FOR ZONING INFORMATION DISCLAIMER  
 \*\* EXISTING NON-CONFORMING  
 \*\*\* WALKWAY NEEDED

**IMPERVIOUS CALCULATIONS**

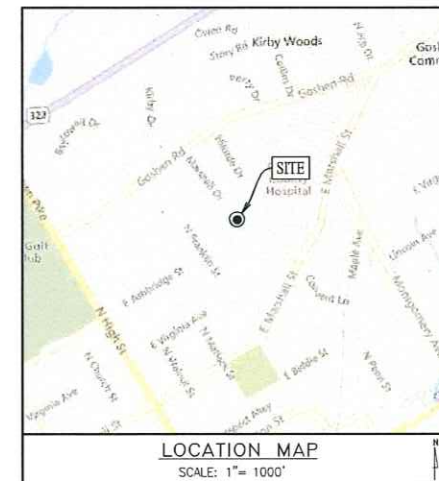
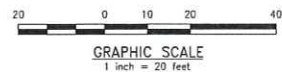
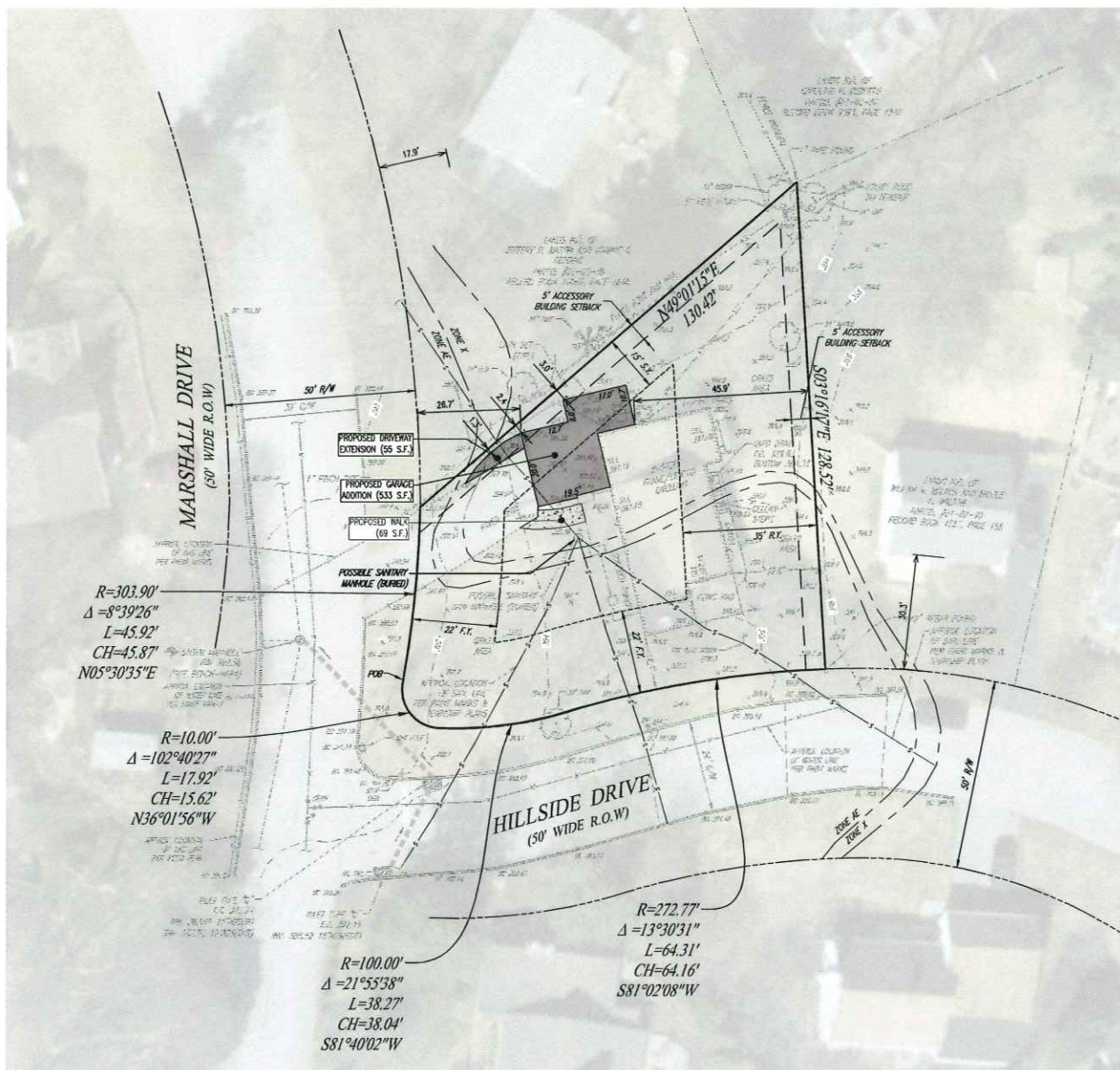
BUILDING	1,355
PAVED DRIVE	943
PORCH	253
CONC. WALKS & PADS	267
<b>TOTAL</b>	<b>2,818</b>

**TO BE REMOVED IMPERVIOUS CALCULATIONS**

PAVED DRIVE	-331
WALK	-69
<b>TOTAL REMOVED</b>	<b>-400</b>
<b>TOTAL IMPERVIOUS</b>	<b>2,418</b>

**PROPOSED IMPERVIOUS CALCULATIONS**

GARAGE ADDITION	533
DRIVEWAY EXTENSION	55
WALK	69
<b>TOTAL</b>	<b>657</b>
<b>TOTAL PROPOSED</b>	<b>3,075</b>



**GENERAL NOTES**

- RECORD OWNER/SITE ADDRESS: DANIEL A. HOLLANDER & WELISA JEAN HOLLANDER, 531 MARSHALL DRIVE, WEST CHESTER, PA, 19380
- TAX PARCEL #: 1-2-89
- SOURCE OF TITLE: RECORD BOOK 11314, PAGE 660
- LOT AREA: 9,842 S.F./0.226 ACRE (GROSS)
- TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 03/14/2025.
- THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION OF RECORD, FURNISHED AND/OR OBTAINED, TOGETHER WITH EVIDENCE FOUND ON THE GROUND. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, LLC. DATUM: NAVD 83 (COMPUTED USING GED018) & NAD 83 (2011) (EPOCH2010.0000) (AS DETERMINED BY GPS OBSERVATION). SITE BENCH = TOP OF RIM OF STORM MANHOLE LOCATED ON MARSHALL DRIVE AS SHOWN ON PLAN, ELEVATION= 396.56', CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN FLOOD HAZARD ZONE AS AN AREA OF SPECIAL FLOOD HAZARD, AND ZONE X AN AREA OF MINOR FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 4202R0210C, PANEL 210 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
- TWO PARKING SPACES 9 FEET X 18 FEET ARE REQUIRED FOR A SINGLE FAMILY DETACHED DWELLING IN THE GARAGE. A FLOOR AREA TO MEET THIS REQUIREMENT MUST REMAIN FREE OF ARTICLES THAT WOULD PREVENT USE OF THE REQUIRED PARKING SPACES.

**REFERENCE PLAN(S)**

- PLAN ENTITLED "TRUCK WARE", PREPARED BY T.G. COLEMAN, WEST CHESTER, PA, MAY 1950, RECORD PLAN BOOK 2.

**PA ONE CALL**

ACT 207 SERIAL NUMBER: 20250801870  
 HOWELL SURVEYING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL SURVEYING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

**UTILITIES NOTIFIED**

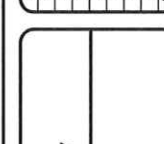
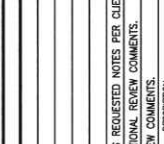
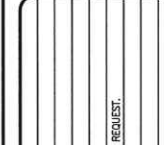
- COMPANY: AQUA PENNSYLVANIA  
 ADDRESS: 742 LANCASTER AVE, BRIM MAR, PA, 19010  
 CONTACT: THOMAS MADOT  
 EMAIL: thmadot@aquapenn.com  
 PHONE: 610-525-1400 EXT. 52105
- COMPANY: PECO AN EXELON COMPANY C/O USG  
 ADDRESS: 450 S HENDERSON ROAD SUITE B, KING OF PRUSSIA, PA, 19406  
 CONTACT: MIKKA SHIPPINS  
 EMAIL: mikashippins@peco.com  
 PHONE: 484-881-5720
- COMPANY: WEST CHESTER BOROUGHS  
 ADDRESS: 401 E GAY ST, WEST CHESTER, PA, 19380  
 CONTACT: DON EDWARDS  
 EMAIL: dedwards@westchester.com  
 PHONE: 610-695-5282
- COMPANY: VERIZON BUSINESS FORMERLY MCI  
 ADDRESS: 400 INTERNATIONAL PKWY, RICHMOND, TX, 75081  
 CONTACT: ROBERT BUTLER  
 EMAIL: robert.butler@one.verizon.com  
 PHONE: 469-885-4091

**ZONING VARIANCE REQUEST:**

- APPLICANTS ARE SEEKING A VARIANCE FROM SECTION 112-306.B (DIMENSIONAL REQUIREMENTS) OF THE WEST CHESTER BOROUGHS ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A ONE-STORY ATTACHED GARAGE THAT WILL ENCRoACH APPROXIMATELY 12.6 FEET INTO THE 15 FOOT REQUIRED SIDE YARD SETBACK.
- THE APPLICANTS ARE SEEKING A VARIANCE FROM SECTION 112-306.B (DIMENSIONAL REQUIREMENTS) AND SECTION 112-802.L OF THE WEST CHESTER BOROUGHS ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A CORRESPONDING DRIVEWAY EXTENSION THAT WILL ENCRoACH APPROXIMATELY 3.7 FEET INTO THE 5 FOOT REQUIRED SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE AND PARKING SPACES.
- THE APPLICANTS ARE SEEKING A VARIANCE FROM SECTION 112-802.K (PARKING IN FRONT OF BUILDING) OF THE WEST CHESTER BOROUGHS ZONING ORDINANCE TO PERMIT PARKING SPACES LOCATED WITHIN THE FRONT YARD AREA.

UPI#: 1-2-89

**HOWELL SURVEYING**  
 Local Knowledge. Engineered.



PLAN OF  
 TOPOGRAPHIC SURVEY  
 CLIENT: NEW CREATION BUILDERS, LLC.  
 PROJECT: 531 MARSHALL DRIVE  
 LOCATION: WEST CHESTER BOROUGHS  
 CHESTER COUNTY, PA

DATE: 03/14/2025  
 SCALE: 1"=20'  
 DRAWN BY: AMR  
 CHECKED BY: PSN  
 PROJECT NO.: 16434  
 CAD FILE: GRADING PERMIT PLAN (REV.1)  
 DRAWING NO.: S1  
 SHEET 1 OF 1

August 5, 2025

**VIA HAND DELIVERY**

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

**Re: Zoning Hearing Board Application of Grubb Road, LLC**

Dear Chris:

I am submitting on behalf of my client, Grubb Road, LLC, two (2) copies of the following:

- Zoning Hearing Board Application,
- Narrative in Support of Application, and
- Site Layout Plan.

The application fee of \$500.00 is also enclosed.

Kindly list the matter for a hearing before the Zoning Hearing Board. Thank you for your courtesy in this matter.

Very truly yours,



Natalie R. Young

/cfg

Enclosures

cc: Arthur L. Sagnor, III, Esquire, Solicitor (w/enclosures) [via Electronic Mail Only]  
[Housing@west-chester.com](mailto:Housing@west-chester.com), (w/enclosures) [via Electronic Mail Only]



**Borough of West Chester**

401 East Gay Street ■ West Chester, Pennsylvania ■ 19380

Telephone: 610-692-7574 ■ Facsimile: 610-436-0009

[www.west-chester.com](http://www.west-chester.com)

**ZONING HEARING BOARD APPLICATION**

APPEAL # \_\_\_\_\_ DATE RECEIVED \_\_\_\_\_

Property (real estate) Location 436 N. Church Street

Zoning District: NC-2 Tax Parcel: 1-4-155

I / We (name) Grubb Road LLC of 136 Grubb Road, Malvern, PA 19355 (address) request the scheduling of a hearing on it/my/our APPEAL (Application) to the West Chester Borough Zoning Hearing Board on the following grounds: (choose one or more):

**Special Exception** to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Variance** to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

Sections 112-307.B - See attached Memorandum.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Appeal** a decision of the Zoning Officer, Specifically, the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other** \_\_\_\_\_

Application Received By: w. mecke

Date: 08/05/2025

**NOTICE**

Please see the Borough's website for the Fee Schedule for Zoning Fees. Zoning Fees are not refundable upon the Zoning Hearing scheduling and holding a hearing. A hearing will be scheduled only upon submission of a complete Application and payment of the applicable fee.



## Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380

Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009

[www.west-chester.com](http://www.west-chester.com)

A) The description of the Property (real estate located in West Chester Borough) including acreage (square feet), current improvements and use:

The Property is located on the corner of N. Church Street and W. Marshall Street and consists of .3 acres (5,521.4 (+/-) s.f.).

The Property is used for multi-family housing and contains an existing four-story detached house with 6 apartment units.

B) a) Does the Applicant own the Property? (X) Yes ( ) No

b) If "NO", who is the Owner of the Property? \_\_\_\_\_

c) If not the Owner, what is your legal authority (e.g. – equitable owner, tenant, etc.) for filing this Application on behalf of Owner? \_\_\_\_\_

C) I/We believe that the Zoning Hearing Board should approve this request because: (Please include the grounds for appeal or reasons both with respect to the law and fact in support of your relief request for the Appeal or Special Use Permit including any documents supporting your request).

(X) See Attached Narrative

D) Has any Exception or Variance. You may also attach your explanation in a separate narrative on a previous application or appeal been filed with this Property?

( ) Yes (X) No

(E) PLOT PLAN REQUIREMENTS (Supporting Documents)

A Plot Plan of the Property must be submitted as part of this Application. The plot plan shall contain a description of this Property (lot) and show all of the information as follows:

1. Length of all Property (lot) lines.
2. Approximate acres or square feet of Property.
3. Show location of all buildings/structures on Property, their outside dimensions, the distances between buildings and the Property's boundaries.



# Borough of West Chester

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4. If this application is for new buildings or additions to present buildings, show these proposed buildings/additions giving outside dimensions and the distances between any new structures and existing buildings plus distances between any proposed buildings and the Property's boundaries.
5. Show any existing roads or driveways on the Property and the location of any new drives (if any) you plan to construct.
6. Show location and sizes of all existing parking spaces on the Property and additionally, if any, parking spaces you plan to construct.

**NOTE:** This Application must be completed in full and submitted with Supporting Documents. Two (2) copies of the Application, the Plot Plan and any supporting documents are required as part of your submission. Please also submit the Application and Supporting Documents in a PDF to [Housing@west-chester.com](mailto:Housing@west-chester.com)

\*\*\*\*\*

The Applicant certifies that the above statements contained in this Application and Supporting Documents submitted are true and correct to the best of its/my/our knowledge and belief.

Grubb Road, LLC

Name of Applicant(s)

  
Signature      Attorney-in-Fact

136 Grubb Road, Malvern, PA 19355

Address of Applicant

(610) 840-0233

Phone Number

[bnagle@macelree.com](mailto:bnagle@macelree.com)  
[nyoung@macelree.com](mailto:nyoung@macelree.com)

Email Address (if any)

Name of Applicant(s)

Date

Brian Nagle and Natalie Young

Attorney (If Represented)

MacElree Harvey, Ltd.  
17 W. Miner St., West Chester, PA 19381

Address

(610) 840-0233  
[bnagle@macelree.com](mailto:bnagle@macelree.com), [nyoung@macelree.com](mailto:nyoung@macelree.com)

Phone or Email

\*\*\*\*\*

### Borough Use Only

Zoning Hearing Board Fee: \$500.00      Check No.: 140714      Date Received: 08/05/2025

Received By: w. mecke  
Borough Employee



## Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380

Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009

[www.west-chester.com](http://www.west-chester.com)

Zoning Officer Review:

\_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# BEFORE THE ZONING HEARING BOARD OF WEST CHESTER BOROUGH

## IN RE: Dimensional Variance Application of Grubb Road LLC

### I. Introduction

Grubb Road LLC ("Applicant") is the owner of a 0.3-acre parcel of real property located at 436 N. Church Street, Borough of West Chester ("Borough"), Chester County, Pennsylvania (the "Property"), being UPI No. 1-4-155. The Property is in the NC-2 zoning district and is a corner lot at the corner of N. Church Street and W. Marshall Street. The Property is improved with a four-story detached house containing six apartment units. Applicant proposes to subdivide the lot to create a new lot with a proposed single-family home with a footprint of 1,200 square feet ("Lot 1") located on the rear portion of the existing lot. No alterations are proposed for existing four-story detached house containing six apartment units which would sit on the remaining portion of the existing lot after the subdivision ("Lot 2"). Applicant seeks dimensional variances from the side and rear setback requirements for Lot 1 and from the minimum lot area requirement for Lot 2, in order to allow subdivision and construction of a new single-family home on Lot 1.

### II. Request for Relief

#### A. Variance from Rear and Side Yard Setback Requirements (Section 112-307.B)

Section 112-307.B of the Borough of West Chester Zoning Ordinance (the "Ordinance") sets a minimum setback requirement for the rear yard of 20 feet and a minimum setback for the side yard(s) of 10 feet. Applicant seeks a variance from this section to allow a rear yard setback of 15.74 feet and a left elevation side yard setback of 7.46 feet on the proposed Lot 1. The proposed left elevation side yard setback of 7.46 on Lot 1 is adjacent to the rear yard setback of 20 feet on Lot 2 – which is also owned by the Applicant. In other words, the proposal preserves 27.46 feet of yard space between the existing dwelling on Lot 2 and the proposed dwelling on Lot 1.

The Property is a corner lot fronting N. Church Street with a rear yard along W. Marshall Street containing 5,521.4 (+/-) square feet. The Applicant proposes a single-family home with a footprint of 1,200 square feet on the newly created Lot 1, which would be consistent with the size and appearance of other single-family homes within the Borough. The requested variance differs from the side yard setback requirement by 2.54 square feet and rear yard setback requirement by 4.26 square feet. In the context of a setback of 10 feet, where 7.46 feet of the setback is maintained, the variance request is de *minimis*. In viewing a side yard of 7.46 feet, next to Lot 2's adjacent rear yard of 20 feet, the public will have no ability to discern that the side yard is less than the required 10-foot setback. The same analysis would apply to the proposed rear yard, where the proposal would preserve 15.74 feet of the setback.

The Applicant, as of right, has the option to expand the nonconforming use by constructing an additional apartment structure consisting of 6,300 square feet in the rear yard space of the existing lot. However, the allowance of the requested variances would preserve 20 feet of rear yard space immediately behind the existing structure on the existing lot and would provide for a home on a new lot with similar character to other homes within the Borough.

The requested variance will not alter the essential character of the neighborhood or the NC-2 District, nor will it substantially or permanently impair the use or development of neighboring properties or be detrimental to the public welfare. To the contrary, the Applicant's proposed subdivision and home will be an attractive addition to the neighborhood and help maintain the value of neighboring dwellings. The requested variance will represent the minimum variance that will afford Applicants relief and will represent the least modification possible of Section 112-307.B of the Ordinance.

#### **B. Variance from Minimum Lot Area Requirement (Section 112-307.B)**

Section 112-307.B of the Ordinance sets a minimum lot area consistent with the median value of the lot on the block face. The median lot area along the block face is .26 acres or 11,505

square feet. The Applicant requests a variance to allow for a lot area of .206 acres or 8,958.9 square feet for Lot 2. There are 3 properties along the block face of N. Church Street between W. Lafayette Street and W. Marshall Street. The lot area of the existing lot that is the subject of this application currently consists of .3 acres or 12,890 square feet. The other two lots along the block face consist of lot areas of .26 acres or 11,505 square feet at 430 N. Church Street and .11 acres or 4,688 square feet at 428 N. Church Street. The existing lot, which contains 12,890 square feet, has the largest lot area on the block face by 1,385 square feet. If the requested variance is granted, Lot 2 would have the second largest lot area along the block face. Because the new Lot 2 would fall in between the largest and smallest lot along the block face, Lot 2 would not be inconsistent with the other lots along the block face.

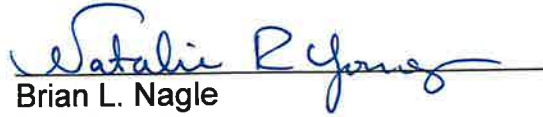
The requested variance will not alter the essential character of the neighborhood or the NC-2 District, nor will it substantially or permanently impair the use or development of neighboring properties or be detrimental to the public welfare. The requested variance will represent the minimum variance that will afford Applicant relief and will represent the least modification possible of Section 112-307.B of the Ordinance.

### **III. Conclusion**

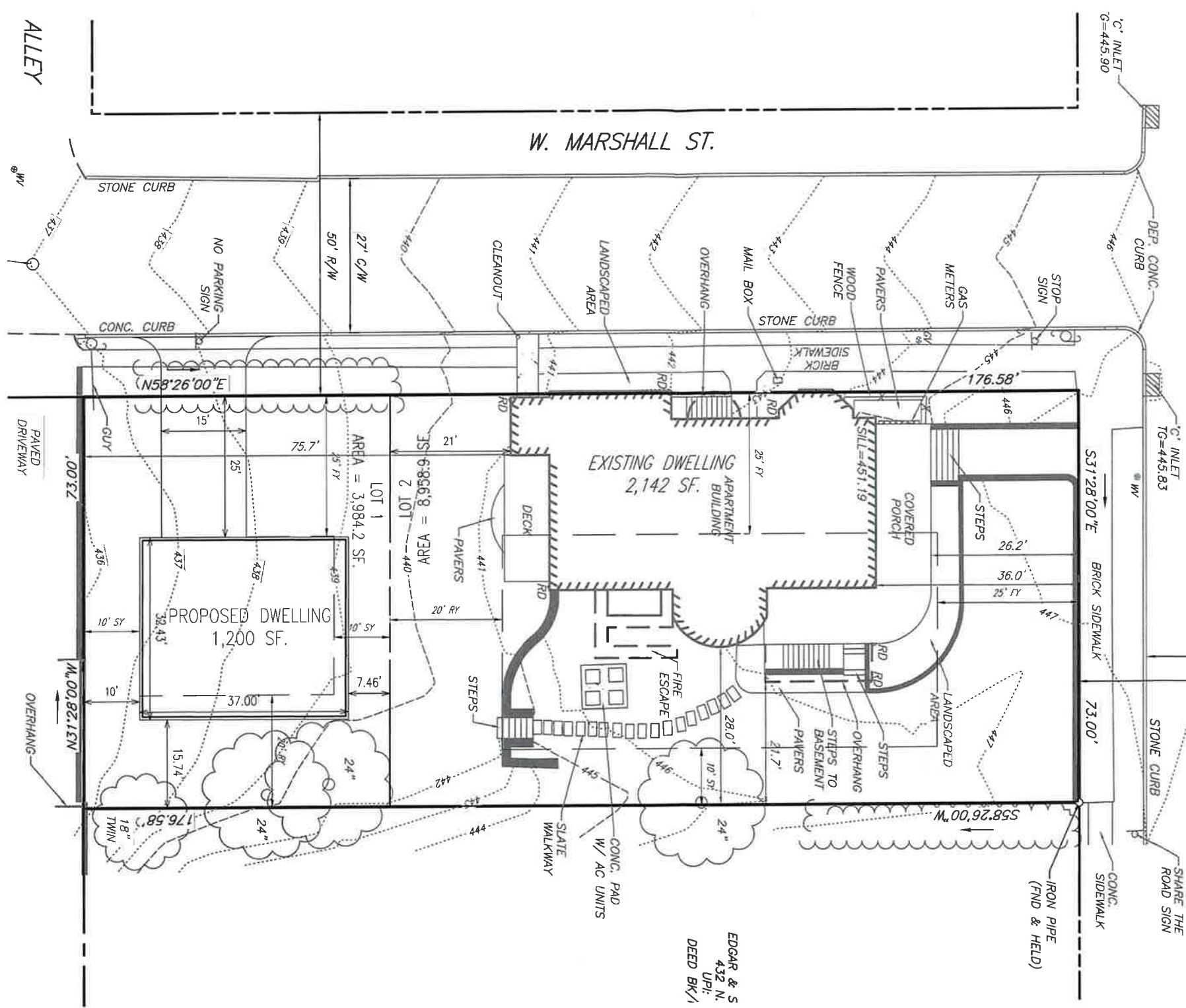
Applicant will establish compliance with the applicable variance standards and other applicable Ordinance requirements during the hearing before the Zoning Hearing Board. Applicant requests that the relief sought herein be granted, in addition to any other relief deemed necessary by the Zoning Hearing Board to effectuate the proposed addition.

**Respectfully submitted,**

Date: August \_\_, 2025



Brian L. Nagle  
Natalie R. Young  
MacElree Harvey, Ltd.  
17 West Miner Street  
P.O. Box 660  
West Chester, PA 19381-0660  
(610) 436-0100  
*Attorneys for Applicants*



**ZONING DATA TABULATION**  
WEST CHESTER BOROUGH ZONING ORDINANCE  
UPI: 1-4-155

	REQUIRE	PROPOSED LOT 1 0.09 ACRE (1,336 SF)	PROPOSED LOT 2 0.206 ACRE (1,554.9 SF)
CHAPTER 112, ZONING ARTICLE 10, NC-2 NEIGHBORHOOD CONSERVATION DISTRICT 112-308			
MINIMUM LOT AREA	0.09 ACRE (1,336 SF)	0.091 ACRE (1,264.2 SF)	0.206 ACRE (1,554.9 SF)
MINIMUM LOT WIDTH	30 FT.	54 FT.	73 FT.
BUILDING COVERAGE	<45%	APPROX. 30.12%	APPROX. 23.81%
IMPERVIOUS COVERAGE	<80%	APPROX. 39.50%	APPROX. 42.68%
BUILDING SETBACKS			
MINIMUM FRONT YARD	25 FT.	25 FT.	0 FT.*
MINIMUM SIDE YARD	10 FT.	7.46 FT.**	26 FT.
MINIMUM REAR YARD	20 FT.	15.74 FT.**	21 FT.
BUILDING HEIGHT	<35 FT.	<35 FT.	<35 FT.

\*EXISTING NON-COMFORMITY  
\*\*VARIANCE REQUIRED

**SITE LAYOUT PLAN**  
SCALE: 1" = 10'  
GRAPHIC SCALE  
1 inch = 10 feet

**LEGEND**

— 2" PROPOSED LOT	— 2" PROPOSED LOT	— 2" PROPOSED LOT	— 2" PROPOSED LOT
— PROP. PROPERTY LINE	— PROP. CONTOUR	— PROP. LIGHT POLE	— PROP. ELEC. LINE
— PROP. RIGHT-OF-WAY	— NEW SPOT ELEV.	— PROP. UTILITY POLE	— PROP. WATER LATERAL
— PROP. MONUMENT	— PROP. CONC. CURB	— PROP. SIGN	— PROP. FIRE WATER LINE
— PROP. REBAR	— PROP. EDGE OF PAVING	— PROP. PARKING SPACES TO BE REMOVED	— PROP. WATER VALVE
— PROP. EASEMENT	— PROP. TELE. LINE	— PROP. SAN. SEWER LINE	— PROP. HYDRANT
		— PROP. SAN. SEWER LATERAL	— PROP. MANHOLE
		— PROP. STORM SEWER LINE	— PROP. SANITARY MH. ID

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

**SKETCH SITE LAYOUT PLAN**  
OWNER: MACELREE HARVEY LTD.  
PROJECT: 5139  
LOCATION: 435 N CHURCH STREET  
WEST CHESTER BOROUGH, CHESTER COUNTY PA

DATE: 03/28/25  
SCALE: 1"=10'  
DRAWN BY: MF  
CHECKED BY: DH3  
PROJECT NO.: 5139  
DWD FILE: 5139 PL04  
PLOTTED: 03/28/25  
OWNER NO.: SK-1  
SHEET 1 OF 1

**HOWELL ENGINEERING**  
Local Knowledge. Engineered.  
Civil Engineering | Land Planning | Environmental  
1250 Wright Lane, West Chester, PA 19380  
Phone: (610) 918-9902 Fax: (610) 918-9903



July 25, 2025

West Chester Borough  
Attn: Aaron Flook, Director of Building and Code Enforcement  
401 E. Gay Street  
West Chester, PA 19380

**RE: Final Land Development Plan  
Axle Square LLC, 210-214 West Washington St.  
Inland Design Project No. 12308  
Request for Zoning Predetermination for Proposed Building Coverage**

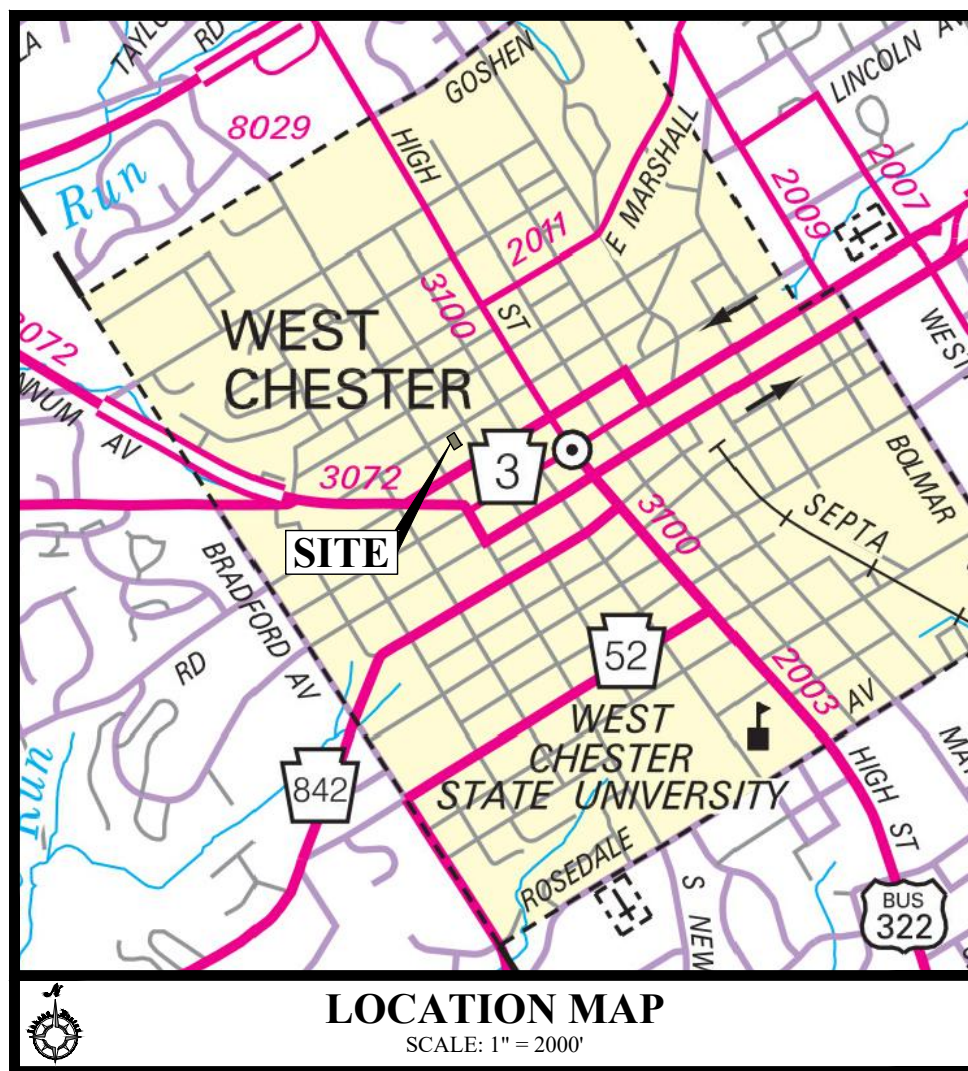
Dear Mr. Flook:

Pursuant to our recent conversation, attached is the latest revision of the Land Development Plans for the above-referenced project. The attached plans show the properties being redeveloped into a residential community of 8 townhomes. As discussed, the existing conditions on the parcels include 3 buildings that present building coverage and overall impervious coverage of 84.9% and 88.6% respectively. The development proposal will reduce the overall impervious cover on the property to 48.7%, which is less than the 50% permitted by zoning and significantly less than what presently exists on the site. It is also noted that the proposed building coverage of the 8 new townhomes is 45.5%, which exceeds the 35% permitted by zoning. In consideration of the significant reduction in the overall building and impervious coverage proposed for the property, we respectfully request a predetermination of whether the proposed building coverage can be considered as compliant with the zoning ordinance.

Please let me know if you require any additional information regarding this matter. Thank you for your consideration.

Sincerely,

Scott J. Zwizanski, P.E.  
Project Engineer

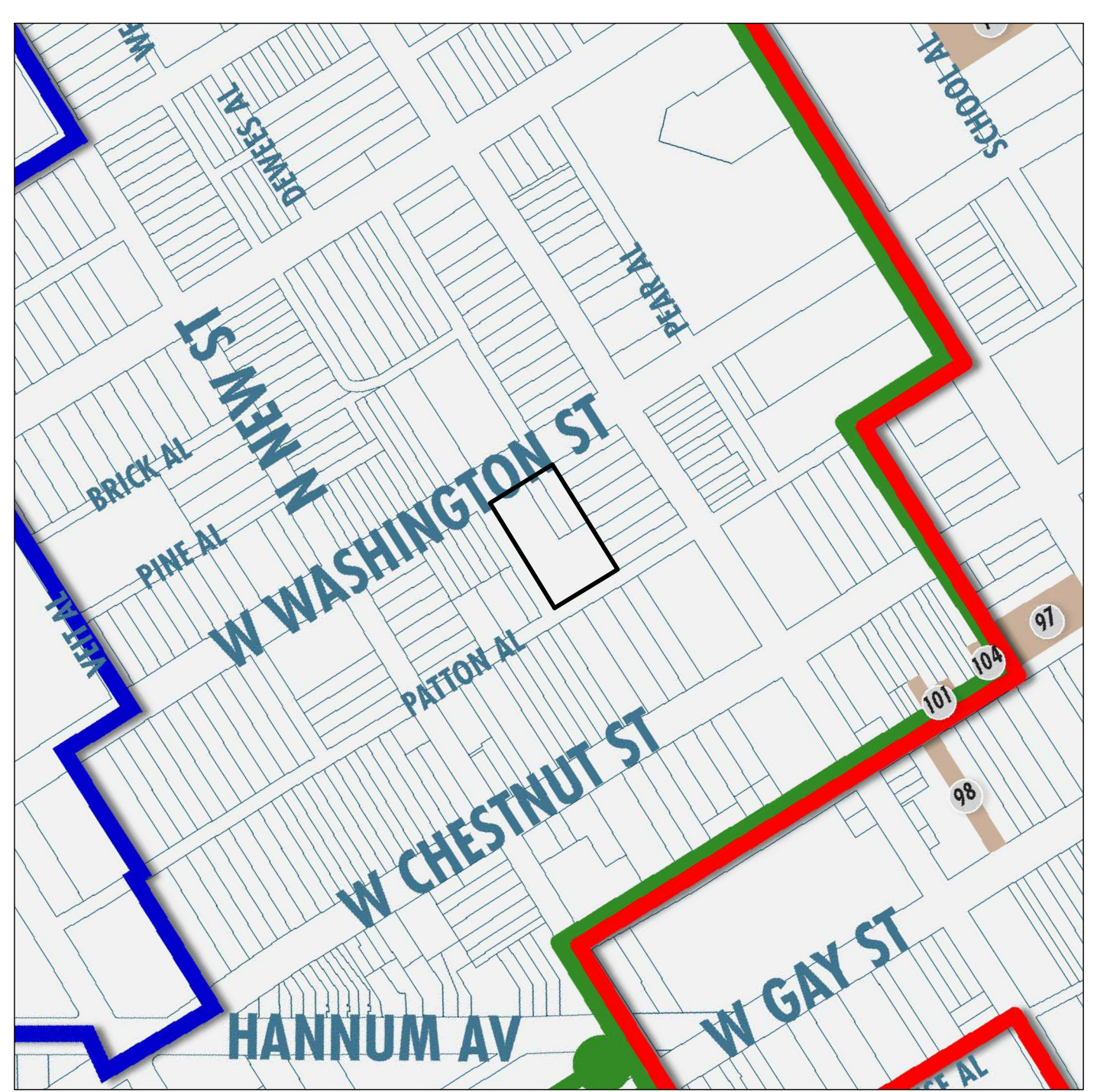
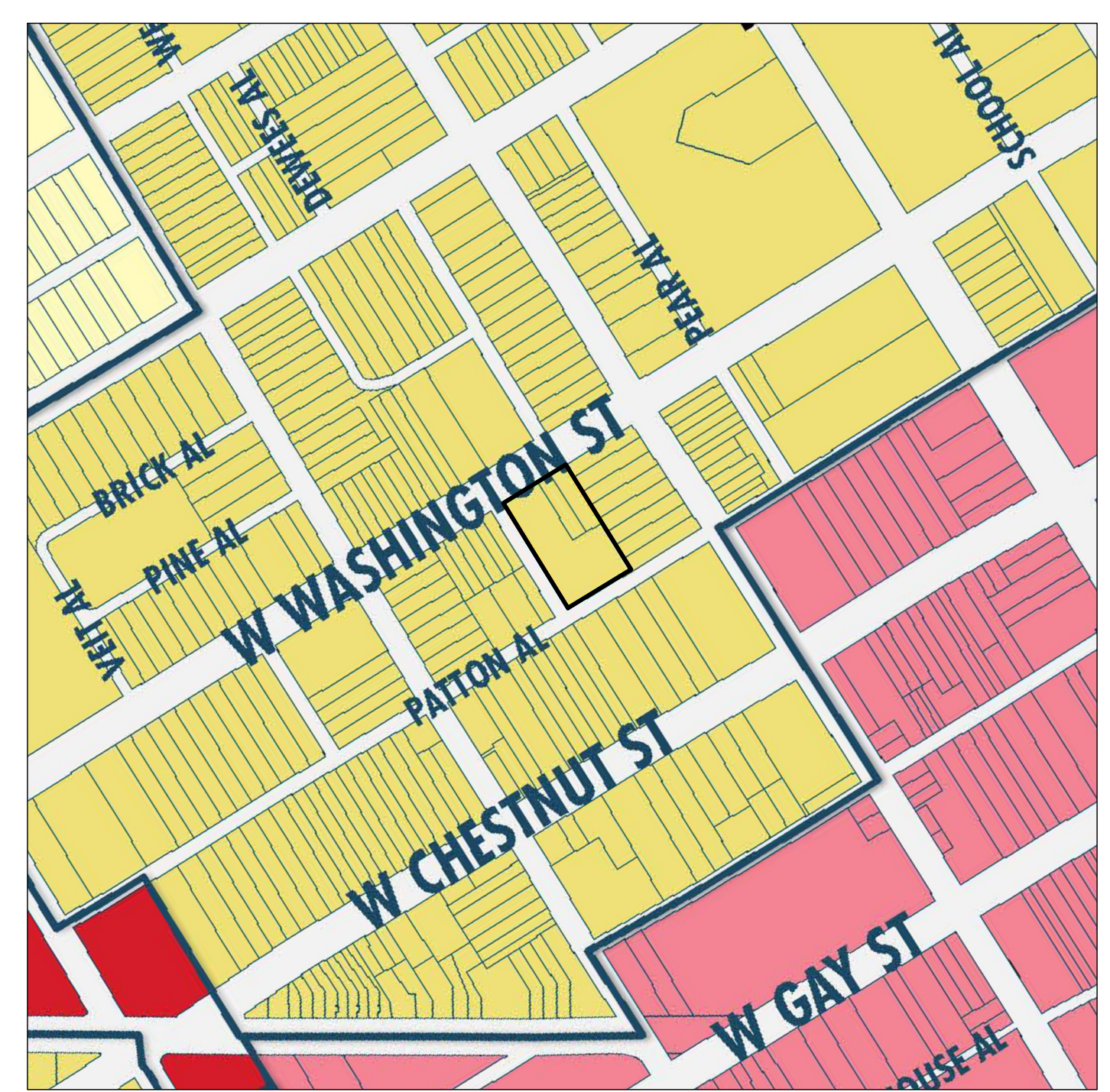
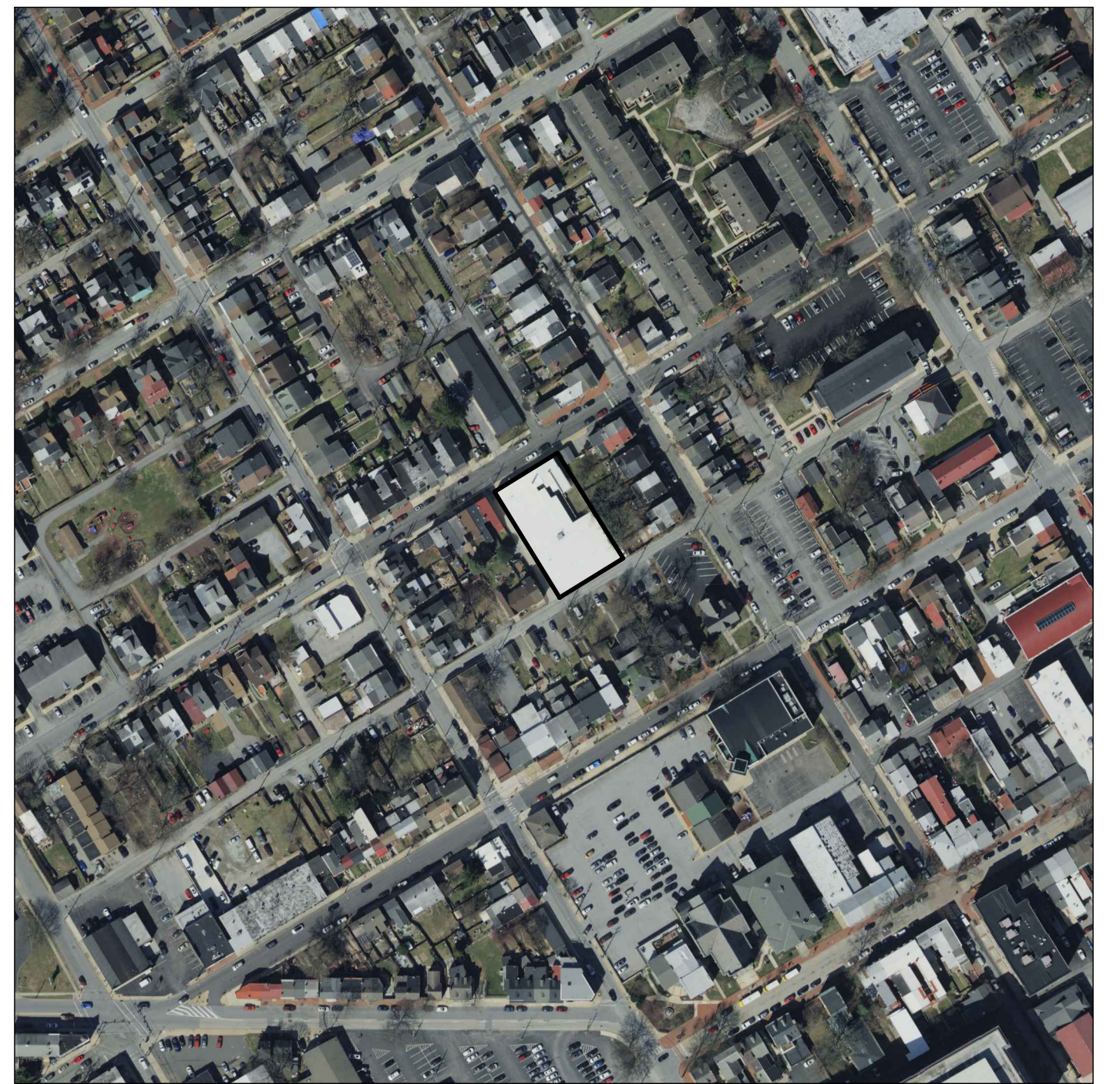


- GENERAL NOTES:**
- TOTAL TRACT AREA = 0.383 ACRES (16,883 S.F.)
  - TAX PARCEL NUMBERS: UPls: 1-8-147, 1-8-147.1, AND 1-8-148.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - BOUNDARY INFORMATION SHOWN PER FIELD SURVEY PERFORMED IN JUNE 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
  - TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JUNE 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FOOT.
  - ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JUNE 18, 2024.
  - THE PROPERTY IS LOCATED WITHIN THE NC-2 - NEIGHBORHOOD CONSERVATION ZONING DISTRICT FOR SINGLE-FAMILY ATTACHED DWELLINGS.
  - THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY PER THE NATIONAL WETLANDS INVENTORY.
  - THERE IS NO 100-YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C0210G, EFFECTIVE SEPTEMBER 29, 2017.
  - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE ENTIRE SITE FALLS WITHIN THE SOIL CLASSIFICATION OF URB - URBAN LAND.
  - SITE GEOLOGY IS CHARACTERIZED AS Fgp: FELSIC GNEISS.
  - THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
  - THE SITE IS LOCATED IN THE TAYLOR RUN WATERSHED WHICH IS TRIBUTARY TO THE BRANDYWINE CREEK WATERSHED. THE CHAPTER 59 DESIGNATION FOR TAYLOR RUN: TROUT STOCKING (TSF), MIGRATORY FISHES (MF).
  - 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.
  - 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 SITE DEVELOPER SHALL BE RESPONSIBLE TO COORDINATE WITH A PROFESSIONAL LAND SURVEYOR TO SET ALL PROPOSED BOUNDARY MONUMENTATION AT THE COMPLETION OF CONSTRUCTION.
  - 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 MUST 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 MAZ CONSTRUCTION, 210-214 WEST WASHINGTON STREET, WEST CHESTER BOROUGH, CHESTER COUNTY, DATED SEPTEMBER 30, 2024, LAST REVISED APRIL 2, 2025.
  - 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 WASHINGTON STREET AND PATTON ALLEY SHALL BE MILLED AND OVERLAID FOR THE EXTENT OF THE FRONTAGE OF THE PROPERTY.
  - ACCESS TO THE ALLEYS, ADJACENT RESIDENTIAL DRIVEWAYS AND THE WASHINGTON STREET SIDEWALK SHALL BE AVAILABLE AT ALL TIMES AND NOT UTILIZED FOR CONSTRUCTION PURPOSES. IF CONSTRUCTION REQUIRES TEMPORARY CLOSURE OF AN ALLEY OR SIDEWALK, 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.
  - PRE AND POST LATERAL CONNECTION TV INSPECTION OF THE EXISTING PATTON ALLEY SEWER MAIN SHALL BE COMPLETED BY THE DEVELOPER.

- WAIVER REQUESTS:**
- THE FOLLOWING WAIVERS ARE REQUESTED FROM THE WEST CHESTER BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- 897-27(F)- THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES 75-FOOT CLEAR-SIGHT TRIANGLES BE PROVIDED AT THE ALL STREET INTERSECTIONS. THE 15-FOOT CLEAR-SIGHT TRIANGLE AT THE BIRDSEYE ALLEY INTERSECTION WITH WASHINGTON STREET AND PATTON ALLEY IS BLOCKED BY EXISTING BUILDINGS ON ADJOINING PROPERTIES AND THE PROPOSED NEW DWELLINGS ON OUR SITE.
  - 897-27(F)- THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES STREET INTERSECTIONS OF A STREET WITH A 25 MPH POSTED SPEED HAVE A MINIMUM SIGHT DISTANCE OF 175- FEET, MEASURED FROM A POINT 15- FEET FROM THE INTERSECTED PAVEMENT EDGE. THE SIGHTLINE FOR THE BIRDSEYE ALLEY INTERSECTION WITH WASHINGTON STREET, MEASURED 15- FEET BACK IS BLOCKED BY AN EXISTING BUILDING. THE SIGHTLINE FOR THE BIRDSEYE ALLEY INTERSECTION WITH PATTON ALLEY IS BLOCKED BY AN EXISTING BUILDING TO THE WEST AND THE PROPOSED BUILDINGS TO THE EAST. AN EXHIBIT SHOWN IN THE TRAFFIC STUDY SHOWS THAT THE REQUIRED SIGHT DISTANCE (175') IS ACHIEVABLE MEASURED 12.2 FEET BACK AT THE WASHINGTON INTERSECTION AND 10.5 FEET BACK AT THE PATTON INTERSECTION.

# FINAL LAND DEVELOPMENT PLAN FOR AXLE SQUARE, LLC

210-214 WEST WASHINGTON STREET, WEST CHESTER, PA, 19380  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA



**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TITLE PLAN
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	LAYOUT PLAN
5	IMPROVEMENTS CONSTRUCTION PLAN
6	PCSM PLAN
7	PCSM DETAILS
8	CONSERVATION & EROSION & SEDIMENT CONTROL PLAN
9	EROSION & SEDIMENT CONTROL DETAILS
10	LANDSCAPE PLAN
11	LANDSCAPE & LIGHTING DETAILS
12	CONSTRUCTION DETAILS
13	VEHICLE TURNING PLAN
14	TRUCK TURNING PLAN

**CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS**

ON THIS \_\_\_\_\_ 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\_\_\_\_.

\_\_\_\_\_  
SECRETARY

---

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CCPC FILE # \_\_\_\_\_

\_\_\_\_\_  
BOROUGH ENGINEER

---

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BOROUGH ENGINEER

---

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 \_\_\_\_\_, 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
		UPE: 1-8-147.1	UPE: 1-8-147	UPE: 1-8-148	
MINIMUM LOT AREA PER DWELLING UNIT	MEDIAN VALUE OF LOTS ON THE BLOCK FACE	12,359 S.F.	2,262 S.F.	2,262 S.F.	16,883 S.F. (0.39 AC.)
LOT WIDTH, MINIMUM (ATTACHED)		20 FEET	50 FEET	25 FEET	100 FEET
BUILD-TO LINE/FRONT YARD	MATCH EXISTING ADJACENT SETBACKS	0 FEET	0 FEET	0 FEET	0.5 FEET (WASHINGTON) 10.3 FEET (PATTON)
SIDE YARD, MINIMUM	EXISTING ADJACENT, 10 FEET MINIMUM	0 FEET	0 FEET	0 FEET	10 FEET
REAR YARD, MINIMUM		20 FEET	0 FEET	40 FEET	40 FEET
MAX. IMPERVIOUS COVERAGE	50% (LOTS OVER 5,000 S.F.) 80% (LOTS UNDER 4,000 S.F.)	98.3% (12,147 S.F.) *	84.2% (1,904 S.F.) *	40.0% (905 S.F.)	48.7% (8,218 S.F.)
MAX. BUILDING COVERAGE	35% (LOTS OVER 5,000 S.F.) 45% (LOTS UNDER 4,000 S.F.)	97.3% (12,028 S.F.) *	71.9% (1,627 S.F.) *	30.2% (684 S.F.)	45.5% (7,680 S.F.)
MAXIMUM BUILDING HEIGHT		35 FEET	< 35 FEET	< 35 FEET	34.17 FEET

\* EXISTING NON-CONFORMITY.

TOTAL EXISTING IMPERVIOUS COVERAGE OF THE THREE EXISTING PARCELS COMBINED IS 88.6% (14,956 S.F.). THE TOTAL PROPOSED IMPERVIOUS COVERAGE OF THE CONSOLIDATED LOT IS 44.7% (7,548 S.F.). THIS IS A TOTAL REDUCTION OF 43.9% (7,408 S.F.).

**OWNER / APPLICANT:**  
AXLE SQUARE, LLC  
833 LINCOLN AVE. #1  
WEST CHESTER, PA 19380  
ATTN: MICHAEL ZAPPITELLI

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UP1: 1-8-147 | UPI: 1-8-147.1 | UPL: 1-8-148

Pennsylvania One Call System  
PA. act 172 of 1986 requires three working days notice  
Serial Number:  
**20241660254**

PENNSYLVANIA ACT 187 REQUIREMENTS:  
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PROFESSIONAL ENGINEER  
SCOTT J. ZWIZANSKI  
ENGINEER  
PE091752

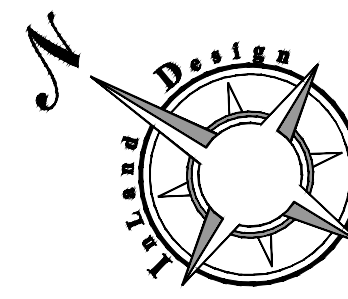
No.	Date:	Description:
1	12/16/2024	REVISED PER MUNICIPAL REVIEW LETTERS.
2	12/18/2024	ADDED PVIOUS PAVING
3	4/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

**FINAL  
LAND DEVELOPMENT PLAN**

Date:  
**9/30/2024**  
Scale:  
**AS NOTED**  
Drawn by:  
**DWN**  
Checked by:  
**SIJ**  
Project No.  
**12308**

**COVER SHEET  
FOR  
AXLE SQUARE, LLC  
210-214 WEST WASHINGTON STREET  
WEST CHESTER, PA, 19380  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**S H E E T  
1  
OF 14**

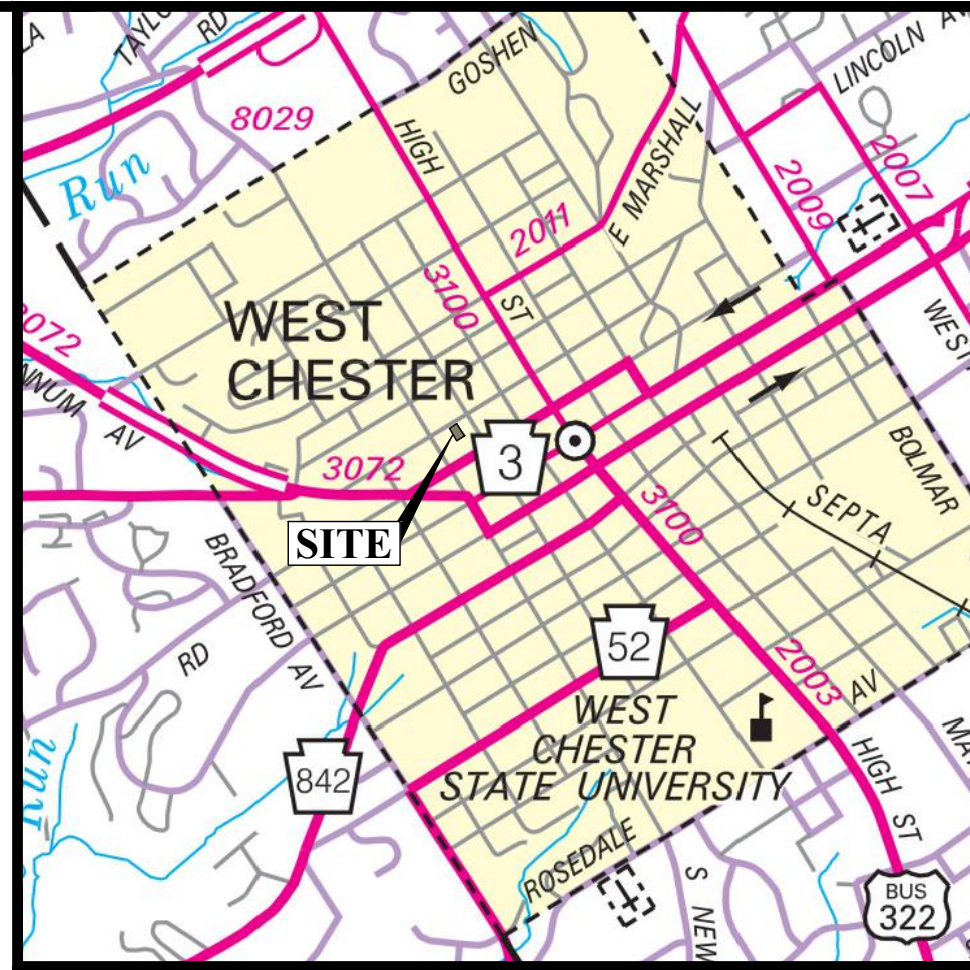
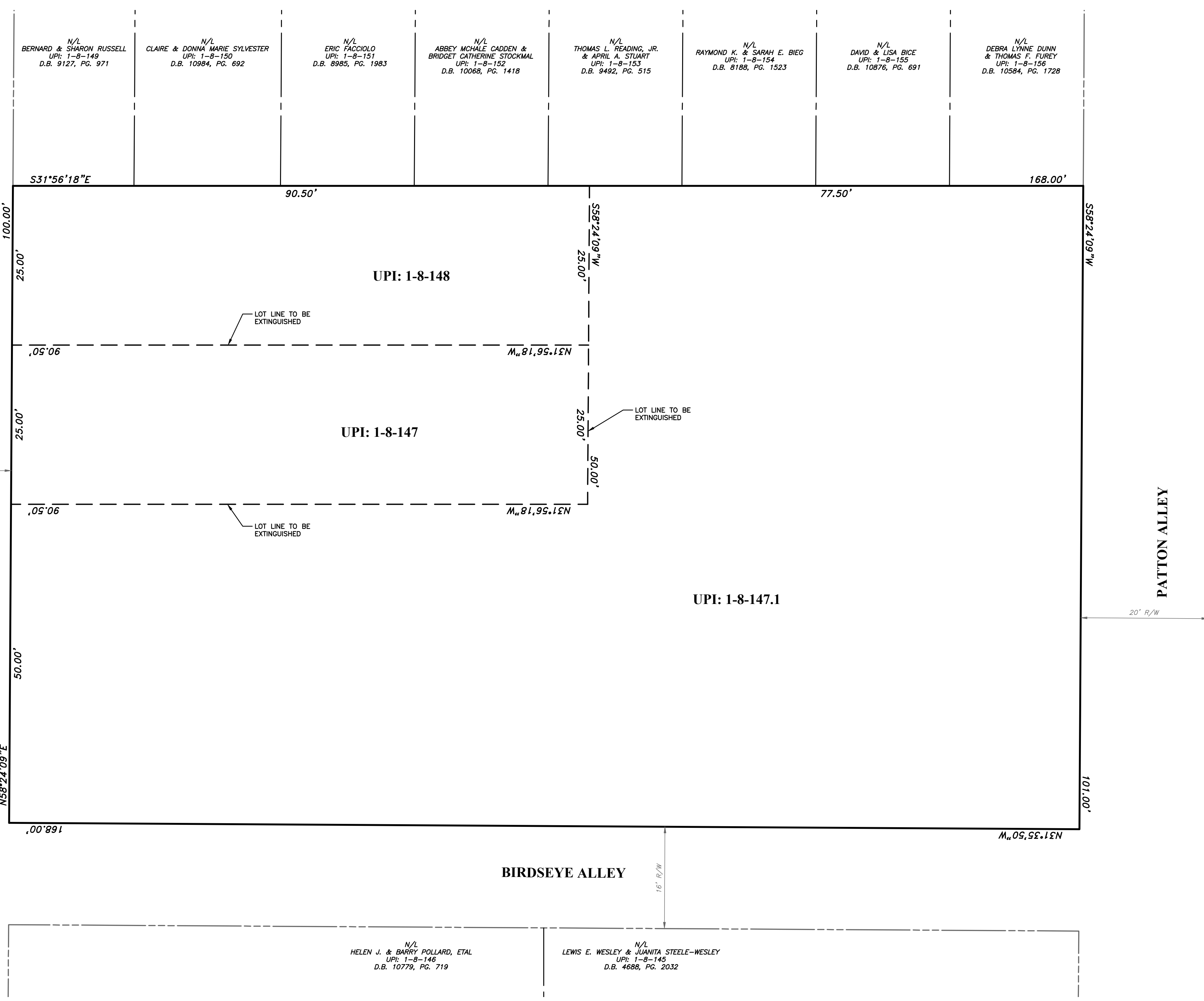


MADISON ALLEY

WASHINGTON STREET  
ONE WAY

PATTON ALLEY

BIRDSEYE ALLEY



LOCATION MAP  
SCALE: 1" = 200'

- TITLE NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 1-8-147, 1-8-147.1 AND 1-8-148 INTO ONE LOT BY EXTINGUISHING THE SHARED LOT LINES BETWEEN THEM RESULTING IN A PROPOSED TRACT AREA OF 16,883 S.F. (0.388 ACRES).
  2. THERE ARE NO STREETS, RIGHTS-OF-WAY, OR ANY PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN.
  3. PERMANENT IRON PINS 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: 1-8-147		
GROSS LOT AREA	2,262 S.F.	0.052 AC.
AREA WITHIN RIGHT-OF-WAY	0 S.F.	0.000 AC.
NET LOT AREA	2,262 S.F.	0.052 AC.
UPI: 1-8-147.1		
GROSS LOT AREA	12,359 S.F.	0.284 AC.
AREA WITHIN RIGHT-OF-WAY	0 S.F.	0.000 AC.
NET LOT AREA	12,359 S.F.	0.284 AC.
UPI: 1-8-148		
GROSS LOT AREA	2,262 S.F.	0.052 AC.
AREA WITHIN RIGHT-OF-WAY	0 S.F.	0.000 AC.
NET LOT AREA	2,262 S.F.	0.052 AC.
CONSOLIDATED PARCEL		
GROSS LOT AREA	16,883 S.F.	0.388 AC.
AREA WITHIN RIGHT-OF-WAY	0 S.F.	0.000 AC.
NET LOT AREA	16,883 S.F.	0.388 AC.

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

**OWNER / APPLICANT:**  
 AXLE SQUARE, LLC  
 833 LINCOLN AVE., #1  
 WEST CHESTER, PA 19380  
 ATTN: MICHAEL ZAPPITELLI

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UPI: 1-8-147 | UPI: 1-8-147.1 | UPI: 1-8-148

Pennsylvania One Call System  
 PA act 172 of 1986 requires three working days notice  
 Serial Numbers:  
**20241660254**

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COMMONWEALTH OF PENNSYLVANIA  
 REGISTERED PROFESSIONAL ENGINEER  
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5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

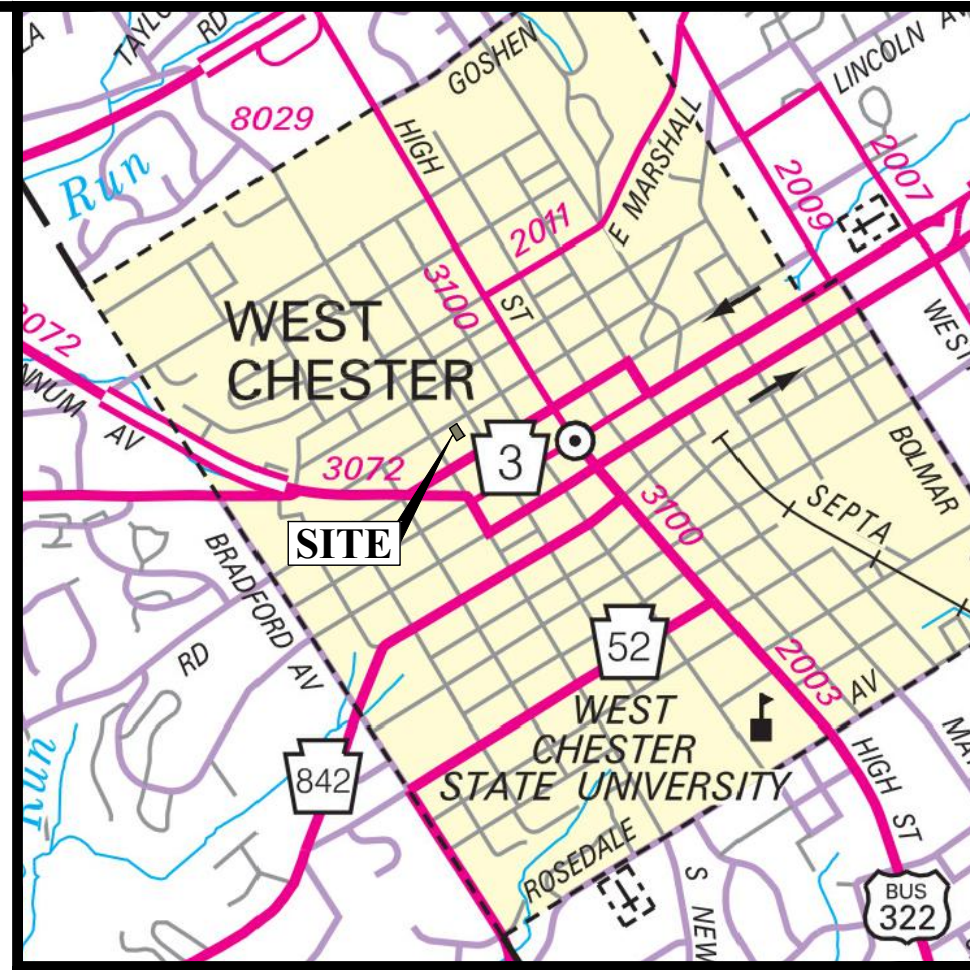
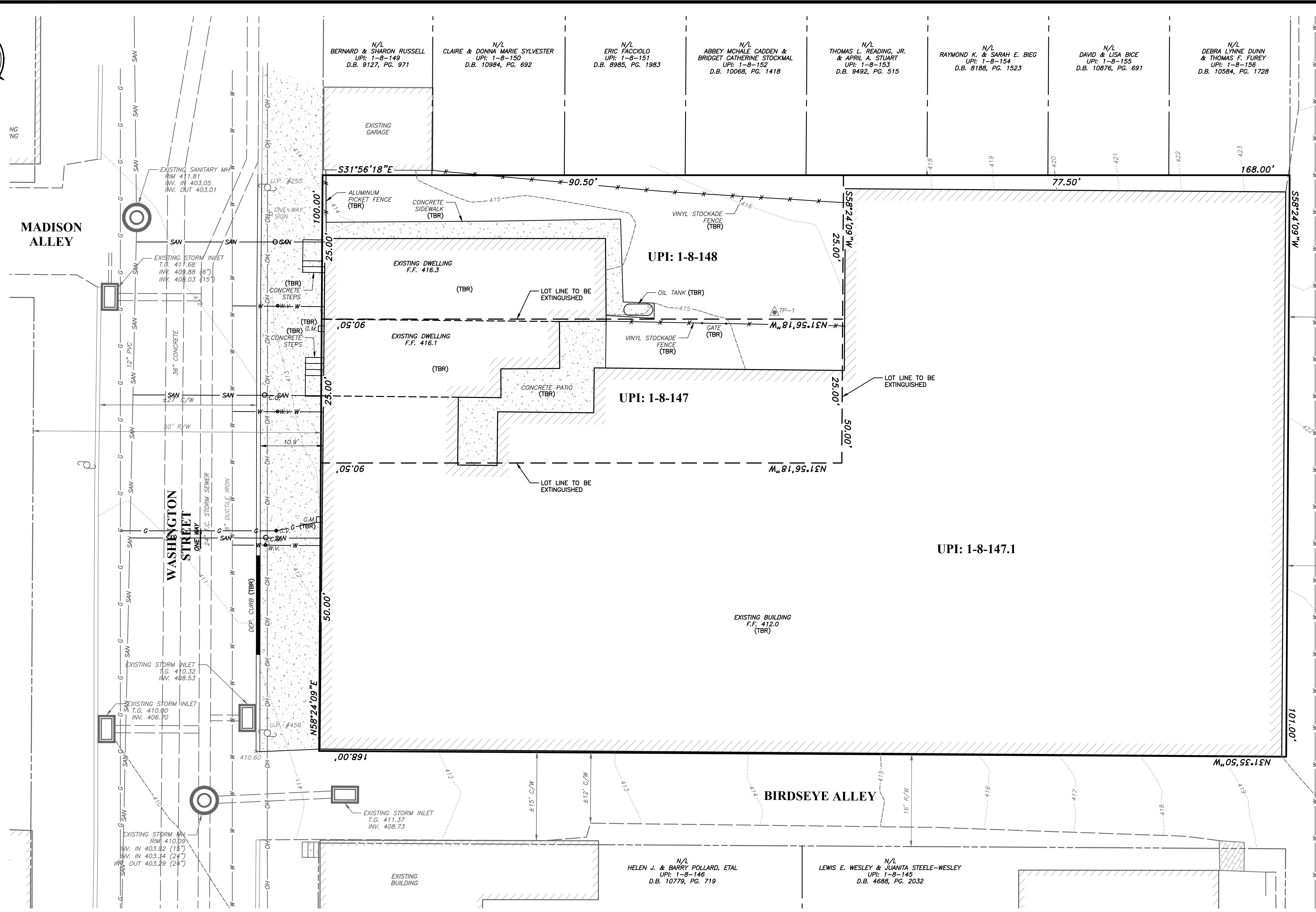
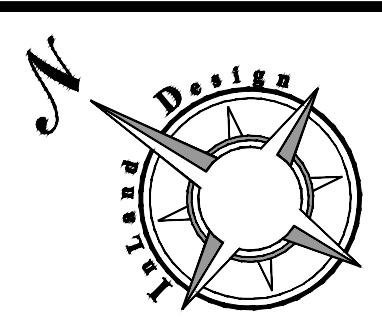
**FINAL LAND DEVELOPMENT PLAN**

GRAPHIC SCALE  
 1" = 10'  
 (IN FEET)  
 1 inch = 10'

Date: 9/30/2024  
 Scale: 1" = 10'  
 Drawn by: DWN  
 Checked by: DWN  
 Project No. **12308**

**TITLE PLAN FOR**  
**AXLE SQUARE, LLC**  
**210-214 WEST WASHINGTON STREET**  
**WEST CHESTER, PA, 19380**  
 WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**2**  
**OF 14**



LOCATION MAP  
SCALE: 1" = 2000'

**DEMOLITION NOTES:**

- 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 IMPROVEMENTS THAT MAY NOT BE SHOWN ON THESE PLANS. REMOVAL OF TREES MUST INCLUDE REMOVAL OF THE STUMPS.
- THE EARTHWORK/SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PROVIDERS/OWNERS TO DISCONNECT THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS) 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.
- THE EXISTING SANITARY SEWER LATERALS IN WASHINGTON ST. ARE PROPOSED TO BE FULLY REPLACED IN THEIR EXACT SAME LOCATION AND USED FOR PROPOSED WASHINGTON ST. DWELLINGS A, B AND C. IF THE EXISTING LATERAL LOCATION FOR EITHER OF THESE THREE UNITS CAN NOT BE REUSED, IT SHALL BE CUT AND CAPPED AT THE SEWER MAIN TO MINIMIZE THE FUTURE RISK OF INFILTRATION.
- 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.
- ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE, AND/OR OTHER GOVERNING BODIES STANDARDS.
- CONTRACTOR SHALL IMPLEMENT MEASURES TO PREVENT DUST FROM LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
- 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.
- DEMOLITION OF CURBING AND/OR SIDEWALK (INCLUDING STONE BASE) SHALL EXTEND TO THE FIRST CONSTRUCTION OR EXPANSION JOINT BEYOND THE LIMIT OF DEMOLITION SHOWN ON THE PLANS. REPLACE WITH NEW CURB AND SIDEWALK (INCLUDING STONE BASE) AS REQUIRED.
- WHEN CONNECTING TO EXISTING STORM SEWER PIPES AND/OR STRUCTURES, IF THE EARTHWORK/SITE CONTRACTOR FINDS THE EXISTING DOWNSTREAM EXISTING STORM SEWER PIPES AND/OR STRUCTURES BLOCKED AND/OR CLOGGED THE EARTHWORK/SITE CONTRACTOR MUST FLUSH AND/OR CLEAR ALL OF THE BLOCKAGES AND/OR CLOGGING FROM THE CONNECTION POINT TO THE EXISTING STORM SEWER PIPING OUTFALL POINT.
- WHERE APPLICABLE, THE EARTHWORK/SITE CONTRACTOR SHALL PLUG EXISTING DRAINAGE STRUCTURES WITH BRICK AND NON-SHRINK GROUT.
- DEMOLITION OF THE EXISTING BUILDINGS SHALL BE COMPLETED SO THAT THE EXISTING ROADWAYS AND ADJACENT PROPERTIES ARE NOT DISTURBED.

**AREA OF TRACT:**

UPE: 1-8-147		
GROSS LOT AREA	2,262 S.F.	0.052 AC.
AREA WITHIN RIGHT-OF-WAY	0 S.F.	0.000 AC.
NET LOT AREA	2,262 S.F.	0.052 AC.
UPE: 1-8-147.1		
GROSS LOT AREA	12,359 S.F.	0.284 AC.
AREA WITHIN RIGHT-OF-WAY	0 S.F.	0.000 AC.
NET LOT AREA	12,359 S.F.	0.284 AC.
UPE: 1-8-148		
GROSS LOT AREA	2,262 S.F.	0.052 AC.
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GROSS LOT AREA	16,883 S.F.	0.388 AC.
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NET LOT AREA	16,883 S.F.	0.388 AC.

**EXISTING IMPERVIOUS COVERAGE:**

DESCRIPTION	UPE: 1-8-147.1	UPE: 1-8-147	UPE: 1-8-148	COMBINED
BUILDING	12,028 S.F.	1,627 S.F.	684 S.F.	14,339 S.F.
PAVING/CONCRETE	119 S.F.	277 S.F.	221 S.F.	617 S.F.
TOTAL	12,147 S.F.	1,904 S.F.	905 S.F.	14,956 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
U:B	URBAN LAND	0% - 8%	---	---	---	---	8s	---

**OWNER / APPLICANT:**

AXLE SQUARE, LLC  
833 LINCOLN AVE. #1  
WEST CHESTER, PA 19380  
ATTN: MICHAEL ZAPPITELLI

- LEGEND**
- PROPERTY BOUNDARY
  - PROPERTY BOUNDARY TO BE EXTINGUISHED
  - ADJOINING PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING RIGHT OF WAY LINE
  - TEST PIT LOCATION
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - EXISTING SPOT ELEVATION
  - EXISTING SIGN
  - EXISTING CURB LINE
  - EXISTING ROAD / PAVING
  - EXISTING CONCRETE PAD, SIDEWALK OR PATIO
  - EXISTING FENCE LINE
  - EXISTING STORM STRUCTURES & PIPE
  - EXISTING SANITARY STRUCTURES & PIPE
  - EXISTING SANITARY CLEAN-OUT
  - EXISTING WATER VALVE
  - EXISTING WATER VALVE
  - EXISTING GAS VALVE
  - EXISTING GAS VALVE
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD WIRE TO BE REMOVED

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UP: 1-8-147 | UPE: 1-8-147.1 | UPE: 1-8-148

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5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

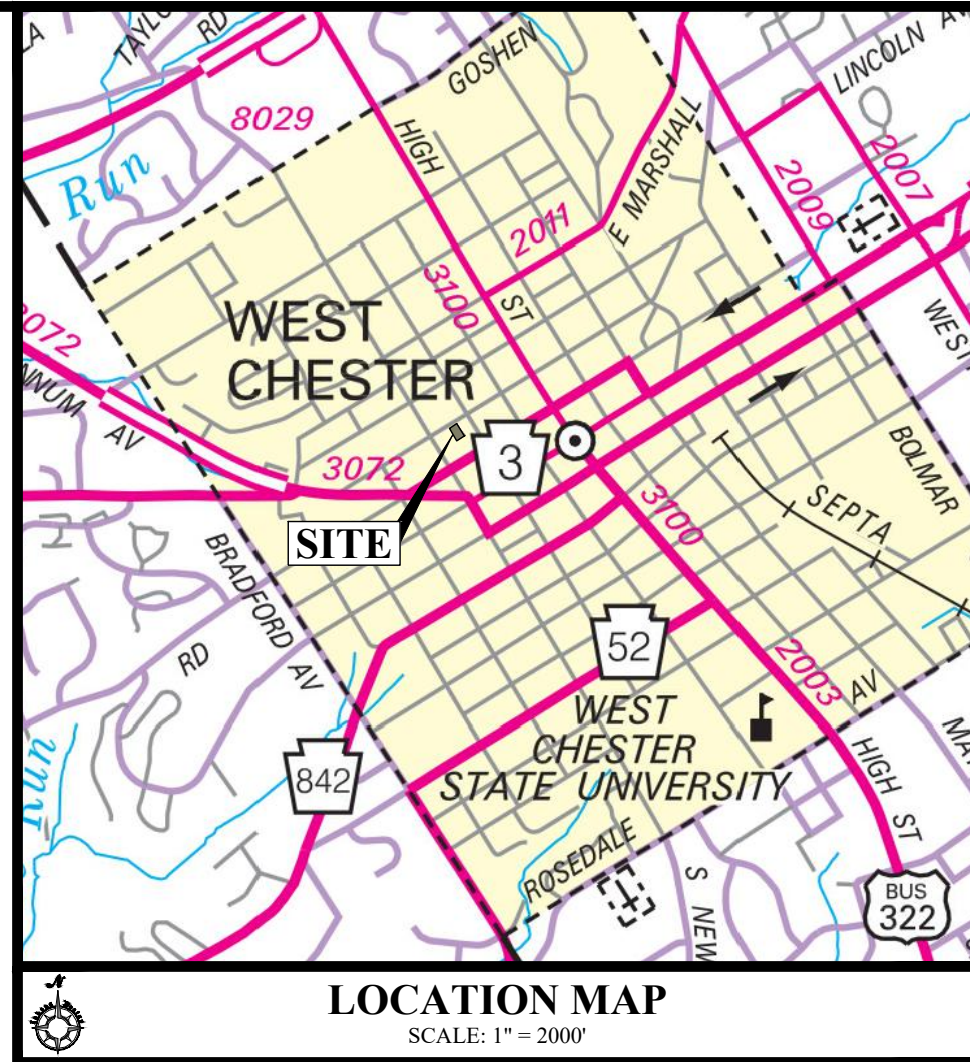
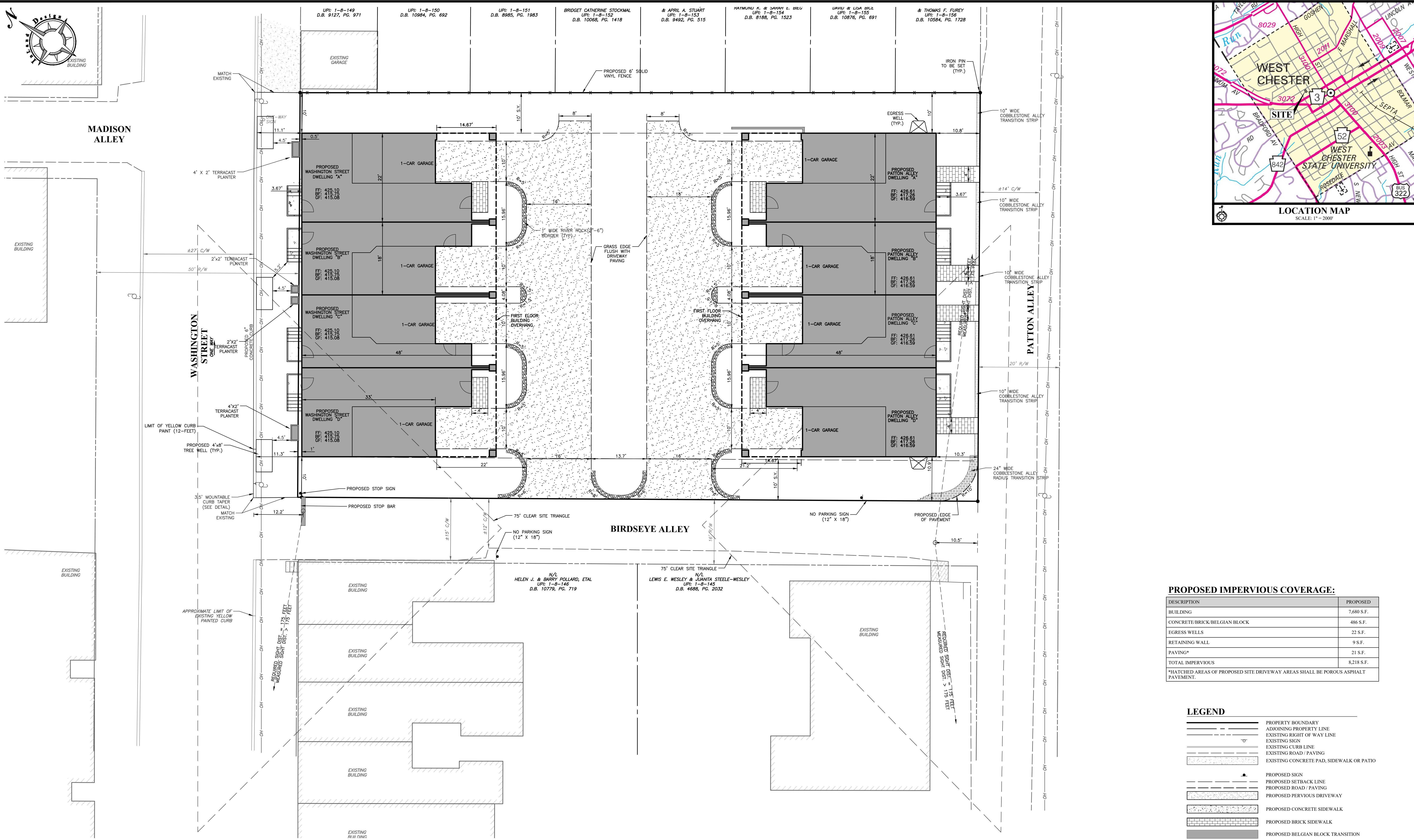
**FINAL LAND DEVELOPMENT PLAN**

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

Date: 9/30/2024  
Scale: 1" = 10'  
Drawn by: DWN  
Checked by: SJZ  
Project No. 12308

**EXISTING CONDITIONS & DEMOLITION PLAN FOR**  
**AXLE SQUARE, LLC**  
**210-214 WEST WASHINGTON STREET**  
**WEST CHESTER, PA, 19380**  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**3**  
**OF 14**



**PROPOSED IMPERVIOUS COVERAGE:**

DESCRIPTION	PROPOSED
BUILDING	7,680 S.F.
CONCRETE/BRICK/BELGIAN BLOCK	486 S.F.
EGRESS WELLS	22 S.F.
RETAINING WALL	9 S.F.
PAVING*	21 S.F.
TOTAL IMPERVIOUS	8,218 S.F.

\*HATCHED AREAS OF PROPOSED SITE DRIVEWAY AREAS SHALL BE POROUS ASPHALT PAVEMENT.

**LEGEND**

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING SIGN
	EXISTING CURB LINE
	EXISTING ROAD / PAVING
	EXISTING CONCRETE PAD, SIDEWALK OR PATIO
	PROPOSED SIGN
	PROPOSED SETBACK LINE
	PROPOSED ROAD / PAVING
	PROPOSED PERVIOUS DRIVEWAY
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED BELGIAN BLOCK TRANSITION

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UP1: 1-8-147 | UP1: 1-8-147.1 | UP1: 1-8-148

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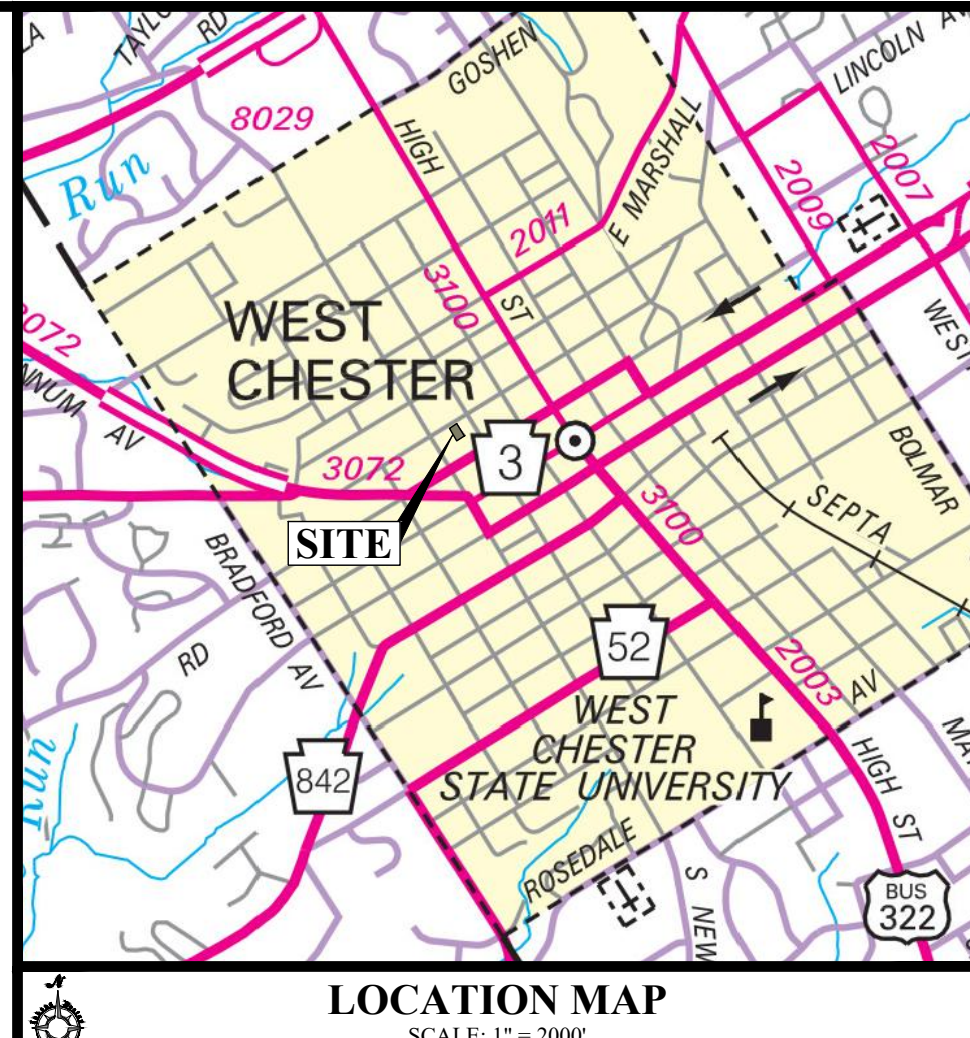
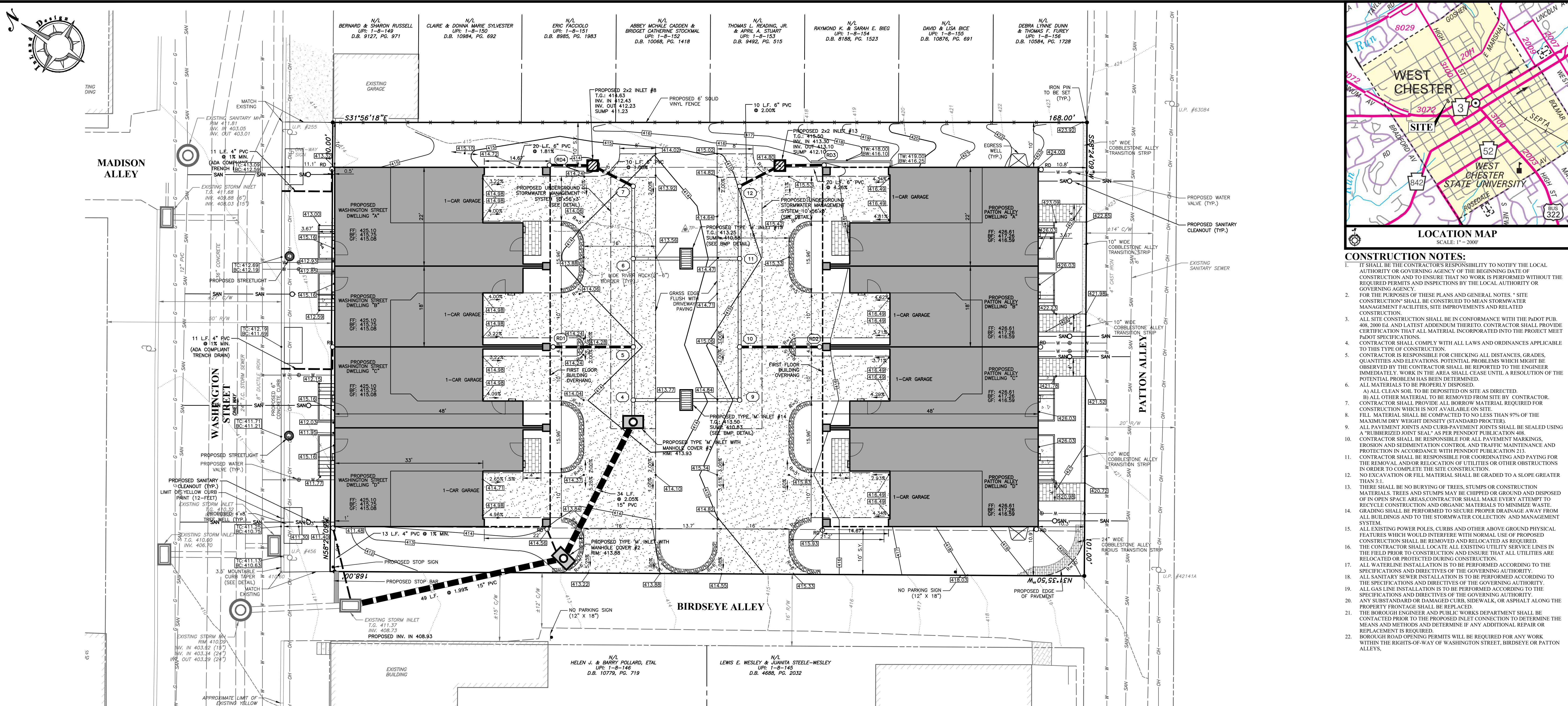
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GRAPHIC SCALE  
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 (IN FEET)  
 1 inch = 10'

Date: 9/30/2024  
 Scale: 1" = 10'  
 Drawn by: DWN  
 Checked by: SJZ  
 Project No. 12308

**LAYOUT PLAN FOR**  
**AXLE SQUARE, LLC**  
**210-214 WEST WASHINGTON STREET**  
**WEST CHESTER, PA, 19380**  
 WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**4**  
**OF 14**



- 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.
    - ALL CLEAN SOIL TO BE DEPOSITED ON SITE AS DIRECTED.
    - 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 PADOT PUBLICATION 408.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS, EROSION AND SEDIMENTATION CONTROL AND TRAFFIC MAINTENANCE AND PROTECTION IN ACCORDANCE WITH PADOT 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.
  - THE BOROUGH ENGINEER AND PUBLIC WORKS DEPARTMENT SHALL BE CONTACTED PRIOR TO THE PROPOSED INLET CONNECTION TO DETERMINE THE MEANS AND METHODS AND DETERMINE IF ANY ADDITIONAL REPAIR OR REPLACEMENT IS REQUIRED.
  - BOROUGH ROAD OPENING PERMITS WILL BE REQUIRED FOR ANY WORK WITHIN THE RIGHTS-OF-WAY OF WASHINGTON STREET, BIRDSEYE OR PATTON ALLEYS.

**LEGEND**

	PROPERTY BOUNDARY		PROPOSED ROAD / PAVING
	PROPERTY BOUNDARY TO BE EXTINGUISHED		PROPOSED CONCRETE SIDEWALK
	ADJOINING PROPERTY LINE		PROPOSED STORM STRUCTURES & PIPE
	EXISTING RIGHT OF WAY LINE		PROPOSED SANITARY STRUCTURES & PIPE
	TEST PIT LOCATION		PROPOSED SANITARY CLEAN-OUT
	EXISTING 2' CONTOUR		PROPOSED WATER VALVE
	EXISTING 10' CONTOUR		PROPOSED FIRE HYDRANT
	EXISTING SPOT ELEVATION		PROPOSED WATER LINE
	EXISTING SIGN		
	EXISTING CURB LINE		
	EXISTING ROAD / PAVING		
	EXISTING CONCRETE PAD, SIDEWALK OR PATIO		
	EXISTING FENCE LINE		
	EXISTING STORM STRUCTURES & PIPE		
	EXISTING SANITARY STRUCTURES & PIPE		
	EXISTING SANITARY CLEAN-OUT		
	EXISTING WATER VALVE		
	EXISTING WATER LINE		
	EXISTING GAS VALVE		
	EXISTING GAS LINE		
	EXISTING UTILITY POLE		
	EXISTING OVERHEAD WIRE		
	PROPOSED SETBACK LINE		
	PROPOSED 2' CONTOUR		
	PROPOSED 10' CONTOUR		
	PROPOSED SPOT ELEVATION		

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Pennsylvania One Call System  
PA. act 172 of 1986 requires three working days notice  
Serial Number:  
**20241660254**

PENNSYLVANIA ACT 187 REQUIREMENTS:  
Inland Design, LLC does not guarantee the accuracy of the location 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 operation of all underground utilities and structures before the start of work.

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
www.InLandDesign.net Info@InLandDesign.net

SCOTT W. ZWIZANSKI  
PROFESSIONAL ENGINEER  
PE091752

**FINAL LAND DEVELOPMENT PLAN**

No.	Date:	Description:
1	12/16/2024	REVISED PER MUNICIPAL REVIEW LETTERS.
2	12/18/2024	ADDED PERVIOUS PAVING
3	4/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

GRAPHIC SCALE  
1 inch = 10'

**OWNER / APPLICANT:**  
AXLE SQUARE, LLC  
833 LINCOLN AVE., #1  
WEST CHESTER, PA 19380  
ATTN: MICHAEL ZAPPITELLI

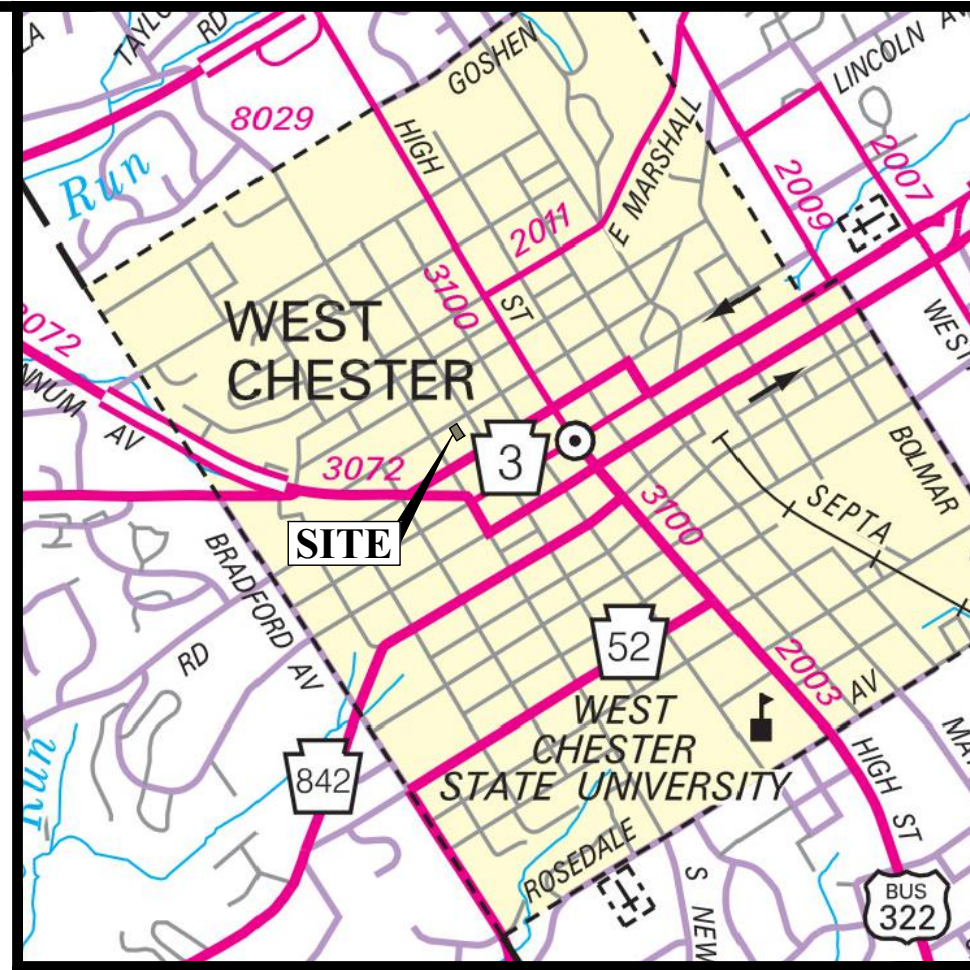
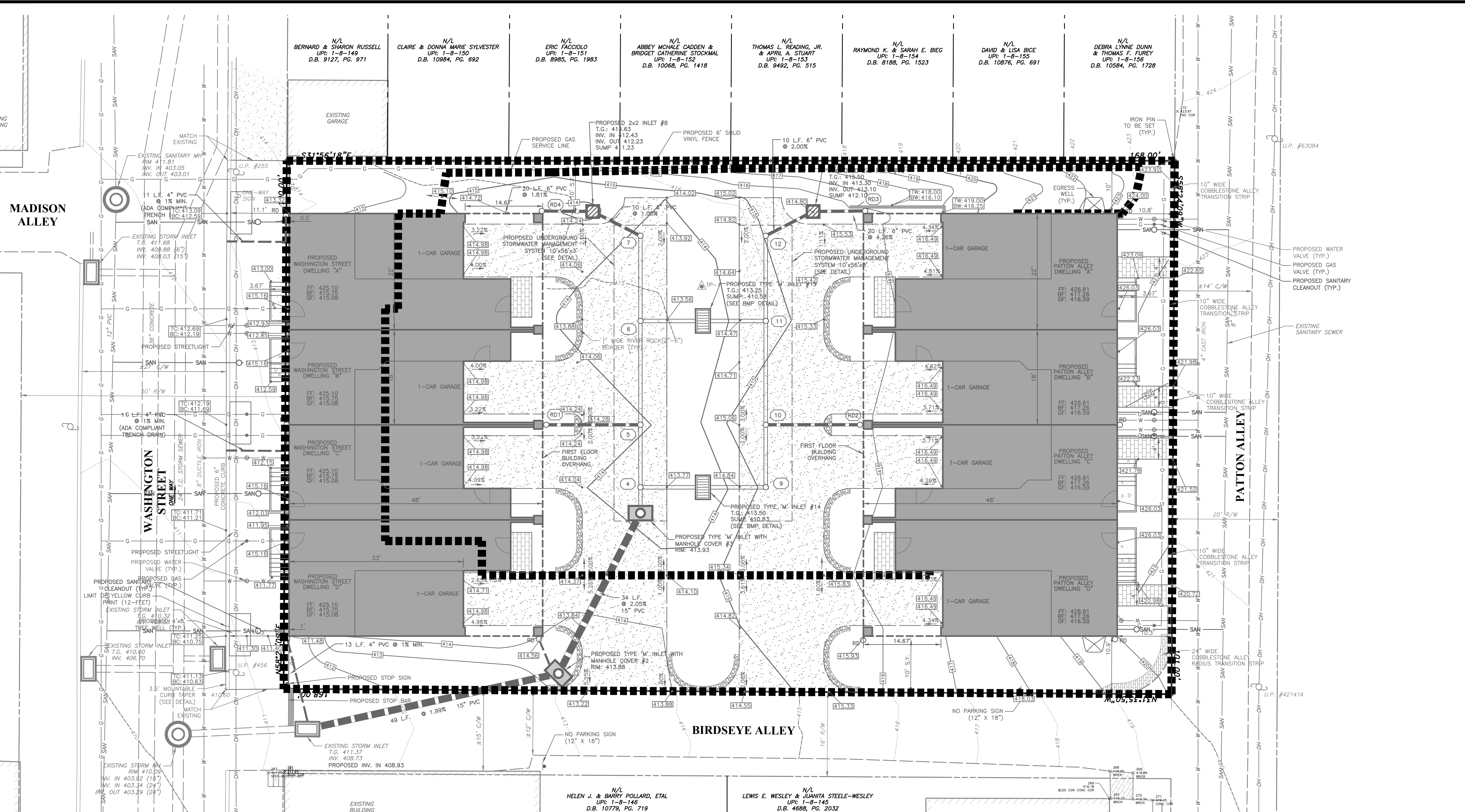
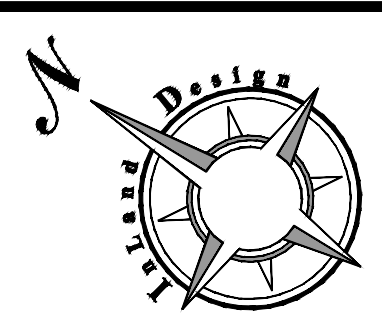
**IMPROVEMENT CONSTRUCTION PLAN FOR**  
**AXLE SQUARE, LLC**  
210-214 WEST WASHINGTON STREET  
WEST CHESTER, PA, 19380  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**5**  
OF 14

Date: 9/30/2024  
Scale: 1" = 10'  
Drawn by: DWN  
Checked by: SJZ  
Project No: 12308

UPJ: 1-8-147 | UPI: 1-8-147.1 | UPL: 1-8-148

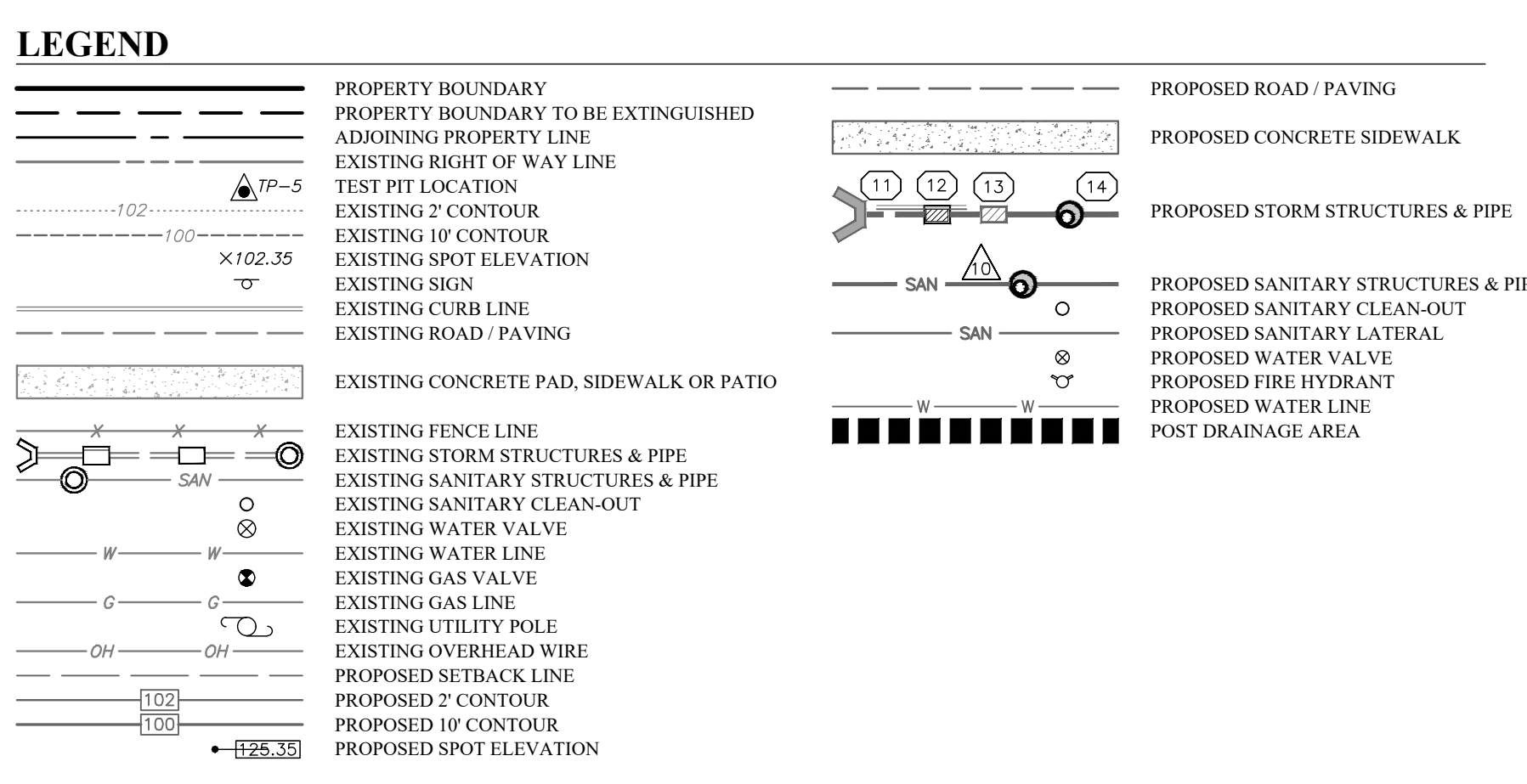
N:\2300\12308.dwg\Sheets\Preliminary Submission\5 IMPROVEMENTS CONSTRUCTION PLAN.dwg Page 45 of 76



LOCATION MAP  
SCALE: 1" = 200'

**BMP SUMMARY:**  
**STRUCTURAL BMPs**  
• SUBSURFACE INFILTRATION BED - THE INFILTRATION BED IS USED TO CONTROL THE RATE AND VOLUME OF RUNOFF FROM THE SITE AND ALSO ALLEVIATE THERMAL POLLUTION BY STORING STORMWATER UNDERGROUND.

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



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

APPLICANT  
**ENGINEER'S SWM SITE PLAN CERTIFICATION:**  
I, SCOTT J. ZWIZANSKI, ON THIS DATE 4/20/2025, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF WEST CHESTER ORDINANCE NO. 94, BOROUGH OF WEST CHESTER'S STORMWATER MANAGEMENT ORDINANCE.  
*Scott J. Zwizanski*  
SCOTT J. ZWIZANSKI, P.E.



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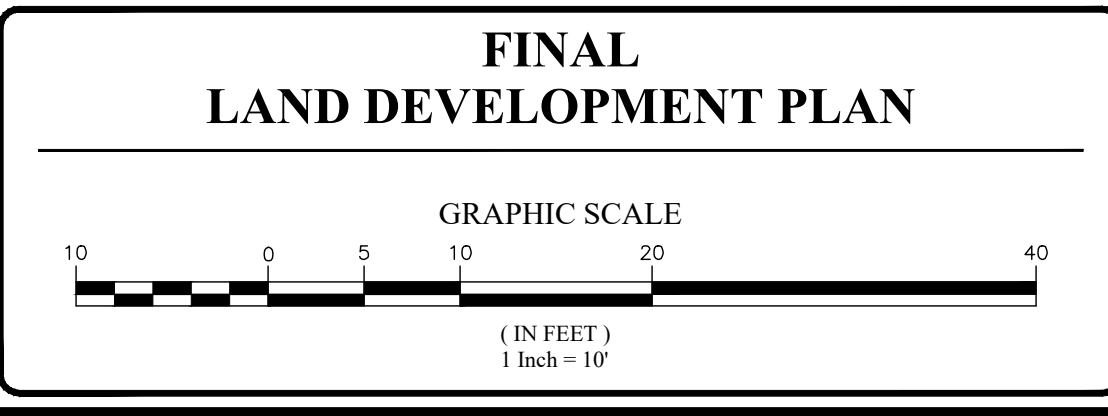
Pennsylvania One Call System  
PA act 172 of 1986 requires three working days notice  
Serial Number  
**20241660254**

PENNSYLVANIA ACT 187 REQUIREMENTS:  
Inland Design, LLC does not guarantee the accuracy of the location and elevation of all underground utilities and structures before the start of work.

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
www.InlandDesign.net Info@InlandDesign.net

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

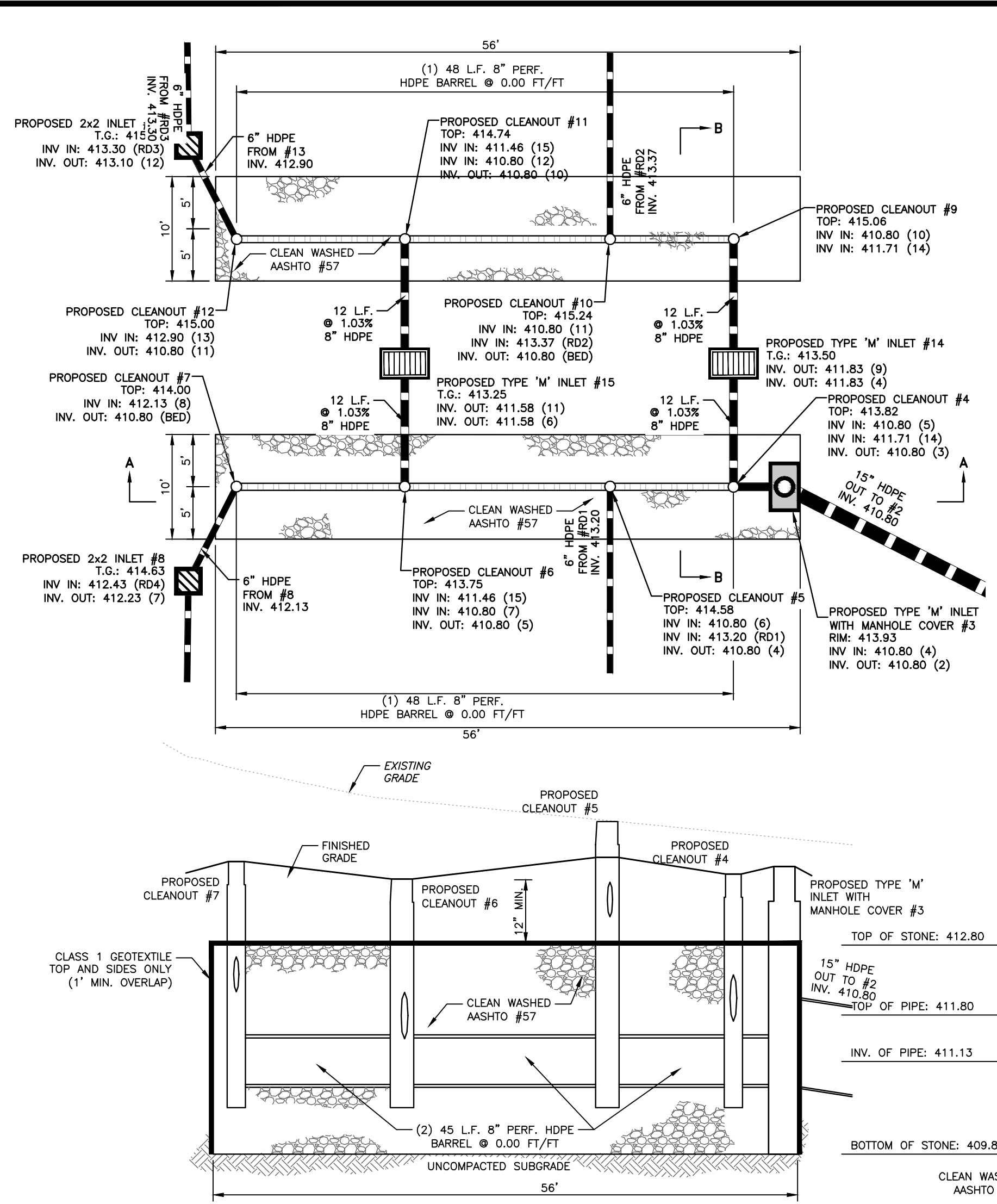
No.	Date:	Description:
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2	12/18/2024	ADDED PVIOUS PAVING
3	4/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT



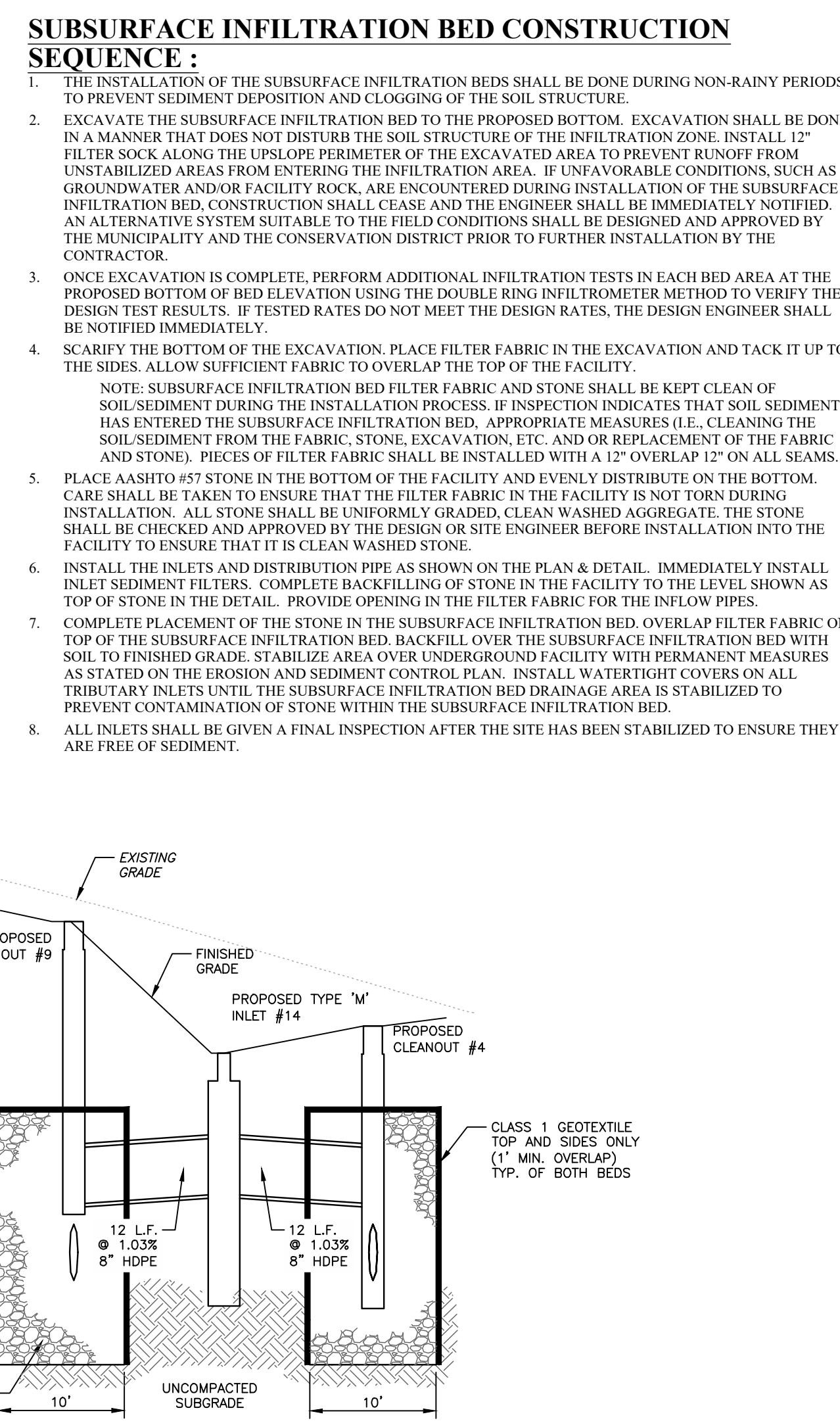
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**9/30/2024**  
Scale:  
**1" = 10'**  
Drawn by:  
**DWN**  
Checked by:  
**SIJ**  
Project No.  
**12308**

**PCSM PLAN FOR AXLE SQUARE, LLC**  
**210-214 WEST WASHINGTON STREET**  
**WEST CHESTER, PA, 19380**  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET 6 OF 14**



**BMP SUBSURFACE INFILTRATION BED**  
(NOT TO SCALE)



**SUBSURFACE INFILTRATION BED CONSTRUCTION SEQUENCE:**

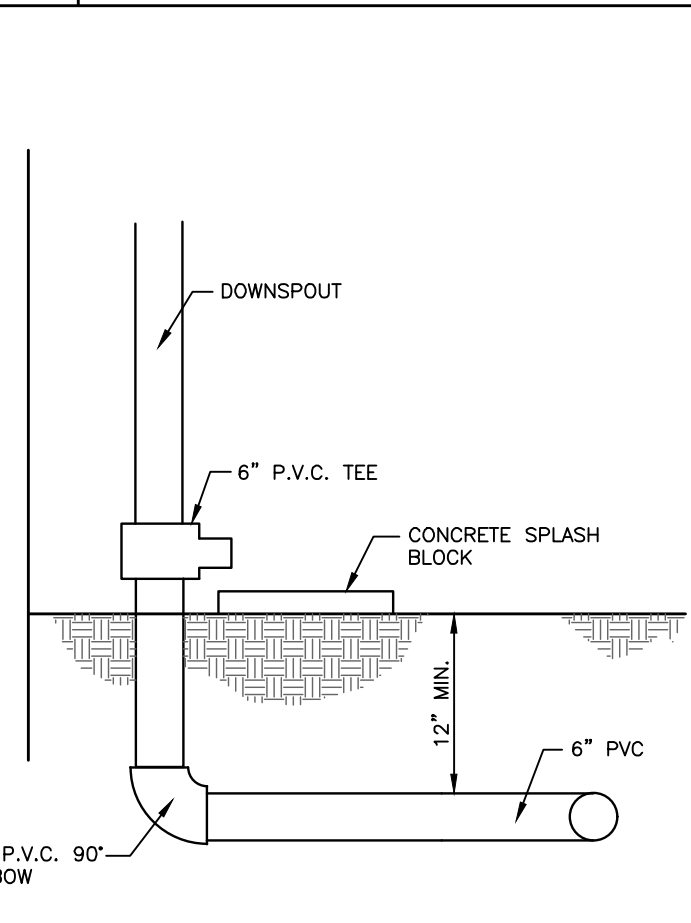
- THE INSTALLATION OF THE SUBSURFACE INFILTRATION BEDS SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE.
- EXCAVATE THE SUBSURFACE INFILTRATION BED TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE. INSTALL 12" FILTER SOCK ALONG THE UPSLOPE PERIMETER OF THE EXCAVATED AREA TO PREVENT RUNOFF FROM UNSTABILIZED AREAS FROM ENTERING THE INFILTRATION AREA. IF UNFAVORABLE CONDITIONS, SUCH AS GROUNDWATER AND/OR FACILITY ROCK, ARE ENCOUNTERED DURING INSTALLATION OF THE SUBSURFACE INFILTRATION BED, CONSTRUCTION SHALL CEASE AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED. AN ALTERNATIVE SYSTEM SUITABLE TO THE FIELD CONDITIONS SHALL BE DESIGNED AND APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT PRIOR TO FURTHER INSTALLATION BY THE CONTRACTOR.
- ONCE EXCAVATION IS COMPLETE, PERFORM ADDITIONAL INFILTRATION TESTS IN EACH BED AREA AT THE PROPOSED BOTTOM OF BED ELEVATION USING THE DOUBLE RING INFILTRATION METHOD TO VERIFY THE DESIGN TEST RESULTS. IF TESTED RATES DO NOT MEET THE DESIGN RATES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- SCARIFY THE BOTTOM OF THE EXCAVATION. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE FACILITY.

NOTE: SUBSURFACE INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED THE SUBSURFACE INFILTRATION BED, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL SEDIMENT FROM THE FABRIC, STONE, EXCAVATION, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE), PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12" OVERLAP 12" ON ALL SEAMS.

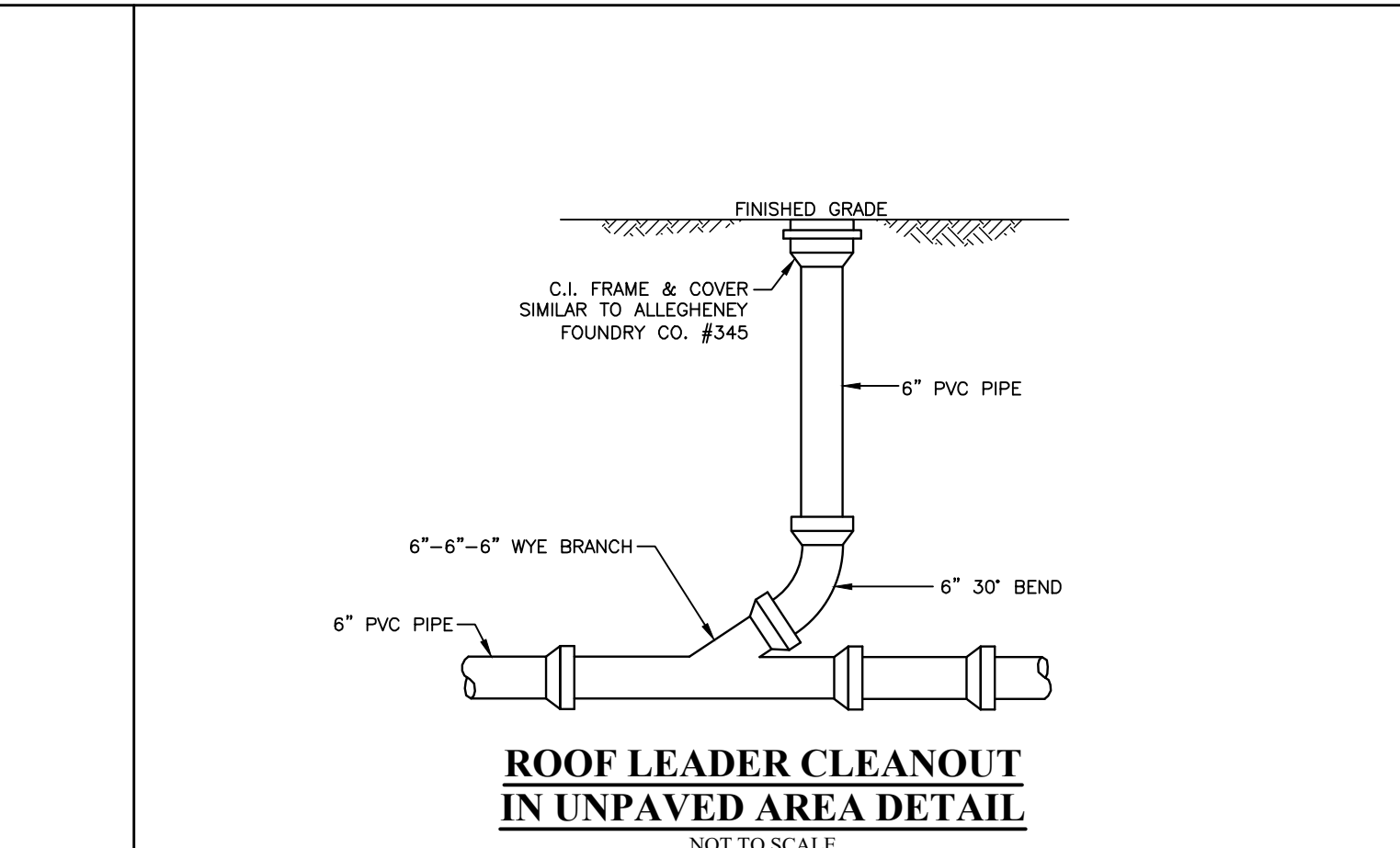
- PLACE AASHTO #57 STONE IN THE BOTTOM OF THE FACILITY AND EVENLY DISTRIBUTE ON THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE FACILITY IS NOT TORN DURING INSTALLATION. ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE. THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO THE FACILITY TO ENSURE THAT IT IS CLEAN WASHED STONE.
- INSTALL THE INLETS AND DISTRIBUTION PIPE AS SHOWN ON THE PLAN & DETAIL. IMMEDIATELY INSTALL INLET SEDIMENT FILTERS. COMPLETE BACKFILLING OF STONE IN THE FACILITY TO THE LEVEL SHOWN AS TOP OF STONE IN THE DETAIL. PROVIDE OPENING IN THE FILTER FABRIC FOR THE INFLOW PIPES.
- COMPLETE PLACEMENT OF THE STONE IN THE SUBSURFACE INFILTRATION BED. OVERLAP FILTER FABRIC ON TOP OF THE SUBSURFACE INFILTRATION BED. BACKFILL OVER THE SUBSURFACE INFILTRATION BED WITH SOIL TO FINISHED GRADE. STABILIZE AREA OVER UNDERGROUND FACILITY WITH PERMANENT MEASURES AS STATED ON THE EROSION AND SEDIMENT CONTROL PLAN. INSTALL WATERTIGHT COVERS ON ALL TRIBUTARY INLETS UNTIL SUBSURFACE INFILTRATION BED DRAINAGE AREA IS STABILIZED TO PREVENT CONTAMINATION OF STONE WITHIN THE SUBSURFACE INFILTRATION BED.
- ALL INLETS SHALL BE GIVEN A FINAL INSPECTION AFTER THE SITE HAS BEEN STABILIZED TO ENSURE THEY ARE FREE OF SEDIMENT.

**SUBSURFACE INFILTRATION BED NOTES:**

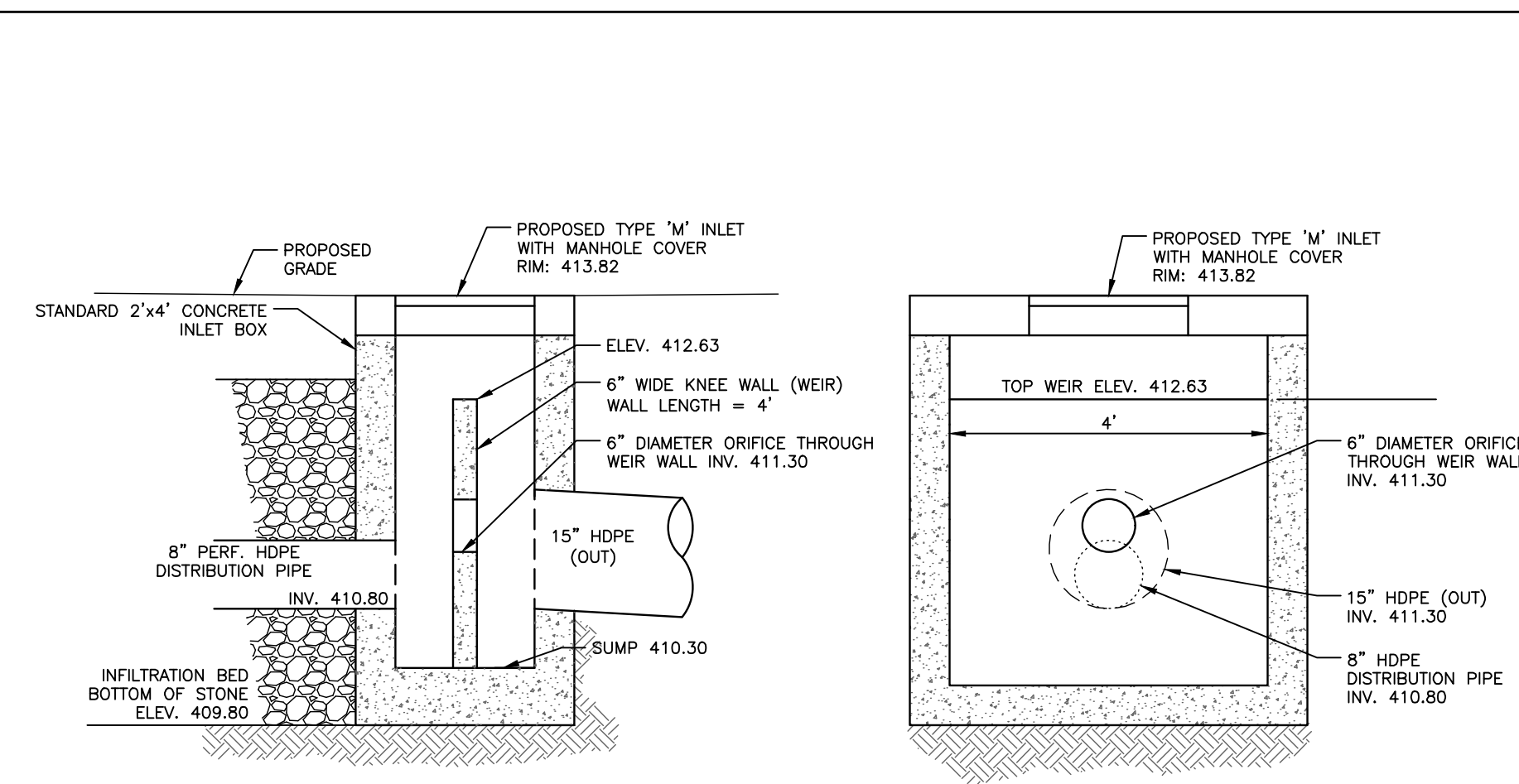
- DURING SITE CONSTRUCTION, THE INFILTRATION BED SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL AND SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW. THE INFILTRATION BED SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION. IT IS RECOMMENDED THAT A SOILS ENGINEER OR REPRESENTATIVE THEREOF IS PRESENT ON-SITE DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM IN ORDER TO ENSURE THE SYSTEM WAS CONSTRUCTED AS DESIGNED AND TO OVERSEE THE EXCAVATION OF THE FINE GRAIN SOILS. GIVEN THE LOCALIZED INVESTIGATIONS, IT IS PARAMOUNT THAT THE ENTIRE FACILITY BOTTOM BE VERIFIED TO BE SITUATED WITHIN THE CORRECT INFILTRATION STRATUM.
- THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PRECIPITATION IN THE FORECAST FOR THE DURATION OF THE INFILTRATION BED CONSTRUCTION.
- APPROPRIATE, PERMANENT MEASURES, AS SHOWN ON THE PLAN, SHALL BE IMPLEMENTED TO PROTECT THE INFILTRATION BED FROM SEDIMENT LADEN RUNOFF ENTERING IT.
- ROOF DRAINS DISCHARGING TO THE INFILTRATION BED SHALL HAVE APPROPRIATE MEASURES TO PREVENT CLOGGING BY UNWANTED DEBRIS (FOR EXAMPLE, SILT, LEAVES AND VEGETATION). THESE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, LEAF TRAPS, GUTTER GUARDS AND CLEANOUTS.
- THE FOLLOWING PROCEDURES AND MATERIALS SHALL BE REQUIRED DURING THE CONSTRUCTION OF THE INFILTRATION BED:
  - EXCAVATION FOR THE INFILTRATION BED SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED.
  - THE BOTTOM OF THE BED SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
  - ONLY CLEAN AGGREGATE WITH DOCUMENTED POROSITY, FREE OF FINES, SHALL BE ALLOWED.
  - THE TOP AND SIDES OF THE INFILTRATION BED SHALL BE COVERED WITH DRAINAGE FABRIC. FABRIC SHALL BE NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER.
  - STORMWATER SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE INFILTRATION BED AND PROVISIONS FOR THE COLLECTION OF DEBRIS SHALL BE PROVIDED AS SHOWN ON THE PLAN.



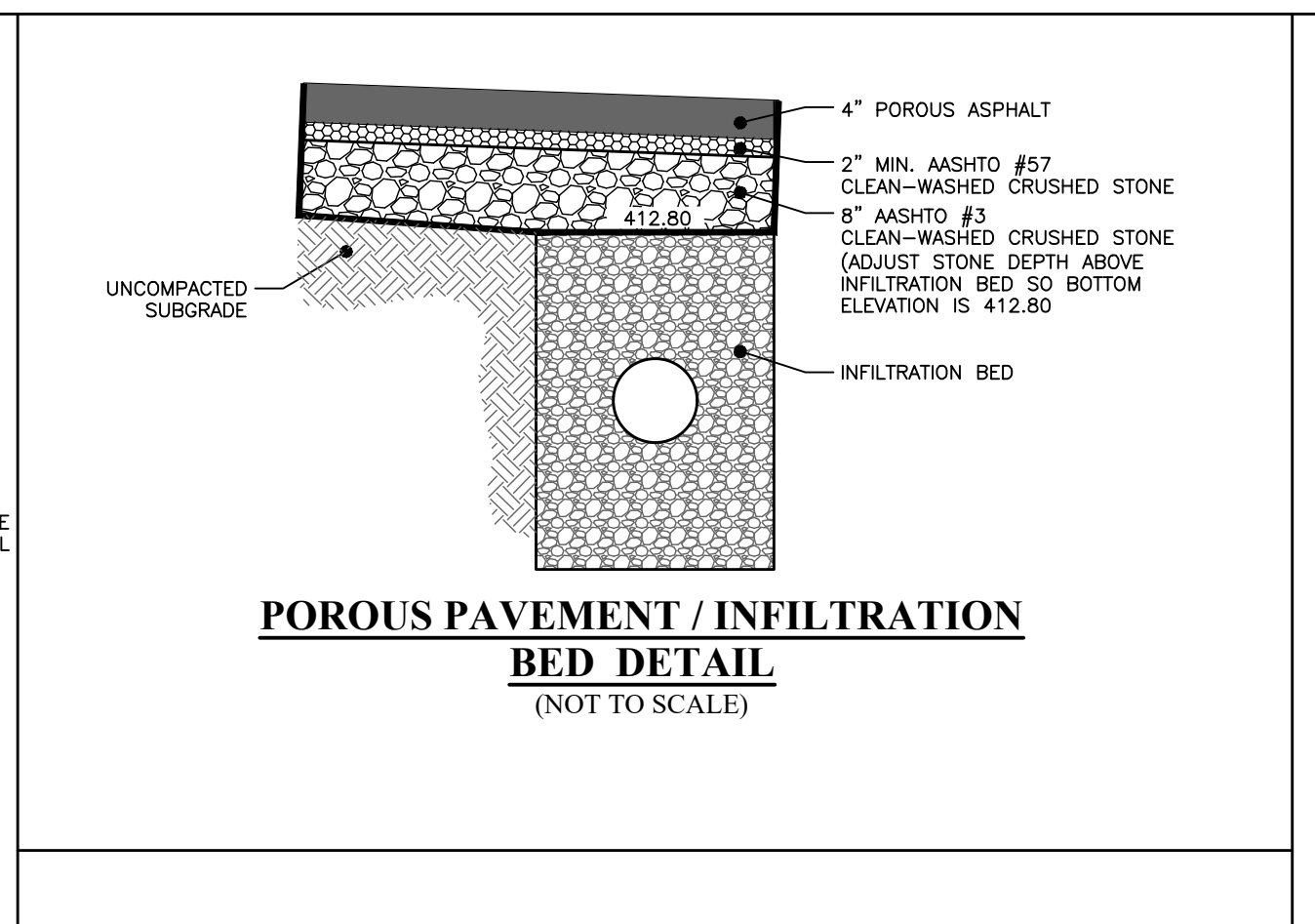
**DOWNSPOUT OVERFLOW**  
(NOT TO SCALE)



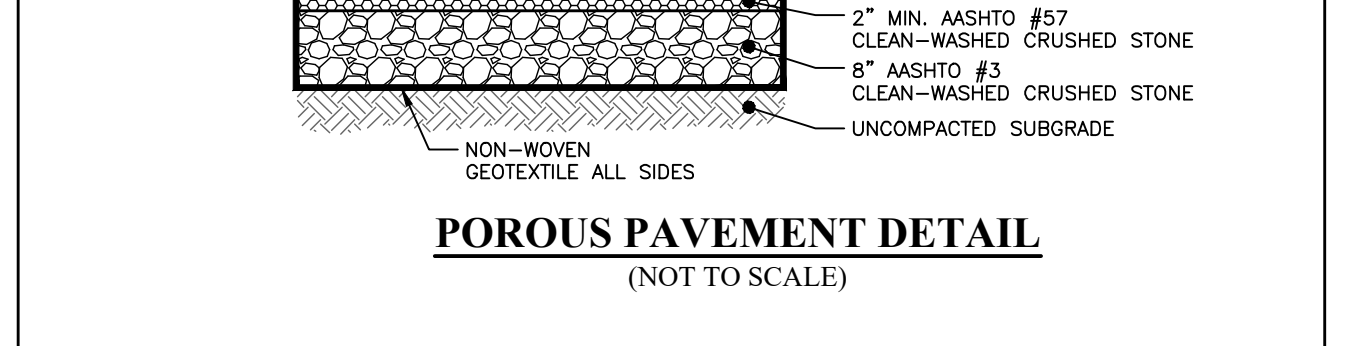
**ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL**  
(NOT TO SCALE)  
FOR CLEANOUT IN PAVED AREA SEE DETAIL ON SHEET 12.



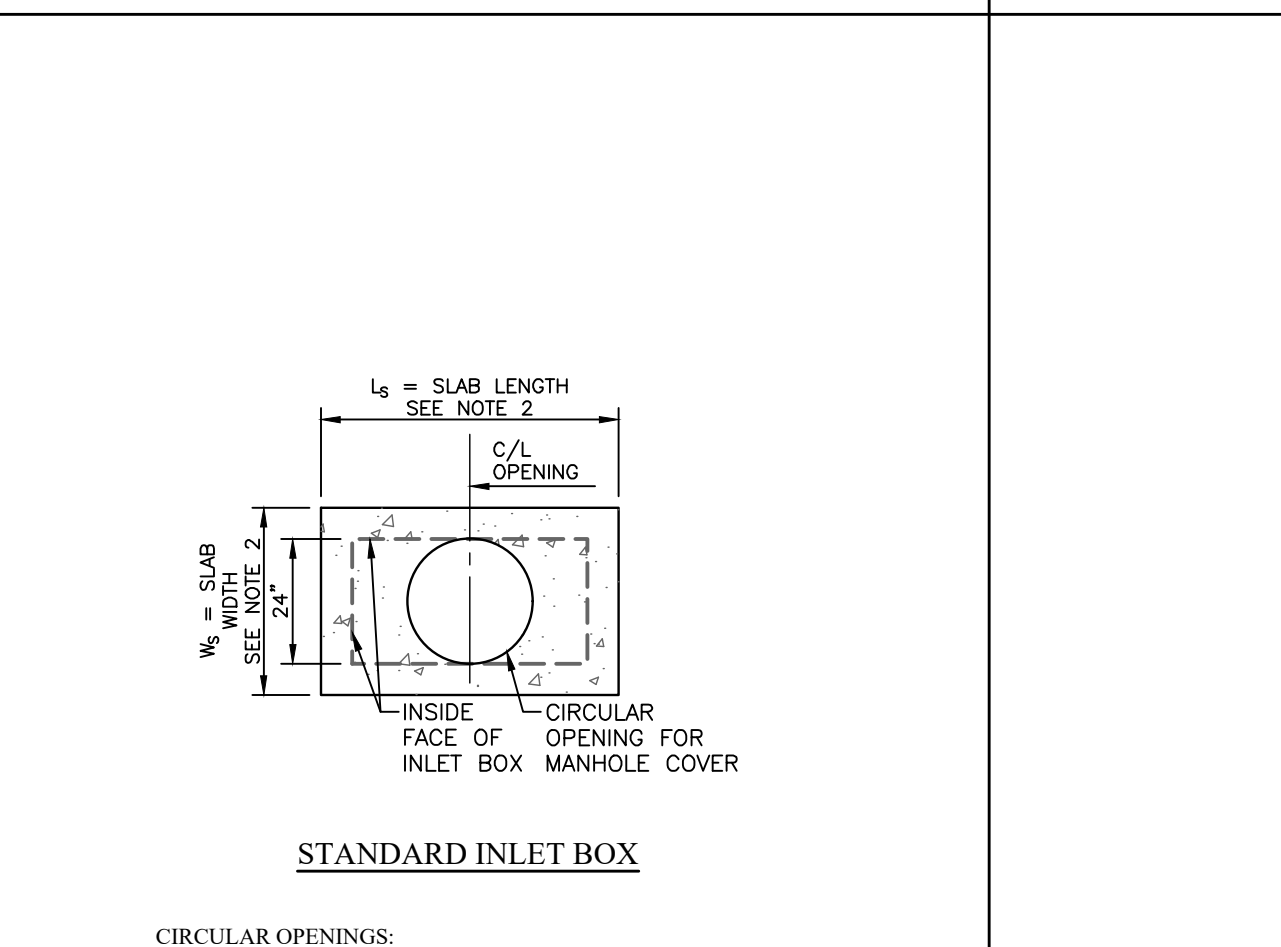
**TYPE 'M' INLET BOX WITH MANHOLE COVER - OUTLET STRUCTURE DETAIL**  
(NOT TO SCALE)



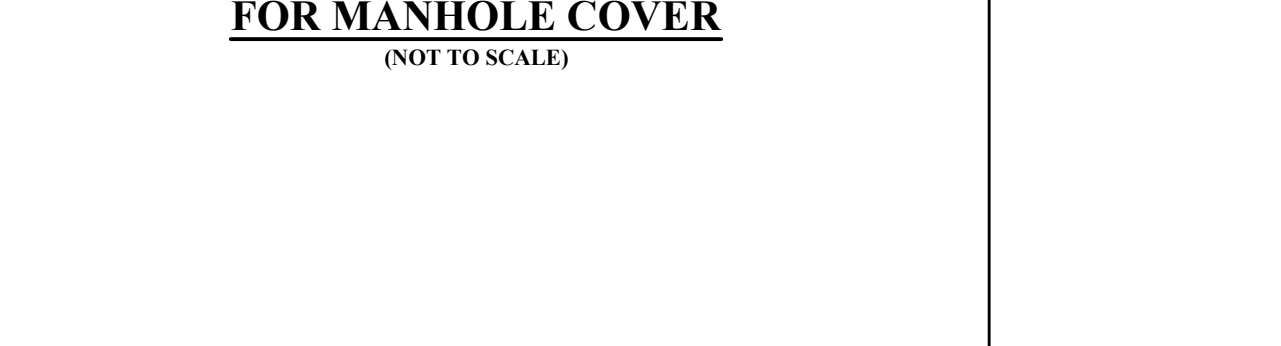
**POROUS PAVEMENT / INFILTRATION BED DETAIL**  
(NOT TO SCALE)



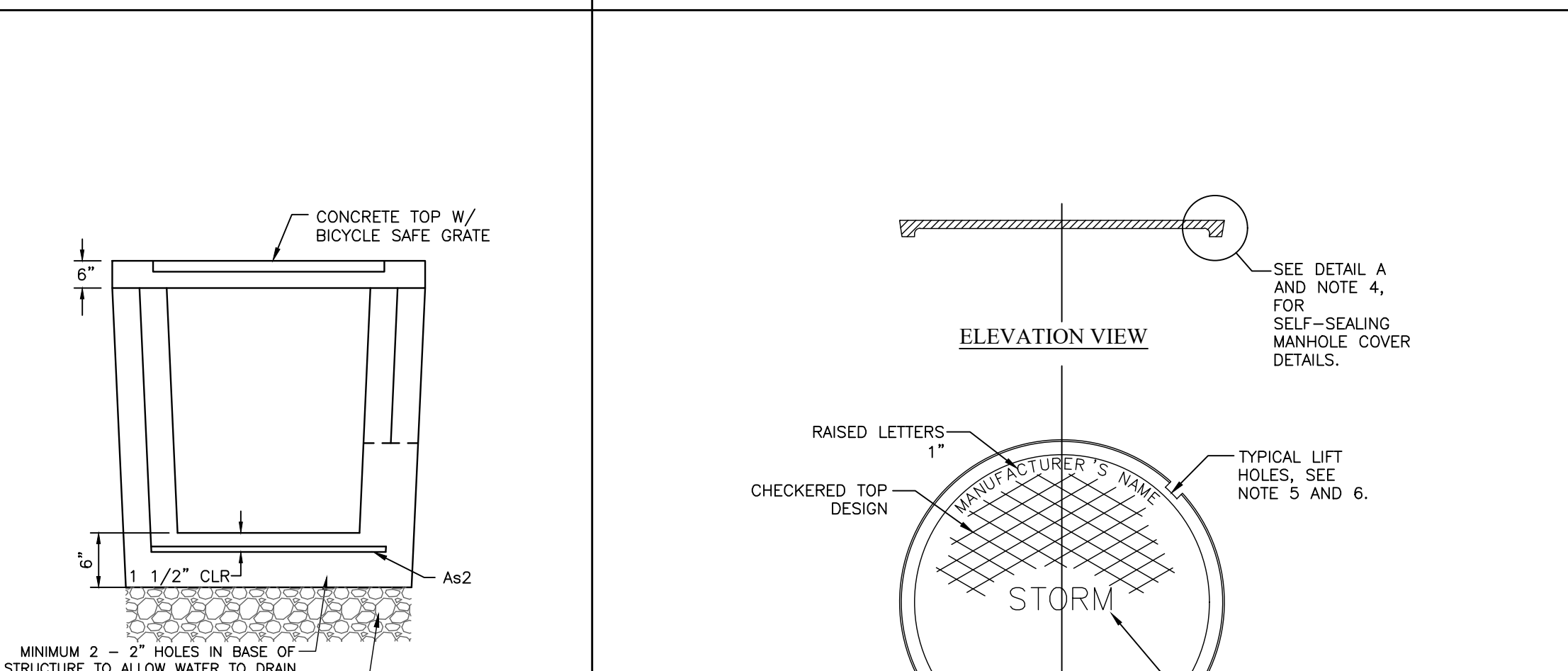
**POROUS PAVEMENT DETAIL**  
(NOT TO SCALE)



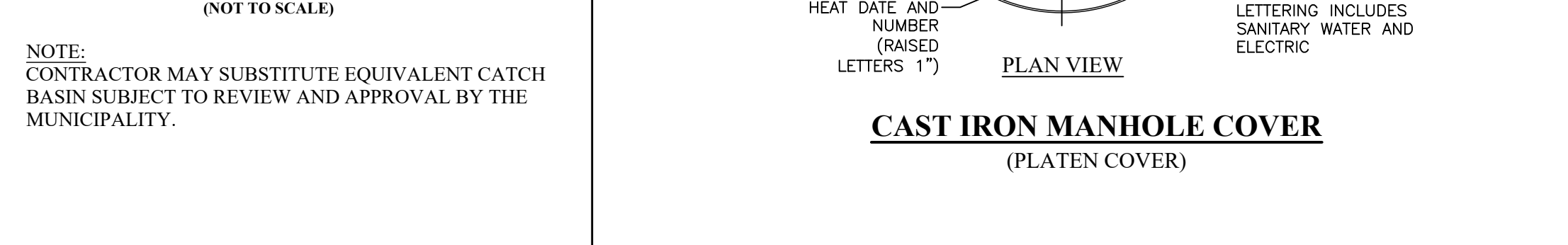
**STANDARD INLET BOX**  
(NOT TO SCALE)



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



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



**CAST IRON MANHOLE COVER (PLATEN COVER)**  
(NOT TO SCALE)

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**PENNSYLVANIA ONE CALL SYSTEM**  
PA. act 172 of 1986 requires three working days notice  
Serial Numbers  
20241660254

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

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
www.InLandDesign.net Info@InLandDesign.net

**COMMONWEALTH OF PENNSYLVANIA**  
REGISTERED PROFESSIONAL ENGINEER  
SCOTT A. ZWIZANSKI  
ENGINEER PE091752

No.	Date:	Description:
1	12/16/2024	REVISED PER MUNICIPAL REVIEW LETTERS.
2	12/18/2024	ADDED PERVIOUS PAVING
3	4/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

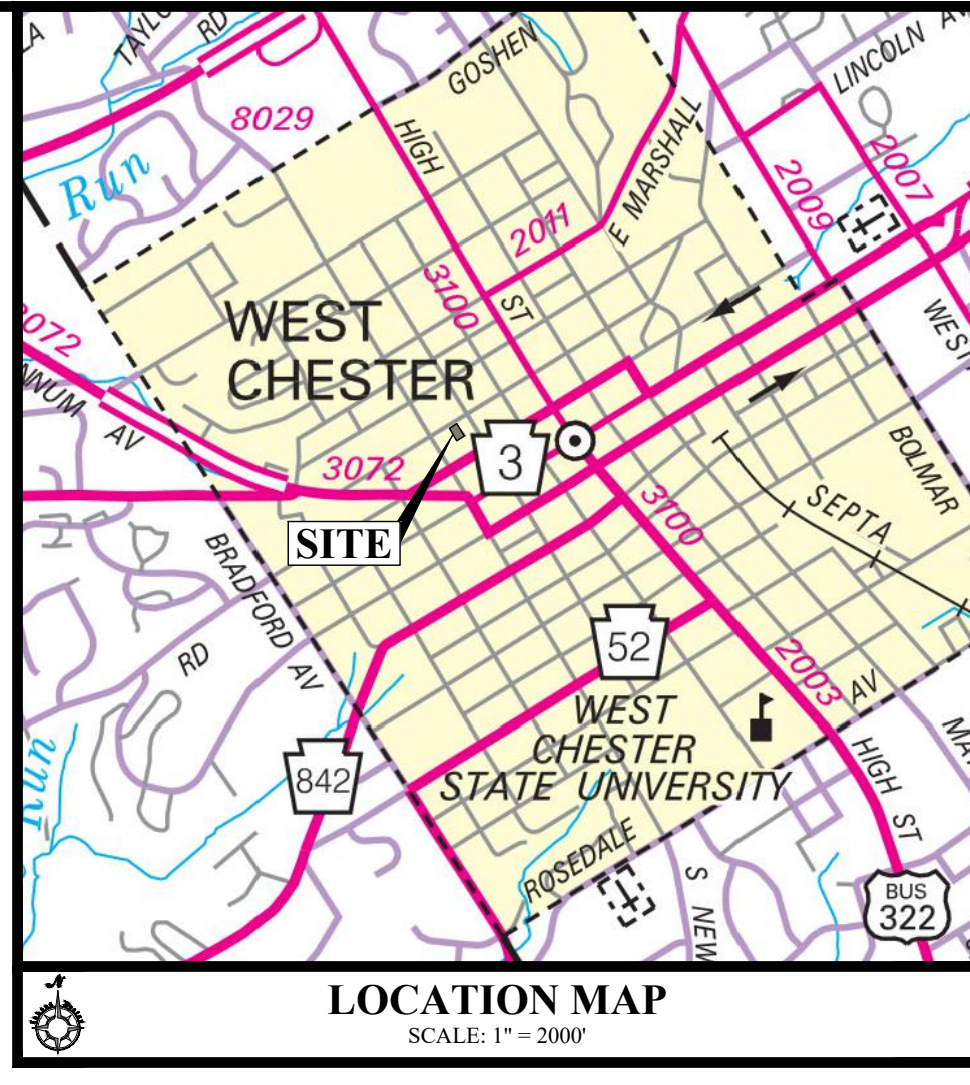
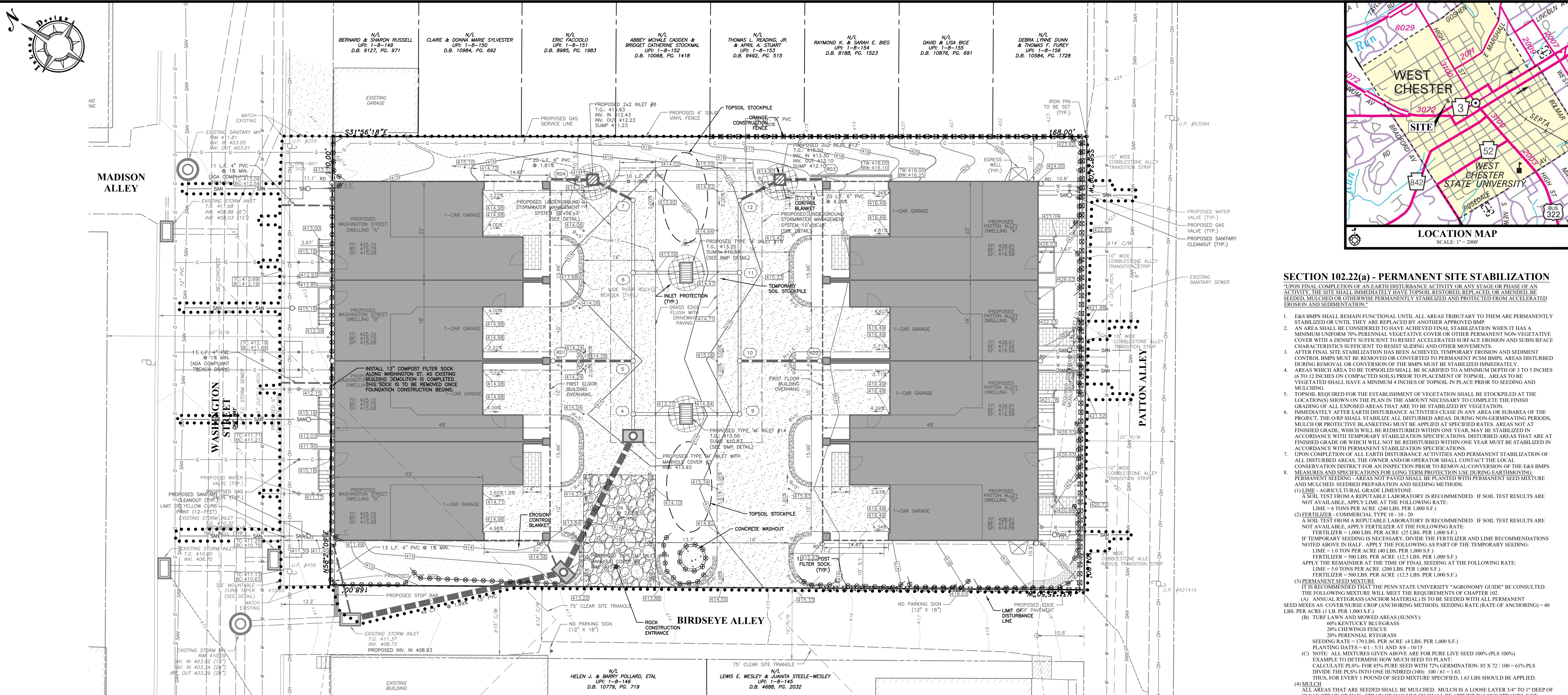
**FINAL LAND DEVELOPMENT PLAN**

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

Date: 9/30/2024  
Scale: AS NOTED  
Drawn by: DWN  
Checked by: SJZ  
Project No. 12308

**SWM DETAILS FOR AXLE SQUARE, LLC**  
210-214 WEST WASHINGTON STREET  
WEST CHESTER, PA, 19380  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET 7 OF 14**



**SECTION 102.22(a) - PERMANENT SITE STABILIZATION**

"UPON FINAL COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL IMMEDIATELY HAVE TOPSOIL RESTORED, REPLACED, OR AMENDED, BE SEEDING MULCHED OR OTHERWISE PERMANENTLY STABILIZED AND PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION."

- E&S BMPs SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER APPROVED BMP.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROL BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT EROSION AND SUBSURFACE CONTROL BMPs WHICH ARE TO BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE O&P SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH OR PROTECTIVE BLANKETING MUST BE APPLIED AT SPECIFIED RATES. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REDISTURBED WITHIN ONE YEAR, MAY BE STABILIZED IN ACCORDANCE WITH TEMPORARY STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT STABILIZATION SPECIFICATIONS.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL OR CONVERSION OF THE E&S BMPs. MEASURES AND SPECIFICATIONS FOR LONG TERM PROTECTION USE DURING EARTHMOVING.
- PERMANENT SEEDING - AREAS NOT PAVED SHALL BE PLANTED WITH PERMANENT SEED MIXTURE AND MULCHED. SEEDING 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 - 6 TONS PER ACRE (240 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 - 1,000 LBS. PER ACRE (25 LBS. PER 1,000 S.F.)  
IF TEMPORARY SEEDING IS NECESSARY, DIVIDE THE FERTILIZER AND LIME RECOMMENDATIONS NOTED ABOVE IN HALF. APPLY THE FOLLOWING AS PART OF THE TEMPORARY SEEDING:  
FERTILIZER - 500 LBS. PER ACRE (12.5 LBS. PER 1,000 S.F.)  
APPLY THE REMAINDER AT THE TIME OF FINAL SEEDING AT THE FOLLOWING RATE:  
LIME - 5.0 TONS PER ACRE (200 LBS. PER 1,000 S.F.)  
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. THE FOLLOWING MIXTURE WILL MEET THE REQUIREMENTS OF CHAPTER 102:  
(A) ANNUAL RYEGRASS (ANCHOR MATERIAL) IS TO BE SEED WITH ALL PERMANENT SEED MIXES AS COVER CROPPING (ANCHORING METHOD), SEEDING RATE (RATE OF ANCHORING) - 40 LBS. PER ACRE (1 LB. PER 1,000 S.F.)  
(B) TURF GRASS AND MOWED AREAS (SUNNY):  
60% KENTUCKY BLUEGRASS  
20% CHEWINGS FESCUE  
20% PERENNIAL RYEGRASS  
SEEDING RATE - 170 LBS. PER ACRE (4 LBS. PER 1,000 S.F.)  
PLANTING DATES = 41 - 5/31 AND 8/6 - 10/15  
(C) 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 X 72 / 100 = 61% PLS  
DIVIDE THE PLS% INTO ONE HUNDRED (100) / 61 = 1.63  
THIS, FOR EVERY 1 POUND OF SEED MIXTURE SPECIFIED, 1.63 LBS SHOULD BE APPLIED.

**SEQUENCE OF CONSTRUCTION**

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

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS FOR AN ON SITE PRE-CONSTRUCTION MEETING.
- THE PROFESSIONAL DESIGN ENGINEER, GEOTECHNICAL ENGINEER, SOILS PROFESSIONAL, AND/OR DESIGNEE MUST BE PRESENT ON-SITE FOR INSPECTIONS OF THE OVERALL FUNCTIONALITY OF THE STORMWATER BMPs
- ANY DISTURBED AREA WHERE THERE WILL BE A CESSATION OF ACTIVITY FOR FOUR DAYS OR LONGER MUST BE STABILIZED WITH TEMPORARY STABILIZATION.

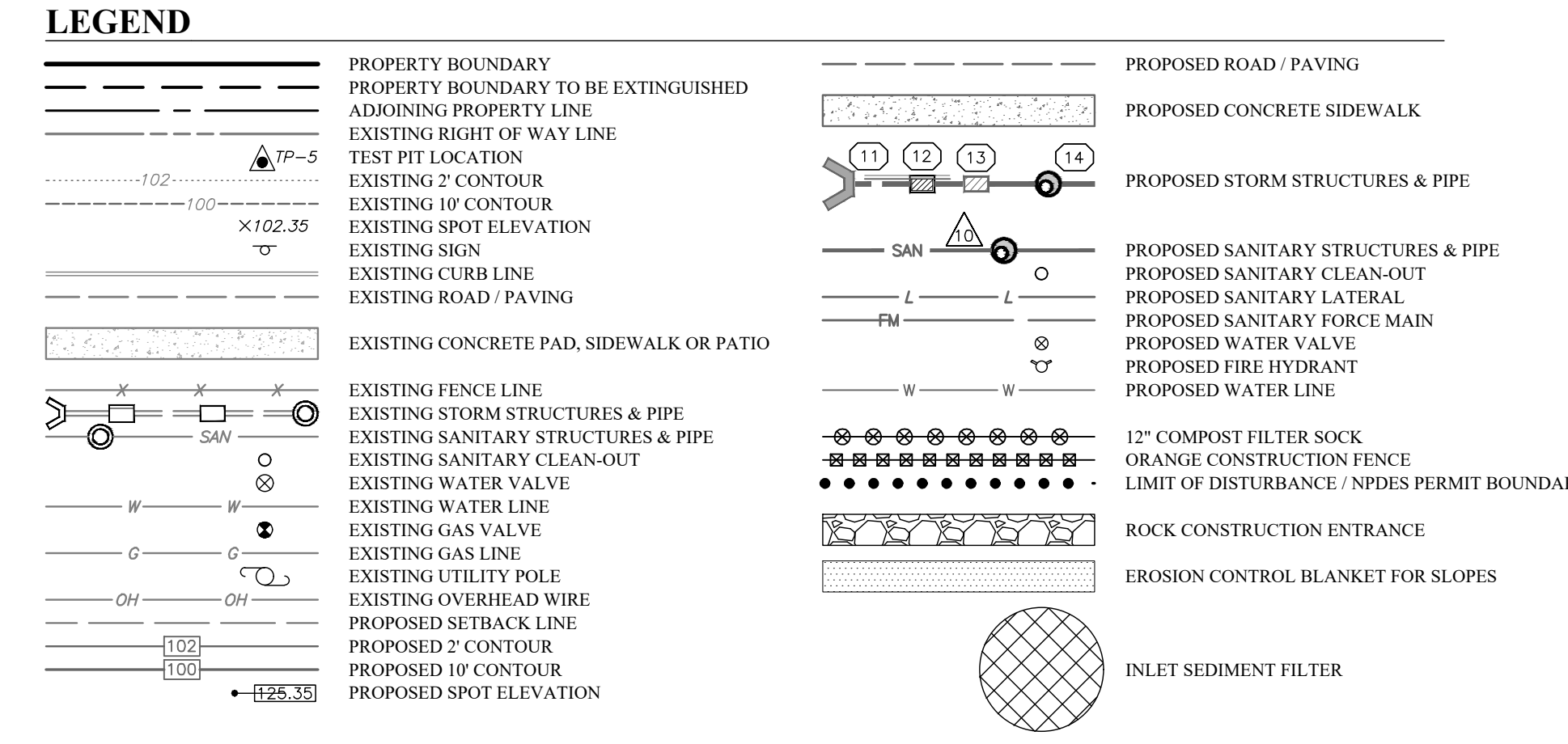
- DELINEATE THE LIMITS OF DISTURBANCE ALONG EASTERN PROPERTY LINE.
- DEMOLISH ALL EXISTING STRUCTURES AND FEATURES REMOVE DEMOLISHED MATERIAL FROM THE SITE.
- AS DEMOLITION ALLOWS, INSTALL PERIMETER CONSTRUCTION FENCE, SILT SOCK AND PERIMETER EROSION CONTROLS AS SHOWN ON THE PLAN AND ACCORDING TO DETAILS.
- INSTALL ROCK CONSTRUCTION ENTRANCE.
- ONCE BUILDING DEMOLITION IS COMPLETE, SOIL SHALL BE ANALYZED TO CONFIRM NO SOIL REMEDIATION IS NEEDED.
- PERFORM ADDITIONAL INFILTRATION TESTS IN EACH BED AREA AT THE PROPOSED BOTTOM OF BED ELEVATION USING THE DOUBLE RING INFILTRATION METHOD TO VERIFY THE DESIGN TEST RESULTS. IF TEST RATES DO NOT MEET THE DESIGN RATES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CLEAR, GRUB AND BEGIN ROUGH GRADING OPERATIONS, STOCKPILE TOPSOIL IN DESIGNATED AREA.
- INSTALL BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION.
- INSTALL NEW SIDEWALK WHEN APPROPRIATE.
- WHEN APPROPRIATE, INSTALL SUBSURFACE INFILTRATION BED FOLLOWING THE INFILTRATION BED SEQUENCE OF CONSTRUCTION. INSTALL STORM SEWER AND ROOF DRAIN CONNECTIONS TO INFILTRATION BED. 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 SOODED.
- SEED AND MULCH ALL REMAINING DISTURBED AREAS.
- 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 SEEDING, 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 SEEDING WITH PERMANENT SEED MIX AND MULCHED. SEEDING 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 (40 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.)
  - TEMPORARY SEED MIXTURE  
ANNUAL RYEGRASS IS A QUICK GERMINATING SPECIES OF GRASS, WHICH CAN BE SEEDING DURING MOST TIME PERIODS. IF YOU PLAN TO LEAVE THE PROJECT DISTURBED AND INACTIVE FOR MORE THAN TWENTY (20) DAYS, TEMPORARY SEEDING SHALL BE APPLIED IMMEDIATELY. IF THE SITE IS TO REMAIN INACTIVE FOR ONE YEAR OR MORE A PERMANENT SEED MIX IS NECESSARY.  
ANNUAL RYEGRASS - 40 LBS. PER ACRE (1 LB. PER 1,000 S.F.)  
NOTE: ALL MIXTURES GIVEN ABOVE ARE FOR PURE LIVE SEED 100% (PLS 100%)
  - MULCH  
ALL AREAS THAT ARE SEEDING 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 (40 LBS. PER 1,000 S.F.)

**LIMIT OF DISTURBANCE: 18,698 S.F. (0.43 AC.)**  
**WATERSHED: TAYLOR RUN**  
**CHAPTER 93 CLASSIFICATION: TSF / MF**



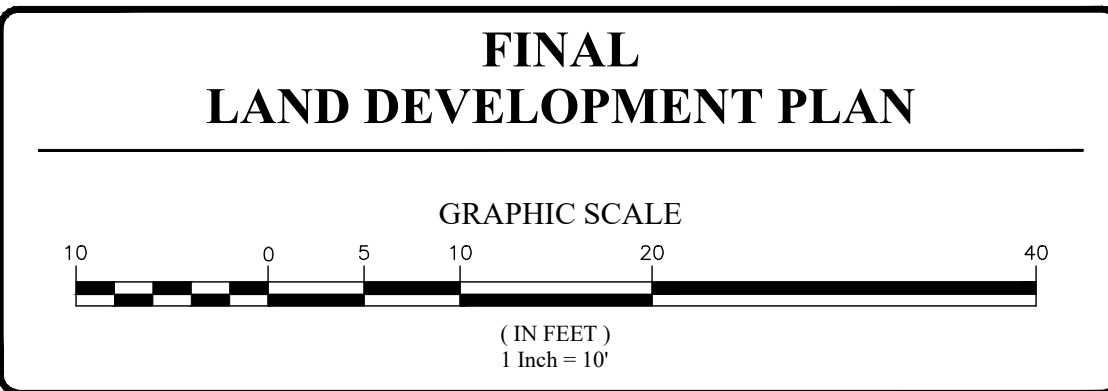
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www.InLandDesign.net Info@InLandDesign.net

**COMMONWEALTH OF PENNSYLVANIA**  
Professional Engineer  
SCOTT J. ZWIZANSKI  
ENGINEER  
PE091752

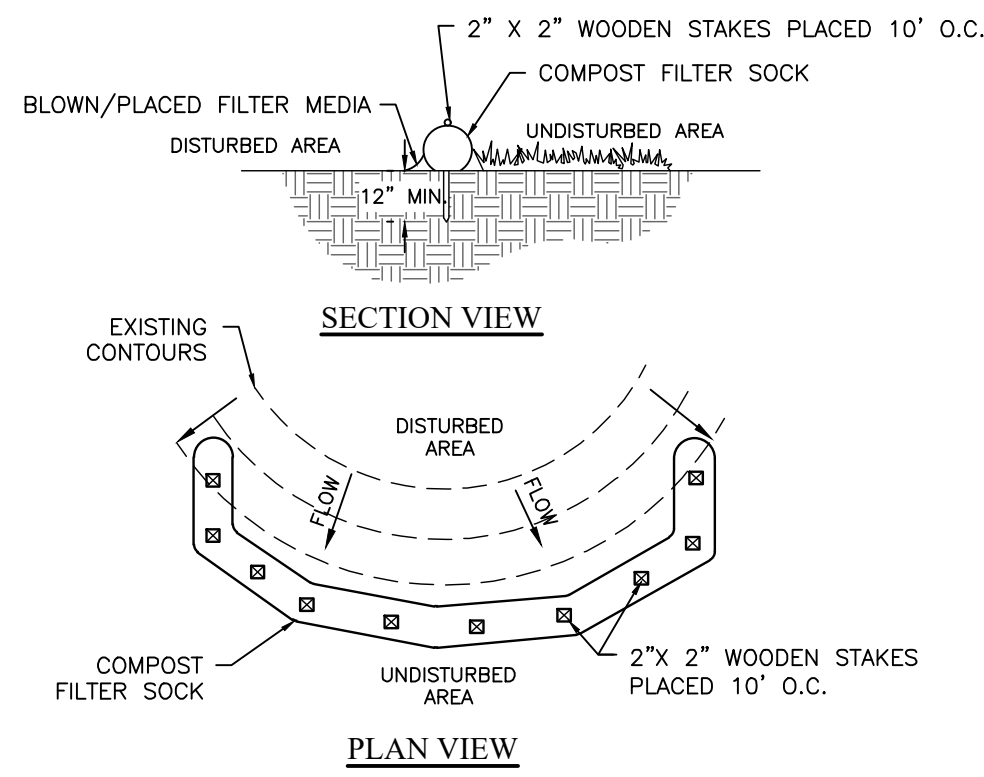
No.	Date:	Description:
1	12/16/2024	REVISED PER MUNICIPAL REVIEW LETTERS
2	12/18/2024	ADDED PERVIOUS PAVING
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4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT



Date: 9/30/2024  
Scale: 1" = 10'  
Drawn by: DWN  
Checked by: SJZ  
Project No. 12308

**CONSERVATION & EROSION CONTROL PLAN**  
FOR  
**AXLE SQUARE, LLC**  
210-214 WEST WASHINGTON STREET  
WEST CHESTER, PA, 19380  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**8**  
**OF 14**



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

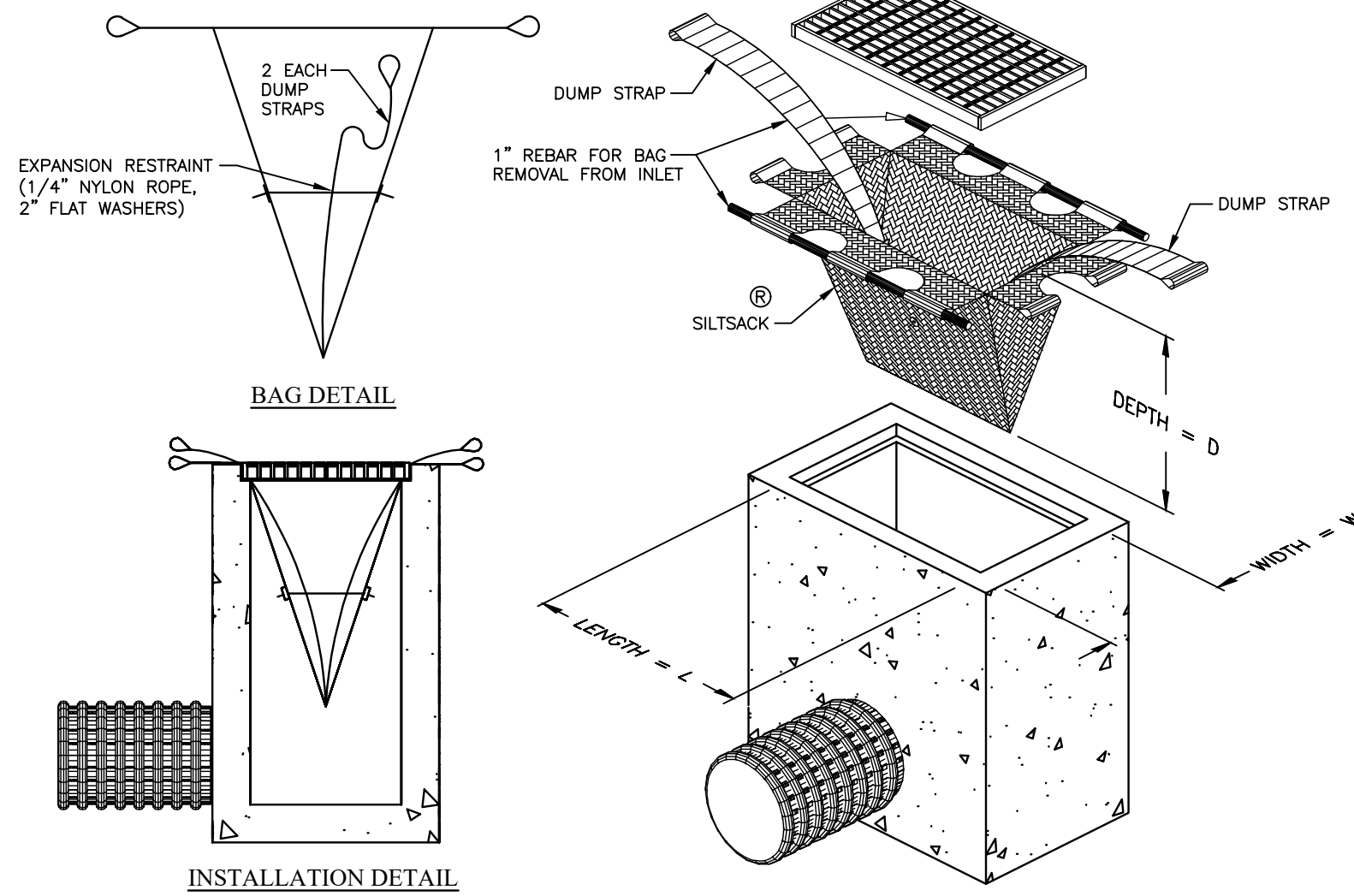
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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

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

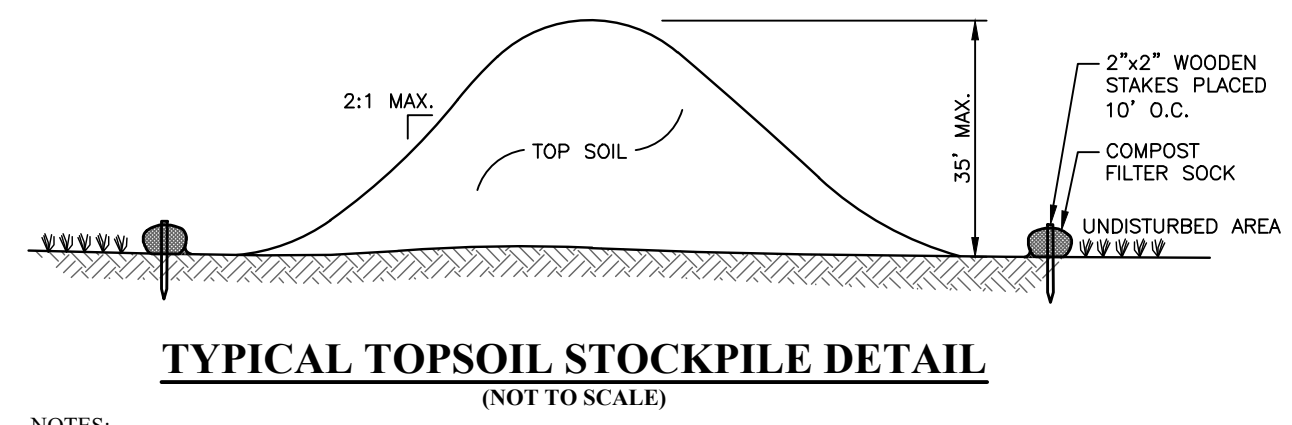
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1**  
**COMPOST FILTER SOCK**  
(NOT TO SCALE)



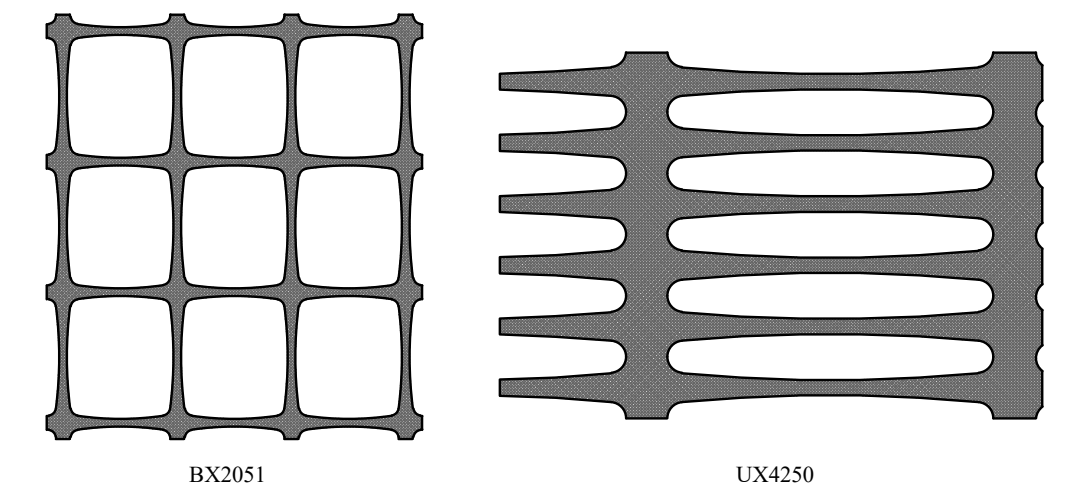
**SEDIMENT FILTER BAG INLET PROTECTION DETAIL**  
(NOT TO SCALE)

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



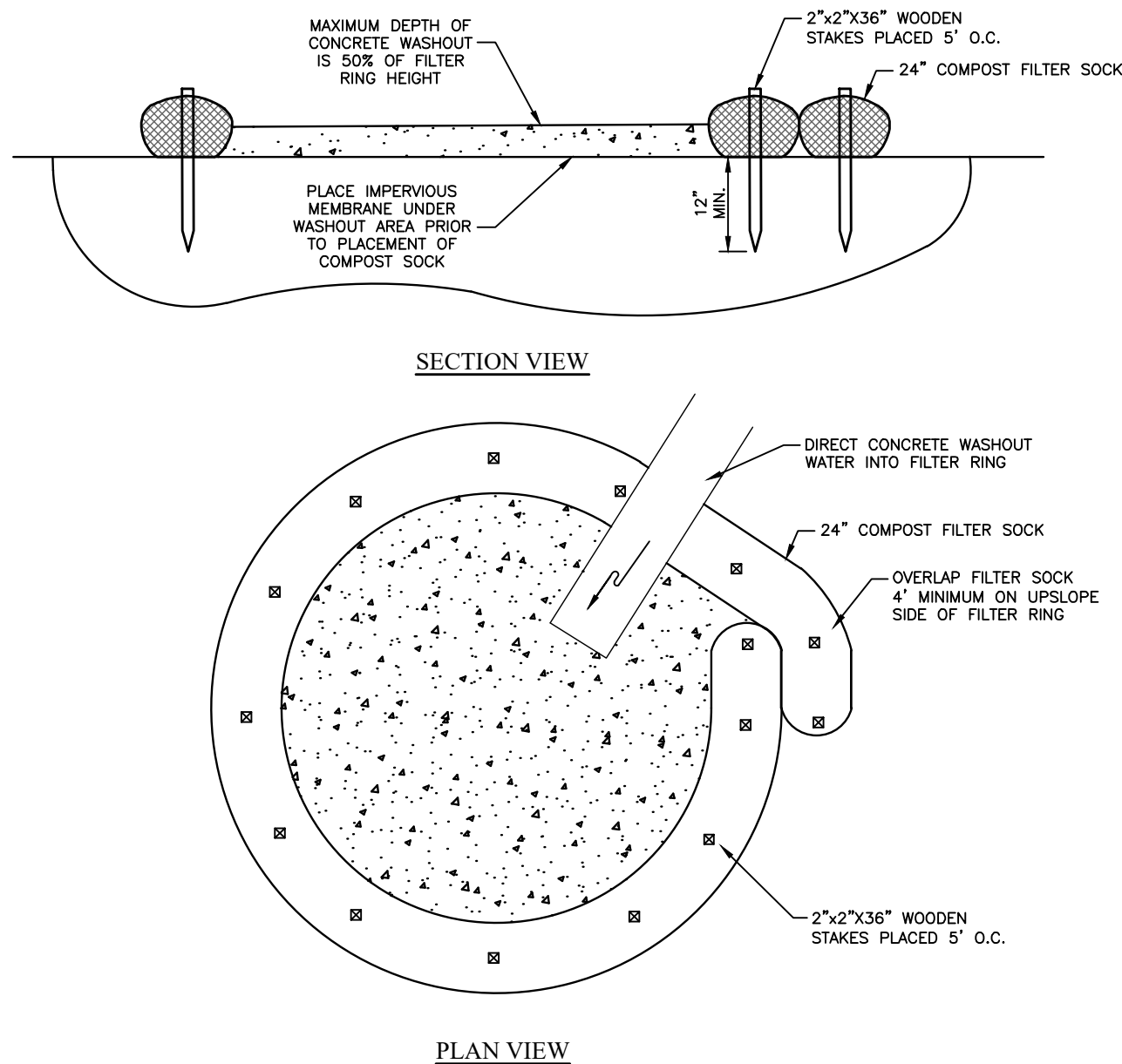
**TYPICAL TOPSOIL STOCKPILE DETAIL**  
(NOT TO SCALE)

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



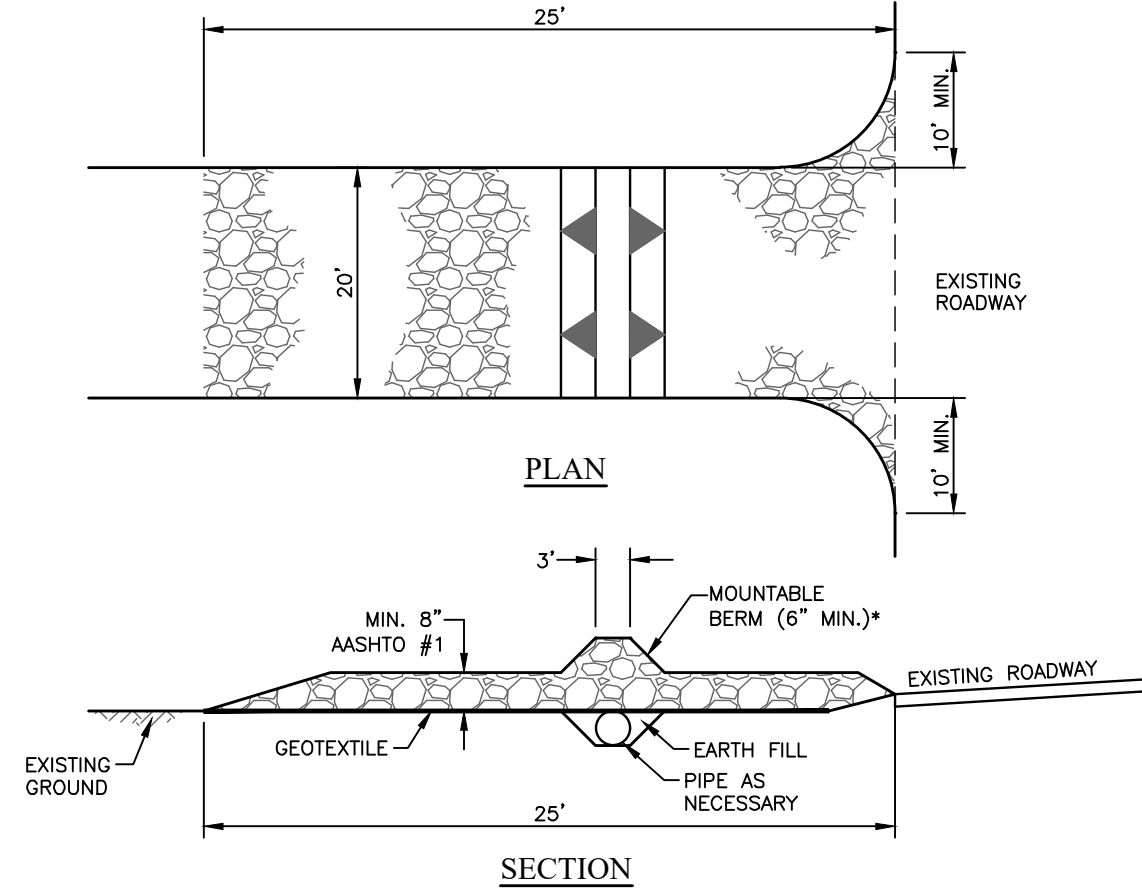
FOR GENERAL USE:  
TENSAR SAFETY FENCE BX 2051, 4' HT.,  
ORANGE FOR EXTRA PROTECTION:  
TENSAR SAFETY FENCE UX 4250, 4' HT.,  
ORANGE INSTALLATION:  
ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

**ORANGE CONSTRUCTION FENCE DETAIL**  
(NOT TO SCALE)



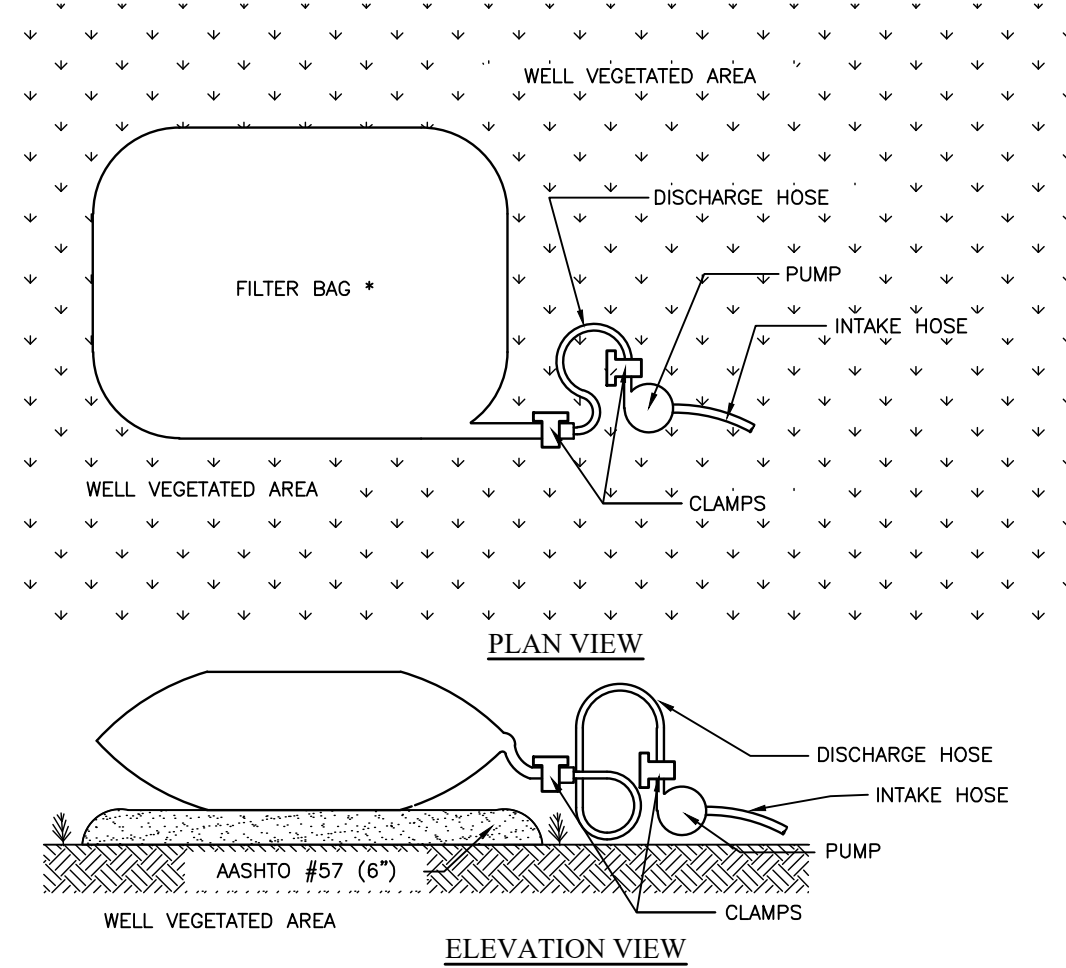
**COMPOST SOCK WASHOUT INSTALLATION**  
(PADEP STANDARD FIGURE 3.18)  
(NOT TO SCALE)

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18\"/>



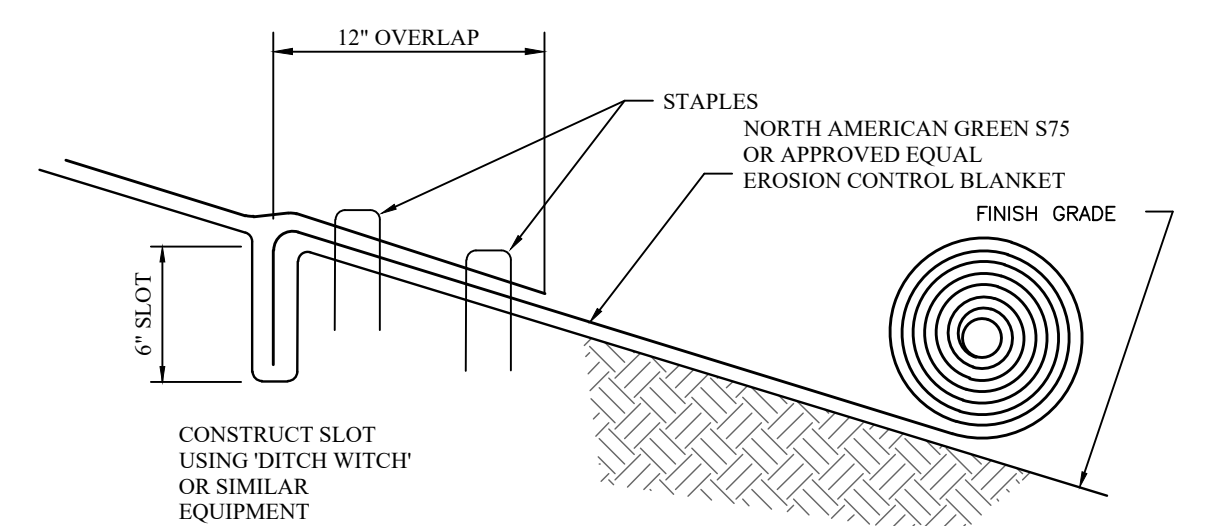
**STANDARD CONSTRUCTION DETAIL #3-1**  
**ROCK CONSTRUCTION ENTRANCE DETAIL**  
(NOT TO SCALE)

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 30 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



**STANDARD CONSTRUCTION DETAIL #3-16**  
**PUMPED WATER FILTER BAG**  
(NOT TO SCALE)

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



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

**EROSION BLANKET INSTALLATION FOR SLOPES**  
(NOT TO SCALE)

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Serial Numbers:  
**20241660254**

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www.InLandDesign.net Info@InLandDesign.net

**SCOTT G. ZWIZANSKI**  
REGISTERED PROFESSIONAL ENGINEER  
PE091752

No.	Date:	Description:
1	12/16/2024	REVISED PER MUNICIPAL REVIEW LETTERS.
2	12/18/2024	ADDED PERVIOUS PAVING
3	4/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

**FINAL LAND DEVELOPMENT PLAN**

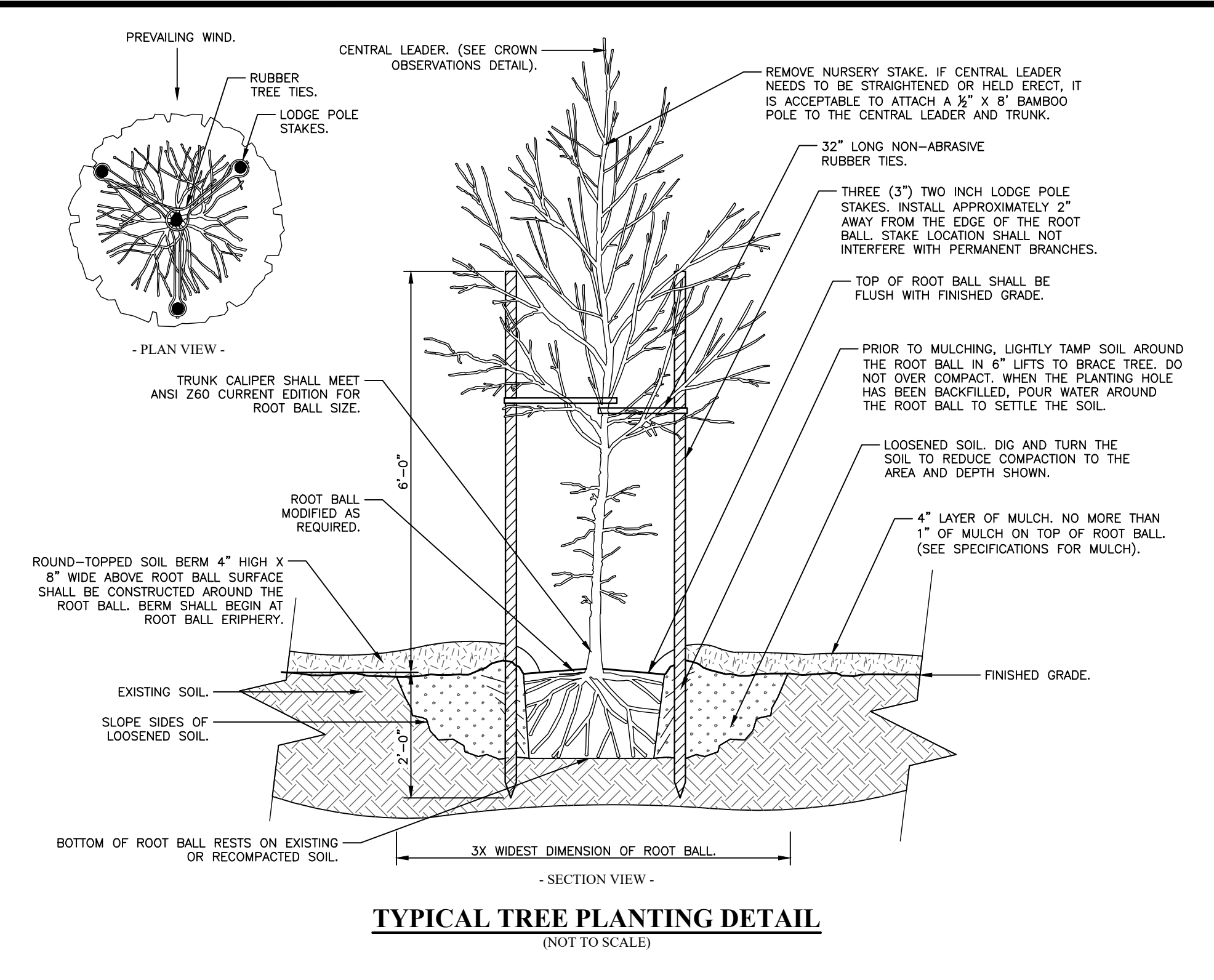
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(IN FEET)  
1 inch = 10'

Date: 9/30/2024  
Scale: AS NOTED  
Drawn by: DWN  
Checked by: SJZ  
Project No. 12308

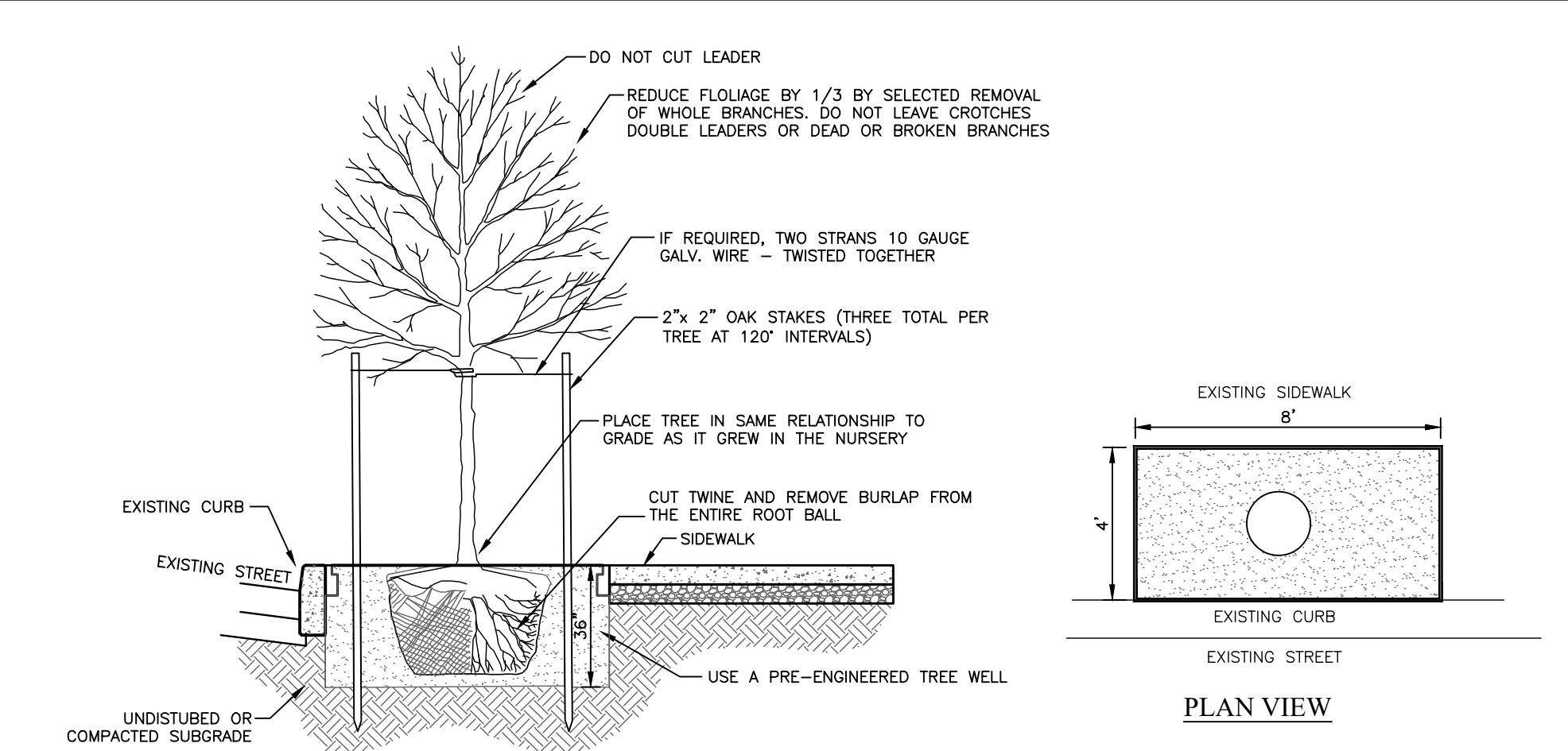
**EROSION CONTROL DETAILS FOR AXLE SQUARE, LLC**  
210-214 WEST WASHINGTON STREET  
WEST CHESTER, PA, 19380  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET 9 OF 14**

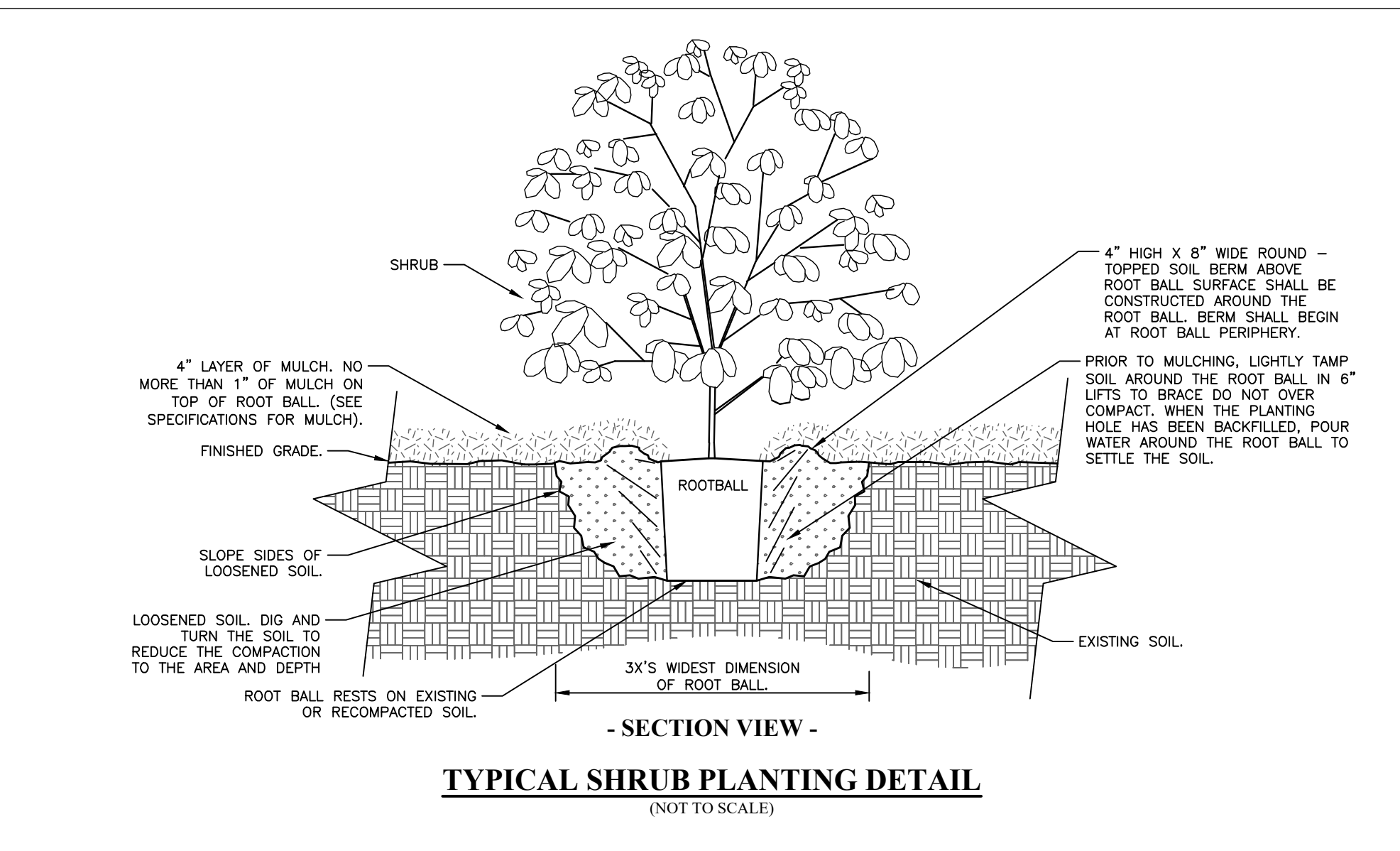




**TYPICAL TREE PLANTING DETAIL**  
(NOT TO SCALE)



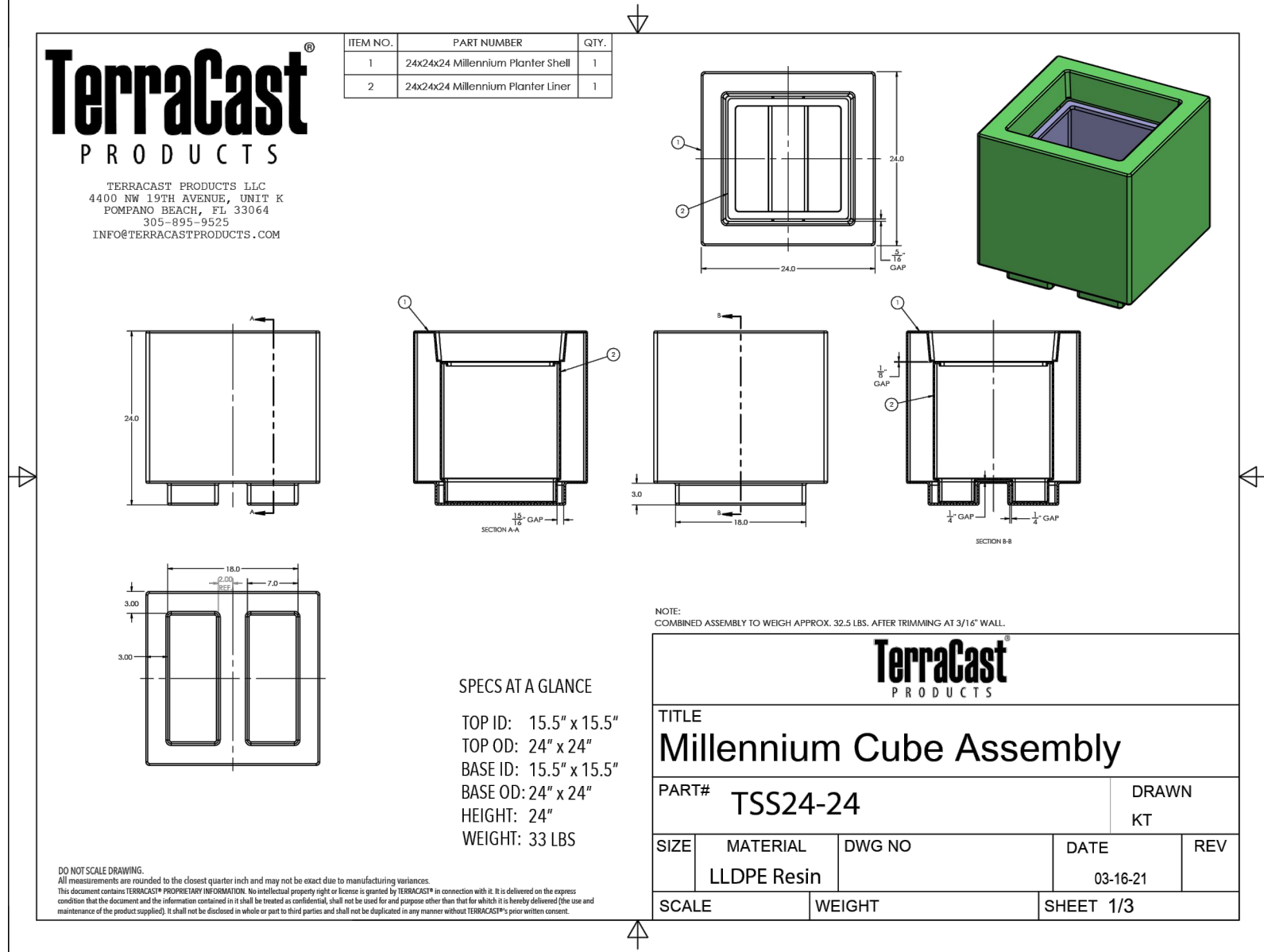
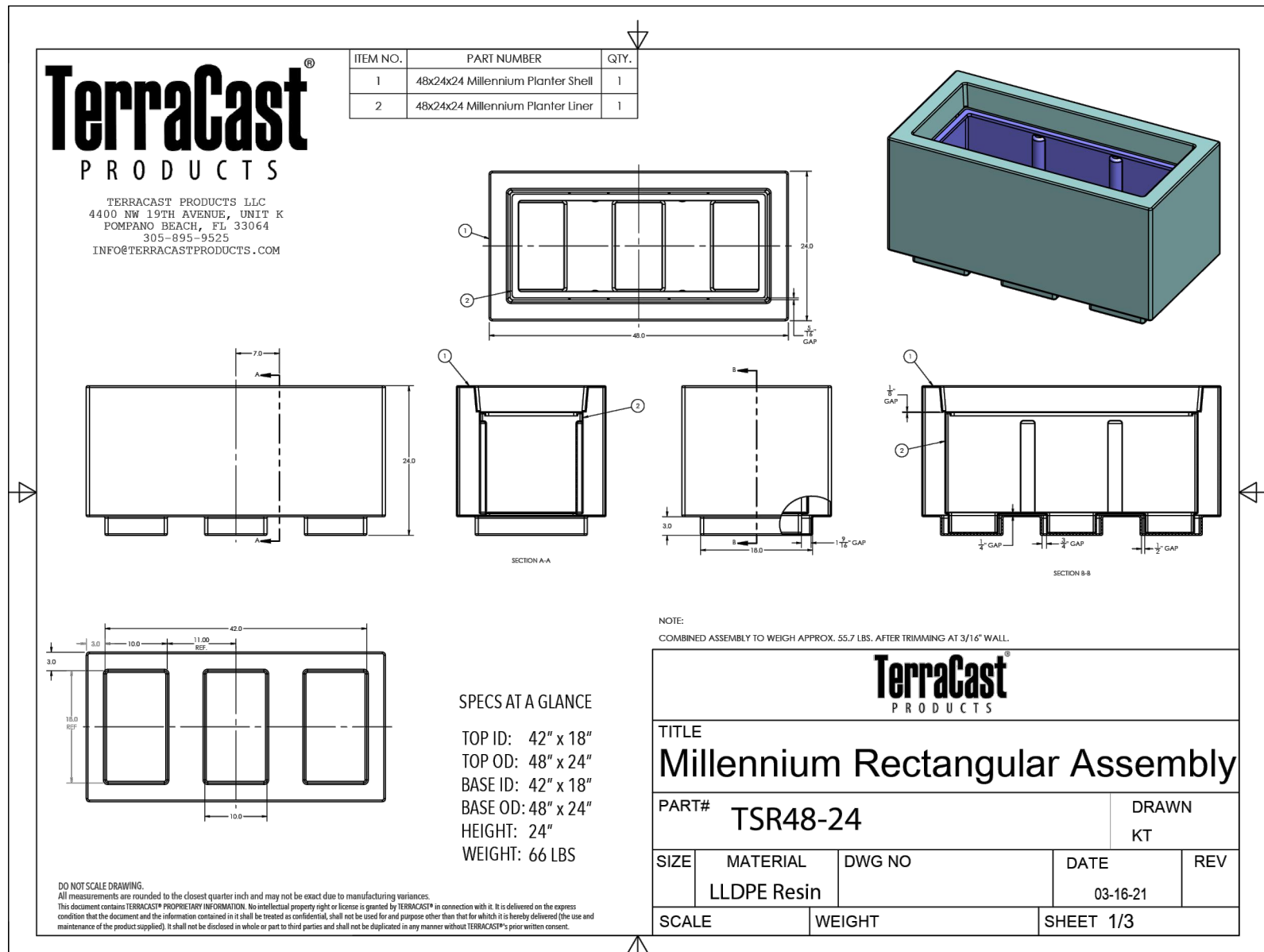
**TYPICAL STREET TREE PLANTING DETAIL**  
(NOT TO SCALE)



**TYPICAL SHRUB PLANTING DETAIL**  
(NOT TO SCALE)

**TERRACAST MILLENNIUM II PLANTER**

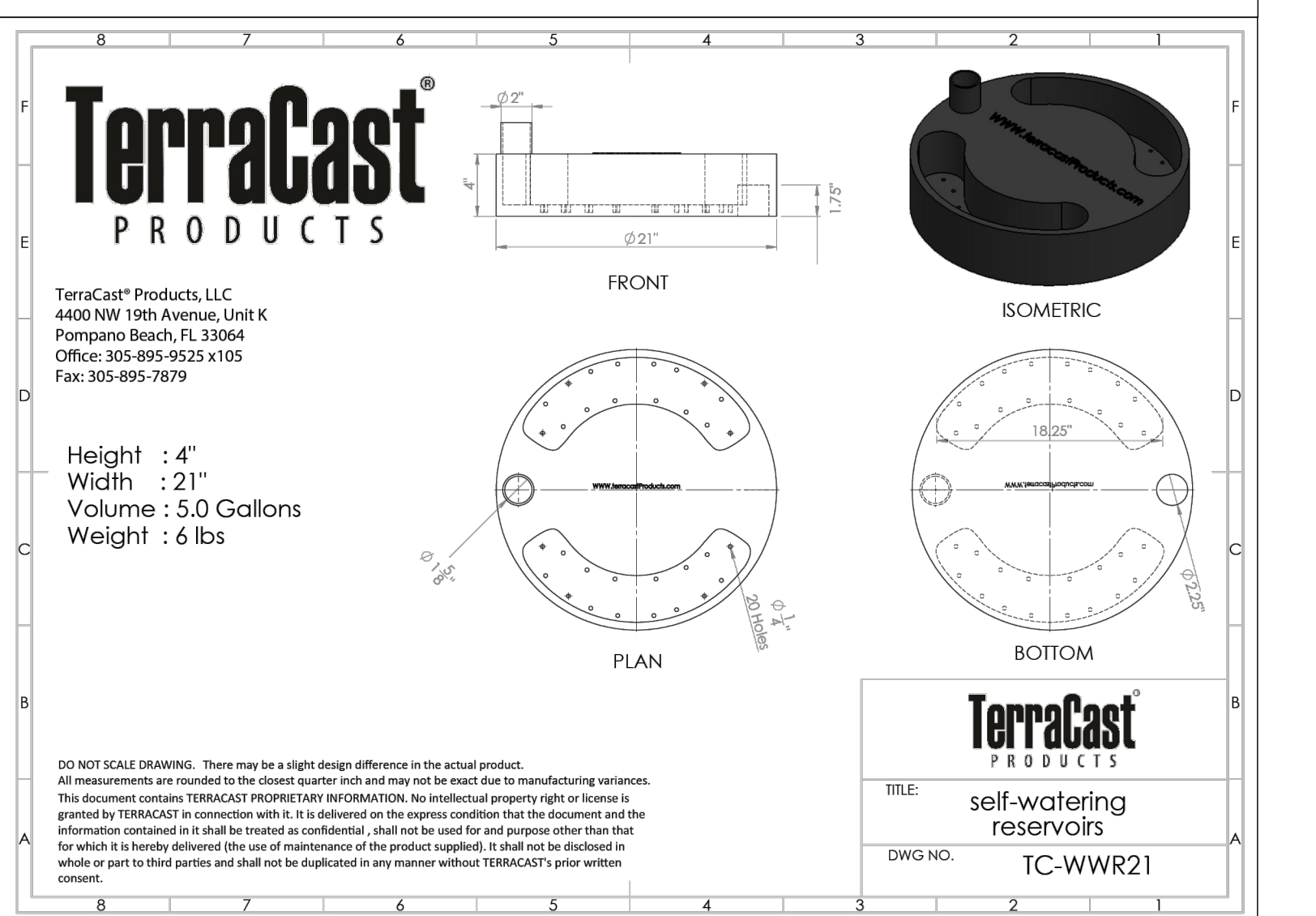
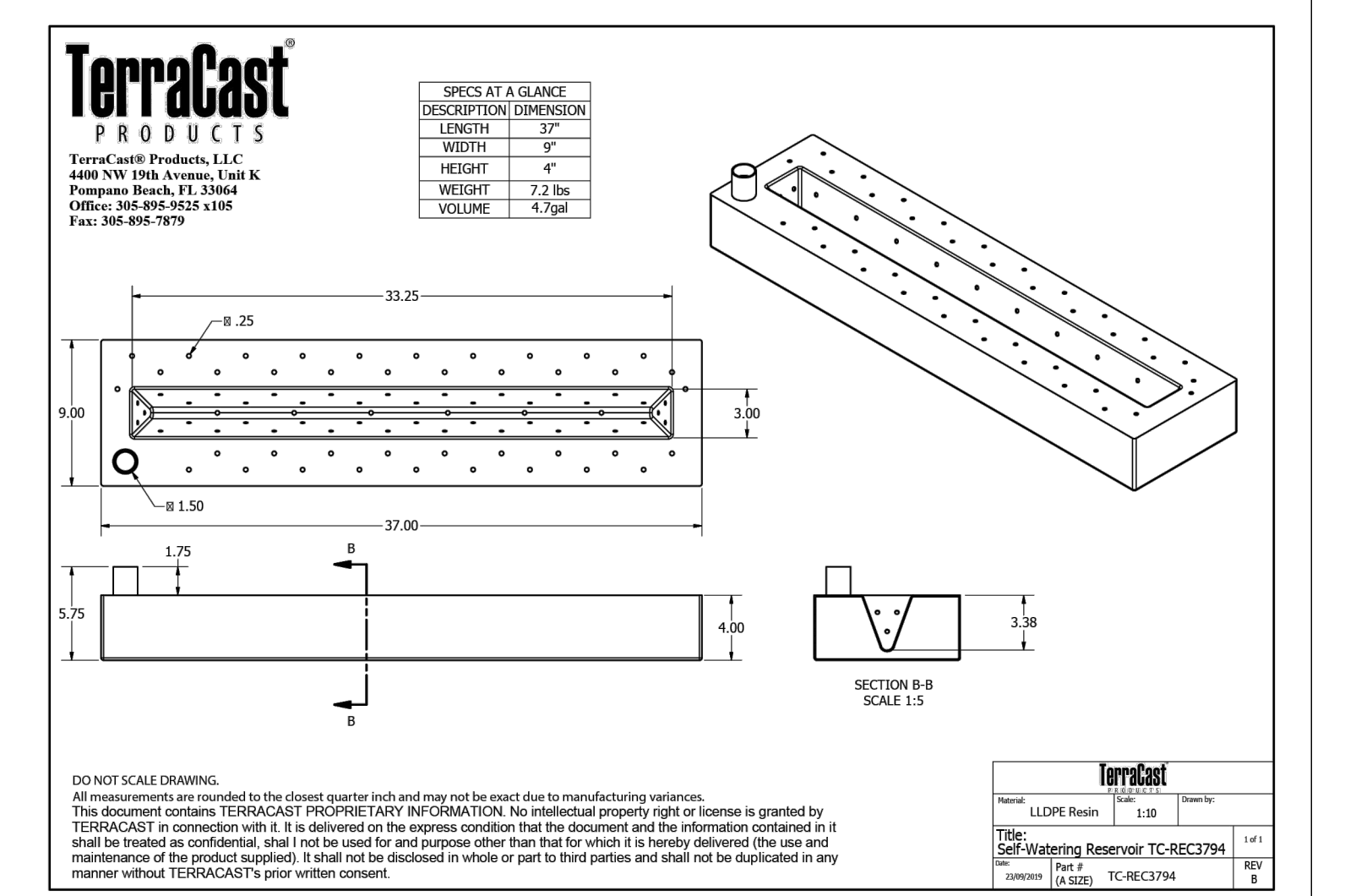
- NOTES:
- PRODUCT: TERRACAST MILLENNIUM RECTANGULAR II PLANTER
  - 24"x48" ITEM #
  - TSR48-24: MILLENNIUM PLANTER SHELL
  - TSR48-24-LINER: MILLENNIUM PLANTER LINER
  - PRODUCT: TERRACAST MILLENNIUM SQUARE II PLANTER (CUBE)
  - 24" X 24" ITEM #
  - TSS24-24: MILLENNIUM PLANTER SHELL (CUBE)
  - TSS24-24-LINER: MILLENNIUM PLANTER LINER (CUBE)
  - COLOR: CHARCOAL
- WWW.TERRACASTPRODUCTS.COM/PRODUCT/MILLENNIUM-RECTANGULAR-2/  
INFO@TERRACASTPRODUCTS.COM  
(844) 285-9556



**STREET PLANTER PLANTING OPTIONS**

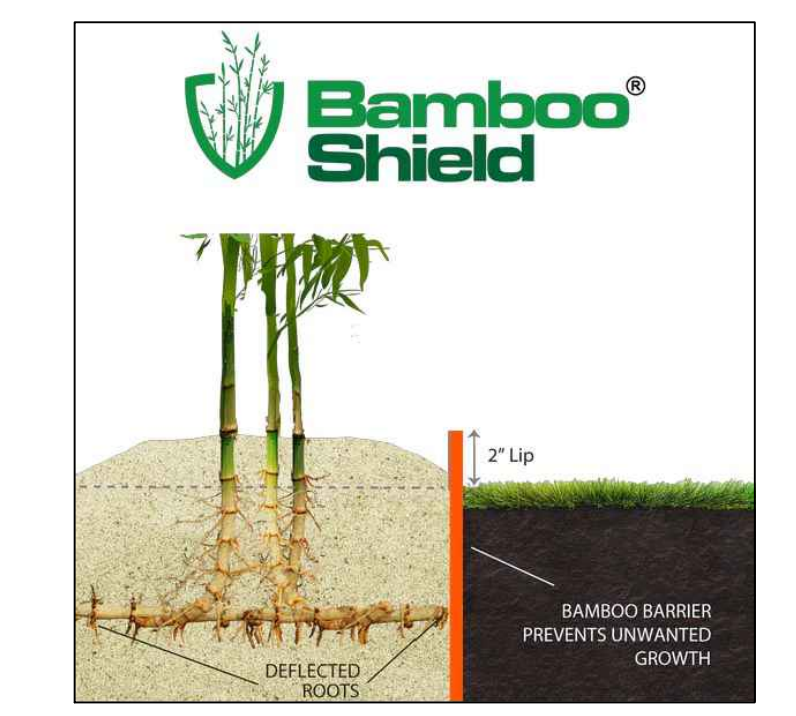
- NOTES:
- USE PLANTER AND WATERING INSERT AS SPECIFIED
  - PLANTER TO BE FILLED WITH POTTING SOIL-NOT GARDEN SOIL OR TOPSOIL
  - LARGE PLANT IN CENTER OF PLANTER AS A FOCAL POINT
  - SMALL AND TRAILING PLANTS AROUND THE FOCAL POINT.
  - WATER, PRUNE, DEADHEAD AND WEED AS NEEDED.
  - FERTILIZE AT MINIMUM TWICE A GROWING SEASON WITH BALANCE FERTILIZER (I.E. MIRACLE-GRO)
  - CHANGE PLANTS OUT SEASONALLY FOR YEAR ROUND INTEREST
  - COLDER MONTHS USE EVERGREEN BOUGHS AND DRIED HERBACEOUS MATERIAL
  - LIST PROVIDED ARE OPTIONS, THERE ARE A LARGE VARIETY OF PLANTS AVAILABLE.

PLANT	COMMON NAME	SIZE	CONTAINER
COLEUS	SCUTELLARIODES	4"	POT
IMPATIENS	BALTIMORE	4"	POT
LORELA	WINDSOR	4"	POT
LYMARICIA	ANIMILARIA	4"	POT
PELAGONIA	PORTULACA	4"	POT
PENSTEMON	NEOTOMUS	4"	POT
PETUNIA	SPIDER	4"	POT
SALVIA	LEUCANTHEMUM	4"	POT
TAGETIS	NELOSON	4"	POT
VERBENA	OFFICINALIS	4"	POT
VIOLA	TRICOLOR	4"	POT



**TERRACAST SELF-WATERING RESERVOIRS**

- NOTES:
- MANUFACTURER: TERRA CAST
  - MODEL NUMBER: FOR MILLENNIUM RECTANGULAR II TC-REC3794 FOR MILLENNIUM SQUARE II TC-WWR21
  - CONTACT INFORMATION: TERRACAST [HTTPS://WWW.TERRACASTPRODUCTS.COM/](https://www.terracastproducts.com/) 844-285-9556

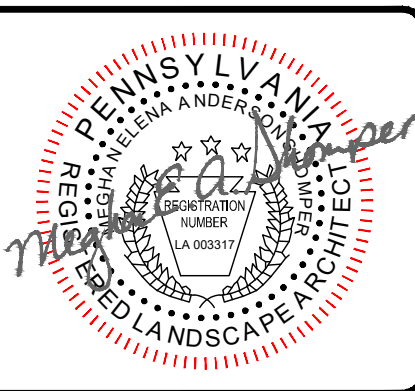


**BAMBOO SHIELD**

- NOTES:
- BAMBOO SHIELD TO BE INSTALLED ALONG FENCE LINE PER MANUFACTURERS SPECIFICATIONS.
  - RECOMMENDED PRODUCT: 80 MIL THICK X 30" DEPTH.
  - <https://bambooshield.com/>
  - Text 1-855-661-3822
  - Call 1-855-661-3822

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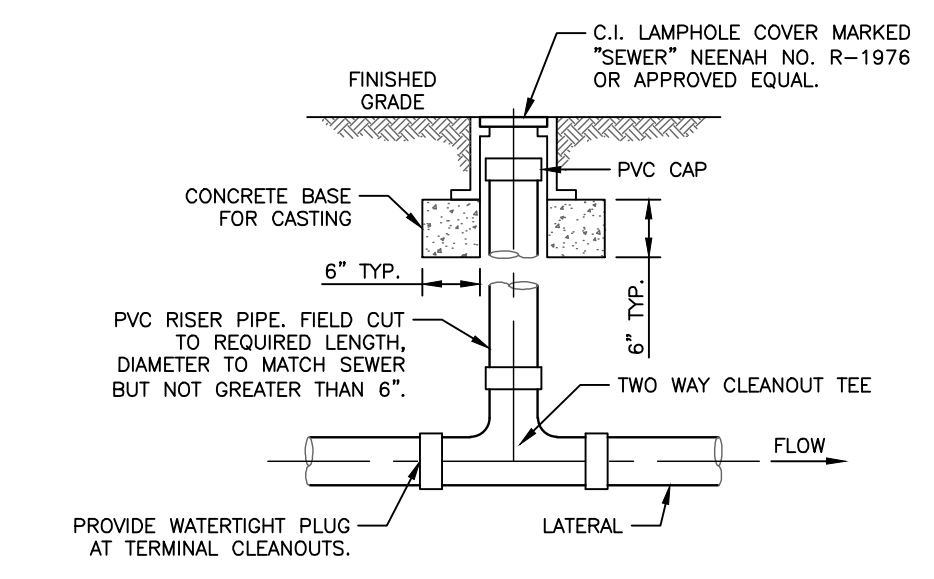
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**FINAL LAND DEVELOPMENT PLAN**

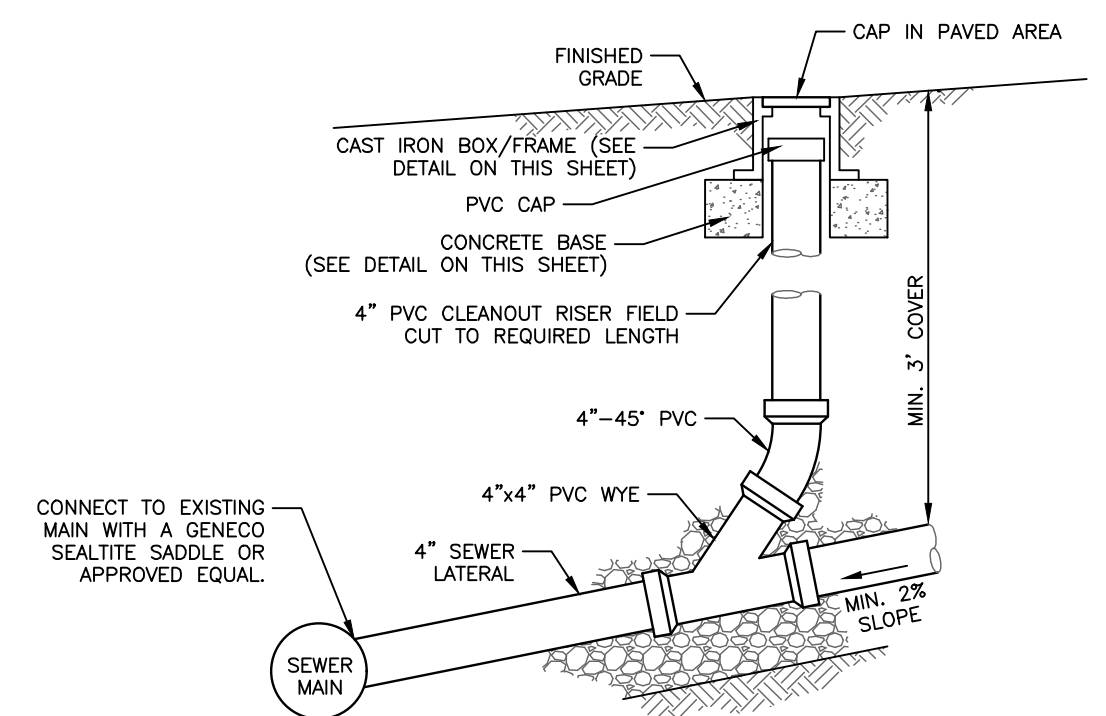
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Scale: AS NOTED  
Drawn by: MEAS  
Checked by: MEAS  
Project No. 12308

**LANDSCAPE & LIGHTING DETAILS FOR**  
**AXLE SQUARE, LLC**  
210-214 WEST WASHINGTON STREET  
WEST CHESTER, PA, 19380  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

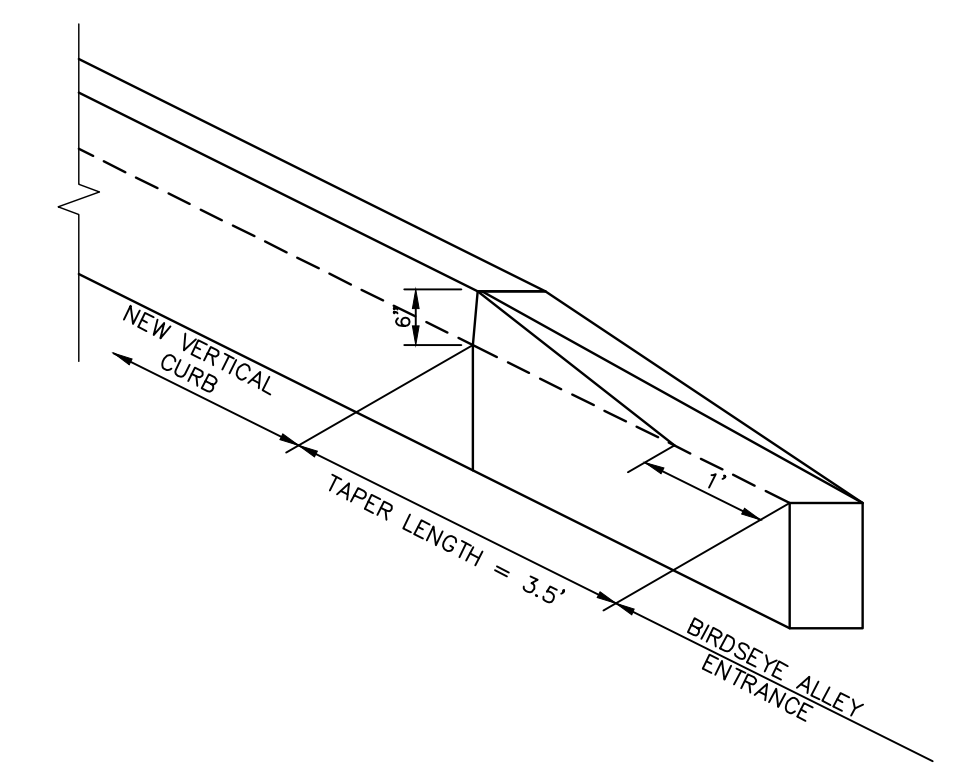
**SHEET**  
**11**  
**OF 14**



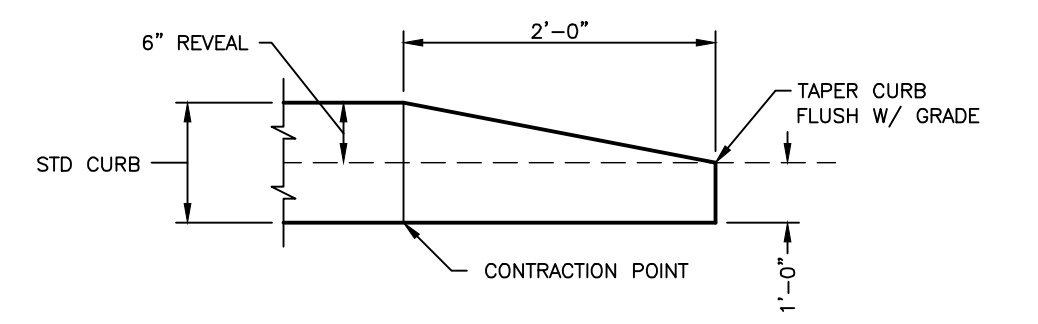
**TYPICAL CLEANOUT FRAME AND COVER  
DETAIL PAVED SURFACES OR SIDEWALKS**  
(NOT TO SCALE)



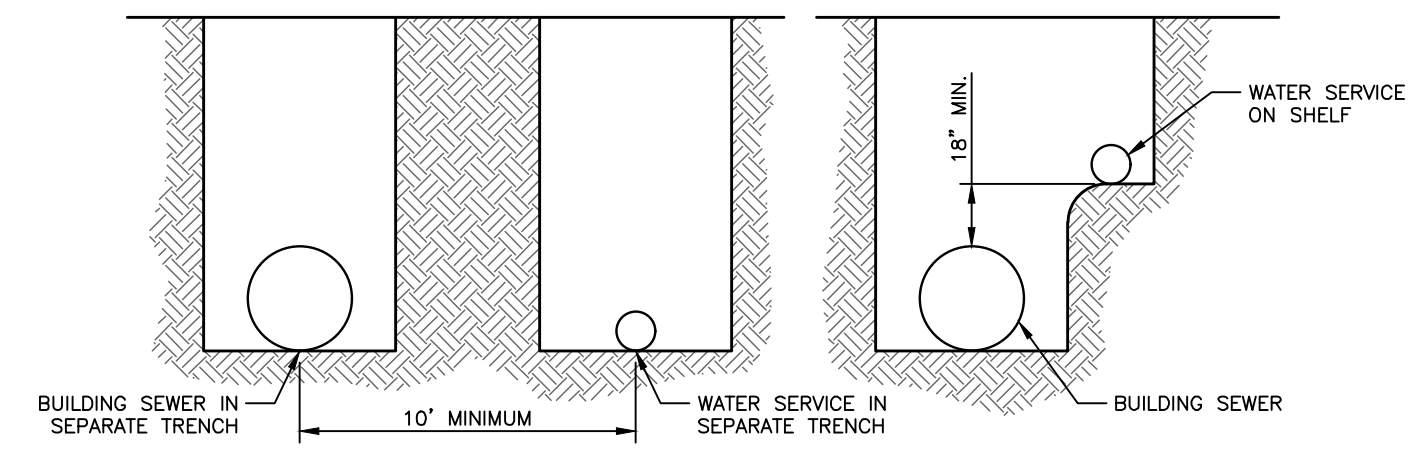
**TYPICAL SANITARY SEWER LATERAL**  
(NOT TO SCALE)



**WASHINGTON ST./BIRDSEYE ALY  
CONCRETE CURB MOUNTABLE TAPER  
DETAIL**  
(NOT TO SCALE)

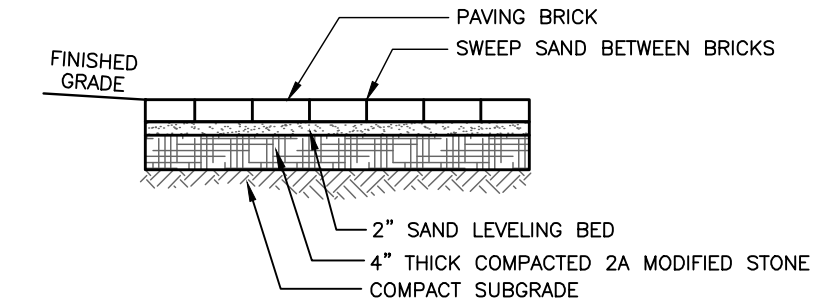


**CURB END TREATMENT DETAIL**  
(NOT TO SCALE)

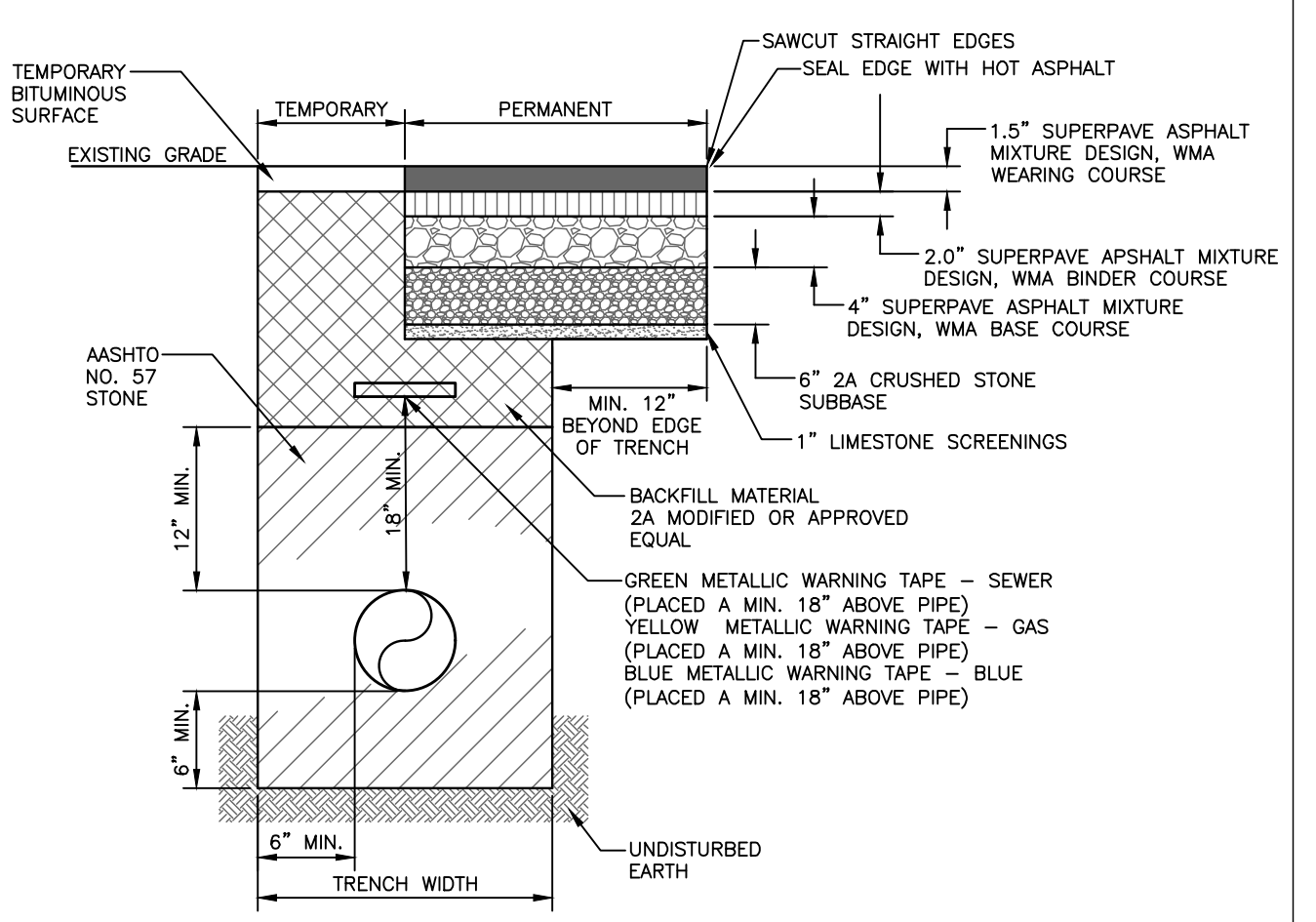


**TYPICAL WATER & SEWER SERVICES  
SEPARATION DETAIL**  
(NOT TO SCALE)

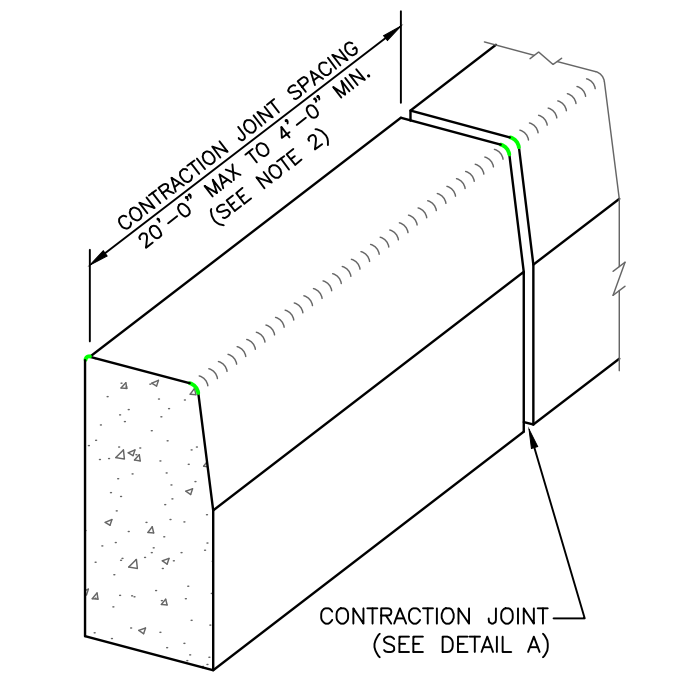
- NOTE:  
1. THE BUILDING WATER SERVICE AND SEWER SERVICES SHALL BE 10-FEET APART.  
2. WHERE 10-FEET SEPARATION CAN NOT BE ACCOMPLISHED, THE SERVICES SHALL HAVE A VERTICAL SEPARATION OF 12-INCHES (MINIMUM).



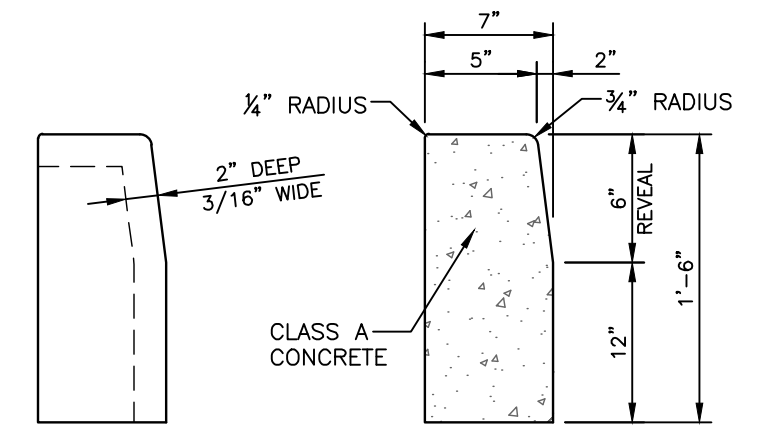
**TYPICAL BRICK SIDEWALK SECTION**  
(NOT TO SCALE)



**PAVEMENT RESTORATION DETAIL FOR  
WASHINGTON STREET, BIRDSEYE ALLEY AND  
PATTON ALLEY**  
(NOT TO SCALE)



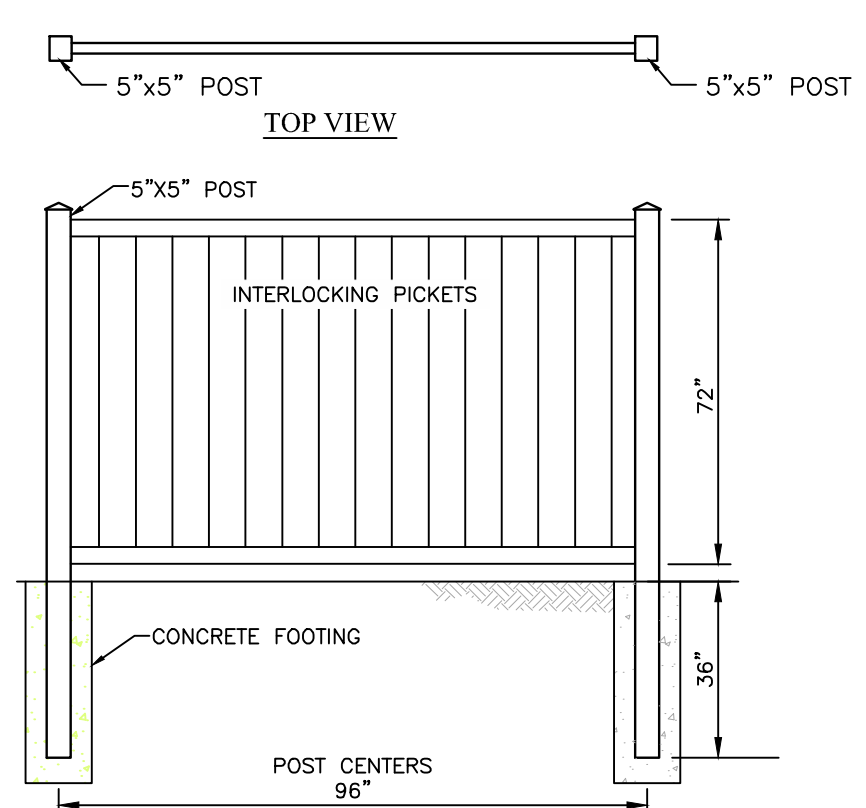
**PLAIN CEMENT CONCRETE CURB**



**DETAIL A  
CONTRACTION JOINT**      **TYPICAL  
CROSS SECTION**

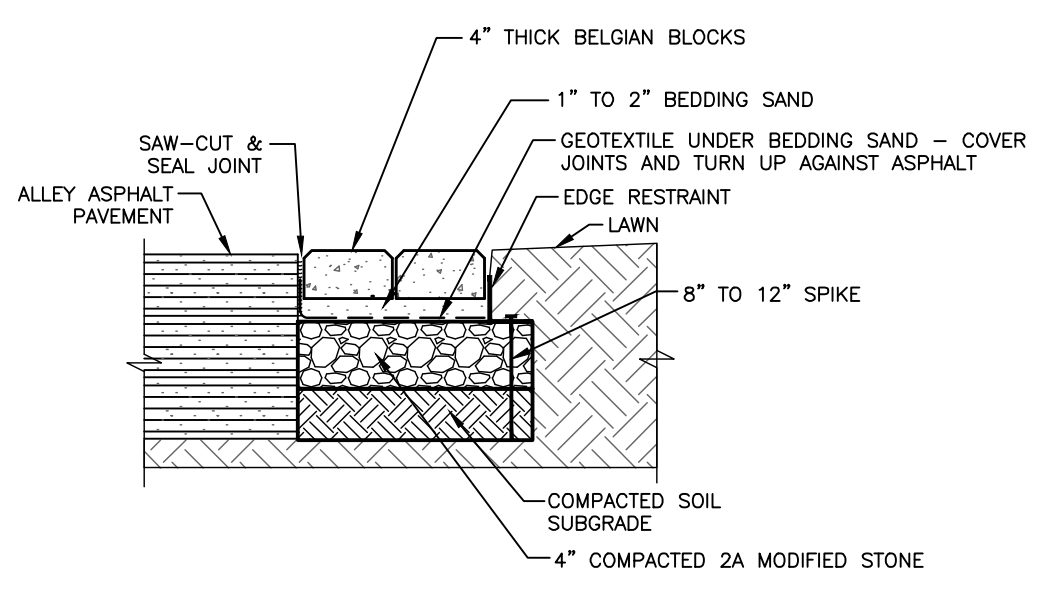
- NOTES  
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURBS AND DEPRESSED CURBS, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.  
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.  
3. PLACE 3/4\"/>

**6\"/>**



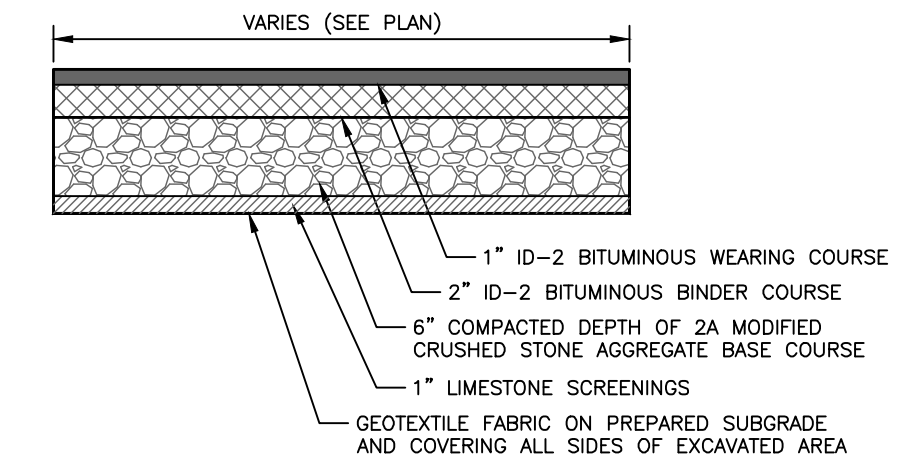
**TYPICAL 6-FOOT VINYL PRIVACY  
FENCE DETAIL**  
(NOT TO SCALE)

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

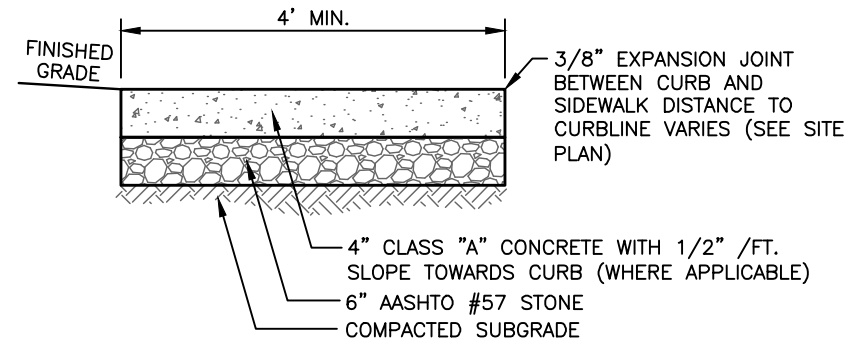


**PATTON ALLEY PAVEMENT BORDER**  
(NOT TO SCALE)

- NOTE:  
1. ALONG PATTON ALLEY, THE BLOCK BORDER SHALL BE 10\"/>



**TYPICAL DRIVEWAY / PARKING LOT SECTION**  
(NOT TO SCALE)



**TYPICAL SIDEWALK SECTION**  
(NOT TO SCALE)

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UP1: 1-8-147 | UPI: 1-8-147.1 | UPI: 1-8-148

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PROFESSIONAL  
ENGINEER  
SCOTT G. ZWIZANSKI  
PE091752

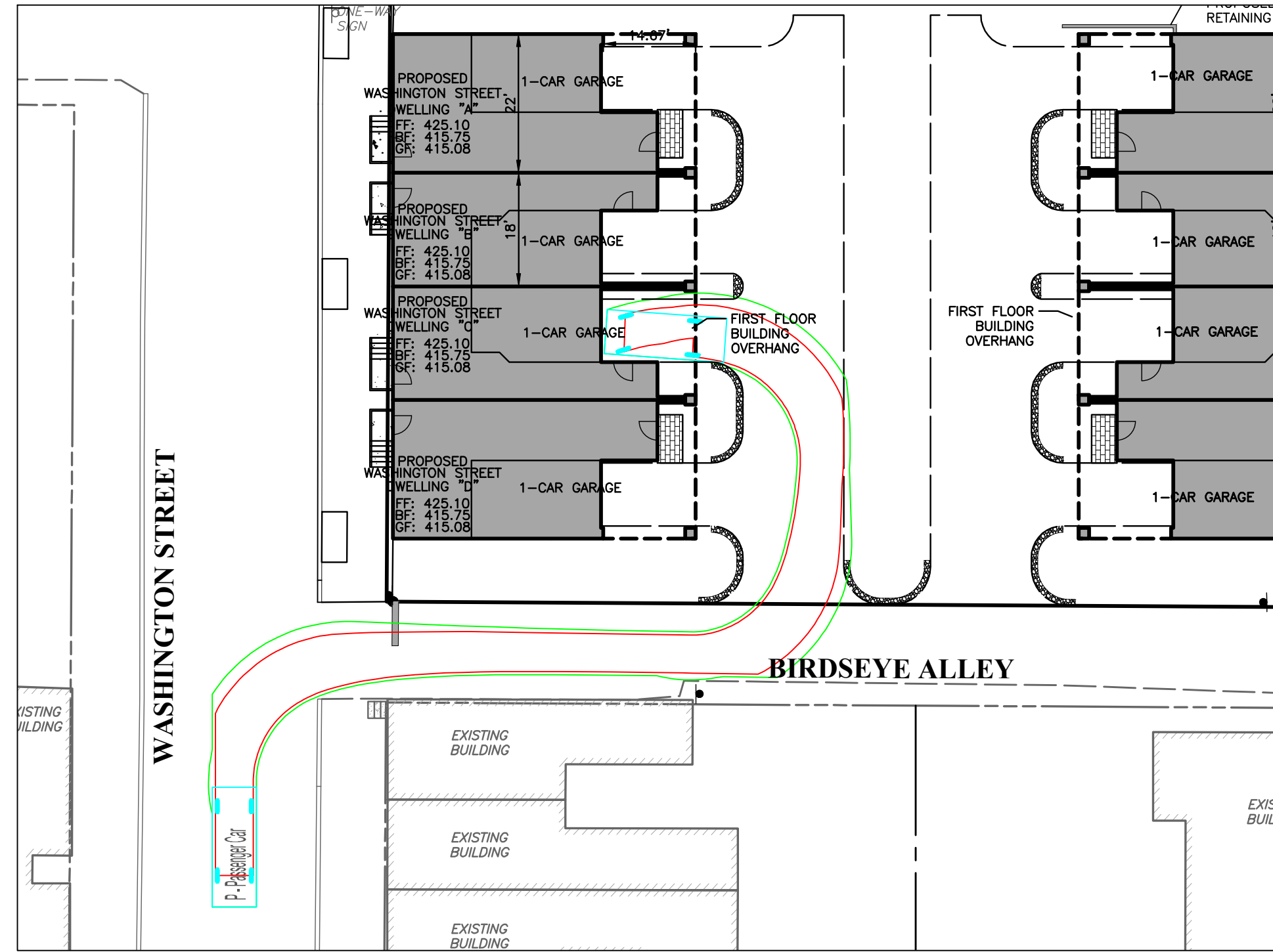
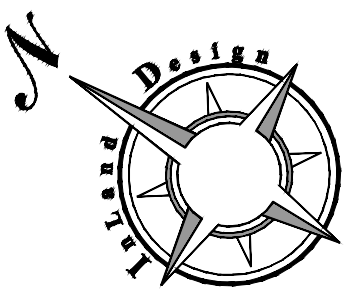
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**FINAL  
LAND DEVELOPMENT PLAN**

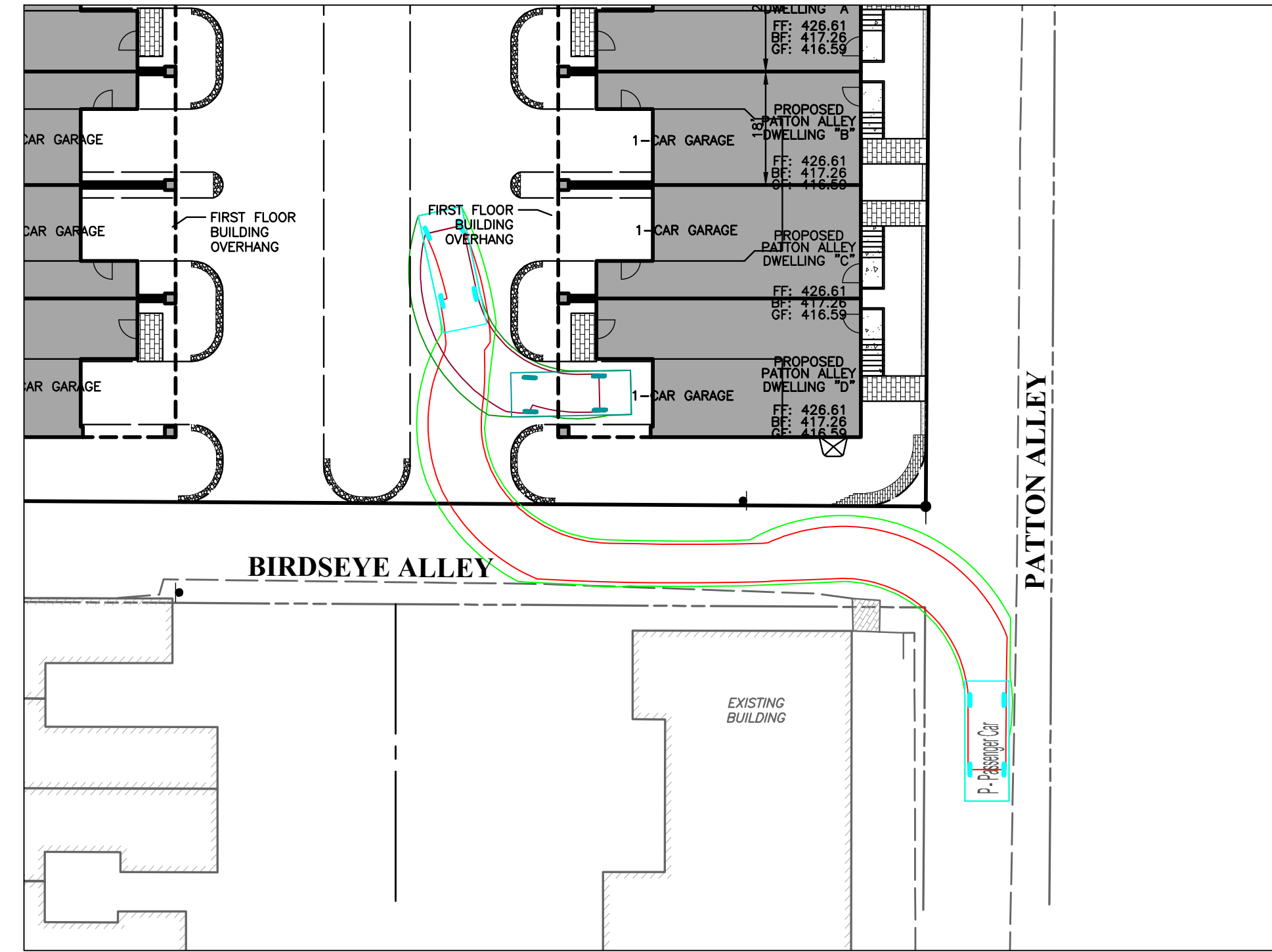
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Scale:  
**AS NOTED**  
Drawn by:  
**DWYN**  
Checked by:  
**SIJZ**  
Project No.  
**12308**

**CONSTRUCTION DETAILS  
FOR  
AXLE SQUARE, LLC  
210-214 WEST WASHINGTON STREET  
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WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

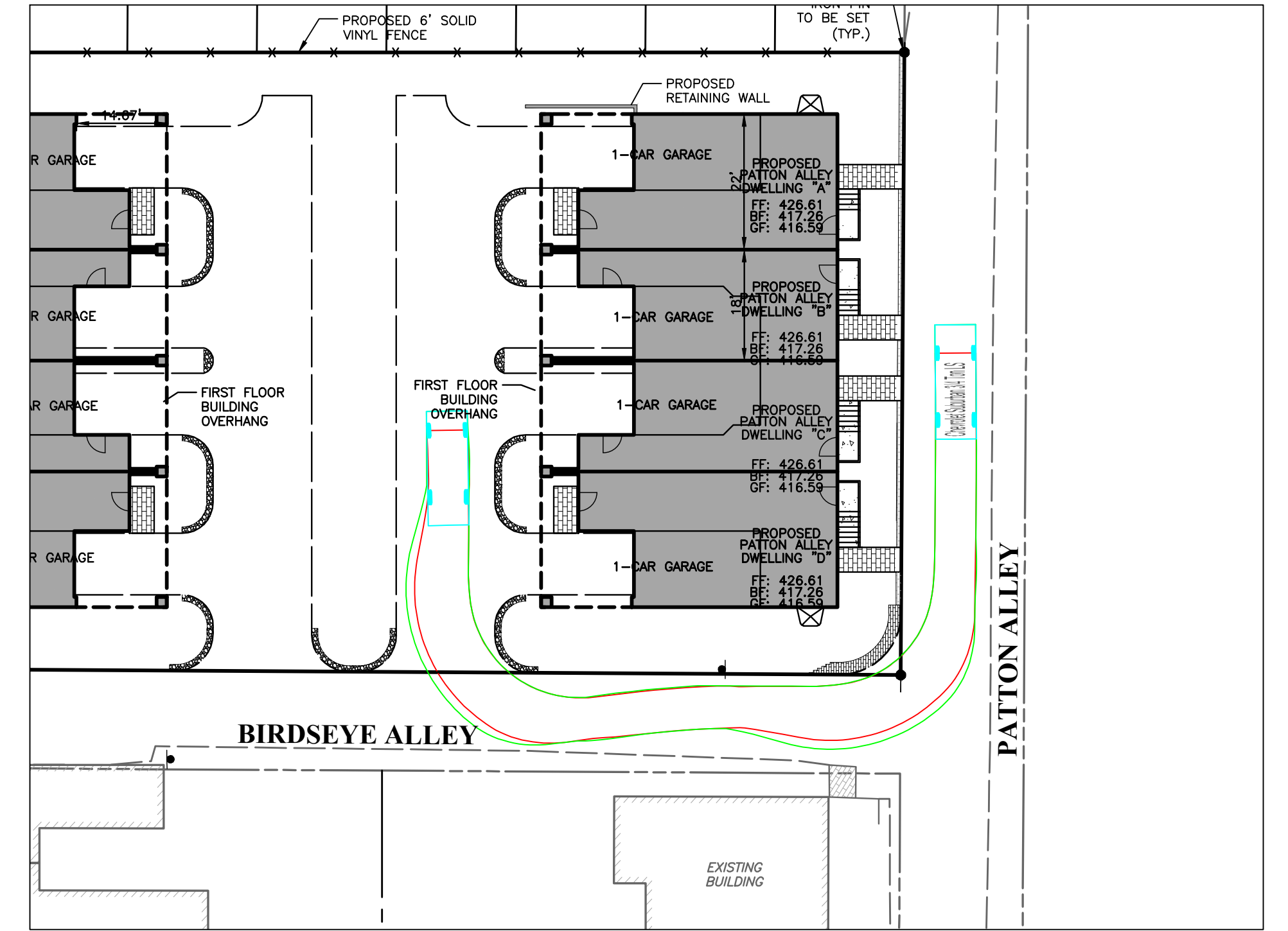
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12  
OF 14**



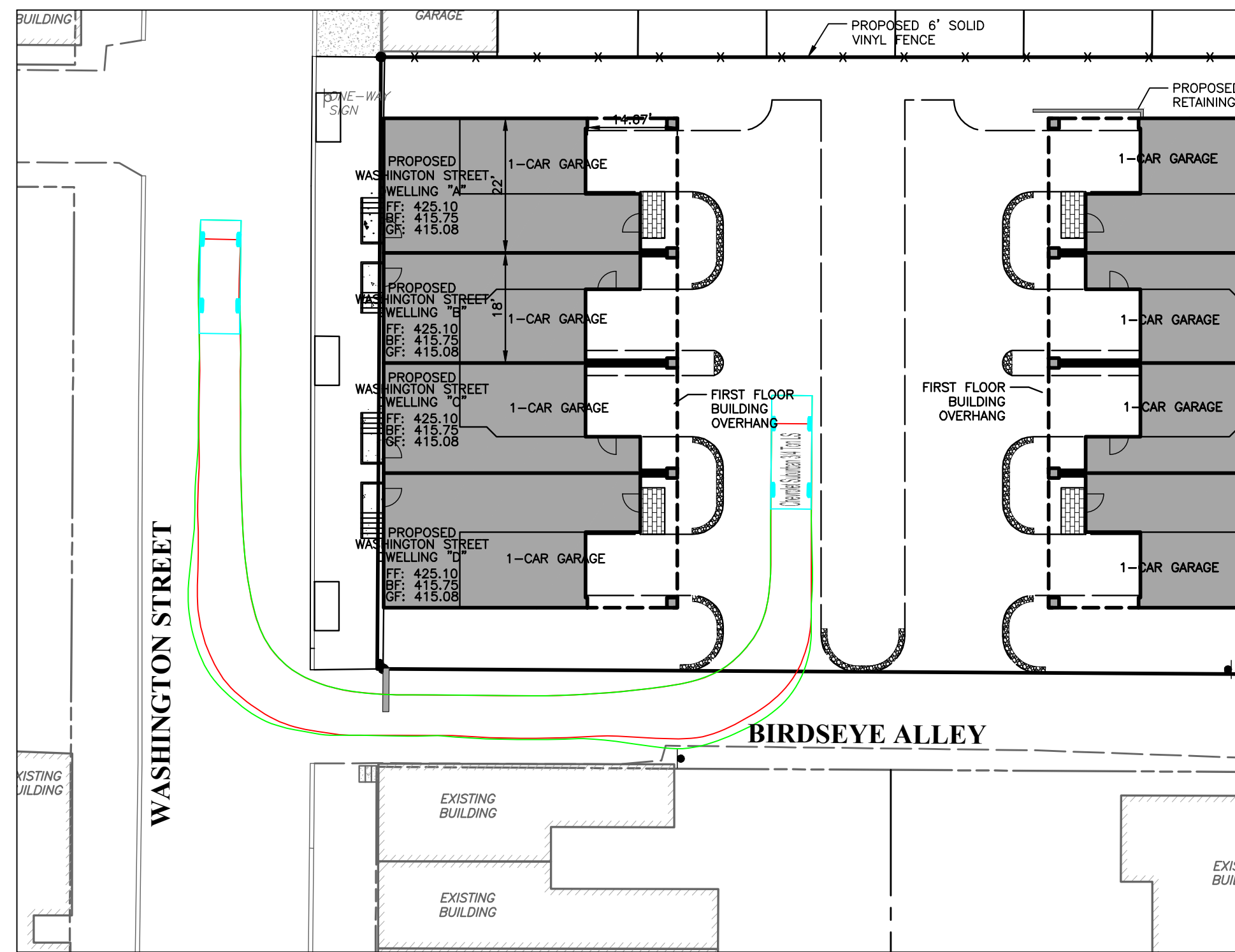
ENTERING SITE FROM WASHINGTON STREET



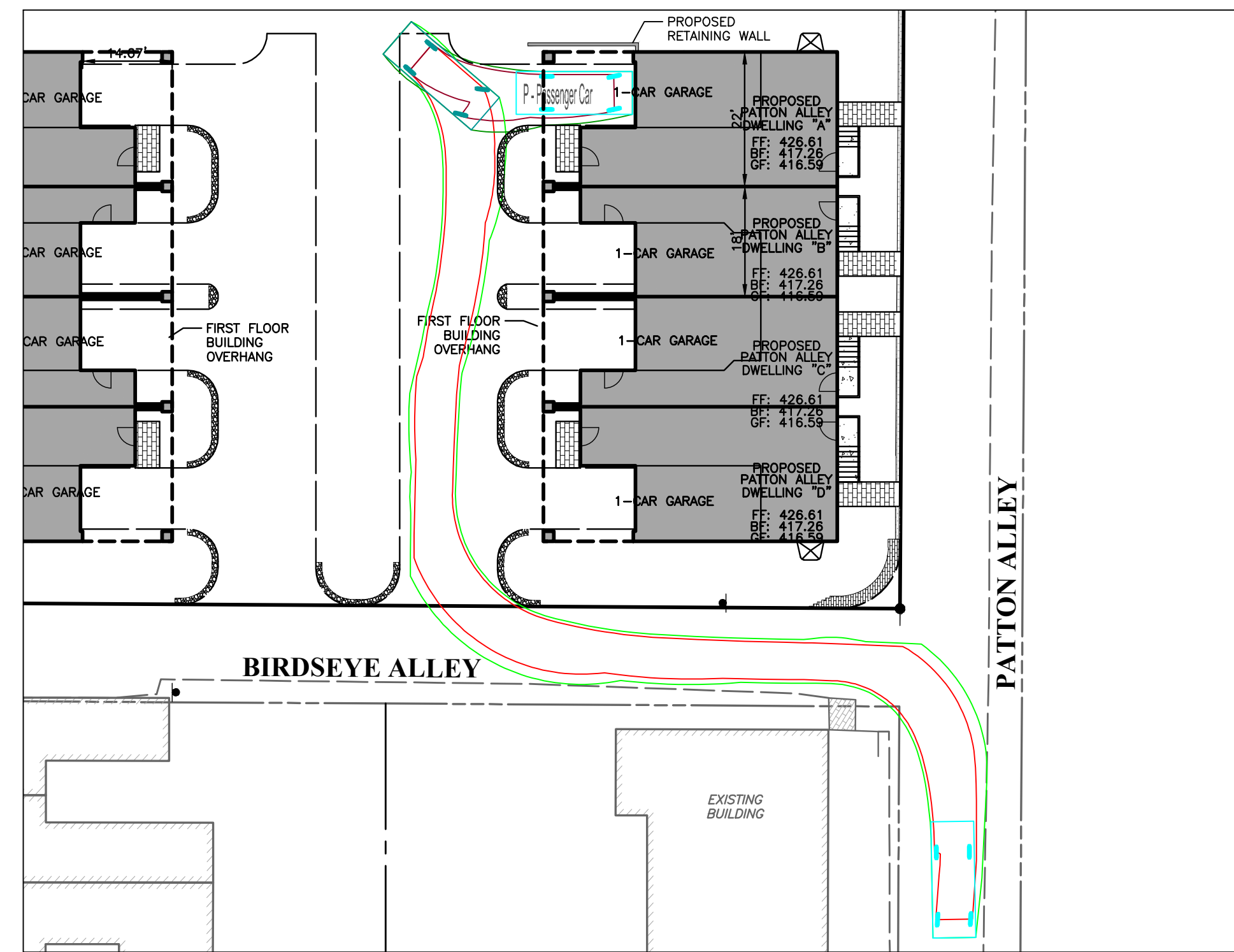
ENTERING SITE FROM NORTHBOUND PATTON ALLEY



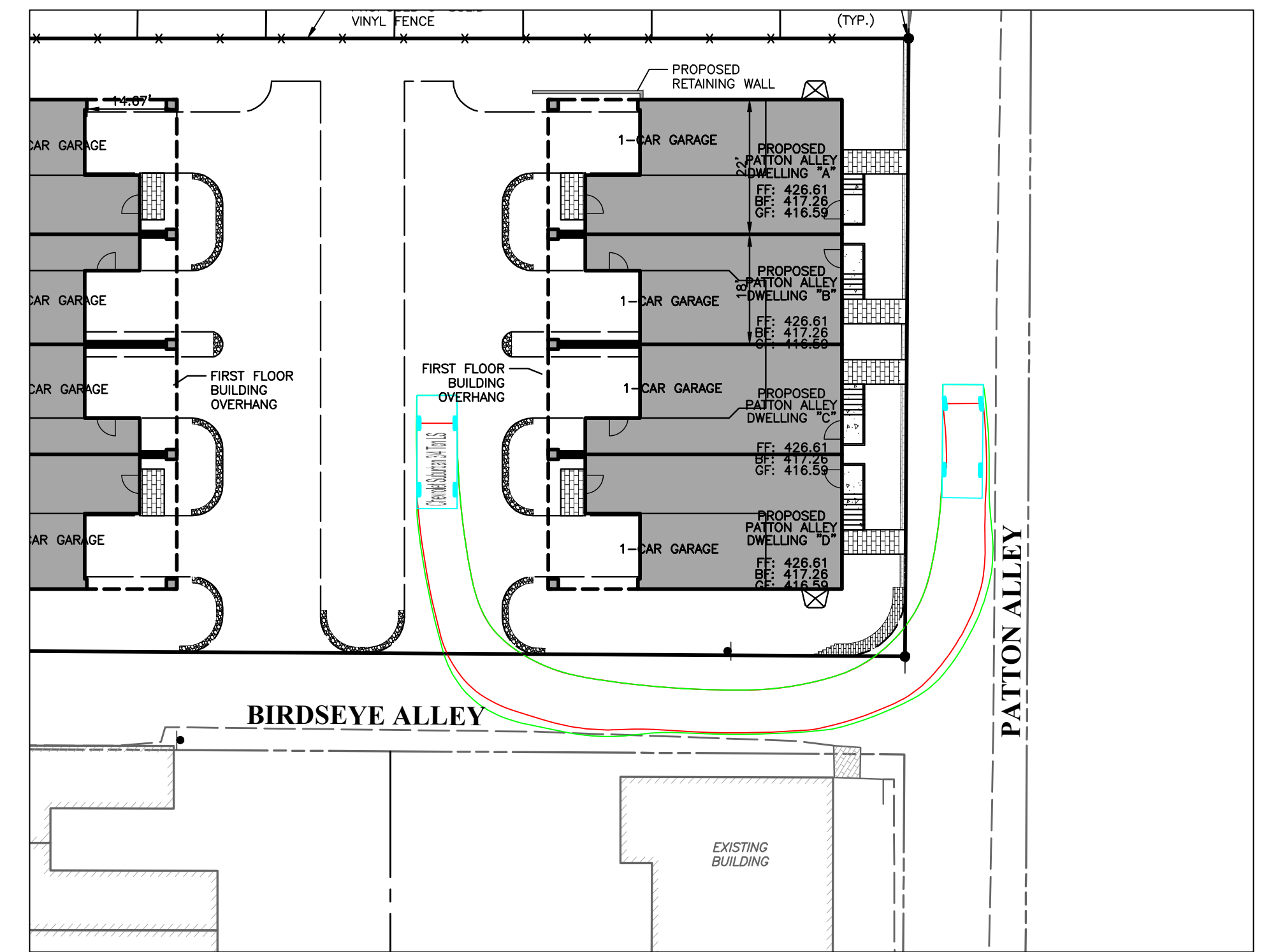
ENTERING SITE FROM SOUTHBOUND PATTON ALLEY



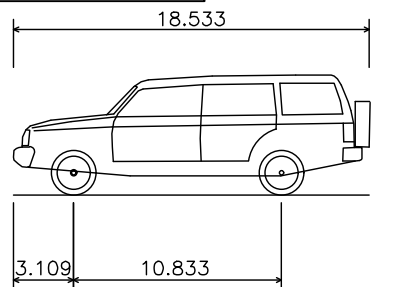
EXITING SITE TO WASHINGTON STREET



EXITING SITE TO SOUTHBOUND PATTON ALLEY



EXITING SITE TO NORTHBOUND PATTON ALLEY



Chevrolet Suburban 3/4 Ton LS  
 Overall Length 18.533  
 Overall Width 6.582  
 Overall Body Height 6.582  
 Min Body Ground Clearance 0.300  
 Track Width 4.262  
 Lock-to-lock time 2.250  
 Curb to curb turning Radius 10.833

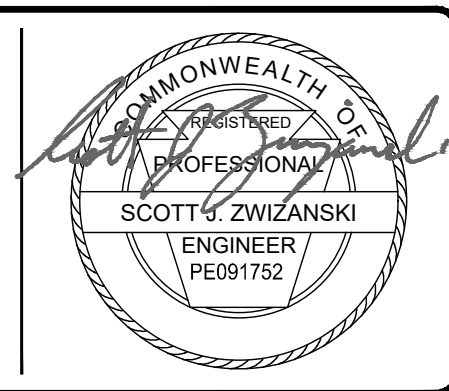
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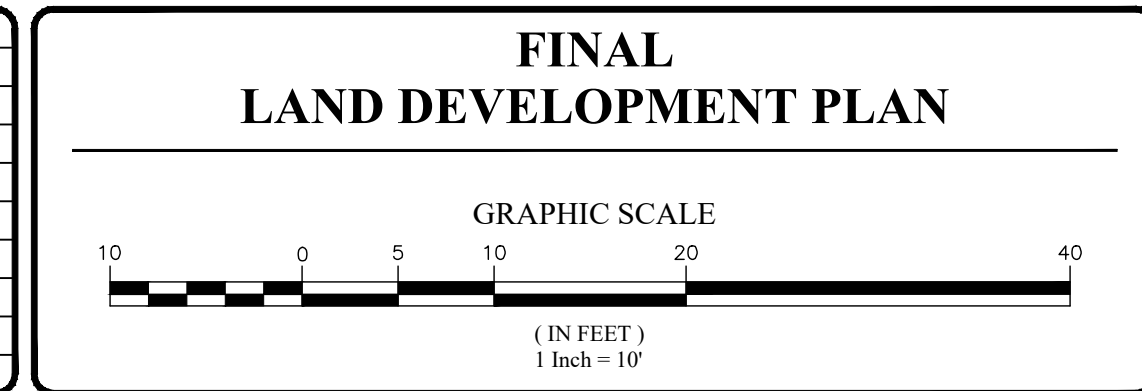
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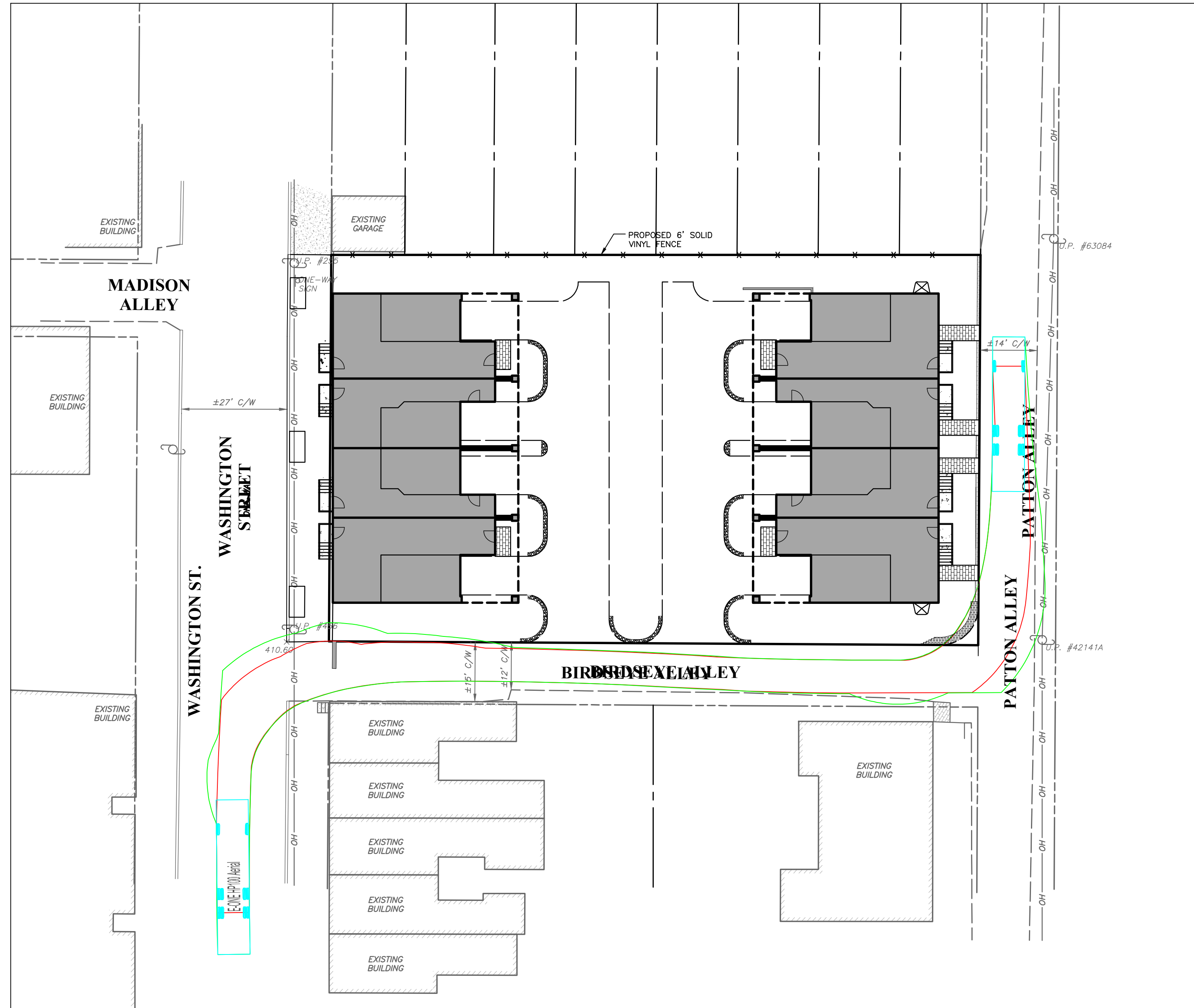
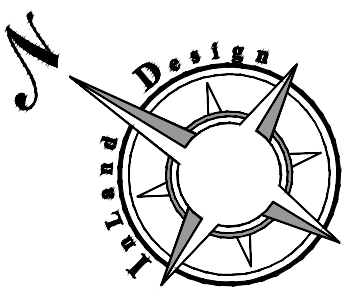
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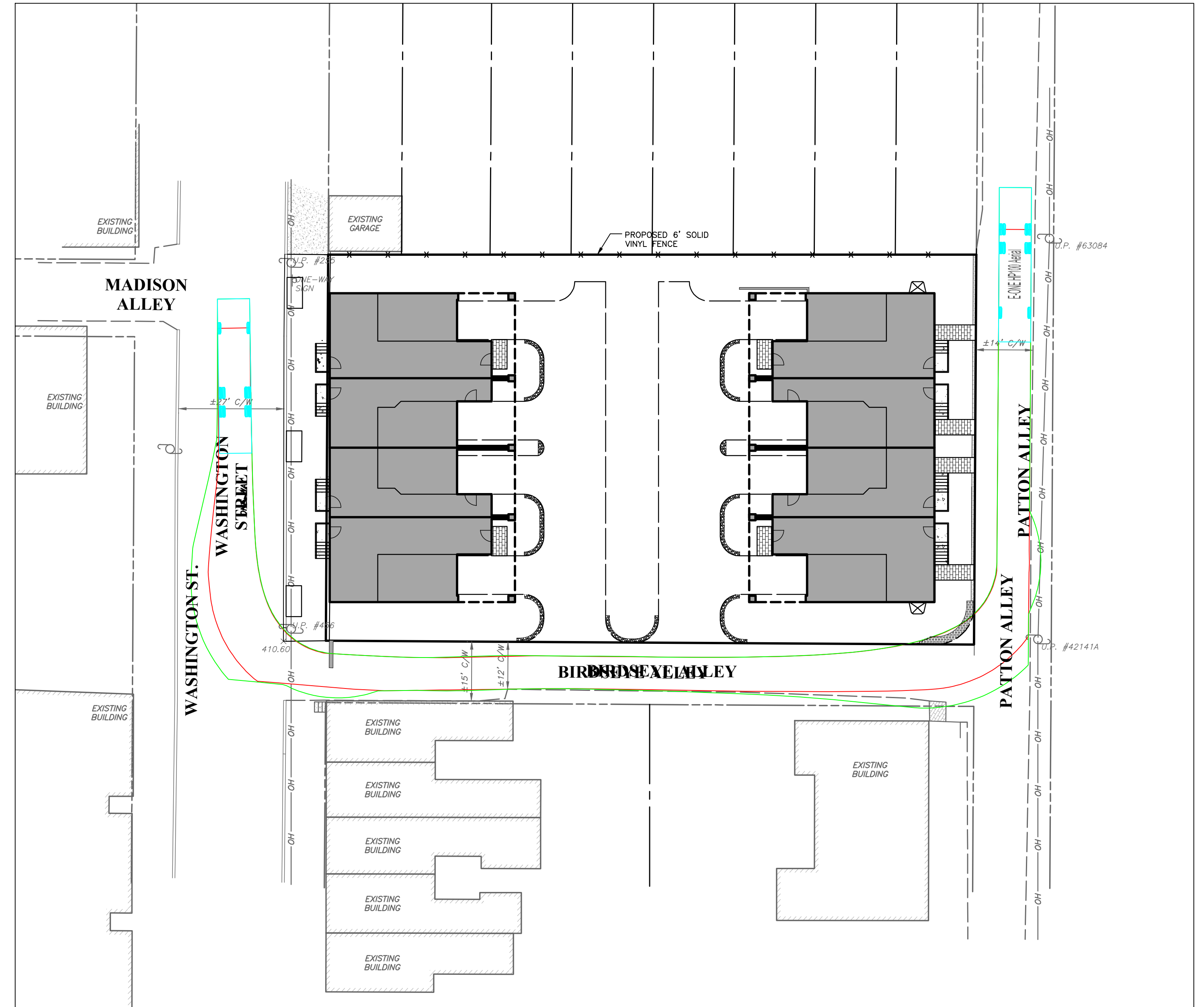
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 Scale: 1" = 10'  
 Drawn by: DWN  
 Checked by: SJZ  
 Project No. **12308**

**VEHICLE TURNING PLAN FOR**  
**AXLE SQUARE, LLC**  
**210-214 WEST WASHINGTON STREET**  
**WEST CHESTER, PA, 19380**  
 WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

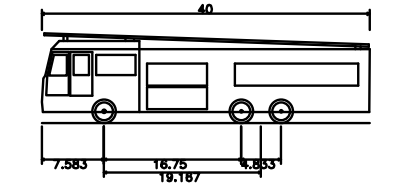
**SHEET**  
**13**  
**OF 14**



**FIRE TRUCK ENTERING BIRDSEYE ALLEY FROM WASHINGTON ST.**



**FIRE TRUCK ENTERING BIRDSEYE ALLEY FROM PATTON ALLEY**



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.500ft
Overall Body Height	11.000ft
Min. Body Ground Clearance	3.250ft
Track Width	6.250ft
Lock-to-lock time	8.200
Max. Wheel Angle	45.00°

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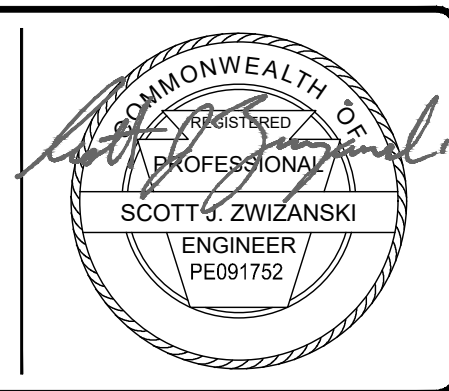
UP1: 1-8-147 | UPI: 1-8-147.1 | UPI: 1-8-148

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Pennsylvania One Call System  
PA act 172 of 1986 requires  
three working days notice  
Serial Numbers:  
**20241660254**

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

**INLAND DESIGN**  
Engineering, Surveying & Land Planning

16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
www.InLandDesign.net Info@InLandDesign.net



No.	Date:	Description:
1	12/16/2024	REVISED PER MUNICIPAL REVIEW LETTERS.
2	12/18/2024	ADDED PERVIOUS PAVING
3	4/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

**FINAL LAND DEVELOPMENT PLAN**

GRAPHIC SCALE

(IN FEET)  
1 inch = 20'

Date: 9/30/2024  
Scale: 1" = 20'  
Drawn by: DWN  
Checked by: SJZ  
Project No. **12308**

**TRUCK TURNING PLAN FOR**  
**AXLE SQUARE, LLC**  
**210-214 WEST WASHINGTON STREET**  
**WEST CHESTER, PA, 19380**  
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**14**  
**OF 14**



**Department of Building, Housing & Codes Enforcement**  
*Regulations for the Protection of Public Health, Safety and Welfare*

401 East Gay Street • West Chester, Pennsylvania 19380  
 610-696-1773 • housing@west-chester.com

8/4/25

**210-214 W. Washington Street**  
**West Chester, Pa 19380**

**Owner: Scott J. Zwizanski**

**Zoning Pre-Determination**

**Building Dimensional Requirements**

Description	Required	Proposed
Lot Area, Min. per dwelling unit	Median value of lots on the block face	16,883 square feet
<b>Lot width, minimum</b> Detached Semidetached Attached	40 feet 30 feet 20 feet	Single family attached 100'
<b>Build-to-line</b> Front yard Side yard, Min. Accessory Structures Rear yard, Min. Accessory Structures	Match existing adjacent setbacks Existing Adjacent, 10 feet Min. 5 feet 20 feet 5 feet	0.5 ft Washington/10.3 ft. Patton 10 ft. N/A N/A N/A
<b>Height, Max.</b>	35 feet	34.17 ft.
<b>Impervious Coverage</b> Lots over 5,000 Square Feet Lots between 5,000 sq/ft and 4000 sq/ft Lots less than 4,000 sq/ft.	50% Max 70% 80%	48.7 %
<b>Building Coverage</b> Lots over 5,000 Square Feet Lots between 5,000 sq/ft and 4000 sq/ft Lots less than 4,000 sq/ft.	35% Max. 45% Max. 45% Max.	45.5%
Lot Area, Min. per dwelling unit	Median value of lots on the block face	
<b>Existing Nonconformity: Total existing building coverage of the three existing parcels combined is 88.6%(14,956 S.F.) The total proposed building coverage of the three existing parcels combined is 45.5% (6,804 S.F.). This is a reduction of 43.1% (6,446 S. F.)</b>		

Zoning Data from Final Plans submitted 7/25/25.

The Owner, Developer and Architect have revised the plan to add building coverage over the access for the garage. This is to provide larger living spaces on the interior of each building. The additional cantilever results in Building coverage of 45%, over the maximum of 35% for a lot over 5,000 square feet.

Although the new plans show a significant reduction in multiple nonconformities, such as building coverage and impervious coverage, it does not meet the design standards for NC-2 Neighborhood Conservation District, Subsection 112-307, B (Building coverage, lot over 5,000 S. F.).

Conclusion:

The Owner, Developer and Architect would have two choices moving forward. They may alter the plans to meet current design requirements for this property or choose to appeal to the Zoning Hearing Board for relief from the Design and Dimensional requirements.

Sincerely,

***Aaron Flook, Director***

Borough of West Chester

610.696.1773/housing@west-chester.com



**Department of Building, Housing & Codes Enforcement**  
*Regulations for the Protection of Public Health, Safety and Welfare*

401 East Gay Street • West Chester, Pennsylvania 19380  
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8/4/25

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Sincerely,

***Aaron Flook, Director***

Borough of West Chester

610.696.1773/housing@west-chester.com

DATE APPLICATION RECEIVED: 08/14/2025  
APPLICATION NUMBER: 2025-27

PROPERTY ADDRESS: 18 S. CHURCH ST. WEST CHESTER, PA. 19380  
APPLICANT'S EMAIL: JZHDESIGNS@COMCAST.NET

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

- 1) This application is for (check all appropriate boxes):
- Section #1 – Sign
  - Section #2 – Canopy or Awning
  - Section #3 – Repair, replacement or alteration from original  
(*please supply photos or elevations of original*)
  - Section #4 – Addition  
(*supply architectural elevations and site drawings, as well as photos of the existing structure*)
  - Section #5 – New Construction  
(*supply architectural elevations and site drawings, as well as photos of buildings next to and around the site*)
  - Section #6 – Demolition
- 2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
- Color or B/W Sketches
  - Old or Historic Photographs
  - Plot or Site Plans
  - Architectural Elevations
  - Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

**All sketches, elevations, and plans must be signed by the preparer(s)**

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): JOHN HOERTZ

Applicant's Signature:



Date:

AUG. 14, 2025

Owner's Name (print): KATIE MACKRIDES

\*Owner's Signature:

SEE ATTACHED

\*Date:

**Note:** Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness **before** you begin your project

DATE APPLICATION RECEIVED: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: 18 S. CHURCH ST. WEST CHESTER, PA 19380

APPLICANT'S EMAIL: JZHDESIGNS@COMCAST.NET

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

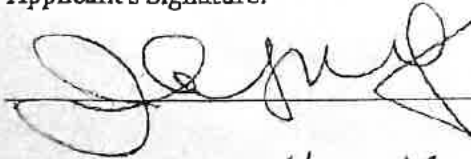
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- Section #1 - Sign
  - Section #2 - Canopy or Awning
  - Section #3 - Repair, replacement or alteration from original  
(please supply photos or elevations of original)
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  - Old or Historic Photographs
  - Plot or Site Plans
  - Architectural Elevations
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Applicant's name (print): JOHN KOERTZ

Applicant's Signature:

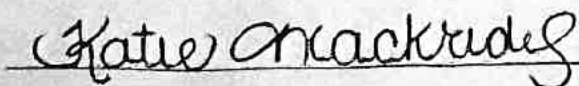


Date:

AUG. 14, 2025

Owner's Name (print): KATIE MACKRIDES

Owner's Signature:



Date:

8-9-2025

**Note:** Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness *before* you begin your project

DATE APPLICATION RECEIVED: 05/14/2025

APPLICATION NUMBER: 2025-27

**SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION**

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

**Instructions:** Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: 16-18-20 S. CHURCH ST. LLC

Applicant's name: JOHN HOERTZ - JZHDESIGNS, LLC

Applicant's address: 55 PLANK AVE, POOL, PA. 19301

Applicant's phone number: 484-645-3742

Owner's name: KATIE MACKRIDES

Owner's address: [REDACTED]

Owner's telephone number: [REDACTED]

1) Which element do you wish to change: Doors Windows  Roofing Gutters  
Walls Steps Sidewalk Fence Trim Railing Porch or Balcony  
Other (specify)

2) On how many facades? 2 Front  Side  Back

3) What was the old is the material? EPDM RUBBER ROOFING

4) What is the proposed new material? RIBBED, METAL ROOFING - 29 GAUGE

5) How will it be installed? INSTALLED & FLASHED AS PER MFG'R. SPECS w/ EXPOSED FASTENERS

6) Are you using any historical materials? NO

7) Is so, what and how? N/A

8) What were the old dimensions? Height: 7'-0" x Width: 6'-3" Depth: 7'-10"

9) What are the new dimensions? Height: 7'-0" x Width: 6'-3" Depth: 7'-10"

10) What were the old colors? BLACK

11) What are the new colors? WHITE

12) Why do you wish to make these changes? THE OLD ROOF WAS ROTTED AND LEAKING. IT ALSO INTERFERED WITH THE DOOR SWING.

EXISTING



*John Pugh*







LEGAL NOTICE  
STOP WORK

*Debra J. [Signature]*



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MATERIAL & SPECS

**Unavailable at**

West Sadsbury

Delivering to 19320

**Pickup**

Unavailable in Pennsylvania

**Delivery**

Unavailable

[Check Nearby Stores](#)



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Return this item within **90 days** of purchase.

[Read Return Policy](#)

Feedback

**Product Details**



**Specifications**



**Approximate Length (ft.)**

8 ft

[See Similar Items](#)

**Roof Panel Profile**

Ribbed

[See Similar Items](#)

**Gauge**

MATERIAL & SPECS

### 29-Gauge

[See Similar Items](#)

### Rib Height (in.)

.75 in

[See Similar Items](#)

### Material

Zinc/Aluminum Coated Steel

[See Similar Items](#)



### Coverage Area (sq. ft.)

24 sq ft

[See Similar Items](#)

### Product Thickness (in.)

0.015 in

[See Similar Items](#)

### Product Length (ft.)

8 ft

[See Similar Items](#)

### Dimensions

Coverage Area (sq. ft.)	24 sq ft
Product Length (ft.)	8 ft
Product Thickness (in.)	0.015 in
Product Width (ft.)	3.13 ft
Rib Height (in.)	.75 in

### Details

Color Family	White
Color/Finish	White
Gauge	29-Gauge
Material	Zinc/Aluminum Coated Steel
Pack Size	1



Permit #: COA-25-0018 Alerts Status: UNDER REVIEW Contact: James Breen Site Address: 20 N MATLACK ST  
 Type: CERTIFICATE OF APPROPRIATENESS- REPAIR Project Name: Safe Harbor Mural Contractor: WEST CHESTER, PA 19380

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Replacement or alteration from original
LOCATION OF PROJECT:*	20 N. Matlack St.
NAME OF BUSINESS:*	Safe Harbor
WHICH ELEMENTS DID YOU CHANGE:	Paint
ON HOW MANY FACADES:	2
WHAT WAS THE OLD IS THE MATERIAL:	Paint
WHAT IS THE PROPOSED NEW MATERIAL:	Paint
HOW WILL IT BE INSTALLED:	Brushes/Rollers
ARE YOU USING ANY HISTORICAL MATERIALS:	No
IF SO, WHAT AND HOW:	N/A
WHAT WERE THE OLD DIMENSIONS:	1100
WHAT ARE THE NEW DIMENSIONS:	1100
WHAT ARE THE OLD COLORS:	White
WHAT ARE THE NEW COLORS:	Many
WHY DO YOU WISH TO MAKE THESE CHANGES:	To beautify the neighborhood with public art

**Contact** Phone Numbers Email Addresses Details Secure Details Points of Contact Portal Accounts



[Replace Photo](#)

Contractor: No Active:   
 First Name: James Middle Name: Last Name: Breen  
 Display Name: James Breen   
 Primary Phone: [REDACTED] Primary Email: James@rb-rc.com  
 Portal Access Code: \*OBWZ9-NW32P

Mailing Address



[Edit Address](#)

Physical Address

[Edit Address](#) [Copy Mailing Address](#)

**Project Description:**

Safe Harbor of Chester County (20 N. Matlack St.), working with local artist Kendra Beitzel, has developed a mural project for the south facing wall of their building (Middle Alley). The image is a seascape with stormy seas on the left that switch to calm waters and safe shelter on the right. A centrally located lighthouse provides guidance to the refuge.

The image consumes most of the 1st level of the building's southern elevation (with a few components peaking up into the 2nd level) and wraps around the corner onto the east elevation (Matlack St.). The design is colorful, with stylized blue ocean waves balanced with warm rays of sun. The featured buildings are reflected in a few of the sun's rays, and some waves are dressed with fingerprint patterns to represent a human touch. The artwork tells a story of resilience and transition.

The wall surface will be cleaned and primed/painted as necessary in preparation for the mural's installation, which will utilize quality mural paints. Stefanie Birl, who painted the existing selfie murals at the location in question, has been informed of and supports the new project.

See attached rendering shown to scale on the building's elevation, as well as photos showing the wall's existing conditions.



## PAC ENDORSEMENT

*Borough of West Chester*  
Public Art Commission

### ORIGINAL PUBLIC ART PROJECT

**Applicant/Address:**

Safe Harbor of Chester County, Jessica Chappell (*Executive Director*)  
20 N. Matlack St. West Chester, PA 19380

1) *Date of PAC Review:* July 28, 2025

2) *Application Number:* 2025-1

3) *Project Description & PAC Assessment:*

Safe Harbor of Chester County (20 N. Matlack St.), working with local artist Kendra Beitzel, has developed a mural project for the south facing wall of their building (Middle Alley). The image is a seascape with stormy seas on the left that switch to calm waters and safe shelter on the right. A centrally located lighthouse provides guidance to the refuge.

The image consumes most of the 1<sup>st</sup> level of the building's southern elevation (with a few components peaking up into the 2<sup>nd</sup> level) and wraps around the corner onto the east elevation (Matlack St.). The design is colorful, with stylized blue ocean waves balanced with warm rays of sun. The featured buildings are reflected in a few of the sun's rays, and some waves are dressed with fingerprint patterns to represent a human touch. The artwork tells a story of resilience and transition.

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See attached rendering shown to scale on the building's elevation, as well as photos showing the wall's existing conditions.

4) **PAC Endorsement:**

- Approve as presented.
- Approve with the following conditions:
- Denied:** *The applicant must make the following changes to his/her proposal and resubmit to PAC:*

5) **Borough Council's Action and Date:**

- **Date of Borough Council Review:**
- **Borough Council Action:**

- Approved per PAC Endorsement.
- Approved with the following differences from PAC Endorsement:
- Denied for the following reasons:**

.....

Date: \_\_\_\_\_

Borough Manager's Signature: \_\_\_\_\_









Safe Harbor

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